



Request for Bids

BID # 2026-04

for

**Demolition of Abandoned Home Located at 217 Diagonal
St.**

Contact:

Eric Hartman

Public Works Superintendent

815-273-2251

e.hartman@savanna-il.us

Bid Number: 2026-04

Bid Issue Date: October 1, 2026

Bid Due: Tuesday, October 13th, 2026 at 10:29am (CT)

Bid Opening Date: Tuesday, October 13th, 2026 at 10:30am (CT)

INVITATION TO BID
Demolition of Abandoned Home Located at 217
Diagonal St.
CITY OF SAVANNA, IL

Sealed bids must be marked “Bid # 2026-04 – Demolition of Abandoned Home Located at 217 Diagonal St.” and submitted to City Hall, City of Savanna, 333 Chicago Ave, Savanna, Illinois 61074, by 10:29 a.m., Tuesday, October 13th, for the demolition and clearing of structures at 260 Clay St. in the City of Savanna, after which, at 10:30 a.m. bids will be opened publicly and read aloud. The lowest and best bid is anticipated to be awarded at the October 13th Council meeting. The bid package may be obtained from the City of Savanna, located at 333 Chicago Ave, Savanna, Illinois 61074, Monday through Friday, 8:30am to 4:30pm or online at <https://www.savanna-il.us/copy-of-tear-down-program-bid-packets>.

The City of Savanna reserves the right to waive any informality or technicality and to reject any or all bids. All work must be done in accordance with all City of Savanna Ordinances.

Bidders will be required to comply with the Prevailing Wage Act (820ILCS 130/0.01 et seq.). The Act requires contractors and subcontractors to pay their laborers and mechanics employed under the contract no less than the locally prevailing wages and fringe benefits for corresponding work on similar projects in the area. Therefore, the contractor and each subcontractor shall pay as a minimum the wages set forth as indicated on the Illinois – Carroll County Prevailing Wage Rates.

Questions about the project, specifications, gaining access to the project, or the bidding process may be directed to Eric Hartman, Public Works Superintendent, (815) 273-2251.

GENERAL INSTRUCTIONS TO BIDDERS

GENERAL STATEMENT

It is proposed under the specifications herein to provide for furnishing and delivering all necessary equipment, material and/or labor as set forth in the attached specifications.

PURPOSE OF SPECIFICATIONS

The purpose of these specifications is to require the furnishing of highest quality equipment, material, and/or workmanship in accordance with these specifications and best practice. If any bidder submitting a proposal believes, from his or her experience, that the specifications are not consistent with this intent, he or she shall submit an alternate proposal on the part or parts of the proposal which he or she believes to be contrary to the best practice. The City, in allowing this, in no way infers that such deviations shall be accepted. However, consideration will be given.

TERMS DEFINED

Whenever in these specifications the term "City" is employed, it is understood to refer to the City of Savanna. Whenever the term "Contractor" is employed, it is understood to refer to the person, partnership, or corporation that may have entered into a contract with the City to furnish the equipment, material, and/or labor specified herein.

BIDS:

Bids shall be made by filling out the proposal form attached to these specifications in detail and delivering to the City all the all the specifications in a sealed envelope, marked with Bidder's name and "Bid # 2026-04– Demolition of Abandoned Home Located at 217 Diagonal St." on the cover. Each bid must be headed by the name of the Bidder and his or her mailing address, signed by said Bidder, and in case the bid is made by a corporation, the same shall be signed by a legally authorized agent of the corporation. The City reserves the right to reject any and all bids. The City also has the ability to "pick and choose" bids as it sees fit.

Bidders are instructed to familiarize themselves with the work contemplated in order that the true spirit and intent of the specifications may be fulfilled. In the case where the Bidder feels the specifications are deficient or not clearly defined, the parties submitting proposals must request from the City any necessary additional information.

USE OF SEPARATE BID FORMS:

The Contract Documents include a complete set of Bidding and Contract forms which are for the convenience of Bidders and are not to be detached from the Contract Documents or filled out or executed. Separate copies of the Bidding and Contract forms are furnished for that purpose.

WITHDRAWAL OF BID:

No Bidder may withdraw his or her bid for a period of fifteen (15) days from the date of opening bids.

PREVAILING WAGE:

Bidders will be required to comply with the Prevailing Wage Act (820ILCS 130/0.01 et seq.). The Act requires contractors and subcontractors to pay their laborers and mechanics employed under the

contract no less than the locally prevailing wages and fringe benefits for corresponding work on similar projects in the area. Therefore, the contractor and each subcontractor shall pay as a minimum the wages set forth as indicated on the Illinois – Carroll County Prevailing Wage Rates.

STATEMENT OF BIDDER'S QUALIFICATIONS:

Each bidder shall submit on the form furnished for that purpose, a copy of which is included in the contract documents, a statement of Bidder's qualifications, his or her demolition experience, and his or her organization and equipment available for the work contemplated. The City shall have the right to take such steps as it deems necessary to determine the ability of the Bidder to perform his or her obligations under the Contract, and Bidder shall furnish all information requested by City for this purpose as it may request. The right is reserved to reject any bidder where an investigation of available evidence or information does not satisfy the City that the Bidder is qualified to carry out properly the terms of the Contract.

CORRECTIONS OR CHANGES:

Errors or other changes in bid must be explained and noted over each signature bidder.

AWARD OF CONTRACTS/REJECTION OF BIDS:

The Contract will be awarded to lowest responsible bidder complying with all Contract Documents. The City reserves right to reject any and all bids and to waive any informality in bids received whenever such rejection or waiver is in its interest. The Bidder whom award is made will be notified at earliest practicable date.

DETAILED INSTRUCTIONS TO BIDDERS:

SCOPE:

It is the intent of these instructions to provide for the demolition and site clearance of the identified structure.

EXTENT OF CONTRACT:

The Successful Bidder shall furnish all supervision, labor, tools, equipment, and local permits necessary to complete the project to the satisfaction of the City. As previously stated, all Bidders should visit the job site at Contractor's risk and expense to familiarize themselves with the job.

COMPLETION TIME:

All demolition and site clearance activities shall be completed by November 10th, 2026. Invoices for the work must be sent to the city by 12pm on November 10th, 2026. There are no permit fees being charged to contractors in association with bid awarded projects.

LIQUIDATED DAMAGES:

There is a fee in this project. In the event that Contractor exceeds completion time stated above, there shall be assessed against Contractor liquidated damages in the amount of \$1,000.00 per day for each calendar day or portion thereof until work is completed. The Contractor may request an extension from the City if project can not feasibly be completed by November 10th, 2026. The Contractor must submit a written request to the City, noting the length of the extension necessary to complete the project and reason for the need of an extension.

