

VILLAGE OF DOWNERS GROVE
Report for the Village Council Meeting

1/20/2026

SUBJECT:	SUBMITTED BY:
Award of Contract - 2026 CCDD Environmental Engineering Services	Scott Vasko Director of Engineering

SYNOPSIS

A motion is requested authorizing a professional services contract for environmental engineering services for various capital improvement projects, to True North Consultants, Inc. of Naperville, Illinois in the amount of \$51,867.00.

STRATEGIC PLAN ALIGNMENT

The 2025-27 Long Range Plan identifies *Top Quality Infrastructure*.

FISCAL IMPACT

The FY27 budget includes sufficient funding for environmental testing within the construction budgets for various projects. A summary of the funding locations and levels is provided in the following table:

Fund	Allocation Amount
Capital Improvements Fund	\$26,800
Stormwater Fund	\$7,611
Water Fund	\$17,456
TOTAL	\$51,867

RECOMMENDATION

Approval on the January 20, 2026 Consent Agenda.

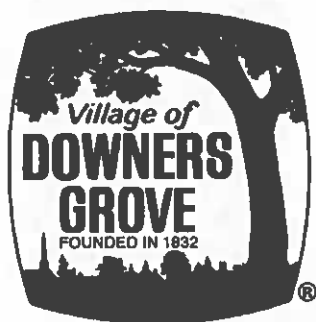
BACKGROUND

The Illinois Environmental Protection Agency (IEPA) instituted Clean Construction and Demolition Debris (CCDD) regulations in 2008 which affect the disposal of debris from construction sites. To comply with these regulations, representative soil samples are required to be taken and analyzed from construction sites and an engineer's certification is needed stating that the soil is uncontaminated.

On November 18, 2025, the Village issued a Request for Proposals for various environmental engineering services for 2026 CIP projects. Five responses were received, with a schedule of unit prices for each. After reviewing the proposals and unit prices, True North was identified as the firm that best meets the needs of the Village at competitive unit costs. True North has consistently performed similar work for the Village since 2017 with satisfactory results. The contract will authorize True North to perform environmental engineering for 2026 CIP projects.

ATTACHMENTS

- Contract
- Evaluation



REQUEST FOR PROPOSAL (Professional Services)

Name of Proposing Company: True North Consultants, Inc

Project Name: 2026 Environmental Consulting Services
Proposal No.: Various
Proposal Due: Friday, December 5th, 2025 @ 10:00AM
Public Works Facility, 5101 Walnut Ave
Downers Grove, IL 60515
DemandStar No.: RFP-36-0-2025/SG

Required of Awarded Proposer:
Certificate of Insurance: Yes

Legal Advertisement Published: Tuesday, November 18, 2025
This document consists of 29 **pages.**

Return **original** copy of proposal (no staples, bindings or spines) in a **sealed envelope** marked with the Proposal Name/Number as noted above to the contact listed below.

STEPHANIE GRAVES, P.E.
ENGINEERING MANAGER
VILLAGE OF DOWNERS GROVE
5101 WALNUT AVENUE
DOWNERS GROVE, IL 60515
PHONE: 630/434-5487
FAX: 630/434-5495
www.downers.us

The VILLAGE OF DOWNERS GROVE will receive proposals Monday thru Friday, 7:30 A.M. to 4:30 P.M. at Public Works, 5101 Walnut Ave, Downers Grove, IL 60515.

SPECIFICATIONS MUST BE MET AT THE TIME THE PROPOSAL IS DUE.

The Village Council reserves the right to accept or reject any and all proposals, to waive technicalities and to accept or reject any item of any proposal.

The documents constituting component parts of this Contract are the following:

- I. REQUEST FOR PROPOSALS
- II. TERMS & CONDITIONS
- III. DETAILED SPECIFICATIONS
- IV. PROPOSER'S RESPONSE TO RFP (Professional Services)
- V. PROPOSAL/CONTRACT FORM

DO NOT DETACH ANY PORTION OF THIS DOCUMENT. INVALIDATION COULD RESULT. Proposers **MUST** submit an original copy of the total proposal. Upon formal award of the proposal this RFP document shall become the Contract, the successful Proposer will receive a copy of the executed Contract.

PLEASE DO NOT BIND ANY PORTION OF THE BID WITH STAPLES, BINDINGS OR SPINES.

I. REQUEST FOR PROPOSALS

1. GENERAL

1.1 Notice is hereby given that the Village of Downers Grove will receive sealed Proposals up to the time and date set forth on the cover page of this RFP.

1.2 Proposals must be received at the Village of Downers Grove by the time and date specified. Proposals received after the specified time and date will not be accepted and will be returned unopened to the Proposer.

1.3 Proposal forms shall be sent to the Village of Downers Grove, ATTN: STEPHANIE GRAVES, in a sealed envelope marked "SEALED PROPOSAL". The envelope shall be marked with the name of the project, date, and time set for receipt of Proposals. Alternatively, proposals may be submitted electronically through demandstar.com.

1.4 All Proposals must be submitted on the forms supplied by the Village and signed by a proper official of the company submitting the Proposal. Telephone, email and fax Proposals will not be accepted.

1.5 By submitting this Proposal, the Proposer certifies under penalty of perjury that they have not acted in collusion with any other Proposer or potential Proposer.

2. PREPARATION OF PROPOSAL

2.1 It is the responsibility of the Proposer to carefully examine the specifications and proposal documents and to be familiar with all of the requirements, stipulations, provisions, and conditions surrounding the proposed services. **DO NOT SUBMIT A PROPOSED CONTRACT. UPON ACCEPTANCE BY THE VILLAGE, THIS RFP DOCUMENT SHALL BECOME A BINDING CONTRACT.**

2.2 No oral or telephone interpretations of specifications shall be binding upon the Village. All requests for interpretations or clarifications shall be made in writing and received by the Village at least five (5) business days prior to the date set for receipt of Proposals. All changes or interpretations of the specifications shall be made by the Village in a written addendum to the Village's proposers of record.

2.3 In case of error in the extension of prices in the Proposal, the hourly rate or unit price will govern. In case of discrepancy in the price between the written and numerical amounts, the written amount will govern.

2.4 All costs incurred in the preparation, submission, and/or presentation of any Proposal including any Proposer's travel or personal expenses shall be the sole responsibility of the Proposer and will not be reimbursed by the Village.

2.5 The Proposer hereby affirms and states that the prices quoted herein constitute the total cost to the Village for all work involved in the respective items and that this cost also includes all insurance, bonds, royalties, transportation charges, use of all tools and equipment, superintendence, overhead expense, all profits and all other work, services and conditions

necessarily involved in the work to be done and materials to be furnished in accordance with the requirements of the Contract Documents considered severally and collectively.

3. MODIFICATION OR WITHDRAWAL OF PROPOSALS

3.1 A Proposal that is in the possession of the Village may be altered by a letter bearing the signature of the person authorized for submitting a Proposal, provided that it is received prior to the time and date set for the Proposal opening. Telephone, email or verbal alterations of a Proposal will not be accepted.

3.2 A Proposal that is in the possession of the Village may be withdrawn by the Proposer, up to the time set for the Proposal opening, by a letter bearing the signature of the person authorized for submitting Proposals. Proposals may not be withdrawn after the Proposal opening and shall remain valid for a period of ninety (90) days from the date set for the Proposal opening, unless otherwise specified.

4. SECURITY FOR PERFORMANCE

4.1 The awarded Proposer, within thirteen (13) calendar days after acceptance of the Proposer's Proposal by the Village, shall furnish security for performance acceptable to the Village when required under the documents. Such security shall be either a satisfactory performance bond (bonding company must be licensed to do business in Illinois) or a letter of credit on the form provided by the Village and available from the Village's Purchasing Manager. Any bond shall include a provision as will guarantee faithful performance of the Illinois Prevailing Wage Act, 820 ILCS 130/1 et seq. **NOTE: As evidence of capability to provide such security for performance, each Proposer shall submit with the Proposal either a letter executed by its surety company indicating the Proposer's performance bonding capability, or a letter from a bank or savings and loan within twenty five miles of the corporate boundaries of the Village indicating its willingness and intent to provide a letter of credit for the Proposer.**

5. DELIVERY

5.1 All proposal prices are to be quoted, delivered F.O.B. Village of Downers Grove, 5101 Walnut Ave, Downers Grove, IL 60515.

6. TAX EXEMPTION

6.1 The Village is exempt from Illinois sales or use tax for direct purchases of materials and supplies. A copy of the Illinois Sales Tax Exemption Form will be issued upon request. The Village's federal identification will also be provided to selected vendor.

7. RESERVED RIGHTS

7.1 The Village reserves the exclusive right to waive sections, technicalities, irregularities and informalities and to accept or reject any and all Proposals and to disapprove of any and all subcontractors as may be in the best interest of the Village. Time and date requirements for receipt of Proposals will not be waived.

II. TERMS AND CONDITIONS

8. VILLAGE ORDINANCES

8.1 The successful Proposer will strictly comply with all ordinances of the Village of Downers Grove and laws of the State of Illinois.

9. USE OF VILLAGE'S NAME

9.1 The Proposer is specifically denied the right of using in any form or medium the name of the Village for public advertising unless express permission is granted by the Village.

10. SPECIAL HANDLING

10.1 Prior to delivery of any product which is caustic, corrosive, flammable or dangerous to handle, the Proposer will provide written directions as to methods of handling such products, as well as the antidote or neutralizing material required for its first aid before delivery. Proposer shall also notify the Village and provide material safety data sheets for all substances used in connection with this Contract which are defined as toxic under the Illinois Toxic Substances Disclosure to Employees Act.

11. INDEMNITY AND HOLD HARMLESS AGREEMENT

11.1 To the fullest extent permitted by law, the Proposer shall indemnify, keep and save harmless the Village and its agents, officers, and employees, against all injuries, deaths, losses, damages, claims, suits, liabilities, judgments, costs and expenses, which may arise directly or indirectly from any negligence or from the reckless or willful misconduct of the Proposer, its employees, or its subcontractors, and the Proposer shall at its own expense, appear, defend and pay all charges of attorneys and all costs and other expenses arising therefrom or incurred in connection therewith, and, if any judgment shall be rendered against the Village in any such action, the Proposer shall, at its own expense, satisfy and discharge the same. This agreement shall not be construed as requiring the Proposer to indemnify the Village for its own negligence. The Proposer shall indemnify, keep and save harmless the Village only where a loss was caused by the negligent, willful or reckless acts or omissions of the Proposer, its employees, or its subcontractors.

12. NONDISCRIMINATION

12.1 Proposer shall, as a party to a public contract:

(a) Refrain from unlawful discrimination in employment and undertake affirmative action to assure equality of employment opportunity and eliminate the effects of past discrimination;

(b) By submission of this Proposal, the Proposer certifies that it is an "equal opportunity employer" as defined by Section 2000(e) of Chapter 21, Title 42, U.S. Code Annotated and Executive Orders #11136 and #11375, which are incorporated herein by reference. The Equal Opportunity clause, Section 6.1 of the Rules and Regulations of the Department of Human Rights of the State of Illinois, is a material part of any contract awarded on the basis of this Proposal.

12.2 It is unlawful to discriminate on the basis of race, color, religion, sex, marital status, national origin or ancestry, age, physical or mental disability unrelated to ability, military status, order of protection status, sexual orientation, sexual identity, or an unfavorable discharge from military service. Proposer shall comply with standards set forth in Title VII of the Civil Rights

Act of 1964, 42 U.S.C. Sec. 2000 *et seq.*, The Human Rights Act of the State of Illinois, 775 ILCS 5/1-101 *et seq.*, and The Americans with Disabilities Act, 42 U.S.C. Sec. 12101 *et seq.*

13. SEXUAL HARASSMENT POLICY

13.1 The Proposer, as a party to a public contract, shall have a written sexual harassment policy that:

- 13.1.1 Notes the illegality of sexual harassment;
- 13.1.2 Sets forth the State law definition of sexual harassment;
- 13.1.3 Describes sexual harassment utilizing examples;
- 13.1.4 Describes the Proposer's internal complaint process including penalties;
- 13.1.5 Describes the legal recourse, investigative and complaint process available through the Illinois Department of Human Rights and the Human Rights Commission and how to contact these entities; and
- 13.1.6 Describes the protection against retaliation afforded under the Illinois Human Rights Act.

14. EQUAL EMPLOYMENT OPPORTUNITY

14.1 In the event of the Proposer's non-compliance with the provisions of this Equal Employment Opportunity Clause, the Illinois Human Rights Act or the Rules and Regulations of the Illinois Department of Human Rights ("Department"), the Proposer may be declared ineligible for future contracts or subcontracts with the State of Illinois or any of its political subdivisions or municipal corporations, and the Contract may be canceled or voided in whole or in part, and such other sanctions or penalties may be imposed or remedies invoked as provided by statute or regulation. During the performance of this Contract, the Proposer agrees as follows:

14.1.1 That it will not discriminate against any employee or applicant for employment because of race, color, religion, sex, marital status, national origin or ancestry, age, physical or mental disability unrelated to ability, order of protection status, military status, sexual orientation, sexual identity or an unfavorable discharge from military service; and further that it will examine all job classifications to determine if minority persons or women are underutilized and will take appropriate affirmative action to rectify any such underutilization.

14.1.2 That, if it hires additional employees in order to perform this Contract or any portion thereof, it will determine the availability (in accordance with the Department's Rules and Regulations) of minorities and women in the area(s) from which it may reasonably recruit and it will hire for each job classification for which employees are hired in such a way that minorities and women are not underutilized.

14.1.3 That, in all solicitations or advertisements for employees placed by it or on its behalf, it will state that all applicants will be afforded equal opportunity without discrimination because of race, color, religion, sex, marital status, national origin or ancestry, age, physical or mental disability unrelated to ability, order of protection status, military status, sexual orientation, or an unfavorable discharge from military services.

14.1.4 That it will send to each labor organization or representative of workers with which it has or is bound by a collective bargaining or other agreement or understanding, a notice advising such labor organization or representative of the Proposer's obligations under the Illinois Human Rights Act and the Department's Rules and Regulations. If any such labor organization or representative

fails or refuses to cooperate with the Proposer in its efforts to comply with such Act and Rules and Regulations, the Proposer will promptly so notify the Department and the contracting agency and will recruit employees from other sources when necessary to fulfill its obligations thereunder.

14.1.5 That it will submit reports as required by the Department's Rules and Regulations, furnish all relevant information as may from time to time be requested by the Department or the contracting agency, and in all respects comply with the Illinois Human Rights Act and the Department's Rules and Regulations.

14.1.6 That it will permit access to all relevant books, records, accounts and work sites by personnel of the contracting agency and the Department for purpose of investigation to ascertain compliance with the Illinois Human Rights Act and the Department's Rules and Regulations.

14.1.7 That it will include verbatim or by reference the provisions of this clause in every subcontract it awards under which any portion of the contract obligations are undertaken or assumed, so that such provisions will be binding upon such subcontractor. In the same manner as with other provisions of this Contract, the Proposer will be liable for compliance with applicable provisions of this clause by such subcontractors; and further it will promptly notify the contracting agency and the Department in the event any subcontractor fails or refuses to comply therewith. In addition, the Proposer will not utilize any subcontractor declared by the Illinois Human Rights Commission to be ineligible for contracts or subcontracts with the State of Illinois or any of its political subdivisions or municipal corporations.

15. DRUG FREE WORK PLACE

Proposer, as a party to a public contract, certifies and agrees that it will provide a drug free workplace by:

15.1 Publishing a statement: (1) Notifying employees that the unlawful manufacture, distribution, dispensation, possession or use of a controlled substance, including cannabis, is prohibited in the Village's or Proposer's workplace. (2) Specifying the actions that will be taken against employees for violations of such prohibition. (3) Notifying the employee that, as a condition of employment on such contract or grant, the employee will: (A) abide by the terms of the statement; and (B) notify the employer of any criminal drug statute conviction for a violation occurring in the workplace no later than five (5) days after such conviction.

15.2 Establishing a drug free awareness program to inform employees about: (1) the dangers of drug abuse in the workplace; (2) the Village's or Proposer's policy of maintaining a drug free workplace; (3) any available drug counseling, rehabilitation and employee assistance programs; (4) the penalties that may be imposed upon employees for drug violations.

15.3 Providing a copy of the statement required above to each employee engaged in the performance of the contract or grant and to post the statement in a prominent place in the workplace.

15.4 Notifying the contracting or granting agency within ten (10) days after receiving notice of any criminal drug statute conviction for a violation occurring in the workplace from an employee or otherwise receiving actual notice of such conviction.

15.5 Imposing a sanction on, or requiring the satisfactory participation in a drug abuse assistance or rehabilitation program by, any employee who is so convicted as required by section 5 of the Drug Free Workplace Act.

15.6 Assisting employees in selecting a course of action in the event drug counseling, treatment and rehabilitation is required and indicating that a trained referral team is in place.

15.7 Making a good faith effort to continue to maintain a drug free workplace through implementation of the Drug Free Workplace Act.

16. SUBSTANCE ABUSE PREVENTION ON PUBLIC WORKS PROJECTS ACT

16.1 In the event this is a public works project as defined under the Prevailing Wage Act, 820 ILCS 130/2, Proposer agrees to comply with the Substance Abuse Prevention on Public Works Projects Act, 820 ILCS 265/1 *et seq.*, and further agrees that all of its subcontractors shall comply with such Act. As required by the Act, Proposer agrees that it will file with the Village prior to commencing work its written substance abuse prevention program and/or that of its subcontractor(s) which meet or exceed the requirements of the Act.

17. PREVAILING WAGE ACT

17.1 Contractor agrees to comply with the Illinois Prevailing Wage Act, 820 ILCS 130/1 *et seq.*, for all work completed under this Contract. Contractor agrees to pay the prevailing wage and require that all of its subcontractors pay prevailing wage to any laborers, workers or mechanics who perform work pursuant to this Contract or related subcontract. For applicable rates, go to the State of Illinois – Department of Labor website (www.state.il.us/agency/idol/rates/rates.HTM) and use the most current DuPage County rate. The Department revises the prevailing wage rates and the Contractor or subcontractor has an obligation to check the Department's website for revisions to prevailing wage rates throughout the duration of this Contract.

17.2 Contractor and each subcontractor shall keep or cause to be kept accurate records of all laborers, mechanics and other workers employed by them on the public works project, which records must include each worker's name, address, telephone number when available, the last four digits of the worker's social security number, gender, race, ethnicity, veteran's status, skill level, classification, hourly wage paid (including itemized hourly cash and fringe benefits paid in each pay period), number of hours worked each day, the starting and ending times of work each day, the worker's hourly wage rate, the worker's hourly overtime wage rate, the worker's hourly fringe benefit rates, the name and address of each fringe benefit fund, the plan sponsor of each fringe benefit, if applicable, and the plan administrator of each fringe benefit, if applicable. These records shall be open to inspection at all reasonable hours by any representative of the Village or the Illinois Department of Labor (IDOL) and must be preserved for five (5) years from the date of the last payment on the public work.

17.3 Since this is a contract for a public works project, as defined in 820 ILCS 130/2, Contractor agrees to post at the job site in an easily accessible place, the prevailing wages for each craft or type of worker or mechanic needed to execute the contract or work to be performed.

17.4 Because this is a public works project as defined under the Prevailing Wage Act, 820 ILCS 130/2, any and all contractors and subcontractors shall submit certified payroll records to IDOL no later than the fifteenth (15th) day of each calendar month for the immediately preceding month

in which construction on a public works project has occurred. Contractor shall then provide an IDOL certification and case number to the Village. WITHOUT THIS PAPERWORK, NO INVOICE SHALL BE PAID BY THE VILLAGE. Filing false records is a Class A misdemeanor.

17.5 In the event that this is a construction project where Motor Fuel tax monies or state grant monies are used in the construction, maintenance and extension of municipal streets, traffic control signals, street lighting systems, storm sewers, pedestrian subways or overhead crossings, sidewalks and off-street parking facilities, and the like, the Village will require an Apprenticeship and Training Certification, attached after the Bidder's Certification.

17.6 Any bond furnished as security for performance shall include a provision that guarantees faithful performance of the Illinois Prevailing Wage Act, 820 ILCS 130/1 *et seq.*

18. PATRIOT ACT COMPLIANCE

18.1 The Proposer represents and warrants to the Village that neither it nor any of its principals, shareholders, members, partners, or affiliates, as applicable, is a person or entity named as a Specially Designated National and Blocked Person (as defined in Presidential Executive Order 13224) and that it is not acting, directly or indirectly, for or on behalf of a Specially Designated National and Blocked Person. The Proposer further represents and warrants to the Village that the Proposer and its principals, shareholders, members, partners, or affiliates, as applicable are not, directly or indirectly, engaged in, and are not facilitating, the transactions contemplated by this Contract on behalf of any person or entity named as a Specially Designated National and Blocked Person. The Proposer hereby agrees to defend, indemnify and hold harmless the Village, and its elected or appointed officers, employees, agents, representatives, engineers and attorneys, from and against any and all claims, damages, losses, risks, liabilities and expenses (including reasonable attorney's fees and costs) arising from or related to any breach of the foregoing representations and warranties.

19. INSURANCE REQUIREMENTS

19.1 The Proposer shall be required to obtain, from a company or companies lawfully authorized to do business in the jurisdiction in which the project is located, such general liability insurance which, at a minimum, will protect the Proposer from the types of claims set forth below which may arise out of or result from the Proposer's operations under this Contract and for which the Proposer may legally liable:

19.1.1 Claims under workers compensation, disability benefit and other similar employee benefit acts which are applicable to the operation to be performed;

19.1.2 Claims for damages resulting from bodily injury, occupational sickness or disease, or death of the Proposer's employees;

19.1.3 Claims for damages resulting from bodily injury, sickness or disease, or death of any person other than the Proposer's employees;

19.1.4 Claims for damages insured by the usual personal injury liability coverage which are sustained: (1) by a person as a result of an offense directly or indirectly related to employment of such person by the Proposer, or (2) by another person;

19.1.5 Claims for damages, other than to the work itself, because of injury to or destruction of tangible property, including loss of use resulting therefrom;

19.1.6 Claims for damages because of bodily injury, death of a person or property damage arising out of ownership, maintenance or use of a motor vehicle;

19.1.7 Claims for damages as a result of professional or any other type of negligent action by the Proposer or failure to properly perform services under the scope of the agreement between the Proposer and the Village.

19.2 The Proposer shall demonstrate having insurance coverage for a minimum of \$2 million for professional liability (errors and omissions).

19.3 As evidence of said coverages, Proposer shall provide the Village with certificates of insurance naming the Village of Downers Grove as an additional insured and include a provision for cancellation only upon at least 30 days prior notice to the Village.

20. COPYRIGHT/PATENT INFRINGEMENT

20.1 The Proposer agrees to indemnify, defend, and hold harmless the Village against any suit, claim, or proceeding brought against the Village for alleged use of any equipment, systems, or services provided by the Proposer that constitutes a misuse of any proprietary or trade secret information or an infringement of any patent or copyright.

21. COMPLIANCE WITH OSHA STANDARDS

21.1 Equipment supplied to the Village must comply with all requirements and standards as specified by the Occupational Safety and Health Act. All guards and protectors as well as appropriate markings will be in place before delivery. Items not meeting any OSHA specifications will be refused.

22. CERCLA INDEMNIFICATION

22.1 In the event this is a contract that has environment aspects, the Proposer shall, to the maximum extent permitted by law, indemnify, defend, and hold harmless the Village, its officers, employees, agents, and attorneys from and against any and all liability, including without limitation, costs of response, removal, remediation, investigation, property damage, personal injury, damage to natural resources, health assessments, health settlements, attorneys' fees, and other related transaction costs arising under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) of 1980, 42 U.S.C.A. Sec. 9601, *et seq.*, as amended, and all other applicable statutes, regulations, ordinances, and under common law for any release or threatened release of the waste material collected by the Proposer, both before and after its disposal.

23. BUY AMERICA

23.1 The Proposer agrees to comply with 49 U.S.C.5323(j), the Federal Transportation Administration's (FTA) Buy America regulations at 49 C.F.R. Part 661, and any amendments thereto, and any implementing guidance issued by the FTA, with respect to this Contract, when financed by Federal funds (through a grant agreement or cooperative agreement).

23.2 As a condition of responsiveness, the Contractor agrees to submit with its proposal

submission, an executed Buy America Certificate, attached hereto.

24. CAMPAIGN DISCLOSURE

24.1 Any contractor, proposer, bidder or vendor who responds by submitting a bid or proposal to the Village shall be required to submit with its submission, an executed Campaign Disclosure Certificate, attached hereto.

24.2 The Campaign Disclosure Certificate is required pursuant to the Village of Downers Grove Council Policy on Ethical Standards and is applicable to those campaign contributions made to any member of the Village Council.

24.3 Said Campaign Disclosure Certificate requires any individual or entity bidding to disclose campaign contributions, as defined in Section 9-1.4 of the Election Code (10 ILCS 5/9-1.4), made to current members of the Village Council within the five (5) year period preceding the date of the bid or proposal release.

24.4 By signing the bid or proposal documents, contractor/proposer/bidder/vendor agrees to refrain from making any campaign contributions as defined in Section 9-1.4 of the Election Code (10 ILCS 5/9-1.4) to any Village Council member and any challengers seeking to serve as a member of the Downers Grove Village Council.

