



ENVIRONMENTAL PROTECTION INDUSTRIES

March 23, 2026

Mr. Michael Mazza
Orland Park Public Works
14700 Ravinia Avenue
Orland Park, IL 60462

RE: Asbestos Abatement Proposal
17101 & 17171 Wolf Road, Orland Park, IL
EPI Proposal No: 26-235-AR

Dear Mr. Mazza,

Environmental Protection Industries (EPI) will provide asbestos abatement services in accordance with Illinois Environmental Protection Agency and NESHAP regulations. This proposal is based on the Limited Asbestos and Lead Paint Building Inspection Report dated January 28, 2026. The proposal is also inclusive of a walkthrough of the properties performed on March 20, 2026. Price is based solely on information provided/witnessed and our experience on past projects.

We propose to supply all necessary personnel; supervision, materials, equipment & disposal to properly provide the following:

- 17101 Rolf Road
 - Remove up to 88 LF of ACM caulk from top perimeter of the exterior shed.
 - Remove up to 174 LF of ACM flashing from perimeter of lower roof elevation.
 - Remove up to 6 LF of ACM transition wall crack caulk between upper and lower roof elevations.
 - Remove up to 112 LF of ACM window caulk. Window systems with ACM caulk to be removed.
 - Provide 3rd Party Air Clearance
- 17171 Wolf Road
 - Remove up to 160 LF of ACM window caulk. Window systems with ACM caulk to be removed.
 - Remove up to 50 LF of ACM interior window caulk. Window systems with ACM caulk to be removed.
 - Remove up to 2,500 SF of ACM drywall systems from the 2nd floor.
 - Remove up to 1,600 SF of ACM roofing materials.
 - Remove up to 260 LF of ACM gray and black exterior flashing.
 - Provide 3rd Party Air Clearance

Environmental Engineering • Assessment • Remediation • Brownfield Redevelopment • Construction Management

Corporate Office 16650 South Canal • South Holland, IL 60473 • tx 1.800.526.1788 • fax 1.708.225.1117 • office 1.708.225.1115
website: www.environmental-epi.com



Alternate

- Remove up to 750 SF of tar paper under multiple layers of flooring on the 2nd floor with trace amounts of chrysotile detected in 17171 building. **(NOT INCLUDED IN BASE BID)**
 - Add: \$8,300.00 to Base Bid

Payment:

EPI will perform the above services for the lump sum of **THIRTY-NINE THOUSAND and 00/100 dollars** (\$39,000.00).

ACCEPTED:

Name. _____ Signature: _____
(Authorized Representative)

Company: _____ Date: _____



Notes:

1. Disposal and Compliance: All materials/debris will be disposed of according to the regulations of the governing authority for the project location.
2. Pricing and Payment: All labor, materials, and waste disposal costs are included (unless otherwise specified in writing and agreed upon). Payments are due within 30 days of invoice issuance; Overdue balances incur a 1.5% monthly interest.
3. Exclusions: Does not includes independent air monitoring or related services unless otherwise specified.
4. Site Access: limited to EPI authorized personnel with proper safety equipment.
5. Supervision and Standards: Projects overseen by qualified supervisors to ensure compliance with standards of the governing authority.
6. Insurance and Changes: certificates available upon request. Scope and/or insurance requirement changes may incur additional costs.
7. Change Order Process: Scope changes subject to our change order procedure.
8. Limitation of Liability: liability is limited to direct damages caused by our work, as detailed in our notes and terms.
9. Client Responsibilities: Provision of utilities unless otherwise agreed. Client indemnifies EPI against third-party negligence claims.
10. Force Majeure: Not liable for performance delays or failure due to uncontrollable events.
11. Revision and Change Orders: The contract covers the described work; revisions are subject to change orders.
12. Warranties and Guarantees: as defined in the contract.
13. Dispute Resolution: Arbitration or mediation is preferred before litigation.
14. Permit and Regulatory Fees: Original permit notifications are included. If required by the governing authority, additional revisions are billed at \$100 each.
15. Validity: The proposal is valid for 60 days from the issue date.



TERMS AND CONDITIONS

The Client authorizes EPI to perform the Scope of Work described herein (Contract/Proposal #26-235-AR).

The Client agrees that "Proposal" means this document and the Terms and Conditions described herein, together with all documents attached hereto and all documents incorporated by reference, and that such documents constitute the entire Proposal. The documents are intended to be construed consistently and as a whole, and anything that is required by one document shall be deemed to be required by all.

All changes in the Scope of Work, including increases and decreases thereto, must be set forth in written Change Orders accepted by both the Client and EPI. The Client shall approve or disapprove any Change Order proposed by EPI within three (3) business days of receipt of same. EPI's tender of the Change Order and the Client's response may be made by telefax.

Third Party Beneficiaries – No term or provision of this Agreement is intended to be, or shall be, for the benefit of any person, firm, organization or corporation not a party hereto, and no such other person, firm, organization, or corporation shall have any right or cause of action hereunder.

Force Majeure - Costs and schedule commitments shall be subject to negotiation for delays caused by Client's failure to provide information or access to the site as required, the Client's failure to timely respond to a Change Order request, or for delays caused by changes in the waste stream, unforeseen conditions at the site, unpredictable occurrences of force majeure events, such as fire, floods, strikes, riots, unavailability of labor or materials or services, bad weather, or action, inaction, or regulations of any governmental agency. Work stoppage or interruption caused by any of the above that result in additional cost and time to complete the Scope of Work, beyond that set forth in the Proposal, entitles EPI to an adjustment, by Change Order, to the cost and work schedule.

For performance of the services provided herein, EPI shall be compensated by the Client upon receipt of invoice. The Client understands that the fee is not contingent upon the closing of a transaction or the ability to receive financing for the property. Payment for services is not contingent upon reimbursement from any local, state, or federal program, and EPI does not guarantee full reimbursement under any program. Unpaid balances shall be subject to interest at the rate of 1.5% per month, or the maximum permissible under state law, whichever is less, commencing thirty (30) days from the invoice date. The Client shall reimburse EPI for any administrative and legal expenses that EPI may incur in collecting its fees and expenses, including reasonable attorney fees.

Client agrees to indemnify and hold harmless EPI, its agents, officers, employees, and its subcontractors, and assigns, from any and all claims, suits and causes of action relating in any way to loss, damage, injury and/or death to persons and property on or about the job site caused in whole, or in part, by the negligent, willful or intentional acts of the Client, its representatives, agents and employees or the property owner. EPI agrees to indemnify and hold harmless Client



from all claims as described above where the claim arises out of the negligent, willful, or intentional acts of EPI.

Should the Proposal be accepted and the project canceled after it is initiated, the project will be billed on a percentage completed basis, and the information collected will be submitted to the Client, upon request.

This Proposal is active for 60 days.