PROPOSAL FORM

Total Costs: $50,965.00

Name of Company: ELLIOTT & ASSOCIATES

Address: 9 S. 708 CLARENDON HILLS RD.
WILLOWBROOK, IL 60527

Principal Officer: ELLIOTT WALL

Authorized Signature: Elliott Wall

Title: PRESIDENT

Phone: 630-325-8005

Fax: 630-325-8044

E-mail address: EWALL@RADONILLINOIS.COM

Sample List of School, Multi-family & Commercial Clients

Seton Montessori School
5722-28 Virginia, Clarendon Hills
Sue Buntrock 630.655.1066
Radon Testing GPR, PFE, Mitigation
2014

Jennings-Lyon Daycare
435 N. Robinson St., Sheridan
Donna Pfloltner 815.531.4378
Radon GPR, PFE & Mitigation
2014

Pullman Wheelworks Apartments
901 E. 104th St., Chicago
Linda Brace, Mgr. 312.428.4110
Radon Testing, GPR, PFE & Mitigation
2013-2014

Lincoln Jr. High School
1320 S. Olympus, Naperville
Tom Malamos 630.983.2233
Radon GPR, PFE & Mitigation
2010

Lisle Bank*
1450 Maple, Lisle
Carl Renn V.P. 630.852.3710
Radon PFE & Mitigation
2010

WhirlyBall Entertainment Complex*
1823-1855 W. Webster Ave., Chicago
Summit Design & Build
Shane Massey 312.371.1360
Vapor Intrusion
2014

120 Unit Supportive Living Facility
13201 S. Ashland, Blue Island
Walsh Construction
Peter Parkhill 312.617.2387
Vapor Intrusion GPR, PFE, Mitigation
2014

MacKenzie Falls Apartments*
265 Lake Shore Dr., Bolingbrook
Skender Construction
Brian Simmons, 312.781.0265
Radon Testing, PFE & Mitigation
2011

Wheaton School District*
130 W. Park, Wheaton
Colin Wilke 630.682.2000
Radon Testing, PFE & Mitigation
2010

Ovaltine Apartments*
1 Ovaltine Ct., Villa Park
Lincoln Property Mgmt. (former mgmt co.)
Radon PFE & Mitigation
2009

**GPR not performed in buildings that were either in the new construction phase or if architectural building plans were made available.*

December 9, 2014

Catherine Chang, Mark Fredisdorf – Pleasantdale School District 107

Re: 8100 School St., La Grange, IL 60525

Sub-Slab Ventilation System Proposal

Elliott & Associates proposes to furnish the labor, material, and equipment necessary to complete the work at the building located at the above address. Elliott & Associates' Illinois Emergency Management Agency (IEMA) mitigation license number is RNM98113. We will follow all guidelines set forth by the IEMA as part of the Radon Industry Licensing Act [420 ILCS 44]. This proposal is based upon the school districts' information that was provided to us and pressure field extension testing and field observations conducted by our firm.

Cost

The cost for installing six sub-slab ventilation systems in the building listed above, excluding any extras is $50,965.00. Work will be done Monday through Friday between 8:00 A.M. to 4:30 P.M. Weekend days may also be used. Unforeseen work outside the parameters of this proposal that is agreed upon by both parties in writing will be billed at $165.00 per hour per man. Unforeseen work may include addressing any elevated radon levels after installation. Children cannot enter the work area.

Also included in the cost:

- Coring six 9" diameter holes for suction points on the first floor slab.
- Coring two additional 5" holes for two additional suction points in room 124 slab.
- Coring approximately two 9" holes through the walls.
- Provide and install six Fantech FR-250 or similar exterior in-line vacuum fans, each with a 5-year manufacturer's warranty.
- Utilizing boom lift with trained operator to install exterior system exhaust pipe.
- Paint exposed interior and exterior pipes with client-supplied paint.
- Conduct post mitigation soil communication re-testing in the slab to determine actual airflow from the fan. Soil communication re-testing is performed by using the existing holes in the floor to determine how air moves under the floor, which determines the type of in-line vacuum fan that is needed. Diagnostic holes will be filled with sealant.
- Performing post-mitigation retesting in 12 rooms that originally had elevated radon levels. We will use continuous radon monitors (CRM's) for this diagnostic test.
- F & G Roofing Company, LLC to flash and seal all penetrations through roof.
- Paying Elliott & Associates technicians Cook County prevailing wage.

A temporary work area will be set-up as needed. A HEPA negative air machine will be operated to prevent odors from leaving the work area and eliminating the need to close the building during the installation.

Client is responsible for providing constant hot 110v electricity to within four feet of each fan, and any reconstruction services. We are not responsible for enclosing any part of the installed systems.

Prior to start of work, Client is responsible for the following:

- Provide access to the work areas.
- Move items in work areas.
- Obtain all permits required.
- Removal of any asbestos containing material.
- Providing paint.

