To: Mayor Chirico and Members of the Naperville City Council; Members of the Historic Preservation Commission; City Staff

Fr: Dwight Avram on behalf of Great Central Properties, III LLC, Owners of 110 S. Washington Street

Dt: 8/11/17

Enclosed you will find our Response to the Landmark Designation Application filed for 110. S. Washington Street, known to the community as Old Nichols Library. We have made every effort to engage in a professional analysis of the actual conditions of the property and give a fair estimate of costs to restore or repair the improvement to a condition that complies with the standards for issuance of an occupancy permit under the provisions of Title 5, as specified on the City ordinance Section 1.4.1.

We have attempted to compile costs for engagement of general contractors operating in the commercial market today, not preservation specialists. The exercise is compromised by certain factors:

1. In considering only the portion of the property designated by the applicant as contributing components to the landmark nomination, one must exclude the east and south facades which are part of the 1962 addition by the City. The original facades of the 1898 building no longer exist, therefore, if the non-contributing exterior walls are removed, new walls must be built to complete the structure. **We have NOT factored costs for demolition of the east and south additions, removal of any materials within USEPA guidelines, construction of new foundation walls, brick and stone exterior walls, interior walls, insulation, electrical, or HVAC.**

2. According to reports by Weaver Consultants Group regarding asbestos containing materials in the contributing structure, asbestos found to be in the ceiling tile, flooring and walls of the contributing structure would necessitate removal and disposal of the interior walls and flooring in accordance with USEPA guidelines, to the joists and studs, and treatment of the joists left behind. The asbestos was initially reported in the City of Naperville Information Packet for the Sale of the property in 1990. Asbestos was found and reported in the floor tile mastic, pipe fitting insulation and ceiling tile. Weaver is working on abatement costs for lead paint, asbestos and mold in the building within USEPA guidelines, and we will amend our response with that information as soon as we receive it. **We have NOT factored costs to replace the interior walls and floor of the contributing structure.**

3. The electrical system and the electrical panel in the structure must be replaced to meet current codes. **We have NOT included any costs which might be incurred to upgrade the service provided by the City.**

4. The vestibule and interior and exterior front doors are subject to a covenant following the deed. The covenant states "The GRANTEE, its successors in interest, assigns or agents shall further retain, protect and maintain in its present condition in perpetuity, the interior façade of the

Washington Street entrance foyer of the original "Old Library Building." However the vestibule and doors do not currently meet code and will need to be enlarged if the building is to be occupied. Although we have included a quote for commercial replacement of the exterior doors, these doors are not customized to echo the historic entry doors, which no longer exist. **As the vestibule walls, tile floor and interior doors would need to be custom designed and installed to the original historic qualities to honor the spirit of not the letter of the covenant, we have NOT included a quote for those elements in this response.**

5. It should be noted that much of the inspection of the building, while thorough, has been limited to what can be seen. As with all old buildings**, it might be assumed that there is the possibility that additional conditions and costs could be exposed once repairs, mediation, demolition and renovation work was undertaken.**

Should you have additional questions regarding the conditions or costs attributed to this response, please do not hesitate to contact us.

By: Dwight Avram, Manager for Great Central Properties III, LLC

OWNER RESPONSE TO LANDMARK DESIGNATION APPLICATION FOR THE ORIGINAL NICHOLS LIBRARY BUILDING 110 S. WASHINGTON STREET, NAPERVILLE, ILLINOIS

NOW COMES Great Central Properties III, LLC ("Great Central"), the owner of the property commonly known as 110 S. Washington Street, Naperville, Illinois, and in response to the Landmark Designation Application, states as follows:

1. INTRODUCTION:

(A) In 1995 the City of Naperville ("City") authorized the sale of the property commonly known as 110 S. Washington Street, Naperville, Illinois ("Property"). Attached as Exhibit 1 is a copy of the Information Packet dated October 25, 1995 ("1995 Naperville Report").

(B) By deed dated March 14, 1996 and recorded as Document R96-059018 the City conveyed the Property to Truth Lutheran Church, E.L.C.A. – Naperville, Inc. ("Church") in an "as is" condition. Since 1996 the Church has occupied the Property as its church and place of worship.

(C) On December 20, 2013 Great Central (actually a related entity to Great Central) entered into a contract with the Church whereby the parties agreed: (i) Great Central would find and purchase at its expense a parcel of land on which to construct a new church facility for the Church; (ii) Great Central at its expense would construct on the parcel a new church facility for the Church; (iii) Great Central would convey the new parcel to the Church in exchange for the Church conveying to Great Central the Property (110 S. Washington Street), and (iv) at the time of the exchange Great Central would pay off the Church's existing mortgage.

(D) After entering into the contract with the Church, Great Central negotiated for the acquisition of a number of parcels for the proposed church site. Ultimately on August 3, 2015 Great Central entered into a contract with BCT, LLC to acquire approximately 3 acres at the northwest corner of Mill Street and Bauer Road in unicorporated Naperville Township ("Mill Street Parcel").

(E) On April 19, 2016 Great Central filed a petition with the City to have the Mill Street Parcel annexed, zoned and subdivided so that the property could be developed as a church facility. The final approvals were obtained from the City on November 16, 2016. Great Central paid the City $84,920.96 for title to a portion of vacated West Street.

(F) On December 21, 2016 Great Central purchased the Mill Street Parcel for a purchase price of $918,609.32 with the Deed being recorded as Document R2017-001472.

(G) On March 1, 2017 Great Central conveyed the Mill Street Parcel to the Church in exchange for receiving title to the Property (110 S. Washington Street). In addition, Great Central paid the Church $245,000 to pay off the Church's existing mortgage.

(H) Great Central at its sole expense is presently constructing a new church facility for the Church on the Mill Street Parcel with an expected completion date of October, 2017. At that time the Church will vacate the Property (110 S. Washington Street) and move to the new church facility on the Mill Street Parcel.

(I) On June 2, 2017 Great Central Properties filed a Development Application for the Property with the City requesting: (i) a variance from the Floor Area Ratio requirements to allow construction of a proposed four-story building; (ii) an amendment to the covenants contained in the 1996 deed to the Church to allow construction of the proposed building; (iii) allow the buy-in to the Special Service Area to satisfy the off-street parking requirements, and (iv) approve a one-lot subdivision for the Property.

(J) On June 5, 2017 an Application for Landmark Designation was filed with the City.

(K) On July 14, 2017 Kluber Architects + Engineers released it Building Evaluation/Facility Condition Assessment ("Kluber Report"), a copy of which is attached as Exhibit 2.

(L) On August 9, 2017 Weaver Boos Consultants released its report evaluating the Property regarding environmental issues including asbestos, mold and lead paint ("Weaver Boos Report"), a copy of which is attached as Exhibit 3.

2. EXISTING AND FUTURE ZONING/DEVELOPMENT: The Property is zoning B4 Downtown Core Business District. "This central core is intended to contain intensive retail business activities (Section 6-7D-1 of Municipal Code). Offices and residential units are allowed above the first floor (Section 6-7D-4:1). The maximum building height is 60 feet (Section 6-7D-8. For new construction or modifications to any exterior building, "the setback shall be no greater than from any property line" (Section 6-7D-7).

   The Downtown 2030 Plan designates the Future Land Use for the Property as Downtown Core (Page 27) and also for Multi-Family Residential (Page 26).

3. OWNER'S PROPERTY RIGHTS: While homeowners buying property in the Naperville Historic District understand that they are subject to the appropriateness guidelines of the District and enter into the purchase effectively agreeing to the restrictions imposed by the status, the property at 110 S. Washington does not lie within the Naperville Historic District. Therefore, to designate the property with Landmark Status after the purchase against the wishes of the owner essentially takes away the property owners rights to develop the property. Should the property be given Landmark Status against the will of the Owner, it is unlikely the intended use by the Owner would fall within the guidelines to qualify for a certificate of appropriateness.

   As described above, the Owner has already spent several million dollars exchanging the new Mill Street church facility with the Church for the Property (110 S. Washington Street). The Owner's intent all along has been to obtain the governmental approvals so it could construct a four-story building on the Property while honoring the intent of existing covenants as is possible given current codes and conditions.

What has to be understood in this situation is that an Owner's property rights are at stake. A public body shouldn't come along and basically take property from a private owner by changing the property's status after the sale, thereby retroactively rendering the property undevelopable.

4. COST TO RESTORE OR REPAIR: Section 1.4.1 of the City ordinance regarding Designation of Landmarks, provides in part as follows:

If the owner is opposed to the designation due to the physical condition of the improvement, the owner may submit evidence to show that the improvement has deteriorated and/or is subject to one or more adverse conditions such that the cost to restore or repair the improvement to a condition that complies with the standards for issuance of an occupancy permit under the provisions of Title 5 would meet or exceed the assessed valuation of the property and improvements as shown on the most recent tax bill multiplied by one hundred fifty percent (150%).

Page 15 of the Application states that the Tax Reform Act of 1986 provides for a 20% federal income tax credit for owners of income producing property. However, as stated, this would only apply to income producing property. The Application seems to envision some not-for-profit public use for the Property, which clearly would not qualify as an income producing property.

The most recent tax bill would be the 2016 tax bill payable in 2017 for the property, PIN 07-13-424-001 and 07-13-424-002. The property was previously owned by the Church as was tax exempt for the 2016 tax year. Thus, the "assessed value of the property and improvements" was $0. At this time, the Naperville Township Assessor has no assessment information for the 2017 tax year.

The 1995 Naperville Report discloses "A known environmental issue… is the existence of friable and non-friable asbestos found in the floor tile mastic, pipe fitting insulation, and ceiling tile' (Section 1 of Exhibit A). Just the cost of removal of the asbestos containing ceiling tiles was estimated in 1990 to be $97,000 (Addendum 1). This did not include any estimate for the other items which were recommended to remain in place "until renovation or demolition requires its removal" (Addendum 1). In a Memorandum dated November 3, 1994, which is an attachment to Exhibit C, the City estimates the "repair work and the associated costs" to $446,000, which does not include "ADA upgrades, repair/replacement of concrete steps and railings, electrical panel upgrade, and general re-decorating."

The Kluber Report lists in detail the deteriorating condition of the building and should be reviewed in detail. On page 3 it states: "It is our professional opinion, that the costs to upgrade the facility to current codes and standards, and allow the building to be used in a useful way would be a very costly endeavor."

The Owner has received bids from contractors to perform the work required to restore the building to a condition so that it would comply with the standards for issuance of an occupancy permit. These bids are subject to review of actual building plans. In addition, these bids are from contractors for customary contractor work. Where actual restoration/preservation work is done, the cost could be substantially higher.

Roofing Replace and Reinforcement: Attached as Exhibit 4 is the bid from A Cut Above Construction Services LLC to remove roofing,

sheathing and roof rafter; install wood trusses, install new roofing; and install soffit and fascia.

$376,000.00

Sprinkler System: Attached as Exhibit 5 is the bid of F.E. Moran, Inc. to install sprinkler system.

$199,750.00

Foundation and Utilities: Attached as Exhibit 6 is the bid from Naperville Excavating, Inc. to excavate and backfill existing foundation; install new 6" water main for fire service; install 6" sanitary service; and install 8: storm sewer.

$ 95,000.00

Waterproof Foundation: Attached as Exhibit 7 is the bid from Perma-Seal Basement Systems to excavate and install drain tile, sump pump and dehumidifier.

$ 41,880.00

Asbestos, Mold and Lead Paint Remediation: The Weaver Boos Report evaluates environmental issues including asbestos, mold and lead paint. They are obtaining bids/estimates, but same are not available at this time.

$ TO COME

Replace Windows and Doors: We have received a verbal preliminary estimate from Anderson Windows to replace all windows and the front door.

$ 25,000.00

Replace Front Steps and ADA Access: We have received a verbal preliminary estimate from Joseph Brummel to replace the entryway steps and to make entryway ADA compliant.

$ 25,500.00

Replace Electrical System: We have received a verbal preliminary estimate from Aemma Electric to replace the service at the electrical panel would be $37,000.00, and to update electrical system in the building would be $75,000.00 (not including any charge from the City to update power source).

$112,000.00

Elevator: We have received a verbal preliminary estimate from Schindler Elevator to provide and install a code compliant elevator.

$ 60,000.00

NOTE: THIS SUMMARY DOES NOT TAKE IN TO ACCOUNT REPLACEMENT OF THE INTERIOR VESTIBULE OR INTERIOR FRONT DOORS TO MEET CITY CODE, OR THE REMOVAL OF THE EAST AND SOUTH ADDITIONS OR THE REPLACEMENT OF FOUNDATION AND WALLS, WINDOWS AND DOORS, INTERIOR WALLS ETC FOR THE EAST AND SOUTH FACADES

TOTAL (WITHOUT ASBESTOS, MOLD AND LEAD PAINT REMEDIATION: $935,130.00

5. ACTUAL CONDITION OF BUILDING: By its own admission upon sale of the building in 1995, the City reported the building required substantial repair to return it to habitable condition (See 1995 Naperville Report, Exhibit 1). In order to truly understand the condition of the building, the Commissioners have been invited to take a tour of the building so they can actually see (and smell) the condition of the building. The following are statements made by the Applicant as to the present or original condition of the building, and then are followed by our comments as to the actual present condition.

> ***The Nichols Library is a brick and limestone structure of two stories. The footprint of the building is rectangular and its foundation limestone.***

A substantial amount of tuckpointing and repairs to the brick and limestone are needed. It is unknown is tuckpointing repairs would destabilize the existing stones of the foundation. The contractors seeks indemnification.

Modern day basement systems have perimeter waterproofing systems connected into a footing tile that directs water to a sump pump. Then the sump pump discharges the water away from the building. It appears that the existing building has no such system (page 6 of Kluber Report). When one goes down to the basement there is an evident moldy smell (page 5). When it rains, water seeps through the old limestone foundation and ponds on the basement floor. There is a substantial amount of mold and water damage evident, particularly in the basement, but also throughout the building (page 5). The only solution for this problem is to dig out the exterior foundation (which would destroy all the sidewalks and landscaping) and install a perimeter waterproofing system. A further problem is that in such an old building, the surrounding soil can actually be supporting the limestone foundation. When the soil is removed, there is a substantial risk that the foundation would then "cave in". The bids the Owner has received from Naperville Excavating, Exhibit 6, and Perma-Seal, Exhibit 7, makes it clear that the contractors are concerned about the possibility of a "cave in".

The substantial amount of mold in the building is a health issue (page 5 of Kluber Report). Presently the Church runs humidifiers virtually at all times, but this hasn't solved the problem. The building needs to have a mold subcontractor come in and basically restore all the interior. In

addition, much of the drywall would need to be removed and replaced. Of course, this wouldn't ultimately solve the problem unless a perimeter water system were installed as described above.

> ***To the right of the wide hall, and separated by arches, is the reading room, with three long tables, chairs and mantel. In the hall is another carved mantel surrounded by a large mirror which reflects the handsome doorway and arches on both sides…***
> ***In the center is an iron staircase leading to a gallery above…***

As the Applicant has admitted, the "original interior has been drastically altered." There are no arches, mantels, mirrors or iron staircase. The interior walls are drywall and the flooring is carpeting and tile (See Exhibit 8).

> ***The double-hung windows along the second story also have a rough-faced limestone sills. Large clerestory windows span from the first floor to the second floor on the south half of the west façade…The clerestory windows are also topped with rough-faced limestone lintels.***

The large windows at the southwest corner of the west façade appear to have been recently replaced, and the exterior wood trim has been replaced with white metal (page 13 of Kluber Report). The windows for the balance of the original building are painted wood with single pane glazing (page 13). Some of the windows are broken, and the majority are in unacceptable condition. Several of the cut stone window sills are beginning to crack on the top and face of the stone units (page 11). In addition, in any modern building, single pane windows would not be acceptable. Thus, all windows would need to be replaced.

> ***Corbelled brick chimneys once extended from the north, south, and east sides of the roof.***

Presently there are neither brick chimneys on the roof nor fireplaces in the great room. See Exhibit 8.

> ***The center section of the main façade is stepped slightly forward so as to draw attention to the entrance.***

The entrance is in such poor condition that it is closed to public access. In order to complete the foundation repairs and waterproofing, the central staircase and sidewalk in the main entry must be removed and replaced. It will be necessary to add a concrete access ramp to comply with ADA provisions (See Exhibits 9 and 10).

> ***The use of rough-faces limestone is a key component of the Richardsonian style because it enhances the main entrance's sense of depth and, most importantly, the buildings feeling of immense, fortresslike weight. Double doors are pushed back into the entrance providing further sense of depth.***

The entryway would not meet modern building code and ADA requirements. The wooden doors are too narrow. Since the entryway only measures approximately 5 feet by 9 feet, it is not large enough to meet code (See pages 7 and 8 of Kluber Report and Exhibit 11).

> ***Historically the roof was slate but is now covered with asphalt shingles.***

The existing asphalt shingles are in such poor repair the entire roof needs to be re-shingled (See pages and 10 of Kluber Report and Exhibits 12 and 13). More importantly, random vertical post members and bracing have been added. These posts bear on the joints below and impose loadings on the ceiling framing for which they were not designed. A re- engineering and reinforcement of the framing system would be required to adequately support the roof structure to conform to traditional engineering standards (page 8 of Kluber Report).

6. LANDMARKING A PRIVATELY OWNED PROPERTY AGAINST THE OWNER'S WILL: The only issue before the Commission is whether it should recommend granting or denying the application. However, this issue can't be considered in a vacuum. In arriving at its recommendation, the Commission needs to consider the practical ramifications of the current situation. Section 1.10 of the City ordinance regarding Designation of Landmarks states: "It shall be within the discretion of the Commission to recommend denial of an application…even if the criteria…are met."

The City first acquired title to the Property no later than 1898 and retained title through 1996. This is a total of approximately 99 years. Although the landmark designation ordinance was not in existence all this time, why was no action taken for all these years to designate the Property a landmark? Now the Property has been in private ownership for 19 years. It is too late to attempt to landmark this building. How does the Commission imagine the use of the Property? This gives rise to a number of questions:

Is some governmental body such as the City going to step forward and acquire the Property?

If the City would be interested in acquiring the Property, why did the City sell the property in 1996?

Has the City or any governmental body publicly expressed interest in buying the Property?

If no governmental body has an interest in the Property, what will be the future use of the Property?

As stated above, there are substantial costs required to restore the building to current standards. A landmark designation would essentially reduce this Property to public use. Who will pay for these expenses?

7. HERITAGE MATTERS: As the applicant states, the heritage of our community matters to us all. The story of James L. Nichols, his success and his contributions to the community matter. But as the Applicant also states:

"The rapid growth of Naperville after the Second World War led to the expansion of the Naperville Public Libraries. The Nichols Library closed its doors on Washington Street in 1986. The library moved to a new, larger building located less than a mile away. The institution now operates three branches to accommodate the Naperville public...

Library, illustrating the evolution of the library institution and the Naperville community over the last 119 years."

As the library system has evolved to serve the changing needs of the community, so the Old Library building has evolved to serve the community's changing needs. Today, the building is facing the end of its usefulness to the community as an economically viable space capable of public occupancy. We envision a new building which will meet the current needs of the Naperville community while inviting them to know and understand the legacy of James Nichols through the reclaiming of the Washington Street facade, the interior façade and vestibule with its tile entry and dedication plaque, the cornerstone and original USGS marker, perhaps even the rumored time capsule underneath the building. In addition, we propose a curated public gallery within the new development to tell James L. Nichols' story through photographs and artifacts. As some have said, this approach may indeed share the legacy of the Old Nichols Library to many more Napervillians than might ever had enjoyed it in the present building.

In conclusion, it may have been appropriate at some earlier date to have designated the Property as a landmark. However, given the current conditions, economic challenges and fragility, that time has passed. The Property has deteriorated and is now in poor repair. More importantly, the Property is now in private ownership and the Owner does not agree to have the Property designated a landmark. It would establish a dangerous precedent to basically take the Property from the Owner without its consent.

WHEREFORE, the Owner requests that the Commission recommend denial of the application.

OWNER: GREAT CENTRAL PROPERTIES III, LLC

By:_____
Dwight Avram, Manager

City of Naperville, Illinois
Information Packet For Sale of Old Nichols Library
110 South Washington Street
Naperville, Illinois
October 25, 1995

The Naperville City Council has authorized the sale of the old Nichols Library located at 110 South Washington Street, Naperville, Illinois. The contents of this information packet describe the property and includes data obtained from a search of City files and reports prepared by others. The data is thought to be accurate but is not guaranteed. The property will be sold "As-Is."

SALES PRICE - $750,000 Net to Seller

Below is specific data about the property.

1. Owner/Address - City of Naperville, P.O. Box 3020, 400 S. Eagle Street, Naperville, IL 60566-7020.

2. Owners Representative - J. Craig Blomquist, Assistant City Manager, telephone - (708) 420-6031.

3. Address of Property - 110 South Washington Street, Naperville, Illinois, 60566.

4. Location - On Washington Street in downtown Naperville east of the Van Buren Avenue intersection.

5. Parcel Identification Numbers - 07-13-424-001 and 07-13-424-002.

6. Approximate Legal Description:

   Lots 1, 2, 3 and 4 (excepting the south 15 feet of said Lot 4) in Block 4 in Hosmer's Addition to the Town of Naperville, being a subdivision of part of the East half of Section 13, Township 38 North, Range 9 East of the Third Principal Meridian, and part of the West half of Section 18, Township 38 North, Range 10 East of the Third Principal Meridian, according to the plat thereof recorded January 26, 1843 as Document Number 414, in DuPage County, Illinois.

7. Land Area - 165' X 150' or 24,750 ft^2 or .568 acres.

8. Frontage: On Washington Street - 165'

EXHIBIT 1

9. Building Size and Use:

Basement	6,651 ft²
First Floor	6,992 ft²
Second Floor/Mezzanine	1,065 ft²
Total	14,708 ft²

Portions of this office building are currently leased on a month-to-month basis to the:

- Naperville Park District
- Garden Clubs of Illinois
- Naperville Municipal Band, who also sublets to North Central College.

10. Zoning - City of Naperville B-5, Commercial Service District. (See Exhibit D.)

11. Parking - Approximately 6 spaces on site. A 585± car three-story parking deck and two surface parking lots are located within ½ - 1 block away.

12. Utilities - City of Naperville electric, water, and sewer. Natural gas is provided by Northern Illinois Gas Company, and telephone service is by Ameritech. A 4 kw Koehler standby emergency generator with automatic controls fueled by natural gas serving exit and emergency lighting is included.

13. A restrictive covenant preserving the front facade and entrance vestibule will be placed on the property prior to or at closing.

14. Exhibit A contains specific and technical information about the property.

15. Exhibit B is a summary of the Asbestos Walk-Through Inspection Old Nichols Library, prepared by Environmental Science & Engineering, dated August 30, 1990. A complete copy of the report is in the reference book at the Assistant City Manager's Office.

16. Exhibit C is a copy of the results from an Asbestos Air Quality Monitoring test in the building conducted by Environmental Science and Engineering, Inc., dated February 22, 1991. A complete copy of the report is in the reference book in the Assistant City Manager's Office.

17. Exhibit D is a copy of the B-5 Commercial Service District and B-4 Central Business District portion of the Naperville zoning ordinance. The property is zoned B-5.

18. Exhibit E is a survey of the premises dated July 7, 1987 prepared by Compass, Ltd., as their drawing 87-4732.

19. Exhibit F is a Plat of Survey of the premises prepared by Wight and Company dated March 14, 1960.

20. Exhibit G is a Sidwell map of the general area.

21. Exhibit H is an aerial photo of the subject area.

22. Exhibit I is a copy of a Feasibility Study for the Expansion of Existing Facilities Nichols Library dated January 8, 1979, prepared by Kleb Associates, Ltd., Architects, their Job #997.

23. Exhibit J is a staff memo dated October 5, 1995 concerning certain elements of historical significance about the building.

24. Exhibit K is a 3-year revenue and expense summary prepared October 13, 1994 and a staff memo of November 3, 1994 describing long term concerns and staff cost estimates.

25. Exhibit L is an excerpt from a recent appraisal of the property.

For further information concerning this property, to schedule a tour, and/or to examine building plans, contact J. Craig Blomquist, Assistant City Manager, telephone (708) 420-6031.

Each offer to purchase must be specific and will be considered by the Naperville City Council. Offers should be delivered to J. Craig Blomquist, Assistant City Manager. Any real estate commission due to this transaction will be paid by the Buyer.

PICTURES FOLLOW, THEN EXHIBITS

EXHIBIT A

Specific and Technical Information

1. Nichols Library operations were discontinued and the care, custody and control of the property was turned over to the City of Naperville from the Nichols Library Board of Trustees effective July 1, 1986. The building has been leased to several non-profit agencies and the Naperville Park District. Copies of the leases are in the reference book in the Assistant City Manager's Office.

2. A known environmental issue facing this property is the existence of friable and non-friable asbestos found in the floor tile mastic, pipe fitting insulation, and ceiling tile. See Exhibits B and C.

3. A copy of the 1961 addition building plans and the proposed 1986 remodeling plans for work never done are available for inspection at the New Municipal Center, 400 South Eagle Street, during regular business hours. Please call Craig Blomquist at (708) 420-6031 for scheduling.

