



January 9, 2025

Via E-mail: ihampton@jths.org

Ilandus Hampton, Ed.D.
Assistant Superintendent for Business Services
Joliet Township High School District 204
Director of Buildings and Grounds
201 East Jefferson
Joliet, Illinois 60432

Re: Asbestos Abatement Bid Review – Joliet Central High School and Joliet West High School,
Spring/Summer 2025 Asbestos Abatement Project associated with Scheduled Renovation Projects.

Dear Mr Hampton:

This letter summarizes the asbestos abatement bids submitted for the Spring/Summer 2025 removal of identified asbestos containing materials associated with scheduled renovation projects at Joliet Central and West High Schools.

Colfax Corporation (Colfax) is the apparent low bidder for this project, with a total Base Bid of \$240,100.00 including the \$30,000.00 allowance for the removal of asbestos containing materials identified in the scope of work. Colfax also had an Alternate Add #1 cost of \$14,500.00 for the Joliet West Curtain Wall removal. NES was the second lowest bidder for the Base Bid work including the allowance at \$249,346.00. NES also had an Alternate Add #1 cost of \$15,323.00 for the Joliet West Curtain Wall removal.

We have reviewed the Technical Proposals submitted by the two low bidders. I contacted and met with Mr. Eric Villasenor, Colfax, to verify that he was comfortable with his bid price and that the bid included all the work identified in the project specifications. Mr. Villasenor assured me that he was comfortable with his bid price for the project.

Based upon the interview with Mr. Villasenor and Colfax's technical proposal, we recommend that they be awarded the work as the low bidder for the project. Upon the District 204 Board approval of this contract, and per our agreement with District 204, Hygieneering will proceed with this project as scheduled to ensure its successful completion.

Thank you for this opportunity to serve your environmental, health and safety needs at Joliet Township High School District #204.

Sincerely,

HYGIENEERING, INC.

Michael J. Bartos

Michael J. Bartos
Director, Environmental Services



November 13, 2024

Mr. Brian Paczesny
Joliet Township High School District 204
Director of Buildings and Grounds
201 East Jefferson
Joliet, Illinois 60432
E-mail: bpaczesny@jths.org

RE: A proposal to provide the required Illinois Department of Public Health (IDPH) Asbestos Abatement Project Specifications/Contractor Bid Solicitation, Contract Administration, Project Management/Air Monitoring and Project Documentation services to support safe, legal and cost-effective asbestos abatement activity. These services will support the removal and disposal of asbestos containing materials identified on the 1st Floor of the A and B Buildings as part of scheduled renovations at **Joliet West High School** during the Spring/Summer Break 2025.

Introduction

The services identified in this proposal will ensure that the selected asbestos abatement activity at Joliet West High School during the Spring/Summer Break 2025 is comprehensively and competitively bid to qualified contractors and performed in a safe, legal and cost-effective manner. These services will ensure cost effectiveness while properly managing the current & long-term liabilities that are associated with this type of work activity.

Our services are provided by IDPH licensed and credentialed professionals under the direct supervision of a staff of Certified Industrial Hygienists and Certified Safety Professionals. All services are backed by an A rated Professional Liability and General Liability Insurance policy with a \$12 million aggregate.

Project Design, Contractor Bid Solicitation:

Includes conducting additional bulk material sampling and analysis where necessary to characterize unknown suspect building materials that may impact the project and developing an abatement plan/contract specification for the asbestos removal. The specification will be in compliance with IDPH, IEPA and NESHAP regulations and will include, facility decontamination, ACM waste disposal requirements and air monitoring procedures to ensure that the project is properly executed. Also included as part of the project design are the following services: pre-qualifying contractors, scheduling and attending pre-bid walkthroughs, pre-job construction meetings, variance requests, evaluating bids and recommending a contractor to perform the work.

Fee for the Project Design Bid Solicitation Services \$12,000.00 (included in total cost below).