ACCIDENT PREVENTION: The Contractor shall always exercise proper precaution for safety on or near work sites during operations or performance under this agreement. All operations shall be conducted so there is no unnecessary interference with access to buildings adjacent to or within areas where work is being performed. Contractors need to coordinate heavy equipment transportation on local roads and side streets with the Public Works Superintendent.

All contractors must submit with their bids a certificate of insurance in the following amounts:

Manufacturer's and Bidder's Public Liability Insurance

Bodily Injury\$1,000,000

Property Damage\$1,000,000

Additionally, proof of Worker's Compensation Insurance must be submitted with the bid.

DETAILED SCOPE OF WORK:

The successful Bidder shall completely dismantle or demolish the entire structure and existing buildings on the site of the addresses and remove all material and debris therefrom. The Contractor shall remove all yard debris and excavation shall be filled to level of existing ground. All

foundation/concrete must be removed completely according to local ordinance. Finished grade shall be seeded.

REMOVAL OF DEBRIS:

All rubbish and debris found on the lot at the start of work as well as that resulting from the demolition activities or deposited on the site by others during the duration of the Contract shall be removed and legally disposed of by the Contractor, who shall always keep the lots and public rights-of-way reasonably clear. Upon completion of the work, the Contractor shall remove any and all temporary construction equipment and debris of all kinds leaving each lot in a neat condition. Trash burning is not permitted. Perishable materials must not become a part of any fill placed or left on the site.

UTILITIES:

Prior to the beginning of all demolition work, the contractor shall work with the city and await confirmation through the city permit approval process, that all utilities have been disconnected to the structure. Contractors will be responsible for locating and capping residential service sewer laterals. **Contractors shall provide photo evidence of sewer capping to the Public Works Superintendent.** Capping methods used must meet city code requirements.

TREES:

With preapproval, small trees, shrubs, or bushes that interfere with demolition work may be removed by the contractor and taken to a drop site within city limits. If large tree removal is required, the city will contract tree removal directly with a 3rd party contractor specialized in tree removal. Bids for demolition work should not include costs for tree removal.

PROPERTY ACCESS:

The city requests preapproval for all instances of contractors running heavy equipment on city streets. The city acknowledges that some locations may be difficult to access with heavy equipment. To minimize damage to local roads, it is the city's charge to keep heavy equipment off the local roads. However, when requested, special circumstances can and will be approved on a case-by-case basis.

DEPARTMENT REVIEW AND INSPECTION:

The City, its authorized representatives and agents shall, at all times, have access to and be permitted to observe and review all work, materials, equipment, payrolls, employment conditions, and other relevant data pertaining to the contract.

FILL:

All basements, hole excavation, or ruts no matter what the cause shall be filled with "select fill"; to be secured by the Contractor and subject to the following:

- a. Concrete blocks, masonry or other rubble from the demolished structures or any organic materials may not be used as fill within the lots.

b. All foundation/concrete must be removed completely or according to local ordinance. All lots will be graded level with the remaining lot area. All basements or other depressions, holes, excavations, or ruts shall be cleared of all debris before filling operations are undertaken and the floors of basements, wells, cisterns, septic tanks and laterals, or similar installations shall be thoroughly broken up and removed. As noted, all structures of any nature shall be demolished on the sites and the rubbish and debris therefrom removed from the sites for disposal to a point outside the project sites. Dump tickets from the approved EPA landfill shall be required as proof of legal dumping, prior to payments. Removal of such demolition material, equipment, rubbish, and debris shall be done as orderly and rapidly as conditions will permit. If necessary, all trucks will be covered to prevent excessive dust or falling litter. The Contractor shall execute the work in such a manner as to avoid unnecessary interference with the use of the public of the adjacent sidewalks, streets, alleys, and other public rights-of-way. If the dust raised by the demolition is excessive, a stream of water shall be sprayed on the structure(s) during the demolition. The Contractor shall be responsible for obtaining consent of the appropriate agency if a fire hydrant is utilized to supply water.

SPECIFICATIONS FOR SEEDING

1. GENERAL

Seeding as described below shall be performed as soon as the ground is prepared. Not earlier than twenty-four (24) hours before seeding, the soil surface shall be worked to a depth of not less than 2 inches with a weighted disk road tiller, pulvimixer, rake or other suitable equipment until the surface is smooth and free from debris, washed, gullies, clods and stones and shall be in such smooth condition at time of seeding.

2. FERTILIZING

Fertilizer containing 12 percent nitrogen, 12 percent phosphorus and 12 percent potash (12-12-12 analysis) shall be applied to the area to be seeded at the rate of 25 pounds per 1,000 square feet.

3. SEED SOWING

The area to be seeded shall be smoothed by dragging with an approved type of plank drag or rake and shall be sown at a mowable grade. As soon as the area is smooth, the permanent turf crop shall be sown.

The permanent turf crop shall be sown with Kentucky Blue Grass at four (4) pounds per 1,000 square feet. Use only in endophyte free.

4. MULCHING

Within twenty-four (24) hours from time of seeding, the seeded area shall be given a covering of straw at the rate of approximately 100 pounds per 1,000 square feet. The straw shall be loose enough to permit air to circulate but compact enough to reduce erosion. Care should be taken that the material is in a loosened condition and contains no lumps or knots of compacted material.

The Contractor shall be responsible for the proper care of the seeded area during the period of when the grass is becoming established-any seeded area that does not produce a suitable stand of grass shall be re-seeded as specified above.

On completion of all seeding operations, the Contractor shall remove all debris, excess materials, etc., as caused by his work and leave the premises neat and clean.

WORK TIME:

All work **shall** be performed during the hours of 8:00a.m. - 5:00p.m., Monday through Friday. **No** work will be approved if conducted before 8:00a.m., or after 5:00p.m. or on weekends, or on the following holidays:

New Year's Day	Independence Day
Martin Luther King Day	Labor Day
Presidents' Day	Veteran's Day
Good Friday	Thanksgiving Day
Memorial Day	Friday Following Thanksgiving Day
Juneteenth	Christmas Day

Contractors will not be compensated for any and all unapproved work.

CITY INSPECTOR:

Contractors are required to cooperate with the Public Works Superintendent who may from time to time determine and require the use of a stream of water if the dust is excessive, the use of a covering over the trucks as well as other matters relating to the demolition project.

