

**DEMOLITION SERVICES
EXHIBIT A**

PROPERTY:

This Contract is for demolition services (“Work”) to be performed on the property (“Property” or “Project Site”) commonly known as **296 Briarwood Lane, in Palatine, IL 60067.**

BACKGROUND INFORMATION:

The following background information can be found on the Palatine Township Website (<https://palatinetownship-il.gov/>):

1. Plat of Survey dated 12/14/2024 of the Property by Polena Engineering, LLC;
2. Federal Emergency Management Agency (F.E.M.A.) Map Panel #17031C0183J;
3. Plum Grove Estates Sanitary District Sewer System Atlas dated 09/06/2016, Sheet 3 of 4;
4. Tier 2: Site-Specific Project Review dated 05/31/2022 by CDM Smith;
5. Asbestos Sample Report dated 04/01/2024 by NED, Inc.
6. Lead Sample Report dated TBD by NED, Inc.
7. Construction Traffic Routing Map dated 04/19/2024 by CELTD.

SCOPE OF WORK:

DESCRIPTION

The demolition contractor will be on a design-built basis. The demolition contractor will be responsible for locating locations of all existing utilities, preparing submittal elements for the permit, assembling permit materials, applying for the appropriate permits, demolition services, and site preparation for the landscaping contractor.

This project consists of the following Work to be performed on the Property:

- Demolition of existing buildings;
- Removal of existing concrete slabs and foundations;
- Removal of existing driveways and any other bituminous/concrete pavement;
- Removal of any existing fencing, decks, and overhangs;
- Appropriate backfill of any excavations;
- Proper disposal of demolition and site debris (potentially including hazardous materials);
- Preparing all elements required for permit submittal;
- Securing all necessary permits (required by local, County, State, and Federal government);
- And disconnecting utilities (excluding the water well).

A description of the Work of the Contract can be summarized as follows:

1. Preparation of necessary documentation to obtain needed permits from the appropriate agencies.
2. Obtaining all necessary permits;
3. Locating all existing utilities: It shall be the responsibility of the Contractor to schedule and incur the costs of a private utility locating service to determine the location of the existing utilities.
4. Disconnection of the existing utilities: It shall be the responsibility of the Contractor to coordinate disconnection of site utilities, such as gas, electric, sanitary sewer, telephone, and cable with the appropriate utility providers.
 - a. The Contractor shall disconnect the sanitary sewer connection at the residence and remove the sanitary sewer entirely up to 1' of the public sanitary main junction or manhole.
 - b. The sanitary sewer that remains at the public sanitary junction or manhole shall be filled with non-shrink grout and have a watertight seal.
 - c. Any electrical, gas, and fiber optic/telephone lines shall be removed from the Property entirely and disposed of per Cook County Demolition Debris Diversion Ordinance.
 - d. All utilities removed from underground shall be backfilled appropriately.
5. Site and Building Demolition:
 - a. The Contractor shall be responsible for setting the limits of demolition on the site by accurately locating the Property boundaries. A completed Property boundary survey is available at the following Palatine Township website link <https://palatinetownship-il.gov/>.
 - b. Demolish existing structures on-site including, but not limited to the residential structure, the garage, fencing, accessory buildings (if applicable), decking, concrete stubs/porches, patios, and roof overhangs;
 - c. Removal of demolished materials, slabs, foundations, footings, any interfering vegetation, landscaping, pavement (concrete and/or bituminous), and other debris (which could contain potentially hazardous materials);
 - d. All debris shall be disposed of legally pursuant to the Cook County Demolition Debris Diversion Ordinance.
5. Protection of large boulders/rocks on site: It shall be the responsibility of the Contractor to protect all large boulders/rocks on site.
6. Protection of trees: It shall be the responsibility of the Contractor to protect all living trees with a diameter of six (6) inches in diameter or greater that are located outside of (5) feet from the structure(s) being demolished.