Sub-Slab Ventilation System

The system's function is to siphon the radon gas and vent it to the outside above the roof level. Listed below are the major components of the system:

- **Suction Point**: A suction point is a 9" hole (approx diameter) that is cored through the concrete slab. The size of the hole is dependent on the square feet of the slab area that is being treated. A cavity is excavated to reduce the air resistance near the pipe.

- **Suction Pipe:** An 8" (approx diameter) pipe is inserted into the suction point(s) so that the radon and soil gases are drawn into the cavity from airflow channels in the porous soil or aggregate under the slab. The space around the suction point will be sealed with sealant as necessary. The pipe is routed to the exterior and up the side of the building or interiorly through the building envelope. The slope of the pipe should be approximately ¼" per foot to maintain proper drainage of condensate water. The radon pipe will be fastened to the structure of the building with hangers or strapping at least every 6' on horizontal runs and every 8' on vertical runs. NOTE: We are not responsible for installing fire prevention methods such as, but not limited to fire collars, fire caulk, dampers, etc.

- **Exhaust Pipe** will extend approximately 2 feet above or through the roof. The location of the exhaust pipe should be 10' from any fresh air supply intakes.

- **Piping secured** to structure with 2-1/2" lag bolt and uni-strut system or equivalent.

- **A manometer (visual alarm) will be installed on or adjacent to the main suction pipes and signage** posted on each system as needed where the active mitigation system is located. The signage indicates the system function and proper operation. An operations manual is provided with this proposal.

- **Thermally protected in-line vacuum fans** will be mounted vertically on each system with rubber couplings on the outside or on roof to assure quiet, reliable operation. Electrical disconnects (on/off switch) will be installed within 4' of the fans following the NEC. The exact model of in-line vacuum fan will be determined prior to or during installation.

- **Labeling of the system** will be done in accordance with IEMA rules. We will attach "Radon Reduction System" labels on exterior pipes, fans, pipes, and electrical panel(s). This includes an IEMA radon mitigation tag for each system.

Indemnity

Elliott and Associates will indemnify Owner and Manager for any property damage or bodily injury caused by Elliott & Associates in the course of their work.

Disclaimers

Elliott & Associates is not responsible for any damage to the landscaping. This contract does not cover electrical work or fire prevention methods. Pipe & hole diameters listed are approximate.

Additional Notes

A typical sub-slab ventilation system will take 4 to 8 hours to install. Work is usually completed in a single day. However, schedules may require us to complete the job on a second day. Work will normally be completed within 14 days of the start date. Elliott & Associates will leave the work area clean and dispose of installation debris (excavated aggregate) to client trash container or designated area.

In accordance with the IEMA guidelines, we recommend that the client obtain a follow-up radon measurement and that the structure be re-tested every two years or after the building under goes significant alteration. We request that a copy of any post-mitigation report be sent to Elliott & Associates for our records.

The glues, solvents, and materials that are used may be hazardous. You should not be in the work area during the installation. Material Safety Data Sheets (MSDS) will be supplied upon written request. While work is in progress, the windows may be opened and portable ventilation systems may be used. Workers should wear proper clothing suitable for this type of work, and wear eye, ear, and respiratory protection when necessary. Workers should be monitored for radon exposure during the work.

For general information about radon, you can call the Illinois Emergency Management Agency at (800) 325-1245, write to them at 1035 Outer Park Drive, Springfield, IL 62704, or visit them at their web site at www.state.il.us/iema.

Payment is due upon completion of work. If payment is not received within 30 days of completion, a late fee of $80.00 or 18% of the total which ever is greater per month will be added to the total. Undersigned agrees to pay court costs and attorney's fees in the event Elliott & Associates has to sue for payment.

The parties acknowledge that this contract shall be construed as having been entered into in DuPage County, the courts of which shall have jurisdiction in case of any disputes.

ELLIOTT & ASSOCIATES MAKES NO WARRANTIES, EXPRESS OR IMPLIED OR BY OPERATION OF LAW, OTHER THAN THE LIMITED PERFORMANCE WARRANTY ATTACHED.

Sincerely,

Elliott Wall

Elliott Wall
President

I hereby accept and agree to be bound by the terms and conditions as set forth in Pages 1 to 4:

By: _____
Signature

_____
Print Name

_____
Date

9 S 708 Clarendon Hills Road
Willowbrook, IL 60527

Phone (630) 325-8005 • Fax (630) 325-8044

info@radonillinois.com
www.radonillinois.com

Limited Component Warranty

MATERIALS: All materials are guaranteed to be as specified, and all work is completed in a workman like manner.

SYSTEM COMPONENTS: Sub-slab assisted ventilation components are warranted for five (5) years from the date of installation to function as intended by the manufacturer and are covered by the following limitations and conditions.

1. Warranty does not cover any system component that has been damaged or whose performance has been compromised by natural hazards or any modifications, alterations, additions or mistreatment.

2. Repair and/or replacement of defective components will be performed to maintain system operation and integrity in order to maintain limited performance warranty specification during the five-year component warranty period. Owner will be responsible for cost of labor only. In order to maintain component warranty, Elliott & Associates Contractors Inc. shall perform fan replacement.