25. SUBLETTING OF CONTRACT

25.1 No contract awarded by the Village shall be assigned or any part subcontracted without the written consent of the Village Manager. In no case shall such consent relieve the Proposer from its obligation or change the terms of the Contract.

All approved subcontracts shall contain language which incorporates the terms and conditions of this Contract.

26. TERM OF CONTRACT

26.1 The term of this Contract shall be as set forth in the Detail Specifications set forth in Section III below. This Contract is subject to the Village purchasing policy with regard to any extensions hereof.

27. TERMINATION OF CONTRACT

27.1 In the event of the Proposer's nonperformance, breach of the terms of the Contract, or for any other reason, and/or that sufficient funds to complete the Contract are not appropriated by the Village, the Contract may be canceled, in whole or in part, upon the Village's written notice to the Proposer. The Village will pay the Proposer's costs actually incurred as of the date of receipt of notice of default. Upon termination, the Proposer will deliver all documents and products of whatever kind, and their reproducible originals related to the project, which have been produced to the date of the notice of termination.

28. BILLING & PAYMENT PROCEDURES

28.1 Payment will be made upon receipt of an invoice referencing Village purchase order number. Once an invoice and receipt of materials or service have been verified, the invoice will be processed for payment in accordance with the Village payment schedule. The Village will comply with the Local Government Prompt Payment Act, 50 ILCS 505/1 *et seq.*, in that any bill

approved for payment must be paid or the payment issued to the Proposer within 60 days of receipt of a proper bill or invoice. If payment is not issued to the Proposer within this 60 day period, an interest penalty of 1.0% of any amount approved and unpaid shall be added for each month or fraction thereof after the end of this 60 day period, until final payment is made.

28.2 The Village shall review in a timely manner each bill or invoice after its receipt. If the Village determines that the bill or invoice contains a defect making it unable to process the payment request, the Village shall notify the Proposer requesting payment as soon as possible after discovering the defect pursuant to rules promulgated under 50 ILCS 505/1 et seq. The notice shall identify the defect and any additional information necessary to correct the defect.

28.3 As this Contract may include work defined as a "fixed public work" project under the Illinois Prevailing Wage Act, 820 ILCS 130/2 and pursuant to section 17.4 of this Request for Proposals, the Proposer shall provide an IDOL certification and case number to the Village along with the invoice for applicable services provided. No invoice shall be paid without said records. Please send all invoices to the attention of Stephanie Graves, Downers Grove Public Works, 5101 Walnut Ave, Downers Grove, IL 60515.

29. RELATIONSHIP BETWEEN THE PROPOSER AND THE VILLAGE

29.1 The relationship between the Village and the Proposer is that of a buyer and seller of professional services and it is understood that the parties have not entered into any joint venture or partnership with the other.

30. STANDARD OF CARE

30.1. Services performed by Proposer under this Contract will be conducted in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing in the same locality under similar conditions. No other representations express or implied, and no warranty or guarantee is included or intended in this Contract, or in any report, opinions, and documents or otherwise.

30.2 If the Proposer fails to meet the foregoing standard, Proposer will perform at its own cost, and without reimbursement from the Village, the professional services necessary to correct errors and omissions caused by Proposer's failure to comply with the above standard and reported to Proposer within one (1) year from the completion of Proposer's services for the Project.

30.3 For Professional Service Agreements: Project site visits by Proposer during construction or equipment installation or the furnishing of Project representatives shall not make Proposer responsible for: (i) constructions means, methods, techniques, sequences or procedures; (ii) for construction safety precautions or programs; or (iii) for any construction contractor(s') failure to perform its work in accordance with contract documents.

31. GOVERNING LAW AND VENUE

31.1 This Contract will be governed by and construed in accordance with the laws of the State of Illinois without regard for the conflict of laws provisions. Venue is proper only in the County of DuPage and the Northern District of Illinois.

32. SUCCESSORS AND ASSIGNS

32.1 The terms of this Contract will be binding upon and inure to the benefit of the parties and

their respective successors and assigns; provided, however, that neither party will assign this Contract in whole or in part without the prior written approval of the other. The Proposer will provide a list of key staff, titles, responsibilities, and contact information to include all expected subcontractors.

33. WAIVER OF CONTRACT BREACH

33.1 The waiver by one party of any breach of this Contract or the failure of one party to enforce at any time, or for any period of time, any of the provisions hereof will be limited to the particular instance and will not operate or be deemed to waive any future breaches of this Contract and will not be construed to be a waiver of any provision except for the particular instance.

34. AMENDMENT

34.1 This Contract will not be subject to amendment unless made in writing and signed by all parties.

35. NOT TO EXCEED CONTRACT

35.1 The contract price is a "not-to-exceed" cost. At any time additional work is necessary or requested, and the not-to-exceed price is increased thereby, any change, addition or price increase must be agreed to in writing by all parties who have executed the Contract.

36. SEVERABILITY OF INVALID PROVISIONS

36.1 If any provisions of this Contract are held to contravene or be invalid under the laws of any state, country or jurisdiction, contravention will not invalidate the entire Contract, but it will be construed as if not containing the invalid provision and the rights or obligations of the parties will be construed and enforced accordingly.

37. NOTICE

37.1 Any notice will be in writing and will be deemed to be effectively served when deposited in the mail with sufficient first class postage affixed, and addressed to the party at the party's place of business. Notices shall be addressed to the Village as follows:

**Village Manager
Village of Downers Grove
850 Curtiss St.
Downers Grove, IL 60515**

And to the Proposer as designated in the Contract Form.

38. COOPERATION WITH FOIA COMPLIANCE

38.1 Proposer acknowledges that the Freedom of Information Act does apply to public records in possession of the Proposer or a subcontractor. Proposer and all of its subcontractors shall cooperate with the Village in its efforts to comply with the Freedom of Information Act. (5 ILCS 140/1 *et seq.*)

39. COPYRIGHT or PATENT INFRINGEMENT

39.1 The Proposer agrees to indemnify, defend, and hold harmless the Village against any suit, claim, or proceeding brought against the Village for alleged use of any equipment, systems, or services provided by the Proposer that constitutes a misuse of any proprietary or trade secret

information or an infringement of any patent or copyright.

40. DISADVANTAGED BUSINESS ENTERPRISE (DBE) CERTIFICATION

40.1 Pursuant to 35 ILCS 200/18-50.2, Contractor and all subcontractors are required to complete and submit a Vendor DBE certification, regardless of DBE status. Contractor shall complete and require all its subcontractors to complete the DBE certification for this project at www.downers.us/vss. The information necessary for the Contractor and all subcontractors to complete the certification includes the following: DBE Classification (minority-owned, women-owned, persons with disabilities-owned, veteran-owned, or none); if DBE, whether the company holds a certificate or self-certifies; if self-certifying, whether the company qualifies as a small business under the U.S. Small Business Administration standards; the company's name, address, city, state and zip code; company's contact person's name, title, telephone number and email address. **NO PAYMENTS WILL BE MADE TO THE CONTRACTOR BY THE VILLAGE UNLESS AND UNTIL ALL OF THE CERTIFICATIONS FOR THE CONTRACTOR AND SUBCONTRACTORS HAVE BEEN COMPLETED.**

III. DETAIL SPECIFICATIONS

41. REQUEST

41.1 The Village of Downers Grove (VILLAGE) is requesting proposals for professional services from pre-qualified Environmental Engineering firms (ENGINEER) to provide consulting services for various projects in the Village of Downers Grove.

42. SCOPE

42.1 The scope of the work includes, but may not be limited to, environmental engineering services as necessary for various capital project locations, sampling and testing of stockpiles, preparation of reports and forms, and other environmental engineering services as on as-needed basis.

42.2 The scope of work may include the following:

- Preparation of Potentially Impacted Property (PIP) analysis reports
- Environmental Soil Sampling and Analysis in accordance with the Illinois Environmental Protection Act and any rules promulgated by the Illinois Pollution Control Board, and appropriate certification from licensed professional engineer
- Restoration of all core holes
- Laboratory tests of soil samples
- Phase I and Phase II reports
- Waste characterization forms
- Pre-construction asbestos and lead testing and reports
- Underground storage tank assessment, sampling and consultation
- Sampling and testing of stockpiles for the purposes of classification for disposal
- Consultation during construction
- Project specific Final Reports for each project.
- Provide LPC-662 forms or signed and sealed LPC-663 forms for each project location. For project locations identified as having previously-completed LPC-662 or LPC-663 forms and not requiring additional soil sampling, the ENGINEER shall provide updated LPC-663 or LPC-662 forms.

43. PROJECT LOCATION AND LIMITS

43.1 Project locations and limits shall vary and will be determined as the work tasks are assigned by the VILLAGE.

44. SUBSURFACE EXPLORATION

44.1 The ENGINEER shall determine the existence and location of underground utilities and structures in the area of subsurface exploration. The VILLAGE shall inform the ENGINEER of the existence and location of its underground utilities and structures. The ENGINEER shall be responsible for damage by his forces or those of his subcontractors to underground utilities or structures; provided, however, that the ENGINEER shall not be liable for damages to underground utilities or structures, resulting from the ENGINEER'S reliance on field locations inaccurately marked by employees or agents of the VILLAGE of said underground structures.

44.2. The ENGINEER shall select the sampling locations and depths and types of samples required, log the samples, direct the sampling operation, and supervise the transporting of samples to the laboratory. All samples shall be plotted within two feet horizontally of their true locations and within 0.25 feet of their true vertical elevation.

44.3 The ENGINEER shall be responsible for any and all damage caused by the ENGINEER or his drilling subcontractor except as stated in Section 44.1 above. The ENGINEER shall backfill all boreholes and patch any disturbed pavement with hot mix asphalt material compacted to 95% density.

44.4 The ENGINEER shall establish a field and laboratory testing program designed to provide sufficient data for the preparation of a true and accurate analysis of the site and the preparation of recommendations.

44.5 The ENGINEER shall perform all sampling and testing in accordance with the current standards of the American Society for Testing and Materials (ASTM) for the specific type of sampling or testing involved. The ENGINEER shall also conform his work to the current requirements of the Illinois Department of Transportation (IDOT) for motor fuel tax projects, unless specifically directed otherwise by the VILLAGE.

44.6 The ENGINEER shall establish design parameters based upon laboratory test results, field data and general engineering principles.

44.7 A stand-alone formal report, (as differentiated from field reports) shall be prepared for each specific location by the ENGINEER. Report shall include such exhibits as are necessary to illustrate and support the report and recommendation.

44.8 The ENGINEER shall perform all required services consistent with accepted standards of practice for professional civil and environmental engineers.

45. PROPOSAL

45.1 The Proposal shall include the following information:

- a. Project Team
- b. General approach to the work
- c. Any recommended services and rates not listed in the Schedule of Unit Prices below
- d. Additional information the consultant deems relevant to the scope of work

46. PROPOSAL REVIEW and SELECTION PROCESS

Unless the Village exercises its right to reject all proposals, the contract will be awarded to that responsible Proposer(s) whose Proposal(s) are deemed most advantageous to the Village, price and other factors considered. The Village reserves the right to award this contract to multiple firms.

All responses to this RFP that meet the submittal requirements and the submittal deadline will be evaluated as described below.

46.1 Step One:

The Village will review and evaluate each firm's proposal based on the requirements for submittal described above. The evaluation will include but not be limited to the following:

- Proposed project team
- Approach to organizing and understanding of the work
- Responsiveness to the requirements of this RFP
- Past performance on similar Village projects
- Unit prices

(Please do not include information or materials that are not relevant to or requested by this solicitation.)

46.2 Step Two:

Village staff will recommend a firm based on the entire submittal package. The Village reserves the right to determine the criteria for and select the best overall qualified firm, in the Village's opinion, to execute the scope of work on behalf of the Village.

The selection committee will discuss the overall scope of work with the selected firm(s) and develop a not to exceed fee amount based upon the consultant's unit pricing, the Village's FY26 budget for this work, and any other applicable factors.

The Village may elect to award a contract to more than one firm.

46.3 Step Three:

The Village will send a Notice of Award (NOA) letter to the selected firm(s), followed by a Notice to Proceed (NTP) for each individual project location or desired service.

47. **PERIOD OF SERVICE**

47.1 The period of service shall terminate on 12/31/2026 unless the contract is extended by mutual consent. The selected firm shall send the Village all deliverables as mentioned in the scope of work **no more than 28 Calendar Days after receiving the Notice to Proceed, unless additional time is needed for a particular task as discussed and agreed upon by the Village and Engineer in advance of the start of work.** No additional working days will be granted by the Village for any reason, in that sufficient time is provided to offset any working days lost due to adverse weather conditions.

47.2 If the Village exercises its option to terminate this agreement upon default by the Engineer, the Engineer shall cause to be delivered to the Village all drawings and field notes, or electronic data files, if any, with the understanding that all such material becomes the property of the Village. The Engineer shall be paid for any satisfactorily completed and approved work performed prior to termination, less any expenses incurred by the Village.

48. SCHEDULE OF UNIT PRICES

Below is a list of environmental testing services that may be required. A unit price for each service shall be provided by the Proposer. Unit prices shall include all labor, equipment and materials for sample collection, testing, and reporting.

2026 ENVIRONMENTAL ENGINEERING SERVICES		
DESCRIPTION	UNIT	UNIT PRICE
POTENTIALLY IMPACTED PROPERTY ANALYSIS (PIP)	EACH	\$1,000.00
DISCRETE SOIL pH	EACH SAMPLE	\$15.00
DISCRETE SOIL VOC	EACH SAMPLE	\$150.00
DISCRETE SOIL SVOC	EACH SAMPLE	\$225.00
DISCRETE SOIL PNA	EACH SAMPLE	\$125.00
DISCRETE SOIL BETX	EACH SAMPLE	\$65.00
DISCRETE SOIL RCRA METALS	EACH SAMPLE	\$85.00
DISCRETE SOIL TARGET ANALYTE METALS (TAL)	EACH SAMPLE	\$215.00
DISCRETE SOIL PCBs	EACH SAMPLE	\$90.00
DISCRETE SOIL PESTICIDES	EACH SAMPLE	\$175.00
SPLP METALS	EACH SAMPLE	\$150.00
TCLP RCRA METALS	EACH SAMPLE	\$150.00
TCLP (one metal)		\$85.00
WASTE CHARACTERIZATION RCRA GREEN SHEET ANALYSIS	EACH SAMPLE	\$1,200
DRILL RIG W/OPERATOR	½ DAY	NA
DRILL RIG W/OPERATOR	DAY	NA
GEOPROBE W/OPERATOR	½ DAY	NA
GEOPROBE W/OPERATOR	DAY	NA
TEMPORARY TRAFFIC CONTROL	HOURLY	NA
GRAB SAMPLE	EACH SAMPLE	\$392.00
PID SCREENING	HOURLY	\$110.00
CHIEF ENGINEER/CONSULTANT	HOURLY	\$190.00
SENIOR ENGINEER/CONSULTANT	HOURLY	\$170.00
PROJECT ENGINEER/PROJECT MANAGER	HOURLY	\$150.00
FIELD ENGINEER (INCLUDES HAND AUGER TO 5' DEPTH)	HOURLY	\$110.00
LAB/FIELD TECHNICIAN	HOURLY	\$98.00
ADMIN/SECRETARIAL	HOURLY	\$65.00
MILEAGE (ONCE IN VILLAGE LIMITS; TRAVEL TO/FROM VILLAGE INCLUDED IN ABOVE RATES)	MILE	\$0.70
PREPARATION OF SIGNED LPC #662	EACH FORM	\$500.00
PREPARATION OF SIGNED LPC #663	EACH FORM	\$750.00
4 DAY RUSH ANALYSIS SURCHARGE	%	50
3 DAY RUSH ANALYSIS SURCHARGE	%	75
2 DAY RUSH ANALYSIS SURCHARGE	%	100

*ALL EQUIPMENT, MATERIALS, AND OTHER INCIDENTAL COSTS SHALL BE INCORPORATED INTO THE UNIT COSTS

NA - True North subcontracts all drilling activities and will provide costs based on final scopes and locations.

49. CONTACT PERSON

49.1 All questions concerning the project, the submittal of a Proposal, the Village's review and evaluation submittals should be directed to:

Stephanie Graves, P.E.
Village of Downers Grove
5101 Walnut Ave
Downers Grove, Illinois 60515
Phone 630-434-5487
Fax 630-434-5495
sgraves@downers.us

IV. PROPOSER'S RESPONSE TO RFP (Professional Services)

(Proposer must insert response to RFP here. DO NOT insert a form contract, the RFP document including detail specs and Proposer's response will become the Contract with the Village.)



Downers Grove RFP 2026

Environmental Consulting Services

Prepared for:

Village of Downers Grove
Department of Public Works
5101 Walnut Avenue
Downers Grove, Illinois 60515

Prepared by:

True North Consultants, Inc.
1000 E. Warrenville Road, Suite 140
Naperville, Illinois 60563

Phone: 630.717.2880

Date: December 4, 2025

Proposal Number: P125-1422



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APPENDICES

Attachment A	Completed Prequalification Request Form
Attachment B	Professional Resumes

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December 4, 2025

Ms. Stephanie Graves, P.E.
Engineering Manager
Village of Downers Grove
5101 Walnut Avenue
Downers Grove, IL 60515

**Subject: Request for Proposals (RFP)
2026 Environmental Consulting Services**

Dear Ms. Graves

In response to the Village of Downers Grove Request for Proposals (RFP) for 2026 Environmental Consulting Services dated November 18, 2025, True North Consultants, Inc. (True North) is pleased to provide this cover letter and the attached qualifications for the performance of the services identified therein. By submitting this response of qualifications, True North intends to be pre-qualified for Environmental Consulting Services. True North shall be dedicated to providing these services to the Village of Downers Grove (Village) on an as needed/awarded basis.

True North is an environmental consulting and engineering firm with corporate headquarters located in Naperville, Illinois and regional offices located in Madison, Wisconsin and Fairfax, Virginia. True North is comprised of a diverse range of environmental engineering and science-related professionals dedicated to providing sustainable environmental management solutions.

The company was founded by three experienced environmental professionals in January of 2008. These professionals include Ryan M. LaDieu, P.E., President; Brian S. Mihelich, Executive Vice- President; and Michael D. Brennan, Executive Vice-President. These officers have an average environmental industry experience of over 25 years in dealing with everyday environmental issues to solving some of the more complex environmental problems in the industry. From initial environmental-due diligence to environmental regulatory compliance during construction activities, True North personnel have provided sound environmental engineering and consulting solutions to effectively and efficiently move projects forward while minimizing delays and costs.

Since our inception in 2008, True North has steadily expanded both our capabilities and the depth of expertise we bring to every project. We are currently projected to exceed \$8 million in revenue for 2025, driven by core environmental services consistent with the scope outlined in this RFP. This continued growth reflects the hard work of our exceptional team and the unwavering commitment of ownership to delivering responsive, high-quality service for every client engagement.

Over the past seventeen years, we have strategically expanded our staff with experienced professionals across multiple disciplines, enhancing our ability to manage diverse and complex projects without

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compromising quality. Our service offerings include, but are not limited to: Phase I and Phase II Environmental Site Assessments, asbestos inspections and management, soil and waste characterization, NEPA and related federal environmental compliance, underground storage tank assessment and management, brownfield redevelopment support, and regulatory compliance consulting.

True North is a Licensed Professional Design Firm through the Illinois Department of Financial and Professional Regulation (IDFPR No.184.005436). True North is a pre-qualified Professional Services Firm through the Illinois Capital Development Board (Firm ID No. 0030412) as well as the Illinois Department of Transportation (IDOT) Special Services – Hazardous Waste: Simple (SEFC: 11695). Our company is a State-registered firm authorized to do business in the State of Illinois; maintains “good standing” status with the State; and is registered with the State Board of Elections.

True North has had the good fortune to represent several municipalities, including the Village of Downers Grove, on a variety of different projects ranging from small residential asbestos surveys to large brownfield redevelopment projects. No matter the size of the project, True North’s approach to each and every project is consistent and concise. True North understands with every project there is a goal to be achieved, whether it is short or long term. True North’s approach includes understanding these goals and devising a plan to achieve these goals in a timely and cost-effective manner. True North also understands that it has a responsibility to provide the Village with quality service and experienced professionals at a reasonable cost.

The Request for Proposals identifies a broad range of Environmental Consulting services including asbestos and lead testing on existing structures, Phase I & II Environmental Site Assessments, soil assessment services in accordance with Clean Construction & Demolition Debris (CCDD) regulations, and preparation of Potentially Impacted Property (PIP) analysis reports. True North has represented several municipalities, including the Village of Downers Grove, for many years on projects consistent with the scope requested within this RFP.

Our municipal project experience includes, but is not limited to: asbestos and lead surveys and abatement project management for residential, commercial, and industrial demolition/renovation; Preliminary Environmental Site Assessments (PESAs) for utility projects in municipal or State-owned right-of-way (ROW); subsurface investigations within potentially contaminated ROWs and properties; environmental soil sampling and analysis in accordance with the Illinois Environmental Protection Act and applicable Illinois Pollution Control Board (IPCB) regulations; soil characterization and classification for proper handling and disposal, including stockpile sampling and waste characterization forms; UST assessment, removal oversight, sampling, and closure consultation; and environmental assessments of condemned, foreclosed, or eminent domain properties being considered for municipal acquisition.

In alignment with the requested services, True North routinely coordinates and manages: subsurface investigation activities; laboratory analysis of soil samples through accredited analytical laboratories; Phase I and Phase II ESA reports; consultation during active construction; and project-specific Final Reports documenting field activities, findings, and conclusions. While True North does not self-perform drilling or laboratory testing, we work closely with qualified drilling contractors to ensure proper restoration of core holes upon completion of sampling and rely on accredited laboratories for all analytical services.

We are also highly experienced in preparing, signing, and sealing LPC-662 and LPC-663 forms for

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individual project locations. For sites with previously completed LPC-662/663 documentation, we will update the forms as appropriate based on current regulatory requirements and project conditions.

Based on our extensive experience performing similar municipal environmental tasks, True North is well-equipped and fully prepared to support the Village over the course of the 2026 approval period.

In submitting this response to the Village of Downers Grove for the Request for Proposals (RFP) 2026 Environmental Consulting Services dated November 18, 2025, we attest that we have examined and understand the requirements of the RFP and certify that all information contained in this response is true, correct and complete to the best of my knowledge. All services performed on behalf of The Village shall be performed by qualified personnel and shall conform with all applicable regulatory requirements. We also hereby declare that True North is committed to providing all resources necessary to complete the scope of work as defined within.

We trust that this introduction and the attached qualifications clearly demonstrate True North's strong capabilities and relevant experience to support the Village of Downers Grove with Environmental Consulting Services. Should you have any questions or require additional information, please feel free to contact us at any time. We appreciate your consideration and look forward to the opportunity to continue supporting the Village and earn your business.

Regards,

TRUE NORTH CONSULTANTS

Brian S. Mihelich (bmihelich@consulttruenorth.com)

Executive Vice President



B. KEY PERSONNEL EXPERIENCE

1. Identification of Key Personnel

True North has assembled a team of experienced specialists across multiple environmental disciplines to deliver practical, cost-effective solutions for the Village throughout the contract term. Our project team's capabilities span small, focused tasks to large, multidisciplinary efforts, supported by extensive experience working with municipal, private, and institutional clients. This broad background ensures our solutions are well-informed, compliant, and of the highest quality.

We prioritize strong client relationships and maintain senior-level oversight from our engineers, geologists, and scientists at every stage of a project. Below is a summary of key personnel assigned to this contract and their associated roles:

Mr. Brian S. Mihelich (Chief Consultant) – Mr. Mihelich is an Executive Vice President with True North and possesses over 28 years of broad-based consulting experience. Mr. Mihelich has been assigned as the Project Lead for this RFP and will be the primary point of contact for the Village. Mr. Mihelich has been selected for this role based upon his extensive experience managing environmental projects including, municipal brownfield investigation and remediation, environmental compliance auditing and consulting, underground storage tank management, Phase I and II Environmental Site Assessments, and soil assessment and waste characterization activities. Mr. Mihelich has been the project manager for the Village's Capital Improvements Projects (CIPs) since 2013. Mr. Mihelich's project manager skills, along with his field experience, will allow him to manage a team of professionals and project level staff to complete the previously discussed services. Mr. Mihelich will coordinate and oversee all True North resources to ensure all the Village's needs are consistently met.

Mr. Michael D. Brennan (Chief Consultant) – Mr. Brennan is an Executive Vice President with True North and possesses over 32 years of consulting experience. Among a multitude of other projects in his career, Mr. Brennan has successfully served as Environmental Project Administrator for Regions 1 and 2 of the Chicago Public Schools which involved the management of environmental assessments and remediation for over 200 schools; Environmental Project Lead for CARE Plus, LLC on behalf of the Chicago Department of Aviation (CDA) where he has been responsible for managing a wide variety of projects including environmental site assessments, site remediation, environmental compliance support, indoor air quality assessments, asbestos and lead management, industrial hygiene monitoring, mold and moisture investigations, UST management, and soil management among other duties. Mr. Brennan also formerly served as Project Manager for a multi-year contract with Metra during which time Mr. Brennan performed a managed a wide variety of environmental services including industrial hygiene monitoring, asbestos and lead surveys, indoor air quality monitoring, and remediation management.

