

1769 WEST PERSHING ROAD  
REQUEST FOR PROPOSALS

**ADDENDUM NO. 4:  
Additional Direction on Environmental Conditions  
and Developer Expectations for Environmental Testing**

This Addendum No. 4 to the Request for Proposals (RFP) for 1769 W. Pershing Road updates the language related to Environmental Conditions, found on p. 20–21 of the RFP document. The language below supersedes the text included in the original RFP.

**Environmental Conditions**

A Phase I Environmental Site Assessment (ESA) conducted in conformance with American Society for Testing and Materials (ASTM) E- 1527-13 is required and must be performed within 180 days prior to acquisition and include a reliance letter naming the City.

Based on the results of the Phase I ESA, a Phase II ESA may be required. If the Phase II ESA identifies contamination above applicable remediation objectives as determined by Title 35 of the Illinois Administrative Code Part 742, Site A, or both Sites A and B, as applicable, must be enrolled in the Illinois Environmental Protection Agency's (IEPA) Site Remediation Program (SRP) and a comprehensive No Further Remediation letter obtained.

Developer will conduct a Hazardous Building Material Survey of the Site prior to conducting any building rehabilitation work. The Hazardous Building Material Survey shall include (but is not limited to) asbestos and lead-based paint survey, visually inspecting the Site to determine the presence and location of polychlorinated-biphenyl (PCB)-containing equipment and materials (such as lighting ballasts, switchgears, transformers, and hydraulic fluids), mercury-containing equipment and materials (mercury lamps, thermostats, switches, thermometers, regulators, and gauges), radioactive material-containing equipment and/or waste, medical wastes (such as biological or infectious wastes, hazardous chemicals, and/or wastes), refrigerants such as chlorofluorocarbons (CFCs), large appliances or equipment, mold, or any other materials that may require special handling or disposal. A report documenting the Hazardous Building Material Survey results and an abatement plan shall be submitted to the City for review prior to beginning any rehabilitation work.

The Developer will incorporate the results of Hazardous Building Material Survey into rehabilitation documents and perform abatement and/or removal as part of the

rehabilitation of the Site in accordance with all local, state and federal regulations. A report documenting the completion of the abatement and/or removal shall be submitted to the City prior to occupancy. If removal activities are not deemed sufficient by AIS, the Developer shall continue work at their own expense.

Any underground storage tanks (USTs) discovered during the redevelopment activities must be removed and closed in accordance with applicable regulations including Title 41 of IAC Part 175, and any identified leaking USTs must be properly addressed in accordance with 35 IAC Part 734. City shall have the right to review in advance and approve all SRP documents for any lots prior to submittal to IEPA and any changes thereto. In addition, for developments that will include residential use, an environmental performance deposit may be required.

The Developer shall cooperate and consult with the City at all relevant times (and in all cases upon the City's request) with respect to environmental matters. The City shall have the right to review and approve the sufficiency of any reports. If assessments are to be performed by others, a reliance letter naming the City of Chicago as an authorized user must be provided by the environmental professional.