LIABILITY: EPA's current acceptable risk exposure to radon is 4.0 pCi/l. Any radon exposure has some risk of causing lung cancer. The lower the radon levels in your home, the lower the risk of lung cancer. Every home has radon gas, but with the fan-assisted system the levels of radon should be the lowest. Therefore a house with this system is safer than a home that does not have this system. Outdoor radon levels are 0.4 pCi/l. So there is risk in or outside your home. ELLIOTT & ASSOCIATES' RESPONSIBILITY AND LIABILITY UNDER THE WARRANTY IS LIMITED TO MODIFICATION AND /OR REPLACEMENT OF MITIGATION SYSTEM TO ACHIEVE THE WARRANTED SPECIFICATIONS. ELLIOTT & ASSOCIATES AND ITS EMPLOYEES SHALL NOT BE HELD LIABLE FOR ANY INCIDENTAL OR CONSEQUENTIAL DAMAGE RESULTING FROM OR IN ANY WAY CONNECTED WITH ANY FAILURE OF SAID SYSTEM TO MEET THE WARRANTED SPECIFICATIONS.

ELLIOTT & ASSOCIATES MAKES NO WARRANTIES, EXPRESSED OR IMPLIED OTHER THAN THOSE LISTED ABOVE.

9 S 708 Clarendon Hills Road
Willowbrook, IL 60527
Phone (630) 325-8005 • Fax (630) 325-8044
info@radonillinois.com
www.radonillinois.com

Operations Manual

Sub-Slab Ventilation System

This Manual And Warranty Must Remain With The Property For Use By Future Owners.

- The function of this system is to reduce the levels of radon in the building.
- To test the system: Once a year shut the system off at the breaker box or on/off switch for 2 minutes and then turn it back on. If the system does not turn back on, CALL FOR SERVICE.
- A visual "U Tube", located on the system, indicates system performance. When the system is functioning properly, one side of the red liquid in the "U Tube" is higher than the other. When levels become equal, CALL FOR SERVICE.
- This system works continuously and should not be shut off.
- If the sump pit cover(s) needs to be removed, the cover must be re-sealed.
- If any new cracks develop, they need to be sealed.
- The fan is located either in the attic of the house or outside in a weatherproof fan housing.
- If the fan needs to be replaced, the electricity should be shut off at the breaker box or on/off switch.
- The operating costs of the system will be $25.00 to $40.00 per year. See Warranty for any additional information.
- The building should be re-tested for radon gas every two years or if the building undergoes significant alteration. Call us for more details or questions.

SAVE THIS INFORMATION

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 10/15/2014

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Arthur J. Gallagher Risk Management Services, Inc.
Two Pierce Place
Itasca IL 60143-3141

CONTACT NAME: David Jordan
PHONE (A/C, No, Ext): 630-595-5300 **FAX (A/C, No):** 630-694-4401
E-MAIL ADDRESS: david_jordan@ajg.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : ACUITY	14184
INSURER B : Crum & Forster Specialty Insurance	44520
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
Elliott & Associates Contractors,Inc.
9 S 708 Clarendon Hills Rd
Willowbrook IL 60527

COVERAGES **CERTIFICATE NUMBER:** 1896410239 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
B	**GENERAL LIABILITY**			EPK105707	10/17/2014	10/17/2015	EACH OCCURRENCE	$2,000,000
	[X] COMMERCIAL GENERAL LIABILITY						DAMAGE TO RENTED PREMISES (Ea occurrence)	$50,000
	[ ] CLAIMS-MADE [X] OCCUR						MED EXP (Any one person)	$5,000
	[X] Poll/Blk AI/WOS/						PERSONAL & ADV INJURY	$2,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$2,000,000
	[ ] POLICY [X] PRO-JECT [ ] LOC						PRODUCTS - COMP/OP AGG	$2,000,000
								$
A	**AUTOMOBILE LIABILITY**			K46558	10/17/2014	10/17/2015	COMBINED SINGLE LIMIT (Ea accident)	$1,000,000
	[X] ANY AUTO						BODILY INJURY (Per person)	$
	[ ] ALL OWNED AUTOS [ ] SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	[X] HIRED AUTOS [X] NON-OWNED AUTOS						PROPERTY DAMAGE (Per accident)	$
								$
	[ ] **UMBRELLA LIAB** [ ] OCCUR						EACH OCCURRENCE	$
	[ ] **EXCESS LIAB** [ ] CLAIMS-MADE						AGGREGATE	$
	[ ] DED [ ] RETENTION $							$
A	**WORKERS COMPENSATION AND EMPLOYERS' LIABILITY** Y/N			K46558	10/17/2014	10/17/2015	[X] WC STATU-TORY LIMITS [ ] OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? [Y] N/A						E.L. EACH ACCIDENT	$1,000,000
	(Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$1,000,000
							E.L. DISEASE - POLICY LIMIT	$1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)
Officer (Kristine Wall) Excluded on Worker's Compensation Coverage

CERTIFICATE HOLDER
Sample Certificate

CANCELLATION
SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE
Patrick A Gallagher