ASBESTOS IDENTIFICATION AND ABATEMENT:

Asbestos Survey Results for each property are attached (see APPENDIX B). The Contractor shall be responsible for sending a proper Demolition Notice to the Illinois Environmental Protection Agency. The Contractor shall also be responsible for adequately wetting and properly removing and disposing of asbestos containing materials in compliance with the Federal regulations found at CFR part 60.

SUBMISSION INSTRUCTIONS:

Sealed bids should be submitted no later than **10:29am on, Tuesday, October 13th, 2026** to:

City of Savanna
Bid # 2026-04
Attention: Eric Hartman
333 Chicago Ave,
Savanna, Illinois 61074

CITY OF SAVANNA BID # 2026-04 – DEMOLITION OF ABANDONED HOME LOCATED AT 217 Diagonal St. COVER SHEET/CHECK LIST

BIDDER _____

BUSINESS NAME _____

BUSINESS EMAIL _____

BUSINESS PHONE _____

IMPORTANT:

BIDS WILL NOT BE RECEIVED WITHOUT THIS CHECKLIST COMPLETED THERE WILL BE NO EXCEPTIONS!

1. ___ Cover Sheet/Check List (attached)
2. ___ Proposal Sheet (attached)
3. ___ Bid Bond (for 5% of bid amount)
4. ___ Statement of Bidder's Qualifications (attached)
5. ___ Certificate of Insurance (with required levels)
6. ___ Bid Sheet (attached)

I hereby certify that the above items are included in this bid packet as submitted on this ____ day of _____ 20____

Signature of Bidder with demolition contractor's name

_____ Date _____

Above items 1-6 must be submitted in the sealed envelope per instructions. Any questions should be directed To: Eric Hartman, Public Works Superintendent, e.hartman@savanna-il.us.

To Be Submitted After Award and Prior to Work Commencement

___ Proof of **ALL** local permits

___ Performance Bond (For 100% of bid amount)

PROPOSAL

City of Savanna, Illinois

To furnish as specified herein;

The demolition of structures for the **City of Savanna – BID # 2026-04 – Demolition of Abandoned Home Located at 217 Diagonal St.**

For the City of Savanna, State of Illinois

Name of Bidder: _____

Street Address of Bidder: _____

(NO P.O. Boxes)

To City of Savanna:

The undersigned as a bidder declares: That he or she has been regularly engaged in contract work of the class required by the specification for _____ years and hereby submits this proposal.

Signature of Bidder: _____

Print Name of Demolition Contractor/Company: _____

The undersigned submits with this proposal all information as called for. The undersigned, as a Bidder, hereby declares that the only person or persons interested in the proposal as principal or principals is or are named herein and that person herein mentioned has any interest in this proposal of the contract to be entered into: that this proposal is made without connection with any other person, company, or parties making a bid proposal; and that it is in all respects fair and in good faith without collusion or fraud.

If written notice of the acceptance of this bid is mailed, telegraphed, or delivered to the undersigned within thirty (30) days after the date of the bid is mailing, telegraph, or delivery of such notice, execute and deliver a Contract attached.

The undersigned designates as his office to which such notice acceptance may be mailed, telegraphed or delivered:

This Bid may be withdrawn at any time prior to the scheduled time for the opening of the Bids or any authorized postponement thereof.

Signature of Bidder: _____

By: _____ (Please print)

Title: _____

Street Address of Bidder: _____

(NO P.O. BOXES)

Date: _____

BID SHEET

COST FOR CITY OF SAVANNA BID # 2026-04 – Demolition of Abandoned Home Located at 217 Diagonal St., IN ACCORDANCE WITH DETAILED SPECIFICATIONS. ALL BIDS MUST BE ITEMIZED.

PROPERTY ADDRESS	PIN	PRICE
217 Diagonal St.*	08-07-03-302-015	\$

*CONTAINS ASBESTOS (SEE APPENDIX B)

Name of Disposal Site: _____

Location of Disposal Site: _____

SIGNED: _____

TITLE: _____

DATE: _____

COMPANY: _____

STATEMENT OF BIDDER'S QUALIFICATIONS

All questions must be answered and the data given must be clear and comprehensive. This statement must be notarized. If necessary, questions may be answered on separate attached sheets. The Bidder may submit any additional information he/she desires.

1. Name of Bidder.
2. Permanent main office address, including City, State, and Zip Code.
3. When organized.
4. If a corporation, when incorporated.
5. How many years have you been engaged in demolition under your present firm or trade name?
6. Contracts on hand at present time.
7. General character of work performed by your company.
8. Have you ever failed to complete any work awarded to you? If so, where and why?
9. List your major equipment currently available for this Contract. Includes equipment that is owned outright or leased.
10. Experience in demolition and site clearance work similar in importance to this project.
11. Has Bidder or any of its principals, owners, officers, agents, or employees, within five (5) years prior to the date hereof, been found guilty in any Court, or by any governmental agency, of any violation of any local, county, state or federal law, statute, rule, regulation or order prohibiting discrimination or involving or related to environmental protection, or is any proceeding now pending in any court or any governmental agency against bidder or any of its principals, owners, officers, agents, or employees on account of any thereof? If "yes", attach a separate page setting forth complete details.
12. Have you ever been a defendant, i.e. charged with discrimination, in any action or legal proceeding, including any proceeding related to or before any Federal Agency, involving matters related to race, color, nationality, or religion? If so, give full details.

Dated this ____ day of _____, 202_

Name of Bidder _____

By _____

Title _____

State of _____

County of _____

_____ being duly sworn, deposes and says
that he/she is the _____ of _____
the foregoing questions and all statements therein contained are true and correct.

Subscribed and sworn to before me this ____ day of _____, 202_

(Notary Public)

My commission expires _____

APPENDIX A: SITE PHOTOS

217 Diagonal St.



APPENDIX B: ASBESTOS SURVEY RESULTS



CMM Environmental
415 N 3rd Street
Rockford, IL 61107
Phone: (815) 968-1266 Fax: (877) 314-4319
www.cmmenvironmental.com

9/15/2026

City of Savanna
333 Chicago Ave.
Savanna, IL 61074

Re: Asbestos Sampling 217 Diagonal St.

Dear City of Savanna,

On September 2, 2026, CMM Environmental conducted limited asbestos sampling at the above referenced location. During the inspection it was noted that the building may contain mercury switches, light ballasts and other hazardous materials that should be addressed prior to demolition.

CMM's sampling of suspect asbestos containing materials were limited to the following:

- Drywall
- Floor Tile
- Ceiling Tile
- Stone Lining
- Chimney Seal
- Plaster
- Flooring
- Wall Mastic
- Duct Seal
- HVAC Wrap
- Insulation (assumed)
- Window Glazing

The sampling of suspect materials was limited to amounts determined to be efficient to identify their asbestos content.

