



July 2, 2020

Attn: Ms. Kimberly Wasserman
Little Village Environmental Justice Organization (LVEJO)
2445 South Spaulding Ave.
Chicago, IL 60623

Submitted via e-mail to: Kimberly Wasserman, kwasserman@lvejo.org
CC: Edith Tovar, etovar@lvejo.org, Juliana Pino, jpino@lvejo.org, Antonio Lopez, alopez@lvejo.org

RE: **Questions for the June 27, 2020 virtual community meeting**

Dear Ms. Wasserman,

HRP Exchange 55, LLC (HRP Exchange 55) has received the Little Village Environmental Justice Organization (LVEJO) questions for the June 27, 2020 virtual community meeting that informed the community about the next steps of the demolition work at Exchange 55. HRP Exchange 55 is committed to being transparent with all community members and responding to all community members who reach out for further information and updates.

In addition to answering a number of the questions submitted by LVEJO during the virtual community meeting on June 27, 2020, HRP Exchange 55 has prepared the following responses to all of your questions submitted via e-mail on June 26, 2020.

Responses to Questions submitted for the June 27, 2020 virtual community meeting:

1. Prior to discharge, what system will be used to treat dust-suppression wastewater that has come into contact with building materials, construction and demolition debris, unpaved roadways and/or surface materials on the site?
 - Response: HRP Exchange 55, LLC and its contractors will continue to follow all applicable regulatory requirements regarding onsite water management at Exchange 55.
2. In real time, how will Hilco assess if dust released from demolition activities is observed in nearby off-site locations?
 - Response: Heneghan Wrecking and Excavating Co., Inc. has developed and continues to execute upon a robust Demolition Dust Mitigation Plan available at <https://www.crawfordstation.com/dust-mitigation-plan/>. Heneghan Wrecking & Excavating Co., Inc. and their environmental consultants as well as the City of Chicago Building and Public Health Inspectors continue to monitor all demolition activities. The demolition dust mitigation efforts are continually reassessed as site, weather and work conditions change throughout the workday. The City of Chicago has engaged Tetra Tech, an environmental consulting firm, to perform monitoring of potential dust

emissions from site activities. Tetra Tech has installed dust monitors around the perimeter of the site to measure for any particulate matter dust and, as reported on the City of Chicago website, monitoring results are being compared against National Ambient Air Quality Standards.

<https://www.chicago.gov/city/en/sites/hilco/home/community-information.html>

3. In real time, if dust released from demolition activities is observed by off-site observers, will on-site activities be stopped?

- Response: Heneghan Wrecking & Excavating Co., Inc. has developed and continues to execute upon a robust Demolition Dust Mitigation Plan available at <https://www.crawfordstation.com/dust-mitigation-plan/>. Heneghan Wrecking & Excavating Co., Inc. and their consultants as well as the City of Chicago Building and Public Health Inspectors continue to monitor all demolition activities. The demolition dust mitigation efforts are continually reassessed as site, weather and work conditions change throughout the workday. If emissions are detected at the property boundary in exceedance of an applicable emissions limit, work will be paused and dust mitigation measures will be evaluated and, as appropriate, improved before work resumes.

4. How will community members notify on-site personnel if dust is observed off-site during demolition activities? What on-site system is in place to respond to this kind of notification from an off-site observer?

- Response #1: Community members should reach out to the following to directly communicate with HRP Exchange 55, LLC:
 - Please reach out to either:
 - HRPinfo@hilcoglobal.com
 - 312-796-6281
 - The City of Chicago Department of Buildings may be notified at:
 - DOBDemo@cityofchicago.org
- Response #2: Heneghan Wrecking & Excavating Co. Inc. is informed of all demolition dust matters that are relayed to HRP Exchange 55 in real time. The Demolition Superintendent and demolition crew members are all in direct radio communication with each other in order to respond as efficiently as possible during the workday. Also, HRP Exchange 55, LLC and/or Heneghan Wrecking & Excavating Co., Inc. will reach out to the community member(s) whom have reported such incident to provide an update as to how the dust was addressed.

