



May 27, 2010

Steve Carlson, Chairman  
Lake County Health and Community Services Committee  
500 West Winchester Road, Unit #101  
Libertyville, IL 60048-1331

Dear Chairman Carlson:

On behalf of the Village of Barrington, I am responding to the request for additional information which the Lake County Health and Community Services Committee and staff requested at the meeting on May 25, 2010 regarding our application for the 2010 Lake County Brownfield Grant. We hope this additional information will answer your questions and have a positive impact on our request for funding.

**TIF Funds Allocated for Remediation:**

The property is located in the Village Center Tax Increment Financing District. The Village will use funds in the TIF allocation fund to provide to pay for its share of the remediation to the building located at 322 North Hough Street. The budget has \$100,000.00 allocated for remediation projects within the TIF district. At this time a portion of the funds would be allocated to this project. Additionally, no other remediation projects are set to begin within the next six (6) months. However, in 2011 the Village will undertake remediation efforts on the Hough Main Redevelopment project area which is in Cook County, but it will not have an impact on this project.

**Updated Cost Breakdown:**

The Village has consulted with Aries Consulting, Inc. to confirm the environmental remediation budget for this project in 2010 dollars. Attached is a letter from Aries Consulting verifying the cost and project oversight. The chart below reflect the Village's request for grant funding to include the consulting cost for the project management.

Sources of Funds	Cleanup Funds	Redevelopment Funds
<i>Name(s) of Public Sector Partner(s)</i>		
1. Village of Barrington	\$69,025	\$35,000
2. Lake County Grant	\$69,025	

Totals: \$138,050 \$35,000\*  
200 South Hough Street, Barrington, IL 60010  
[www.barrington-il.gov](http://www.barrington-il.gov)  
847-304-3400

*\*The Village has a business assistance and façade grant fund that the tenant could apply for to assist with code compliance.*

**Project Timeline:**

The Village of Barrington is actively seeking a tenant and or redevelopment partner to occupy the property located at 322 North Hough Street, Barrington, IL. This request for funding was made at this time because there is an interested prospective business that would move quickly to renovate and move into the building. The Committee requested about our commitment to move forward with the remediation project if such a tenant is not secured and at what date this work would commence. Based on the Environment Phase I report, there are only certain elements which will need to be remediated immediately and others would be pursued when disturbed, i.e. when the building is gutted and renovated. However if a tenant is not secured within six (6) months (November 1, 2010) then the Village would proceed to clean up the property as an incentive to lure a tenant to the space. Following are two scenario timelines relative to work being completed if grant funds were secured.

***With a Tenant –***

- |   |                   |
|---|-------------------|
| 1. Tenant Secured/Lease Complete              | July 1, 2010      |
| 2. Asbestos Remediation Proposal and Bids     | July 30, 2010     |
| 3. Building Plans/Tenant Build-out Discussion | July 30, 2010     |
| 4. ZBA Hearing (if necessary)                 | August, 2010      |
| 5. Construction Plans Approved                | September, 2010   |
| 6. Award Remediation Contract & Begin Cleanup | September, 2010   |
| 7. Remediation Complete                       | December 31, 2010 |

***Without a Tenant–***

- |   |                            |
|---|----------------------------|
| 1. Market Property                            | Present – November 1, 2010 |
| 2. Request Remediation Proposals for Clean UP | November, 2010             |
| 3. Proposals Received                         | November, 2010             |
| 4. Contract Awarded                           | December, 2010             |
| 5. Remediation Commenced                      | January 2011               |
| 6. Work Complete                              | March, 2011                |

I hope this additional information will assist you in finalizing the review of the Village's request for funding. If you have any questions please call me at 847-304-3471.

Sincerely,

  
Peggy Blanchard

Director of Economic and Community Development  
Village of Barrington  
200 South Hough Street  
Barrington, IL 60010

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May 27, 2010

Ms. Peg Blanchard  
Director of Economic and  
Community Development  
Village of Barrington  
200 S. Hough Street  
Barrington, IL 60010

e-mail: [pblanchard@barrington-il.gov](mailto:pblanchard@barrington-il.gov)

**RE: Budgetary Pricing  
Asbestos Abatement  
ADCO Van and Storage Inc., Facility  
322 N. Hough St.  
Barrington, IL**

Dear Ms. Blanchard:

Per your recent request, Aires Consulting Group, Incorporated is submitting the following budgetary pricing for asbestos abatement activities at the noted facility.

Aires pricing is based on reviewing an asbestos building inspection report of the noted facility, prepared by JR Associates, Inc. of St. Charles, Illinois and conducted on December 1, 2000. Please note that Aires has not inspected the noted facility and the written report is the sole basis of our estimates. We make no warranty of the current presence and condition of the materials in the building.

The attached information discusses potential asbestos abatement costs for this facility.

**Note:** Since Aires has not seen the facility, we cannot give an opinion on the condition of the asbestos materials. Removal of asbestos materials is required when they become friable and have the potential to become airborne, creating a potential health issue for building occupants. Otherwise, if in good condition, materials can be left in place and managed.

10-23977.1.REM

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Asbestos Services	Safety & Health Consulting	Accredited Laboratory NVLAP #101014	Architectural Design/ Engineering	Environmental Engineering	Computer Based Training
	OSHA Compliance		Construction Management	EPA Compliance	



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### **Asbestos Containing Materials Summary**

The following summary includes confirmed asbestos and suspect asbestos containing materials contained in the ADCO Van & Storage facility. Costs for the asbestos abatement removal of all the materials is also included. These costs are based on the estimated quantities of both confirmed and assumed materials. Costs are for asbestos abatement contractor only. Additional environmental consulting fees may be applicable for project management, specification development of air monitoring.

#### **Budgetary Asbestos Contract**

<b>Material</b>	<b>Asbestos Content</b>	<b>Estimated Quantities of Mater</b>	<b>Budgetary Cost</b>
Thermal System Insulation Pipe	Yes	55 l.f.	\$3,000.00
Thermal System Insulation Duct	Yes	20 s.f.	\$2,500.00
Flooring Materials	Yes	2800 s.f.	\$25,000.00
Ceiling Tile Adhesive	Yes	2150 s.f.	\$25,000.00
Roofing Materials	Yes, Assumed	20,000 s.f.	\$50,000.00
Transite Sheeting	Yes	4200 s.f.	\$22,000.00
Fire Door Insulation	Assumed		\$1,350.00
		<b>Total</b>	<b>\$128,850.00</b>

\*Significant cost savings may result based on removal methodology and project sequencing.



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### **Budgetary Asbestos Project Consulting Costs**

#### **Guideline/Specification Development**

\$1,200.00

Includes: Creating Guideline/Specifications for abatement of all materials noted above and a single walk-thru with contractors for abatement pricing.

#### **Project Management/Air Sampling (PM/ASP)**

\$800/8-hour shift

Includes: Providing all asbestos project management and air sampling for the abatement project to insure contractor is performing the project according to the specifications and maintaining regulatory compliance.

Estimated total shifts to complete all items noted above, except for the roofing materials, is nine (9) shifts.

10 x 800/shift=

\$8,000.00

Total asbestos consulting costs:  
(excluding roof removal)

\$9,200.00



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Ms. Peg Blanchard  
May 27, 2010  
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If you have any questions, please feel free to contact us.

Sincerely,

Richard F. Rapacki  
Director – Business Development

RFR:ss