



**AGENDA**

- 1. **Call to Order**
- 2. **Roll Call**
- 3. **Pledge of Allegiance**
- 4. **Approval of Minutes**
  - a. Minutes of the March 25, 2024 Board of Aldermen Meeting
- 5. **Citizen Comments**
- 6. **Mayor’s Report**
- 7. **City Administrator’s Report**
- 8. **City Attorney’s Report**
- 9. **Staff Reports**
  - a. Parks & Recreation – Vlasik Park Site Work
  - b. Public Works – Environmental Remediation for Former Police Department
- 10. **Aldermanic Comments**
- 11. **Adjourn**

***NOTE:** Due to ongoing City business, all meeting agendas should be considered tentative. Additional issues may be introduced during the course of the meeting.*

***CLOSED SESSION:** Pursuant to Section 610.022 RSMo., The Board of Aldermen could, at any time during the meeting, vote to close the public meeting and move to closed session to discuss legal matters, personnel/employee matters, and/or real estate, as provided under Sections 610.021(1) RSMo., 610.021(2) RSMo., 610.021(3) RSMo.*

***ADA NOTICE:** Residents of Ballwin are afforded an equal opportunity to participate in the programs and services of the City of Ballwin regardless of race, color, religion, sex, age, disability, familial status, national origin or political affiliation. If one requires an accommodation, please call (636) 227-8580 V or (636) 527-9200 TDD or 1-800-735-2466 (Relay Missouri) no later than 5:00 p.m. on the third business day preceding the hearing. Offices are open between 8:00 a.m. and 5:00 p.m. Monday through Friday.*



**BOARD OF ALDERMEN  
Meeting Minutes**

MARCH 25, 2024

7:00 PM 1 GOVERNMENT CTR. BALLWIN, MO 63011

THE MINUTES ARE PREPARED IN SUMMARY TO REFLECT THE OVERALL DISCUSSIONS, NOT VERBATIM QUOTES.

The meeting was called to order by Mayor Pogue at 7:00 p.m.

**ROLL CALL**

Present

Absent

- Mayor Tim Pogue
- Alderman Mike Utt
- Alderman Michael Finley
- Alderman Kevin M. Roach
- Alderman Mark Stallmann
- Alderman Frank Fleming

Alderman Mark Weaver

- Alderman Ross Bullington
- Alderman David Siegel
- City Administrator Eric Sterman
- City Attorney Kyle Cronin

The Pledge of Allegiance was recited.

**MINUTES**

The minutes from the March 11, 2024 Board of Aldermen meeting were submitted for approval. A motion to approve as submitted was made by Alderman Frank Fleming and seconded by Alderman Michael Finley.

**CITIZEN COMMENTS**

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Lori Stringer,  
Lori Stringer brought up questions regarding the St. Louis County Vector Control Contract up for approval at tonight’s Board Meeting. She was wondering how the City utilizes the program and whether St. Louis County could just spray for the City.



**BOARD OF ALDERMEN**  
**Meeting Minutes**

MARCH 25, 2024

7:00 PM 1 GOVERNMENT CTR. BALLWIN, MO 63011

Joe Pereles

Joe Pereles introduced himself to the Board of Aldermen and let them know he was running for State Senate for the residents of Ballwin.

**LEGISLATION**

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**Bill 4188** - AN ORDINANCE SETTING THE REAL ESTATE TAX RATE OF ZERO (0%) PERCENT IN THE CITY OF BALLWIN FOR THE FISCAL PERIOD BEGINNING JANUARY 1, 2024 AND ENDING DECEMBER 31, 2024.

A motion was made by Alderman Frank Fleming and seconded by Alderman Michael Finley for a first reading of Bill 4188, title only. A voice vote was taken with unanimous affirmative result and Bill 4188 was read for the first time, title only.

*Discussion:*

Alderman Mark Stallmann pointed out that this is the 37th year Ballwin has had a zero percent real estate tax.

A motion was made by Alderman Frank Fleming and seconded by Alderman Michael Finley for a second reading of Bill 4188, title only. A voice vote was taken with unanimous affirmative result and Bill 4188 was read for the second time, title only.

A roll call vote was taken for passage and approval of Bill 4188 with the following results:

Ayes: Aldermen Utt, Finley, Roach, Stallmann, Fleming, Bullington, Siegel

Nays: None

Absent: Alderman Weaver

Bill No. 4188 was approved and became Ordinance No. 24-04.

**Bill 4189** - AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF BALLWIN, MISSOURI, TO EXECUTE THE MUNICIPAL HOUSING AND COMMUNITY DEVELOPMENT SUPPLEMENTAL COOPERATION AGREEMENT FOR 2023; AND SUPPLEMENTAL AGREEMENTS THERETO WITH ST. LOUIS COUNTY WITH REGARD TO THE HOUSING AND COMMUNITY DEVELOPMENT ACT OF 1974 AS AMENDED.