Table 1 – Asbestos Containing Materials

Material Description	Material Location	Asbestos Type	Material Condition	Quantity
HVAC Wrap	Basement	50% Chrysotile	Damaged	50 sf
Flooring	Basement Stairs	10% Chrysotile	Damaged	25 sf
Insulation (vermiculite)	Basement & Attic	Assumed	Damaged	1000 sf

- All quantities are estimated and any contractor should field verify quantities prior to bidding on this work.



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77 Illinois Administrative Code Chapter I Section 855.345 references sampling Miscellaneous Materials "...in a manner sufficient to determine whether material is asbestos containing materials (ACM) or not asbestos containing materials." CMM has determined this to be interpreted as the generally accepted industry standard protocol of "three (3) samples to make a negative result for asbestos and one (1) sample to make a positive result for asbestos," however sampling protocols are sometimes varied due to the limited amounts of suspect materials present.

A group letter or combination of letter and number was assigned to each Homogenous Material. This combination serves as a prefix to identify materials of similar composition, texture, color, and date of installation. Each sample was then assigned a sample number such as 01, 02, 03, etc.

All samples were identified on a signed and dated Chain-of-Custody document, which accompanied the samples to the laboratory.

To ensure both quality and objectivity, an independent laboratory was used. Laboratories are selected based on their current accreditations. The laboratory chosen participates in the National Voluntary Laboratory Accreditation Program (NVLAP) for quality control procedures (NVLAP Lab Code: 200399-0). As specified in 40 CFR Chapter I (1-1-87 edition) Part 763, Subpart F, Appendix A. Please feel free to contact the laboratory directly with any questions.

Suspected asbestos samples were analyzed using polarized light microscopy (PLM) / dispersion staining techniques in accordance with the EPA Method documents "US EPA 600/M4-82-020, 1982" & "US EPA 600/R-93/118, 1993". Detection limits for this type of analysis are approximately one percent (by volume).



CMM Environmental

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FRIABLE ASBESTOS – material can be crumbled, pulverized, or reduced to powder by hand pressure; these materials must be removed prior to demolition activities and should be addressed during renovation activities that would disturb the material, such as thermal system insulation. The following friable asbestos containing materials were identified:

- HVAC Wrap
- Insulation (assumed)

CATEGORY 1 NON-FRIABLE – material is pliable (not brittle), breaks by tearing rather than fracturing and does not easily release asbestos fibers upon breaking; these materials should be addressed during renovation activities that would disturb the material, but do not need removal prior to demolition activities (handled as demolition material at a certified landfill) if they are in good condition and not rendered friable during handling, transporting, and disposal. However, most asbestos containing building materials on concrete substrate are removed prior to demolition activities to reduce the overall cost due to landfill charges and the fact that concrete cannot be left on site or recycled with these materials in place. Category I Non-Friable materials include resilient floor coverings, asphalt roofing materials, gaskets, and packing. The following types of Category I Non-Friable asbestos were identified:

- Flooring (basement stairs)

CATEGORY II NON-FRIABLE – material is not pliable, breaks by fracturing rather than tearing, and does release some asbestos fibers upon breaking; these materials should be addressed during renovation activities that would disturb the material and are removed prior to demolition activities since they are normally rendered friable during demolition and/or handling, transporting and disposal. Category II Non-Friable materials include any non-friable asbestos containing material that is not in Category I (i.e. transite siding). The following types of Category II Non-Friable asbestos were identified:

- None

NON ASBESTOS CONTAINING MATERIALS – The following materials were tested and found to contain *no* asbestos (or less than 1%):

- Drywall
- Floor Tile
- Ceiling Tile
- Stone Lining
- Chimney Seal
- Plaster
- Flooring (upstairs bed 2, flooring 2 basement stairs)
- Wall Mastic
- Duct Seal
- Window Glazing



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Recommendations / Directions / Instructions

If a material is analyzed, by any method, and is found to contain any amount of asbestos, personnel disturbing the material should at a minimum, wear personnel protection such as NIOSH approved respirators and full body protective clothing. It is further recommended that the building and its occupants be protected against the possible exposure of airborne asbestos fibers.

If the asbestos content is less than 10 percent as determined by a method other than point counting by polarized light microscopy (PLM), verify the asbestos content by point counting using PLM (USEPA Method 198.1). The owner/operator of the building may (1) elect to assume the amount to be greater than 1% and treat the material as asbestos-containing material or (2) require verification of the amount by point counting. If a result obtained by point count is different from a result obtained by visual estimation, the point count result shall be used. Point counting shall be conducted only by direction of the client at the client's expense. The client assumes and retains all responsibility and authority to conduct point counting at their expense.

Contractors should use caution and be advised and directed that during renovation or demolition of a structure that concealed materials may be discovered, therefore, should suspect materials not identified in this inspection become exposed or made aware, you should cease operations that may disturb, dislodge or disrupt the material until it is sampled and analyzed for its possible asbestos content.

Samples were collected at the request of our client in a manner that should identify suspect areas as being asbestos containing or not, however, sample collection strategies may not satisfy the appropriate structure's governing agency's rules or policies. The results in this report are intended for the sole use of our client for their personnel's safety and should not be considered as an asbestos inspection. Should the client intend to submit these sampling results to the structure's governing agency, then CMM will need to extend our services to include compliance with the governing agency's policies / rules at an additional expense.

CMM Environmental recommends the use of certified and licensed asbestos personnel for **all** planned disturbance of known and suspect asbestos containing products. In accordance with IDPH, IEPA, U.S.EPA and OSHA regulations asbestos containing materials must be removed by and disposed of by a certified/licensed asbestos abatement personnel/contractor.

Definitions

Asbestos Containing Products means, according to the U.S. EPA Method 600/R-93/116, Regulated Asbestos Containing Materials (RACM) are those materials found to contain greater than 1% asbestos per volume of bulk material sampled, by PLM. The term is not intended to include *de minimis* or inaccessible materials that do not present a risk of harm to public health and that generally would not be the subject of enforcement actions if brought to the attentions of appropriated regulatory agencies.

Asbestos Types are Chrysotile (white asbestos making up approximately 95% of all asbestos used in the United States), Amosite (brown asbestos making up approximately 5% of all asbestos used in the United States), Crocidolite (blue asbestos making up approximately less than 5% of all asbestos used in the United States), and rarely found in buildings are Anthophyllite, Tremolite & Actinolite.