4. The property is being sold **"As-Is."**

5. The Warranty Deed given to the Buyer may also reserve a Public Alley Easement for public access, use, and vehicular traffic, over approximately the easterly ten (10') feet of the property.

6. Improvements and fixtures owned by the Seller which will be left on the premises, are included in the sales price, and shall be transferred to the Buyer by a Bill of Sale at the time of closing, including: attached heating, plumbing, and electrical fixtures; an emergency generator system; sump pumps; central heating and cooling equipment, except the Alerton computerized control system; filtering equipment; fixed carpeting; built-in kitchen and other cabinets; window treatment hardware; blinds and shades; shelving that is affixed to any surface; roof or attic TV antennas; telephone and intercom cables; burglar and fire alarm systems; and all planted vegetation.

7. Special Service Areas. The property is subject to City of Naperville Special Service Areas 8 and 17. SSA #8 authorizes the levy of an ad-valorem tax with a maximum rate of $2.50/$100 of EAV to cover operating, maintenance, and debt service costs in connection with the downtown 585± car parking deck. This tax can be levied for 12 years, ending in 1999 with taxes payable in 2000.

   SSA #17 authorizes the levy of a tax for downtown parking operations, maintenance, and beautification with a maximum rate of $1.50/$100. The taxing authority of this district ends with the 2001 tax levy payable in 2002. Previous SSA's for basically the same purposes have been applicable in downtown Naperville since 1976.

8. The building is not sprinklered. Heat detectors are provided in the building with audible horns, and central station monitoring. The annunciator panel is in the 1961 addition entrance vestibule. Naperville has an ISO rating of Class 2.

9. The original building roof was re-shingled several years ago. The 1961 building addition flat roof has been repaired as needed.

10. HVAC systems are thought to be in good working order. Low pressure hot water heating is provided by a natural gas fired 750,000 BTU/H Kewanee boiler. Boiler breeching and fire brickwork was repaired in 1995. Water is pumped through individual fan powered wall convectors and static radiation units, each with their own manual fan speed switch.

    Cooling is provided by a 30-ton reciprocating water chiller providing chilled water to the fan powered wall convectors. A new cooling tower was installed in 1994, and a 30-ton compressor was replaced in 1995. A proprietary Alerton computerized control system for certain mechanical equipment is installed and tied into the owners master control system remotely. The buyer will have to make their own arrangements for control of these mechanical systems effective upon closing.

11. Electric service is provided by the City of Naperville at 120/208 volts, 3-phase into a 400 ampere main breaker cabinet.

12. The hot water heater capacity is 50 gallon and includes an electrical circulating pump.

1. ASBESTOS INSPECTION

On August 24, 1990, Thomas Connelly of Environmental Science & Engineering, Inc. (ESE) inspected Naperville's Old Nichols Library, 110 S. Washington St., Naperville, Illinois. City of Naperville Purchase Order No. 31604, dated July 27, 1990 authorized the survey. The building was inspected for the presence of readily observable, suspected friable and non-friable asbestos-containing building materials (ACBM). Samples of suspect materials were taken for analysis for a total of twenty-two (22) samples.

The building is a brick and concrete structure consisting of three (3) floors of typical construction. Period of construction is circa 1891. The building has approximately 14,165 square feet of space primarily used for office and senior citizens gathering, and a children's daycare and YMCA office in the basement.

Samples were taken from selected ceiling tile, floor tile, pipe insulation, boiler breaching/insulation, hard plaster and decking materials. Safety measures were taken during the sampling procedures to protect ESE employees, City of Naperville personnel, and the public.

2. METHODS AND TECHNIQUES

2.1 Survey

Environmental Science & Engineering, Inc. conducted this survey to identify the locations of friable and non-friable asbestos-containing material (ACM). The inspector visually inspected the facility to identify the locations of all suspect ACM, touched all suspect ACM to determine friability, and identified all homogeneous areas of friable and non-friable ACM. The inspector then collected bulk samples and submitted the samples for analysis.

2.2 Sampling

The inspector collected bulk samples from homogeneous areas of suspected building material.

The inspector selected sample locations as far away as possible from building occupants, and samples collected samples in a manner to minimize the release of asbestos fibers into the air. At each sample location, the suspect material surface was wetted with a surfactant. After waiting for a short time for the surfactant to penetrate the material, the inspector collected a small sample of the material using an appropriate tool (e.g., clean knife, core borer or chisel), and placed each sample into an unused, uniquely-labeled sealable bag. Each sample location was sealed with an encapsulant or other appropriate agent to control future fiber release. All potentially contaminated materials and debris were sealed in a labeled plastic bag which was removed from the site at the end of the day. the inspector recorded the sample locations, numbers and other pertinent data at the time of the survey.

2.3 Sample Analysis

The inspector submitted all samples to Environmental Science & Engineering's laboratory, which is accredited by the National Institute of Standards and Technology (NIST) under the National Voluntary Laboratory Accreditation Program (NVLAP). At the laboratory, one sample from each sampling area was randomly selected for analysis. If this first sample was determined to contain asbestos fibers, the remaining samples were not analyzed. If no asbestos fibers were detected in the first sample, all remaining samples were analyzed. Samples were analyzed as described in 40 CFR 763.87, Analysis, of the Federal Register.

The analyst first examined each analyzed sample for homogeneity and preliminary fiber identification using a stereomicroscope at low magnification. After separating the individual constituents, the analyst removed suspect fibers from the bulk sample and analyzed the fibers by polarized light microscopy using the dispersion staining technique, as set forth in 40 CFR 763, Subpart F, Appendix A, "Interim Method for the Determination of Asbestos in Bulk Insulation Samples." The analyst based a positive determination of asbestos fibers on the following properties:

Morphology	Color and pleochroism
Refractive indexes	Birefringence
Extinction characteristics	

ESE determined a material to be ACM based on a finding that at least one sample collected from the material showed asbestos fibers present in an amount greater than one percent (1%). ESE considered a material not to be ACM only if the results of all samples collected from the material showed asbestos fibers in amounts less than one percent (1%).

2. RESULTS

All samples were analyzed by Environmental Science & Engineering, Inc. National Voluntary Laboratory Accreditation Program (NVLAP) - accredited asbestos laboratory. Based on the results of the analysis, the following materials are found to contain asbestos:

- Floor tile mastic
- Pipe fitting insulation
- Ceiling tile

No asbestos was detected in samples taken from the following materials:

- Floor tile
- Ceiling tile, lay-in

IMPORTANT: A material should be considered to contain asbestos if one or more samples from the material are found to contain asbestos, even if some samples were found not to contain asbestos.

90082907.RPT

4. ASSESSMENTS, RECOMMENDATIONS, AND COST ESTIMATES

In general, the asbestos-containing pipe fitting insulation (Area ONL 11) located throughout the building is friable, in good condition, and accessible only to maintenance personnel. However, some of the fitting insulation in the Boiler Room is damaged. ESE recommends that the fitting insulation in the Boiler Room be repaired. These repairs should be completed within six months and are estimated to cost approximately $ 700, which includes contractor costs and consultant fees (project management and air sampling).

The asbestos-containing ceiling tile (Areas ONL 2, 6 and 8) located in various rooms throughout the building is friable, suffering low to moderate physical and water damage, and is moderately accessible to building occupants engaged in moderate to high level activity. ESE recommends that these ceiling tiles be removed by an asbestos contractor as soon as economically feasible. The estimated cost of the removal is approximately $ 97,500, which includes contractor costs and consultant fees (design, project management and air sampling).

The asbestos-containing mastic beneath the floor tiles (Area ONL 10) in the YMCA Campaign Office is non-friable, in good condition, and inaccessible. ESE recommends that the mastic be left in place until renovation or demolition requires its removal.

ESE further recommends that The City of Naperville develop and implement a building-specific, Asbestos Operations and Maintenance (O&M) Program. The program should remain active as long as asbestos-containing materials are present in the building. The objective of the O&M Program would be to control and minimize the asbestos exposure of all occupants of the building. The O & M Program should address the following elements: Notification and Warning Program, Cleaning Procedures, Work Practices, Training and Respiratory Protection Programs, Medical Surveillance and Exposure Monitoring, Emergency Procedures, Hygiene Practices, Periodic Surveillance and Reinspection, and Record Keeping.

ESE also recommends that The City of Naperville conduct air quality monitoring in the Old Nichols library as the building contains damaged, friable, asbestos-containing ceiling tile accessible to general occupants. ESE recommends that extensive, baseline air monitoring be conducted throughout the building, and, subsequently, periodic air monitoring of a lesser extent be conducted two or three times a year until the asbestos-containing ceiling tile is removed. ESE recommends that air samples collected for air monitoring be analyzed using transmission electron microscopy (TEM), a method which positively identifies asbestos structures.

Exhibit C

RESULTS FROM AN ASBESTOS AIR QUALITY MONITORING TEST
OLD NICHOLS LIBRARY
CONDUCTED BY ENVIRONMENTAL SCIENCE & ENGINEERING, INC.
DATED FEBRUARY 22, 1991

EXHIBIT C

Need full

CITY OF NAPERVILLE
INTEROFFICE MEMORANDUM

DATE: February 28, 1991

TO: Suzanne Gagner

FROM: Terry Sampson TS

SUBJECT: **Disposition of City Buildings Study**
Old Nichols Library
Asbestos Air Monitoring Analysis Report

Attached is a copy of a report from an air monitoring study at Old Nichols Library. Bulk sampling for asbestos containing materials was initially conducted. Once we became aware of its existence, air monitoring was done. The study revealed that the material is intact and does not pose a hazard currently.

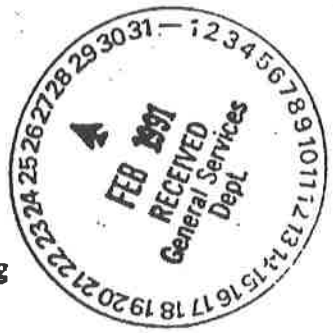
City Council is looking into the sale of a number of City buildings of which, this is one of them.

Please contact me if you need additional information.

Environmental
Science &
Engineering, Inc.

February 22, 1991

Terry Sampson
Risk Manager
City of Naperville
175 West Jackson Avenue
P.O. Box 3020
Naperville, Illinois 60566-7020



Re: Old Nichols Library
Asbestos Air Quality Monitoring

Dear Mr. Sampson:

Environmental Science & Engineering, Inc. (ESE) has completed the asbestos air quality monitoring as described in our proposal dated December 27, 1990 and covered in your Purchase Order No. 33092. Enclosed please find two (2) copies of the transmission electron microscopy (TEM) laboratory report for the air samples analyzed.

All samples were collected and analyzed in accordance with 40 CFR 763, Appendix A (AHERA) protocol. Analysis by TEM allows for the examination of the smallest fibers and the ability to differentiate asbestos from non-asbestos fibers.

Analysis indicated that no asbestos was detected with the exception of sample #849 which was collected in the basement boiler room, which had one structure detected. As a result, no samples indicated airborne asbestos concentrations greater than 0.005 structures per milliliter of air, which was the criterion level established in ESE's proposal. As such, no further testing or analysis is required at this time.

ESE recommends that the City of Naperville continue to manage the asbestos-containing materials in Old Nichols Library and perform periodic air quality monitoring on a triannual basis.

ESE appreciates the opportunity to provide the City of Naperville with asbestos consulting services. Please do not hesitate to contact me should you have any questions.

Sincerely,

ENVIRONMENTAL SCIENCE & ENGINEERING, INC.

T. Rodman Harvey
Manager, Asbestos Services

TRH/tmc
91022205.TRH\591-6003

5440 North Cumberland Avenue, Suite 111 Chicago, IL 60656 Phone (312) 693-6030 Fax (312) 693-6039
Formerly known as Randolph & Associates, Inc.

ATTACHMENT 4

Exhibit D

A COPY OF THE B-5 COMMERCIAL SERVICE DISTRICT AND B-4 CENTRAL BUSINESS DISTRICT PORTIONS OF THE NAPERVILLE ZONING ORDINANCE

EXHIBIT D

CHAPTER 7

BUSINESS DISTRICTS

ARTICLE E. B5 COMMERCIAL SERVICE DISTRICT

SECTION:

6-7E-1: **INTENT:** It is the intent of this B5 District to accommodate those commercial activities which may be incompatible with the predominantly retail uses permitted in the B4 District, but are required to service the central retail core as well as provide for the expansion of the Central Business District. (Ord. 80-5, 1-21-80)

6-7E-2: **PERMITTED USES:** No building, structure, or parcel of land shall be used and no building or structure shall be erected, altered, or enlarged which is arranged, intended, or designed for other than one of the following uses:

1. Any permitted use in the B4 District.
2. Animal hospitals.
3. Automobile service stations, repair facilities and car washes when used in conjunction with the automobile service station.
4. Building and related trades, including, but not limited to, carpenter shops, air conditioning, plumbing and heating shops, wallpaper and hanging shops, furniture upholstering, and paint shops.
5. Clinics – medical and dental.
6. Clubs and lodges.
7. Hotels.
8. Parks, playgrounds, and forest preserves.
9. Undertaking establishments and funeral parlors.

10. Other uses which are of the same general character as the above permitted uses, as determined by the Zoning Administrator, but specifically prohibiting those uses which are permitted in the OC&I District. (Ord. 90-211, 10-2-90)

6-7E-3: **CONDITIONAL USES:** The following conditional uses may be permitted in specific situations in accordance with the procedures outlined in Section 6-3-8 and Chapter 4 of this Title, as appropriate:

1. Any conditional uses in the B4 District except those that are now permitted uses in the B5 District. (Ord. 80-5, 1-21-80)

2. Amusement establishments, including, but not limited to, bowling alleys, pool halls, dance halls, electronic game rooms, mechanical amusement arcades, and skating rinks. (Ord. 82-~~44~~, 5-3-82)

3. Floor area ratio premiums as specified in Section 6-7E-8 of this Article.

4. Manufacture, warehousing, processing, storage and delivery of ice cream, candy, and related products. (Ord. 80-5, 1-21-80)

5. Physical culture and health services, gymnasiums and reducing salons. (Ord. 84-18, 1-23-84)

6-7E-4: **REQUIRED CONDITIONS:** The following conditions shall be required:

1. Dwelling units shall not be permitted below the second floor of any building or structure. (Ord. 80-5, 1-21-80)

2. All business, servicing, or processing, except for off-street parking or loading, shall be conducted within completely enclosed buildings. Normal services and sales offered at automobile service stations and eating and drinking establishments are excluded from this provision. The City Council may waive this provision by designating certain days on which business establishments may conduct their businesses outside the building or structure. Provided, however, that the sale and storage of seasonal merchandise at retail shall be permitted in accordance with the provisions of Section 6-2-23 of this Title. (Ord. 80-5, 1-21-80; amd. Ord. 88-115, 6-6-88)

3. All outside storage areas of goods, materials and products shall be screened in accordance with Section 5-10-3.6 of this Code. Lighting of the facility shall be directed away from surrounding properties. Provided, however, that the sale and storage of seasonal merchandise at retail shall be permitted in accordance with the provisions of Section 6-2-23 of this Title. (Ord. 93-14, 1-19-93)

4. Processes and equipment employed within the B5 District shall comply with the applicable provisions of Chapter 8, Article D of this Title.

6-7E-5: **AREA REQUIREMENTS:** There are no area requirements in the B5 District.

6-7E-6: **LOT WIDTH REQUIREMENTS:** There are no lot width requirements in the B5 District.

6-7E-7: **YARD REQUIREMENTS:** The minimum yards required in the B5 District shall be as follows:

Front yard	5 feet
Corner side yard	5 feet
Interior side yard	none
Rear yard	- none if the rear lot line abuts property located in a business or industrial district - 15 feet if the rear lot line of the B5 District coincides with a side or rear lot line of property located in the R1A, E1, E2, or AG District - 12 feet if the rear lot line of the B5 District coincides with a side or rear lot line of property located in the R1B, R2, R3, R4, or R5 District

6-7E-8: **HEIGHT LIMITATIONS/BULK REGULATIONS:** The maximum floor area ratio for all buildings and structures in the B5 District shall be 2.5. However, for those buildings or structures that provide special design improvements and that are in conformance with the adopted official detailed plans for the central area, a floor area ratio premium may be granted as a conditional use by the City Council and shall comply with the provisions of Section 6-3-8 of this Title. This premium may be added to the basic floor area ratio in accordance with the following:

1. A premium of five-tenths (0.5) may be added to the basic floor area ratio for those buildings and structures that provided "interior galleria" which includes the provisions of an indoor space with pedestrian amenities such as special paving, landscaping, sitting and display area.

2. On any lot, a building or structure which is set back from one or more lot lines to form an open plaza, may qualify for a floor area ratio premium. This premium shall be equal to two (2) times the open area of the lot at ground level divided by the gross lot area and may be added to the basic floor area ratio. Such open area, in order to qualify, shall extend from ground level directly to the sky and extend between exterior building walls and lot lines for a distance of at least fifteen feet (15'). The open space plaza must also be suitably paved and landscaped.

3. A premium of three-tenths (0.3) may be added to the basic floor area ratio for those buildings or structures that provide an interior block arcade involving the provision of public walkways across or through blocks.

4. A premium of two-tenths (0.2) may be added to the basic floor area ratio for those buildings or structures that provide special rear yard improvements which include the provision of suitably landscaped walkways. (Ord. 80-5, 1-21-80)

CHAPTER 7

BUSINESS DISTRICTS

ARTICLE D. B4 CENTRAL BUSINESS DISTRICT

SECTION:

6-7D-1: **INTENT:** It is the intent of this B4 District to accommodate the retail, service, and office uses which are characteristic of the major retail area of the City, that is the central core of the Central Business District. This central core is intended to contain intensive retail business activities.

6-7D-2: **PERMITTED USES:** No building, structure, or parcel of land shall be used and no building or structure shall be erected, altered, or enlarged which is arranged, intended, or designed for other than one of the following uses:

1. Civic buildings.
2. Dwelling units.
3. Eating and drinking establishments.
4. General retail.
5. Offices – business or professional; medical or dental.
6. Photography studios, including the developing of film and pictures when conducted as part of the retail business on the premises.
7. Printing, publishing, blueprinting and photostating establishments.
8. Radio and television stations and studios. (Ord. 80-5, 1-21-80)

9. Services, including, but not limited to, barber shops, beauty shops, laundries, clothes cleaning and laundry pickup stations, shoe repair, tailor shops, banks and financial institutions, including drive-in facilities, appliance repair shops, electricians' shops, and similar stores or shops for conduct of a service. (Ord. 89-54, 3-20-89)

10. Theaters – indoor.

11. Other uses which are of the same general character as the above permitted uses, as determined by the Zoning Administrator, but specifically prohibiting those uses which are first permitted in the B5 District. (Ord. 80-5, 1-21-80)

6-7D-3: **CONDITIONAL USES:** The following conditional uses may be permitted in specific situations in accordance with the procedures outlined in Section 6-3-8 and Chapter 4 of this Title, as appropriate:

1. Community centers.

2. Cultural institutions.

3. Farmers' markets.

4. Floor area ratio premiums as specified in Section 6-7D-8 of this Article.

5. Parking lots and garages as a principal use.

6. Physical culture and health services, gymnasiums and reducing salons.

7. Planned unit developments.

8. Public and private utility facilities. (Ord. 90-211, 10-2-90)

9. Antenna towers in excess of sixty feet (60') in height as measured under Section 6-2-22.4.2. (Ord. 91-151, 8-20-91)

6-7D-4: **REQUIRED CONDITIONS:** The following conditions shall be required:

1. Dwelling units shall not be permitted below the second floor of any building or structure.

2. Offices shall not be permitted below the second floor of any building or structure.

3. All business establishments shall be retail or service establishments dealing directly with consumers. All goods produced on the premises shall be sold at retail on the premises where produced. (Ord. 80-5, 1-21-80)

4. All business, servicing, or processing, except for off-street parking or loading, shall be conducted within completely enclosed buildings. The normal services and sales offered at eating and drinking establishments are excluded from this provision. The City Council may waive this provision by designating certain days on which business establishments may conduct their businesses outside the building or structure. Provided, however, that the sale and storage of seasonal merchandise at retail shall be permitted in accordance with

the provisions of Section 6-2-23 of this Title. (Ord. 80-5, 1-21-80; amd. Ord. 88-115, 6-6-88)

5. All outside storage areas of goods, materials and products shall be screened in accordance with Section 5-10-3.6 of this Code. Lighting of the facility shall be directed away from surrounding properties. Provided, however, that the sale and storage of seasonal merchandise at retail shall be permitted in accordance with the provisions of Section 6-2-23 of this Title. (Ord. 93-14, 1-19-93)

6. Processes and equipment employed within the B4 District shall comply with the applicable provisions of Chapter 8, Article D of this Title.

6-7D-5: **AREA REQUIREMENTS:** There are no area requirements in the B4 District.

6-7D-6: **LOT WIDTH REQUIREMENTS:** There are no lot width requirements in the B4 District.

6-7D-7: **YARD REQUIREMENTS:** There are no yard requirements in the B4 District.

6-7D-8: **HEIGHT LIMITATIONS/BULK REGULATIONS:** The maximum floor area ratio for all buildings and structures in the B4 District shall be 2.5. However, for those buildings or structures that provide special design improvements that are in conformance with the adopted official detailed plans for the central area, a floor area ratio premium may be granted as a conditional use by the City Council and after public hearing before the Plan Commission in accordance with the provisions of Chapter 4 of this Title. This premium may be added to the basic floor area ratio in accordance with the following:

1. A premium of five-tenths (0.5) may be added to the basic floor area ratio for those buildings or structures that provide "interior galleria" which includes the provisions of an indoor space with pedestrian amenities such as special paving, landscaping, sitting and display area.

2. On any lot, a building or structure which is set back from one or more lot lines to form an open plaza, may qualify for a floor area ratio premium. This premium shall be equal to two (2) times the open area of the lot at ground level divided by the gross lot area and may be added to the basic floor area ratio. Such open area, in order to qualify shall extend from ground level directly to the sky and extend between exterior building walls and lot lines for a distance of at least fifteen feet (15'). The open plaza must also be suitably paved and landscaped.

3. A premium of three-tenths (0.3) may be added to the basic floor area ratio for those buildings and structures that provide an interior block arcade involving the provisions of public walkways across or through blocks.

4. A premium of two-tenths (0.2) may be added to the basic floor area ratio for those buildings and structures that provide special rear yard improvements which include the provisions of suitably landscaped walkways. (Ord. 80-5, 1-21-80)

EXHIBIT J

CITY OF NAPERVILLE
MEMORANDUM

DATE: October 5, 1995

TO: J. Craig Blomquist, Acting Director - DCD

FROM: Jerry A. Dudgeon JAD

SUBJECT: Information on Old Nichol's Library Building - 110 S. Washington

---

Attached are excerpts from the 1981 Historic District Report in which the subject property is referenced, plus copies of the City's zoning ordinance identifying the permitted uses under the B5 and B4 Commercial Districts. The following is a summary of pertinent site data:

Location:	SE Corner of Washington & Van Buren
Address:	110 S. Washington Street
Zoning Classification:	B5 Commercial Service District
Tax I.D. Number:	07-13-424-001 & 07-13-424-002

Please note that while the property is located outside the special Historic Preservation District (Chapter 11 of the Zoning Ordinance/a.k.a. Naperville Historic District), it is within the boundaries of the *Federal Historic District*. Furthermore, the "Significant Structures Map" from page 39 of the 1981 historic District Report, indicates the building is included in the *Illinois Historic Structures Survey*.

Please use this information as you see fit.