Mr. Ryan LaDieu, P.E. (Chief Engineer / Asbestos Project Designer) Ryan is the President of True North and has over 30 years of experience in the environmental field. His experience includes performance of Phase I and Phase II environmental site assessments, environmental compliance audits, environmental permitting, soil and groundwater remediation, RCRA hazardous waste site closures, underground storage tank management, asbestos consulting and oversight, brownfield redevelopment consulting, and soil assessment and waste characterization activities. Mr. LaDieu is a Licensed Professional Engineer in the

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State of Illinois, and licensed Asbestos Project Designer by the Illinois Department of Public Health (IDPH). He currently serves as a Project Administrator for environmental assessment and remediation projects for Regions 5 and 6 of the Chicago Public Schools and also serves as a consultant for the Public Building Commission of Chicago (PBC) for environmental concerns encountered during the planning, design and construction of public buildings within the City of Chicago.

Mr. Sean Brady, P.E. (Senior Engineer) Mr. Brady is a Principal Consultant with True North and has over 18 years of diverse professional experience. Mr. Brady has extensive experience performing and managing various projects including Phase I environmental site assessments, Phase II site investigations, Site Remediation Program consulting, environmental permitting and compliance, leaking underground storage tank removal consulting, environmental auditing, and remediation management. Mr. Brady has served as a Senior Engineer and Project Manager on hundreds of projects and is currently the technical lead for True North's Environmental Engineering and Compliance practice group. His responsibilities include the oversight of the day-to-day operations, coordination of field activities, serving as a regulatory liaison for clients, evaluation of field data, technical report generation, regulatory closure, management of field staff, QA/QC, ensuring that projects are performed in accordance with applicable regulations and standards, and management of subconsultants and subcontractors.

Ms. Marjory Bredrup (Senior Consultant) Ms. Bredrup is a Principal Consultant with True North and has over 17 years of professional experience in private industry and consulting sector work. Ms. Bredrup has extensive experience performing and managing various projects including Phase I environmental site assessments, Phase II site investigations, IDOT 669 plans and management, soil assessment and management consulting, and permit compliance. Ms. Bredrup has served as a Senior Consultant and Project Manager on hundreds of projects and is currently the technical lead for True North's Soil Management group. Her responsibilities include the oversight of the day-to-day operations, coordination of field activities, serving as a regulatory liaison for clients, evaluation of field data, technical report generation, management of field staff, QA/QC, ensuring that projects are performed in accordance with applicable regulations and standards, and management of subconsultants and subcontractors.

Ms. Lauren Trzaskus (Senior Consultant) – Lauren is a Senior Consultant at True North and has over 10 years of professional experience in private industry and consulting. Ms. Trzaskus is currently a technical lead for True North's Transactional Due Diligence practice group and has extensive experience performing and managing Phase I Environmental Site Assessments, Phase II Environmental Site Assessments, Soil Management, Storage Tank Management and Hazardous Materials Assessment projects.

Mr. Joseph Keca (Asbestos Inspector) – Mr. Joseph Keca is a Staff Consultant at True North and has over 12 years of experience in the environmental field. Mr. Keca's experience includes asbestos and hazardous materials management, remediation management, industrial hygiene monitoring, and mold and moisture investigation. Mr. Keca has completed hundreds of asbestos surveys for industrial, commercial, and public clients throughout the Midwest including several projects associated with bridge demolition and rail operations.

Mr. Mark Dreher (Lead Risk Assessor) – Mr. Mark Dreher is a Staff Consultant at True North and has over 7 years of building sciences and industrial hygiene consulting experience. Mark is a licensed Lead Risk Assessor by the Illinois Department of Public Health and has conducted lead risk assessments, lead air



monitoring, lead-based paint inspections, and clearance dust sampling for numerous public and commercial projects.

Mr. Steven Nuccio (Field Technician) Mr. Nuccio is an Associate Consultant with True North and has over 4 years of professional experience in private industry and consulting sector work. His experience includes IDOT 669 plans and management, soil assessment and management consulting, and permit compliance. Mr. Nuccio is a part of the Soil Management Group, and his responsibilities include the execution of various field activities, evaluation of field data, technical report generation, and management of subconsultants and subcontractors.

Mr. Eligio Simeti (Field Technician) Mr. Simeti is an Associate Consultant with True North and has over 3 years of professional experience in private industry and consulting sector work. His experience includes IDOT 669 plans and management, soil assessment and management consulting, and permit compliance. Mr. Simeti is a part of the Soil Management Group, and his responsibilities include the execution of various field activities, evaluation of field data, technical report generation, and management of subconsultants and subcontractors.

Mr. Cullen Cuchetto (Field Technician) Mr. Cuchetto is an Associate Consultant with True North and has over 3 years of professional experience in private industry and consulting sector work. His experience includes IDOT 669 plans and management, soil assessment and management consulting, and permit compliance. Mr. Cuchetto is a part of the Soil Management Group, and his responsibilities include the execution of various field activities, evaluation of field data, technical report generation, and management of subconsultants and subcontractors.

Mr. Emmett Lodi (Field Technician) Mr. Lodi is an Associate Consultant with True North and has over 3 years of professional experience in private industry and consulting sector work. His experience includes IDOT 669 plans and management, soil assessment and management consulting, and permit compliance. Mr. Lodi is a part of the Soil Management Group, and his responsibilities include the execution of various field activities, evaluation of field data, technical report generation, and management of subconsultants and subcontractors.

2. Resumes of Key Personnel and Additional Staff

The professionals identified within Part 1 of this section have been designated as “key personnel” for primary roles in potential Village projects. However, it should be recognized that the entire project team including subcontractors and available support personnel exceeds over thirty people and multiple team members possess the credentials to serve in multiple roles if so required.

The following matrix provides an overview of various disciplines that project personnel identified above may serve under the Contract. Resumes and certifications for the following qualified personnel are also included in **Attachment A** of this RFP response.

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Consultant Name / Lead Role	Project Manager	Professional Engineer	Senior Scientist	Environmental Scientist	Field Inspector	CADD Specialist	Asbestos Project Designer	Asbestos Inspector	Air Sampling Professional	Lead Risk Assessor
Brian S. Mihelich Chief Consultant	▲		▲	▲						
Michael Brennan Chief Consultant	▲		▲	▲			▲	▲	▲	
Ryan M. LaDieu, PE Chief Engineer	▲	▲	▲	▲		▲	▲	▲	▲	
Sean Brady, P.E. Senior Engineer	▲	▲	▲	▲		▲		▲	▲	
Marjory Bredrup Senior Consultant	▲		▲	▲						
Lauren Trzaskus Senior Consultant	▲		▲							
Joseph Keca Asbestos Inspector	▲			▲				▲	▲	▲
Mark Dreher Lead Risk Assessor	▲			▲				▲	▲	▲
Steve Nuccio Field Technician				▲	▲					
Eligio Simeti Field Technician				▲	▲					
Cullen Cuchetto Field Technician				▲	▲					
Emmett Lodi Field Technician				▲	▲					

REQUEST FOR QUALIFICATIONS



C. FIRM EXPERIENCE

1. Company Background

TRUST. EXPERIENCE. SUPERIOR PERFORMANCE.

That is what you can expect when you work with True North Consultants.

True North is a leading environmental consulting and engineering firm headquartered in Naperville, Illinois, with regional offices in Fairfax, Virginia and Madison, Wisconsin. Our team includes a diverse group of engineering and science professionals dedicated to delivering innovative, practical solutions for the natural and built environment.

Since our inception, we have proudly supported clients across both the public and private sectors in meeting environmental compliance, land development, and public infrastructure objectives—with a focus on responsive service, technical excellence, and long-term value.

True North was founded in January 2008 by a team of experienced environmental professionals with decades of combined expertise in environmental due diligence, regulatory compliance, and building sciences. Since that time, we have grown significantly—expanding both our capabilities and the specialized talent we provide to our clients. We are currently projected to exceed \$8 million in revenue for 2025, driven by core environmental services consistent with those requested in this RFP. This continued growth reflects the dedication of our staff and ownership to delivering high-quality, responsive, and reliable service.

At True North, every project begins with a clear understanding of our client's unique objectives and the specific requirements of the work at hand. That philosophy is not only fundamental to our approach—it is the inspiration behind our name. Our clients' goals represent the "True North" that guides every decision we make, ensuring alignment, accountability, and exceptional performance throughout each project.

True North is a Licensed Professional Design Firm through the Illinois Department of Financial and Professional Regulation (IDFPR No.184.005436). True North is a pre-qualified Professional Services Firm through the Illinois Capital Development Board (Firm ID No. 0030412) as well as the Illinois Department of Transportation (IDOT) Special Services – Hazardous Waste: Simple (SEFC: 11695). Additional information regarding our firm is provided below:

Company Information	
Company Name	True North Consultants, Inc.
Address:	1000 E. Warrenville Road, Ste. 140, Naperville, IL 60563 (Corporate Headquarters)
Office Phone	630.717.2880
Office Fax	630.689.5881
Contact Person	Brian S. Mihelich
Title	Executive Vice President

REQUEST FOR QUALIFICATIONS



Company Information	
Email	bmihelich@consulttruenorth.com
Type of Ownership	S-Corporation
Number of Employees	36 Employees
Annual Revenues	\$7 Million (2024)

2. Company Capabilities

True North has successfully supported numerous municipal, public, and private clients with environmental consulting services consistent with those requested in this RFP. Over the past seventeen years, we have completed projects in all regions of the United States — across all 50 states and Puerto Rico — helping clients navigate complex environmental challenges, regulatory compliance, and varied project conditions.

Our team includes state-licensed professional engineers and geologists, certified hazardous materials managers, industrial hygienists, building forensics specialists, hydrogeologists, safety professionals, environmental scientists, and EPA/state-licensed asbestos and lead professionals. This in-house expertise enables True North to provide the full range of environmental services outlined in the RFP, including:

- Soil Management (CCDD and Hazardous Waste)
- Phase I and II Environmental Site Assessments
- Asbestos-Containing Material and Lead-Based Paint Assessments
- Hazardous Materials Assessment and Management
- Remediation Design and Management
- Water Intrusion, Mold, Indoor Air Quality, and Industrial Hygiene Consulting
- Environmental Compliance Audits and Permitting
- Risk-Based Closure Evaluation and Regulatory Closure
- In-Situ and Ex-Situ Remediation Design and Management
- Brownfield Redevelopment and Grant Procurement
- Underground Storage Tank Surveys, Testing and Management
- Safety Consulting and Training
- NEPA Reviews, Environmental Assessments (EAs), and Environmental Impact Statements
- Spill Prevention, Control and Countermeasure Plans

While True North is fully capable of self-performing all environmental engineering and consulting services requested, we will subcontract environmental drilling and accredited laboratory analysis to qualified, experienced firms as needed to best support the Village.

3. Previous Experience on Similar Projects

True North offers a comprehensive range of environmental consulting and engineering capabilities that is uncommon in the industry. Our depth of resources and technical expertise enables us to deliver consistent, high-quality solutions and seamless support to the Village throughout the full duration of the contract.



In addition to meeting all services outlined in the RFP, our team brings the versatility and practical experience needed to address any additional environmental needs that may arise during the contract term. We have had the privilege of supporting numerous municipalities—including the Village of Downers Grove—on a wide variety of projects. As a diversified environmental consulting firm, we are equipped to efficiently and effectively manage nearly any environmental challenge the Village may encounter.

4. Documented Experience

As a testament to our broad-based experience, True North has served as environmental consultant on some of the most well recognized and high-profile projects in the Chicagoland area and beyond. The following is a brief summary of various projects that incorporate many of the primary challenges that may be encountered by the Village during the Contract period:

ENVIRONMENTAL PHASE I and PHASE II SITE ASSESSMENTS

Preliminary Environmental Site Assessments

Various Municipalities in West Cook County

Client: Edwin Hancock Engineering Company
9933 Roosevelt Road
Westchester, IL 60154
p. 708.865.0300

Contact: Mr. Bill Peterhansen

Dates: 2008-Present

Edwin Hancock Engineering Company (Hancock) has been contracting True North since 2008 through the present to perform Preliminary Environmental Site Assessments (PESAs) for municipal roadway improvement projects throughout the Chicagoland area to meet the environmental due diligence requirements for these State and Federally funded projects. True North has performed these PESAs in conformance with the scope and limitations of *The American Society for Testing and Materials (ASTM) Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (E 1527-21)* which are consistent with the requirements specified by the Illinois Department of Transportation (IDOT) guidance manuals. Generally, these assessments are performed on stretches of ROWs subject to renovation and often include the assessment of the surrounding properties. The intent of the PESA is to identify the potential presence of environmental hazard areas that may impact the project and potentially create a hazard to construction workers. In addition, the identification of these areas assists in the evaluation of potential soil and groundwater management and handling requirements prior to project initiation. True North, through Hancock, has successfully provided these services for the Villages of Maywood, Norridge, Westchester, Broadview, Brookfield, River Grove, Melrose Park, La Grange Park and Oak Park.

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Multi-State Environmental Due Diligence Nationwide

Client: Ready Capital Commercial
200 Connell Drive, Ste. 4000
Berkeley Heights, NJ 07922
p. (480) 626 8378

Contact: Jeff Harthun

Dates: 20011-Present

True North has worked with Ready Capital Commercial (Ready Capital) since 2011 through the present to identify and mitigate their exposure to environmental liabilities through the performance of Phase I and II Environmental Site Assessments for properties in all regions of the United States — spanning urban, suburban, and rural settings across all 50 states and Puerto Rico — including representative projects in Illinois, Texas, California, Florida, New York, and many others. Property types have included individual or portfolio residential, light and heavy industrial/manufacturing facilities, commercial buildings, institutional and governmental facilities and agricultural properties. Assessment activities include site reconnaissance, historical data collection and analysis, regulatory database review, and report preparation. Reporting has been prepared in accordance with ASTM 1527-21, ASTM 1528, and Federal AAI standards as well as client-specific specifications. Environmental due-diligence activities are done to meet the requirements of conventional, Small Business Administration (SBA) and United State Department of Agricultural (USDA) loan programs.

Leaking Underground Storage Tank Closure Village of Winnetka, Illinois

Client: Village of Winnetka
510 Green Bay Road
Winnetka, IL 60093
p. 847.716.3261

Contact: Mr. James J. Bernahl, PE, CFM

Dates: 2022

True North was retained by the Village to pursue regulatory closure of an unresolved LUST Incident at an underutilized property to address environmental liability and prepare the property for future redevelopment. The property had historically been operated as a filling station and automotive repair facility. True North was tasked initially with evaluating the site status within the LUST Program, reviewing existing technical documentation and coordinating with the IEPA LUST project manager the most efficient route to evaluating the Site and addressing the unresolved LUST Incident. True North performed supplemental site investigation activities to assess further delineate subsurface impacts and evaluate off-site migration. Once the necessary investigation activities were completed, True North prepared and submitted a Site Investigation Completion Report, Corrective Action Plan and Corrective Action Completion Report (SICR, CAP, CACR) and associated LUST Fund reimbursement to pursue risk-based closure options (contaminant modeling and institutional controls) in accordance with 35 Illinois Administrative Code (IAC) 742, Tiered

REQUEST FOR QUALIFICATIONS



Approach to Corrective Action Objectives (TACO). True North performed a Tier II evaluation in accordance with TACO for the contaminants of concern detected in exceedance of the Tier I ROs at the Site and adjoining right-of-way. The Tier II evaluation included the modeling of soil and groundwater contaminants to determine extents of potential contaminant migration off-site. Based on the Tier II modelling results, the Village elected to rely upon engineered barriers and institutional controls for the site and adjoining rights-of-way which included groundwater use restrictions and Highway Authority Agreements with the local highway authority and IDOT (Green Bay Road). True North coordinated the execution of the HAAs to address off-site impacts and facilitate site closure. The LUST technical reports documented the site investigation activities and results, Tier II evaluation, institutional controls and formally requested closure of the unresolved LUST incident through the issuance of an NFR letter. In addition to the technical reporting, True North assisted the Village with preparing and submitting the required LUST fiscal documentation to secure reimbursement of approved sampling and reporting activities. The technical reports were approved the IEPA LUST Program without exception or comments; the two LUST incidents received final closure via issuance of an NFR Letter by the IEPA on 11/29/2022.

1309 S. 5th Avenue **Maywood, Illinois**

Client: Village of Maywood
40 Madison Street
Maywood, Illinois 60153
p. 708.450.6300

Contact: Nathaniel Booker

Dates: 2023

Due to the unresolved nature of a LUST Incident at the property, the Village retained True North to perform a Site Investigation to further evaluate conditions at the Site as it related to the LUST incident and ultimately meet outstanding regulatory requirements to obtain closure of the incident via issuance of an NFR Letter. The available information regarding the historical operations and subject release was evaluated and a scope of work was developed upon review and consultation with IEPA LUST Program personnel. True North prepared the technical reports that were approved by the IEPA LUST Program without exception or comments; the LUST incident received final closure via issuance of an NFR Letter by the IEPA on 04/11/2023.

Village Hall Redevelopment Project **Downers Grove, Illinois**

Client: Village of Downers Grove
801 Burlington Avenue
Downers Grove, Illinois 60515
p. 630.434.5526

Contact: Mr. David Fieldman

Dates: 2021-2024

REQUEST FOR QUALIFICATIONS



True North was retained by the Village of Downers Grove to support environmental due diligence and redevelopment planning for Village-owned property along Burlington Avenue. Services included a Phase I ESA, Limited Phase II ESA, soil characterization, and waste profiling. The Phase I ESA identified several recognized environmental conditions, including historical UST operations and petroleum releases, former industrial activities, a basement firing range, and a hydraulic lift. True North subsequently completed targeted subsurface investigation activities, which identified localized VOC and RCRA metal impacts in soil and chlorinated VOCs in groundwater. To assist with redevelopment planning and soil management, True North completed CCDD soil certification (LPC-663) and waste classification testing confirming soils not suitable for CCDD were eligible for Subtitle D non-hazardous disposal.

As planning advanced for the Village's long-term Civic Center redevelopment, True North continued evaluation through the Illinois Site Remediation Program (SRP). Activities included supplemental soil, groundwater, and soil gas sampling, TACO pathway evaluations, and preparation of a combined Site Investigation and Remedial Action package for IEPA review. Limited impacts associated with historical petroleum and chlorinated sources were identified, and True North developed a focused, risk-based approach incorporating existing groundwater use restrictions and appropriate building controls to support safe redevelopment. IEPA approval of the submittal allowed the Village to confidently proceed with demolition and redevelopment while maintaining regulatory compliance and the path toward a future No Further Remediation (NFR) Letter.

CLEAN CONSTRUCTION DEMOLITION DEBRIS ASSESSMENTS

Municipal Stockpile Management

Various Locations: Downers Grove, Morton Grove, Rolling Meadows, Elk Grove Village and Elgin

Client:	Village of Downers Grove Village of Morton Grove Village of Rolling Meadows Village of Elk Grove City of Elgin
Dates:	2020-Present

True North provides field sampling and characterization of municipal soil and aggregate stockpiles to determine whether materials qualify for Clean Construction or Demolition Debris (CCDD) disposal or require management as non-CCDD material. Our services include review of available background information and project addresses, collection of representative samples from each stockpile, and coordination with qualified laboratories to complete the required analytical testing. We evaluate the laboratory results and field observations in accordance with 35 IAC Part 1100 to classify stockpile appropriately and provide clear documentation to support soil disposition. By proactively coordinating with disposal facilities and municipal staff, True North helps facilitate timely, cost-effective, and compliant soil handling decisions for municipal projects.

REQUEST FOR QUALIFICATIONS



Chicago Department of Water Management Water Main Installations Districts 1-6 Chicago, Illinois

Client: Benchmark Construction Co., Inc
2260 Southwind Blvd.
Bartlett, Illinois 60103
p. 630.497.1700

Contact: Mr. Mark Atkins Jr.

Dates: 2016-Present

Benchmark Construction Co., Inc. (Benchmark), through contract awards from the Chicago Department of Water Management (CDWM) has performed water main upgrades throughout the City of Chicago. The existing water mains date back to the late 1800s and require continual maintenance and repair. As part of these contracts, Benchmark is required to determine the appropriate characterization of soils to be removed from each project location. True North has performed over 600 (approximately 120 miles of rights-of-way within the City of Chicago) of these characterizations in support of this contract since 2012 on behalf of Benchmark. True North has performed all sampling and reporting activities in conformance with Illinois Department of Transportation Specifications Section 669: Removal and Disposal of Regulated Substances, and 35 Illinois Administrative Code Part 1100 Clean Construction or Demolition Debris Fill Operations and 35 Illinois Administrative Code Part 742: Tiered Approach to Corrective Action Objectives. Typical projects involve completing a PIP evaluation and limited Phase II Site Investigation activities on approximately 300 to 5,000 linear foot City rights-of-way to characterize soils for management as either a certified uncontaminated soil or hazardous, special or non-special waste soil. Limited investigation activities generally included: 1) permit and utility coordination activities, 2) subcontracting and overseeing the advancement of soil borings within the rights-of-way in the project areas, 3) collection of soil samples, 4) subcontracting laboratory analytical services and providing summary reports to Benchmark and the City of Chicago. Based on the results of the investigation activities, True North provided the appropriate documentation required for soil placement at a permitted landfill or permitted clean fill operation.

Lincolwood & Skokie Transmission Main Lincolwood & Skokie, Illinois

Client: Christopher B. Burke Engineering, Ltd.
9575 W. Higgins Road
Suite 600
Rosemont, Illinois 60018
p. 847.823.0500

Contact: Mr. James F. Amelio, P.E.

Dates: 2018-2019

True North was engaged by Christopher B. Burke Engineering, Ltd. (Burke) on behalf of the Villages of Lincolwood and Skokie (Villages) to perform soil investigation activities prior to watermain installation activities. Burke was required under this contract to provide evaluation services to determine the appropriate disposal options for excavated soils. Burke subcontracted True North to provide the necessary

REQUEST FOR QUALIFICATIONS



soil sampling and evaluation services in accordance with Illinois Department of Transportation Specifications Section 669: *Removal and Disposal of Regulated Substances*, 35 Illinois Administrative Code Part 742: *Tiered Approach to Corrective Action Objectives* and 35 Illinois Administrative Code 1100: *Clean Construction or Demolition Debris Fill Operations Services* that were provided by True North as part of this contract included the performance of limited soil investigation activities to characterize soils, permit and utility coordination activities, subcontracting and overseeing the advancement of soil borings within the project areas, collection of soil samples, subcontracting laboratory analytical services and the evaluation of analytical data. Based on the results of the investigation activities, True North provided the appropriate documentation required for soil placement at a permitted clean fill operation. As part of the evaluation process, True North also collected soil samples to be analyzed for corrosion susceptibility.

Capital Improvement Projects: Uncontaminated Soil Certification Evaluations, Assessments, and Certifications

Downers Grove, Illinois

Client: Village of Downers Grove Public Works Department
5101 Walnut Avenue
Downers Grove, Illinois 60515
p. 630.434.5487 & 630.434.6804

Contact: Ms. Stephanie Graves, P.E. & Mr. Scott Vasko, P.E.

Dates: 2013-2025

The Village of Downers Grove (Village) contracted True North to provide uncontaminated soil consulting services to assist the Village with managing excavation spoils generated from various construction projects within the Village during 2013-2025 construction years. True North completed Potentially Impacted Property (PIP) evaluations, which included a limited review of historical and environmental regulatory records in conjunction with a site reconnaissance by a qualified environmental professional, on eighteen(18) projects. Each PIP evaluation included pertinent historical and regulatory information used to formulate and support recommendations for uncontaminated soil testing, type of certification to be used (LPC 662 or LPC 663) and potential acceptable CCDD facilities. The PIP evaluations were included in the bid packages for the associated projects. Additionally, True North assisted the Village with developing bid/contract specifications for managing uncontaminated soil and CCDD. True North then executed the completed the PIP evaluations by performing limited soil sampling activities involving: 1) the coordination of utility locates within rights-of-way, 2) sampling by hand-tool methods or with an environmental drilling contractor within rights-of-way, 3) collecting soil samples for the PIP proposed analytical, 4)evaluating soil analytical data and issuing the appropriate LPC #662/LPC #663 certifications in accordance with 35 Illinois Administrative Code 1100: Clean Construction or Demolition Debris Fill Operations. In some instances, True North returned to project sites to delineate/define areas of impact to minimize additional soil disposal costs.

Wheaton North Side Interceptor Replacement

Wheaton, Illinois

Client: Benchmark Construction Co., Inc
2260 Southwind Blvd.

REQUEST FOR QUALIFICATIONS



Bartlett, Illinois 60103
 p. 630.497.1700
Contact: Mr. Andy Pizza
Dates: 2021

True North was engaged by Benchmark Construction Co., Inc. (Benchmark) on behalf of the Wheaton Sanitary District to perform soil investigation activities prior to watermain installation activities. Benchmark was required under this contract to provide evaluation services to determine the appropriate disposal options for excavated soils. Benchmark subcontracted True North to provide the necessary soil sampling and evaluation services in accordance with Illinois Department of Transportation Specifications Section 669: *Removal and Disposal of Regulated Substances*, 35 Illinois Administrative Code Part 742: *Tiered Approach to Corrective Action Objectives* and 35 Illinois Administrative Code 1100: *Clean Construction or Demolition Debris Fill Operations* Services that were provided by True North as part of this contract included the performance of limited soil investigation activities to characterize soils, permit and utility coordination activities, subcontracting and overseeing the advancement of soil borings within the project areas, collection of soil samples, subcontracting laboratory analytical services and the evaluation of analytical data. Based on the results of the investigation activities, True North provided the appropriate documentation required for soil placement at a permitted clean fill operation.