Friable Asbestos Material means any material containing more than 1 percent asbestos as determined using the method specified in appendix E, subpart E, 40 CFR part 763 section 1, Polarized Light Microscopy, that, when dry, can be crumbled, pulverized, or reduced to powder by hand pressure.



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Homogeneous Material -- an area or group of Surfacing Materials, Thermal Systems Insulation, or Miscellaneous Materials that is uniform in color & texture and has the same installation date.

Polarized Light Microscopy (PLM) means an optical microscopy technique for analyzing bulk samples for asbestos in which the sample is illuminated with polarized light (light which vibrates in only one plane) to distinguish between different types of asbestos fibers by their shape and unique optical properties.

Transmission Electron Microscopy (TEM) means a method of microscopic analysis, which utilizes an electron beam that is focused onto a thin sample. As the beam penetrates (transmits) through the sample, the difference densities produces an image on a fluorescent screen from which samples can be identified and counted. Also used for analyzing air samples for asbestos.

Conclusion

The conclusions of this report are CMM's professional opinions, based solely upon visual site observations and interpretations of laboratory analyses, as described in this report. The opinions presented herein apply to the site conditions existing at the time of CMM's investigation and interpretation of current regulations pertaining to asbestos. Therefore, CMM's opinions and recommendations may not apply to future conditions that may exist at the site, which we have not had the opportunity to evaluate. It should be noted that conditions change and that materials constantly degrade. All applicable federal, state and local regulations should always be verified prior to any work that will disturb or dislodge materials confirmed, assumed or presumed to contain asbestos.

CMM's assessment was limited to observation, sampling and the analysis of suspect asbestos containing products in accessible portions of the area(s) covered by this survey. Materials in the building that are not considered building materials, are unusual or *de minimis*, or were inaccessible, due to common construction techniques, to the inspector were excluded from the inspection. As a result, additional asbestos containing building materials may be present in inaccessible areas (e.g. between walls, ceiling spaces enclosed by wallboard, interior of fire doors, below grade exterior piping and sealants, etc.) of the structure that were not observed during the survey.

This inspection report is designed to assist the client in the understanding of the regulations regarding asbestos, however, it should not be used as a substitution for obtaining and familiarizing yourself with, including the compliance of, all asbestos related regulations including, but not limited to, 40 CFR, Chapter 61, Subpart M (National Emission Standard for Asbestos) prior to the start of any renovation or demolition activity that will disturb or dislodge asbestos containing materials or suspect/assumed asbestos containing materials.

This report has been prepared for the exclusive use of the intended client, for the specific application to the defined property as addressed in this report. Any additional user of this report shall determine the suitability of the material contained herein for their intended use, and any such user assumes all risks and liability in connection therewith. No claim is made that these findings will remain applicable to future site activities and conditions. Interpretations by any such user from information contained in this report or the drawing of conclusions by any such user from information contained in this report shall be undertaken solely at the risk of said party.

At all times during the performance of the inspection, safety was a priority. Due to the emphasis on safety, there were no injuries, there was no building contamination, and there were no asbestos exposures to either CMM personnel or building occupants.



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CMM. would like to thank you for the opportunity to be of service to you on this project. We hope that our performance has warranted the opportunity to work with you on future projects.

I hereby certify that all documents and work products prepared hereunder comply with all applicable laws and regulations, including, but not limited to, 105 ILCS 105, 225 ILCS 207 and 77 Ill. Adm. Code 855."

Signed,

A handwritten signature in dark ink, appearing to read 'Chris Manuel', is written over a horizontal line.

Chris Manuel

President

Inspector # 100-20143



CMM Environmental
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Appendix A (Lab Report)



CMM Environmental
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EMSL Analytical, Inc.

480 Rowley Road Depew, NY 14043
Tel/Fax: (716) 651-0030 / (716) 651-0394
<http://www.EMSL.com/buffalolab@emsl.com>

EMSL Order: 142604014

Customer ID: CMM475

Customer PO:

Project ID:

Attention: Chris Manuel
CMM Environmental
415 N 3rd St
Rockford, IL 61107

Phone: (815) 218-3784

Fax:

Received Date: 09/08/2026 12:36 PM

Analysis Date: 09/09/2026

Collected Date: 09/02/2026

Project: 217 Diagonal

**Test Report: Asbestos Analysis of Bulk Materials via AHERA Method 40CFR 763 Subpart E
Appendix E supplemented with EPA 600/R-93/116 using Polarized Light Microscopy**

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
001 142604014-0001	Living Room - Chimney Seal	Beige Non-Fibrous Homogeneous	HA: 1	100% Non-fibrous (Other)	None Detected
002 142604014-0002	Living Room - Chimney Seal	Beige Non-Fibrous Homogeneous	HA: 1	100% Non-fibrous (Other)	None Detected
003 142604014-0003	Living Room - Chimney Seal	Beige Non-Fibrous Homogeneous	HA: 1	100% Non-fibrous (Other)	None Detected
004 142604014-0004	Basement - HVAC Wrap	Gray Fibrous Homogeneous	20% Cellulose HA: 2	30% Non-fibrous (Other)	60% Chrysotile
005 142604014-0005	Basement - HVAC Wrap		HA: 2		Positive Stop (Not Analyzed)
006 142604014-0006	Basement - HVAC Wrap		HA: 2		Positive Stop (Not Analyzed)
007 142604014-0007 <i>Paper and gypsum layers included in analysis.</i>	Upstairs Bed - DW	Brown/White Fibrous Heterogeneous	10% Cellulose HA: 3	90% Non-fibrous (Other)	None Detected
008 142604014-0008 <i>Paper and gypsum layers included in analysis.</i>	Upstairs Bed 2 - DW	Brown/White Fibrous Heterogeneous	10% Cellulose HA: 3	90% Non-fibrous (Other)	None Detected
009 142604014-0009 <i>Paper and gypsum layers included in analysis.</i>	Mudroom - DW	Brown/White Fibrous Heterogeneous	10% Cellulose HA: 3	90% Non-fibrous (Other)	None Detected
010 142604014-0010	Upstairs Bed 2 - Flooring	Gray/Tan Fibrous Homogeneous	40% Cellulose HA: 4	60% Non-fibrous (Other)	None Detected
011 142604014-0011	Upstairs Bed 2 - Flooring	Gray/Tan Fibrous Homogeneous	40% Cellulose HA: 4	60% Non-fibrous (Other)	None Detected
012 142604014-0012	Upstairs Bed 2 - Flooring	Gray/Tan Fibrous Homogeneous	40% Cellulose	60% Non-fibrous (Other)	None Detected

Initial report from: 09/11/2025 09:46:10



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EMSL Analytical, Inc.