5. How will Hilco monitor if PM-10 is released from demolition activities into adjacent areas, and the concentrations at which this PM-10 is detected?

- Response: The City of Chicago has engaged Tetra Tech, an environmental consulting firm, to perform monitoring of potential dust emissions from site activities. Tetra Tech has installed dust monitors around the perimeter of the site to measure for any particulate

matter dust and, as reported on the City of Chicago website, monitoring results are being compared against National Ambient Air Quality Standards.

<https://www.chicago.gov/city/en/sites/hilco/home/community-information.html>. As reported by the City's website, onsite live air monitoring has been conducted by the City since demolition restarted and the monitoring has not identified any fugitive dust emissions.

6. If an elevated level of PM-10 is detected in perimeter or off-site monitors, will on-site activities be stopped?

- Response: Yes, if PM-10 from the site is detected in air monitors above applicable emission limits, demolition will be paused and dust mitigation efforts will be evaluated and, as appropriate, improved before work resumes.

7. Will work stop if windy conditions unexpectedly develop during the workday?

- Response: Yes, per the approved Heneghan Wrecking and Excavating Co., Inc. demolition dust mitigation plan, demolition will stop if wind conditions exceed fifteen (15) mph sustained wind speed or twenty (20) mph wind gusts.

8. Does the site have the equipment to determine wind speed and direction? If not, how will these conditions be assessed in real time?

- Response: A mobile weather station is located onsite, and it provides real time atmospheric conditions to on-site personnel.

9. Will Hilco provide complete, advance information about the daily schedule of on-site activities to members of the public?

- Response: HRP Exchange 55 is committed to continually updating the community through the Exchange-55.com website in the Community Updates section under Current Site Activity.

10. Will public health resources be immediately available if there is a release that affects members of the public?

- Response: The health, safety and welfare of the Little Village community remains of critical importance to HRP Exchange 55 as we continue the construction of a new state-of-the-art, job-creating logistics center in Little Village. Our goal remains to responsibly redevelop this property in compliance with all applicable laws and work closely with the City of Chicago to build a transformational facility that will provide numerous community benefits and sustainability initiatives. We will continue to work with the City of Chicago, our Demolition Contractor, General Contractor and consultants to ensure the development has a positive affect on the surrounding area and the community.

11. During demolition activities, how will Hilco ensure that nearby residents have an adequate supply of appropriate face masks?

- Response: Based on the information obtain from the City of Chicago Crawford Response website reporting the results of testing performed in the residential neighborhoods to the north of the site, there were no hazardous levels of lead or asbestos in air monitoring results. As reported by the City's website, Onsite live air monitoring conducted by the City since demolition restarted has not identified any fugitive dust emissions from the site. As part of our ongoing support during COVID-19, 10,000 masks were distributed to residents in Little Village Community in April.

12. During demolition activities, will it be safe for nearby residents without air conditioners to leave their windows open for cooling their homes during summer, especially if there is excessive heat?

- Response: The City of Chicago's contractor, Tetra Tech, is conducting daily air monitoring of the air at the site boundaries and the City is publishing the results of that air monitoring on the following website <https://www.chicago.gov/city/en/sites/hilco/home/community-information.html>. As reported by the City's website, air monitoring conducted since demolition restarted has not identified any fugitive dust emissions above applicable regulatory standards.

13. For residents with air conditioners, will Hilco provide high efficiency particulate air filters during demolition activities?

- Response: In April, Hilco distributed free vouchers for air furnace filter replacements, window washing and vehicle washing along with masks. Vouchers are currently being redeemed.

14. During demolition activities, will it be safe for nearby residents to engage in outdoor activities like gardening, dining and exercising on their properties?

- Response: As reported by the City's website, onsite live air monitoring conducted by the City' environmental consultant since demolition restarted has not identified any fugitive dust or other emissions above any applicable regulatory standard.

15. Will all trucks entering and leaving the site be tarped?

- Response: Yes, all demolition deliveries and shipments will be tarped appropriately based on the contents of each load of material.

