

Preliminary site Phase I and Phase II Environmental Studies and Geotechnical Analysis

Phase I and Phase II Environmental Site Assessments (ESAs) and a Geotechnical analysis were conducted to help in an overall general assessment of the site. The reports appended to the Bridging Documents are intended to help generate a high-level overview of the nature of the site and conditions within. Numerous Recognized Environmental Conditions (RECs) were documented as part of the Phase I ESA and will need to be addressed for handling, assessment and remediation as part of construction following all applicable laws and codes.

The number of soil borings and soil samples collected as part of the geotechnical analysis and the Phase II ESA were determined to give the widest possible investigation over the Campus and they were conducted in areas where construction was determined to be taking place, based upon information provided by the design teams assembling the Bridging Documents.

The geotechnical and environmental analysis are intended to help the potential DB teams in their initial assessments. However, as the DB team are granted flexibility in site routing of utilities and location of buildings, they are expected to conduct their own investigations under the final decided footprints and utility layouts if they are different from the locations investigated in the geotechnical investigation and the Phase II ESA. Minimum requirements are established in the CDB's Design and Construction manual, current edition.

The Design-Builder's (DB's) further investigations are expected to be guided by plan design, areas and depths of impact on site for both site-civil, landscape, building, utility, demolition and other related activity like construction material staging, construction traffic activity and such that are needed for a full and complete execution of the project. Both geotechnical and environmental sampling were conducted in areas accessible at the time of the investigation. Additional geotechnical and environmental sampling should be conducted by the DB teams, as necessary, under the footprints of buildings after demolition activity is complete to further characterize and evaluate the subsurface material present at the Campus. These samplings would include, but not be limited to, geotechnical and environmental sampling. Additionally, soil gas sampling should be conducted as part of any additional environmental investigation in areas which would be under any proposed building foundations. It would be the responsibility of the DB teams to prepare any and all reports needed to document these additional investigations and submit them to the State CDB.

Special note on buried unmapped, underground utilities: While the campus has access to some level of mapped underground utilities, it is expected that these are not comprehensive and accurate enough for construction activity. Special care needs to be exercised in arranging for a utility locating and mapping exercise prior to construction activity and associated environmental requirements.

Soil handling and disposal and/or reuse shall be conducted in accordance with all appropriate Illinois Environmental Protection Agency (IEPA) standards and regulations. Careful records shall be maintained of all activity and submitted to the State CDB in paper and electronic formats at the end of the process, and prior to billing. Progress of paperwork is expected to be documented prior to 50% milestone billings for such environmental activity.

Asbestos Abatement Project

The CDB has contracted independently to complete the abatement the following buildings on the campus of the Illinois Veterans' Home Quincy ('IVHQ'): Elmore, Kent, Fletcher, and the North Guest House. These buildings were unoccupied at the time of the issuance of the RFP and therefore, could be added to the CDB's early abatement project.

MARKWORD AND SCHAPERS Buildings:

The D-B shall conduct the abatement of Markword and Schapers buildings as they continue to remain occupied with Veteran residents and cannot be abated at the time of the issuance of the RFP.

Markword and Schapers buildings may be scheduled for abatement by the D-B after residents are moved out and are these residents able to occupy the Long Term Care building when it is completed.

NIELSON Building:

The Nielson building may be scheduled for abatement by the D-B after the central kitchen currently operational within the Nielson Building is decommissioned. This is likely to be only be possible after the new central kitchen in the Long Term Care building is commissioned.

ALTERNATE PLANS:

The D-B is welcome to present alternate schedules and work plans to the Using Agency and the CDB for their review and approval. Updating of management reports and sampling are being conducted at Markword and Schapers buildings and the reports shall be shared with the D-B teams when complete and prior to the proposal submission timelines. The D-B shall need to complete the abatement plans and conduct the abatement of these buildings.

TUNNEL SYSTEMS:

The D-B shall also conduct the selective abatement of the impacted areas of the tunnel systems. Early abatement could not be completed at the time of the issuance of the RFP. This was due to concerns of timing of such early abatement around winter weather, removal of insulation and impact to temperature of operational piping in the tunnels.

BOILER PLANT:

The D-B shall also abate or selectively abate the areas of impact within the boiler plant. Limited impact and work is expected to occur within the Boiler Plant to support the installation and tie in of the 'summer boiler' project explained in the Mechanical narratives.

EXISTING MANAGEMENT PLANS:

Management plans are available with the CDB and the IVHQ (Illinois Veterans' Home Quincy) for the tunnel system and the boiler plant and shall be shared with the bidding teams. The D-B would need to assess and update the plans and conduct the abatement.

Hazardous material assessment studies were also completed as part of the Master Planning effort completed in 2018 and those reports may also be made available by the CDB.

MISCELLANEOUS AND OTHER HAZARDOUS MATERIALS

Phase 1 and Phase 2 Environmental reports have been made available with the RFP to allow the D-B to assess the other environmental remediation efforts necessary for the successful completion of the entire project.

CODES AND REGULATIONS

Abatement efforts shall comply with all State and Federal and local regulations, the requirements stated in the Phase 1 and Phase 2 Environmental Studies and the Forms and Specifications for Abatement projects available on the CDB website. These include but are not limited to the following:

- Complete Architects and Engineers Manual for Procedures for Inspection and Management (August 2012 or most recent edition)
- 028211 Non-Friable Asbestos Removal (non-AHERA)
- 028213 Asbestos Abatement
- 028215 Non-friable Asbestos Roof Removal