ASBESTOS SURVEYS & MANAGEMENT

Village Hall Redevelopment Project

Downers Grove, Illinois

Client: Village of Downers Grove
 801 Burlington Avenue
 Downers Grove, Illinois 60515
 p. 630.434.5526
Contact: Mr. Davide Fieldman
Dates: 2021-2024

True North was retained by the Village of Downers Grove to conduct comprehensive pre-demolition/pre-renovation hazardous materials surveys at multiple municipal facilities, including Village Hall, the Police Station, Fleet Garage, and the Health & Human Resources building. Work included building-wide inspection, bulk sampling, laboratory analysis, and inventory of materials requiring specialized handling during demolition or renovation.

Deliverables included hazardous material inventories, ACM and lead survey reports, laboratory summaries, and guidance to support bidding, demolition planning, and environmental compliance. The results allowed the Village to move forward confidently with redevelopment and renovation activities while minimizing environmental risk and ensuring worker and public safety.



HMGP Asbestos Inspection Services for Residential Properties

Downers Grove, Illinois

Client: Village of Downers Grove
5101 Walnut Avenue
Downers Grove, Illinois 60515
p. 630.434.5467

Contact: Mr. Nate Hawk

Dates: 2017

True North was contracted by the Village of Downers Grove (Village) to conduct complete asbestos inspections in four, flood-prone residential properties as part of the property transaction process. The Village was interested in acquiring the properties in order to demolish and convert the areas into permanent open spaces as part of a Hazard Mitigation Grant Program buyout.

Demolition, Remediation, and Site Restoration

Multiple District Facilities – Forest Preserve District of DuPage County

Client: Forest Preserve District of DuPage County
3S580 Naperville Road
Wheaton, Illinois 60189
p. 630.933.7200

Contact: Mr. Jason Berger

Dates: 2016-2018

The Forest Preserve of DuPage County's mission is to acquire, preserve and protect and restore the natural resources of DuPage County. As part of the District's efforts, True North was retained to serve as the Professional Engineer under a Guaranteed Maximum Price (GMP) contract to identify and remediate environmental conditions present within District owned facilities and residential structures acquired as part of the land acquisition process. The scope of remedial activities was identified by True North during environmental site assessment activities performed prior to the execution of the GMP contract to abate/remediate environmental concerns present in structures commonly occupied by District personnel, volunteers, and the general public. True North served as project engineer and consultant for asbestos abatement, mold remediation, animal excrement removal and paint stabilization activities performed at various District owned properties as part of the contract. True North provided overall management of remedial activities on behalf of the District including: environmental assessments, cost estimating, scope of work determination, development of technical specifications, bid solicitation, execution of contract/subcontract agreements, coordination of project related activities, on-site project management and air monitoring, and reporting for remedial activities performed for multiple structures at nine District properties. The project was completed under budget with a return of allowances and funds for appropriation to other District needs.



D. PROJECT UNDERSTANDING AND APPROACH

1. Project Understanding

As noted, True North has extensive experience providing environmental engineering services consistent with the scope of work requested within this RFP. Our team routinely performs services including, but not limited to: preparation of Potentially Impacted Property (PIP) analyses; Phase I and Phase II Environmental Site Assessments; environmental soil sampling and laboratory analysis in accordance with Illinois Environmental Protection Act and IPCB requirements; waste and stockpile characterization to support proper disposal; UST assessment, sampling, and closure consultation; and preparation of project-specific reports and regulatory submittals. We regularly conduct pre-construction asbestos and lead testing, provide construction-phase environmental consultation, and generate signed and sealed LPC-662/LPC-663 forms to support soil management during capital improvement activities. Based on this extensive experience, we are confident that True North is well-versed in the full scope of environmental services required by the Village through December 31, 2026.

We believe a successful project requires: a clear understanding of the Village's goals and regulatory obligations; assignment of highly qualified professionals with relevant municipal project experience; proactive communication throughout project execution; strict adherence to applicable regulatory standards and industry best practices; delivery of accurate, defensible data; effective risk mitigation to safeguard workers, the public, and the environment; and a commitment to completing all work on schedule and within budget. True North consistently applies these principles to every engagement, ensuring high-quality outcomes and long-term value for our municipal partners.

2. Project Approach

True North's approach is grounded in a clear understanding of each client's priorities, project objectives, and regulatory requirements. We designate a single primary point of contact who ensures continuity of service, maintains proactive communication, and oversees delivery of high-quality work products throughout the duration of the contract.

Each project engagement will incorporate the following core procedural elements:

- Confirmation of project objectives, expectations, and deliverables
- Establishment of project milestones and required completion dates
- Evaluation of project-specific hazards and logistical considerations
- Clear communication protocols with the Village's designated representative
- Assignment of qualified personnel with roles and responsibilities defined at project outset

Our Project Managers are skilled in coordinating complex, time-sensitive municipal projects — maintaining focus on technical requirements, regulatory compliance, schedule adherence, and stakeholder communication. Safety remains a foundational principle of every field activity. True North maintains a comprehensive Corporate Safety Program with established job hazard analyses and written procedures, supplemented as necessary to address unique project conditions.

REQUEST FOR QUALIFICATIONS



True North is committed to responsive service and cost-effective execution. Proposals will be submitted to the Village within five (5) business days, or sooner when needed, to maintain project momentum. Throughout project delivery, we will promptly advise the Village of any unforeseen conditions that could impact scope, schedule, or risk so that timely decisions can be made.

Quality Assurance/Quality Control (QA/QC) is integral to our operations. All sampling activities follow applicable regulatory guidance and approved standard operating procedures. Technical documents undergo senior-level professional review to ensure accuracy, defensibility, and completeness. Internal document controls ensure that only approved versions are issued.

At project closeout, True North confirms that work has been completed in accordance with the approved scope, regulatory requirements, and established schedule and budget. If corrective actions are required, True North promptly addresses non-conformances and communicates the steps taken to prevent recurrence.

3. Organizational Structure and Vendors

Mr. Mihelich will serve as the primary point of contact and will oversee coordination of True North's services to ensure each project is completed on time, within budget, and in accordance with the approved scope and industry best practices. He will leverage support from senior-level environmental professionals and technical specialists to appropriately manage and self-perform required services. True North maintains sufficient technical and administrative staffing to support the timely and efficient execution of all project tasks.

Our key personnel possess diverse municipal and infrastructure project experience, enabling flexibility in staff assignment and capacity to address a wide range of project-specific needs. We recognize the importance of proactive communication and strong QA/QC practices, and ensure both are applied consistently throughout each engagement.

As noted in the organizational chart, True North partners with qualified specialty subconsultants, accredited analytical laboratories, and experienced subcontractors to supplement our in-house capabilities when necessary and expand available resources to effectively support the Village. The following section summarizes these teaming partners and their associated areas of expertise:

Service Area	Firm / Accreditations	Location	Service(s)	Disadvantaged Business?
Contractors	Soil and Material Consultants, Inc.	8 West College Drive, Suite C Arlington Heights, Illinois 60004 847.870.0544	Environmental Drilling	N/A
	Earth Solutions, Inc.	PO Box 748 Montgomery, Illinois 60538 630.443.0955	Environmental Drilling	Disadvantaged Business Enterprise
Laboratories	Sterling Labs NELAP/NELAC No. 100256 NVLAP No. 101202-0 AIHA PAT No. 101160	2242 W. Harrison Street, Ste. 200 Chicago, Illinois 60612 312.733.0551	Asbestos, Lead Paint, Indoor Air Quality Laboratory, Soil and Groundwater	NA



Table 2: Sub-Consultants, Sub-Contractors and Laboratories

Service Area	Firm / Accreditations	Location	Service(s)	Disadvantaged Business?
	Eurofins CEI Labs NVLAP No. 101768-0 AIHA PAT No. 103025	107 New Edition Court Cary, North Carolina 27511	Industrial Hygiene Asbestos and Lead Microbiological	N/A
	Pace Analytical Services NELAP/NELAC No. 100323	944 Anglum Road Hazelwood, Missouri 63042	Soil and Groundwater	N/A

E. ADDITIONAL SERVICES AND EXCEPTIONS

1. Additional Services

As a diversified environmental consulting and engineering firm, True North offers a broad range of services beyond those specifically identified in the RFP. These capabilities include industrial hygiene monitoring, health and safety support, smoke contaminant assessments, LEED and sustainability consulting, and other specialized environmental services. Based on the depth of our professional resources, there are very few environmental challenges our team is not well-equipped to address.

In addition, True North will continue to provide annual soil management training to Village staff—at no cost to the Village—ensuring that personnel remain informed on regulatory requirements, handling practices, and best management procedures for contaminated and uncontaminated soils generated during capital improvement projects.

2. Terms & Conditions Acceptance

True North Consultants has reviewed the Village of Downers Grove Terms & Conditions as provided in the November 18, 2025 2026 Environmental Testing Services RFP. True North accepts these Terms & Conditions and shall be prepared to enter into contract on awarded projects based on these Terms & Conditions. In the event that these Terms & Conditions are modified prior to contract award, True North reserves the right to review the modifications prior to contract acceptance.



ATTACHMENT A

Completed Prequalification Request Forms

V. PROPOSAL/CONTRACT FORM

***THIS PROPOSAL, WHEN ACCEPTED AND SIGNED BY AN AUTHORIZED SIGNATORY OF THE VILLAGE OF DOWNERS GROVE, SHALL BECOME A CONTRACT BINDING UPON BOTH PARTIES.

Entire Block Must Be Completed When A Submitted Proposal Is To Be Considered For Award

PROPOSER:

True North Consultants, Inc

Company Name

1000 E Warrenville Rd, Suite 140

St Address of Company

Naperville, IL 60563

City, State, Zip

(630) 717-2880

Business Phone

(630) 689-5881

Fax

Date: 12/4/2025

bmihelich@consulttruenorth.com

Email Address

Brian Mihelich

Contact Name (Print)

(630) 717-2880

13-Hour Telephone

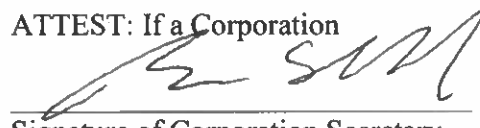


Signature of Officer, Partner or Sole Proprietor

Brian Mihelich, Executive Vice President

Print Name & Title

ATTEST: If a Corporation



Signature of Corporation Secretary

VILLAGE OF DOWNERS GROVE:

Authorized Signature

Title

Date

ATTEST:

Signature of Village Clerk

Date

In compliance with the specifications, the above-signed offers and agrees, if this Proposal is accepted within 90 calendar days from the date of opening, to furnish any or all of the services upon which prices are quoted, at the price set opposite each item, delivered at the designated point within the time specified above.



VENDOR W-9 REQUEST FORM

The law requires that we maintain accurate taxpayer identification numbers for all individuals and partnerships to whom we make payments, because we are required to report to the I.R.S all payments of \$600 or more annually. We also follow the I.R.S. recommendation that this information be maintained for all payees including corporations.

Please complete the following substitute W-9 letter to assist us in meeting our I.R.S. reporting requirements. The information below will be used to determine whether we are required to send you a Form 1099. Please respond as soon as possible, as failure to do so will delay our payments.

BUSINESS (PLEASE PRINT OR TYPE):

NAME: True North Consultants, Inc

ADDRESS: 1000 E Warrenville Rd, Suite 140

CITY: Naperville

STATE: Illinois

ZIP: 60563

PHONE: (630) 717-2880 **FAX:** (630) 689-5881

TAX ID #(TIN): 26-1702603
(If you are supplying a social security number, please give your full name.)

REMIT TO ADDRESS (IF DIFFERENT FROM ABOVE):

NAME: _____

ADDRESS: _____

CITY: _____

STATE: _____ **ZIP:** _____

TYPE OF ENTITY (CIRCLE ONE):

- Individual
- Sole Proprietor
- Partnership
- Corporation
- Charitable/Nonprofit
- Limited Liability Company – Member-Managed
- Limited Liability Company- Manager-Managed
- Medical
- Government Agency

SIGNATURE: 

DATE: 12/4/2025

PROPOSER'S CERTIFICATION (page 1 of 3)

With regard to RFP 2026 Environmental Consulting, Proposer True North Consultants, Inc hereby certifies
(Name of Project) (Name of Proposer)
the following:

1. Proposer is not barred from bidding this Contract as a result of violations of Section 720 ILCS 5/33E-3 (Bid Rigging) or 720 ILCS 5/33E-4 (Bid-Rotating);
2. Proposer certifies that it has a written sexual harassment policy in place and is in full compliance with 775 ILCS 5/2-105(A)(4);
3. Proposer certifies that not less than the prevailing rate of wages as determined by the Village of Downers Grove, DuPage County or the Illinois Department of Labor shall be paid to all laborers, workers and mechanics performing work for the Village of Downers Grove. All bonds shall include a provision as will guarantee the faithful performance of such prevailing wage clause. Proposer agrees to comply with the Illinois Prevailing Wage Act, 820 ILCS 130/1 *et seq.*, for all work completed. Proposer agrees to pay the prevailing wage and require that all of its subcontractors pay prevailing wage to any laborers, workers or mechanics who perform work pursuant to this Contract or related subcontract. Proposer and each subcontractor shall keep or cause to be kept an accurate record of names, occupations and actual wages paid to each laborer, workman and mechanic employed by the Proposer in connection with the contract. This record shall be sent to the Illinois Department of Labor no later than the fifteenth (15th) day of each calendar month for the immediately preceding month in which construction on a public works project has occurred. Contractor shall then provide an IDOL certification and case number to the Village. The records must be preserved for five (5) years following completion of the contract. Proposer certifies that Proposer and any subcontractors working on the project are aware that filing false payroll records is a Class A misdemeanor and that the monetary penalties for violations are to be paid pursuant to law by the Proposer, contractor and subcontractor. The Village shall not be liable for any underpayments. If applicable: Since this is a contract for a fixed public works project, as defined in 820 ILCS 130/2, Proposer agrees to post at the job site in an easily accessible place, the prevailing wages for each craft or type of worker or mechanic needed to execute the contract or work to be performed;
4. Proposer certifies that it is in full compliance with the Federal Highway Administrative Rules on Controlled Substances and Alcohol Use and Testing, 49 C. F.R. Parts 40 and 382 and that all employees are currently participating in a drug and alcohol testing program pursuant to the Rules;
5. Proposer further certifies that it is not delinquent in the payment of any tax administered by the Department of Revenue, or that Proposer is contesting its liability for the tax delinquency or the amount of a tax delinquency in accordance with the procedures established by the appropriate Revenue Act. Proposer further certifies that if it owes any tax payment(s) to the Department of Revenue, Proposer has entered into an agreement with the Department of Revenue for the payment of all such taxes that are due, and Proposer is in compliance with the agreement.

PROPOSER'S CERTIFICATION (page 2 of 3)

BY: [Signature]
Proposer's Authorized Agent Signature

2 6 - 1 7 0 2 6 0 3

FEDERAL TAXPAYER IDENTIFICATION NUMBER

or _____
Social Security Number

Subscribed and sworn to before me
this 4th day of December, 2025

[Signature]
Notary Public
(Fill Out Applicable Paragraph Below)



(a) Corporation

The Proposer is a corporation organized and existing under the laws of the State of Illinois,
which operates under the Legal name of True North Consultants, Inc,
and the full names of its Officers are as follows:

President: Ryan LaDieu

Secretary: Brian Mihelich

Treasurer: Michael Brennan

and it does have a corporate seal. (In the event that this Proposal is executed by other than the President, attach hereto a certified copy of that section of Corporate ByLaws or other authorization by the Corporation which permits the person to execute the offer for the corporation.)

(b) Limited Liability Company (LLC)

The Proposer is a LLC organized and existing under the laws of the State of _____,
which operates under the legal name of _____, and the full
names of its managers or members are as follows:

Manager or Member: _____

Manager or Member: _____

Manager or Member: _____

Manager or Member: _____

PROPOSER'S CERTIFICATION (page 3 of 3)

(c) Partnership

Names and Addresses of All Members of Partnership:

The partnership does business under the legal name of: _____
which name is registered with the office of _____ in the State of _____.

(d) Sole Proprietor

The Proposer is a Sole Proprietor whose full name is: _____
and if operating under a trade name, said trade name is: _____
which name is registered with the office of _____ in the State of _____.

5. Are you willing to comply with the Village's preceding insurance requirements within 10 days of the award of the contract? YES NO (circle one)

Insurer's Name Lander Van Gundy Agency Inc.

Agent Ryan Dilley

St Address 101 S Towanda Avenue


City, State, Zip Code Normal, IL 61761

Telephone Number (309) 452-1156

I/We affirm that the above certifications are true and accurate and that I/we have read and understand them.

Print Name of Company: True North Consultants, Inc

Print Name and Title of Authorizing Signature: Brian Mihelich, Executive Vice President

Signature: 

Date: 12/4/2025

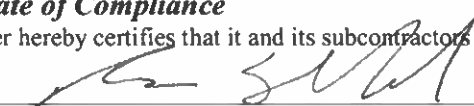
Apprenticeship and Training Certification

Bidder certifies that it is a participant, either as an individual or as part of a group program, in the approved apprenticeship and training programs applicable to each type of work or craft that the bidder will perform with its own forces. The Bidder further certifies for work that will be performed by subcontract that each of its subcontractors submitted for approval either (a) is, at the time of such bid, participating in an approved, applicable apprenticeship and training program; or (b) will, prior to commencement of performance of work pursuant to this Contract, begin participation in an approved apprenticeship and training program applicable to the work of the subcontract. The Village of Downers Grove, at any time before or after award, may require the production of a copy of each applicable Certificate of Registration issued by the United States Department of Labor evidencing such participation by the contractor and any or all of its subcontractors. Applicable apprenticeship and training programs are those that have been approved and registered with the United States Department of Labor. The Bidder shall list in the space below, the official name of the program sponsor holding the Certificate of Registration for all of the types of work or crafts in which the Bidder is a participant and that will be performed with the Bidder's forces. Types of work or craft work that will be subcontracted shall be included and listed as subcontract work. The list shall also indicate any type of work or craft job category that does not have an applicable apprenticeship or training program. **The Bidder is responsible for making a complete report and shall make certain that each type of work or craft job category that will be utilized on the project is listed below. This Certification will be used to determine the lowest responsible bidder in accordance with the Village Council Policy regarding Purchasing Procedures.**

True North Consultants professional services does not fall under the referenced apprenticeship and training programs. Our subcontractors will comply when applicable.

The requirements of this certification and disclosure are a material part of the Contract, and the Contractor shall require this certification provision to be included in all approved subcontracts. In order to fulfill this requirement, it shall not be necessary that an applicable program sponsor be currently taking or that it will take applications for apprenticeship, training or employment during the performance of the work of this Contract.

Certificate of Compliance
 The bidder hereby certifies that it and its subcontractors participate in an applicable apprenticeship program.

Signature 

Company Name True North Consultants, Inc

Title Executive Vice President

Date 12/4/2025

Certificate of Non-Compliance
 The bidder hereby certifies that it or its subcontractors do not participate in an applicable apprenticeship program.

Signature _____

Company Name _____

Title _____

Date _____

Suspension or Debarment Certificate

Non-Federal entities are prohibited from contracting with or making sub-awards under covered transactions to parties that are suspended or debarred or whose principals are suspended or debarred. Covered transactions include procurement for goods or services equal to or in excess of \$25,000.00. Contractors receiving individual awards for \$25,000.00 or more and all sub-recipients must certify that the organization and its principals are not suspended or debarred.

By submitting this offer and signing this certificate, the Proposer certifies to the best of its knowledge and belief, that the company and its principals:

1. Are not presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from covered transactions by any federal, state or local governmental entity, department or agency;
2. Have not within a three-year period preceding this Proposal been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State or local) transaction or contract under a public transaction, or convicted of or had a civil judgment against them for a violation of Federal or state antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;
3. Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State, or local) with commission of any of the offenses enumerated in paragraph (2) of this certification; and
4. Have not within a three-year period preceding this application/proposal/contract had one or more public transactions (Federal, State or local) terminated for cause or default.

If the Proposer is unable to certify to any of the statements in this certification, Proposer shall attach an explanation to this certification.

Company Name: True North Consultants, Inc

Address: 1000 E Warrenville Rd, Suite 140

City: Naperville Zip Code: 60563

Telephone: (630) 717-2880 Fax Number: (630) 689-5881

E-mail Address: bmihelich@consulttruenorth.com

Authorized Company Signature: 

(Print) Name: Brian Mihelich Title of Official: Executive Vice President

Date: 12/4/2025

Campaign Disclosure Certificate

Any contractor, proposer, bidder or vendor who responds by submitting a bid or proposal to the Village of Downers Grove shall be required to submit with its bid submission, an executed Campaign Disclosure Certificate.


The Campaign Disclosure Certificate is required pursuant to the Village of Downers Grove Council Policy on Ethical Standards and is applicable to those campaign contributions made to any member of the Village Council.

Said Campaign Disclosure Certificate requires any individual or entity bidding to disclose campaign contributions, as defined in Section 9-1.4 of the Election Code (10 ILCS 5/9-1.4), made to current members of the Village Council within the five (5) year period preceding the date of the bid or proposal release.

By signing the bid or proposal documents, contractor/proposer/bidder/vendor agrees to refrain from making any campaign contributions as defined in Section 9-1.4 of the Election Code (10 ILCS 5/9-1.4) to any Village Council member and any challengers seeking to serve as a member of the Downers Grove Village Council.

Under penalty of perjury, I declare:

Proposer/vendor has not contributed to any elected Village position within the last five (5) years.


Signature

Brian Mihelich
Print Name

Proposer/vendor has contributed a campaign contribution to a current member of the Village Council within the last five (5) years.

Print the following information:

Name of Contributor: _____
(company or individual)

To whom contribution was made: _____

Year contribution made: _____ Amount: \$ _____

Signature

Print Name

BID SUBMITTAL CHECKLIST

Each Bidder's Bid Package must be submitted with all requisite forms properly completed, and all documentation included. The following list is not all-inclusive, but is designed to facilitate a good, competitive bidding environment.

1. Instructions to Bidders read and understood. Any questions must be asked according to the instructions.
2. Cover sheet filled-in
3. Bid Form copies filled-in. All copies must have original signatures and seals on them.
4. Bid Bond or cashier's check enclosed with bid package.
5. Schedule of Prices completed. Check your math!
6. Bidder Certifications signed and sealed.
7. Letter from Surety ensuring issuance of Performance and Labor Bonds.
8. Letter from Insurance Agent or Carrier ensuring issuance of required job coverage.
9. Municipal Reference List completed.
10. Vendor request form W-9 completed.
11. Apprenticeship and Training Certification completed.
12. Affidavit (IDOT Form BC-57, or similar).
13. Bid package properly sealed and labeled before delivery. If sending by mail or messenger, enclose in a second outer envelope or container.
Project plan sheets do not have to be included with the bid package.

VILLAGE OF DOWNERS GROVE
DEPARTMENT OF PUBLIC WORKS

ADDENDUM NO. 3

FOR

2026 Environmental Consulting Services

BID # RFP-36-0-2025/SG

December 2, 2025

ITEM AND DESCRIPTION:

1. REMOVE

Section 1.3 on Page 3 of the RFP document should strike through the option of electronic bidding. Electronic proposals are **not accepted** for this project.

1.3 Proposal forms shall be sent to the Village of Downers Grove, ATTN: STEPHANIE GRAVES, in a sealed envelope marked "SEALED PROPOSAL". The envelope shall be marked with the name of the project, date, and time set for receipt of Proposals. ~~Alternatively, proposals may be submitted electronically through demandstar.com.~~

The Acknowledgement of Receipt of Addendum for this addendum **MUST** be included in the bid package. Bid packages not including signed Acknowledgement Sheets may be **REJECTED**.

End of Addendum No. 3
December 2, 2025

VILLAGE OF DOWNERS GROVE
DEPARTMENT OF PUBLIC WORKS

ACKNOWLEDGEMENT OF RECEIPT OF ADDENDUM

PROPOSAL/BID: 2026 Environmental Consulting Services

PROPOSAL/BID NUMBER: BID # RFP-36-0-2025/SG

PROPOSAL/BID OPENING: December 5, 2025

ADDENDUM NO.: 3

PROPOSER/BIDDER: True North Consultants, Inc

ADDRESS: 1000 E Warrenville Rd, Suite 140, Naperville, IL 60563

RECEIVED BY: Brian Mihelich
(NAME)


(SIGNATURE)

DATE: 12/4/2025

VILLAGE OF DOWNERS GROVE
DEPARTMENT OF PUBLIC WORKS

ADDENDUM NO. 2

FOR

2026 Environmental Consulting Services

BID # RFP-36-0-2025/SG

November 26, 2025

ITEM AND DESCRIPTION:

1. CLARIFICATION

Any additional recommended services not listed in the schedule of unit prices should be included per Section 45.1(c). Any unanticipated services will be coordinated with the selected firm.