480 Rowley Road Depew, NY 14043

Tel/Fax: (716) 651-0030 / (716) 651-0394

<http://www.EMSL.com> / buffalolab@emsl.com

EMSL Order: 142804014

Customer ID: CMMAT5

Customer PO:

Project ID:

Test Report: Asbestos Analysis of Bulk Materials via AHERA Method 40CFR 763 Subpart E Appendix E supplemented with EPA 600/R-93/116 using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
013	Basement Stairs - Flooring	Brown Fibrous Homogeneous	40% Cellulose	50% Non-fibrous (Other)	10% Chrysotile
142604014-0013			HA: 4		
014	Basement Stairs - Flooring				Positive Stop (Not Analyzed)
142604014-0014			HA: 5		
015	Basement Stairs - Flooring				Positive Stop (Not Analyzed)
142604014-0015			HA: 5		
016	Basement Stairs - Flooring 2	Tan/Green Fibrous Homogeneous	30% Cellulose	70% Non-fibrous (Other)	None Detected
142604014-0016			HA: 6		
017	Basement Stairs - Flooring 2	Tan/Green Fibrous Homogeneous	30% Cellulose	70% Non-fibrous (Other)	None Detected
142604014-0017			HA: 6		
018	Basement Stairs - Flooring 2	Tan/Green Fibrous Homogeneous	30% Cellulose	70% Non-fibrous (Other)	None Detected
142604014-0018			HA: 6		
019	Ext - WG	Beige Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
142604014-0019			HA: 7		
020	Ext - WG	Beige Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
142604014-0020			HA: 7		
021	Ext - WG	Beige Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
142604014-0021			HA: 7		
022	Kitchen - CT 2	Brown Fibrous Homogeneous	90% Cellulose	10% Non-fibrous (Other)	None Detected
142604014-0022			HA: 8		
023	Kitchen - CT 2	Brown Fibrous Homogeneous	90% Cellulose	10% Non-fibrous (Other)	None Detected
142604014-0023			HA: 8		
024	Kitchen - CT 2	Brown Fibrous Homogeneous	90% Cellulose	10% Non-fibrous (Other)	None Detected
142604014-0024			HA: 8		
025	Kitchen - CT	Brown Fibrous Homogeneous	80% Cellulose	20% Non-fibrous (Other)	None Detected
142604014-0025			HA: 9		
026	Kitchen - CT	Brown Fibrous Homogeneous	80% Cellulose	20% Non-fibrous (Other)	None Detected
142604014-0026			HA: 9		

Initial report from: 09/11/2026 09:46:10



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<http://www.EMSL.com> / buffalolab@emsl.com

EMSL Order: 142604014
Customer ID: CMM475
Customer PO:
Project ID:

Test Report: Asbestos Analysis of Bulk Materials via AHERA Method 40CFR 763 Subpart E Appendix E supplemented with EPA 600/R-93/116 using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
027 142604014-0027	Kitchen - CT	Brown Fibrous Homogeneous	80% Cellulose	20% Non-fibrous (Other)	None Detected
			HA: 9		
028 142604014-0028	Kitchen - FT	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
			HA: 10		
029 142604014-0029	Kitchen - FT	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
			HA: 10		
030 142604014-0030	Kitchen - FT	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
			HA: 10		
031 142604014-0031	Hall - Wall Mastic	Yellow Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
			HA: 11		
032 142604014-0032	Hall - Wall Mastic	Yellow Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
			HA: 11		
033 142604014-0033	Hall - Wall Mastic	Yellow Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
			HA: 11		
034 142604014-0034	Bed 2 - Plaster	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
			HA: 12		
035 142604014-0035	Living Room - Plaster	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
			HA: 12		
036 142604014-0036	Living Room - Plaster	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
			HA: 12		
037 142604014-0037	Upstairs Hall - CT	Brown Fibrous Homogeneous	90% Cellulose	10% Non-fibrous (Other)	None Detected
			HA: 13		
038 142604014-0038	Upstairs Hall - CT	Brown Fibrous Homogeneous	90% Cellulose	10% Non-fibrous (Other)	None Detected
			HA: 13		
039 142604014-0039	Upstairs Hall - CT	Brown Fibrous Homogeneous	90% Cellulose	10% Non-fibrous (Other)	None Detected
			HA: 13		
040 142604014-0040	Kitchen - Duct Seal	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
			HA: 14		
041 142604014-0041	Kitchen - Duct Seal	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected

Initial report from: 09/11/2026 09:46:10



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<http://www.EMSL.com> / buffalolab@emsl.com

EMSL Order: 142604014

Customer ID: CMM75

Customer PO:

Project ID:

Test Report: Asbestos Analysis of Bulk Materials via AHERA Method 40CFR 763 Subpart E Appendix E supplemented with EPA 600/R-93/116 using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos % Type
			% Fibrous	% Non-Fibrous	
042 142604014-0042	Kitchen - Duct Seal	Tan	HA: 14	100% Non-fibrous (Other)	None Detected
		Non-Fibrous Homogeneous			
043 142604014-0043	Garage - Stone Lining	Gray	HA: 14	100% Non-fibrous (Other)	None Detected
		Non-Fibrous Homogeneous			
044 142604014-0044	Garage - Stone Lining	Gray	HA: 15	100% Non-fibrous (Other)	None Detected
		Non-Fibrous Homogeneous			
045 142604014-0045	Garage - Stone Lining	Gray	HA: 15	100% Non-fibrous (Other)	None Detected
		Non-Fibrous Homogeneous			

Analyst(s)

Tom Hanes (41)

Rhonda McGee

Rhonda McGee, Laboratory Manager
or Other Approved Signatory

EMSL maintains liability limited to cost of analysis. Interpretation and use of test results are the responsibility of the client. This report relates only to the samples reported above, and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. The report reflects the samples as received. Results are generated from the field sampling data (sampling volumes and areas, locations, etc.) provided by the client on the Chain of Custody. Samples are within quality control criteria and meet method specifications unless otherwise noted. The above analyses were performed in general compliance with Appendix E to Subpart E of 40 CFR (previously EPA 800/M4-82-020 "Interim Method") but augmented with procedures outlined in the 1995 ("Final") version of the method. This report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST or any agency of the federal government. Non-fibrous organically bound materials present a problem matrix and therefore EMSL recommends gravimetric reduction prior to analysis. Unless requested by the client, building materials manufactured with multiple layers (i.e. linoleum, wallboard, etc.) are reported as a single sample. Estimation of uncertainty is available on request.