Contract Administration Services

To support the award of the asbestos abatement activity to the most qualified and cost effective IDPH licensed asbestos abatement contractor, Hygieneering, Inc. will prepare and administer the AIA 101 contract documents. The AIA 101 contract will properly document and identify the contract/project responsibilities of the Owner (Joliet Township High School District 204) and selected IDPH licensed asbestos abatement contractor. Hygieneering, Inc. will work with the selected contractor in preparing and sending out the IDPH and EPA 10-day project notifications and will also prepare and send out the courtesy project notifications to the local fire and police department.

Hygieneering, Inc. will approve pay out schedules to the contractor and will review all pay requests & waivers of lien submitted by the contractor to ensure that subcontractors have been paid and that the work being billed for has been completed in a satisfactory manner. Hygieneering when applicable will review change orders. Please note that the only change orders that are approved by our staff are those that benefit our client (i.e., Contract deductions). The only extras allowed by our specifications and contract documents are those that may be realized by our clients increasing the scope of work during the performance of the project.

The Contract Administration services identified in this proposal will be provided for a fee of 5% of the total Contractor's cost covered by the Project Specification/Bid Documents (\$7,870.00). Cost is based on an abatement contractor cost of \$157,400.00 for the identified base bid and alternate #1 scope of work.

Project Management, Testing & Project Documentation Services

Hygieneering, Inc. will provide On-Site Project Management Services to ensure that work progress and work plans are properly executed, and conditions are documented through daily inspection and testing services. All Project Managers are dually credentialed IDPH Project Managers / Air Sampling Professionals.

Project Management Services Include:

1. Establishing work zones and coordinating the abatement work within them.
2. Collecting environmental air samples and analyzing them on site by Phase Contrast Microscopy (PCM) with 24-hour T/A for results. PCM air samples are collected and analyzed at a rate of \$17.00 per sample (estimate 288 samples).
3. Daily documentation of the project.
4. The collection and analysis of Transmission Electron Microscopy (TEM) or Phase Contrast Microscopy (PCM) air samples to clear the containment system prior to tear down if required. TEM air samples are collected and analyzed at a rate of \$250.00 per sample (estimate 10 samples). PCM air samples are collected and analyzed at a rate of \$17.00 per sample (included above).

5. A final report documenting daily activity, air sample results, waste disposal records and regulatory notification. This documentation is required and crucial to protect Joliet Township High School District 204 from long-term liability or to support legal defense. Final report generation fees will be billed utilizing our shift rate (estimate 12 shifts).

Project Management/Air Monitoring Services will be billed at \$880.00 per shift per Project Manager/Air Sample Professional. * IDPH requires a separate Project Manager and Air Sampling Professional on containments of greater than 10,000 square feet or 1,500 lineal feet (estimate 25 shifts). *JWHS summer containment in B-Building will be greater than 10,000 SF.

*A shift is defined, as up to eight consecutive working hours, additional time spent on the project over eight hours daily and Saturday/Sunday will be billed at a rate of \$165.00 per hour. Environmental Services Manager time is billed at a \$175.00 per hour rate, one hour billed per shift on-site minimum (estimate 80 hours). Travel and Mobilization will be billed at \$120.00 per site visit (estimate 25 trips). Project closeout costs, 5% of the project value, will be billed at completion of project for office support, technology, printing, binding and shipping final reports. Environmental insurance will be billed at 4% of the total project cost.

At this time, to support this project as defined in this proposal for Joliet West High School Summer 2025, Hygieneering, Inc.'s total not to exceed cost is \$95,907.00 (*includes all consulting costs identified in this proposal).

Thank you for this continued opportunity to assist Joliet Township High School District 204 in meeting the established ethical and legal standards as they apply to safety and environmental health. Hygieneering looks forward to meeting and exceeding the professional expectations for the performance of this project.

Acceptance of Proposal

Authorized Agent
Joliet Township High School District 204

Sincerely,

Hygieneering, Inc.