JAD
cc: Robert Kallien

REPORT ON

THE HISTORIC DISTRICT

CITY OF NAPERVILLE

MAY, 1981

CITY COUNCIL

The Honorable Chester J. Rybicki, Mayor

James Newkirk
Joseph Nocco
Joseph Phelan
Margaret Price

OFFICE OF THE CITY MANAGER

George D. Smith, City Manager

DEPARTMENT OF COMMUNITY DEVELOPMENT

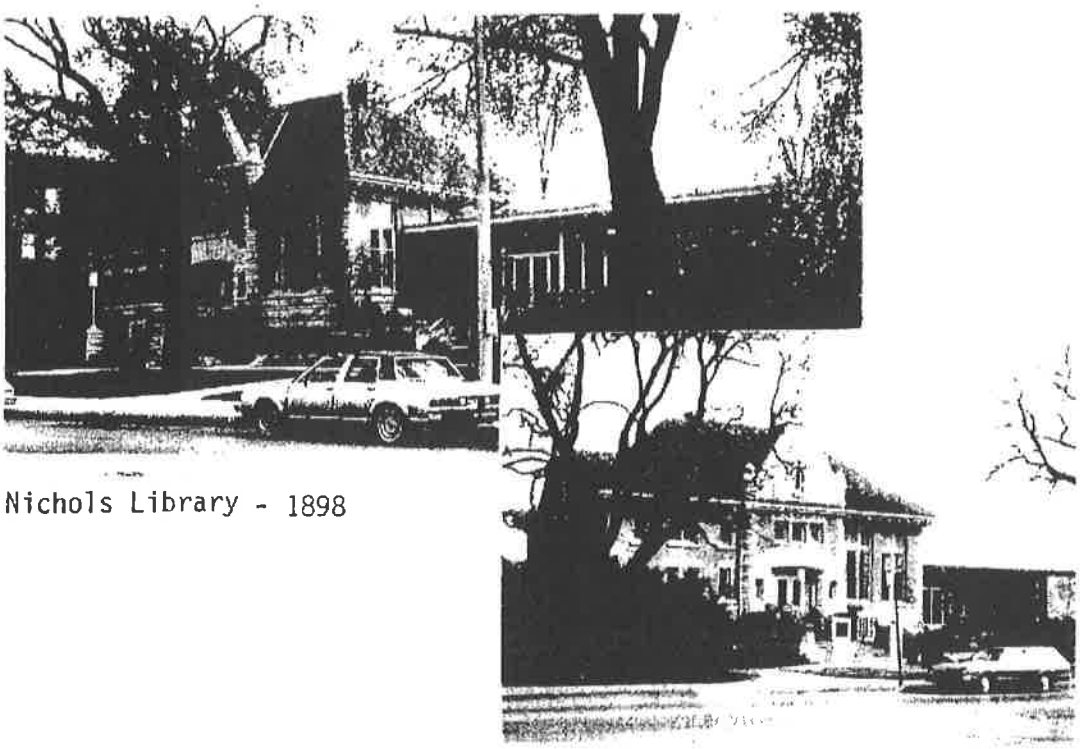
Walter S. Newman, Director

Richardson Romanesque

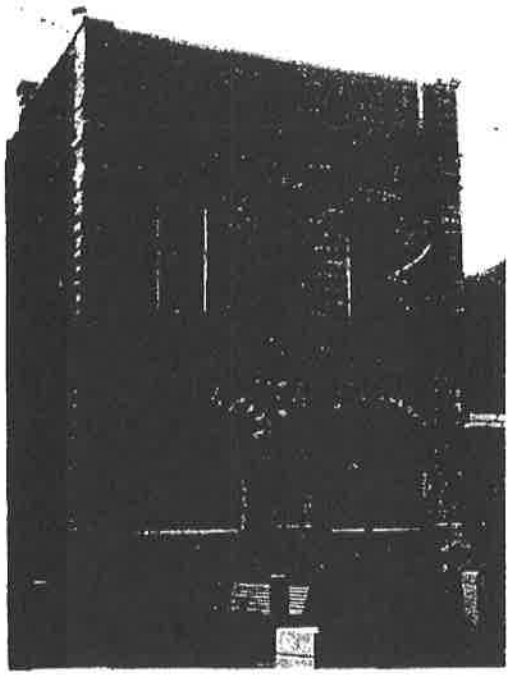
The great public enthusiasm for the Queen Anne house swept away both the Gothic and Italianate styles; its only competitor was the Richardson Romanesque style, which was usually built of stone and therefore was out of reach of most home builders.

H. H. Richardson (1828-1886) was a very influencial and progressive American architect who evolved a style of his own, the overall effect of which depended on mass, volume and scale, rather than on enriched or decorative detailing. His buildings are weighty and massive, and this was attained by placing the windows deep into the walls so as to get deep shadows, using broad roof planes, Roman-type arches, rough-faced masonry, pyramidial type roofs, and round or polygonal projecting bays with castle-like parapets. Usually a very large arched entry was featured without columns or piers for support; if towers or chimneys were present, they were squat so as not to detract from the solid shape of the building.

In our Historic District we have two very pleasant examples of this style: the Nichols Library on Washington Street, built in 1898, and the old City Hall on Jefferson Street, built in 1889 for a bank and renovated later for Municipal purposes.



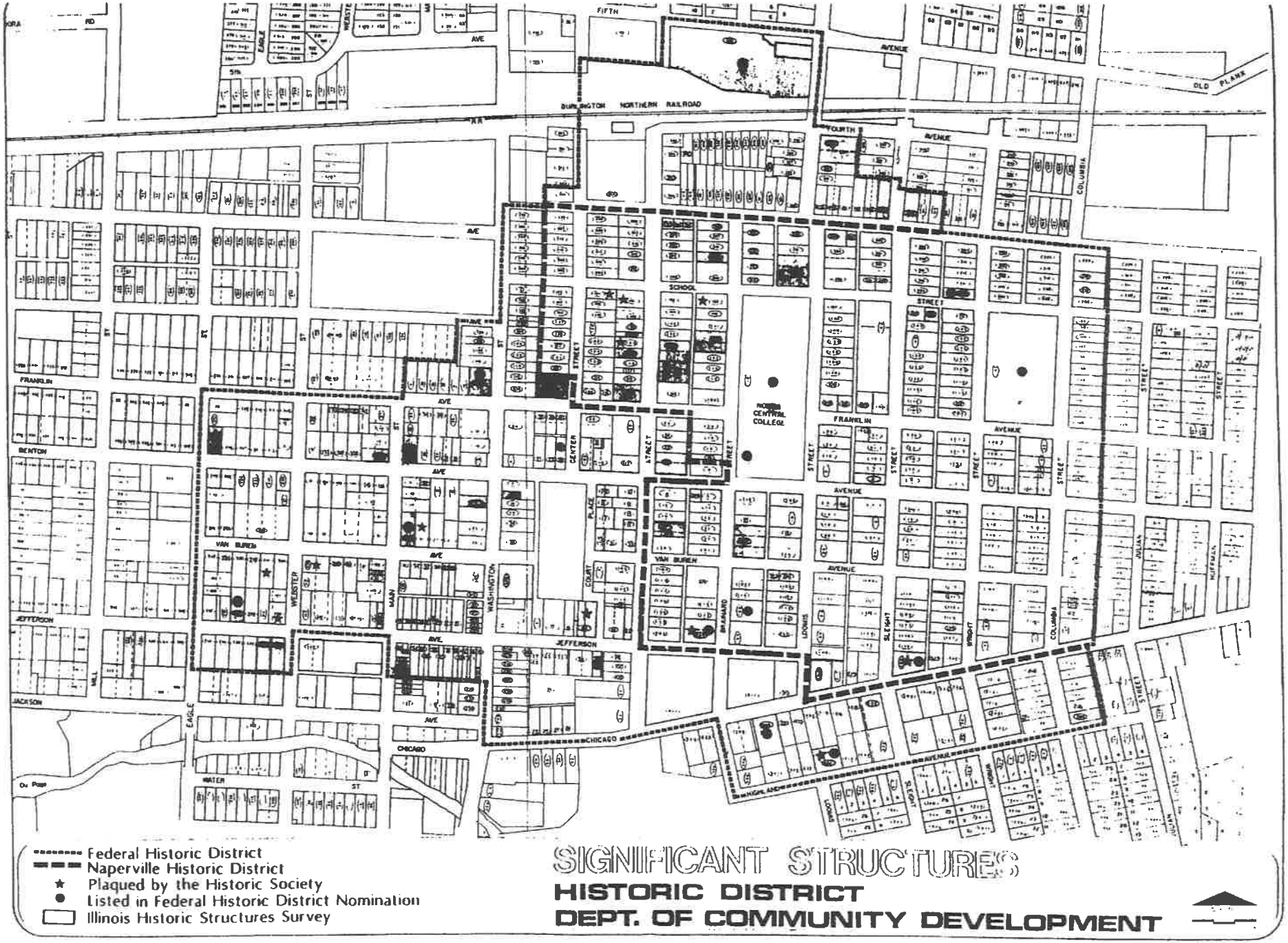
Nichols Library - 1898

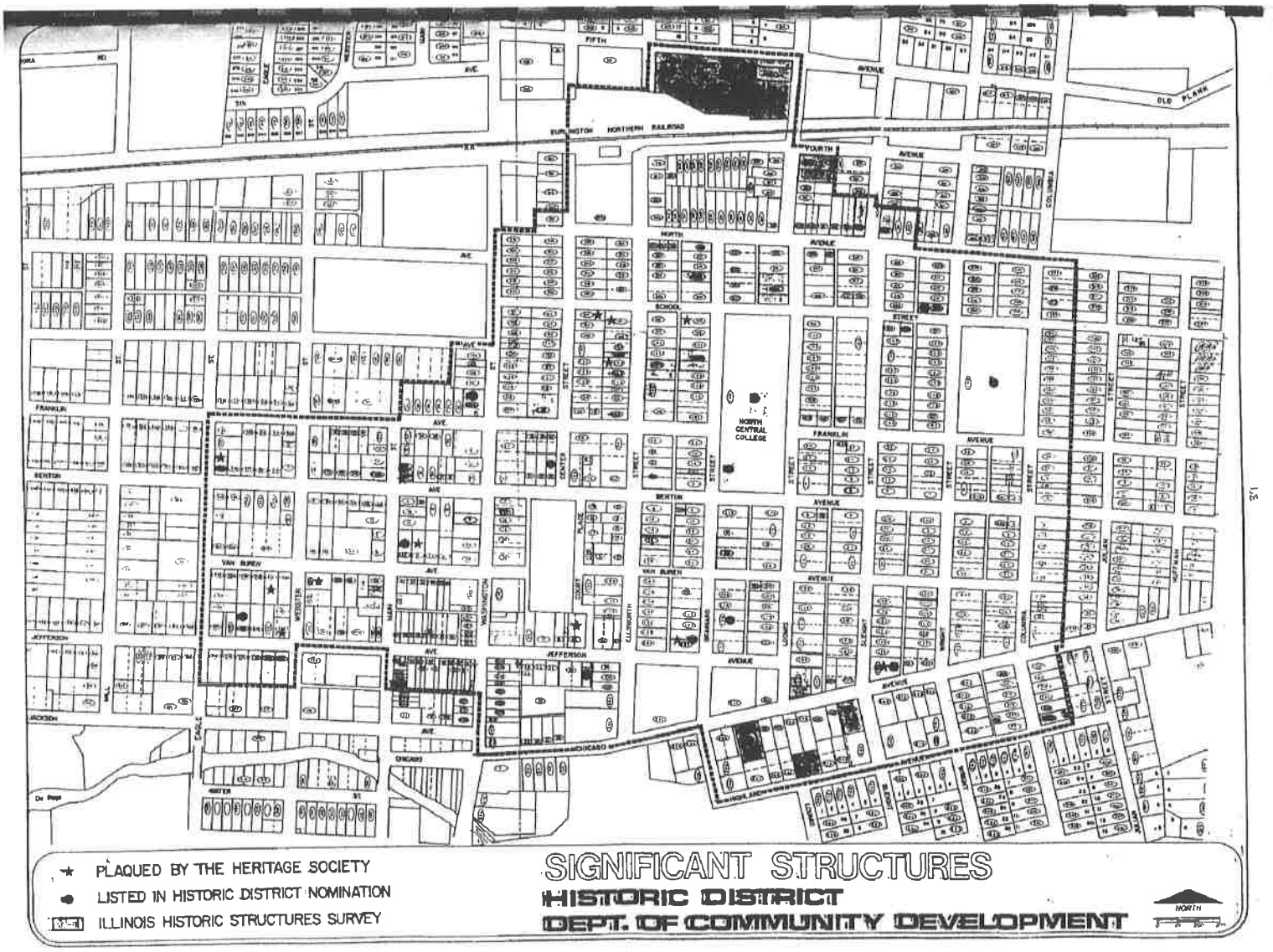


Old City Hall - built
originally for a bank - 1889

ATTACHMENT 4

ATTACHMENT 4




PLAQUED BY THE HERITAGE SOCIETY
LISTED IN HISTORIC DISTRICT NOMINATION
ILLINOIS HISTORIC STRUCTURES SURVEY
SIGNIFICANT STRUCTURES
HISTORIC DISTRICT
DEPT. OF COMMUNITY DEVELOPMENT
NORTH
NORTH CENTRAL COLLEGE
FIFTH
YOURTH
AVENUE
STREET
FRANKLIN
BENTON
VAN BUREN
JEFFERSON
JACKSON
CHICAGO
EAGLE
OLD PLANK

C

CITY OF NAPERVILLE
MEMORANDUM

DATE: November 3, 1994

TO: Ned Becker

FROM: Peggy Halik PH

SUBJECT: 110 SOUTH WASHINGTON CAPITAL IMPROVEMENT COSTS

The City is currently leasing space to three community groups in the Old Nichols Library, located at 110 South Washington Street. The lease agreements, which expired on September 30, 1994, were renewed by the City Council at their September 20, 1994 meeting. At that time, Council expressed some concern about the cost of capital improvements at the building. The leases have been renewed on a month-to-month basis in the event that the City chooses to cease ownership. They requested that a workshop be scheduled to discuss the building and cost implications associated with capital improvements. That workshop will be held Wednesday, November 9, 1994 at 7:30 p.m. A brief description of costs are described in this memorandum.

The current lease agreement provides for the City to recover all costs associated with the maintenance of the building. However, the City also incurs costs related to capital repair work conducted in and around the building. To date the City has replaced a compressor, installed a cooling tower ($22,000), replaced the roof, repaired the sidewalk, replaced the concrete driveway apron, installed a concrete patio, and performed glass and soffit repair. The approximate cost of this work is approximately $40,000.

The items which are of the greatest concern and the greatest cost include: bringing the building up to current fire codes, asbestos abatement, and making the building accessible under the Americans with Disabilities Act (ADA).

The attached memorandum from Joe DelPrincipe outlines the repair work and the associated costs we anticipate in upcoming years. Many of the items do not indicate an overall project cost because of the difficulty in estimating that cost. Rather it provides a cost per square foot. The total estimate, excluding ADA upgrades, repair/replacement of concrete steps and railing, electrical panel upgrade, and general re-decorating, is $446,000. It should be noted that the costs provided are estimates only and have not been confirmed by a contractor.

The current lease agreements do not provide for the recovery of capital expenses. As this building continues to age, it is expected that the amount and cost of repair work will escalate dramatically. It will become increasingly more important to determine whether or not the City wishes to continue to absorb these capital costs.

If you have any questions, please contact me at 420-6708.

ORIGINAL NICHOLS LIBRARY

Building Evaluation / Facility Condition Assessment

Prepared and Respectfully Submitted by:

Kluber Architects + Engineers
10 S Shumway Ave.
Batavia, Illinois 60510

July 14, 2017

Kluber
Architects + Engineers

www.kluberinc.com

July 14, 2017

Dwight Avram
President
Avram Builders, LLC
1255 Bond Street, Suite 111
Naperville, IL 60563

Re: Building Evaluation – Original Nichols Library
Kluber Project No. 16-377-1091

Dear Mr. Avram:

The professionals at Kluber enjoyed the opportunity to work with the Avram Builders on the development of this Building Evaluation / Facility Condition Assessment report. Our professional team that assessed the facility was comprised of an architect, structural engineer, mechanical/plumbing engineer and electrical engineer all of which are licensed in the State of Illinois. The attached document is comprised of the following information:

- The Introduction sheet describes our approach to the assessment of the facility, defines the assessment criteria we typically use, and provides an executive summary of our findings.
- The Current State Assessment narrative describing, in general, the state of the subject facility and summarizing issues that were reported and/or observed during the Assessment of the facility.
- Photographs which highlight areas that were observed along with descriptions of the various conditions were included within the body of the Current State Assessment.

Our goal is that this document will assist the Avram Builders and others that have a vested interest in the Project to gather an understanding of the unsatisfactory and poor condition of the original Nichols Library facility. As always, if you have any questions regarding this document, please contact us.

Sincerely,

Jeffrey M. Bruns, SE, LEED AP
Project Manager
Kluber Architects + Engineers

INTRODUCTION & EXECUTIVE SUMMARY

This report documents the research performed in conjunction with a visual, non-destructive, cursory survey of the architectural components and engineered systems of original Nichols Library facility in Naperville, Illinois. The removal of walls, finishes or other construction, the moving of furniture or appliances and the testing or operation of equipment were not performed as a part of this survey. This report describes the physical condition of the properties and building structure with respect to their current use and occupancy. The report does not make recommendations as to the fitness or suitability of the property or structures for any other purposes or uses other than their current use. The report does not include a code review of the existing building. Based on the age of the facility and current codes, the facility is likely not up to date with current codes/standards and would require significant architectural and engineering improvements.

Facility assessment reports prepared by Kluber Architects + Engineers ("Kluber") describe the physical condition and characteristics of building components and systems by use of the following terms:

Excellent: The component/system appears to be in new or restored to like new condition, is fully functional and/or it appears to require no maintenance to improve or sustain its condition.

Good: The component/system appears to have more than five (5) years of useful life remaining, is fully functional with normal wear, requires no immediate maintenance, but may require some maintenance to improve or maintain its condition.

Poor: The component/system appears to have less than five (5) years of useful life remaining, is not fully functional and/or has excessive wear, and requires maintenance, to improve its condition.

Unsatisfactory: The component/system has failed, is non-functional, damaged, worn out or otherwise beyond its span of useful life. Repair or replacement is required to restore this component/system to useful function.

The following section highlights our team's observations about the current state of existing Nichols Library facility. The assessments were conducted on June 30, 2017.

In general, we found a large portion of the facility and its systems to be in Poor to Unsatisfactory condition overall. Specific deficiencies and components and systems that were observed to be in Poor to Unsatisfactory condition are noted in this report. It is our professional opinion, that the costs to upgrade the facility to current codes and standards, and allow the building to be used in a useful way would be a very costly endeavor. The attached Facility Condition Summary identifies the overall condition of the various systems of the building.

Kluber
Architects + Engineers

ORIGINAL NICHOLS LIBRARY

BUILDING INFORMATION SUMMARY

Building Name: Nichols Library
Building Address: 110 S. Washington Street
City, Zip: Naperville, IL
Year Built: 1898 & 1961 No. of Floors: 2.5
Building Area (Gross Square Footage; All Floors Combined): Not measured

Building Engineering Contact Person:
Name: Not Applicable
Cell Phone #: Not Applicable
Email Address: Not Applicable

Addition Year(s) and Description of Addition(s):
1961 addition on the south side of the original building

Remodeling Year(s) and Description of Remodeling Work:
Currently facility is occupied by Truth Lutheran Church who has remodeled the facility over the past 20 years.

Description of any Known Current Issues:
Significant water infiltration, mold growth, basement flooding, outdated mechanical and electrical systems. No fire sprinkler system. Roofing systems are poor. Structural concerns with existing roof.

Description of Historical Issues (include dates where possible description of resolution/remediation, if any):
Facility has historical significance to the area and Naper Settlement.

FACILITY CONDITION SUMMARY

	BUILDING ELEMENT	UNSATISFACTORY (Immediate)	POOR (Years 1-5)	GOOD (Years 6-10)	EXCELLENT (Years 6-10)
A10	FOUNDATIONS		X (1)		
A20	BASEMENTS	X (1)			
B10	SUPERSTRUCTURE		X (2)		
B20	EXTERIOR WALLS		GARDEN WALLS (3)	X (3)	
B40	ROOFING		X		
C10	INTERIOR CONSTRUCTION	BASEMENT (5)		FIRST/SECOND	
C20	INTERIOR STAIRS	X (CODE COMPLAINANCE ISSUES)			
C30	INTERIOR FINISHES		X		
D10	CONVEYING	NO PASSENGER ELEVATOR (4)			
D20	PLUMBING		X (10)		
D30	HVAC	X (9)	X (9)		
D40	FIRE PROTECTION	NOT PRESENT (6)			
D50	ELECTRICAL	X (8)	X (7)		
F10	SPECIAL CONSTRUCTION	NOT APPLICABLE TO THIS FACILITY			
G20	SITE IMPROVEMENTS	NOT REVIEWED			

Notes:
(1) water infiltration issues
(2) roof framing
(3) garden walls that flanks stairs are poor, the masonry on building in good condition
(4) the amount of renovation work would likely require an elevator to be added
(5) extensive mold and water damage
(6) would require new water service if sprinkler system added
(7) metering equipment, distribution panel needing replacement based on age, unsuitable emergency power, poor and inefficient lighting, poor exit lighting
(8) fire alarm system lacks visual notification devices, system replacement needed based on increases needed
(9) corrosion, mold and asbestos present
(10) fixtures not current to code or ADA, galvanized piping, water heater near end of life, no floor drains

CURRENT STATE ASSESSMENT

Former Nichols Library Building, Naperville, Illinois

The following highlights our team's observations about the current state of the former Nichols Library building located in Naperville, Illinois. The assessment was conducted on June 30, 2017.

Foundations: Foundations are stone masonry type at the original library building and cast-in-place concrete at the south addition location. The stone foundations are showing signs of deterioration and water seepage at the original library structure and are in an unsatisfactory condition. Water seepage at stone foundation walls was evident at the basement level in numerous locations and flooding issues have occurred in the past based on comments made from the current user of the facility. Stone foundation walls are difficult to waterproof and typically if measures of waterproofing are attempted, they perform marginally at best.

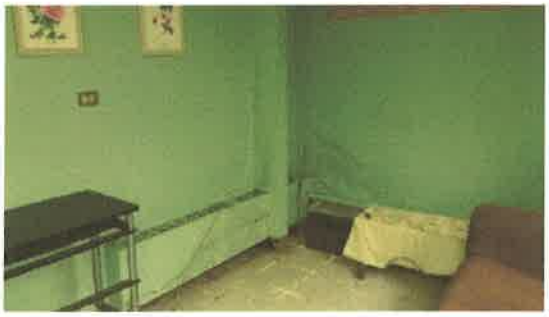
Some evidence of water damage was also noted at the south and east basement areas of the newer addition as demonstrated in the above photo.

Drywall surfaces are water damaged and several areas suggest that the basement may have flooded several times.

Due to water seepage, mold growth is present in the north and south basement areas. The more notable mold growth is in the north basement area of the original library structure where stone foundation systems were utilized.

Upon traversing down the stairway to the basement, a moldy smell was quite evident. Mold growth can be found on numerous surfaces and some "black mold" was also visible. The full basement area should have environmental testing performed immediately. The mold growth was so extensive that the basement area and possibly the building structure itself may need to be quarantined until a full mold remediation and basement reconstruction can be performed. Several examples of the extensive mold is shown in the photos on the following page.



It is likely that the exterior side of the stone basement foundation walls have little-to-no waterproofing systems installed. This is not an uncommon installation for structures of this age. Modern-day basement systems utilize perimeter waterproofing systems connected into a footing tile that directs water to a sump pump basin. The sump pump basin then discharges water away from the building via an on-grade discharge pipe or with a direct tie into the local storm water sewer system.

Water penetration is also evident at the south and east basement areas of the newer addition. The east basement is located adjacent to "area wells" that are rather damp and appear to have non-functioning drainage systems. The area wells are filled with leaf debris and the leaves appear to be clogging the drainage systems. It is assumed that the drainage systems in the area wells tie into the perimeter footing tile for the addition area. The area well drains do not appear active and are likely faulty.

In this same location, it appears that someone elected to install "skylight like" structures over the area well to reduce the amount of water the areas wells were receiving. These structures appear to be doing little to retard water to the area wells and are in poor condition. In fact, the structures limit natural ventilation that would allow the area wells to

dry out. The structures should be fully removed when new foundation waterproofing and drainage systems are installed and when water can be drained out of the area wells.



Several of the exterior downspouts at the perimeter of the building are no longer tied into the underground drainage piping as shown in the attached photos. This further suggests that the underground storm water removal systems are likely faulty and in an unacceptable condition. To remedy this, the perimeter of the building will need to be excavated to install foundation waterproofing systems with new footing tiles connected to a new sump pump system or with a direct discharge to the City of Naperville storm water sewer system. Due to multiple basement levels and outside stairway access points, an interior waterproofing solution is not recommended.

Exterior perimeter excavation will require the full removal and replacement of all foundation plantings to get the new waterproofing and drainage systems installed. This will be a rather costly expense due to the limited access points available at the building perimeter because of several architectural features such as area wells, exterior stairway structures, etc.

Exterior Staircases: Exterior concrete staircases at the west elevation of the original library structure and at the west façade of the south addition building are in need of repairs. Masonry and concrete surfaces have both spalled. The concrete surfaces at the south addition staircase cracked loose at the aluminum framing system as shown in the photo at the right. The concrete walk / stair at this location will need to be replaced. The railings at this location are not code-compliant and shall be replaced when the sidewalk is replaced.

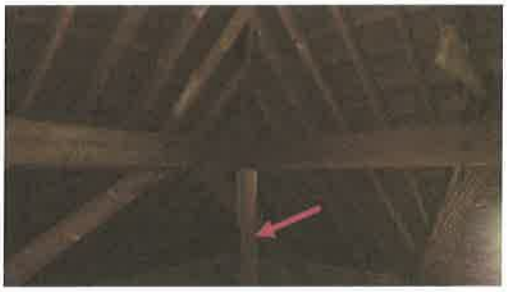
The stairway sidewalk joint at the south addition doorway has failed and shall be replaced with a self-leveling sealant joint. This is needed to retard moisture penetration into the basement area. Please refer to the photo at the left.

The south entrance stairway that leads to the basement area has a lower concrete stair tread that needs to be replaced. The railing at this stair does not comply with modern day building codes and shall be replaced at the time the stairway is repaired.