2. CLARIFICATION

Award of this contract is not contingent upon a contractor's participation in an apprenticeship or training program; however, participation in a program is a factor that may be considered by the Village when awarding this contract. Proposers should identify whether or not they participate in an apprenticeship program on the Apprenticeship Certification included with the RFP documents.

3. CLARIFICATION

The Potentially Impacted Property (PIP) reports should contain sufficient information to prepare an LPC 662 or 663 form for the Village.

The Acknowledgement of Receipt of Addendum for this addendum **MUST** be included in the bid package. Bid packages not including signed Acknowledgement Sheets may be **REJECTED**.

End of Addendum No. 2
November 26, 2025

VILLAGE OF DOWNERS GROVE

DEPARTMENT OF PUBLIC WORKS

ACKNOWLEDGEMENT OF RECEIPT OF ADDENDUM

PROPOSAL/BID: 2026 Environmental Consulting Services

PROPOSAL/BID NUMBER: BID # RFP-36-0-2025/SG

PROPOSAL/BID OPENING: December 5, 2025

ADDENDUM NO.: 2

PROPOSER/BIDDER: True North Consultants, Inc

ADDRESS: 1000 E Warrenville Rd, Suite 140, Naperville, IL 60563

RECEIVED BY: Brian Mihelich
(NAME)


(SIGNATURE)

DATE: 12/4/2025

**VILLAGE OF DOWNERS GROVE
DEPARTMENT OF PUBLIC WORKS**

ADDENDUM NO. 1

FOR

2026 Environmental Consulting Services

BID # RFP-36-0-2025/SG

November 24, 2025

ITEM AND DESCRIPTION:

1. CLARIFICATION

Bonds are not required for this proposal.

The Acknowledgement of Receipt of Addendum for this addendum **MUST** be included in the bid package. Bid packages not including signed Acknowledgement Sheets may be **REJECTED**.

**End of Addendum No. 1
November 24, 2025**

**VILLAGE OF DOWNERS GROVE
DEPARTMENT OF PUBLIC WORKS**

ACKNOWLEDGEMENT OF RECEIPT OF ADDENDUM

PROPOSAL/BID: 2026 Environmental Consulting Services

PROPOSAL/BID NUMBER: BID # RFP-36-0-2025/SG

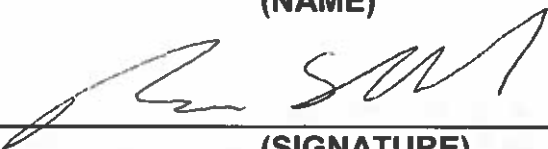
PROPOSAL/BID OPENING: December 5, 2025

ADDENDUM NO.: 1

PROPOSER/BIDDER: True North Consultants, Inc

ADDRESS: 1000 E Warrenville Rd, Suite 140, Naperville, IL 60563

RECEIVED BY: Brian Mihelich
(NAME)


(SIGNATURE)

DATE: 12/4/2025



ATTACHMENT B

Professional Resumes



BRIAN S. MIHELICH

EXECUTIVE VICE PRESIDENT

SUMMARY OF EXPERIENCE

- Over 24 years of professional experience in public and private industry, government and consulting sector work.
- Demonstrated experience performing IDOT special waste/ plans, soil analyses and PID oversight for contractors.
- Provides extensive experience in residential, commercial, industrial, institutional, governmental and agricultural property assessments inclusive of CCDD, Phase I ESAs, Phase II ESAs, test pit investigations, hazardous material inventories and geophysical surveys.
- Experience with current National Environmental Policy Act (NEPA) compliance requirements, including familiarity with Environmental Reports, Environmental Assessments and Environmental Impact Statements.
- Offers extensive experience in public and private sector brownfield redevelopment projects including grant acquisition and management at federal and state levels.
- Maintains established relationships with state and local regulators. Active participant in various industry associations
- Provides extensive experience in field data acquisition and analysis for soil, groundwater, surface water and hazardous waste investigations.
- Additional experience includes four years as an industrial hygienist for both the Occupational Health & Safety Administration (OHSA) and private industry.

RELEVANT EXPERIENCE

IDOT REGULATED SUBSTANCES MANAGEMENT - Mr. Mihelich has performed reporting, sampling and oversight on over 75 IDOT right-of-ways (ROWs) projects throughout District 1 to ensure compliance with IDOT 669 Standard Specifications for Road and Bridge Construction Projects. These services we performed on behalf of the contractors and specifically included development of special waste plans and reports (Site Contamination Operation Plan, Site Health and Safety Plan, Site Contamination Erosion Control Plan and Final Construction Reports); waste disposal analyses sampling, and PID oversight screening during regulated substance removal. Additional services included delineation sampling of PSI results which involved utility clearance, soil boring advancement, physical soil screening with PID, soil sample collection and logging, and report preparation and submittal.

EDUCATION

M.S. Environmental Science—Indiana University, Bloomington, Indiana

B.S. Physical Resource Management with Minors in Chemistry and Geology — University of Wisconsin at Green Bay (Summa Cum Laude)

CERTIFICATIONS & TRAINING

40-Hour Hazardous Waste Operations & Emergency Response (HAZWOPER) & 8-Hour HAZWOPER Refresher & 8-Hour Supervisor Refresher Training

D-Hour DOT Hazmat Advanced General Awareness Training

30-Hour OSHA Construction Training
Neilsen Environmental Field School
Complete Groundwater Monitoring Field Course

Department of Transportation (DOT) Hazardous Materials Training
International Air Transportation Association (IATA) Dangerous Goods Regulations Training

AFFILIATIONS

Chicagoland Associated General Contractors

National Rural Landers Association

Underground Contractors Association

Great Lake Construction Association

Illinois Road and Transportation Builders Association

Illinois Association of Aggregate Producers

American Public Works Association



BRIAN S. MIHELICH EXECUTIVE VICE PRESIDENT

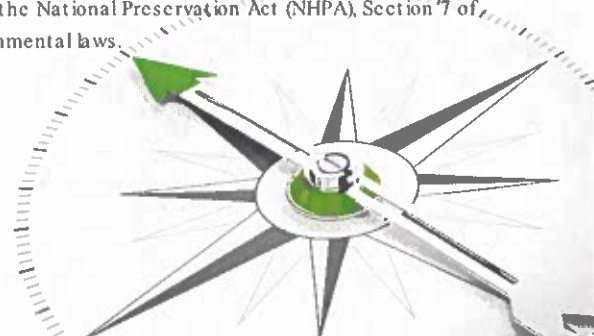
PHASE I ENVIRONMENTAL SITE ASSESSMENTS - Mr. Mihelich has performed over 750 Phase I ESAs and transaction screens both locally and nationally (California, Colorado, Oregon, Washington, Illinois, Indiana, Iowa, New York, Pennsylvania, Arizona, Wisconsin, Virginia, Tennessee, Michigan, Missouri, Ohio, North Carolina, Texas, Georgia and Florida). Property types have included individual or portfolio residential, light and heavy industrial/manufacturing facilities, commercial buildings, institutional and governmental facilities and agricultural properties. Assessment activities include site reconnaissance, historical data collection and analysis, regulatory database review, and report preparation. Reporting has been prepared in accordance with the latest versions of ASTM E27, ASTM E28, and Federal AAI standards as well as client-specific specifications.

PHASE II ENVIRONMENTAL SITE ASSESSMENTS - Mr. Mihelich has performed over 100 Phase II ESAs throughout the Chicago land area, Illinois, Indiana, North Carolina, Ohio, Michigan, Florida, Texas, Wisconsin, and California as a project manager and technician. Mr. Mihelich has played an integral role in the planning, performance, and reporting of subsurface investigations for vacant/idle land, light and heavy industrial/manufacturing, commercial, institutional and governmental facilities and agricultural properties. Soils and groundwater have been assessed using direct push and rotary drill procedures for sampling in conformance with applicable ASTM standards. Activities included in the assessment process include utility clearance, preparation of health and safety plans, geophysical surveys, soil boring advancement, monitoring well installations, chemical screening of soil samples, soil and groundwater sample collection and logging, surveying, and report preparation and submittal.

SOIL ASSESSMENT AND MANAGEMENT CONSULTING - Mr. Mihelich has performed over 100 limited soil assessments of commercial, industrial, residential, vacant properties and right-of-ways (ROWs) throughout the Chicago land area to determine compliance with Illinois Law governing soil management and disposal. Mr. Mihelich has completed assessments for municipal and private clients ranging in size from small soil excavations of less than 20 tons to large scale projects over 30,000 tons of excavated soil. Activities included in the assessment process include historical and regulatory records review, utility clearance, soil boring advancement, physical soil screening with PID, soil sample collection and logging, and report preparation and submittal.

REMEDIATION/CONSTRUCTION MANAGEMENT - Mr. Mihelich has extensive remedial design and management experience of environmental impacted properties throughout the Chicago land area and Illinois. This experience includes the oversight and coordination of UST permitting, removal, and sampling and reporting services at former gas stations, dry cleaners and industrial properties. Additionally, Mr. Mihelich has designed and managed the removal of impacted soils and groundwater as non-special waste, special waste and hazardous waste in addition to developing soil management plans to delineate soils for disposal at a licensed waste facility or Clean Construction Demolition Debris (CCDD). These projects include properties less than 0.25 acre in size up to 10 acres in size and have also included a one-mile stretch of municipal roadway undergoing infrastructure improvements. Several of the projects Mr. Mihelich has been involved in have secured focused and comprehensive No Further Remediation (NFR) letters through the Illinois Environmental Protection Agency (EPA) Site Remediation Program (SRP) requiring the placement of engineered barriers, implementation of administrative controls and creation of soil management zones (SMZs).

NATIONAL ENVIRONMENTAL POLICY ACT (NEPA) REPORTS - Mr. Mihelich oversees True North's NEPA practice which includes the development of environmental documents required to satisfy federal (National Environmental Policy Act) and various state and local regulations. Mr. Mihelich has been involved NEPA-related work in over 40 states across the US which has included identifying, assessing and considering the impacts of federal actions in accordance with the NEPA, Section 106 of the National Preservation Act (NHPA), Section 7 of the Endangered Species Act (ESA) and all other applicable federal, state and local environmental laws.





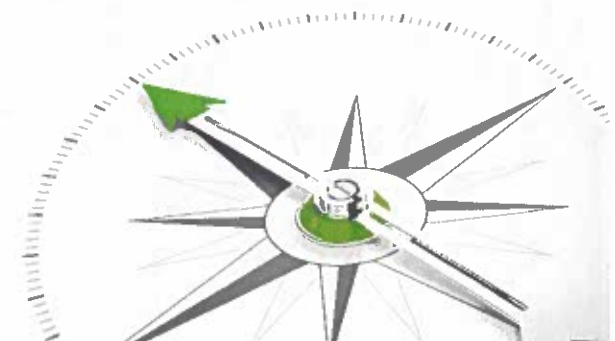
BRIAN S. MIHELICH EXECUTIVE VICE PRESIDENT

BROWNFIELD REDEVELOPMENT - Mr. Mihelich has been responsible for the preparation and submittal of Illinois EPA Municipal Brownfields Redevelopment Grant (MBRG) Program applications to successfully secure grants for 11 Illinois communities over the past seven years. Mr. Mihelich has utilized these funds on behalf of municipalities to perform Phase I ESAs, Phase II ESAs, remedial action, and SRP reporting inclusive of the Focused/Comprehensive Site Investigation Reports (F/CSIRs), Remedial Objectives Reports (ROR), Remedial Action Plans (RAP), and Remedial Action Completion Reports (RACR) per Title 35 IAC Parts 740 & 742.

STORAGE TANK MANAGEMENT Various Projects—Mr. Mihelich has been a project manager on at least 50 inactive service station projects. The investigations were used to manage and guide service stations per Title 35 IAC Parts 731, 732, 734 "The Leaking Underground Tank Program" and Part 740 "Site Remediation Program". Project activities included utility clearance, preparation of health and safety plans, drilling soil boring, monitoring well installations, chemical screening of soil samples, soil sample collection and logging, groundwater sampling, surveying, report preparation and submittal, project control/budget monitoring, and reporting.

DRY CLEANER PROJECTS Mr. Mihelich has completed 20 Phase I ESAs, Phase II ESAs, and associated SRP reporting at active plant-on-premises dry cleaners. All investigative activities were completed in conjunction with the requirements of the Illinois Dry Cleaner Trust Fund.

TRAINING/PRESENTATIONS -Mr. Mihelich has presented at multiple seminars on Clean Construction & Demolition Debris (CCDD) requirements in Construction throughout the State of Illinois for public and private organizations including the Illinois Society of Professional Engineers (ISPE), American Public Works Association (APWA), several large construction associations and various commercial development firms.





MICHAEL D. BRENNAN

EXECUTIVE VICE PRESIDENT

SUMMARY OF EXPERIENCE

- Over 33 years of environmental, health and safety consulting experience.
- Offers extensive industrial hygiene experience entailing the recognition, evaluation, and control of those factors which may cause sickness, impaired health conditions, or significant discomfort to human health.
- Provides experience in asbestos management including project design, inspection, planning, and abatement oversight.
- Diverse occupational safety and environmental compliance experience including safety training, reporting, auditing, accident/injury investigation, and community right-to-know issues.
- Extensive experience in facility decommissioning and demolition management.
- Offers extensive experience and knowledge relating to the performance of indoor air quality investigations, mold and moisture investigations, and smoke contaminant investigations.
- Experienced in the application of a wide variety of monitoring and analytical methods required for the detection and evaluation of human exposure to environmental contaminants, and the engineering and control methods used to mitigate hazardous conditions.

RELEVANT EXPERIENCE

ASBESTOS MANAGEMENT – Mr. Brennan has over twenty-five years of experience in the management of asbestos-containing materials including asbestos inspections, training, OSHA consulting, abatement bid requisition, operations & maintenance program development, and remediation management. During this period, Mr. Brennan has conducted over five-hundred asbestos surveys including facility-wide asbestos surveys of various industrial, commercial, public buildings and residential facilities.

REMEDIATION MANAGEMENT – Mr. Brennan has extensive remediation experience associated with those environmental conditions that may impact the indoor environment. Mr. Brennan previously served as project administrator for a large public-school system. During this time, Mr. Brennan managed over 100 environmental remediation projects in order to protect students, faculty, and building occupants from the various environmental conditions that may adversely affect human health. Environmental projects managed included: asbestos abatement; lead mitigation, animal excrement removal; duct cleaning; mold and microbial remediation; UST/AST removal; and PCB ballast and fluorescent & high intensity discharge light removal.

LICENSES/REGISTRATIONS

Licensed Asbestos Management Planner—
Illinois

Licensed Asbestos Project Manager & Air
Sampling Professional - Illinois

Licensed Asbestos Building Inspector—
Illinois, Indiana, Wisconsin, Michigan, Ohio

Licensed Lead Risk Assessor—Illinois

OSHA Certified Trainer—10 Hour General
Industry

EDUCATION

M.B.A. Strategy, Execution, & Valuation—
DePaul University, Chicago, Illinois

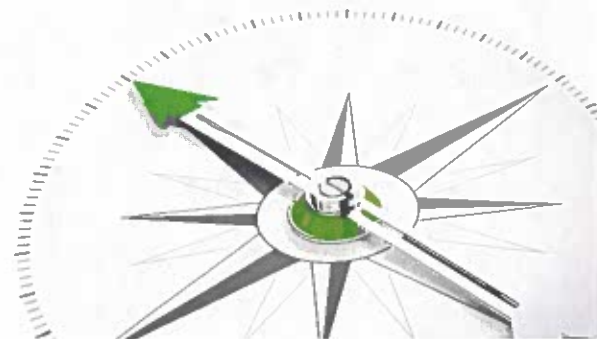
B.S. Environmental Health—Illinois State
University, Bloomington-Normal, Illinois

CERTIFICATIONS & TRAINING

40 Hour Hazardous Waste Operation &
Emergency Response (HAZWOPER) Training
& 8-Hour HAZWOPER Refresher & 8-Hour
Supervisor Refresher Training

ACGIH Mold, Moisture, & Remediation
Workshop (2003)

National Institute of Occupational Safety &
Health (NIOSH) 582 Course – “Asbestos
Fiber Counting” Accredited





MICHAEL D. BRENNAN

EXECUTIVE VICE PRESIDENT

PHASE I ENVIRONMENTAL SITE ASSESSMENTS - Mr. Brennan has performed numerous Phase I ESAs and transaction screens throughout the Midwest. Property types have included residential, light and heavy industrial/manufacturing facilities, commercial buildings, and agricultural properties. Assessment activities includes site reconnaissance, historical data collection and analysis, regulatory database review, and report preparation. Reporting has been prepared in accordance with the latest versions of ASTM I527, ASTM I528,, and Federal AAI standards as well as client-specific specifications.

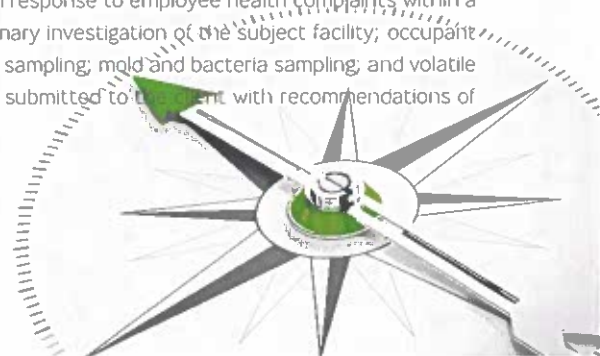
HEALTH & SAFETY CONSULTING - As an OSHA certified trainer, Mr. Brennan has provided health and safety consulting for both general industry and the construction industry. Mr. Brennan previously served as the Environmental, Health and Safety manager for a Fortune 500 manufacturing company as was responsible for all aspects of EH&S compliance and management relating to facility operations. Mr. Brennan is also responsible for the development of Health and Safety Plans (HASPs) for environmental remediation projects. Recently, Mr. Brennan developed of health and safety plans for several established construction firms involved in the seven-year Midway Airport Airside Paving Project. Activities performed included assisting with site-specific health and safety training, evaluation of site conditions, exposure monitoring, and environmental reporting.

INDUSTRIAL HYGIENE - Mr. Brennan has extensive experience in the recognition, evaluation, and control of physical and chemical hazards within the industrial and construction environment. Mr. Brennan recently completed an industrial hygiene survey of a large chemical distribution company. Services included the evaluation of laboratory hood performance, evaluation of chemical storage practices; facility design evaluation; industrial ventilation evaluation within multiple chemical fill rooms; and exposure monitoring and baseline evaluations of employee exposure for selected processes and fill rooms. Project involved the knowledge and application of a wide variety of occupational health and safety standards and guidelines including those published by the Occupational Safety and Health Administration; National Fire Protection Association; American Society of Heating, Refrigerating and Air-Conditioning Engineers; National Institute of Occupational Safety and Health, and the American Conference of Governmental Industrial Hygienists.

DECOMMISSIONING & DEMOLITION MANAGEMENT - As the former EH&S manager for a Fortune 500 manufacturing firm, Mr. Brennan was responsible for managing the decommissioning of a 500,000 square foot production facility prior to the disposition of the property to an outside investment group. Mr. Brennan has managed the decommissioning of numerous structures throughout the Midwest and is actively engaged in the various aspects of environmental compliance and management associated with Site development and facility demolition/decommissioning. In addition, Mr. Brennan was involved in a comprehensive plant-wide decommissioning and decontamination costing evaluation encompassing approximately 4 square miles of building and utility space. Activities performed during the project included the inventory of environmental related contingent liabilities at the site, recommendations for the various D&D options identified, and costing for the abatement/remediation of identified environmental liabilities.

MOLD & INDOOR AIR QUALITY INVESTIGATION - Mr. Brennan has attended the American Conference of Governmental Industrial Hygienists (ACGIH) Mold, Moisture and Remediation workshop for the assessment of mold and moisture impacts on the indoor environment. During the past 25 years, Mr. Brennan has conducted hundreds of mold investigations for residential, educational, and commercial facilities. In addition, Mr. Brennan was responsible for conducting wide-scale indoor air quality investigation in response to employee health complaints within a multi-story commercial office building. The scope of the investigation included: a preliminary investigation of the subject facility; occupant interviews; mechanical system evaluation; thermal comfort conditions evaluation; water sampling; mold and bacteria sampling, and volatile organic compound sampling. Upon receipt of analytical results, a report of findings was submitted to the client with recommendations of corrective actions for identified site conditions.

Trusted Partner. Leading Environmental Solutions.





MICHAEL D. BRENNAN EXECUTIVE VICE PRESIDENT

TRAINING/PRESENTATIONS - Mr. Brennan has prepared and presented 2-Hour Asbestos Awareness Training and 16-Hour Asbestos Operations and Maintenance to a variety of recipients inclusive of school districts, construction contractors, and industrial clients.





RYAN M. LADIEU, P.E.

PRESIDENT

SUMMARY OF EXPERIENCE

- Over 29 years of experience in the field of engineering.
- Demonstrated experience performing IDOT special waste/plans, soil analyses and management services for contractors.
- Provides extensive experience in property assessment and remediation inclusive of Phase I ESAs, Phase II ESAs, and remediation of contaminated sites
- Offers extensive experience in Brownfield Redevelopment including grant preparation and management.
- Provides experience in asbestos management and abatement inclusive of project design, inspection, and abatement oversight.
- Additional experience includes wastewater/water treatment design, leaking underground storage tank management, and civil site development project management.

RELEVANT EXPERIENCE

IDOT REGULATED SUBSTANCES MANAGEMENT: Mr. LaDieu has performed reporting, sampling and oversight on over 25 IDOT right-of-ways (ROWs) projects throughout District I to ensure compliance with IDOT 669 Standard Specifications for Road and Bridge Construction Projects. These services were performed on behalf of the contractors and specifically included development of special waste plans and reports (Site Contamination Operation Plan, Site Health and Safety Plan, Site Contamination Erosion Control Plan and Final Construction Reports), waste disposal analyses sampling, and PID screening oversight during regulated substance removal. Additional services included delineation sampling of preliminary site investigation results which involved utility clearance, soil boring advancement, physical soil screening, soil sample collection and logging, and report preparation and submittal.

PHASE I ENVIRONMENTAL SITE ASSESSMENTS: Mr. LaDieu has performed over 400 Phase I ESAs and transaction screens in multiple states. Property types have included residential, light and heavy industrial/manufacturing facilities, commercial buildings, and agricultural properties. Mr. LaDieu has also performed multiple Preliminary Environmental Site Assessments for several government-

LICENSES/REGISTRATIONS

Licensed Professional Engineer—Illinois, Indiana, Michigan, Missouri and Wisconsin

Licensed Asbestos Project Designer— Illinois and Wisconsin

Licensed Asbestos Inspector—Illinois

Licensed Asbestos Project Manager—Illinois

Licensed Asbestos Air Sampling Professional— Illinois

EDUCATION

M.S. Environmental Engineering— Illinois Institute of Technology, Chicago, Illinois

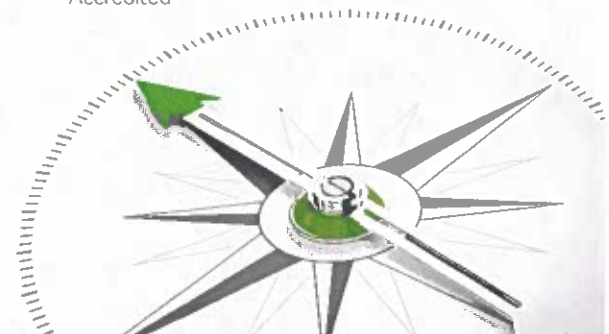
B.S. Civil Engineering—Purdue University, West Lafayette, Indiana

CERTIFICATIONS & TRAINING

40 Hour Hazardous Waste Operation & Emergency Response (HAZWOPER) Training & 8-Hour HAZWOPER Refresher Training

National Institute of Occupational Safety & Health (NIOSH) 582 Course—"Asbestos Fiber Counting" Accredited

National Institute of Occupational Safety & Health (NIOSH) —"Microscopical Identification of Asbestos" (I608A) Accredited





RYAN M. LADIEU, P.E. PRESIDENT

funded transportation projects. Assessment activities include site reconnaissance, historical data collection and analysis, regulatory database review, and report preparation. Reporting has been prepared in accordance with the latest versions of ASTM I527, ASTM I528, and Federal AAI standards as well as client-specific specifications.

PHASE II ENVIRONMENTAL SITE ASSESSMENTS: Mr. LaDieu has performed over 200 Phase II ESAs in Illinois, Wisconsin, and Indiana as a project engineer and project manager. Mr. LaDieu has played an integral role in the planning, performance, and reporting of subsurface investigations for vacant/idle land, light and heavy industrial/ manufacturing, and commercial properties. Soil and groundwater have been assessed using direct push, rotary drill, and test pitting procedures for sampling according to applicable ASTM standards. Activities in the assessment process included utility clearance, preparation of health and safety plans, geophysical surveys, soil boring advancement, monitoring well installations, chemical screening of soil samples, soil and groundwater sample collection, and report preparation and submittal.

SOIL ASSESSMENT AND MANAGEMENT CONSULTING: Mr. LaDieu has performed over 300 limited soil assessments of commercial, industrial, residential, vacant properties and right-of-ways (ROWS) throughout northern Illinois to determine compliance with Illinois Law governing soil management and disposal. Mr. LaDieu has completed assessments for municipal and private clients ranging in size from small soil excavations of less than 20 tons to large scale projects over 50,000 tons of excavated soil. Activities included in the assessment process include historical and regulatory records review, utility clearance, soil boring advancement, physical soil screening, soil sample collection and logging, report preparation and submittal, and general consulting for appropriate management of waste materials.