Michael J. Bartos

Michael J. Bartos
Director, Environmental Services



November 13, 2024

Mr. Brian Paczesny
Joliet Township High School District 204
Director of Buildings and Grounds
201 East Jefferson
Joliet, Illinois 60432
E-mail: bpaczesny@jths.org

RE: A proposal to provide the required Illinois Department of Public Health (IDPH) Asbestos Abatement Project Specifications/Contractor Bid Solicitation, Contract Administration, Project Management/Air Monitoring and Project Documentation services to support safe, legal and cost-effective asbestos abatement activity. These services will support the removal and disposal of asbestos containing materials identified in the 2nd Floor Office Areas as part of scheduled renovation/addition at **Joliet Central High School** during the Summer Break 2025.

Introduction

The services identified in this proposal will ensure that the selected asbestos abatement activity at Joliet Central High School during the Summer Break 2025 is comprehensively and competitively bid to qualified contractors and performed in a safe, legal and cost-effective manner. These services will ensure cost effectiveness while properly managing the current & long-term liabilities that are associated with this type of work activity.

Our services are provided by IDPH licensed and credentialed professionals under the direct supervision of a staff of Certified Industrial Hygienists and Certified Safety Professionals. All services are backed by an A rated Professional Liability and General Liability Insurance policy with a \$12 million aggregate.

Project Design, Contractor Bid Solicitation:

Includes conducting additional bulk material sampling and analysis where necessary to characterize unknown suspect building materials that may impact the project and developing an abatement plan/contract specification for the asbestos removal. The specification will be in compliance with IDPH, IEPA and NESHAP regulations and will include, facility decontamination, ACM waste disposal requirements and air monitoring procedures to ensure that the project is properly executed. Also included as part of the project design are the following services: pre-qualifying contractors, scheduling and attending pre-bid walkthroughs, pre-job construction meetings, variance requests, evaluating bids and recommending a contractor to perform the work.

Fee for the Project Design Bid Solicitation Services \$10,000.00 (included in total cost below).

Contract Administration Services

To support the award of the asbestos abatement activity to the most qualified and cost effective IDPH licensed asbestos abatement contractor, Hygieneering, Inc. will prepare and administer the AIA 101 contract documents. The AIA 101 contract will properly document and identify the contract/project responsibilities of the Owner (Joliet Township High School District 204) and selected IDPH licensed asbestos abatement contractor. Hygieneering, Inc. will work with the selected contractor in preparing and sending out the IDPH and EPA 10-day project notifications and will also prepare and send out the courtesy project notifications to the local fire and police department.

Hygieneering, Inc. will approve pay out schedules to the contractor and will review all pay requests & waivers of lien submitted by the contractor to ensure that subcontractors have been paid and that the work being billed for has been completed in a satisfactory manner. Hygieneering when applicable will review change orders. Please note that the only change orders that are approved by our staff are those that benefit our client (i.e., Contract deductions). The only extras allowed by our specifications and contract documents are those that may be realized by our clients increasing the scope of work during the performance of the project.

The Contract Administration services identified in this proposal will be provided for a fee of 5% of the total Contractor's cost covered by the Project Specification/Bid Documents (estimate \$3,360.00). Cost is based on an abatement contractor cost of \$67,200.00 for the identified scope of work.

Project Management, Testing & Project Documentation Services

Hygieneering, Inc. will provide On-Site Project Management Services to ensure that work progress and work plans are properly executed, and conditions are documented through daily inspection and testing services. All Project Managers are dually credentialed IDPH Project Managers / Air Sampling Professionals.

Project Management Services Include:

1. Establishing work zones and coordinating the abatement work within them.
2. Collecting environmental air samples and analyzing them on site by Phase Contrast Microscopy (PCM) with 24-hour T/A for results. PCM air samples are collected and analyzed at a rate of \$17.00 per sample (estimate 144 samples).
3. Daily documentation of the project.
4. The collection and analysis of Transmission Electron Microscopy (TEM) or Phase Contrast Microscopy (PCM) air samples to clear the containment system prior to tear down if required. TEM air samples are collected and analyzed at a rate of \$250.00 per sample (estimate 5 samples). PCM air samples are collected and analyzed at a rate of \$17.00 per sample (included above).