7. Protection of adjacent properties: It shall be the responsibility of the Contractor to use all means necessary to protect the adjacent properties before, during and after demolition work.
8. Coordination of any required inspections;
9. Restoration of demolished areas shall consist of fill, compaction and grading of disturbed areas that have been excavated;
 - a. Excavated areas, as a result of the removal of a slab, foundation, or footing, shall be filled and compacted to meet existing surrounding grades and to prepare for the landscape contractor restoration.
10. The Contractor shall provide documentation and photographic evidence of the demolition process and assurance of compliance with the local, County, State, and Federal requirements.
11. Restoration of the public right-of-way: It is the responsibility of the Contractor to restore the right-of-way to meet the requirements of the Palatine Township Road District.
 - a. The access drive pavement in the right-of-way shall be removed.
 - b. The sub-base aggregate shall be removed up to a specific offset from the edge of pavement to provide an aggregate shoulder that matches the width of the adjacent existing aggregate shoulder.
12. Safety: It is the responsibility of the Contractor for conducting operations in a safe and orderly manner and in conformance with OSHA.
13. Traffic Control: It is the responsibility of the Contractor to prepare a traffic control plan as needed.
 - a. The traffic control devices shall include but are not limited to:
 - A "TRUCKS ENTERING AND EXISTING HIGHWAY SIGN" located 250' east and west on Briarwood Lane from the center line of the construction entrance.
 - A "CONSTRUCTION ZONE PROCEED AT OWN RISK" sign posted at the entry of the construction entrance.
 - Traffic cones and a spotter during truck/equipment street parking, entry, and exiting.

WORK SCHEDULE

1. A preliminary work schedule must be supplied to the Palatine Township Authority within fourteen (14) calendar days of award. Updated schedules must be provided a minimum of forty-eight (48) hours in advance of commencement of the work to provide adequate time to remove Palatine Township locks on the Property and to provide appropriate staffing.
2. Schedule work for the most efficient operation. Coordinate with utility companies and / or local agencies to verify the shut off and removal / capping of utility services (electric,

cable, water, storm sewer, sanitary sewer, etc.) has been completed prior to the start of demolition.

3. Contractor shall notify Palatine Township at least twenty-four (24) hours in advance of any subcontractor being on site and provide the subcontractor's company name, address, contact person and contact information (phone, e-mail, fax).
4. Contractor will furnish certificates of insurance, which specifically set forth evidence of all coverage required of the Contractor and subcontractors prior to commencement of work. Palatine Township Authority and County of Cook, Illinois must be listed as additional insured. Certificates shall be sent to the Palatine Township Authority.

CONTRACTOR'S USE OF PREMISES

1. During the period of the Contract, the Contractor shall have full use of the parcel occupied by the structures. The Contractor's use of the premises is limited only by the limits of the property and adjacent public rights-of-way if properly barricaded. Do not disturb portions of the site beyond the areas which the work is indicated.
2. Driveways and entrances: keep driveways and entrances servicing adjacent properties clear.
3. Any debris or sedimentation deposited in the road right-of-way shall be properly removed by the Contractor at the Contractor's expense.

PROJECT CONDITIONS

Dust Control

1. The Contractor will use all means necessary to control dust on and near the work area as well as on or near all off-site areas if such dust is caused by Contractor's operations during performance of the work or if it results from the condition in which the Contractor leaves the site.
2. All surfaces shall be thoroughly moistened as required to prevent dust from being a nuisance to the public and adjacent properties.

Protection

1. The Contractor will use all means necessary to protect adjacent property before, during and after demolition work.
2. In the event of damage, the Contractor shall immediately make all repairs and replacement necessary to the approval of the Palatine Township and at no cost to the Palatine Township.
3. The entire project site is in a Federal delineated floodplain & floodway. The Contractor shall remove all excess materials from the site prior to the end of each Workday to protect the floodplain & floodway from contamination or excess fill.

Safety

The Contractor is responsible for conducting operations in a safe and orderly manner and in conformance with OSHA.

PRODUCTS

Fill Material

1. All fill material shall be subject to the approval of the Palatine Township.
2. Upon request, the Contractor must be able to provide receipts, analytical data or certification from the fill source documenting that all off-site materials to be used as backfill or fill is uncontaminated. The following tests shall be performed, by the source or its agent at the Contractor's expense, for certification of contaminate-free fill:
 - a. Volatile Organics (IEPA Method 8260)
 - b. Semi-volatile Organics (IEPA Method 8270)
 - c. Pesticides/PCBs (IEPA Method 8080) and
 - d. Metal tests for arsenic, barium, cadmium, copper, lead, mercury, selenium, silver and zinc matter.
3. Fill material shall be free of rocks or lumps larger than three (3) inches in greatest dimension.
4. Unless advance approval is granted by the Palatine Township, pulverized building materials shall not be used as fill material.
5. Fill from off-site shall be from a commercial source; however, no fill is permitted in flood plain areas. In the event the demolition is in a designated flood plain, excavations should be filled using the current ground on site.