The west entrance stairway has masonry walls that flank the stairs. The northern wall has undergone deterioration as seen with the large open joints between the stone masonry. These open joints allow water to infiltrate into the masonry and further cause the deterioration.

Superstructure: The first and partial second floors are framed using traditional wood framing. The framing consists of 2x joists spaced typically 16" o.c. supporting 1x wood decking. The joists span to the load-bearing perimeter masonry walls and internal steel beams. No evidence was found that suggested that structural issues are present for the wood framed floors.

The roof structure is also comprised of traditional stick built framing supporting wood decking. It appears that structural issues were present at one point based on what appears to be random vertical post members and diagonal bracing that has been installed. These posts bear on the joists below (ceiling of the space below). These bearing locations imposed loadings to the ceiling framing which do not appear to have been designed for these additional roof loads. A re-engineering and reinforcement of the framing system would be required to adequately support the roof structure to conform to traditional engineering standards. See the photos below.



Building Envelope

Roofing systems: Roofing systems consist of built up roofing at the south addition area and 3-tab asphalt shingles at the original library structure. The asphalt shingles at the original library area are beyond their useful life.

Significant cupping of the shingles at the south roof face was noted. Cupping of roof shingles is usually a sign of poor attic ventilation. Soffit and attic venting was found to be insufficient.

Some remedial roof repairs have been performed at the valley areas of the library structure. Several valleys on the library structure were repaired approximately two feet on each side of the valleys likely due to water infiltration or ice damming. See photo at the right.

The east roof dormer appears to be water damaged. Some evidence of water infiltration was noted at the attic area near this roof dormer. The roof dormer should be reconstructed or removed at the time the roof is replaced. This shall include new framing, sheathing and a new window system. The dormer shall be fully insulated to comply with modern day energy codes. See photo below.

The flat roof areas of the south addition also appear to be leaking. At the south elevation, the galvanized round discharge downspout at the three-foot overhang appears to be leaking at the roof drain location. This is evidenced from the ground by the damaged and moldy soffit sheathing and peeling paint. Several other galvanized round downspouts were also noted to have rusted through at elbow locations.

Several locations of perimeter gravel-stop counterflashing appear to have been damaged. This is likely the result of tree limb damage hitting the edges of the roof. Locations of concern are at the south and east elevations of the south addition area. The gravel stop shall be replaced at the time the roof is replaced.

The flat roof area is nearing the end of its useful life and shall be replaced within 1-3 years. At the time of replacement, the roof will need to be brought up to modern day energy codes. This will likely result in additional roofing insulation being needed in addition to a vapor barrier at the roof deck location.

All existing gutters and downspouts should be replaced at all roof locations at the time the roof replacement is performed. Several have deteriorated, cracked, and are leaking or are damaged from storm debris. All metal roof drip, gravel stop and rake board edging shall also be replaced at both roof surfaces at the time of full roof replacement.

During our observation, it was observed that small animals (squirrels and chipmunks) were seen entering the structure through holes in the soffits and facias.

Exterior Walls: The exterior walls of the former library building are primarily buff colored brick masonry, stone masonry and include limestone accent elements at select locations. The brick masonry is in good condition for a building this age with localized areas of brick needing repairs. Several areas of the building require tuck-pointing services be performed to maintain the integrity of the structure. It shall be noted that the head joints between bricks are very tight and tuck-pointing those areas will be a challenge but is essential to maintain a watertight building.

The stone masonry at the library structure is showing signs of deterioration. At the west elevation near the former building entranceway, the stairway walls are beginning to spall from moisture penetration into the wall surface. The spalled masonry is likely from the penetration of water through the limestone wall cap at open joints as shown in the photo on the right. The caps shall be removed to allow access to replace the spalled stone masonry wall elements. After stone replacement, the existing limestone caps shall either be re-installed (copings intact) or be replaced (where cracked). The underside of the limestone copings shall be replaced with metal counterflashing under the caps to divert water away from the top of the wall at the time of stone wall repairs.

Several cut stone window sills at the former library structure are beginning to crack on the top and face of the stone units. This will allow water infiltration to penetrate the unit and spall it over time due to freeze / thaw cycles. The spalled window sills shall be replaced at the spalled locations.

The modular brick at the south addition is in good to fair condition. Some minor masonry spalling and limestone damage was noted at the southwest corner of the building at the garden wall location.

Excessive vine growth is present at the west and southwest elevations which is keeping the masonry wall damp due to limited sunlight reaching the face of the masonry to dry out the masonry surfaces.

Vines connect to the existing structure with tentacle-like root systems that have been noted to damage mortar joints and create water infiltration issues. For this reason, the vines shall be entirely removed to prevent damage to the masonry and mortar joints. After vine removal, a more accurate assessment of the masonry wall surfaces shall be conducted to determine if any re-pointing is needed.

Exterior Soffits: The exterior soffits of both structures are primarily wood framed and in poor condition. Water damage was noted primarily near roof valley areas and at flat roof drain discharge areas at the south addition overhang location as shown in the photo to the right.

It would appear that rafter framing may also be water damaged at these locations upon review from the ground.

At the time of soffit removal and repair, any water damaged rafters shall be "sistered" with new rafter materials to match existing rafter size and then the wood soffits shall be replaced. At the time of soffit replacement, additional soffit ventilation shall be installed to increase attic ventilation as none currently exists at the former library structure.

Soffit replacement (bead board) will be challenging at the original library structure due to the complex "bracket" and "ornamentation" that was added to these soffit areas. Care will need to be made to save as many original brackets for restoration and re-installation as possible. Any water damaged brackets beyond serviceable repair will need to be re-fabricated to match the existing brackets. This will likely result in increased repair and replacement costs due to the type of restoration and re-fabrication needed.

Soffit repairs around the entire building will need to be removed and replaced. Soffit framing at the south building addition will be likely at the locations of the current vine materials.

Window/Door Systems: Perimeter door systems consist of wood, aluminum and steel installations. Aluminum door systems in aluminum framing are installed at the south addition main entrance at the west façade of the building. The door system is in good condition. The hardware in this location is in poor condition. The door closers have failed and require replacement. Perimeter sealant systems at this location need to be removed and replaced.

Wood doors in wood frames are installed at the west façade of the former library building. These doors are in unacceptable condition and shall be replaced. Note that daylight can be seen at the lower section of the doorway and the base of the door is water-stained and rotten. See the photo at the right.

At the south addition; east area well, hollow metal doors in hollow metal frames have been installed and are in unsatisfactory condition. These doorways are severely rusted and need to be fully replaced. The face of the door is rusted through and you can see daylight through the door from the interior side of the doorway. Also note all the tree debris in the area well that will not allow any water to drain in the event of a rain storm. The area well was very wet and damp in this location.

An interior view of this same doorway can be seen in the photo at the right. The doorway is severely rusted and cannot be repaired. This opening should be fully replaced.

The exterior doorway at the south façade of the south addition is wood clad in a hollow metal door frame. The bottom of the wood door is severely rotted and should be replaced. The door hardware at this opening shall also be replaced when the exit doorway is replaced. See the photo at the left.

Exterior window systems consist of wood, single pane windows, aluminum single pane windows and metal wrapped wood replacement windows with newer insulated sashes. The large windows at the southwest corner of the west façade of the "English Ministry" room appear to have been recently replaced. Exterior wood trim has been wrapped in white break metal and the sashes have been replaced with newer, insulated glazing systems. These window operate freely.

The windows at the balance of the first floor and basement areas of the original library structure are painted wood with single pane glazing that are believed to be from the original structure. The majority of the original windows are in unacceptable condition. Many cannot operate, have broken panes of glass or have had their sash cords removed. Here is a broken unit at the north façade of the building and another showing the cut sash cords.

At the east side of the building on the first floor near the current kitchen and meeting rooms, existing aluminum window systems are aluminum with single glazing. The glazing compounds have all deteriorated and the windows are in poor condition. These windows should be replaced with energy efficient aluminum framing units. A picture of the failed glazing compound is shown below with a picture of cracked glazing at the same opening.

Interior Elements

Interior Floors: Newer ceramic tile floors have been installed at the south addition main lobby area. The flooring in this location is in good condition. The flooring in the balance of the addition consists of combinations of vinyl composition floor tile (VCT), carpeting and sealed concrete surfaces. The lower level VCT flooring is in poor condition. Some tile could be removed by hand likely due to the excessive moisture in the concrete slab or from a flood event. The VCT at the south addition at the lower level shall be replaced in its entirety when the basement mold remediation work is performed.

Carpeted flooring surfaces exist at the former library building in what is now referred to as the "English Ministry". The red roll carpeting is in poor condition with numerous stains noted. Portions of the basement areas below the former library structure are VCT flooring with combinations of ceramic tile at the toilet rooms and raw concrete in utility/storage areas. Note the moisture stains between the tiles at the basement area as shown in the picture.

The floor surfaces were damp to the touch upon review. The flooring surfaces at the basement area should be removed and replaced when mold remediation services are performed and basement reconstruction occurs.

Interior Walls: Walls at the south addition are primarily drywall types that are painted. Drywall adjacent to windows or steam baseboard heaters are exhibiting signs of water infiltration or mold growth. Wall surfaces at the former library building are combinations of drywall and plaster with sections of the basement appearing to be parged plaster over stone foundation systems. All water or moisture damaged drywall or plaster surfacing should be removed and replaced. The extent of drywall / plaster replacement cannot be determined at this time but is expected to be extensive due to the mold and moisture conditions witnessed. A few photos of mold or water damaged walls follow:

Window/Door Systems: Interior door systems are in fair condition. Most door hardware is in need of replacement. Several exterior doors have bad panic devices installed and should be replaced when the exterior doors are being replaced. Several interior door knobs are not functioning. Many do not latch properly or have lock bodies that do not allow the strike bolt to retract back automatically. Here is a picture of a knob where the latch is retracted into the door and stuck. A significant amount of all interior door hardware should be replaced. When replacements are made, the style of the trim shall include levers to make the locksets compliant with current day building code and accessibility requirements.

Several interior wood doors have been water damaged. This primarily occurs at the basement areas. The doors and frames should be replaced when mold remediation occurs.

Interior Stairs: The main staircase at the first floor west of the south addition lobby has non-compliant railing systems installed and walls that have moisture damage. The railing should be replaced with code-compliant railing systems when the basement mold and reconstruction work occurs.

The carpeted interior stairway at the former library area that leads to the second floor level is not code-compliant. Stair risers, handrails and treads do not meet the requirements for modern day staircases. If the building is converted to a public use, this stairway will need to be replaced and brought up to code.

An exit staircase from the south addition basement to the exterior is shown in the photo at the left. Handrails in this staircase are not code-compliant and should be replaced. Handrails should extend to each landing level and should be on both sides of the staircase.

Elevators: There are no elevators in this building that are used by the public. A former book lift exists at the south basement and is of the south addition. The elevator was not functioning upon inspection.

Mechanical Systems

HVAC Systems: The building is heated, cooled and ventilated by two hot water boilers, packaged water chiller/cooling tower and unit ventilators. The water chiller and cooling tower appear to be inoperable. The cooling tower area outside is overgrown with plants and trees.

The unit ventilators are in poor condition with corrosion (especially in the lower level) and parts missing. Additional heating units include cabinet unit heaters and fin tube radiators. These units are also in poor condition. Heating and cooling water is pumped to the terminal units through insulated pipes. The insulation has mold growth along the length of the pipes. The pipe fittings appear to be insulated with asbestos compound. The two boilers are near their median service life. The original building controls were pneumatic. A direct digital controller has been installed, although the extent of the control is unknown. Restroom exhaust fans are also in poor condition.

Plumbing Systems: There are two city water services entering the building. Both water services are metered. The service in the original library has a backflow preventer installed to prevent cross contamination. The second service enters the addition and does not have a backflow preventer installed. The water distributed in the building with insulated, galvanized steel pipes.

The plumbing fixtures are in good condition. Vitreous china plumbing fixtures are installed in the restrooms. These plumbing fixtures operate with manual flush valves, flush tanks and lever handle faucets. The plumbing fixtures do not meet the Illinois Accessibility Code. Stainless steel sinks are installed in the kitchen area. The Illinois Plumbing Code requires automatic safety mixing devices on all public lavatories for temperature control. There are no such devices installed on the building lavatories. There is a water fountain located in the lower level of the addition only. Enameled cast iron service sinks are installed in the janitor closets. The faucets on the service sinks have hose connection without vacuum breakers. Exterior hose bibs do not have vacuum breakers.

The building's domestic hot water is generated by a gas-fired tank type water heater. The water heater is nearing it's median service life. The hot water system does have a hot water recirculation system installed to maintain the hot water temperature in the building.

The building sanitary waste is a gravity system connected to a public sanitary system. The waste and vent pipes are cast iron, galvanized steel and PVC. There is a sump basin and pump installed in both the original building and addition. The basins are not sealed and vented. There are no floor drains installed in the public restrooms.

Fire Protection Systems: The building is not sprinklered. If sprinklers were installed, a new water service would be required to meet the water flow requirements for the system.

Electrical Systems

Electrical Distribution: The main electrical distribution is located in the lower level mechanical room. This premises' electrical system is served by a utility pad-mount transformer located on the northeast corner of the property. Utility metering equipment is located in the lower level mechanical room adjacent to the main electrical distribution.

Main Electrical Service Equipment 1

The metering equipment and main distribution panel should be replaced due to its age and lack of available replacement parts.

Emergency Power: A line side tap and separate emergency panel has been installed. This type of emergency electrical system is no longer recognized as a suitable emergency power source due its lack of separation of service lateral conductors. The emergency panel should also be eliminated due to its condition and lack of dead front construction.

Emergency Electrical Panel Condition 1

Unit equipment is also being utilized for exit and emergency lighting throughout the exit and egress pathways. Exit signage in the original building is in poor condition and does not have an adequate emergency power source. These exit signs should be replaced.

Emergency egress lighting appears to be inadequate in egress locations throughout the facility and new unit equipment should be installed.

Exit Signage Replacement 1

Inadequate Emergency Egress Lighting 1

Lighting: The majority of interior illumination utilizes either F40T12 lamps or F32T8 lamps. The F40T12 lamps are no longer produced nor approved for use in the United States. The original building luminaires are in poor condition and are predominately F40T12 lamps. The original building luminaires should be replaced in their entirety.

Obsolete Interior Luminaires 1

Fire Alarm System: The fire alarm control unit is a Silent Knight 5207 unit. This control unit is a hard-wired eight (8) system with a separate RF wireless transmitter. All eight zones are currently being used to monitor automatic heat detectors and manual pull switches. The building lacks visual notification appliances in areas of the building. Expansion of the visual notification appliance circuits, fire protection system devices, foreseeably duct detection devices and potentially an elevator recall system will require replacement of this system. Automatic (heat) detectors are located selectively throughout the premises and do not provide adequate coverage for the intended areas to be protected.

Weaver Consultants Group

August 9, 2017
WCG Project No. 3572-300-58-01

Mr. Dwight Avram
Avram Builders, Inc.
1255 Bond Street, Suite 111
Naperville, Illinois 60563

RE: Asbestos Containing Material, Lead-Based Paint and Mold Survey
110 South Washington Street
Naperville, Illinois 60540

Dear Mr. Avram:

Weaver Consultants Group North Central, LLC (WCG) was retained by Avram Builders, Inc. to conduct an asbestos containing material (ACM), lead-based paint (LBP) and mold survey at the above referenced address. The inspection was conducted on August 7, 2017 by Mr. Cody McNeely (IDPH 100-10639) and Mr. Jack O'Brien (IDPH 001251) who are licensed by the Illinois Department of Public Health (IDPH) as an Asbestos Building Inspector and Lead Inspector, respectively.

METHODOLOGY AND RESULTS

Asbestos Containing Material Survey

The asbestos survey consisted of a visual inspection of interior and exterior areas of the building to identify accessible suspect asbestos containing materials, collect representative samples from each suspect material, analyze samples for the presence of asbestos and to quantify each confirmed asbestos containing material.

One hundred and eight (108) samples were collected from suspect asbestos containing materials. All bulk samples were collected based on methods described in U.S. Environmental Protection Agency (USEPA) guidelines. The samples were collected and stored in sample bags with a unique sample identification number and a chain of custody (COC) form was signed and dated by the inspector, the delivering representative and the laboratory representative who received the samples.

Samples were submitted to TEM Environmental located in Glen Ellyn, Illinois for analysis under Polarized Light Microscopy (PLM) using EPA Method 600/R-93/116, July 1993 and Transmission Electron Microscopy (TEM) using EPA Method 600/R-93-116. TEM Environmental is accredited under the National Voluntary Laboratory Accreditation Program (NVLAP) established by the National Institute of Standards and Technology (NIST) to conduct bulk PLM and TEM analysis, Lab ID 101202-0.

A list of materials identified and sampled during the inspection is presented in Table I and the laboratory report with chain of custody documentation may be found in Appendix B.

Lead-Based Paint Survey

The lead-based paint survey consisted of visually inspecting painted interior and exterior areas of the building to determine representative paint histories and collecting random but representative samples utilizing an X-ray fluorescence (XRF) spectrum analyzer. The lead-based paint testing was limited to major building components and locations with damaged or peeling paint. Sampling of suspect lead-based paint components and/or surfaces was conducted following the U.S. Department of Housing and Urban Development (HUD) guidelines of June 1995 for single family housing, Chapter 7, Lead Based Paint Inspection, 1997 Revision.

Table II identifies the positive lead painted components and/or surfaces as defined by HUD. See Appendix C for a complete testing log of all XRF measurements collected for this survey.

Mold Survey

A site visit was conducted and a non-destructive visual inspection was performed. Observations were made to determine any signs of apparent visible mold growth, evidence of moisture, staining, rust, or other signs of water infiltration or condensation that might indicate the potential for mold growth, or unusual odors including moldy, musty odors suggestive of mold growth. Our visual inspection only included accessible areas. Concealed interstitial wall cavities or other non-accessible areas were not inspected.

Visual Observations

During the site visit on August 7, 2017 observations were made to determine any signs of apparent visible mold growth associated with the above referenced building. Within the basement of the 1897 building, mold growth was observed on the plaster walls and ceiling (Photo's 1 and 2) and the metal radiator enclosures (Photo 3). In addition, mold growth was observed on the drywall (Photo 4), metal radiator enclosures (Photo 5), metal door frames (Photo 6) and pipe insulation (Photo 7) within the basement of the 1962 building.

Surface Tape Lift Sampling

Surface tape lift samples were collected by pressing approximately two inches of clear type on surfaces with suspect mold growth. The tape was then adhered to a glass microscope slide. Following sample collection, the tape lift samples were delivered along with a chain-of-custody record to EMLab P&K in Naperville, Illinois, for analysis. The surface tape lift samples were analyzed by direct microscopic examination. EMLab P&K is accredited in the Environmental Microbiology Laboratory Accreditation Program (EMLAP) of the American Industrial Hygiene Association (AIHA).

One (1) surface tape lift sample was collected from the basement (Sample ID-CM080717-01). Laboratory results revealed mold spore types *Stachybotrys*, *Cladosporium* and *Penicillium*, with a fungal density of 4+ and 1+, respectively (on a scale of 1+ to 4+, with 4+ denoting the highest numbers). See Appendix D for laboratory report with chain of custody documentation.

CONCLUSIONS AND RECOMMENDATIONS

Based on the survey results, WCG concludes and recommends the following:

Asbestos Containing Material and Lead-Based Paint

- Incorporate the data from this report into future renovation/demolition documents regarding the presence of asbestos containing materials and lead-based paint.
- All future asbestos containing material and/or lead-based paint removal and/or demolition/renovation work shall be conducted by a licensed contractor in accordance with IDPH, IEPA, NESHAPS and OSHA regulations and requirements.
- Conduct project design, project oversight and air monitoring during abatement/mitigation activities including final clearance air sampling when completed.
- Dispose of all asbestos containing materials and lead-based paint in accordance with all applicable local, state and federal regulations.

Mold Impacted Building Materials

- WCG recommends removing all mold impacted materials from the basement under controlled conditions using industry accepted work practices.
- Mold impacted materials should be professionally removed using current industry accepted mold remediation practices that protect the ambient environment and occupants from mold spores. Such practices include isolation and containment of the work area in a negative pressure enclosure with bagging of the contaminated material followed by damp wiping and HEPA vacuuming. Ideally, the remediation project should be designed by an environmental consultant with oversight of the remediation contractor's work practices followed by an independent visual inspection and mold air sampling.

Should you have any questions or comments concerning the survey, please do not hesitate to contact me at 312.806.2235. Thank you again for the opportunity to assist Avram Builders, Inc.

Sincerely,

Weaver Consultants Group North Central, LLC

Cody R. McNeely
Project Manager

APPENDIX A

Table I – Summary of Asbestos Sample Results

Table II – Summary of Positive Lead-Based Paint Locations

Table I – Summary of Asbestos Sample Results
110 South Washington Street
Naperville, Illinois 60540

SAMPLE NUMBER	MATERIAL DESCRIPTION	MATERIAL LOCATION	ESTIMATED QUANTITY	PLM ANALYSIS
CM080717-1,2,3	12”x12” White w/ Brown Floor Tile	Basement – Throughout	NQ	Asbestos Not Detected
CM080717-4,5,6	Mastic Associated with 12”x12” White w/ Brown Floor Tile	Basement – Throughout	NQ	Asbestos Not Detected
CM080717-7,8,9	12”x12” Gray Floor Tile	Basement – Laundry Room	50 SF	Asbestos Not Detected
CM080717-10,11,12	**Mastic Associated with 12”x12” Gray Floor Tile**	**Basement – Laundry Room**	**50 SF**	**1–2% Chrysotile**
CM080717-13,14,15	**9”x9” Brown Mix Floor Tile**	**Stairs to Basement and First Floor Janitor Closet**	**100 SF**	**2–3% Chrysotile**
CM080717-16,17,18	Mastic Associated with 9”x9” Brown Mix Floor Tile	Stairs to Basement and First Floor Janitor Closet	100 SF	Asbestos Not Detected
CM080717-19,20,21	Adhesive Associated with 4” Beige Baseboard	Basement – Throughout	NQ	Asbestos Not Detected
CM080717-22,23,24	2’x4’ Ceiling Tile (Drywall Type)	Basement – Room 12	NQ	Asbestos Not Detected
CM080717-25,26,27	2’x2’ Ceiling Tile (Pinhole & Fissure)	Basement – Room 6	NQ	Asbestos Not Detected
CM080717-28,29,30	**1’x1’ Ceiling Tile (Pinhole & Fissure)**	**First and Second Floor of 1897 Building and Throughout Basement of 1962 Building**	**7,000 SF**	**5–10% Amosite**
CM080717-31,32,33	Adhesive Associated with 1’x1’ Ceiling Tile (Pinhole & Fissure)	First and Second Floor of 1897 Building and Throughout Basement of 1962 Building	NQ	Asbestos Not Detected
CM080717-34.35,36	Drywall Joint Compound	Throughout Building	NQ	Asbestos Not Detected
CM080717-37,38,39	Plaster	Throughout 1897 Building	NQ	Asbestos Not Detected
CM080717-40,41,42	**Fittings Associated with Fiberglass Pipe Insulation**	**Throughout Building**	**100 Fittings**	**5–10% Chrysotile**
CM080717-43,44,45	**9”x9” Floor Tile (Under Carpet)**	**Throughout First Floor of 1897 and 1962 Building and Mezzanine of 1897 Building**	**6,500 SF**	**2–3% Chrysotile**
CM080717-46,47.48	Mastic Associated with 9”x9” Floor Tile (Under Carpet)	Throughout First Floor of 1897 and 1962 Building and Mezzanine of 1897 Building	6,500 SF	Asbestos Not Detected
CM080717-49,50,51	12”x12” Beige w/ Brown Floor Tile	First Floor – Kitchen	NQ	Asbestos Not Detected

Table I – Summary of Asbestos Sample Results
110 South Washington Street
Naperville, Illinois 60540

SAMPLE NUMBER	MATERIAL DESCRIPTION	MATERIAL LOCATION	ESTIMATED QUANTITY	PLM ANALYSIS
CM080717-52,53,54	Mastic Associated with 12"x12" Beige w/ Brown Floor Tile	First Floor – Kitchen	NQ	Asbestos Not Detected
CM080717-55,56,57	Linoleum (Stone Pattern)	First Floor - Washrooms	NQ	Asbestos Not Detected
CM080717-58,59,60	Mastic Associated with Linoleum (Stone Pattern)	First Floor - Washrooms	NQ	Asbestos Not Detected
CM080717-61,62,63	Leveling Compound	First Floor – Room 113 and Main Foyer	NQ	Asbestos Not Detected
CM080717-64,65,66	Felt Paper	First Floor of 1897 Building	NQ	Asbestos Not Detected
CM080717-67,68,69	**2'x4' Ceiling Tile (Pinhole & Large Fissure)**	**First Floor – Rooms 110, 111, and Vestibule**	**850 SF**	**5–10% Amosite**
CM080717-70,71,72	2'x4' Ceiling Tile (Pinhole & Small Fissure)	First Floor – Main Foyer	NQ	Asbestos Not Detected
CM080717-73,74,75	2'x4' Ceiling Tile (Pinhole & Medium Fissure)	First Floor – Room 108 (Main Office)	NQ	Asbestos Not Detected
CM080717-76,77,78	Adhesive Associated with 4" Gray Baseboard	First Floor – Various Locations	NQ	Asbestos Not Detected
CM080717-79,80,81	Adhesive Associated with 4" Black Baseboard	First Floor – Various Locations	NQ	Asbestos Not Detected
CM080717-82,83,84	Adhesive Associated with 6" Black Baseboard	First Floor – Various Locations	NQ	Asbestos Not Detected
CM080717-85,86,87	Sink Undercoat (Black)	First Floor - Kitchen	NQ	Asbestos Not Detected
CM080717-88,89,90	Window Caulk	1897 Building	NQ	Asbestos Not Detected
CM080717-91,92,93	Window Glaze	1897 Building	NQ	Asbestos Not Detected
CM080717-94,95,96	Window Caulk	1962 Building (Newer Style Windows)	NQ	Asbestos Not Detected
CM080717-97,98,99	Window Glaze	1962 Building (Newer Style Windows)	NQ	Asbestos Not Detected
CM080717-100,101,102	Window Caulk	1962 Building (Original Windows)	NQ	Asbestos Not Detected
CM080717-103,104,105	**Window Glaze**	**1962 Building (Original Windows)**	**15 Windows**	**2–3% Chrysotile**
CM080717-106,107,108	**Door Caulk**	**1897 and 1962 Building**	**6 Doors**	**2–4% Chrysotile**

Table I – Summary of Asbestos Sample Results
110 South Washington Street
Naperville, Illinois 60540

SAMPLE NUMBER	MATERIAL DESCRIPTION	MATERIAL LOCATION	ESTIMATED QUANTITY	PLM ANALYSIS
No Samples Collected	**Roof Field**	**1897 and 1962 Buildings**	**10,000 SF**	**Assumed**
No Samples Collected	**Roof Flashing**	**1897 and 1962 Buildings**	**600 LF**	**Assumed**

The Occupational Safety and Health Administration (OSHA), IDPH, and USEPA define an asbestos containing material as any material containing greater than 1 percent asbestos.
Bold indicates greater than 1% ACM
NQ indicates not quantified
Locations are provided for reference only. Materials may exist in other areas not noted. Quantities are an approximation.