16. What measures will be taken to ensure trucks waiting to enter and leave the site are not idling?

- Response: Heneghan Wrecking & Excavating Co., Inc. and Morgan Harbour Construction will monitor truck activity onsite to minimize truck idling. Also, both

contractors are using best faith efforts to use construction and demolition equipment which meets tier three and tier four emission regulations when available.

17. If members of the public observe truck loads that are being released during transit, who should be contacted to address this situation?

- Response: The public should contact 311 to convey their concern or directly communicate with HRP Exchange 55, LLC:
 - Please reach out to either:
 - HRPinfo@hilcoglobal.com
 - 312-796-6281

18. How will dust inspections be conducted at night to ensure that materials from on-site storage piles, partially demolished buildings and unpaved roadways don't become windborne?

- Response: All remaining demolition work will be conducted by Heneghan Wrecking & Excavation Co., Inc., in accordance with the dust mitigation plans that have been approved by the City of Chicago Department of Buildings and the City of Chicago Department of Public Health. The approved dust mitigation plans can be found at <https://www.crawfordstation.com/dust-mitigation-plan/>.

19. Will dust suppression measures be used at night to ensure that materials from on-site storage piles, partially demolished buildings and unpaved roadways don't become windborne?

- Response: All remaining demolition work will be conducted by Heneghan Wrecking & Excavation Co., Inc., in accordance with the dust mitigation plans that have been approved by the City of Chicago Department of Buildings and the City of Chicago Department of Public Health. The approved dust mitigation plans can be found at <https://www.crawfordstation.com/dust-mitigation-plan/>.

20. What steps are being taken to ensure that public infrastructure – like water and sewer and roads – isn't being damaged by the vibration of on-site demolition and the movement of trucks on public streets?

- Response: Heneghan Wrecking and Excavating Co., Inc. has taken and will continue to take all the necessary precautions as required by regulatory authorities to protect public infrastructure.

21. For the public agencies that are responsible for water, sewer and roadway infrastructure, who are the points of contact for members of the public who believe that their drinking water, sewer service or use of public roads is being negatively impacted by demolition activities?

- Response: Members of the public should contact 311 and DOBDemo@cityofchicago.org to convey any concerns.

22. Do city and state officials have the authority to issue an immediate stop work order if dangerous practices are observed, even if the on-site managers disagree?

- Response: HRP Exchange 55 and Heneghan Wrecking & Excavating Co., Inc. will continue to coordinate, communicate and work with the on-site and off-site City of Chicago and State representatives as the next steps of demolition work takes place.

23. Will city and/or state inspectors be present on-site at all times during demolition activities? If not, at what intervals? Who are the individuals who will be assigned responsibility for inspection, and how can members of the public contact them directly?

- Response: The City of Chicago Department of Buildings and Department of Public Health inspectors have been regularly onsite during demolition activities as each respective Department requires. HRP Exchange 55 and Heneghan Wrecking & Excavating Co., Inc. will continue to coordinate, communicate, and work with the City of Chicago representatives as the next steps of demolition work takes place. Questions or concerns for the City of Chicago should be addressed to DOBDemo@cityofchicago.org.

24. In the event of a release of material from the demolition site, is there an early warning system to alert local residents to shelter in place and/or take other steps to avoid exposure and risk?

- Response: The health, safety and welfare of the Little Village community remains of critical importance to HRP Exchange 55 as we continue the construction of a new state-of-the-art, job-creating logistics center in Little Village. Our goal remains to responsibly redevelop this property and work closely with the City of Chicago to build a transformational facility that will provide numerous community benefits and sustainability initiatives. We will continue to work with the City of Chicago, our Demolition Contractor, General Contractor and consultants to ensure the development has a positive effect on the surrounding area and the community.

25. What steps are being taken to ensure that there isn't a repeat of the release of contaminated wastewater into the Chicago Sanitary and Ship Canal?

- Response: Site development activities are being conducted under a Construction and Demolition Activity NPDES permit issued by the Illinois Environmental Protection Agency and follows a Stormwater Pollution Prevention Plan that was specifically developed for use during redevelopment of the site. Heneghan Wrecking & Excavating Co., Inc. and Morgan Harbour Construction are following the requirements of the Stormwater Pollution Prevention Plan to control runoff during storm events.