BROWNFIELD REDEVELOPMENT PROJECTS: Mr. LaDieu has participated in several brownfield redevelopment projects as a project engineer and project manager. Mr. LaDieu has assisted communities in securing Municipal Brownfield Redevelopment Grant (MBRG) funds for environmentally impacted properties within the communities. Responsibilities include assistance in generating MBRG applications, project budgeting, regulatory program liaison, project reporting, and project coordination and management. Mr. LaDieu has been successful in utilizing the IEPA's Part 742 "Tiered Approach to Corrective Action Objectives" (TACO) to develop cost effective remediation strategies and securing both Focused and Comprehensive No Further Remediation (NFR) letters through the IEPA's Part 740 "Site Remediation Program" (SRP).

REMEDATION/CONSTRUCTION MANAGEMENT: Mr. LaDieu has extensive remedial design and management experience of environmental impacted properties throughout the Chicagoland area and Illinois. This experience includes the oversight and coordination of UST permitting, removal, and sampling and reporting services at former gas stations, dry cleaners and industrial/commercial properties. Mr. LaDieu has been involved in the planning and design of remedial efforts inclusive of soil and groundwater remediation. Remedial efforts have included the remediation of hazardous waste soil impacted with dry cleaning solvents, lead impacted soils from waste oil USTs, and creation of soil management zones (SMZs) used to maintain contaminated soils and groundwater on-site.

STORMWATER MANAGEMENT & PLANNING: Mr. LaDieu has provided stormwater management services for several industrial clients as well as construction projects throughout the Chicagoland area. Mr. LaDieu has developed stormwater pollution prevention plans (SWPPP) for multiple industrial facilities inclusive of an adhesives manufacturing company and a rural trucking company. In addition, Mr. LaDieu has prepared plans for multiple construction sites inclusive of a large demolition of Section 8 housing on the south side of Chicago and several Illinois Department of Transportation rehabilitation projects. Mr. LaDieu has also performed frequent stormwater measure inspections per permit requirements for multiple construction sites.

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RYAN M. LADIEU, P.E. PRESIDENT

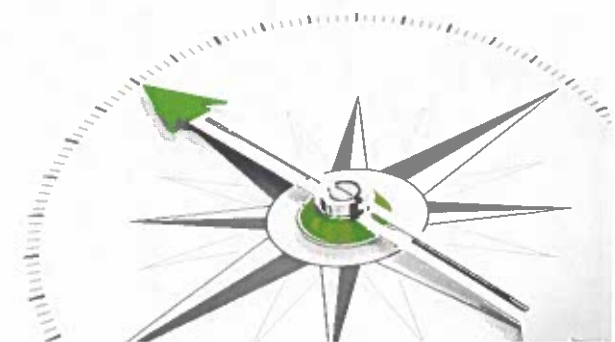
SPILL PREVENTION PLANNING: Mr. LaDieu has prepared, reviewed and updated Spill Prevention, Control, and Countermeasure (SPCC) Plans for several industrial and commercial clients. This planning has also included the preparation and review of Facility Response Plans (FRPs) for facilities that meet the Substantial Harm Criteria. Mr. LaDieu was the lead engineer for the preparation of a portfolio of SPCC Plans for a large industrial fertilizer company with plants throughout the country. Tasks included the preparation of site-specific documentation or site visits, performance of site inspections, verification of secondary containment measures, evaluation of facility spill preparedness, the generation of a comprehensive Plan, and Plan certification.

TRAINING/PRESENTATIONS Mr. LaDieu has prepared and presented 2-Hour Asbestos Awareness Training, 16-Hour Asbestos Operations and Maintenance training, soil assessment and management procedures and best practices, and stormwater pollution prevention programs to a variety of recipients inclusive of school districts, construction contractors, and industrial clients. In addition, Mr. LaDieu has presented at multiple seminars on the topics of Stormwater Pollution Prevention Planning in Construction and Clean Construction & Demolition Debris (CCDD) requirements in Construction.

STORAGE TANK MANAGEMENT: Mr. LaDieu has been involved in several facets of underground storage tank management including consulting, tank removals, funding reimbursement, assessment, integrity testing, remediation, and reporting. Mr. LaDieu has been a project engineer and project manager on over 70 underground storage tank projects and played an integral role in the assessment and closure of leaking underground storage tank incidents.

DEVELOPMENT SERVICES EXPERIENCE: Mr. LaDieu has served as the project manager for several commercial, mixed-use, and light industrial developments within Illinois. Project experience includes the coordination of all environmental, geotechnical, land surveying, and civil engineering services for site engineering and design. Projects have included the development of a mini-mart service station, a mixed-use five-story condominium development, and multiple light industrial rail spur expansions. Mr. LaDieu has also managed the planning, specification, permitting, and construction of an industrial building at a chemical storage and transport facility.

ASBESTOS EXPERIENCE: Mr. LaDieu has served as a project designer, project manager, building inspector, and air sampling professional for several asbestos projects throughout the Chicago land area and the Midwest. Projects include K-12 public and private schools, public and commercial buildings, and industrial/manufacturing facilities. As an asbestos project designer, Mr. LaDieu has been involved with several public and commercial facilities as well as schools designing asbestos abatement projects. As an asbestos building inspector, Mr. LaDieu has inspected a variety of buildings including elementary schools, high schools, industrial/manufacturing, commercial buildings, and military installations.





SEAN P. BRADY, P.E.

PRINCIPAL CONSULTANT

SUMMARY OF EXPERIENCE

- Provides seventeen years of professional experience in environmental engineering and consulting sector work.
- Extensive experience in property assessment, site characterization, and remediation inclusive of Phase I ESAs, Phase II ESAs, and remediation of contaminated sites.
- Experience with specifications, regulations, design and execution of soil, soil gas and groundwater remediation and management projects.
- Offers extensive experience in leaking underground storage tank management, removal, closure and Brownfield Redevelopment including site characterization and cleanup, grant preparation and management.
- Demonstrated experience performing soil management assessments, IDOT special waste/plans, soil analyses and management services for municipal clients and contractors.
- Provides experience in asbestos management and abatement inclusive of project design, inspection, and abatement oversight.

RELEVANT EXPERIENCE

IDOT REGULATED SUBSTANCES MANAGEMENT - Mr. Brady has performed reporting, sampling and oversight management on over 100 IDOT right-of-way (ROW) projects throughout multiple Districts to ensure compliance with IDOT 669 Standard Specifications for Road and Bridge Construction Projects. These services were performed on behalf of the contractors and specifically included performance of Preliminary Environmental Site Assessments (PESA), Preliminary Site Investigations (PSI), and development of special waste plans and reports (PESA and PSI Reporting, Site Contamination Operation Plan, Site Health and Safety Plan, Site Contamination Erosion Control Plan and Final Construction Reports); waste disposal analyses sampling, and PID oversight screening during regulated substance removal. Additional services included delineation sampling of PSI results which involved utility clearance, soil boring advancement, physical soil screening with PID, soil sample collection and logging, and report preparation and submittal.

PHASE I ENVIRONMENTAL SITE ASSESSMENTS - Mr. Brady has performed and managed hundreds of Phase I ESAs and transaction screens across the country, including sites in Illinois, Indiana, Wisconsin, Colorado, Tennessee, New York, Georgia, Pennsylvania, North Carolina, Texas, South Carolina, Alabama, Michigan, North Carolina, Ohio, Arizona, California, and Missouri.

LICENSES/REGISTRATIONS

Licensed Professional Engineer - Illinois, Virginia

Licensed Asbestos Inspector—Illinois, Indiana

Licensed Asbestos Air Sampling Professional - Illinois

Licensed Asbestos Project Manager - Illinois, Indiana

EDUCATION

M.S. Environmental Engineering - Illinois Institute of Technology, Chicago, Illinois

B.S. Chemistry - University of Illinois, Urbana-Champaign, Illinois

CERTIFICATIONS & TRAINING

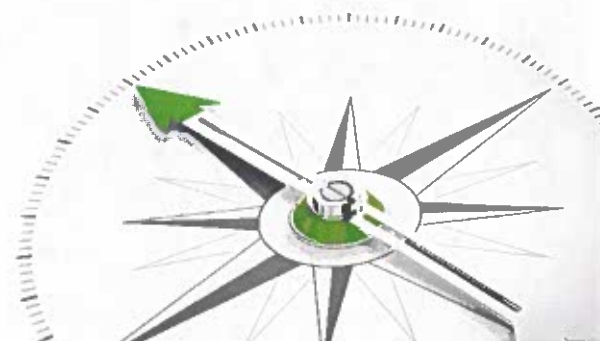
40-Hour Hazardous Waste Operations & Emergency Response (HAZWOPER) Supervisor and 8-Hour HAZWOPER Supervisor Refresher Training

40-Hour OSHA Construction Industry Outreach Safety Training

IDOT 2025 Regulated Substances, Construction Projects & Special Provisions Refresher Training

National Institute of Occupational Safety & Health (NIOSH)—“Microscopical Identification of Asbestos” (I608A) Accredited

National Institute of Occupational Safety & Health (NIOSH) 582 Course - “Asbestos Fiber Counting” Accredited





SEAN P. BRADY, P.E. PRINCIPAL CONSULTANT

Property types have included residential, light and heavy industrial/manufacturing facilities, commercial buildings, landfills, institutional and agricultural properties. Assessment activities include site reconnaissance, historical data collection and analysis, regulatory database review, and report preparation or technical review. Reporting has been prepared in accordance with the latest versions of ASTM I527, ASTM I528, ASTM E2247 and Federal AAI standards as well as client-specific specifications.

PHASE II ENVIRONMENTAL SITE ASSESSMENTS — Mr. Brady has performed and managed over 300 Phase II ESAs in Illinois, Indiana, Missouri, Ohio, Wisconsin, and Tennessee as a project engineer and project manager. Mr. Brady has played an integral role in the planning, performance, and reporting of subsurface investigations for light industrial/manufacturing, and commercial properties. Soil, soil gas, and groundwater have been assessed using direct push, rotary drill, and test pitting procedures for sampling according to applicable ASTM standards. Activities in the assessment process included utility clearance, preparation of health and safety plans, geophysical surveys, soil boring advancement, groundwater and soil gas monitoring well installations, chemical screening of soil samples, soil, soil gas and groundwater sample collection, and technical report preparation or technical review and submittal.

SOIL ASSESSMENT AND MANAGEMENT CONSULTING — Mr. Brady has performed over 300 limited soil assessments of commercial, industrial, residential, vacant properties and right-of-ways (ROWs) throughout Illinois to determine compliance with Illinois Law governing soil management and disposal. Activities included in the assessment process include historical and regulatory records review, utility clearance, soil boring advancement, physical soil screening with PID, soil sample collection and logging, developing soil management plans to delineate soils for disposal at a licensed waste facility or Clean Construction and Demolition Debris (CCDD), issuance of CCDD certifications, and report preparation and submittal.

BROWNFIELD REDEVELOPMENT PROJECTS — Mr. Brady has participated in numerous brownfield redevelopment projects as a project engineer and project manager. Responsibilities include assistance, management, and oversight in site investigation and characterization, general regulatory program liaison, technical project reporting, and project coordination and management. Mr. Brady has been successful in utilizing the IEPA's Part 742 "Tiered Approach to Corrective Action Objectives" (TACO) to develop cost effective remediation strategies and securing both Focused and Comprehensive No Further Remediation (NFR) letters for site closure through the Illinois EPA's Part 734 and 740 Leaking Underground Storage Tank (LUST) Program and voluntary "Site Remediation Program (SRP)."

REMEDIATION/CONSTRUCTION MANAGEMENT: Mr. Brady has extensive remedial design and management experience of environmental impacted properties throughout the Chicagoland area and Illinois. This experience includes the oversight and coordination of UST permitting, removal, and sampling and reporting services at former gas stations, dry cleaners and industrial/commercial properties. Mr. Brady has been involved in the planning and design of remedial efforts inclusive of soil and groundwater remediation. Remedial efforts have included the remediation of hazardous waste soil impacted with dry cleaning and industrial solvents, lead impacted soils from historical sources, and creation of soil management zones (SMZs) used to maintain contaminated soils and groundwater on-site. Additionally, Mr. Brady has extensive experience in professional consulting associated with addressing indoor inhalation exposure issues, including the application, oversight, and QC testing in connection with the installation and operation of vapor intrusion mitigation systems (VIMS).

STORMWATER MANAGEMENT & PLANNING: Mr. Brady has provided stormwater management services for several industrial and contractor clients for facility operations and as construction projects throughout the Chicagoland area. Mr. Brady has developed stormwater pollution prevention plans (SWPPP) for industrial and mining facilities in addition to plans prepared for various types of construction sites.

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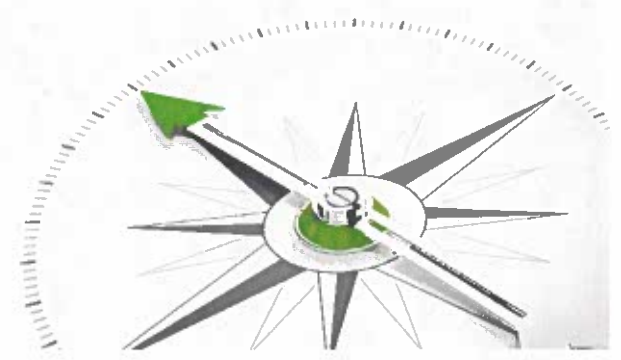


SEAN P. BRADY, P.E. PRINCIPAL CONSULTANT

ASBESTOS EXPERIENCE - Various Projects - Mr. Brady maintains asbestos professional licensing in the State of Illinois and Indiana and has served as a project manager, building inspector, and air sampling professional for numerous asbestos projects throughout the Greater Chicagoland area and the Midwest. Projects include K-12 public and private schools, public and commercial buildings, and industrial/manufacturing facilities. As an asbestos project manager, Mr. Brady has provided asbestos abatement oversight for public and commercial facilities, schools and industrial sites. As an asbestos building inspector, Mr. Brady has inspected a variety of buildings including elementary schools, high schools, industrial/manufacturing, residential, and commercial buildings.

INDOOR AIR QUALITY & MOLD INVESTIGATION - Mr. Brady has conducted numerous indoor air quality and mold investigations for residential, educational, health care and commercial facilities. The scope of investigations included: a preliminary investigation of the subject facility, occupant interviews; mechanical system evaluation; thermal comfort conditions evaluation, water sampling, mold and bacteria sampling, and volatile organic compound sampling. Upon receipt of analytical results, the data was analyzed, and a report of findings was submitted to the client with recommendations of corrective actions for identified site conditions.

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Steven Nuccio

ASSOCIATE CONSULTANT

SUMMARY OF EXPERIENCE

- Demonstrated experience performing IDOT special waste/plans, soil analyses and PID oversight services for contractors.
- Familiar with specifications for soil and groundwater remediation and management projects.
- Provides experience in field data acquisition and analysis for soil and groundwater investigations.
- Offers knowledge of current Clean Construction and Demolition Debris (CCDD) legislation and proposed rule changes.

RELEVANT EXPERIENCE

DOT REGULATED SUBSTANCES MANAGEMENT – Steven Nuccio has performed reporting, sampling, and oversight on DOT right-of-ways (ROWs) projects throughout District I to ensure compliance with IDOT 669 Standard Specifications for Road and Bridge Construction Projects. These services we performed on behalf of the contractors and specifically included development of special waste plans and reports (Site Contamination Operation Plan, Site Health and Safety Plan, Site Contamination Erosion Control Plan and Final Construction Reports); waste disposal analyses sampling, and PID oversight screening during regulated substance removal. Additional services included delineation sampling of PSI results which involved utility clearance, soil boring advancement, physical soil screening with PID, soil sample collection and logging, and report preparation and submittal.

SOIL ASSESSMENT AND MANAGEMENT CONSULTING – Steven Nuccio has performed limited soil assessments of commercial, industrial, residential, vacant properties and right-of-ways (ROWs) throughout the Chicago land area to determine compliance with Illinois Law governing soil management and disposal. Activities included in the assessment process include historical and regulatory records review, utility clearance, soil boring advancement, physical soil screening with PID, soil sample collection and logging, developing soil management plans to delineate soils for disposal at a licensed waste facility or Clean Construction and Demolition Debris (CCDD), and report preparation and submittal.

EDUCATION

B.S. Environmental Science, Eastern Illinois University

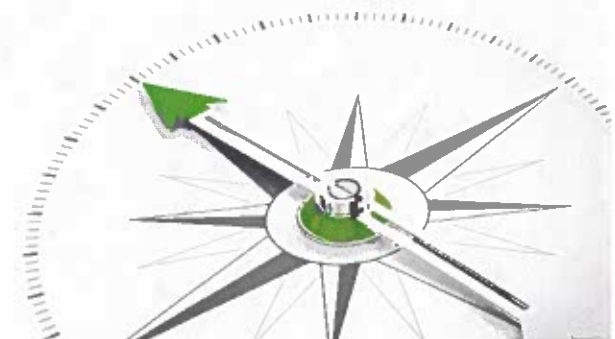
CERTIFICATIONS & TRAINING

40 Hour Hazardous Waste Operation & Emergency Response (HAZWOPER) Training

8-Hour Hazardous Waste Operations & Emergency Response (HAZWOPER) Supervisor Training

DOT General Awareness of Hazardous Material

BDE 2025 Regulated Substances, Construction Projects & Special Provisions Refresher Training Course



MARJORY MCMAHON BREDRUP

PRINCIPAL CONSULTANT

SUMMARY OF EXPERIENCE

- Over seventeen years of professional experience in private industry and consulting sector work
- Provides extensive experience preparing IDOT and ISTHA regulated substances plans, soil analyses and PID oversight services for contractors.
- Offers knowledge of current National Environmental Policy Act (NEPA) compliance requirements, including familiarity with Environmental Assessments and Environmental Impact Statements.
- Provides experience in streetscape, tank removal and new construction oversight
- Experience with specifications, regulations, design and execution of soil and groundwater remediation and management projects.
- Experienced in field data acquisition, techniques, methods and analysis for soil and groundwater investigations.
- Offers knowledge of current Clean Construction and Demolition Debris (CCDD) legislation and proposed rule changes.

RELEVANT EXPERIENCE

IDOT REGULATED SUBSTANCES MANAGEMENT – Ms. Bredrup has performed reporting, sampling and oversight on several IDOT right-of-ways (ROWS) projects throughout District I to ensure compliance with IDOT 669 Standard Specifications for Road and Bridge Construction Projects. The services performed on behalf of the contractors and specifically included development of regulated substances plans and reports (Pre-construction Plans, Site Contamination Operation Plan, Site Health and Safety Plan, Site Contamination Erosion Control Plan and Final Construction Reports), waste disposal analyses sampling, and PID oversight screening/on-site monitoring during regulated substance removal. Additional services included delineation sampling of PSI results which involved utility clearance, soil boring advancement, physical soil screening with PID, soil sample collection and logging, and report preparation and submittal.

PHASE I ENVIRONMENTAL SITE ASSESSMENTS – Ms. Bredrup has performed Phase I ESAs and transaction screens locally. Property types have included residential, light and heavy industrial/manufacturing facilities, commercial buildings, institutional and governmental facilities and agricultural properties. Assessment activities include site

EDUCATION

B.S. Environmental Biology, Eastern Illinois University

M.A. Geography and Environmental Studies, Northeastern Illinois University

CERTIFICATIONS & TRAINING

40-Hour Hazardous Waste Operation & Emergency Response (HAZWOPER) Training

8-Hour Hazardous Waste Operation & Emergency Response (HAZWOPER) Supervisor Training

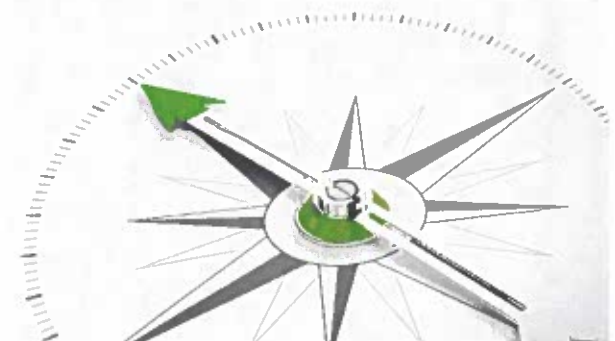
IDOT 2025 Regulated Substances, Construction Projects & Special Provisions Refresher Training

AFFILIATIONS

Illinois Association of Aggregate Producers, Clean Fill Division

Professional Women in Construction Chicago Chapter Member

Underground Contractors Association, Emerging Leaders Program



MARJORY MCMAHON BREDRUP PRINCIPAL CONSULTANT

reconnaissance, historical data collection and analysis, regulatory database review, and report preparation. Reporting has been prepared in accordance with the latest versions of ASTM I527, ASTM I528, and Federal AAI standards as well as client-specific specifications

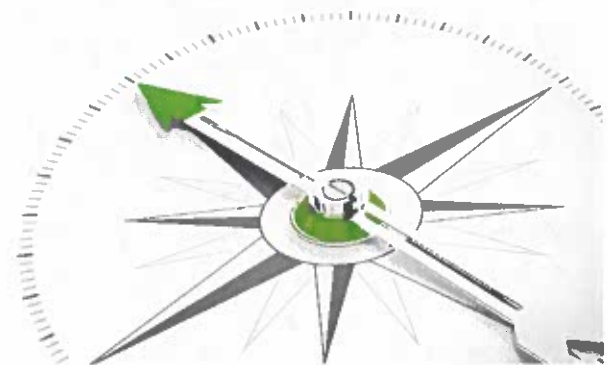
PHASE II ENVIRONMENTAL SITE ASSESSMENTS – Ms. Bredrup has performed limited Phase II ESAs throughout the Chicagoland area as an assistant project manager and technician. Ms. Bredrup has played an integral role in the planning, performance, and reporting of subsurface investigations for vacant/Idle land, light and heavy industrial/manufacturing, commercial, institutional, and governmental facilities and agricultural properties. Soils and groundwater have been assessed using direct push and rotary drill procedures for sampling in conformance with applicable ASTM standards. Activities included in the assessment process include utility clearance, preparation of health and safety plans, geophysical surveys, soil boring advancement, monitoring well installations, chemical screening of soil samples, soil and groundwater sample collection and logging, surveying, and report preparation and submittal.

REMEDIATION DESIGN/CONSTRUCTION MANAGEMENT – Ms. Bredrup has seven years of remedial management experience of environmental impacted properties throughout the Chicago land area. This experience includes the oversight and coordination of UST permitting, removal, and sampling and reporting services at former gas stations and dry cleaners. Ms. Bredrup has been involved in the planning and design of remedial efforts inclusive of soil remediation. Remedial efforts have included the remediation of hazardous waste soil impacted with dry cleaning solvents, petroleum and lead impacted soils from leaking USTs, and creation of soil management zones (SMZs) used to maintain contaminated soils on-site.

SOIL ASSESSMENT AND MANAGEMENT CONSULTING – Ms. Bredrup has performed numerous limited soil assessments of commercial, industrial, residential, vacant properties and rights-of-ways (ROWS) throughout the Chicago land area to determine compliance with Illinois Law governing soil management and disposal. Activities included in the assessment process include historical and regulatory records review, utility clearance, soil boring advancement, physical soil screening with PID, soil sample collection and logging, developing soil management plans to delineate soils for disposal at a licensed waste facility or Clean Construction and Demolition Debris (CCDD), and report preparation and submittal.

STORAGE TANK MANAGEMENT – Ms. Bredrup has been involved in several phases of underground storage tank management including consulting, tank removals, assessment, remediation, and reporting.

PERMIT COMPLIANCE – Ms. Bredrup has three years of experience as the Environmental Department Manager of a corporation that consisted of a CCDD facility, Waste Transfer Station, Quarry and Shingle Recycling facility. Responsibilities included drafting CCDD legislation on behalf of quarry and aggregate operators, permitting facilities for the acceptance of CCDD materials, ensuring facility compliance with CCDD regulations and environmental due-diligence practices.





LAUREN F. TRZASKUS

SENIOR CONSULTANT

SUMMARY OF EXPERIENCE

- Over ten years of professional experience in private industry and consulting sector work.
- Provides experience in asbestos inspections.
- Familiar with specifications for soil and groundwater remediation and management projects.
- Provides experience in field data acquisition for soil, groundwater, and soil gas investigations.
- Offers knowledge of current Clean Construction and Demolition Debris (CCDD) legislation.

RELEVANT EXPERIENCE

PHASE I ENVIRONMENTAL SITE ASSESSMENTS - Ms. Trzaskus has performed numerous Records Search & Risk Assessments (RSRAs), Phase I ESAs, Mini Phase I ESAs, and transaction screens within Illinois, Indiana, Wisconsin, Minnesota, Iowa, Missouri, Michigan, Ohio, Kentucky, Pennsylvania, Massachusetts, Virginia, West Virginia, North Carolina, South Carolina, Georgia, Florida, Louisiana, Alabama, Mississippi, Texas, Oklahoma, Kansas, Colorado, New Mexico, Arizona, California, Oregon, and Alaska. Property types have included residential, light and heavy industrial/manufacturing facilities, commercial buildings, institutional and governmental facilities and agricultural properties. Assessment activities include site reconnaissance, historical data collection and analysis, regulatory database review, and report preparation. Reporting has been prepared in accordance with the latest versions of ASTM I527, ASTM I528, and Federal AAI standards as well as client-specific specifications.