Table II – Summary of Positive Lead-Based Paint Locations
110 South Washington Street
Naperville, Illinois 60540

TEST LOCATION	COMPONENT	SUBSTRATE	COLOR	CONDITION	RESULT (mg/cm^2)[a]
Basement – Library	Closet Wall	Plaster	Green	Poor	2.40
Basement – Library	Ceiling	Plaster	Yellow	Poor	3.60
Basement – Room 9	Door Frame	Wood	White	Intact	2.80
First Floor - Main Original Library	Entry Wall	Plaster	White	Intact	1.20
First Floor - Main Original Library	Entry Door	Wood	White	Intact	1.70
First Floor - Main Original Library	Entry Door Frame	Wood	White	Intact	2.90
First Floor - Main Original Library	Sash	Wood	White	Intact	16.0
Second Floor - Loft	Sash	Wood	White	Intact	18.0
Second Floor - Loft - Room 1	Door	Wood	White	Intact	9.10
Second Floor – Loft	Roof Hatch	Wood	White	Intact	14.0
Second Floor – Loft - Room 1	Sash	Wood	White	Intact	9.40
Nursery	Sash	Wood	White	Intact	13.30
Original Building - Exterior	Sash	Wood	White	Intact	4.80
Original Building - Exterior	Sill	Wood	White	Intact	32.80
Original Building - Exterior	Window Frame	Wood	White	Intact	8.60
Original Building - Exterior	Window Frame	Wood	White	Intact	22.40
Original Building - Exterior	Sill	Wood	White	Intact	4.80
Original Building - Exterior	Sash	Wood	White	Intact	27.0
Building Addition - Exterior	Door	Metal	White	Intact	2.60
Building Addition - Exterior	Frame	Metal	White	Intact	4.20
Building Addition - Exterior	Column	Metal	White	Intact	Intact
Building Addition - Exterior	Grate	Metal	White	Intact	2.90

Notes: a. mg/cm^2 denotes milligrams per square centimeter

The U.S. Department of Housing and Urban Development (HUD) defines lead-based paint as any surface coated with paint, shellac, varnish, stain or any other coating containing greater than 1.0 mg/cm^2 of lead.
Locations are provided for reference only. Materials may exist in other areas not noted.

APPENDIX B

Asbestos Laboratory Report and Chain of Custody Documentation

TEM Environmental

BULK ASBESTOS SAMPLE EVALUATION

POLARIZED LIGHT MICROSCOPY (PLM) TECHNIQUE

NVLAP LAB CODE: 101130-0

Company Name:	Weaver Consultants Group	**Client Project Ref:**	110 S. Washington St.
Contact	Cody McNeely	**Project Location:**	Naperville, IL
Address:	35 E. Wacker Drive, Suite 1250	**TEM Project:**	54049
	Chicago Illinois 60601-	**Analyzed by:**	Lori Boersma
		Date Analyzed:	8/8/2017

Sample Information				Fibrous Materials				Non-Fibrous Materials	
Client Sample ID / Description	TEM ID.	COLOR	ACM	Asbestos Fibers Type	Asbestos Fibers Percent	Non-Asbestos Fibers Type	Non-Asbestos Fibers Percent	Filler / Binder	Comments
CM080717-01 12x12 White w/Brown FT	314808	White	N/D	Chrysotile Amosite		Cellulose Glass		90-100	**SLM**
CM080717-02 12x12 White w/Brown FT	314809	White	N/D	Chrysotile Amosite		Cellulose Glass		90-100	**SLM**
CM080717-03 12x12 White w/Brown FT	314810	White	N/D	Chrysotile Amosite		Cellulose Glass		90-100	**SLM**
CM080717-04 Mastic w/12" White w/Brown FT	314811	Yellow	N/D	Chrysotile Amosite		Cellulose Glass	Trace	90-100	
CM080717-05 Mastic w/12" White w/Brown FT	314812	Yellow	N/D	Chrysotile Amosite		Cellulose Glass		90-100	

ATTACHMENT 4

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Key: ACM = Asbestos Containing Material as defined in USEPA NESHAP Regulation; TR = Trace; N/D = None Detected

Report Approved by:

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TEM Environmental

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	Chicago Illinois 60601-	**Analyzed by:**	Lori Boersma
		Date Analyzed:	8/8/2017

Sample Information				Fibrous Materials				Non-Fibrous Materials	
Client Sample ID Description	TEM ID.	COLOR	ACM	Asbestos Fibers Type	Asbestos Fibers Percent	Non-Asbestos Fibers Type	Non-Asbestos Fibers Percent	Filler Binder	Comments
CM080717-06 Mastic w/12" White w/Brown FT	314813	Yellow	N/D	Chrysotile Amosite		Cellulose Glass		90-100	
CM080717-07 12x12 Gray Floor Tile	314814	Gray	N/D	Chrysotile Amosite		Cellulose Glass		90-100	**SLM**
CM080717-08 12x12 Gray Floor Tile	314815	Gray	N/D	Chrysotile Amosite		Cellulose Glass		90-100	**SLM**
CM080717-09 12x12 Gray Floor Tile	314816	Gray	N/D	Chrysotile Amosite		Cellulose Glass		90-100	**SLM**
CM080717-10 Mastic w/12x12 Gray FT	314817	Black/Clear	Yes	Chrysotile Amosite	1-2	Cellulose Glass	Trace	98-99	

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Address:	35 E. Wacker Drive, Suite 1250	**TEM Project:**	54049
	Chicago Illinois 60601-	**Analyzed by:**	Lori Boersma
		Date Analyzed:	8/8/2017

Sample Information				Fibrous Materials				Non-Fibrous Materials	
Client Sample ID Description	TEM ID.	COLOR	ACM	Asbestos Fibers Type	Percent	Non-Asbestos Fibers Type	Percent	Filler Binder	Comments
CM080717-11 Mastic w/12x12 Gray FT	314818	Clear		Chrysotile Amosite		Cellulose Glass			**Not Analyzed**
CM080717-12 Mastic w/12x12 Gray FT	314819	Clear		Chrysotile Amosite		Cellulose Glass			**Not Analyzed**
CM080717-13 9x9 Brown Mix Floor Tile	314820	Brown	Yes	Chrysotile Amosite	2-3	Cellulose Glass		97-98	
CM080717-14 9x9 Brown Mix Floor Tile	314821	Brown		Chrysotile Amosite		Cellulose Glass			**Not Analyzed**
CM080717-15 9x9 Brown Mix Floor Tile	314822	Brown		Chrysotile Amosite		Cellulose Glass			**Not Analyzed**

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Address:	35 E. Wacker Drive, Suite 1250	**TEM Project:**	54049
	Chicago Illinois 60601-	**Analyzed by:**	Lori Boersma
		Date Analyzed:	8/8/2017

Sample Information				Fibrous Materials				Non-Fibrous Materials	
Client Sample ID / Description	TEM ID.	COLOR	ACM	Asbestos Fibers Type	Asbestos Fibers Percent	Non-Asbestos Fibers Type	Non-Asbestos Fibers Percent	Filler / Binder	Comments
CM080717-16 Mastic w/9x9 Brown Mix FT	314823	Black	N/D	Chrysotile Amosite		Cellulose Glass	1-2	98-99	
CM080717-17 Mastic w/9x9 Brown Mix FT	314824	Black	N/D	Chrysotile Amosite		Cellulose Glass	1-2	98-99	
CM080717-18 Mastic w/9x9 Brown Mix FT	314825	Black	N/D	Chrysotile Amosite		Cellulose Glass	Trace	90-100	
CM080717-19 Adhesive w/4" Beige Baseboard	314826	Beige	N/D	Chrysotile Amosite		Cellulose Glass		90-100	
CM080717-20 Adhesive w/4" Beige Baseboard	314827	Beige	N/D	Chrysotile Amosite		Cellulose Glass		90-100	

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	Chicago Illinois 60601-	**Analyzed by:**	Lori Boersma
		Date Analyzed:	8/8/2017

Sample Information				Fibrous Materials				Non-Fibrous Materials	
Client Sample ID / Description	TEM ID.	COLOR	ACM	Asbestos Fibers Type	Asbestos Fibers Percent	Non-Asbestos Fibers Type	Non-Asbestos Fibers Percent	Filler / Binder	Comments
CM080717-21 Adhesive w/4" Beige Baseboard	314828	Beige	N/D	Chrysotile Amosite		Cellulose Glass		90-100	
CM080717-22 2x4 CT - Drywall Type	314829	White	N/D	Chrysotile Amosite		Cellulose Glass	2-3	97-98	
CM080717-23 2x4 CT - Drywall Type	314830	White	N/D	Chrysotile Amosite		Cellulose Glass	3-5	95-97	
CM080717-24 2x4 CT - Drywall Type	314831	White	N/D	Chrysotile Amosite		Cellulose Glass	2-3	97-98	
CM080717-25 2x2 CT - Pinhole & Fissure	314832	Gray	N/D	Chrysotile Amosite		Cellulose Glass	25-30 65-70	0-10	

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	Chicago Illinois 60601-	**Analyzed by:**	Lori Boersma
		Date Analyzed:	8/8/2017

Sample Information				Fibrous Materials				Non-Fibrous Materials	
Client Sample ID / Description	TEM ID.	COLOR	ACM	Asbestos Fibers Type	Asbestos Fibers Percent	Non-Asbestos Fibers Type	Non-Asbestos Fibers Percent	Filler / Binder	Comments
CM080717-26 2x2 CT - Pinhole & Fissure	314833	Gray	N/D	Chrysotile Amosite		Cellulose Glass	25-30 65-70	0-10	
CM080717-27 2x2 CT - Pinhole & Fissure	314834	Gray	N/D	Chrysotile Amosite		Cellulose Glass	25-30 65-70	0-10	
CM080717-28 1x1 CT - Pinhole & Fissure	314835	Gray	Yes	Chrysotile Amosite	5-10	Cellulose Glass	Trace 85-90	0-10	
CM080717-29 1x1 CT - Pinhole & Fissure	314836	Gray		Chrysotile Amosite		Cellulose Glass			**Not Analyzed**
CM080717-30 1x1 CT - Pinhole & Fissure	314837	Gray		Chrysotile Amosite		Cellulose Glass			**Not Analyzed**

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NVLAP LAB CODE: 101130-0

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	Chicago Illinois 60601-	**Analyzed by:**	Lori Boersma
		Date Analyzed:	8/8/2017

Sample Information				Fibrous Materials				Non-Fibrous Materials	
Client Sample ID / Description	TEM ID.	COLOR	ACM	Asbestos Fibers Type	Asbestos Fibers Percent	Non-Asbestos Fibers Type	Non-Asbestos Fibers Percent	Filler / Binder	Comments
CM080717-31 Adhesive w/1x1 CT	314838	Brown	N/D	Chrysotile Amosite		Cellulose Glass		90-100	
CM080717-32 Adhesive w/1x1 CT	314839	Brown	N/D	Chrysotile Amosite		Cellulose Glass		90-100	
CM080717-33 Adhesive w/1x1 CT	314840	Brown	N/D	Chrysotile Amosite		Cellulose Glass	Trace	90-100	
CM080717-34 Drywall Joint Compound	314841	White	N/D	Chrysotile Amosite		Cellulose Glass	Trace	90-100	
CM080717-35 Drywall Joint Compound	314842	White	N/D	Chrysotile Amosite		Cellulose Glass		90-100	

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POLARIZED LIGHT MICROSCOPY (PLM) TECHNIQUE

NVLAP LAB CODE: 101130-0

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	Chicago Illinois 60601-	**Analyzed by:**	Lori Boersma
		Date Analyzed:	8/8/2017

Sample Information				Fibrous Materials				Non-Fibrous Materials	
Client Sample ID Description	TEM ID.	COLOR	ACM	Asbestos Fibers Type	Asbestos Fibers Percent	Non-Asbestos Fibers Type	Non-Asbestos Fibers Percent	Filler Binder	Comments
CM080717-36 Drywall Joint Compound	314843	White	N/D	Chrysotile Amosite		Cellulose Glass		90-100	
CM080717-37 Plaster	314844	Gray	N/D	Chrysotile Amosite		Cellulose Glass		90-100	
CM080717-38 Plaster	314845	White	N/D	Chrysotile Amosite		Cellulose Glass	Trace	90-100	
CM080717-39 Plaster	314846	White	N/D	Chrysotile Amosite		Cellulose Glass		90-100	
CM080717-40 Fittings w/Pipe Insulation	314847	Gray	Yes	Chrysotile Amosite	5-10	Cellulose Glass	20-30	60-75	

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		Date Analyzed:	8/8/2017

Sample Information				Fibrous Materials				Non-Fibrous Materials	
Client Sample ID / Description	TEM ID.	COLOR	ACM	Asbestos Fibers Type	Asbestos Fibers Percent	Non-Asbestos Fibers Type	Non-Asbestos Fibers Percent	Filler / Binder	Comments
CM080717-41 Fittings w/Pipe Insulation	314848	Gray		Chrysotile Amosite		Cellulose Glass			**Not Analyzed**
CM080717-42 Fittings w/Pipe Insulation	314849	Gray		Chrysotile Amosite		Cellulose Glass			**Not Analyzed**
CM080717-43 9x9 Floor Tile - under Carpet	314850	White	Yes	Chrysotile Amosite	2-3	Cellulose Glass		97-98	
CM080717-44 9x9 Floor Tile - under Carpet	314851	Gray		Chrysotile Amosite		Cellulose Glass			**Not Analyzed**
CM080717-45 9x9 Floor Tile - under Carpet	314852	Gray		Chrysotile Amosite		Cellulose Glass			**Not Analyzed**

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	Chicago Illinois 60601-	**Analyzed by:**	Lori Boersma
		Date Analyzed:	8/8/2017

Sample Information				Fibrous Materials				Non-Fibrous Materials	
Client Sample ID Description	TEM ID.	COLOR	ACM	Asbestos Fibers Type	Asbestos Fibers Percent	Non-Asbestos Fibers Type	Non-Asbestos Fibers Percent	Filler Binder	Comments
CM080717-46 Mastic w/9x9 FT	314853	Black	N/D	Chrysotile Amosite		Cellulose Glass	1-2	98-99	
CM080717-47 Mastic w/9x9 FT	314854	Black	N/D	Chrysotile Amosite		Cellulose Glass	3-5	95-97	
CM080717-48 Mastic w/9x9 FT	314855	Black	N/D	Chrysotile Amosite		Cellulose Glass		90-100	
CM080717-49 12x12 Beige w/Brown FT	314856	Beige	N/D	Chrysotile Amosite		Cellulose Glass		90-100	**SLM**
CM080717-50 12x12 Beige w/Brown FT	314857	Beige	N/D	Chrysotile Amosite		Cellulose Glass		90-100	**SLM**

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443 Duane Street, Glen Ellyn, Illinois 60137 Phone (630) 790-0880 Fax (630) 790-0882

Report Approved by:

TEM Environmental

BULK ASBESTOS SAMPLE EVALUATION

POLARIZED LIGHT MICROSCOPY (PLM) TECHNIQUE

NVLAP LAB CODE: 101130-0

Company Name:	Weaver Consultants Group	**Client Project Ref:**	110 S. Washington St.
Contact	Cody McNeely	**Project Location:**	Naperville, IL
Address:	35 E. Wacker Drive, Suite 1250	**TEM Project:**	54049
	Chicago Illinois 60601-	**Analyzed by:**	Lori Boersma
		Date Analyzed:	8/8/2017

Sample Information				Fibrous Materials				Non-Fibrous Materials	
Client Sample ID / Description	TEM ID.	COLOR	ACM	Asbestos Fibers Type	Asbestos Fibers Percent	Non-Asbestos Fibers Type	Non-Asbestos Fibers Percent	Filler / Binder	Comments
CM080717-51 12x12 Beige w/Brown FT	314858	Beige	N/D	Chrysotile Amosite		Cellulose Glass		90-100	**SLM**
CM080717-52 Mastic w/12x12 Beige/Brown FT	314859	Black	N/D	Chrysotile Amosite		Cellulose Glass	Trace	90-100	
CM080717-53 Mastic w/12x12 Beige/Brown FT	314860	Black	N/D	Chrysotile Amosite		Cellulose Glass	Trace	90-100	
CM080717-54 Mastic w/12x12 Beige/Brown FT	314861	Black	N/D	Chrysotile Amosite		Cellulose Glass	2-3	97-98	
CM080717-55 Linoleum w/Stone Pattern	314862	White	N/D	Chrysotile Amosite		Cellulose Glass	30-35 5-10	55-65	

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	Chicago Illinois 60601-	**Analyzed by:**	Lori Boersma
		Date Analyzed:	8/8/2017

Sample Information				Fibrous Materials				Non-Fibrous Materials	
Client Sample ID Description	TEM ID.	COLOR	ACM	Asbestos Fibers Type	Asbestos Fibers Percent	Non-Asbestos Fibers Type	Non-Asbestos Fibers Percent	Filler Binder	Comments
CM080717-56 Linoleum w/Stone Pattern	314863	White	N/D	Chrysotile Amosite		Cellulose Glass	30-35 5-10	55-65	
CM080717-57 Linoleum w/Stone Pattern	314864	White	N/D	Chrysotile Amosite		Cellulose Glass	30-35 5-10	55-65	
CM080717-58 Mastic w/Linoleum	314865	Beige	N/D	Chrysotile Amosite		Cellulose Glass	2-3 Trace	97-98	
CM080717-59 Mastic w/Linoleum	314866	Beige	N/D	Chrysotile Amosite		Cellulose Glass	1-2	98-99	
CM080717-60 Mastic w/Linoleum	314867	Beige	N/D	Chrysotile Amosite		Cellulose Glass	1-2	98-99	

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NVLAP LAB CODE: 101130-0

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	Chicago Illinois 60601-	**Analyzed by:**	Lori Boersma
		Date Analyzed:	8/8/2017

Sample Information				Fibrous Materials				Non-Fibrous Materials	
Client Sample ID Description	TEM ID.	COLOR	ACM	Asbestos Fibers Type	Asbestos Fibers Percent	Non-Asbestos Fibers Type	Non-Asbestos Fibers Percent	Filler Binder	Comments
CM080717-61 Leveling Compound	314868	White	N/D	Chrysotile Amosite		Cellulose Glass		90-100	
CM080717-62 Leveling Compound	314869	White	N/D	Chrysotile Amosite		Cellulose Glass		90-100	
CM080717-63 Leveling Compound	314870	White	N/D	Chrysotile Amosite		Cellulose Glass		90-100	
CM080717-64 Felt Paper	314871	Black	N/D	Chrysotile Amosite		Cellulose Glass	90-95	5-10	
CM080717-65 Felt Paper	314872	Black	N/D	Chrysotile Amosite		Cellulose Glass	90-95	5-10	

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	Chicago Illinois 60601-	**Analyzed by:**	Lori Boersma
		Date Analyzed:	8/8/2017

Sample Information				Fibrous Materials				Non-Fibrous Materials	
Client Sample ID / Description	TEM ID.	COLOR	ACM	Asbestos Fibers Type	Asbestos Fibers Percent	Non-Asbestos Fibers Type	Non-Asbestos Fibers Percent	Filler / Binder	Comments
CM080717-66 Felt Paper	314873	Black	N/D	Chrysotile Amosite		Cellulose Glass	90-95	5-10	
CM080717-67 2x4 CT (Pinhole/Large Fissure)	314874	Gray	Yes	Chrysotile Amosite	5-10	Cellulose Glass	Trace 85-90	0-10	
CM080717-68 2x4 CT (Pinhole/Large Fissure)	314875	Gray		Chrysotile Amosite		Cellulose Glass			**Not Analyzed**
CM080717-69 2x4 CT (Pinhole/Large Fissure)	314876	Gray		Chrysotile Amosite		Cellulose Glass			**Not Analyzed**
CM080717-70 2x4 CT (Pinhole/Small Fissure)	314877	Gray	N/D	Chrysotile Amosite		Cellulose Glass	50-55 35-40	5-15	

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	Chicago Illinois 60601-	**Analyzed by:**	Lori Boersma
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Sample Information				Fibrous Materials				Non-Fibrous Materials	
Client Sample ID Description	TEM ID.	COLOR	ACM	Asbestos Fibers Type	Asbestos Fibers Percent	Non-Asbestos Fibers Type	Non-Asbestos Fibers Percent	Filler Binder	Comments
CM080717-71 2x4 CT (Pinhole/Small Fissure)	314878	Gray	N/D	Chrysotile Amosite		Cellulose Glass	50-55 35-40	5-15	
CM080717-72 2x4 CT (Pinhole/Small Fissure)	314879	Gray	N/D	Chrysotile Amosite		Cellulose Glass	50-55 35-40	5-15	
CM080717-73 2x4 CT (Pinhole/Med. Fissure)	314880	Gray	N/D	Chrysotile Amosite		Cellulose Glass	25-30 65-70	0-10	
CM080717-74 2x4 CT (Pinhole/Med. Fissure)	314881	Gray	N/D	Chrysotile Amosite		Cellulose Glass	80-85 5-10	5-15	
CM080717-75 2x4 CT (Pinhole/Med. Fissure)	314882	Gray	N/D	Chrysotile Amosite		Cellulose Glass	25-30 65-70	0-10	

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	Chicago Illinois 60601-	**Analyzed by:**	Lori Boersma
		Date Analyzed:	8/8/2017

Sample Information				Fibrous Materials				Non-Fibrous Materials	
Client Sample ID / Description	TEM ID.	COLOR	ACM	Asbestos Fibers Type	Asbestos Fibers Percent	Non-Asbestos Fibers Type	Non-Asbestos Fibers Percent	Filler / Binder	Comments
CM080717-76 Adhesive w/4" Gray Baseboard	314883	Yellow	N/D	Chrysotile Amosite		Cellulose Glass	Trace	90-100	
CM080717-77 Adhesive w/4" Gray Baseboard	314884	Yellow	N/D	Chrysotile Amosite		Cellulose Glass		90-100	
CM080717-78 Adhesive w/4" Gray Baseboard	314885	Yellow	N/D	Chrysotile Amosite		Cellulose Glass		90-100	
CM080717-79 Adhesive w/4" Black Baseboard	314886	Yellow	N/D	Chrysotile Amosite		Cellulose Glass		90-100	
CM080717-80 Adhesive w/4" Black Baseboard	314887	Yellow	N/D	Chrysotile Amosite		Cellulose Glass		90-100	

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NVLAP LAB CODE: 101130-0

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	Chicago Illinois 60601-	**Analyzed by:**	Lori Boersma
		Date Analyzed:	8/8/2017