Samples analyzed by EMSL Analytical, Inc. Depew, NY NVLAP Lab Code 200058-0

Initial report from: 09/11/2025 09:46:10



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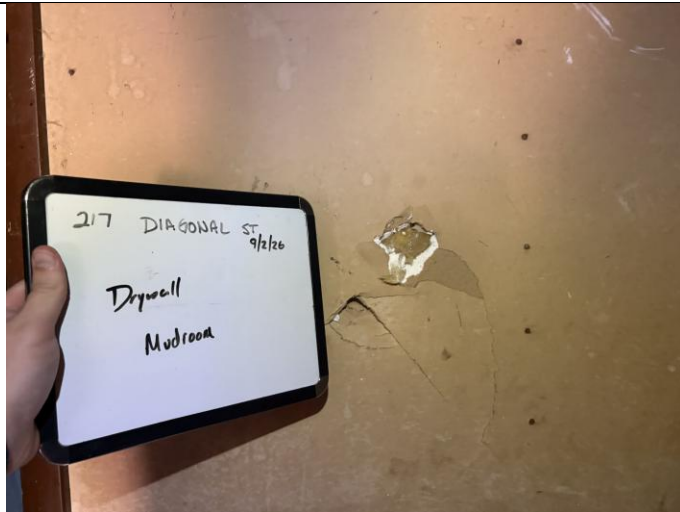
Appendix B (Pictures)



Date: 9/2/26
Location: Kitchen
Description: Floor Tile



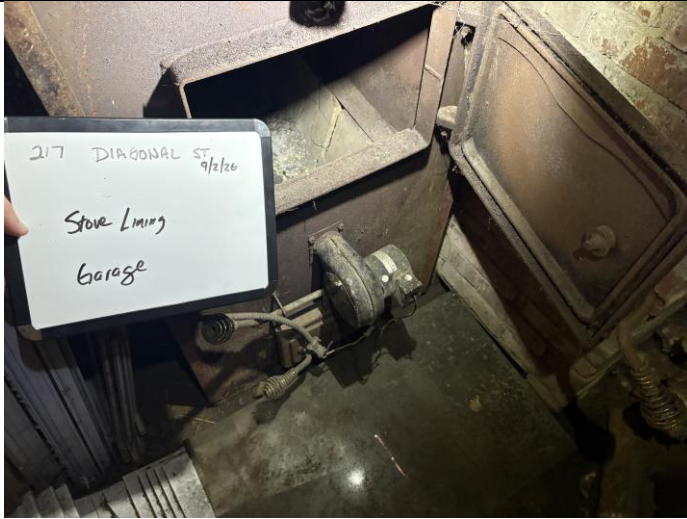
Date: 9/2/26
Location: Kitchen
Description: Ceiling Tile



Date: 9/2/26
 Location: Mudroom
 Description: Drywall



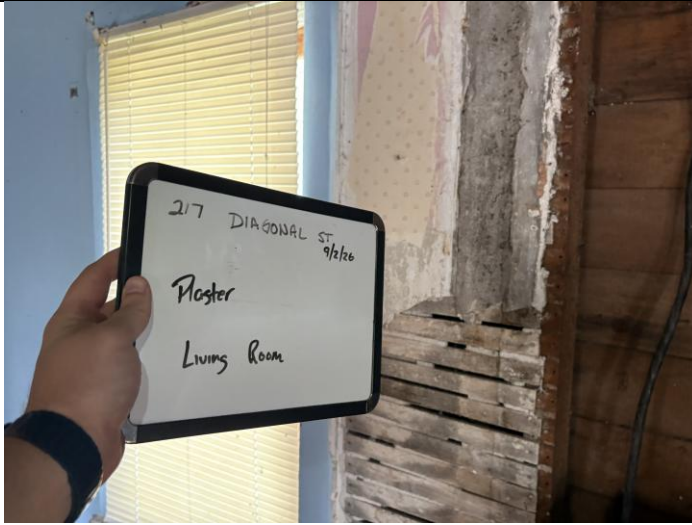
Date: 9/2/26
 Location: Garage
 Description: Gas Tanks



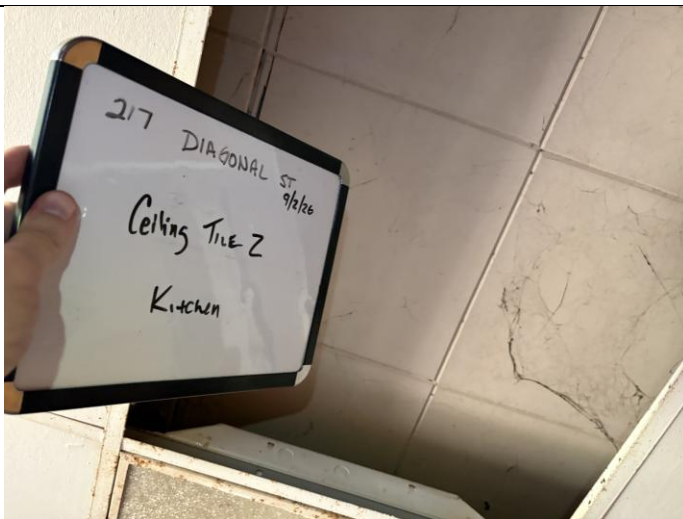
Date: 9/2/26
Location: Garage
Description: Stone Lining



Date: 9/2/26
Location: Living Room
Description: Chimney Seal



Date: 9/2/26
Location: Living Room
Description: Plaster



Date: 9/2/26
Location: Kitchen
Description: Ceiling Tile 2



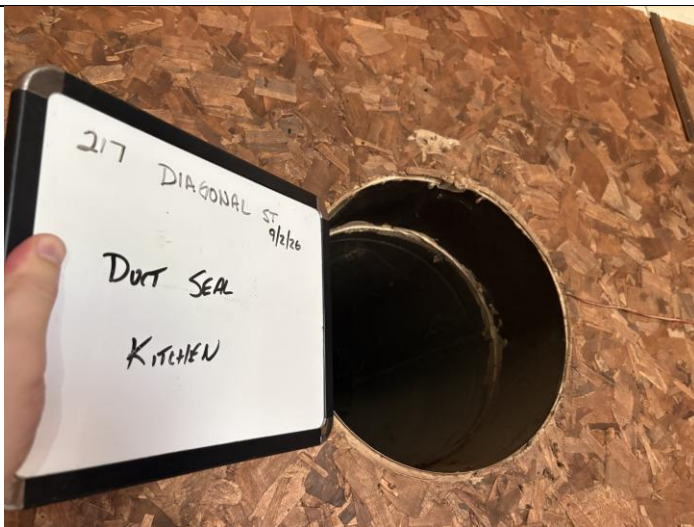
Date: 9/2/26
Location: Upstairs Hall
Description: Ceiling Tile



