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*At the Heart of Community*

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## MEMORANDUM

**Date:** April 1, 2020  
**To:** Ray Keller, Village Manager  
**From:** Michael J. Brown, Director of Public Works  
**Subject:** **Corrective Action Soil & Groundwater Remediation 15 South Old Rand Rd**

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**Issue:** In order to obtain a No Further Remediation (NFR) letter from the Illinois Environmental Agency (IEPA), approximately 372 cubic yards of contaminated soil must be remediated from the 15 South Old Rand site.

**Background:** The Village owns and maintains commercial properties located within the downtown. Several of the properties were demolished within the downtown in 2019. During demolition of the former Alpine Medical facility at 15 South Old Rand an underground storage tank (UST) was discovered outside of the building's foundation walls. Upon further investigation, the UST was believed to be an old heating oil reservoir for the original building that was used to store a fuel/oil mixture to heat the facility. The UST was found to have several leak points with the structural integrity to be in poor condition causing the fuel to leak into the surrounding soil.

**Analysis:** The Village contracted with Dynamic Environmental Services (DES) for the removal and remediation of the UST. After monitoring and testing of the site after the UST was removed, it was determined that in order to receive a NFR letter on the property the Village would need to remediate and dispose of approximately 372 cubic yards of contaminated soil.

At the conclusion of the remediation, DES will submit a final report to the IEPA to close out the remediation plan and issue the NFR letter for 15 South Old Rand Road to be recorded on the deed for the property.

Once recorded, the NFR letter will become part of title, meaning any subsequent owner can possess and develop the property without concern over contamination.

**Recommendation:** Award a contract with Dynamic Environmental Services, LLC for the soil remediation at 15 South Old Rand Road in an amount not to exceed \$58,735.00.

**W/Attachments:**

1. Master Services Agreement
2. Site photo of UST removal.



March 27, 2020

MR. MIKE BROWN, DIRECTOR OF PUBLIC WORKS  
70 EAST MAIN STREET  
LAKE ZURICH, ILLINOIS 60047

**RE: Master Services Agreement - Proposal Contract:  
Corrective Action Soil and Groundwater Remediation, Verification Sampling, Reporting,  
Facilitation of a No Further Remediation Letter Without a Land Usage Restriction**

**SITE ADDRESS: 15 SOUTH OLD RAND ROAD, LAKE ZURICH, ILLINOIS  
DYNAMIC ENVIRONMENTAL SERVICES PROPOSAL-#20-006**

Dear Mr. Brown:

Dynamic Environmental Services (DES) respectfully submits this Master Services Agreement (MSA) proposal contract for Illinois EPA (IEPA) Leaking Underground Storage Tank (LUST) Section required Corrective Action soil and groundwater remediation.

DES has designed the Corrective Action work plan to eliminate the entirety of soil and water contamination at the site and return a clean piece of property (15 S. Old Rand and 22 Park Avenue) that can be marketed for sale without the need for any land usage restrictions. At the conclusion of the Corrective Action work and the subsequent sampling and reporting by DES, the IEPA will issue a No Further Remediation (NFR) letter that the Village will then record to the deed of 15 S. Old Rand.

Once recorded, the NFR letter will become part of the title, meaning any subsequent owner can possess and develop the property without concern over contamination. This work makes the property much more desirable for a developer and helps eliminate environmental liability that the Village may have for selling a contaminated parcel of land.

Costs Proposal:

Soil Waste Stream Sample Drilling & Analysis, Landfill Disposal Coordination - \$1,775

Soil Excavation, Transportation & Landfill Disposal – 558 Tons (372 cubic yards) @ \$52/ton - \$29,016

Clean, Imported Crush Stone Backfill – 558 Tons @ \$18/ton - \$10,044

Overburden Removal, Stockpiling and Return – 187.5 tons (125 cubic yards) @ \$8/ton - \$1,500

Removal of up to 3,000 Gallons of Contaminated Water, Truck Charge, Disposal Fees - \$3,000

Collection of 17 Soil PNA Samples @ \$200/sample - \$3,400

DES Personnel (1 Person) & Equipment – Field Time – 3 days @ \$1,500/day - \$4,500

Post Excavation Sampling (MW-4 for PNA @ \$200), Sampling Time & Equipment - \$1,200

Preparation of the Corrective Action Completion Report - \$3,500

Professional Engineer Certification - \$300

Monitoring Well Abandonment – Post Issuance of an NFR Letter - \$500

**Proposed Corrective Action Total - \$58,735 (\$48,691 if the Village provides their own backfill, as they did after UST removal in 2019)**

Payment Terms:

We will commence work on this project once we receive a signed copy of this proposal, which will serve as our professional agreement for this scope of work.

Please mail a copy of this executed proposal to us at: Dynamic Environmental Services, 216 Westridge Boulevard, Bartlett, Illinois 60103. You can also e-mail a copy to [kyle@dynamicenvservices.com](mailto:kyle@dynamicenvservices.com), if that method is preferable.

Our invoice for professional services will be due immediately upon invoice receipt. Please make the check payable to Dynamic Environmental Services, 216 Westridge Boulevard, Bartlett, Illinois 60103 (EIN #27-3536080).

Invoices remaining unpaid beyond 30-days shall accrue a service charge of seven percent (7%) of the unpaid compounded balance per month, or the maximum amount allowed by Illinois law.

In the event of any liens, lawsuits, or any other payment collection actions, the Client shall pay Dynamic Environmental Services, in addition to the principal balance and interest as stated, all attorney's fees for collection, court costs and any other costs of collection deemed necessary by Dynamic Environmental Services. This cost proposal is valid for a period of 60 days. Dynamic Environmental Services reserves the sole right to choose the venue for litigation and to suspend or withhold work due to non-payment.

By signing this agreement, you are stating to DES that you have the legal authority to execute this agreement and that you have the authority to grant DES access to the site to complete the work. Further, you acknowledge that DES is not responsible in any way for the contamination associated with this property or the analytical results returned from remediation efforts.

We sincerely appreciate you choosing DES and we look forward to working with you on this project. Please contact us at 630-779-9950 if you have any questions.

Sincerely,  
DYNAMIC ENVIRONMENTAL SERVICES

*Kyle R. Webb, P.G.*

Kyle R. Webb, P.G. #196-001253  
Senior Professional Geologist

Proposal #20-006, consisting of three (3) pages, is hereby accepted and the Payment Terms of this proposal are agreed to and executed by:

NAME: X

SIGNATURE: X

DATE: X