Sample Information				Fibrous Materials				Non-Fibrous Materials	
Client Sample ID / Description	TEM ID.	COLOR	ACM	Asbestos Fibers Type	Asbestos Fibers Percent	Non-Asbestos Fibers Type	Non-Asbestos Fibers Percent	Filler / Binder	Comments
CM080717-81 Adhesive w/4" Black Baseboard	314888	Yellow	N/D	Chrysotile Amosite		Cellulose Glass		90-100	
CM080717-82 Adhesive w/6" Black Baseboard	314889	Yellow	N/D	Chrysotile Amosite		Cellulose Glass	Trace	90-100	
CM080717-83 Adhesive w/6" Black Baseboard	314890	Yellow	N/D	Chrysotile Amosite		Cellulose Glass		90-100	
CM080717-84 Adhesive w/6" Black Baseboard	314891	Yellow	N/D	Chrysotile Amosite		Cellulose Glass	Trace	90-100	
CM080717-85 Sink Undercoat (Black)	314892	Black	N/D	Chrysotile Amosite		Cellulose Glass		90-100	

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Sample Information				Fibrous Materials				Non-Fibrous Materials	
Client Sample ID Description	TEM ID.	COLOR	ACM	Asbestos Fibers Type	Asbestos Fibers Percent	Non-Asbestos Fibers Type	Non-Asbestos Fibers Percent	Filler Binder	Comments
CM080717-86 Sink Undercoat (Black)	314893	Black	N/D	Chrysotile Amosite		Cellulose Glass		90-100	
CM080717-87 Sink Undercoat (Black)	314894	Black	N/D	Chrysotile Amosite		Cellulose Glass		90-100	
CM080717-88 Window Caulk - 1897 Bldg.	314895	Gray	N/D	Chrysotile Amosite		Cellulose Glass		90-100	
CM080717-89 Window Caulk - 1897 Bldg.	314896	Gray	N/D	Chrysotile Amosite		Cellulose Glass		90-100	
CM080717-90 Window Caulk - 1897 Bldg.	314897	Gray	N/D	Chrysotile Amosite		Cellulose Glass		90-100	

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		Date Analyzed:	8/8/2017

Sample Information				Fibrous Materials				Non-Fibrous Materials	
Client Sample ID / Description	TEM ID.	COLOR	ACM	Asbestos Fibers Type	Asbestos Fibers Percent	Non-Asbestos Fibers Type	Non-Asbestos Fibers Percent	Filler / Binder	Comments
CM080717-91 Window Glaze - 1897 Bldg.	314898	White	N/D	Chrysotile Amosite		Cellulose Glass		90-100	
CM080717-92 Window Glaze - 1897 Bldg.	314899	Beige	N/D	Chrysotile Amosite		Cellulose Glass		90-100	
CM080717-93 Window Glaze - 1897 Bldg.	314900	White	N/D	Chrysotile Amosite		Cellulose Glass		90-100	
CM080717-94 Window Caulk - 1962 Bldg.	314901	Dark Gray	N/D	Chrysotile Amosite		Cellulose Glass		90-100	
CM080717-95 Window Caulk - 1962 Bldg.	314902	Dark Gray	N/D	Chrysotile Amosite		Cellulose Glass		90-100	

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Sample Information				Fibrous Materials				Non-Fibrous Materials	
Client Sample ID / Description	TEM ID.	COLOR	ACM	Asbestos Fibers Type	Asbestos Fibers Percent	Non-Asbestos Fibers Type	Non-Asbestos Fibers Percent	Filler / Binder	Comments
CM080717-96 Window Caulk - 1962 Bldg.	314903	Dark Gray	N/D	Chrysotile Amosite		Cellulose Glass		90-100	
CM080717-97 Window Glaze - 1962 Bldg.	314904	Black	N/D	Chrysotile Amosite		Cellulose Glass		90-100	
CM080717-98 Window Glaze - 1962 Bldg.	314905	Black	N/D	Chrysotile Amosite		Cellulose Glass		90-100	
CM080717-99 Window Glaze - 1962 Bldg.	314906	Black	N/D	Chrysotile Amosite		Cellulose Glass		90-100	
CM080717-100 Window Caulk - 1962 Bldg.	314907	Gray	N/D	Chrysotile Amosite		Cellulose Glass		90-100	

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Sample Information				Fibrous Materials				Non-Fibrous Materials	
Client Sample ID / Description	TEM ID.	COLOR	ACM	Asbestos Fibers Type	Asbestos Fibers Percent	Non-Asbestos Fibers Type	Non-Asbestos Fibers Percent	Filler / Binder	Comments
CM080717-101 Window Caulk - 1962 Bldg.	314908	Gray	N/D	Chrysotile Amosite		Cellulose Glass		90-100	
CM080717-102 Window Caulk - 1962 Bldg.	314909	Gray	N/D	Chrysotile Amosite		Cellulose Glass		90-100	
CM080717-103 Window Glaze - 1962 Bldg.	314910	Gray	Yes	Chrysotile Amosite	2-3	Cellulose Glass		97-98	
CM080717-104 Window Glaze - 1962 Bldg.	314911	Gray		Chrysotile Amosite		Cellulose Glass			**Not Analyzed**
CM080717-105 Window Glaze - 1962 Bldg.	314912	Gray		Chrysotile Amosite		Cellulose Glass			**Not Analyzed**

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Sample Information				Fibrous Materials				Non-Fibrous Materials	
Client Sample ID Description	TEM ID.	COLOR	ACM	Asbestos Fibers Type	 Percent	Non-Asbestos Fibers Type	 Percent	Filler Binder	Comments
CM080717-106 Door Caulk	314913	Gray	Yes	Chrysotile Amosite	2-4	Cellulose Glass		96-98	
CM080717-107 Door Caulk	314914	Gray		Chrysotile Amosite		Cellulose Glass			**Not Analyzed**
CM080717-108 Door Caulk	314915	Gray		Chrysotile Amosite		Cellulose Glass			**Not Analyzed**

ATTACHMENT 4

Samples were analyzed following the procedures contained in the EPA Method 600/R-93/116, July 1993. This report applies only to samples tested.

SLM: The optical resolution of polarized light microscopy limits the size of fibers that are visible. In samples where very small fibers may be present, the asbestos fibers may be smaller than the resolution limit of a polarized light microscope. In those cases, the result of the PLM analysis is not conclusive where the sample is reported as non-asbestos. Samples that are expected to contain small fibers (such as floor tile samples and vermiculite) and that are reported as non-asbestos by PLM should be further anlayzed by transmission electron microscopy.

Key: ACM = Asbestos Containing Material as defined in USEPA NESHAP Regulation; TR = Trace; N/D = None Detected

443 Duane Street, Glen Ellyn, Illinois 60137 Phone (630) 790-0880 Fax (630) 790-0882

Report Approved by:

TEM ENVIRONMENTAL, INC.

ENVIRONMENTAL SCIENTISTS | INDUSTRIAL HYGIENISTS
443 DUANE STREET | GLEN ELLYN, ILLINOIS 60137-4547
630-790-0880 | INFO@TEM-INC.COM

CHAIN OF CUSTODY FORM

Client: Weaver Consultants Group	Date: 8/7/17
Contact: Cody McNeely	
Address: 1316 Bond Street	
City/State/Zip: Naperville Illinois	
Phone: 312-806-2235	Fax:
Email: cmcneely@wcgrp.com	

TAT: RUSH/WDK | 6HR* | (24HR) | 48HR | 72HR | 4 DAY | >5 DAY

Project Name/No: 110 S. Washington St. Naperville IL

Results Due by (Date & Time):

TEM Project #: 54049

NVLAP ID 101130 | AIHA-PAT ID 101151 | AIHA-AAR ID 101151

Comments: Analyze Until Positive

PO/Quote#:

Sample ID	Description	Sample Volume	PLM: Bulk	PLM: Point Count	PLM: Gravimetric	TEM: Air-AHERA	TEM: Air-Other	TEM: Bulk	TEM: Chatfield	TEM: Water	TEM: Micro-Vac	PCM-Air	Other	Comments
CM080717-01	12x12 White w/Brown Floor Tile		X											
-02	↓		X											
-03	↓		X											
-04	Mastic Assoc w/12x12 White w/Brown FT		X											
-05	↓		X											
-06	↓		X											
-07	12x12 Gray Floor Tile		X											
-08	↓		X											
-09	↓		X											
-10	Mastic Assoc w/12x12 Gray FT		X											
-11	↓		X											
-12	↓		X											

~~RELINQUISHED BY (SIGNATURE)~~ Cody McNeely	DATE/TIME 8/7/17	RECEIVED BY (SIGNATURE):	DATE/TIME 8:00am 8-8-17
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CM080717-13	9x9 Brown Mix Floor Tile		X											
-14	↓		X											
-15	↓		X											
-16	Mastic Assoc w/ 9x9 Brown Mix FT		X											
-17	↓		X											
-18	↓		X											
-19	Adhesive Assoc w/ 4" Beige Baseboard		X											
-20	↓		X											
-21	↓		X											
-22	2x4 Ceiling Tile (Drywall Type)		X											
-23	↓		X											
-24	↓		X											

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CHAIN OF CUSTODY FORM

Client: Weaver Consultants Group	Date: 8/7/17	TAT: RUSH/WDK 6HR* (4HR) 48HR 72HR 4 DAY >5 DAY	
Contact: Cody McNeely		Project Name/No: 110 S. Washington St. Naperville IL	
Address: 1316 Bond Street		Results Due by (Date & Time):	
City/State/Zip: Naperville Illinois		TEM Project #: 54049	
Phone: 312-806-2235	Fax:	NVLAP ID 101130	AIHA-PAT ID 101151 AIHA-AAR ID 101151
Email: cmcneely@weavergp.com			

Comments: Analyze Until Positive

PO/Quote#:

Sample ID	Description	Sample Volume	PLM: Bulk	PLM: Point Count	PLM: Gravimetric	TEM: Air-AHERA	TEM: Air-Other	TEM: Bulk	TEM: Chatfield	TEM: Water	TEM: Micro-Vac	PCM-Air	Other	Comments
CM080717-25	2x2 Ceiling Tile (pinhole & Fissure)		X											
-26	↓		X											
-27	↓		X											
-28	1x1 Ceiling Tile (pinhole & Fissure)		X											
-29	↓		X											
-30	↓		X											
-31	Adhesive Assoc w/ 1x1 Ceiling Tile		X											
-32	↓		X											
-33	↓		X											
-34	Drywall Joint Compound		X											
-35	↓		X											
-36	↓		X											

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CM080717-37	plaster		X											
-38	↓		X											
-39	↓		X											
-40	Fittings Assoc w/ pipe insulation		X											
-41	↓		X											
-42	↓		X											
-43	9x9 Floor Tile (under Carpet)		X											
-44	↓		X											
-45	↓		X											
-46	Mastic Assoc w/ 9x9 FT (under Carpet)		X											
-47	↓		X											
-48	↓		X											

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City/State/Zip: Naperville Illinois	
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Sample ID	Description	Sample Volume	PLM: Bulk	PLM: Point Count	PLM: Gravimetric	TEM: Air-AHERA	TEM: Air-Other	TEM: Bulk	TEM: Chatfield	TEM: Water	TEM: Micro-Vac	PCM-Air	Other	Comments
CM080717-49	12x12 Beige w/ Brown Floor Tile		X											
-50	↓		X											
-51	↓		X											
-52	Mastic Assoc w/ 12x12 Beige w/ Brown FT		X											
-53	↓		X											
-54	↓		X											
-55	Linoleum w/ Stone pattern		X											
-56	↓		X											
-57	↓		X											
-58	Mastic Assoc w/ Linoleum		X											
-59	↓		X											
-60	↓		X											

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CM080717-61	Leveling Compound		X											
-62	↓		X											
-63	↓		X											
-64	Felt paper		X											
-65	↓		X											
-66	↓		X											
-67	2x4 Ceiling Tile (pinhole & Large Fissure)		X											
-68	↓		X											
-69	↓		X											
-70	2x4 Ceiling Tile (pinhole & Fissure) Small		X											
-71	↓		X											
-72	↓		X											

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CM080717-73	2x4 Ceiling Tile (pinhole + Medium Fissure)		X											
-74	↓		X											
-75	↓		X											
-76	Adhesive Assoc w/ 4" Gray Baseboard		X											
-77	↓		X											
-78	↓		X											
-79	Adhesive Assoc w/ 4" Black Baseboard		X											
-80	↓		X											
-81	↓		X											
-82	Adhesive Assoc w/ 6" Black Baseboard		X											
-83	↓		X											
-84	↓		X											

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CM080717-85	Sink Undercoat (Black)		X											
-86	↓		X											
-87	↓		X											
-88	Window Caulk (1897 Building)		X											
-89	↓		X											
-90	↓		X											
-91	Window Glaze (1897 Building)		X											
-92	↓		X											
-93	↓		X											
-94	Window Caulk (1962 Buildings)		X											
-95	↓		X											
-96	↓		X											

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Comments:

PO/Quote#:

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CM080717-97	Window Glaze (1962 Building)		X											
-98	↓		X											
-99	↓		X											
-100	Window Caulk (1962 Building)		X											
-101	↓		X											
-102	↓		X											
-103	Window Glaze (1962 Building)		X											
-104	↓		X											
-105	↓		X											
-106	Door Caulk		X											
-107	↓		X											
-108	↓		X											

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APPENDIX C

Lead-Based Paint Field Data Sheets

Thermo Fisher Scientific
2 Radcliff Road
Tewksbury, MA 01876 USA

ATTACHMENT 4

I	Component	Substrate	Side	Condition	Color	Site	Floor	Room	Results	PbC
1										4.74 +/- 0.00
2	**CAL**								**Positive**	**1.10 +/- 0.10**
3	**CAL**								**Positive**	**1.00 +/- 0.10**
4	**CAL**								**Positive**	**1.00 +/- 0.10**
5	WALL	BLOCK	A	INTACT	WHITE	110 S WASHINGTON	BASEMENT	MAIN ROOM	Negative	0
6	WALL	PLASTER	B	INTACT	WHITE	110 S WASHINGTON	BASEMENT	MAIN ROOM	Negative	0.19 +/- 0.11
7	CURB	CONCRETE	B	INTACT	GRAY	110 S WASHINGTON	BASEMENT	MAIN ROOM	Negative	0.30 +/- 0.14
8	DOOR FRAME	METAL	B	INTACT	WHITE	110 S WASHINGTON	BASEMENT	MAIN ROOM	Negative	0.13 +/- 0.07
9	WALL	BLOCK	C	INTACT	WHITE	110 S WASHINGTON	BASEMENT	MAIN ROOM	Negative	0
1	WALL	BLOCK	D	INTACT	WHITE	110 S WASHINGTON	BASEMENT	MAIN ROOM	Negative	0.14 +/- 0.09
1	SOFFIT	DRYWALL	D	INTACT	WHITE	110 S WASHINGTON	BASEMENT	MAIN ROOM	Negative	0
1	COLUMN	DRYWALL	O	INTACT	WHITE	110 S WASHINGTON	BASEMENT	MAIN ROOM	Negative	0
1	WALL	PLASTER	A	POOR	YELLOW	110 S WASHINGTON	BASEMENT	ORIGINAL HALLWAY	Negative	0
1	WALL	PLASTER	B	POOR	YELLOW	110 S WASHINGTON	BASEMENT	ORIGINAL HALLWAY	Negative	0
1	WALL	PLASTER	C	POOR	WHITE	110 S WASHINGTON	BASEMENT	ORIGINAL HALLWAY	Negative	0.50 +/- 0.20
1	WALL	PLASTER	D	POOR	WHITE	110 S WASHINGTON	BASEMENT	ORIGINAL HALLWAY	Negative	0
1	CEILING	PLASTER	O	INTACT	WHITE	110 S WASHINGTON	BASEMENT	ORIGINAL HALLWAY	Negative	0
1	DOOR FRAME	METAL	A	INTACT	YELLOW	110 S WASHINGTON	BASEMENT	ORIGINAL HALLWAY	Negative	0.60 +/- 0.20
1	DOOR FRAME	WOOD	C	INTACT	GREEN	110 S WASHINGTON	BASEMENT	LIBRARY	Negative	0.50 +/- 0.30
2	WALL	PLASTER	A	INTACT	GREEN	110 S WASHINGTON	BASEMENT	LIBRARY	Negative	0
2	SILL	WOOD	A	INTACT	WHITE	110 S WASHINGTON	BASEMENT	LIBRARY	Negative	0
2	RADIATOR	METAL	A	INTACT	GREEN	110 S WASHINGTON	BASEMENT	LIBRARY	Negative	0
2	DOOR	METAL	A	INTACT	WHITE	110 S WASHINGTON	BASEMENT	LIBRARY	Negative	0
2	COLUMN	PLASTER	A	INTACT	GREEN	110 S WASHINGTON	BASEMENT	LIBRARY	Negative	0
2	CLOSET WALL	PLASTER	A	INTACT	WHITE	110 S WASHINGTON	BASEMENT	LIBRARY	Negative	0
2	CLOSET WALL	PLASTER	B	INTACT	GREEN	110 S WASHINGTON	BASEMENT	LIBRARY	Negative	0
2	CLOSET WALL	PLASTER	C	POOR	GREEN	110 S WASHINGTON	BASEMENT	LIBRARY	Negative	0
2	**CLOSET WALL**	**PLASTER**	**D**	**POOR**	**GREEN**	**110 SWASHINGTON**	**BASEMENT**	**LIBRARY**	**Positive**	**2.40 +/- 1.00**
2	**CEILING**	**PLASTER**	**O**	**POOR**	**YELLOW**	**110 SWASHINGTON**	**BASEMENT**	**LIBRARY**	**Positive**	**3.60 +/- 1.60**
3	WINDOW FRAME	WOOD	A	POOR	WHITE	110 S WASHINGTON	BASEMENT	ROOM 11	Negative	0
3	WALL	BLOCK	D	INTACT	WHITE	110 S WASHINGTON	BASEMENT	ROOM 11	Negative	0
3	COLUMN	METAL	O	INTACT	BROWN	110 S WASHINGTON	BASEMENT	ROOM 11	Negative	0
3	WALL	BRICK	A	INTACT	WHITE	110 S WASHINGTON	BASEMENT	ROOM 10	Negative	0

Thermo Fisher Scientific
2 Radcliff Road
Tewksbury, MA 01876 USA

ATTACHMENT 4

I	Component	Substrate	Side	Condition	Color	Site	Floor	Room	Results	PbC
3	WALL	MASONRY	B	INTACT	WHITE	110 S WASHINGTON	BASEMENT	ROOM 10	Negative	0
3	RADIATOR	METAL	B	INTACT	WHITE	110 S WASHINGTON	BASEMENT	ROOM 10	Negative	0
3	WINDOW FRAME	WOOD	B	INTACT	WHITE	110 S WASHINGTON	BASEMENT	ROOM 10	Negative	0
3	CEILING	DRYWALL	O	INTACT	WHITE	110 S WASHINGTON	BASEMENT	ROOM 10	Negative	0
3	COLUMN	METAL	O	INTACT	WHITE	110 S WASHINGTON	BASEMENT	ROOM 10	Negative	0
3	COLUMN	BRICK	O	INTACT	WHITE	110 S WASHINGTON	BASEMENT	ROOM 10	Negative	0
4	WALL	BRICK	C	INTACT	WHITE	110 S WASHINGTON	BASEMENT	ROOM 10	Negative	0
4	WALL	BRICK	D	INTACT	WHITE	110 S WASHINGTON	BASEMENT	ROOM 10	Negative	0
4	FLOOR	CONCRETE	O	INTACT	GRAY	110 S WASHINGTON	BASEMENT	ROOM 10	Negative	0
4	**DOOR FRAME**	**WOOD**	**A**	**INTACT**	**WHITE**	**110 S WASHINGTON**	**BASEMENT**	**ROOM 9**	**Positive**	**2.80 +/- 0.90**
4	DOOR FRAME	METAL	A	POOR	WHITE	110 S WASHINGTON	BASEMENT	ROOM 9	Negative	0
4	BEAM	METAL	O	INTACT	BLUE	110 S WASHINGTON	BASEMENT	ROOM 9	Negative	0.18 +/- 0.10
4	CEILING	DRYWALL	O	INTACT	WHITE	110 S WASHINGTON	BASEMENT	WOMENS BATHROOM	Negative	0
4	DOOR FRAME	METAL	A	INTACT	WHITE	110 S WASHINGTON	BASEMENT	WOMENS BATHROOM	Negative	0.60 +/- 0.30
4	DOOR FRAME	METAL	A	INTACT	WHITE	110 S WASHINGTON	BASEMENT	MENS BATHROOM	Negative	0.60 +/- 0.30
4	CEILING	DRYWALL	O	INTACT	WHITE	110 S WASHINGTON	BASEMENT	MENS BATHROOM	Negative	0
5	WALL	CONCRETE	A	INTACT	WHITE	110 S WASHINGTON	BASEMENT	ROOM 6	Negative	0.12 +/- 0.07
5	WALL	DRYWALL	B	INTACT	WHITE	110 S WASHINGTON	BASEMENT	ROOM 6	Negative	0
5	WALL	BLOCK	C	INTACT	WHITE	110 S WASHINGTON	BASEMENT	ROOM 6	Negative	0
5	WALL	BLOCK	D	INTACT	WHITE	110 S WASHINGTON	BASEMENT	ROOM 6	Negative	0
5	DOOR FRAME	METAL	D	INTACT	WHITE	110 S WASHINGTON	BASEMENT	ROOM 6	Negative	0
5	CLOSET WALL	CONCRETE	B	INTACT	WHITE	110 S WASHINGTON	BASEMENT	ROOM 6	Negative	0
5	PIPE	METAL	B	INTACT	WHITE	110 S WASHINGTON	BASEMENT	ROOM 6	Negative	0
5	DOOR FRAME	METAL	A	INTACT	GRAY	110 S WASHINGTON	BASEMENT	BOILER ROOM	Negative	0
5	WALL	BLOCK	A	INTACT	GRAY	110 S WASHINGTON	BASEMENT	BOILER ROOM	Negative	0
5	WALL	CONCRETE	B	INTACT	GRAY	110 S WASHINGTON	BASEMENT	BOILER ROOM	Negative	0
6	WALL	BRICK	C	INTACT	GRAY	110 S WASHINGTON	BASEMENT	BOILER ROOM	Negative	0
6	HATCH	METAL	C	PEELING	GRAY	110 S WASHINGTON	BASEMENT	BOILER ROOM	Negative	0
6	DOOR	METAL	C	INTACT	GRAY	110 S WASHINGTON	BASEMENT	BOILER ROOM	Negative	0
6	BEAM	METAL	O	INTACT	GRAY	110 S WASHINGTON	BASEMENT	BOILER ROOM	Negative	0
6	CEILING	CONCRETE	O	INTACT	GRAY	110 S WASHINGTON	BASEMENT	BOILER ROOM	Negative	0
6	WALL	BLOCK	A	INTACT	WHITE	110 S WASHINGTON	BASEMENT	ROOM 4	Negative	0
6	WALL	DRYWALL	B	INTACT	WHITE	110 S WASHINGTON	BASEMENT	ROOM 4	Negative	0