EXECUTION

Project Site Access

1. The Contractor shall enter and exit Briarwood Lane at the West Frontage Road Intersection.
 - a. No construction traffic shall enter and exit the Project Site west of the property.
 - b. Construction Traffic shall only enter the property from the east to prevent loading conditions on the west Salt Creek Bridge.
 - c. A construction access map has been provided on the Palatine Township Website.

Preparation

1. Protect structures, utilities, sidewalks, pavements and other facilities to remain from damage caused by settlement, lateral movement, undermining, washout, and other hazards created by earthwork operations.
 - a. In the event of damage, the Contractor shall immediately make all repairs and replacements necessary to the approval of The Palatine Township and at no cost to The Palatine Township.
2. The Contractor will be required to provide barricades and any required signage to minimize vehicle entrance onto the property or pedestrian traffic during the work period.
3. Contractor to furnish and install fencing around the work site for the duration of the work. The fencing shall be maintained daily and shall be removed upon completion.
4. Provide erosion control measures to prevent erosion or displacement of soils and discharge of soil-

bearing water runoff or airborne dust to adjacent properties, drives and walkways.

Protection

1. It is the Contractor's responsibility to protect the site area within the floodplain/floodway from contamination or excess material fill. The Contractor shall remove any excess material or staging materials prior to the end of each Workday.
2. All living trees with a diameter of six (6) inches or greater that are located outside of five (5) feet from the structure(s) being demolished shall be protected. If such trees are damaged, the Contractor shall replace the damaged tree(s) or have fee reduced equivalent to the replacement cost.
3. Protection of large boulders/rocks on site: It shall be the responsibility of the Contractor to protect all large boulders/rocks on site.

Dewatering

1. Prevent surface water and subsurface or ground water from entering excavations, from ponding on prepared sub-grades, or flooding project site and surrounding area.
2. Protect sub-grades from softening and damage by rain or water accumulation with barriers or insulating blanket.

Excavation

1. Use of explosives are not allowed without advance approval from the Palatine Township.
2. Excavation is unclassified and includes excavation to required sub-grade elevations regardless of the character of materials and obstructions encountered.

Stability of Excavations

Comply with local codes, ordinances, and requirements of authorities having jurisdiction to maintain stable excavations.

Backfill

1. Backfill excavations promptly, but not before completing the following:
 - a. Remove trash and debris from excavation;
 - b. Remove temporary shoring, bracing and sheeting.
 - c. Remove vegetation, wet and unsatisfactory soil materials, obstructions, and deleterious materials prior to placing fills.
2. Plow strip or break up sloped surfaces steeper than one (1) vertical to four (4) horizontal so fill material will bond with existing surface.
3. When sub-grade or existing ground surface to receive fill has a density less than that required for fill, break up ground surface to depth required, pulverize, moisture-condition or aerate soil and re-compact to required density.
4. Place fill in layers to an elevation of between six (6) to eight (8) inches above adjacent undisturbed ground.

Moisture Control

1. Uniformly moisten or aerate sub-grade and each subsequent fill or backfill layer before compaction to within two (2) percent of optimum moisture content.

2. Remove and replace or scarify and air dry satisfactory soil that is too wet to compact to specified density.

Compaction

1. Contractor shall achieve compaction by reasonable means subject to inspection by the Palatine Township.
2. Heavy Equipment such as loaders, bulldozers, etc. may be used to achieve compaction.
3. If the compaction methods do not achieve the required compaction, then mechanical vibratory equipment shall be used.

Disposal of Surplus and Waste Material

1. Remove surplus satisfactory soils and waste / recyclable material, including unsatisfactory soil, trash, and debris and legally dispose of it.

Clean up and Restoration of Site

1. The Contractor shall clean up any debris or leftover materials from the Project Site and the adjacent Township Road District right-of-way.
2. Any debris or materials on Briarwood Lane roadway as a result of the Work shall be cleaned and disposed of accordingly.

Upon request, contractor must be able to provide documentation including but not limited to:

- All relevant permits
- All relevant business licenses
- Certificates of insurance
- Soil tests for fill
- Proof of remediation (if remediation is required)
- Dump tickets
- Certified payroll
- Project schedules
- Date and time stamped progress photos

PERMITTING

The permits required for the Work described above will be through the following government agencies including but not limited to:

- The Palatine Township Road District
(Right-of-Way Use Permit/Size, Weight, or Load Restriction Permit):
<https://www.palhwy.com/forms-permits/>
- The Cook County Government
(Residential Demolition Permit):
<https://www.cookcountyil.gov/service/demolition-permitting>

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