26. Has the Illinois Attorney General – which has a pending enforcement case – agreed to allow demolition activities to move forward and, if so, under what conditions?

- Response: The City of Chicago is the governmental authority which issues the permits associated with demolition activities. The Illinois Attorney General does not issue permits associated with demolition activities.

27. What steps are being taken to ensure the loads of material transported from the site don't contain lead-containing materials that could become windborne during transit, for example, the use of an XRF detector to ensure characteristically hazardous materials are being appropriately managed?

- Response: Heneghan Wrecking and Excavating Co., Inc. is taking all appropriate precautions as required by applicable law to mitigate material from migrating offsite.

28. Is the site owner/operator(s) a hazardous waste generator for purposes of the Resource Conservation and Recovery Act?

- Response: HRP Exchange 55, LLC and its contractors are processing, storing, recycling, transporting, and disposing of waste materials generated from demolition activities in compliance with all applicable laws. If any of the waste material is regulated as a hazardous waste under the Resource Conservation and Recovery Act, the material is being removed and disposed of off-site at a properly licensed landfill which is authorized to accept such waste.

29. If the site owner/operator(s) are hazardous waste generators, what specific measures are being undertaken to ensure the proper labeling, packaging, transporting and ultimate treatment, storage, and disposal of hazardous wastes?

- HRP Exchange 55, LLC has engaged experienced and, as required, licensed contractors and professionals to manage handling and disposal of waste materials generated from site demolition activities. All labeling, packaging, transporting, recycling, storage, and disposal of waste materials, including any hazardous waste, is being performed in compliance with applicable laws.

30. What Material Data Safety Sheets are posted on the site and can these MSDS Sheets be made available to the public?

- Response: Yes, the SDSs are posted on the site and are available for construction and demolition workers use.

31. What additional workplace safety measures, if any, are being implemented subsequent to the work stoppage that occurred on or about April 11th?

- Response: Heneghan Wrecking & Excavating Co., Inc. and Morgan Harbour Construction are performing the redevelopment work in compliance with law including health and safety laws. These contractors have implemented and are following specific safety plans and dust mitigation plans in place. You may review those at
<https://www.crawfordstation.com/dust-mitigation-plan/>

32. If there are wet weather events, or a series of these events, what steps will be taken to ensure that precipitation doesn't become contaminated runoff by virtue of contact with partially demolished buildings, storage piles, roadways and surface materials?



- Response: Site development activities are being conducted under an IEPA-approved Construction and Demolition Activity NPDES permit issued by the Illinois Environmental Protection Agency and following a Stormwater Pollution Prevention Plan that was specifically developed for use during redevelopment of the site. Heneghan Wrecking & Excavating Co., Inc. and Morgan Harbour Construction are following the requirements of the SWPPP to control runoff during storm events.

33. If there are wet weather events, or a series of these events, what steps will be taken to ensure that precipitation doesn't become contaminated leachate by virtue of contact with partially demolished buildings, storage piles, roadways and surface materials?

- Response: Site development activities are being conducted under an IEPA-approved Construction and Demolition Activity NPDES permit issued by the Illinois Environmental Protection Agency and following a Stormwater Pollution Prevention Plan that was specifically developed for use during redevelopment of the site. Heneghan Wrecking & Excavating Co., Inc. and Morgan Harbour Construction are implementing the requirements of the SWPPP to control runoff during storm events.

34. Will Hilco have a Spanish speaker available for community members to notify on-site members if dust is observed off-site during the demolition?

- Response: Yes. We also have a bilingual hotline available at (312) 796-6281 or HRPinfo@hilcoglobal.com.

As always, you are welcome to reach out to us directly at HRPinfo@hilcoglobal.com or 312-796-6281 with any further questions or comments.

Sincerely,

A handwritten signature in black ink, appearing to read "Roberto Perez".

Roberto Perez, CEO
Hilco Redevelopment Partners, LLC