PHASE II ENVIRONMENTAL SITE ASSESSMENTS - Ms. Trzaskus has performed numerous limited Phase II ESAs throughout the Midwest as an assistant project manager and technician. Ms. Trzaskus has played an integral role in the planning, performance, and reporting of subsurface investigations for vacant/idle land, light and heavy industrial/manufacturing, commercial, institutional and governmental facilities and agricultural properties. Soils and groundwater have been assessed using direct push and rotary drill procedures for sampling in conformance with applicable ASTM standards. Activities included in the assessment process include utility clearance, preparation of health and safety plans, geophysical surveys, soil boring advancement,

LICENSES/REGISTRATIONS

Asbestos Building Inspector - Indiana

EDUCATION

B.S. Environmental Geoscience, Northern Illinois University

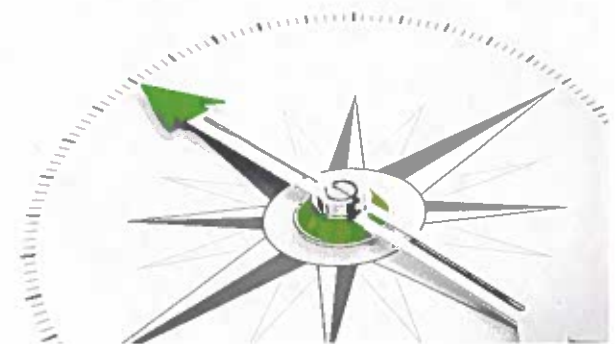
B.S. Geography, Northern Illinois University

CERTIFICATIONS & TRAINING

40-Hour Hazardous Waste Operation & Emergency Response (HAZWOPER) Training

8-Hour Hazardous Waste Operation & Emergency Response (HAZWOPER) Refresher Training

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LAUREN F. TRZASKUS

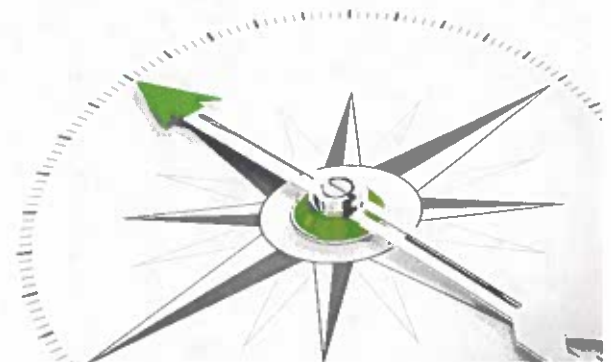
SENIOR CONSULTANT

monitoring well installations, chemical screening of soil samples, soil and groundwater sample collection and logging, surveying, and report preparation and submittal. Ms. Trzaskus also has conducted several Phase II ESAs that included soil gas sampling and analysis.

SOIL MANAGEMENT – Ms. Trzaskus has prepared numerous Soil Management Plans (SMPs) for projects throughout the Chicagoland area. Project types included school athletic field reconstruction, street resurfacing, overpass and bridge reconstruction, and redevelopment sites. The reports were prepared in accordance with Illinois Department of Transportation (IDOT) Standard Specifications for Road and Bridge Construction and Section 669 Removal and Disposal of Regulated Substances.

STORAGE TANK MANAGEMENT – Ms. Trzaskus has been involved in several phases of underground storage tank management including tank removals, assessment, remediation, and reporting.

INDUSTRIAL HYGIENE – Ms. Trzaskus has conducted several asbestos surveys within the Midwest. Activities included limited visual observations for asbestos, limited asbestos surveys, and pre-demolition asbestos surveys.



JOSEPH T. KECA

ASSOCIATE CONSULTANT

SUMMARY OF EXPERIENCE

- Over 8 years of environmental consulting experience.
- Offers extensive industrial hygiene experience entailing the recognition, evaluation, and control of those factors which may cause sickness, impaired health conditions, or significant discomfort to human health.
- Provides experience in asbestos management including project design, inspection, planning, and abatement oversight.
- Experienced in facility demolition management.
- Offers experience and knowledge relating to the performance of indoor air quality investigations, mold and moisture investigations and asbestos surveys.
- Experienced in the application of a wide variety of monitoring and analytical methods required for the detection and evaluation of human exposure to environmental contaminants, and the engineering and control methods used to mitigate hazardous conditions.

RELEVANT EXPERIENCE

ASBESTOS MANAGEMENT - Mr. Keca has over six years of experience in the management of asbestos-containing materials including asbestos inspections, training, and remediation management. During this period, Mr. Keca has conducted surveys of various industrial, commercial, public buildings and residential facilities.

REMEDIATION MANAGEMENT - Mr. Keca has extensive remediation experience associated with those environmental conditions that may impact the indoor environment. Mr. Keca has managed environmental remediation projects to ensure the protection of students, faculty, and building occupants from the various environmental conditions that may adversely affect human health. Environmental projects managed included: asbestos abatement; lead mitigation, animal excrement removal; mold and microbial remediation; UST/AST removal; and PCB ballast and fluorescent & high intensity discharge light removal.

INDUSTRIAL HYGIENE - Mr. Keca has extensive experience in the recognition, evaluation, and control of physical and chemical hazards within the industrial and construction environment. Mr. Keca served as an industrial hygiene professional on multiple commercial, retail and industrial projects performing inspections, air sampling, personal monitoring and project management and contractor compliance for asbestos and mold abatement and building demolition work. Project involved the knowledge and

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LICENSES/REGISTRATIONS

Licensed Asbestos Project Manager & Air Sampling Professional - Illinois

Licensed Asbestos Building Inspector— Illinois, Indiana, Wisconsin

Licensed Lead Risk Assessor— Illinois

EDUCATION

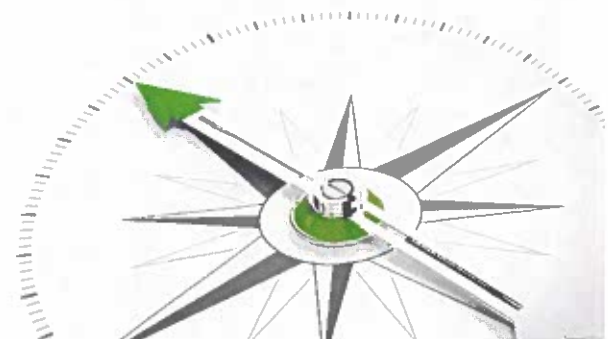
B.S. Environmental Health— Illinois State University, Bloomington-Normal, Illinois

CERTIFICATIONS & TRAINING

Confined Space Awareness Training

OSHA 10-Hour Construction Safety & Health

OSHA 40-Hour Hazardous Waste Operations and Emergency Response Training





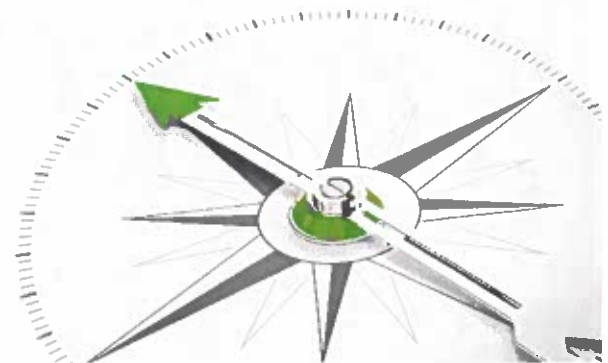
JOSEPH T. KECA ASSOCIATE
CONSULTANT

application of a wide variety of occupational health and safety standards and guidelines including those published by the Occupational Safety and Health Administration and National Institute of Occupational Safety and Health.

DEMOLITION MANAGEMENT –Mr. Keca has worked with management associated with site development and demolition. In addition, Mr. Keca was involved in a comprehensive EPA approved abatement/ demolition project involving a historical limestone building. Activities performed during the project included the identification of environmentally regulated materials at the site and making recommendations for management and disposal of the identified materials in order to remain compliant with state and federal regulations.

MOLD & INDOOR AIR QUALITY INVESTIGATION - Mr. Keca has conducted mold investigations for residential, educational, and commercial facilities. In addition, Mr. Keca was responsible for conducting wide-scale mold and indoor air quality investigation in response to a flooding event impacting approximately 500,000 square feet of commercial shopping spaces. The scope of the investigation included a preliminary investigation of the subject property, occupant interviews; moisture mapping and mold sampling; Upon receipt of analytical results, a report of findings was submitted to the client with recommendations of corrective actions for identified site conditions.

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MARK DREHER

STAFF CONSULTANT

SUMMARY OF EXPERIENCE

- Over 7 years of environmental consulting experience
- Offers extensive industrial hygiene experience entailing the recognition, evaluation, and control of those factors which may cause sickness, impaired health conditions, or significant discomfort to human health.
- Provides experience in asbestos management including project design, inspection, planning, and abatement oversight.
- Offers experience and knowledge relating to the performance of indoor air quality investigations, mold and moisture investigations and asbestos surveys.
- Experienced in the application of a wide variety of monitoring and analytical methods required for the detection and evaluation of human exposure to environmental contaminants, and the engineering and control methods used to mitigate hazardous conditions.

RELEVANT EXPERIENCE

ASBESTOS MANAGEMENT - Mr. Dreher has seven years of experience in the management of asbestos-containing materials including asbestos inspections, training, and remediation management. During this period, Mr. Dreher has conducted surveys of various industrial, commercial, public buildings and residential facilities.

REMEDICATION MANAGEMENT - Mr. Dreher has extensive remediation experience associated with those environmental conditions that may impact the indoor environment. Mr. Dreher has managed environmental remediation projects to ensure the protection of students, faculty, and building occupants from the various environmental conditions that may adversely affect human health. Environmental projects managed included: asbestos abatement; lead mitigation, animal excrement removal; mold and microbial remediation; UST/AST removal; and PCB ballast and fluorescent & high intensity discharge light removal.

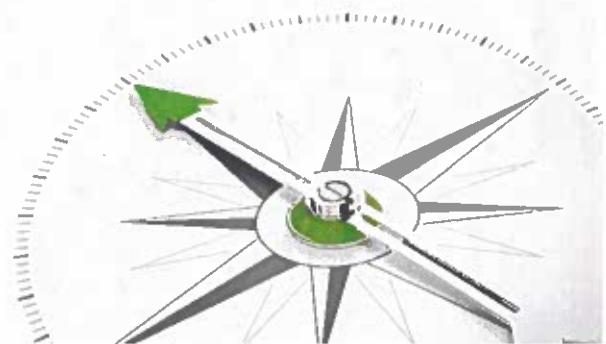
INDUSTRIAL HYGIENE - Mr. Dreher has extensive experience in the recognition, evaluation, and control of physical and chemical hazards within the industrial and construction environment. Mr. Dreher served as an industrial hygiene professional on multiple commercial, retail and industrial projects performing inspections, air sampling, personal monitoring and project management and contractor compliance for asbestos and mold abatement and building demolition work. Projects involved the knowledge and application of a wide variety of occupational health and safety standards.

LICENSES/REGISTRATIONS

- Licensed Asbestos Project Manager - Illinois
- Licensed Air Sampling Professional - Illinois
- Licensed Asbestos Building Inspector— Illinois
- Licensed Lead Inspector & Risk Assessor— Illinois

EDUCATION

B.S. Geology - Illinois State University, Bloomington-Normal, Illinois



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Steven Nuccio

ASSOCIATE CONSULTANT

SUMMARY OF EXPERIENCE

- Demonstrated experience performing IDOT special waste/plans, soil analyses and PID oversight services for contractors.
- Familiar with specifications for soil and groundwater remediation and management projects.
- Provides experience in field data acquisition and analysis for soil and groundwater investigations.
- Offers knowledge of current Clean Construction and Demolition Debris (CCDD) legislation and proposed rule changes.

RELEVANT EXPERIENCE

DOT REGULATED SUBSTANCES MANAGEMENT – Steven Nuccio has performed reporting, sampling, and oversight on DOT right-of-ways (ROWs) projects throughout District I to ensure compliance with IDOT 669 Standard Specifications for Road and Bridge Construction Projects. These services we performed on behalf of the contractors and specifically included development of special waste plans and reports (Site Contamination Operation Plan, Site Health and Safety Plan, Site Contamination Erosion Control Plan and Final Construction Reports); waste disposal analyses sampling, and PID oversight screening during regulated substance removal. Additional services included delineation sampling of PSI results which involved utility clearance, soil boring advancement, physical soil screening with PID, soil sample collection and logging, and report preparation and submittal.

SOIL ASSESSMENT AND MANAGEMENT CONSULTING – Steven Nuccio has performed limited soil assessments of commercial, industrial, residential, vacant properties and right-of-ways (ROWs) throughout the Chicago land area to determine compliance with Illinois Law governing soil management and disposal. Activities included in the assessment process include historical and regulatory records review, utility clearance, soil boring advancement, physical soil screening with PID, soil sample collection and logging, developing soil management plans to delineate soils for disposal at a licensed waste facility or Clean Construction and Demolition Debris (CCDD), and report preparation and submittal.

EDUCATION

B.S. Environmental Science, Eastern Illinois University

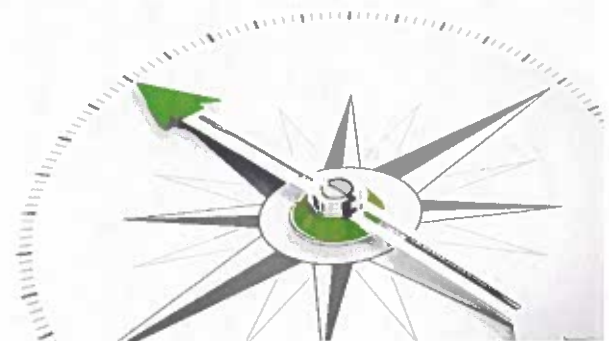
CERTIFICATIONS & TRAINING

40 Hour Hazardous Waste Operation & Emergency Response (HAZWOPER) Training

8-Hour Hazardous Waste Operations & Emergency Response (HAZWOPER) Supervisor Training

DOT General Awareness of Hazardous Material

BDE 2025 Regulated Substances, Construction Projects & Special Provisions Refresher Training Course



Eligio Simeti

ASSOCIATE CONSULTANT

SUMMARY OF EXPERIENCE

- Demonstrated experience performing IDOT special waste/plans, soil analyses and PID oversight services for contractors.
- Familiar with specifications for soil and groundwater remediation and management projects.
- Provides experience in field data acquisition and analysis for soil and groundwater investigations.
- Offers knowledge of current Clean Construction and Demolition Debris (CCDD) legislation and proposed rule changes.

RELEVANT EXPERIENCE

DOT REGULATED SUBSTANCES MANAGEMENT – Mr. Simeti has performed reporting, sampling, and oversight on DOT right-of-ways (ROWs) projects throughout District I to ensure compliance with IDOT 669 Standard Specifications for Road and Bridge Construction Projects. These services we performed on behalf of the contractors and specifically included development of special waste plans and reports (Site Contamination Operation Plan, Site Health and Safety Plan, Site Contamination Erosion Control Plan and Final Construction Reports); waste disposal analyses sampling, and PID oversight screening during regulated substance removal. Additional services included delineation sampling of PSI results which involved utility clearance, soil boring advancement, physical soil screening with PID, soil sample collection and logging, and report preparation and submittal.

SOIL ASSESSMENT AND MANAGEMENT CONSULTING – Mr. Simeti has performed limited soil assessments of commercial, industrial, residential, vacant properties and right-of-ways (ROWs) throughout the Chicago land area to determine compliance with Illinois Law governing soil management and disposal. Activities included in the assessment process include historical and regulatory records review, utility clearance, soil boring advancement, physical soil screening with PID, soil sample collection and logging, developing soil management plans to delineate soils for disposal at a licensed waste facility or Clean Construction and Demolition Debris (CCDD), and report preparation and submittal.

EDUCATION

B.S. Environmental Science, Northeastern Illinois University

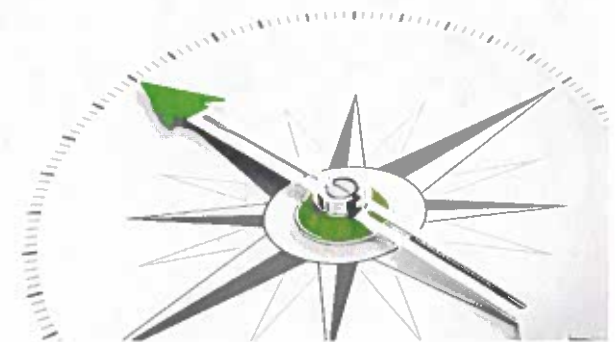
CERTIFICATIONS & TRAINING

40 Hour Hazardous Waste Operation & Emergency Response (HAZWOPER) Training

8-Hour Hazardous Waste Operations & Emergency Response (HAZWOPER) Supervisor Training

DOT General Awareness of Hazardous Material

BDE 2025 Regulated Substances, Construction Projects & Special Provisions Refresher Training Course





Cullen Cuchetto

ASSOCIATE CONSULTANT

SUMMARY OF EXPERIENCE

- Demonstrated experience performing IDOT special waste/plans, soil analyses and PID oversight services for contractors.
- Familiar with specifications for soil and groundwater remediation and management projects.
- Provides experience in field data acquisition and analysis for soil and groundwater investigations.
- Offers knowledge of current Clean Construction and Demolition Debris (CCDD) legislation and proposed rule changes.

RELEVANT EXPERIENCE

DOT REGULATED SUBSTANCES MANAGEMENT - Mr. Cuchetto has performed reporting, sampling and oversight on DOT right-of-ways (ROWs) projects throughout District I to ensure compliance with IDOT 669 Standard Specifications for Road and Bridge Construction Projects. These services we performed on behalf of the contractors and specifically included development of special waste plans and reports (Site Contamination Operation Plan, Site Health and Safety Plan, Site Contamination Erosion Control Plan and Final Construction Reports); waste disposal analyses sampling, and PID oversight screening during regulated substance removal. Additional services included delineation sampling of PSI results which involved utility clearance, soil boring advancement, physical soil screening with PID, soil sample collection and logging, and report preparation and submittal.

SOIL ASSESSMENT AND MANAGEMENT CONSULTING - Mr. Cuchetto has performed limited soil assessments of commercial, industrial, residential, vacant properties and right-of-ways (ROWs) throughout the Chicago land area to determine compliance with Illinois Law governing soil management and disposal. Activities included in the assessment process include historical and regulatory records review, utility clearance, soil boring advancement, physical soil screening with PID, soil sample collection and logging, developing soil management plans to delineate soils for disposal at a licensed waste facility or Clean Construction and Demolition Debris (CCDD), and report preparation and submittal.

EDUCATION

B.S. Environmental Science, Valparaiso University

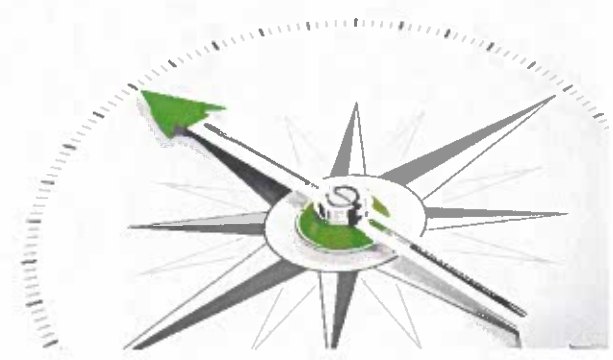
CERTIFICATIONS & TRAINING

40 Hour Hazardous Waste Operation & Emergency Response (HAZWOPER) Training

8-Hour Hazardous Waste Operations & Emergency Response (HAZWOPER) Supervisor Training

DOT General Awareness of Hazardous Material

BDE 2025 Regulated Substances, Construction Projects & Special Provisions Refresher Training Course



Emmett Lodi

ASSOCIATE CONSULTANT

SUMMARY OF EXPERIENCE

- Demonstrated experience performing IDOT special waste/plans, soil analyses and PID oversight services for contractors.
- Familiar with specifications for soil and groundwater remediation and management projects.
- Provides experience in field data acquisition and analysis for soil and groundwater investigations.
- Offers knowledge of current Clean Construction and Demolition Debris (CCDD) legislation and proposed rule changes.

RELEVANT EXPERIENCE

DOT REGULATED SUBSTANCES MANAGEMENT – Mr. Lodi has performed reporting, sampling and oversight on DOT right-of-ways (ROWs) projects throughout District I to ensure compliance with IDOT 669 Standard Specifications for Road and Bridge Construction Projects. These services were performed on behalf of the contractors and specifically included development of special waste plans and reports (Site Contamination Operation Plan, Site Health and Safety Plan, Site Contamination Erosion Control Plan and Final Construction Reports); waste disposal analyses sampling, and PID oversight screening during regulated substance removal. Additional services included delineation sampling of PSI results which involved utility clearance, soil boring advancement, physical soil screening with PID, soil sample collection and logging, and report preparation and submittal.

SOIL ASSESSMENT AND MANAGEMENT CONSULTING – Mr. Lodi has performed limited soil assessments of commercial, industrial, residential, vacant properties and right-of-ways (ROWs) throughout the Chicago land area to determine compliance with Illinois Law governing soil management and disposal. Activities included in the assessment process include historical and regulatory records review, utility clearance, soil boring advancement, physical soil screening with PID, soil sample collection and logging, developing soil management plans to delineate soils for disposal at a licensed waste facility or Clean Construction and Demolition Debris (CCDD), and report preparation and submittal.

EDUCATION

B.S. Geology, Iowa State University

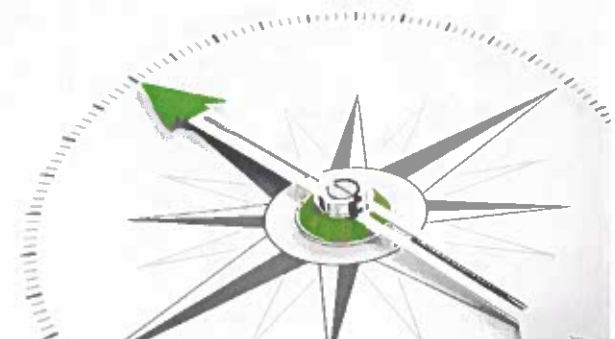
CERTIFICATIONS & TRAINING

40 Hour Hazardous Waste Operation & Emergency Response (HAZWOPER) Training

8-Hour Hazardous Waste Operations & Emergency Response (HAZWOPER) Supervisor Training

DOT General Awareness of Hazardous Material

BDE 2025 Regulated Substances, Construction Projects & Special Provisions Refresher Training Course





Trusted Partner. Leading Environmental Solutions.
 1000 East Warrenville Road Suite 140
 Naperville, IL 60563
 Phone: 630-717-2880
 Fax: 630-689-5881
info@consulttruenorth.com

QUOTATION

DATE:	1/9/2026
Proposal #	T255266
Customer ID	DOWN
Valid Until:	2/23/2026

CLIENT

Stephanie Graves. P.E.
 Village of Downers Grove
 801 Burlington Avenue
 Downers Grove, Illinois

PROJECT

Soil Management Consulting
 CCDD Soil Assessment
 Downers Grove 2026 CIP
 ST-066 Woodward between Oxnard & Bolson
 Downers Grove, Illinois

DESCRIPTION	QUANTITY	UNIT	RATE	AMOUNT
PIP Evaluations	1	LS	\$ 1,000.00	\$ 1,000.00
Field Technician - Soil Sampling Labor	1	HR	\$ 95.00	\$ 95.00
CCDD Discrete Soil Analytical pH	1	EA	\$ 15.00	\$ 15.00
LPC #662 Certification	1	LS	\$ 500.00	\$ 500.00
			Subtotal	\$ 1,610.00

TERMS AND CONDITIONS

- The attached terms and conditions shall apply to this scope of work.
 - Payment will be due upon receipt of invoicing.
 - Please fax, mail, or e-mail the signed price quote to the address above.
- Client Acceptance (sign below):*

X _____
 Print Name:

Other	\$ -
TOTAL Due	\$ 1,610.00

True North appreciates the opportunity to offer this proposal for environmental consulting and testing services. If you have any questions, please contact me at 630.717.2880
 Marjory Bredrup

Thank You For Your Business!



Trusted Partner. Leading Environmental Solutions.
 1000 East Warrenville Road Suite 140
 Naperville, IL 60563
 Phone: 630-717-2880
 Fax: 630-689-5881
info@consulttruenorth.com

QUOTATION

DATE:	1/9/2026
Proposal #	T255266
Customer ID	DOWN
Valid Until:	2/23/2026

CLIENT
 Stephanie Graves, P.E.
 Village of Downers Grove
 801 Burlington Avenue
 Downers Grove, Illinois

PROJECT
 Soil Management Consulting
 CCDD Soil Assessment
 Downers Grove 2026 CIP
 TR-030 59th & Fairview
 Downers Grove, Illinois

DESCRIPTION	QUANTITY	UNIT	RATE	AMOUNT
PIP Evaluation	1	LS	\$ 1,000.00	\$ 1,000.00
Field Technician - Soil Sampling Labor	1	HR	\$ 95.00	\$ 95.00
CCDD Discrete Soil Analytical pH	1	EA	\$ 15.00	\$ 15.00
LPC #662 Certification	1	LS	\$ 500.00	\$ 500.00
			Subtotal	\$ 1,610.00

TERMS AND CONDITIONS

- The attached terms and conditions shall apply to this scope of work.
- Payment will be due upon receipt of invoicing.
- Please fax, mail, or e-mail the signed price quote to the address above.