5. A final report documenting daily activity, air sample results, waste disposal records and regulatory notification. This documentation is required and crucial to protect Joliet Township High School District 204 from long-term liability or to support legal defense. Final report generation fees will be billed utilizing our shift rate (estimate 6 shifts).

Project Management/Air Monitoring Services will be billed at \$880.00 per shift per Project Manager/Air Sample Professional. * IDPH requires a separate Project Manager and Air Sampling Professional on containments of greater than 10,000 square feet or 1,500 lineal feet (estimate 13 shifts). *JCHS containments will be less than 10,000 SF.

*A shift is defined as up to eight consecutive working hours, additional time spent on the project over eight hours daily and Saturday/Sunday will be billed at a rate of \$165.00 per hour. Environmental Services Manager time is billed at a \$175.00 per hour rate, one hour billed per shift on-site minimum (estimate 45 hours). Travel and Mobilization will be billed at \$120.00 per site visit (estimate 13 trips). Project closeout costs, 5% of the project value, will be billed at completion of project for office support, technology, printing, binding and shipping final reports. Environmental insurance will be billed at 4% of the total project cost.

At this time, to support this project as defined in this proposal for Joliet Central High School Summer 2025, Hygieneering, Inc.'s total not to exceed cost is \$48,062.00 (*includes all consulting costs identified in this proposal).

Thank you for this continued opportunity to assist Joliet Township High School District 204 in meeting the established ethical and legal standards as they apply to safety and environmental health. Hygieneering looks forward to meeting and exceeding the professional expectations for the performance of this project.

Acceptance of Proposal

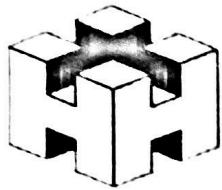
Authorized Agent
Joliet Township High School District 204

Sincerely,

Hygieneering, Inc.

Michael J. Bartos

Michael J. Bartos
Director, Environmental Services



Hygieneering, Inc.

industrial hygiene, safety and environmental consulting services

7575 Plaza Court, Willowbrook, IL 60527
 (800) 444-7154 Fax (630) 789-3813

JOLIET TOWNSHIP HIGH SCHOOL DISTRICT #204 BID TABULATION

PROJECT: JOLIET CENTRAL AND WEST HIGH SCHOOLS, SPRING/SUMMER 2025 ABATEMENT

DATE: January 8, 2025, 11:00 A.M.

PAGE 1 OF 1

CONTRACTOR	10% Bid Bond Y/N	Addendum Y/N	Total Base Bid Cost Joliet Central High School	Total Base Bid Cost Joliet West High School	Allowance	Total Base Bid Both Schools - Cost plus Allowance	Joliet West High School Alternate Add #1 to Base Bid Work	Contractor Man-Day Rate
NES	✓	Y	\$61,407.00	\$157,939.00	\$30,000.00	\$249,346.00	\$15,323.00	\$1550.00
MIDWAY	✓	Y	\$83,230.00	203,900.00	\$30,000.00	\$317,130.00	\$14,000.00	\$1400.00
HEPA	✓	Y	\$73,998.00	\$156,800.00	\$30,000.00	\$270,698.00	\$19,250.00	\$1400.00
EHC	✓	Y	\$84,000.00	\$193,000.00	\$30,000.00	\$307,000.00	\$16,800.00	\$1400.00
COLFAX	✓	Y	\$67,200.00	\$142,900.00	\$30,000.00	\$240,100.00	\$14,500.00	\$1385.00
M+O	✓	Y	\$83,175.00	\$151,165.00	\$30,000.00	\$264,340.00	\$15,500.00	\$1700.00
					\$30,000.00			
					\$30,000.00			
					\$30,000.00			
					\$30,000.00			

ATTENDEES

NAME	COMPANY
<i>[Signature]</i>	Hygieneering
<i>[Signature]</i>	JTHS 2024
<i>[Signature]</i>	JTHS 2024

NAME	COMPANY
SEAN BARRY	M+O ENVIRONMENTAL
Eric Villaseca	Colfax Corp.