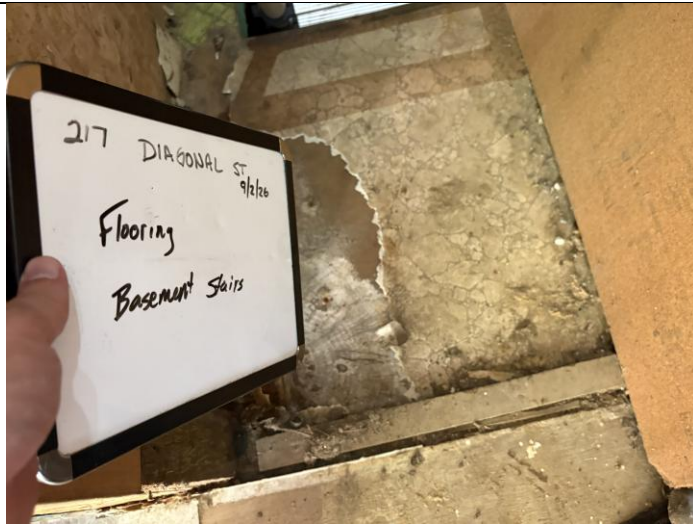
Date: 9/2/26
Location: Upstairs Bed 2
Description: Flooring



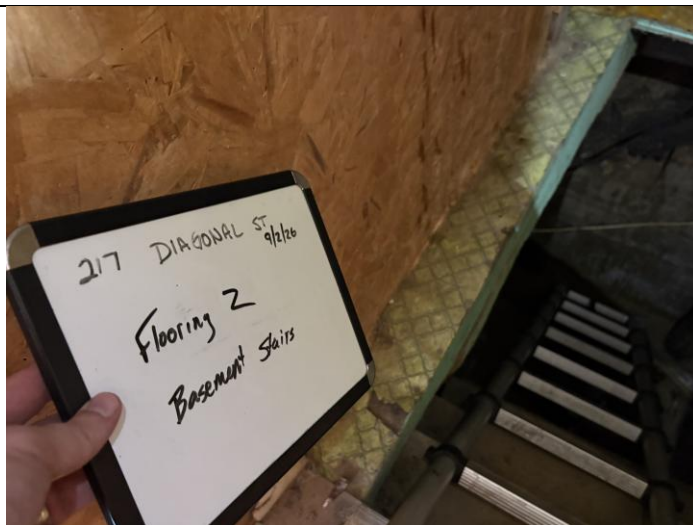
Date: 9/2/26
Location: Hall
Description: Wall Mastic



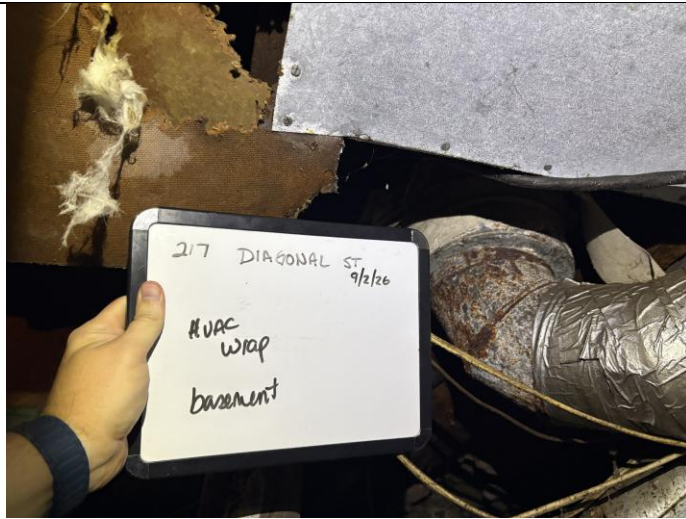
Date: 9/2/26
Location: Kitchen
Description: Duct Seal



Date: 9/2/26
Location: Basement Stairs
Description: Flooring



Date: 9/2/26
Location: Basement Stairs
Description: Flooring 2



Date: 9/2/26
Location: Basement
Description: HVAC Wrap



Date: 9/2/26
Location: Basement
Description: Insulation (vermiculite)



Date: 9/2/26
Location: Exterior
Description: Window Glazing



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Appendix C (Certifications)



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United States Department of Commerce
National Institute of Standards and Technology



Certificate of Accreditation to ISO/IEC 17025:2017

NVLAP LAB CODE: 200399-0

EMSL Analytical Inc.
Hillside, IL

*is accredited by the National Voluntary Laboratory Accreditation Program for specific services,
listed on the Scope of Accreditation, for:*

Asbestos Fiber Analysis

*This laboratory is accredited in accordance with the recognized International Standard ISO/IEC 17025:2017.
This accreditation demonstrates technical competence for a defined scope and the operation of a laboratory quality
management system (refer to joint ISO-ILAC-IAF Communiqué on ISO/IEC 17025).*

2026-04-01 through 2027-03-31
Effective Dates




For the National Voluntary Laboratory Accreditation Program



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IDPH ILLINOIS DEPARTMENT OF PUBLIC HEALTH PROTECTING PEOPLE. PROMOTING HEALTH.		ASBESTOS PROFESSIONAL LICENSE	ENDORSEMENTS	TC EXPIRES
ID NUMBER	ISSUED	EXPIRES	INSPECTOR	1/10/2027
100 - 20143	4/24/2026	05/15/2027		
CHRISTOPHER M MANUEL 415 N 3RD STREET ROCKFORD, IL 61107 Environmental Health			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.	

IDPH ILLINOIS DEPARTMENT OF PUBLIC HEALTH PROTECTING PEOPLE. PROMOTING HEALTH.		ASBESTOS PROFESSIONAL LICENSE	ENDORSEMENTS	TC EXPIRES
ID NUMBER	ISSUED	EXPIRES	INSPECTOR	1/9/2027
100 - 20379	4/21/2026	05/15/2027	MANAGEMENT PLANNER	2/19/2027
ZACK W MCINTYRE 1615 WESTCHESTER DR ROCKFORD, IL 61107 Environmental Health			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.	



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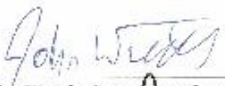


CERTIFICATION

This Certificate is given to

CMM ENVIRONMENTAL

*In recognition of being Certified as a Women Business Enterprise with the
City of Rockford*


John Wuich, Contract and Grant Compliance Officer


Thomas P. McNamara, Mayor of the City of Rockford

September 17, 2021

Expiration Date