Client Acceptance (sign below):

X _____
 Print Name:

Other	\$ -
TOTAL Due	\$ 1,610.00

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 Marjory Bredrup

Thank You For Your Business!



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 Fax: 630-689-5881
info@consulttruenorth.com

QUOTATION

DATE:	1/9/2026
Proposal #	T255266
Customer ID	DOWN
Valid Until:	2/23/2026

CLIENT

Stephanie Graves. P.E.
 Village of Downers Grove
 801 Burlington Avenue
 Downers Grove, Illinois

PROJECT

Soil Management Consulting
 CCDD Soil Assessment
 Downers Grove 2026 CIP
 WA-028 Valleyview
 Downers Grove, Illinois

DESCRIPTION	QUANTITY	UNIT	RATE	AMOUNT
PIP Evaluation	1	LS	\$ 1,000.00	\$ 1,000.00
Field Technician - Soil Sampling Labor	1	HR	\$ 98.00	\$ 98.00
CCDD Discrete Soil Analytical pH	2	EA	\$ 15.00	\$ 30.00
LPC #662 Certification	1	LS	\$ 500.00	\$ 500.00
			Subtotal	\$ 1,628.00

TERMS AND CONDITIONS

- The attached terms and conditions shall apply to this scope of work.
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- Please fax, mail, or e-mail the signed price quote to the address above.

Client Acceptance (sign below):

X _____
 Print Name:

Other	\$ -
TOTAL Due	\$ 1,628.00

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 Marjory Bredrup

Thank You For Your Business!



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 Fax: 630-689-5881
info@consultruenorth.com

QUOTATION

DATE:	1/9/2026
Proposal #	T255266
Customer ID	DOWN
Valid Until:	2/23/2026

CLIENT

Stephanie Graves. P.E.
 Village of Downers Grove
 801 Burlington Avenue
 Downers Grove, Illinois

PROJECT

Soil Management Consulting
 CCDD Soil Assessment
 Downers Grove 2026 CIP
 S-008 Finley/Brook; ST-066 Finley/Centre Circle
 Downers Grove, Illinois

DESCRIPTION	QUANTITY	UNIT	RATE	AMOUNT
PIP Evaluation	1	LS	\$ 1,000.00	\$ 1,000.00
Field Technician - Soil Sampling Labor	1	HR	\$ 98.00	\$ 98.00
Finley at Brook				
pH	1	EA	\$ 15.00	\$ 15.00
VOCs	1	EA	\$ 150.00	\$ 150.00
PNAs	1	EA	\$ 125.00	\$ 125.00
RCRA Metals	1	EA	\$ 85.00	\$ 85.00
TCLP Extraction + 1 metal (est)	1	EA	\$ 85.00	\$ 85.00
Finley at Centre Circle				
pH	1	EA	\$ 15.00	\$ 15.00
LPC #663 Certification	1	LS	\$ 750.00	\$ 750.00
Subtotal				\$ 2,323.00

TERMS AND CONDITIONS

1. The attached terms and conditions shall apply to this scope of work.
 2. Payment will be due upon receipt of invoicing.
 3. Please fax, mail, or e-mail the signed price quote to the address above.
Client Acceptance (sign below):

X _____
 Print Name:

Other	\$ -
TOTAL Due	\$ 2,323.00

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 Marjory Bredrup

Thank You For Your Business!



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 Naperville, IL 60563
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 Fax: 630-689-5881
info@consultruenorth.com

QUOTATION

DATE:	1/9/2026
Proposal #	T255266
Customer ID	DOWN
Valid Until:	2/23/2026

CLIENT

Stephanie Graves. P.E.
 Village of Downers Grove
 801 Burlington Avenue
 Downers Grove, Illinois

PROJECT

Soil Management Consulting
 CCDD Soil Assessment
 Downers Grove 2026 CIP
 S-008 Commerce
 Downers Grove, Illinois

DESCRIPTION	QUANTITY	UNIT	RATE	AMOUNT
PIP Evaluation	1	LS	\$ 1,000.00	\$ 1,000.00
Field Technician - Soil Sampling Labor	1	HR	\$ 98.00	\$ 98.00
pH	1	EA	\$ 15.00	\$ 15.00
VOCs	1	EA	\$ 150.00	\$ 150.00
PNAs	1	EA	\$ 125.00	\$ 125.00
RCRA Metals	1	EA	\$ 85.00	\$ 85.00
TCLP Extraction + 1 metal (est)	1	EA	\$ 85.00	\$ 85.00
LPC #663 Certification	1	LS	\$ 750.00	\$ 750.00
Subtotal				\$ 2,308.00

TERMS AND CONDITIONS

- The attached terms and conditions shall apply to this scope of work.
- Payment will be due upon receipt of invoicing.
- Please fax, mail, or e-mail the signed price quote to the address above.

Client Acceptance (sign below):

X _____
 Print Name:

Other	\$ -
TOTAL Due	\$ 2,308.00

True North appreciates the opportunity to offer this proposal for environmental consulting and testing services. If you have any questions, please contact me at 630.717.2880
 Marjory Bredrup

Thank You For Your Business!



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 Fax: 630-689-5881
info@consultruenorth.com

QUOTATION

DATE:	1/9/2026
Proposal #	T255266
Customer ID	DOWN
Valid Until:	2/23/2026

CLIENT

Stephanie Graves. P.E.
 Village of Downers Grove
 801 Burlington Avenue
 Downers Grove, Illinois

PROJECT

Soil Management Consulting
 CCDD Soil Assessment
 Downers Grove 2026 CIP
 S-008 Washington, Elm, Stanley at Franklin
 Downers Grove, Illinois

DESCRIPTION	QUANTITY	UNIT	RATE	AMOUNT
PIP Evaluation	1	LS	\$ 1,000.00	\$ 1,000.00
Field Technician - Soil Sampling Labor	3	HR	\$ 98.00	\$ 294.00
pH	3	EA	\$ 15.00	\$ 45.00
VOCs	1	EA	\$ 150.00	\$ 150.00
SVOCs	1	EA	\$ 225.00	\$ 225.00
PCBs	1	EA	\$ 100.00	\$ 90.00
RCRA Metals	1	EA	\$ 85.00	\$ 85.00
TCLP Extraction + 1 metal (est)	1	EA	\$ 85.00	\$ 85.00
LPC #663 Certification	1	LS	\$ 750.00	\$ 750.00
Subtotal				\$ 2,724.00

TERMS AND CONDITIONS

- The attached terms and conditions shall apply to this scope of work.
 - Payment will be due upon receipt of invoicing.
 - Please fax, mail, or e-mail the signed price quote to the address above.
- Client Acceptance (sign below):*

X _____
 Print Name:

Other	\$ -
TOTAL Due	\$ 2,724.00

True North appreciates the opportunity to offer this proposal for environmental consulting and testing services. If you have any questions, please contact me at 630.717.2880
 Marjory Bredrup

Thank You For Your Business!



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 Naperville, IL 60563
 Phone: 630-717-2880
 Fax: 630-689-5881
info@consultruenorth.com

QUOTATION

DATE:	1/9/2026
Proposal #	T255266
Customer ID	DOWN
Valid Until:	2/23/2026

CLIENT

Stephanie Graves. P.E.
 Village of Downers Grove
 801 Burlington Avenue
 Downers Grove, Illinois

PROJECT

Soil Management Consulting
 CCDD Soil Assessment
 Downers Grove 2026 CIP
 ST-067 & S-013 Main
 Downers Grove, Illinois

DESCRIPTION	QUANTITY	UNIT	RATE	AMOUNT
PIP Evaluation	1	LS	\$ 1,000.00	\$ 1,000.00
Field Technician - Soil Sampling Labor	4	HR	\$ 98.00	\$ 392.00
Burlington/Main				
pH	2	EA	\$ 15.00	\$ 30.00
VOCs	2	EA	\$ 150.00	\$ 300.00
SVOCs	2	EA	\$ 225.00	\$ 450.00
PCBs	2	EA	\$ 90.00	\$ 180.00
RCRA Metals	2	EA	\$ 85.00	\$ 170.00
TCLP Extraction + I metal (est)	2	EA	\$ 85.00	\$ 170.00
Maple/Main				
pH	1	EA	\$ 15.00	\$ 15.00
BETX	1	EA	\$ 65.00	\$ 65.00
PNAs	1	EA	\$ 125.00	\$ 125.00
RCRA Metals	1	EA	\$ 85.00	\$ 85.00
TCLP Extraction + I metal (est)	1	EA	\$ 85.00	\$ 85.00
LPC #663 Certification	1	LS	\$ 750.00	\$ 750.00
Subtotal				\$ 3,817.00

TERMS AND CONDITIONS

- The attached terms and conditions shall apply to this scope of work.
- Payment will be due upon receipt of invoicing.
- Please fax, mail, or e-mail the signed price quote to the address above.

Client Acceptance (sign below):

X _____
 Print Name:

Other	\$ -
TOTAL Due	\$ 3,817.00

True North appreciates the opportunity to offer this proposal for environmental consulting and testing services. If you have any questions, please contact me at 630.717.2880
 Marjory Bredrup

Thank You For Your Business!



Trusted Partner. Leading Environmental Solutions.
 1000 East Warrenville Road Suite 140
 Naperville, IL 60563
 Phone: 630-717-2880
 Fax: 630-689-5881
info@consultruenorth.com

QUOTATION

DATE:	1/9/2026
Proposal #	T255266
Customer ID	DOWN
Valid Until:	2/23/2026

CLIENT

Stephanie Graves. P.E.
 Village of Downers Grove
 801 Burlington Avenue
 Downers Grove, Illinois

PROJECT

Soil Management Consulting
 CCDD Soil Assessment
 Downers Grove 2026 CIP
 ST-004B Saratoga, 35th, Hickory; Herbert
 Downers Grove, Illinois

DESCRIPTION	QUANTITY	UNIT	RATE	AMOUNT
PIP Evaluation	1	LS	\$ 1,000.00	\$ 1,000.00
Field Technician - Soil Sampling Labor	4	HR	\$ 98.00	\$ 392.00
pH	4	EA	\$ 15.00	\$ 60.00
BETX	1	EA	\$ 65.00	\$ 65.00
PNAs	1	EA	\$ 125.00	\$ 125.00
RCRA Metals	1	EA	\$ 85.00	\$ 85.00
TCLP Extraction + 1 metal (est)	1	EA	\$ 85.00	\$ 85.00
LPC #663 Certification	1	LS	\$ 750.00	\$ 750.00
Subtotal				\$ 2,562.00

TERMS AND CONDITIONS

- The attached terms and conditions shall apply to this scope of work.
- Payment will be due upon receipt of invoicing.
- Please fax, mail, or e-mail the signed price quote to the address above.

Client Acceptance (sign below):

X _____
 Print Name:

Other	\$ -
TOTAL Due	\$ 2,562.00

True North appreciates the opportunity to offer this proposal for environmental consulting and testing services. If you have any questions, please contact me at 630.717.2880
 Marjory Bredrup

Thank You For Your Business!



Trusted Partner. Leading Environmental Solutions.
 1000 East Warrenville Road Suite 140
 Naperville, IL 60563
 Phone: 630-717-2880
 Fax: 630-689-5881
info@consultruenorth.com

QUOTATION

DATE:	1/9/2026
Proposal #	T255266
Customer ID	DOWN
Valid Until:	2/23/2026

CLIENT

Stephanie Graves. P.E.
 Village of Downers Grove
 801 Burlington Avenue
 Downers Grove, Illinois

PROJECT

Soil Management Consulting
 CCDD Soil Assessment
 Downers Grove 2026 CIP
 ST-004B Herbert; SW-070 Candlewood
 Downers Grove, Illinois

DESCRIPTION	QUANTITY	UNIT	RATE	AMOUNT
PIP Evaluation	1	LS	\$ 1,000.00	\$ 1,000.00
Field Technician - Soil Sampling Labor	2	HR	\$ 98.00	\$ 196.00
CCDD Discrete Soil Analytical Candlewood				
pH	1	EA	\$ 15.00	\$ 15.00
Herbert				
pH	1	EA	\$ 15.00	\$ 15.00
VOCs	1	EA	\$ 150.00	\$ 150.00
SVOCs	1	EA	\$ 225.00	\$ 225.00
PCBs	1	EA	\$ 90.00	\$ 90.00
RCRA Metals	1	EA	\$ 85.00	\$ 85.00
TCLP Extraction + 1 metal (est)	1	EA	\$ 85.00	\$ 85.00
LPC #663 Certification	1	LS	\$ 750.00	\$ 750.00
			Subtotal	\$ 2,611.00

TERMS AND CONDITIONS

- The attached terms and conditions shall apply to this scope of work.
 - Payment will be due upon receipt of invoicing.
 - Please fax, mail, or e-mail the signed price quote to the address above.
- Client Acceptance (sign below):

X _____
 Print Name:

Other	\$ -
TOTAL Due	\$ 2,611.00

True North appreciates the opportunity to offer this proposal for environmental consulting and testing services. If you have any questions, please contact me at 630.717.2880
 Marjory Bredrup

Thank You For Your Business!



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 1000 East Warrenville Road Suite 140
 Naperville, IL 60563
 Phone: 630-717-2880
 Fax: 630-689-5881
info@consultruenorth.com

QUOTATION

DATE:	1/9/2026
Proposal #	T255266
Customer ID	DOWN
Valid Until:	2/23/2026

CLIENT

Stephanie Graves. P.E.
 Village of Downers Grove
 801 Burlington Avenue
 Downers Grove, Illinois

PROJECT

Soil Management Consulting
 CCDD Soil Assessment
 Downers Grove 2026 CIP
 ST-004B Linscott, Parkway, Franklin
 Downers Grove, Illinois

DESCRIPTION	QUANTITY	UNIT	RATE	AMOUNT
PIP Evaluation	1	LS	\$ 1,000.00	\$ 1,000.00
Field Technician - Soil Sampling Labor	4	HR	\$ 98.00	\$ 392.00
CCDD Discrete Soil Analytical				
pH	4	EA	\$ 15.00	\$ 60.00
VOCs	2	EA	\$ 150.00	\$ 300.00
SVOCs	2	EA	\$ 225.00	\$ 450.00
PCBs	2	EA	\$ 100.00	\$ 200.00
BETX	1	EA	\$ 150.00	\$ 150.00
PNAs	1	EA	\$ 125.00	\$ 125.00
RCRA Metals	3	EA	\$ 85.00	\$ 255.00
TCLP Extraction + 1 metal (est)	3	EA	\$ 85.00	\$ 255.00
LPC #663 Certification	1	LS	\$ 750.00	\$ 750.00

Subtotal \$ 3,937.00

TERMS AND CONDITIONS

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- Payment will be due upon receipt of invoicing.
- Please fax, mail, or e-mail the signed price quote to the address above.

Client Acceptance (sign below):

X _____
 Print Name:

Other	\$	-
TOTAL Due	\$	3,937.00

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 Marjory Bredrup

Thank You For Your Business!



Trusted Partner. Leading Environmental Solutions.
 1000 East Warrenville Road Suite 140
 Naperville, IL 60563
 Phone: 630-717-2880
 Fax: 630-689-5881
info@consultruenorth.com

QUOTATION

DATE:	1/9/2026
Proposal #	T255266
Customer ID	DOWN
Valid Until:	2/23/2026

CLIENT

Stephanie Graves. P.E.
 Village of Downers Grove
 801 Burlington Avenue
 Downers Grove, Illinois

PROJECT

Soil Management Consulting
 CCDD Soil Assessment
 Downers Grove 2026 CIP
 ST-005 Oakwood, WA-028B Forest
 Downers Grove, Illinois

DESCRIPTION	QUANTITY	UNIT	RATE	AMOUNT
PIP Evaluation	1	LS	\$ 1,000.00	\$ 1,000.00
Field Technician - Soil Sampling Labor	4	HR	\$ 98.00	\$ 392.00
CCDD Discrete Soil Analytical Oakwood & Linscott				
pH	2	EA	\$ 15.00	\$ 30.00
Forest				
pH	2	EA	\$ 15.00	\$ 30.00
VOCs	1	EA	\$ 150.00	\$ 150.00
SVOCs	1	EA	\$ 225.00	\$ 225.00
PCBs	1	EA	\$ 85.00	\$ 85.00
RCRA Metals	1	EA	\$ 85.00	\$ 85.00
TCLP Extraction + 1 metal (est)	1	EA	\$ 85.00	\$ 85.00
LPC #663 Certification	1	LS	\$ 750.00	\$ 750.00
Subtotal				\$ 2,832.00

TERMS AND CONDITIONS

- The attached terms and conditions shall apply to this scope of work.
- Payment will be due upon receipt of invoicing.
- Please fax, mail, or e-mail the signed price quote to the address above.

Client Acceptance (sign below):

X _____
 Print Name:

Other	\$ -
TOTAL Due	\$ 2,832.00

True North appreciates the opportunity to offer this proposal for environmental consulting and testing services. If you have any questions, please contact me at 630.717.2880
 Marjory Bredrup

Thank You For Your Business!



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Customer ID	DOWN
Valid Until:	2/23/2026

CLIENT

Stephanie Graves. P.E.
 Village of Downers Grove
 801 Burlington Avenue
 Downers Grove, Illinois

PROJECT

Soil Management Consulting
 CCDD Soil Assessment
 Downers Grove 2026 CIP
 WA-028B Herbert; ST-068/WA-028A 39th
 Downers Grove, Illinois

DESCRIPTION	QUANTITY	UNIT	RATE	AMOUNT
PIP Evaluation	1	LS	\$ 1,000.00	\$ 1,000.00
Field Technician - Soil Sampling Labor	4	HR	\$ 98.00	\$ 392.00
CCDD Discrete Soil Analytical				
Herbert				
pH	1	EA	\$ 15.00	\$ 15.00
39th				
pH	3	EA	\$ 15.00	\$ 45.00
VOCs	1	EA	\$ 150.00	\$ 150.00
SVOCs	1	EA	\$ 225.00	\$ 225.00
PCBs	1	EA	\$ 85.00	\$ 85.00
RCRA Metals	1	EA	\$ 85.00	\$ 85.00
TCLP Extraction + 1 metal (est)	1	EA	\$ 85.00	\$ 85.00
LPC #663 Certification	1	LS	\$ 750.00	\$ 750.00
Subtotal				\$ 2,832.00

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 - Please fax, mail, or e-mail the signed price quote to the address above.
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X _____
 Print Name:

Other	\$ -
TOTAL Due	\$ 2,832.00

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QUOTATION

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Proposal #	T255266
Customer ID	DOWN
Valid Until:	2/23/2026

CLIENT

Stephanie Graves, P.E.
 Village of Downers Grove
 801 Burlington Avenue
 Downers Grove, Illinois

PROJECT

Soil Management Consulting
 CCDD Soil Assessment
 Downers Grove 2026 CIP
 TR-030 Fairview
 Downers Grove, Illinois

DESCRIPTION	QUANTITY	UNIT	RATE	AMOUNT
PIP Evaluation	1	LS	\$ 1,000.00	\$ 1,000.00
Field Technician - Soil Sampling Labor	4	HR	\$ 98.00	\$ 392.00
CCDD Discrete Soil Analytical				
pH	3	EA	\$ 15.00	\$ 45.00
VOCs	2	EA	\$ 150.00	\$ 300.00
PNAs	2	EA	\$ 125.00	\$ 250.00
RCRA Metals	2	EA	\$ 85.00	\$ 170.00
TCLP Extraction + 1 metal (est)	2	EA	\$ 85.00	\$ 170.00
LPC #663 Certification	1	LS	\$ 750.00	\$ 750.00
Subtotal				\$ 3,077.00

TERMS AND CONDITIONS

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 - Payment will be due upon receipt of invoicing.
 - Please fax, mail, or e-mail the signed price quote to the address above.
- Client Acceptance (sign below):*

X _____
 Print Name:

Other	\$ -
TOTAL Due	\$ 3,077.00

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QUOTATION

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Proposal #	T255266
Customer ID	DOWN
Valid Until:	2/23/2026

CLIENT

Stephanie Graves. P.E.
 Village of Downers Grove
 801 Burlington Avenue
 Downers Grove, Illinois

PROJECT

Soil Management Consulting
 CCDD Soil Assessment
 Downers Grove 2026 CIP
 WA-028B_S-013 Highland
 Downers Grove, Illinois

DESCRIPTION	QUANTITY	UNIT	RATE	AMOUNT
PIP Evaluation	1	LS	\$ 1,000.00	\$ 1,000.00
Field Technician - Soil Sampling Labor	4	HR	\$ 98.00	\$ 392.00
CCDD Discrete Soil Analytical				
pH	3	EA	\$ 15.00	\$ 45.00
VOCs	1	EA	\$ 150.00	\$ 150.00
BETX	2	EA	\$ 65.00	\$ 130.00
PNAs	3	EA	\$ 125.00	\$ 375.00
RCRA Metals	3	EA	\$ 85.00	\$ 255.00
TCLP Extraction + 1 metal (est)	3	EA	\$ 85.00	\$ 255.00
LPC #663 Certification	1	LS	\$ 750.00	\$ 750.00
Subtotal				\$ 3,352.00

TERMS AND CONDITIONS

- The attached terms and conditions shall apply to this scope of work.
 - Payment will be due upon receipt of invoicing.
 - Please fax, mail, or e-mail the signed price quote to the address above.
- Client Acceptance (sign below):

X _____
 Print Name:

Other	\$ -
TOTAL Due	\$ 3,352.00

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Customer ID	DOWN
Valid Until:	2/23/2026

CLIENT

Stephanie Graves. P.E.
 Village of Downers Grove
 801 Burlington Avenue
 Downers Grove, Illinois

PROJECT

Soil Management Consulting
 CCDD Soil Assessment
 Downers Grove 2026 CIP
 WA-028B Hillcrest
 Downers Grove, Illinois

DESCRIPTION	QUANTITY	UNIT	RATE	AMOUNT
PIP Evaluation	1	LS	\$ 1,000.00	\$ 1,000.00
Field Technician - Soil Sampling Labor	2	HR	\$ 98.00	\$ 196.00
pH	2	EA	\$ 15.00	\$ 30.00
BETX	1	EA	\$ 65.00	\$ 65.00
PNAs	1	EA	\$ 125.00	\$ 125.00
RCRA Metals	1	EA	\$ 85.00	\$ 85.00
TCLP Extraction + 1 metal (est)	1	EA	\$ 85.00	\$ 85.00
LPC #663 Certifications	1	LS	\$ 750.00	\$ 750.00
			Subtotal	\$ 2,336.00

TERMS AND CONDITIONS

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- Payment will be due upon receipt of invoicing.
- Please fax, mail, or e-mail the signed price quote to the address above.

Client Acceptance (sign below):

X _____

Print Name:

Other	\$ -
TOTAL Due	\$ 2,336.00

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QUOTATION

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Proposal #	T255266
Customer ID	DOWN
Valid Until:	2/23/2026

CLIENT

Stephanie Graves. P.E.
 Village of Downers Grove
 801 Burlington Avenue
 Downers Grove, Illinois

PROJECT

Soil Management Consulting
 CCDD Soil Assessment
 Downers Grove 2026 CIP
 WP-010 Downers Dr Water Tower
 Downers Grove, Illinois

DESCRIPTION	QUANTITY	UNIT	RATE	AMOUNT
PIP Evaluation	1	LS	\$ 1,000.00	\$ 1,000.00
Field Technician - Soil Sampling Labor	1	HR	\$ 98.00	\$ 98.00
pH	1	EA	\$ 15.00	\$ 15.00
VOCs	1	EA	\$ 150.00	\$ 150.00
PNAs	1	EA	\$ 125.00	\$ 125.00
RCRA Metals	1	EA	\$ 85.00	\$ 85.00
TCLP Extraction + 1 metal (est)	1	EA	\$ 85.00	\$ 85.00
LPC #663 Certification	1	LS	\$ 750.00	\$ 750.00
			Subtotal	\$ 2,308.00

TERMS AND CONDITIONS

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 - Payment will be due upon receipt of invoicing.
 - Please fax, mail, or e-mail the signed price quote to the address above.
- Client Acceptance (sign below):*

X _____
 Print Name:

Other	\$ -
TOTAL Due	\$ 2,308.00

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Marjory Bredrup

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Village of Downers Grove

Contractor Evaluation

Contractor: True North Consultants, Inc.

Project: 2025 Environmental Services

Primary Contact: Brian Mihelich Phone: 630-717-2880

Time Period: January-December 2025

On Schedule (allowing for uncontrollable circumstances) Yes No

Provide details if early or late completion: N/A

Change Orders (attach information if needed): None

Difficulties / Positives: Communicative and readily available for questions and assistance in CCDD compliance throughout the construction season.

Interaction with public:

Excellent Good Average Poor

(Attach information on any complaints or compliments)

General Level of Satisfaction with work:

Well Satisfied Satisfied Not Satisfied

Reviewers: Stephanie Graves, P.E.

Date: 01/12/26