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I	Component	Substrate	Side	Condition	Color	Site	Floor	Room	Results	PbC
6	WALL	CONCRETE	C	INTACT	WHITE	110 S WASHINGTON	BASEMENT	ROOM 4	Negative	0.30 +/- 0.19
6	WALL	BLOCK	D	INTACT	WHITE	110 S WASHINGTON	BASEMENT	ROOM 4	Negative	0
7	WALL	BLOCK	A	INTACT	MULTI	110 S WASHINGTON	BASEMENT	ROOM 3	Negative	0
7	WALL	CONCRETE	C	INTACT	BLUE	110 S WASHINGTON	BASEMENT	ROOM 3	Negative	0
7	BENCH	WOOD	C	INTACT	WHITE	110 S WASHINGTON	BASEMENT	ROOM 3	Negative	0
7	WALL	CONCRETE	D	INTACT	MULTI	110 S WASHINGTON	BASEMENT	ROOM 3	Negative	0
7	WINDOW FRAME	WOOD	D	INTACT	WHITE	110 S WASHINGTON	BASEMENT	ROOM 3	Negative	0
7	CEILING	CONCRETE	O	INTACT	WHITE	110 S WASHINGTON	BASEMENT	ROOM 3	Negative	0
7	WALL	CONCRETE	A	INTACT	WHITE	110 S WASHINGTON	BASEMENT	ROOM 8	Negative	0
7	PIPE	METAL	A	INTACT	WHITE	110 S WASHINGTON	BASEMENT	ROOM 8	Negative	0
7	WALL	BLOCK	B	INTACT	WHITE	110 S WASHINGTON	BASEMENT	ROOM 8	Negative	0
8	WALL	BLOCK	C	INTACT	WHITE	110 S WASHINGTON	BASEMENT	ROOM 8	Negative	0
8	SOFFIT	DRYWALL	O	INTACT	WHITE	110 S WASHINGTON	BASEMENT	ROOM 8	Negative	0
8	CEILING	CONCRETE	O	INTACT	WHITE	110 S WASHINGTON	BASEMENT	ROOM 8	Negative	0
8	WALL	CONCRETE	D	INTACT	WHITE	110 S WASHINGTON	BASEMENT	ROOM 8	Negative	0
8	WALL	BLOCK	A	INTACT	WHITE	110 S WASHINGTON	FIRST	MAIN ENTRY_STAIRS	Negative	0.06 +/- 0.04
8	WALL	BLOCK	B	INTACT	WHITE	110 S WASHINGTON	FIRST	MAIN ENTRY_STAIRS	Negative	0.10 +/- 0.05
8	WALL	BLOCK	D	INTACT	WHITE	110 S WASHINGTON	FIRST	MAIN ENTRY_STAIRS	Negative	0
8	STRINGER	METAL	B	INTACT	BROWN	110 S WASHINGTON	FIRST	MAIN ENTRY_STAIRS	Negative	0
8	RISER	METAL	O	INTACT	BROWN	110 S WASHINGTON	FIRST	MAIN ENTRY_STAIRS	Negative	0
9	WALL	DRYWALL	A	INTACT	BEIGE	110 S WASHINGTON	FIRST	LOBBY	Negative	0
9	WALL	DRYWALL	B	INTACT	WHITE	110 S WASHINGTON	FIRST	LOBBY	Negative	0
9	DOOR FRAME	METAL	C	INTACT	WHITE	110 S WASHINGTON	FIRST	LOBBY	Negative	0
9	WALL	BLOCK	C	INTACT	WHITE	110 S WASHINGTON	FIRST	LOBBY	Negative	0
9	RADIATOR	METAL	C	INTACT	WHITE	110 S WASHINGTON	FIRST	LOBBY	Negative	0
9	WINDOW FRAME	METAL	D	INTACT	WHITE	110 S WASHINGTON	FIRST	LOBBY	Negative	0
9	WALL	DRYWALL	D	INTACT	WHITE	110 S WASHINGTON	FIRST	LOBBY	Negative	0
9	WALL	PLASTER	A	INTACT	WHITE	110 S WASHINGTON	FIRST	MAIN ORIG LIBRARY	Negative	0
9	SILL	WOOD	A	INTACT	WHITE	110 S WASHINGTON	FIRST	MAIN ORIG LIBRARY	Negative	0.19 +/- 0.11
1	WINDOW MOLDING	WOOD	A	INTACT	WHITE	110 S WASHINGTON	FIRST	MAIN ORIG LIBRARY	Negative	0.40 +/- 0.20
1	**ENTRY WALL**	**PLASTER**	**A**	**INTACT**	**WHITE**	**110 S WASHINGTON**	**FIRST**	**MAIN ORIG LIBRARY**	**Positive**	**1.20 +/- 0.20**
1	**ENTRY DOOR**	**WOOD**	**A**	**INTACT**	**WHITE**	**110 S WASHINGTON**	**FIRST**	**MAIN ORIG LIBRARY**	**Positive**	**1.70 +/- 0.30**
1	**ENTRY DOOR FRAME**	**WOOD**	**A**	**INTACT**	**WHITE**	**110 S WASHINGTON**	**FIRST**	**MAIN ORIG LIBRARY**	**Positive**	**2.90 +/- 1.00**

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1	INNER DOOR FRAME	WOOD	A	INTACT	WHITE	110 S WASHINGTON	FIRST	MAIN ORIG LIBRARY	Negative	0
1	CLOSET WALL	PLASTER	A	INTACT	WHITE	110 S WASHINGTON	FIRST	MAIN ORIG LIBRARY	Negative	0.05 +/- 0.03
1	COLUMN	METAL	A	INTACT	WHITE	110 S WASHINGTON	FIRST	MAIN ORIG LIBRARY	Negative	0
1	WALL	PLASTER	B	INTACT	WHITE	110 S WASHINGTON	FIRST	MAIN ORIG LIBRARY	Negative	0
1	**SASH**	**WOOD**	**B**	**INTACT**	**WHITE**	**110 SWASHINGTON**	**FIRST**	**MAIN ORIG LIBRARY**	**Positive**	**16.00 +/- 4.50**
1	SILL	PLASTER	B	INTACT	WHITE	110 S WASHINGTON	FIRST	MAIN ORIG LIBRARY	Negative	0
1	WINDOW MOLDING	PLASTER	B	INTACT	WHITE	110 S WASHINGTON	FIRST	MAIN ORIG LIBRARY	Negative	0.14 +/- 0.09
1	WALL	PLASTER	C	INTACT	WHITE	110 S WASHINGTON	FIRST	MAIN ORIG LIBRARY	Negative	0
1	WALL	PLASTER	D	INTACT	WHITE	110 S WASHINGTON	FIRST	MAIN ORIG LIBRARY	Negative	0
1	STAIR WALL	PLASTER	A	INTACT	WHITE	110 S WASHINGTON	FIRST	LOFT	Negative	0
1	STRINGER	WOOD	A	INTACT	WHITE	110 S WASHINGTON	FIRST	LOFT	Negative	0.12 +/- 0.05
1	WALL	PLASTER	A	INTACT	WHITE	110 S WASHINGTON	FIRST	LOFT	Negative	0.15 +/- 0.09
1	**SASH**	**WOOD**	**A**	**INTACT**	**WHITE**	**110 SWASHINGTON**	**FIRST**	**LOFT**	**Positive**	**18.00 +/- 4.80**
1	SILL	WOOD	A	INTACT	WHITE	110 S WASHINGTON	FIRST	LOFT	Negative	0
1	WINDOW MOLDING	WOOD	A	INTACT	WHITE	110 S WASHINGTON	FIRST	LOFT	Negative	0
1	BENCH	WOOD	A	INTACT	WHITE	110 S WASHINGTON	FIRST	LOFT	Negative	0
1	HANDRAIL	METAL	A	INTACT	BROWN	110 S WASHINGTON	FIRST	LOFT	Negative	0
1	WALL	PLASTER	B	INTACT	BROWN	110 S WASHINGTON	FIRST	LOFT	Negative	0.13 +/- 0.08
1	WALL	PLASTER	C	INTACT	WHITE	110 S WASHINGTON	FIRST	LOFT	Negative	0.14 +/- 0.08
1	**DOOR**	**WOOD**	**A**	**INTACT**	**WHITE**	**110 SWASHINGTON**	**SECOND**	**LOFT ROOM 1**	**Positive**	**9.10 +/- 4.10**
1	DOOR MOLDING	WOOD	A	INTACT	WHITE	110 S WASHINGTON	SECOND	LOFT ROOM 1	Negative	0.17 +/- 0.07
1	**ROOF HATCH WOOD**	**WOOD**	**A**	**INTACT**	**WHITE**	**110 SWASHINGTON**	**SECOND**	**LOFT**	**Positive**	**14.00 +/- 3.90**
1	WALL	PLASTER	A	INTACT	WHITE	110 S WASHINGTON	SECOND	LOFT ROOM 1	Negative	0
1	WALL	PLASTER	B	INTACT	WHITE	110 S WASHINGTON	SECOND	LOFT ROOM 1	Negative	0
1	WALL	PLASTER	C	INTACT	WHITE	110 S WASHINGTON	SECOND	LOFT ROOM 1	Negative	0
1	WALL	PLASTER	D	INTACT	WHITE	110 S WASHINGTON	SECOND	LOFT ROOM 1	Negative	0
1	BASEBOARD	WOOD	D	INTACT	WHITE	110 S WASHINGTON	SECOND	LOFT ROOM 1	Negative	0.04 +/- 0.02
1	SILL	WOOD	C	INTACT	WHITE	110 S WASHINGTON	SECOND	LOFT ROOM 1	Negative	0
1	**SASH**	**WOOD**	**C**	**INTACT**	**WHITE**	**110 SWASHINGTON**	**SECOND**	**LOFT ROOM 1**	**Positive**	**9.40 +/- 4.80**
1	WINDOW MOLDING	WOOD	C	INTACT	WHITE	110 S WASHINGTON	SECOND	LOFT ROOM 1	Negative	0
1	CEILING	PLASTER	O	INTACT	WHITE	110 S WASHINGTON	SECOND	LOFT ROOM 1	Negative	0
1	CEILING	PLASTER	O	INTACT	WHITE	110 S WASHINGTON	SECOND	LOFT ROOM 2	Negative	0
1	WALL	PLASTER	A	INTACT	WHITE	110 S WASHINGTON	SECOND	LOFT ROOM 2	Negative	0

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I	Component	Substrate	Side	Condition	Color	Site	Floor	Room	Results	PbC
1	WALL	PLASTER	B	INTACT	WHITE	110 S WASHINGTON	SECOND	LOFT ROOM 2	Negative	0
1	WALL	PLASTER	C	INTACT	WHITE	110 S WASHINGTON	SECOND	LOFT ROOM 2	Negative	0
1	WALL	PLASTER	D	INTACT	WHITE	110 S WASHINGTON	SECOND	LOFT ROOM 2	Negative	0
1	DUCT	METAL	C	INTACT	WHITE	110 S WASHINGTON	SECOND	LOFT ROOM 2	Negative	0
1	COLUMN	METAL	O	INTACT	WHITE	110 S WASHINGTON	SECOND	LOFT ROOM 2	Negative	0
1	SILL	WOOD	C	INTACT	WHITE	110 S WASHINGTON	SECOND	LOFT ROOM 2	Negative	0
1	SASH	WOOD	C	INTACT	WHITE	110 S WASHINGTON	SECOND	LOFT ROOM 2	Negative	0
1	WINDOW MOLDING	WOOD	C	INTACT	WHITE	110 S WASHINGTON	SECOND	LOFT ROOM 2	Negative	0
1	WALL	PLASTER	A	INTACT	WLLPAPR	110 S WASHINGTON	FIRST	LIBRARY BATHROOM	Negative	0.18 +/- 0.06
1	WALL	PLASTER	B	INTACT	WLLPAPR	110 S WASHINGTON	FIRST	LIBRARY BATHROOM	Negative	0.23 +/- 0.06
1	WALL	PLASTER	C	INTACT	WLLPAPR	110 S WASHINGTON	FIRST	LIBRARY BATHROOM	Negative	0.25 +/- 0.10
1	WALL	PLASTER	D	INTACT	WLLPAPR	110 S WASHINGTON	FIRST	LIBRARY BATHROOM	Negative	0.18 +/- 0.06
1	WALL	PLASTER	A	INTACT	BLUE	110 S WASHINGTON	FIRST	NURSERY	Negative	0.25 +/- 0.14
1	WALL	PLASTER	B	INTACT	BLUE	110 S WASHINGTON	FIRST	NURSERY	Negative	0
1	WALL	PLASTER	C	INTACT	BLUE	110 S WASHINGTON	FIRST	NURSERY	Negative	0.12 +/- 0.07
1	WALL	PLASTER	D	INTACT	BLUE	110 S WASHINGTON	FIRST	NURSERY	Negative	0
1	DOOR FRAME	METAL	A	INTACT	BLUE	110 S WASHINGTON	FIRST	NURSERY	Negative	0
1	SILL	WOOD	B	INTACT	WHITE	110 S WASHINGTON	FIRST	NURSERY	Negative	0.27 +/- 0.13
1	**SASH**	**WOOD**	**B**	**INTACT**	**WHITE**	**110 S WASHINGTON**	**FIRST**	**NURSERY**	**Positive**	**13.30 +/- 2.00**
1	WINDOW MOLDING	WOOD	B	INTACT	WHITE	110 S WASHINGTON	FIRST	NURSERY	Negative	0
1	WALL	PLASTER	A	INTACT	WLLPAPR	110 S WASHINGTON	FIRST	NURSERY BATHROOM	Negative	0.27 +/- 0.07
1	WALL	PLASTER	B	INTACT	WLLPAPR	110 S WASHINGTON	FIRST	NURSERY BATHROOM	Negative	0.21 +/- 0.06
1	WALL	PLASTER	C	INTACT	WLLPAPR	110 S WASHINGTON	FIRST	NURSERY BATHROOM	Negative	0.22 +/- 0.13
1	WALL	PLASTER	D	INTACT	WLLPAPR	110 S WASHINGTON	FIRST	NURSERY BATHROOM	Negative	0.30 +/- 0.08
1	WALL	PLASTER	A	INTACT	WHITE	110 S WASHINGTON	FIRST	M-W BATHROOM	Negative	0
1	WALL	PLASTER	B	INTACT	WHITE	110 S WASHINGTON	FIRST	M-W BATHROOM	Negative	0
1	WALL	PLASTER	C	INTACT	WHITE	110 S WASHINGTON	FIRST	M-W BATHROOM	Negative	0
1	WALL	PLASTER	D	INTACT	WHITE	110 S WASHINGTON	FIRST	M-W BATHROOM	Negative	0.15 +/- 0.09
1	DOOR FRAME	METAL	A	INTACT	WHITE	110 S WASHINGTON	FIRST	M-W BATHROOM	Negative	0.22 +/- 0.12
1	DOOR FRAME	METAL	A	INTACT	WHITE	110 S WASHINGTON	FIRST	WOMENS BATHROOM	Negative	0
1	WALL	PLASTER	A	INTACT	WHITE	110 S WASHINGTON	FIRST	WOMENS BATHROOM	Negative	0
1	WALL	PLASTER	B	INTACT	WHITE	110 S WASHINGTON	FIRST	WOMENS BATHROOM	Negative	0
1	WALL	PLASTER	C	INTACT	WHITE	110 S WASHINGTON	FIRST	WOMENS BATHROOM	Negative	0

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I	Component	Substrate	Side	Condition	Color	Site	Floor	Room	Results	PbC
1	WALL	PLASTER	D	INTACT	WHITE	110 S WASHINGTON	FIRST	WOMENS BATHROOM	Negative	0
1	WALL	PLASTER	A	INTACT	WHITE	110 S WASHINGTON	FIRST	MENS BATHROOM	Negative	0
1	WALL	PLASTER	B	INTACT	WHITE	110 S WASHINGTON	FIRST	MENS BATHROOM	Negative	0
1	WALL	PLASTER	C	INTACT	WHITE	110 S WASHINGTON	FIRST	MENS BATHROOM	Negative	0
1	WALL	PLASTER	D	INTACT	WHITE	110 S WASHINGTON	FIRST	MENS BATHROOM	Negative	0
1	DOOR FRAME	METAL	A	INTACT	WHITE	110 S WASHINGTON	FIRST	MENS BATHROOM	Negative	0
1	WALL	DRYWALL	A	INTACT	WHITE	110 S WASHINGTON	FIRST	KITCHEN	Negative	0
1	WALL	BLOCK	B	INTACT	WHITE	110 S WASHINGTON	FIRST	KITCHEN	Negative	0
1	WALL	BLOCK	C	INTACT	WHITE	110 S WASHINGTON	FIRST	KITCHEN	Negative	0
1	DOOR FRAME	METAL	C	INTACT	WHITE	110 S WASHINGTON	FIRST	KITCHEN	Negative	0
1	WALL	BLOCK	D	INTACT	WHITE	110 S WASHINGTON	FIRST	KITCHEN	Negative	0.10 +/- 0.07
1	WALL	BLOCK	A	INTACT	WHITE	110 S WASHINGTON	FIRST	CONFERENCE ROOM	Negative	0
1	WALL	BLOCK	B	INTACT	WHITE	110 S WASHINGTON	FIRST	CONFERENCE ROOM	Negative	0.14 +/- 0.07
1	WALL	BLOCK	C	INTACT	WHITE	110 S WASHINGTON	FIRST	CONFERENCE ROOM	Negative	0
1	WALL	BLOCK	D	INTACT	WHITE	110 S WASHINGTON	FIRST	CONFERENCE ROOM	Negative	0.26 +/- 0.13
1	RADIATOR	METAL	B	INTACT	WHITE	110 S WASHINGTON	FIRST	CONFERENCE ROOM	Negative	0
1	DOOR FRAME	METAL	D	INTACT	WHITE	110 S WASHINGTON	FIRST	CONFERENCE ROOM	Negative	0
1	DOOR FRAME	METAL	A	INTACT	WHITE	110 S WASHINGTON	FIRST	WEST HALLWAY	Negative	0
1	RADIATOR	METAL	B	INTACT	WHITE	110 S WASHINGTON	FIRST	WEST HALLWAY	Negative	0
1	DOOR	METAL	C	INTACT	WHITE	110 S WASHINGTON	FIRST	WEST HALLWAY	Negative	0
1	WALL	BLOCK	B	INTACT	WHITE	110 S WASHINGTON	FIRST	WEST HALLWAY	Negative	0
1	WALL	BLOCK	D	INTACT	WHITE	110 S WASHINGTON	FIRST	WEST HALLWAY	Negative	0
1	WALL	BLOCK	A	INTACT	WHITE	110 S WASHINGTON	FIRST	MAIN OFFICE	Negative	0
1	WALL	BLOCK	B	INTACT	WHITE	110 S WASHINGTON	FIRST	MAIN OFFICE	Negative	0
1	WALL	DRYWALL	C	INTACT	WHITE	110 S WASHINGTON	FIRST	MAIN OFFICE	Negative	0
2	WALL	BLOCK	A	INTACT	WHITE	110 S WASHINGTON	FIRST	SANCTUARY	Negative	0.11 +/- 0.07
2	RADIATOR CASE	WOOD	A	INTACT	WHITE	110 S WASHINGTON	FIRST	SANCTUARY	Negative	0
2	PIPE	METAL	A	INTACT	WHITE	110 S WASHINGTON	FIRST	SANCTUARY	Negative	0
2	WALL	BLOCK	B	INTACT	WHITE	110 S WASHINGTON	FIRST	SANCTUARY	Negative	0
2	WALL	DRYWALL	B	INTACT	WHITE	110 S WASHINGTON	FIRST	SANCTUARY	Negative	0
2	WALL	BLOCK	C	INTACT	WHITE	110 S WASHINGTON	FIRST	SANCTUARY	Negative	0
2	WALL	BLOCK	D	INTACT	WHITE	110 S WASHINGTON	FIRST	SANCTUARY	Negative	0
2	COLUMN	METAL	O	INTACT	WHITE	110 S WASHINGTON	FIRST	SANCTUARY	Negative	0

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I	Component	Substrate	Side	Condition	Color	Site	Floor	Room	Results	PbC
2	DOOR	WOOD	A	INTACT	WHITE	110 S WASHINGTON	FIRST	EXTERIOR ORIGINAL	Negative	0.40 +/- 0.20
2	DOOR FRAME	WOOD	A	INTACT	WHITE	110 S WASHINGTON	FIRST	EXTERIOR ORIGINAL	Negative	0.50 +/- 0.10
2	SMALL WNDW FRAME	WOOD	A	INTACT	WHITE	110 S WASHINGTON	FIRST	EXTERIOR ORIGINAL	Negative	0
2	DOOR	METAL	A	INTACT	WHITE	110 S WASHINGTON	FIRST	EXTERIOR ORIGINAL	Negative	0
2	HANDRAIL	METAL	A	POOR	BLACK	110 S WASHINGTON	FIRST	EXTERIOR ORIGINAL	Negative	0
2	BSMNT WNDW FRAME	WOOD	A	POOR	BLACK	110 S WASHINGTON	FIRST	EXTERIOR ORIGINAL	Negative	0.40 +/- 0.20
2	**SASH**	**WOOD**	**B**	**INTACT**	**WHITE**	**110 SWASHINGTON**	**FIRST**	**EXTERIOR ORIGINAL**	**Positive**	**4.80 +/- 1.70**
2	**SILL**	**WOOD**	**B**	**INTACT**	**WHITE**	**110 SWASHINGTON**	**FIRST**	**EXTERIOR ORIGINAL**	**Positive**	**32.80 +/- 8.50**
2	**WINDOW FRAME**	**WOOD**	**B**	**INTACT**	**WHITE**	**110 SWASHINGTON**	**FIRST**	**EXTERIOR ORIGINAL**	**Positive**	**8.60 +/- 4.30**
2	**WINDOW FRAME**	**WOOD**	**C**	**INTACT**	**WHITE**	**110 SWASHINGTON**	**FIRST**	**EXTERIOR ORIGINAL**	**Positive**	**22.40 +/- 9.70**
2	**SILL**	**WOOD**	**C**	**INTACT**	**WHITE**	**110 SWASHINGTON**	**FIRST**	**EXTERIOR ORIGINAL**	**Positive**	**4.80 +/- 2.40**
2	**SASH**	**WOOD**	**C**	**INTACT**	**WHITE**	**110 SWASHINGTON**	**FIRST**	**EXTERIOR ORIGINAL**	**Positive**	**27.00 +/- 3.10**
2	**DOOR**	**METAL**	**C**	**INTACT**	**WHITE**	**110 SWASHINGTON**	**FIRST**	**EXTERIOR ADDITION**	**Positive**	**2.60 +/- 1.10**
2	**FRAME**	**METAL**	**C**	**INTACT**	**WHITE**	**110 SWASHINGTON**	**FIRST**	**EXTERIOR ADDITION**	**Positive**	**4.20 +/- 1.10**
2	**COLUMN**	**METAL**	**C**	**INTACT**	**WHITE**	**110 SWASHINGTON**	**FIRST**	**EXTERIOR ADDITION**	**Positive**	**3.60 +/- 1.50**
2	**GRATE**	**METAL**	**C**	**INTACT**	**WHITE**	**110 SWASHINGTON**	**FIRST**	**EXTERIOR ADDITION**	**Positive**	**2.90 +/- 1.50**
2	DUCT	METAL	C	PEELING	WHITE	110 S WASHINGTON	FIRST	EXTERIOR ADDITION	Negative	0
2	DOWNSPOUT	METAL	D	PEELING	WHITE	110 S WASHINGTON	FIRST	EXTERIOR ADDITION	Negative	0
2	**CAL**					**110 SWASHINGTON**			**Positive**	**1.10 +/- 0.10**
2	**CAL**					**110 SWASHINGTON**			**Positive**	**1.10 +/- 0.10**
2	**CAL**					**110 SWASHINGTON**			**Positive**	**1.00 +/- 0.10**
2										4.66 +/- 0.00

ATTACHMENT 4

APPENDIX D

Mold (Surface Tape Lift) Laboratory Report and Chain of Custody Documentation

EMLab P&K
A TestAmerica Company

Report for:

Cody McNeely
Weaver Consultants Group
1316 Bond St.
Suite 108
Naperville, IL 60563

Regarding: Project: Auram Builders; 110 S. Washington St., Naperville
EML ID: 1772476

Approved by:

Regional Director
Michael Berg

Dates of Analysis:
Direct microscopic exam (Qualitative): 08-08-2017

Service SOPs: Direct microscopic exam (Qualitative) (EM-MY-S-1039)
AIHA-LAP, LLC accredited service, Lab ID #176641

EMLab P&K
1815 West Diehl Road, Suite 800, Naperville, IL 60563
(866) 871-1984 Fax (856) 334-1040 www.emlab.com

Client: Weaver Consultants Group
C/O: Cody McNeely
Re: Auram Builders; 110 S. Washington St., Naperville

Date of Sampling: 08-07-2017
Date of Receipt: 08-07-2017
Date of Report: 08-08-2017

DIRECT MICROSCOPIC EXAMINATION REPORT

Background Debris and/or Description	Miscellaneous Spores Present*	MOLD GROWTH: Molds seen with underlying mycelial and/or sporulating structures†	Other Comments††	General Impression
Lab ID-Version‡: 8283126-1, Analysis Date: 08/08/2017: Tape sample CM080717-01: Lower Level				
Light	Very few	4+ *Stachybotrys* species (spores, hyphae, conidiophores) < 1+ *Cladosporium* species (spores, hyphae) < 1+ Colorless spore type, ID unknown (spores, hyphae) < 1+ *Penicillium* species (spores, hyphae, conidiophores)	None	Mold growth

* Indicative of normal conditions, i.e. seen on surfaces everywhere. Includes basidiospores (mushroom spores), myxomycetes, plant pathogens such as ascospores, rusts and smuts, and a mix of saprophytic genera with no particular spore type predominating. Distribution of spore types seen mirrors that usually seen outdoors.

† Quantities of molds seen growing are listed in the MOLD GROWTH column and are graded <1+ to 4+, with 4+ denoting the highest numbers.

†† Some comments may refer to the following: Most surfaces collect a mix of spores which are normally present in the outdoor environment. At times it is possible to note a skewing of the distribution of spore types, and also to note "marker" genera which may indicate indoor mold growth. Marker genera are those spore types which are present normally in very small numbers, but which multiply indoors when conditions are favorable for growth.

‡ A "Version" indicated by -"x" after the Lab ID# with a value greater than 1 indicates a sample with amended data. The revision number is reflected by the value of "x".
The limit of detection is < 1+ when mold growth is detected.