B. WORK SEQUENCING

1. **JOLIET WEST HIGH SCHOOL BASE BID AREA #1 (Gross Removal) – A-Wing, Rooms A11, A24, and A24A** - The Contractor shall have a total of nine (9) shifts to complete the work including required cleanings, clearance sampling and tear down. The work must be completed within the established time frame. The abatement work shall start on March 21, 2025 (second shift 4PM) and be completed no later than March 29, 2025, at 3:30 PM. The Contractor shall work one shift per day Monday through Sunday until completion of the project (teardown). On March 21, 2025, the shift shall start at 4PM. For the remainder of the project the shift shall be from 7:00 AM to 3:30 PM.
2. **JOLIET WEST HIGH SCHOOL, BASE BID AREA #2 (Non-Friable/Intact Removal Window System – Room A24A & A11** - The Contractor shall have a total of one (1) shift to complete the work including required cleanings, clearance sampling and tear down. The work must be completed within the established time frame. The abatement work shall start on March 29, 2025, and be completed no later than March 29, 2025. The Contractor shall work one shift per day Monday through Friday until completion of the project (teardown). The shift shall be from 7:00 AM to 3:30 PM.
3. **JOLIET WEST HIGH SCHOOL BASE BID AREA #3 (Gross Removal) - B-Wing, Men’s/Women’s Restrooms, Janitor’s Closet, Corridor C204/B103, Rooms B122, B122 Storage, B123, B124, B124A, B125, B126A, B127, B130 and B131.** The Contractor shall have a total of fourteen (14) shifts to complete the work including required cleanings, clearance sampling and tear down. The work must be completed within the established time frame. The abatement work shall start on June 18, 2025, and be completed no later than July 3, 2025, at 3:30 PM. The Contractor shall work one shift per day Monday through Saturday until completion of the project (teardown). The shift shall be from 7:00 AM to 3:30 PM.
4. **JOLIET WEST HIGH SCHOOL, BASE BID AREA #4 (Non-Friable/Intact Removal & O&M) – Student Services and B132N** - The Contractor shall have a total of one (1) shift to complete the work including required cleanings, clearance sampling and tear down. The work must be completed within the established time frame. The abatement work shall start on July 2, 2025, and be completed no later than July 2, 2025, at 3:30 PM. The Contractor shall work one shift per day Monday through Friday until completion of the project (teardown). The shift shall be from 7:00 AM to 3:30 PM.
5. **JOLIET WEST HIGH SCHOOL, ALTERNATE #1 BASE BID AREA #5 (Non-Friable/Intact Removal) - Window Wall System/Curtain Wall – A-Wing Corridor** - The Contractor shall have a total of three (3) shifts to complete the work including required cleanings, clearance sampling and tear down. The work must be completed within the established time frame. The

abatement work shall start on August 4, 2025, and be completed no later than August 6, 2025, at 3:30 PM. The Contractor shall work one shift per day Monday through Friday until completion of the project (teardown). The shift shall be from 7:00 AM to 3:30 PM.

6. **JOLIET CENTRAL HIGH SCHOOL BASE BID AREA #1 (Gross Removal) – Rooms 251 and N255** - The Contractor shall have a total of thirteen (13) shifts to complete the work including required cleanings, clearance sampling and tear down. The work must be completed within the established time frame. The abatement work shall start on June 16, 2025, and be completed no later than July 2, 2025, at 3:30 PM. The Contractor shall work one shift per day Monday through Friday until completion of the project (teardown). The shift shall be from 7:00 AM to 3:30 PM.