CHAIN OF CUSTODY
www.EMLabPK.com

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A TestAmerica Company

New Jersey: 3000 Lincoln Drive East, Suite A, Marlton, NJ 08053 * (866) 871-1984
Phoenix, AZ: 1501 West Knudsen drive, Phoenix, AZ 85027 * (800) 651-4802
SSF, CA: 6000 Shoreline Court, Suite 205, South San Francisco, CA 94080 * (866) 888-6653

Weather	Fog	Rain	Snow	Wind	Clear
Level: None	☒	☒	☒	☐	☒
Light	☐	☐	☐	☒	
Moderate	☐	☐	☐	☐	
Heavy	☐	☐	☐	☐	

001772476

CONTACT INFORMATION

Company:	Weaver Consultants Group	Address:	1316 Bond St., Naperville, Illinois
Contact:	Cody McNeely	Special Instructions:	
Phone:	312-806-2235		

PROJECT INFORMATION

Project ID:	Avram Builders		
Project Description:	110 S. Washington St., Naperville		
Project Zip Code:	60540	Sampling Date & Time:	8/7/17
PO Number:		Sampled By:	Cody McNeely

TURN AROUND TIME CODES (TAT)

- STD – Standard (DEFAULT)
- ND – Next Business Day
- SD – Same Business Day Rush
- WH – Weekend / Holiday

Rushes received after 2 pm or on weekends, will be considered received the next business day. Please alert us in advance of weekend analysis needs.

Sample ID	Description	Sample Type (Below)	TAT (Above)	Total Volume / Area (as applicable)	Notes (Time of day, Temp, RH, etc.)
CM080717-01	Lower Level Wall	T	ND	—	—

Analyses (Non-Culturable: Spore Trap; Tape Swab Bulk; Other Requests):

- ☐ Fungi – Spore Trap Analysis
- ☐ Spore Trap Analysis – Other particles
- ☒ Direct Microscopic Exam (Qualitative) (sample CM080717-01)
- ☐ Quantitative Spore Count Direct Exam
- ☐ 1-Media Surface Fungi (Genus ID + Asp. spp.)
- ☐ 2-Media Surface Fungi (Genus ID + Asp. spp.)
- ☐ 3-Media Surface Fungi (Genus ID + Asp. spp.)
- ☐ Culturable Air Fungi (Genus ID + Asp. spp.)
- ☐ Gram Stain & Counts (Culturable Air & Surface Bacteria)
- ☐ Legionella culture
- ☐ Total Coliform, E. coli (Presence/Absence)
- ☐ Membrane Filtration (specify organism):
- ☐ MPN Bacteria (specify organism):
- ☐ QuantiTray – Sewage Screen
- ☐ Asbestos Analysis – PCM Airborne Fiber Count (NIOSH 7400)
- ☐ Asbestos Analysis – PLM (EPA method 600/R-93-116)
- ☐ PCR (specify test):
- ☐

SAMPLE TYPE CODES

BC – BioCassette ™	ST – Spore Trap: Zefon, Allergenco, Burkard ...	T – Tape	D – Dust
A1S – Anderson		SW – Swab	SO – Soil
SAS – Surface Air Sampler	P – Potable Water	B – Bulk	
CP – Contact Plate	NP – Non-Potable Water	O – Other:	

RELINQUISHED BY	DATE & TIME	RECEIVED BY	DATE & TIME
Cody McNeely	8/7/17 16:47	[signature]	8/7/17 4:49

APPENDIX E

Representative Photographs

APPENDIX F

Consultant Credentials

Cody McNeely

Illinois Licensed Asbestos Inspector, Project Manager, and Air Sampling Professional

IDPH

ASBESTOS PROFESSIONAL LICENSE

ID NUMBER	ISSUED	EXPIRES
100 - 10639	3/21/2017	05/15/2018

CODY R MCNEELY
925 Eddystone Circle
Naperville, IL 60565

Environmental Health

ENDORSEMENTS	TC EXPIRES
INSPECTOR	11/7/2017
PROJECT MANAGER AIR SAMPLING PROFESSIONAL	5/13/2017

Alteration of this license shall result in legal action
This license issued under authority of the State of Illinois Department of Public Health
This license is valid only when accompanied by a valid training course certificate.

2016

OCCUPATIONAL TRAINING & SUPPLY, INC.

7233 S. Adams Street ♦ Willowbrook, IL 60527 ♦ (630) 655-3900

Asbestos Building Inspector Refresher

ATTACHMENT 4

Occupational Training & Supply, Inc. certifies that

Cody McNeely

has successfully completed the Asbestos Building Inspector Refresher course and has passed the competency exam with a minimum score of 70%. The course is accredited by the Illinois Department of Public Health and Indiana Department of Environmental Management for purposes of accreditation in accordance with EPA 40 CFR 763, Asbestos Hazard Emergency response Act (AHERA) and TSCA Title II.

Course Date: 11/7/2016

Exam Date: 11/7/2016

Expiration Date: 11/7/2017

Certificate Number: BIR1611074017

Kathy DeSalvo

Kathy DeSalvo, Director

IDPH
ILLINOIS DEPARTMENT OF PUBLIC HEALTH

525-535 West Jefferson Street • Springfield, Illinois 62761-0001 • www.dph.illinois.gov

1/19/2017

LICENSE NUMBER: 001251
John P O'Brien
443 Duane St
Glen Ellyn, IL 60137

LICENSE APPROVED

IDPH recently received and reviewed your application for lead licensure. Your qualifications have been reviewed and found that you meet the requirements set forth by the Lead Poisoning Prevention Code, Section 845.125. Therefore, your application for lead licensure is now complete. Enclosed please find your lead license card. Please have this identification card with you at all times while conducting lead abatement activities.

IDPH has updated its 7 – Day Notice of Commencement effective immediately. The revised document can be identified by its 9/16 revision date on the bottom left corner. Please discontinue using the old form and begin using the new form as soon as possible. The revised form is located in the same web address that the old form was located (http://www.dph.illinois.gov/sites/default/files/forms/7-day-notice-leadabatement-mitigation-project-091916.pdf).

CERTIFICATE OF ACHIEVEMENT
LEAD INSPECTOR'S TRAINING

Accredited by Illinois Department of Public Health

This is to certify that JOHN O'BRIEN has completed the 1-day INSPECTOR RECERTIFICATION course and successfully passed the examination on 01/13/2017 with a minimum score of 70%. Training was in accordance with the Illinois Lead Poisoning Prevention Code 77 ILL ADM Code 845.30 and U.S. EPA Model Training Course Curriculum.

ATTACHMENT 4

01/13/2017
Course Dates:

01/13/2020
Expires:

1701LIR01
Certificate Number:

PUBLIC HEALTH & SAFETY inc.
Environmental and Occupational Services
37 S. Ashland Ave., Chicago, IL 60607
www.public-health-safety.com
Office: 312-491-0081
Fax: 312-421-2901

Director of Training
Nicholas J. Peneff
Doctor of Public Health

Phone: 312-491-0081

FORM # L-010

A Cut Above Construction Services L.L.C.

"A Cut Above The Rest"

4302 WARREN AVENUE
HILLSIDE, IL 60162
630-429-5484

PROPOSAL

July 27, 2017

AVRAM BUILDERS

RE: NAPERVILLE REMODEL

A Cut Above Construction Services LLC. is pleased to submit this proposal for all supervision, labor, tools, equipment, supplies, for the work at the above reference site.

SCOPE OF WORK:

REMOVE EXISTING ROOFING, SHEATING & ROOF RAFTERS

INSTALL WOOD TRUSSES W/ 5/8" SHEATING

INSTALL NEW ROOFING

INSTALL SOFFIT & FASCIA ***$278,000.00 – PRICE INCLUDES MATERIAL & LABOR***

ROOFING: ***$98,000.00***

Payment Terms:
A deposit of 1/3RD down is due prior to commencement of project.
Final payment should be made to A CUT ABOVE, within 30 days after completion of the work as described in this proposal. Payment shall be without exception or retention whether the customer has received payment from any other party. On long term contracts A CUT ABOVE, shall bill in thirty-day increments on completed work.

Acceptance:
This proposal shall remain an offer for acceptance by customer for a period of thirty days and such offer shall be terminated thereafter.
The undersigned principal warrants he is the owner or duly authorized agent thereof and that pursuant thereto he has the authority to contract as herein provided. Dan McCarroll, by his signature below as President of A CUT ABOVE, warrants that Contractor is authorized to enter into this contract, and possesses all necessary skills, experience and assets to perform the work and to fulfill this contract.

Proposed: DAN MCCARROLL/ Owner, Pres.
A CUT ABOVE CONSTRUCTION SERVICES LLC

ACCEPTED:

Signed: _____ *Date*_____

EXHIBIT 4

F.E. MORAN, INC.
FIRE PROTECTION
OF NORTHERN ILLINOIS

2165 Shermer Road ▪ Suite D ▪ Northbrook, IL 60062 ▪ (847) 498-4870 ▪ (Fax) 498-9084

July 21, 2017 Proposal: KV 17091

Avram Builders
1750 Bond Street
Naperville, IL.

Attn: **Mr. Dwight Avram**

Project: **110 S. Washington**
Naperville, IL

Dwight,

F.E. Moran, Inc. Fire Protection is pleased to provide our design-build **BUDGET** cost of **One Hundred Ninety Nine Thousand Seventy Fifty Dollars ($199,750.00),** for the fire sprinkler work on the above referenced project. This proposal encompasses alone design, material, equipment, and labor necessary for a complete wet pipe fire sprinkler system per minimum requirements of NFPA (13,), the City of Naperville, as outlined below:

Scope of Work Included:

- All sprinkler systems components are UL Listed and/or FM Approved.
- Per the Schematic Design Documents, provide and install fully code compliant wet/dry sprinkler per NFPA 13 and the City of Naperville.
- The building will require a dry pipe sprinkler system for the Attic area. Sprinkler piping shall be installed in the wood truss space with brass upright sprinklers.
- The building will require a wet pipe sprinkler system for the 1st floor including the combustible areas above the first floor ceiling area. .
- A new water supply will be provided by others. F.E. Moran Fire Protection to furnish a new double detector check backflow preventer with meter reader for installation by PC. Testing and certification by PC.
- Centerline and/or quarter point placement of pendent sprinkler heads within acoustical suspended ceilings (3" Tolerance).
- **All piping for wet/dry systems shall be black schedule 10 for pipe sizes 2-1/2" and greater and black schedule 40 for pipe 2" and less with black fittings**
- Hydrostatic testing and hydraulic calculations are included.
- Sprinklers to be quick response standard spray **concealed** with white escutcheons in all finished ceilings and brass upright in exposed construction areas.
- All work is to be performed during standard working hours (M-F 40 hours/week), includes taxes, fire caulking of wall and/or floor penetrations, coring, shop drawings, and our One (1) Year Standard Warranty on workmanship.
- Permit fees and plan review is included.

EXHIBIT 5

F.E. MORAN, INC.
FIRE PROTECTION
OF NORTHERN ILLINOIS

2165 Shermer Road ▪ Suite D ▪ Northbrook, IL 60062 ▪ (847) 498-4870 ▪ (Fax) 498-9084

Exclusions:

- All underground work for the fire service, fire department connections and fire pump test headers. (i.e. Excavating, flushing, testing, trenching, pipe, fittings, backfill, etc.)
- Integrity of existing sprinkler piping during testing of new. If there is a leak in the existing sprinkler piping during testing of new piping, it will be repaired on a time and material basis and the cost submitted for payment.
- Fire extinguishers, fire extinguisher cabinets painting of pipe, covering and/or removal of protective material for sprinkler head paint preparation, and valve tags (signage per NFPA 13 only).
- Electrical work & power wiring associated with wiring for FEM installed/provided fire alarm devices (i.e. flow switch, tamper switch, etc.)
- Sales Tax.
- 3D BIM coordination.
- Additional layer of protective material (i.e. paint caps) for other trades (Protective plastic clips and/or caps for sprinkler heads are standard from the manufacturer).
- Clevis hangers and/or seismic bracing (Hanging methods shall be per NFPA 13).
- Third party plan review fees (i.e. FSCI, FM, etc.), P&P Bond, overtime, 2nd Shift premium time, certified payroll, MBE/WBE participation, local residency participation, section 3 hiring, asbestos removal and/or protocol.
- Special fire protection systems (i.e. Dry, Pre-Action, Deluge, Ansul, FM200, Piranha, etc.) for tenant specific requirements (i.e. computer rooms, kitchen equipment, kitchen exhaust hood, etc.).
- Custom painting of escutcheons.

Clarifications and Qualifications:

- Activities are to be completed off finished (concrete slab) unobstructed floor areas for lift, rolling scaffold, and/or ladder installation.
- Special lift equipment (i.e. all terrain, boom, etc.) and/or platform scaffolding for combination use of other trades is also excluded.
- F.E. Moran, Inc will stock all materials to upper floors utilizing hoisting equipment provided by GC (i.e. Cranes, Man/Material Lifts).
- At time of hydrostatic testing, the GC will need to maintain the inside building temperature (Heat) above 40 degrees to prevent freezing of sprinkler piping and components.
- Electronic CAD files are to be issued at "No Charge" for use of our backgrounds and shop drawings.

Material Escalation Clause. Customer agrees that the pricing offered in this Proposal by FE Moran Inc., Fire Protection of Northern Illinois "FPN" is based upon the pricing of steel and other commodities and its availability as of the date of this Proposal. Customer and FPN agree that given the uncertainty in current market trends and conditions, the cost and availability of steel, steel products and other commodities may rise, and that any such increase in the cost of materials ordered by FPN for this project after the date of this Proposal or any surcharges or other costs imposed, shall result in a corresponding dollar for dollar increase in FPN Proposal price. FPN agrees to provide timely information to Customer about any increase in the cost of steel, steel products and other commodities and Customer agrees to execute, at FPN's request, an addendum including a nondisclosure agreement whereby Customer agrees to pay FPN for any increases as described above under the terms and conditions agreed upon and stated in this Proposal.

The above proposal is valid for 30 days and we look forward for favorable consideration of entering into a contract with F.E. Moran, Inc.

Should you have any questions or concerns about this proposal, please do not hesitate contacting me at (847) 274-3024.

Sincerely,

F.E. MORAN, INC. Fire Protection
Of Northern Illinois
Ken Votava
Sr. Sales Executive

NAPERVILLE EXCAVATING
1805 HIGH GROVE LANE
NAPERVILLE, ILLINOIS 60540
Off: 630 • 355 • 1400
Fax: 630 • 355 • 6936

Avram Builders Inc.
1255 Bond Street Ste 111
Naperville, IL 60563

Contact: Dwight Avram
Phone: 630-848-0320
Email: Dwight@avrambuilders.com

Bid Date: 07/26/167

Re:Nichols Library Rehab

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	AMOUNT
I.	**EXCAVATE EXISTING FOUNDATION**				
1.	Excavate and Haul off Material	1	LS	$7,840.00	**$7,840.00**

Front stoop removed by others
Trees and bushes cleared by others
Dig will be held 6" off of foundation wall
Structural Engineer to be on site to verify integrity of foundation as excavation progresses
Only appprox. 143 lf of cobble stone foundation to be exposed

II.	**BACKFILL EXISTING FOUNDATION**				
1.	Backfill Excavated and Exposed Foundation	1	LS	$5,695.00	**$5,695.00**

Backfill to consist of imported clay in non-structural areas and stone in structural areas

III.	**6" WATER LINE FOR FIRE SERVICE**				
1.	6" DIP Water Line (approx. 85 lf)	1	LS	$40,570.00	**$40,570.00**

City of Naperville must approve night work and complete detoured closing of Washington Street
Water line will be run into building
Road Patch and Public Walk Repair included

IV.	**6" PVC SANITARY SERVICE**				
1.	Clay Cut to Fill	1	LS	$24,405.00	**$24,405.00**

City of Naperville must approve daily lane closure on Washington Street
Sanitary line will be run to within 5' of building. Connection by others
Road Patch and Public Walk Repair included

V.	**8" PVC STORM SERVICE**				
1.	8" Storm line and 3 Structures	1	LS	$11,490.00	**$11,490.00**

Storm line will tie into existing structure at the Southwest corner of the property
Storm line will run to the Northwest corner of the existing building
Storm line will be stubbed 5' outside of building. Connections by others
Public Walk Repair included

VI.	**MOBILIZATION**	1	LS	5,000.00	**$5,000.00**

TOTAL IMPROVEMENT **$95,000.00**

EXHIBIT 6

NAPERVILLE EXCAVATING
1805 High Grove Lane

Avram Builders Inc.
1255 Bond Street Ste 111
Naperville, IL 60563

Bid Date: 07/26/167

Re:Nichols Library Rehab

Contact: Dwight Avram
Phone: 630-848-0320
Email: Dwight@avrambuilders.com

Clarifications to Proposal:

Prices are based on one mobilization.

- Prices are based on 2017 construction season.
- Payment is expected 30 days from date of invoice.
- Prices are based on a 40 hour work week Monday through Friday.
- No prices included for export of other contractors spoils.
- Placement of material is limited to the opinion of the soils consultant, additional costs could arise.
- Excessive Dewatering (4" pump or larger) to be on a T&M basis.
- No costs are included for the removal of contaminated soils.
- No stone provided or placed for other contractors.
- Frost ripping and winter condition costs are not included in this proposal.
- **Quote does not include:**
- Permits or bonds.
- Erosion control (except for silt fence installation/maintenance)
- SWPPP Inspections and reporting.
- Asbuilts or Construction Layout
- No stone included in above pricing for other trades
- Restoration/landscaping.
- Export/disposal of contaminated soils.
- Fees for specialized contract payment management systems
- Rock Excavation
- Over Excavation, Undercutting Unsuitable Material, Soil Stabilization of any kind
- Landscaping (including temporary & decorative fence)
- Rip Rap
- Testing (environmental, compaction, soils, etc)
- Soil Retention system
- Dry Utilities
-

Project name: Old Nicholson Library

Address: 110 S. Washtenaw, Naperville, IL.

Date: 7/31/17

To whom it may concern:

At the request of the owner I've inspected the this building with the purpose of determining the feasibility of waterproofing the 130 year old+ foundation. I observed that it is typical of many stone foundations built in that era i.e. the interior showed great deterioration of the mortar joints but the stones themselves appeared to be in plumb and structurally supportive. The sump pumps that had been installed (at as much later date) were not operative at the time of my visit but did not have any apparent intakes from either an interior or exterior drain tile system.

The only way to arrest the continuing deterioration of the foundation, and to create a dry usable space is to excavate the entire exterior, seal the walls, install a wall drainage membrane that channels the water down to an exterior footing (or bottom of the masonry wall) drain tile system and tie the system to a functioning sump pit/pump. The inherent risk in excavating a stone wall is that many times removing the soil away from the foundation walls can (dependent upon the condition of the stones & mortar) cause the stones to become displaced and require additional masonry repair prior to continuing the waterproofing process. This could happen in one area, several areas, as a general condition throughout, or not at all.

I've attached an estimate of the waterproofing (page 2). It includes all work necessary to excavate and waterproof the foundation, install a new pump and drainage system, and leaving the site to rough grade. Final grading, landscaping and concrete restoration are not included. Any necessary masonry repairs required would be quoted as needed on a time and material basis.

If you have any further questions about this project, or would like a formal quote, please contact me directly.

Sincerely,

Roy E. Spencer

President, Perma-Seal Basement Systems

rspencer@permasel.net, O) 630-241-8810

EXHIBIT 7

110 S. Washington, Naperville, IL.

1. Excavation costs, including necessary concrete and tree/shrubbery removal...$17,000

2. Wall sealant and drainage matting installation...$8,500

3. New 4" PVC drain tile & washed stone bed...$8,500

4. New Triple safe pump system (includes new sealed pit, 2 primary pumps and a battery backup pump system...$2,700

5. New area well installed with drain and cover on South wall...$1,700

6. Trench drain installed in outside stairwell...$600

7. Install underground extensions for 2 downspouts and pump discharge...$1,800

8. New Sanidry dehumidification/air purification system...$2,300

Total project costs: $41,880*

*exclusive of any needed masonry wall repairs and landscape/concrete restoration costs

EXHIBIT 8


EXHIBIT 9


EXHIBIT 10

EXHIBIT 11


EXHIBIT 12


EXHIBIT 13

August 21, 2017

Ms. Allison M. Laff, Zoning Administator
TED Business Group
City of Naperville
400 S. Eagle Street
Naperville, IL 60540

Re: Landmark Application for Old Nichols Library
110 S. Washington Street, HPC 17-3045

Dear Ms. Laff:

As you know, I represent the owner, Great Central Properties III, LLC. Attached is our updated Opinion of Probable Renovation Costs in which we have indicated items which were added or modified since our original submittal. Also, attached are copies of new bids/estimates from Weaver Consultants for mold, asbestos and lead paint removal, and from A Cut Above Construction Services, LLC for interior restoration and finishes. Except for these revisions, all other submittals are final for the hearing, regardless of whether a submittal originally had a reference of being "draft."

Sincerely,

Paul M. Mitchell

CC: Dwight Avram
Deb Newman
Mike Elliot
Kevin Peterson

Avram Builders, Inc.
110 South Washington Street
Naperville, Illinois 60540

Material Description	Material Location	Estimated Quantity
Asbestos Containing Materials		
Mastic Associated with 12"x12" Gray Floor Tile	Basement - Laundry Room	50 SF
9"x9" Brown Mix Floor Tile	Stairwell and First Floor Janitor Closet	100 SF
1'x1' Ceiling Tile (Pinhole & Fissure)	First and Second Floor of 1897 Building and Throughout Basement of 1962 Building	7,000 SF
Fittings Associated with Fiberglass Pipe Insulation	Throughout Building	100 Fittings
9"x9" Floor Tile (Under Carpet)	Throughout First Floor of 1897 and 1962 Building and Mezzanine of 1897 Building	6,500 SF
2'x4' Ceiling Tile (Pinhole & Large Fissure)	First Floor - Rooms 110, 111 and Vestibule	850 SF
Window Glaze	1962 Building (Original Windows)	15 Windows
Door Caulk	1897 and 1962 Buildings	6 Doors
Roof Field	1897 and 1962 Buildings	10, 000 SF
Roof Flashing	1897 and 1962 Buildings	6,000 LF
Lead-Based Paint		
Ceiling and Closet Walls	Basement - Room 12 (Library)	NA
Door Frame	Basement - Room 9	1 Door
Entryway Door and Vestibule Walls	1897 Building	1 Door
Window Frame, Sill and Sash	1897 Building	20 Windows
Door/Roof Hatch	Second Floor - Loft	1 Door
Exterior Door and Door Frame	1962 Building	1 Door
Exterior Canopy Column	1962 Building	NA
Exterior Grate	1962 Building	NA
Mold Impacted Building Materials		
Plaster Walls and Ceilings, Pipe Insulation, Door Frames and Radiator Enclosures	1897 Building	NA
Drywall, Pipe Insulation, Door Frames and Radiator Enclosures	1962 Building	NA
	Total Cost Estimate	$175,000

A Cut Above Construction Services L.L.C.

"A Cut Above The Rest"

4302 WARREN AVENUE
HILLSIDE, IL 60162
630-429-5484

PROPOSAL

August 15, 2017

AVRAM BUILDERS

RE: NICHOLS LIBRARY – NAPERVILLE IL

A Cut Above Construction Services LLC. is pleased to submit this proposal for all supervision, labor, tools, equipment, supplies, for the work at the above reference site.

SCOPE OF WORK / PRICE INCLUDES:

BRACING OF WALL TO REMAIN
DEMO OF REAR & SIDE WALL
REBUILD WALLS THAT WERE REMOVED
BRACE, PLUMB & STRAIGHTEN ENTIRE BUILDING

PRICE INCLUDES ALL MATERIAL & LABOR

$517,000.00

Payment Terms:
A deposit of 1/3RD down is due prior to commencement of project.
Final payment should be made to A CUT ABOVE, within 30 days after completion of the work as described in this proposal. Payment shall be without exception or retention whether the customer has received payment from any other party. On long term contracts A CUT ABOVE, shall bill in thirty-day increments on completed work.

Acceptance:
This proposal shall remain an offer for acceptance by customer for a period of thirty days and such offer shall be terminated thereafter.
The undersigned principal warrants he is the owner or duly authorized agent thereof and that pursuant thereto he has the authority to contract as herein provided. Dan McCarroll, by his signature below as President of A CUT ABOVE, warrants that Contractor is authorized to enter into this contract, and possesses all necessary skills, experience and assets to perform the work and to fulfill this contract.

Proposed: DAN MCCARROLL/ Owner, Pres.
A CUT ABOVE CONSTRUCTION SERVICES LLC

ACCEPTED:

Signed: _____ *Date*_____

Opinion of Probable Renovation Costs

Renovations to 110 S Washington Street, Naperville, IL

	Description	Cost
*	Demolition of 1962 Building Addition	$45,000
	Mold, Asbestos, and Lead Paint Removal	$175,000
*	Disposal of Hazardous Materials	$10,000
	Foundation Excavation and Utilities	$95,000
	Foundation Waterproofing and Drainage System	$41,880
	Fire Protection System installation (if required)	$199,750
	Roof Structural Repairs, Replacement, Soffit / Fascia	$376,000
*	Exterior Masonry and Foundation Restoration	$185,000
*	Window and Door Replacements including installation	$62,500
	Exterior Stair Reconstruction	$25,500
*	Installation of Elevator and Hoistway (if required)	$200,000
	Electrical Upgrades	$187,000
*	HVAC Replacement	$48,000
*	Plumbing Repairs and Updates	$33,000
*	Interior Restoration and Finishes	$517,000
*	Site Restoration and Sidewalks	$10,000
	Subtotal	$2,210,630

"" designates items that have been added or modified since original submittal*