A motion was made by Alderman Mark Stallmann and seconded by Alderman Frank Fleming for a first reading of Bill 4189 title only. A voice vote was taken with unanimous affirmative result and Bill 4189 was read for the first time, title only.



**BOARD OF ALDERMEN**  
**Meeting Minutes**

MARCH 25, 2024

7:00 PM 1 GOVERNMENT CTR. BALLWIN, MO 63011

*Discussion:*

Mayor Tim Pogue asked whether this money was used for home improvement. City Administrator Eric Sterman noted it was, and this was an agreement to accept the money through St. Louis County and abide by the federal rules as laid out by the CDBG agreement. The City of Ballwin receives \$40,000 for the program and allows homeowners to receive up to \$7,500 for improvements.

Alderman Mark Stallmann asked how the program was marketed. City Administrator Sterman noted there was sometimes a backlog of applicants so there's no need to advertise, and other years it is advertised through social media and the City newsletter. St. Louis County usually provides marketing materials.

A motion was made by Alderman Michael Finley and seconded by Alderman Frank Fleming for a second reading of Bill 4189, title only. A voice vote was taken with unanimous affirmative result and Bill 4189 was read for the second time, title only.

A roll call vote was taken for passage and approval of Bill 4189 with the following results:

Aye: Aldermen Utt, Finley, Roach, Stallmann, Fleming, Bullington, Siegel

Nay: None

Absent: Alderman Weaver

Bill No. 4189 was approved and became Ordinance No. 24-05.

## **CONSENT ITEMS**

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### **Administration – Delta Dental Renewal**

*Staff recommends accepting the proposal submitted by Delta Dental for moving the renewal date to 7/1/2024 with no rate increase until 7/1/2026.*

*Discussion:*

None.

A motion was made by Alderman Kevin Roach and seconded by Alderman David Siegel to accept staff's recommendation. A voice vote was taken with unanimous affirmative result and the motion passed.

### **Public Works – Tire Changer and Balancer Purchase**

*Staff recommends we purchase the Tire Changer and Balancer from Mohawk Lifts LLC under Missouri state contract number CC232871003.*

*Discussion:*

None.



**BOARD OF ALDERMEN  
Meeting Minutes**

MARCH 25, 2024

7:00 PM 1 GOVERNMENT CTR. BALLWIN, MO 63011

A motion was made by Alderman Kevin Roach and seconded by Alderman David Siegel to accept staff’s recommendation. A voice vote was taken with unanimous affirmative result and the motion passed.

**MAYOR’S REPORT**

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None.

**CITY ADMINISTRATOR’S REPORT**

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City Administrator Eric Sterman noted there was a hearing in Jefferson City on one of the bills to eliminate grocery sales tax. The lobbyist hired by the City and approved by the Board testified on the City’s behalf. Alderman Mark Stallmann asked whether there should be an official position taken by the Board on this issue. City Administrator Sterman noted the Board can, and Alderman Stallmann noted that might be something the Board wants to do at a later meeting.

**CITY ATTORNEY’S REPORT**

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None.

**STAFF REPORTS**

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**Parks & Recreation – North Pointe Concessions**

*Staff recommends awarding the North Pointe Concessions Contract to Martin Bros. based on the pricing provided. The City has worked with Martin Bros for the past three summers and staff would be pleased to work with them again.*

*Discussion:*

Parks & Recreation Director Chris Conway noted the City received only two bids and is recommending the same vendor that has provided service over the past several years.

A motion was made by Alderman Mark Stallmann and seconded by Alderman Ross Bullington to accept staff’s recommendation. A voice vote was taken with unanimous affirmative result and the motion passed.



**BOARD OF ALDERMEN  
Meeting Minutes**

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**Public Works – St. Louis County Vector Control Contract**

*Staff recommends the City of Ballwin continue the contract with St. Louis County along with our program spraying for Mosquitos.*

*Discussion:*

Alderman Kevin Roach left the meeting at 7:14 p.m.

Public Works Director Jim Link noted this contract is for the larviciding and adulticiding for mosquitos through St. Louis County. He also noted the City primarily uses the larviciding from St. Louis County, which typically costs between \$3,000 - \$6,000. He also noted the Public Works Department will begin spraying on May 13th for mosquitos. Alderman Ross Bullington asked whether there was an advantage to the City spraying versus St. Louis Count. Public Works Director Link noted the City sprays on a weekly schedule, but St. Louis County will only spray if they get more than 50 mosquitos in a previously placed trap. Public Works Director Link also noted the City works with St. Louis County on the mosquito control program.

Alderman Michael Finley asked the Board to split this Staff Report into two motions: one to approve a contract with St. Louis County and the second to approve the City spraying for mosquitos. Alderman Finley noted there has been a Health & Safety Committee on mosquito spraying, and the makeup of the Board of Aldermen is still the same as it was during the last vote.

A motion was made by Alderman Michael Finley and seconded by Alderman Mark Stallmann to proceed with the St. Louis County Vector Control contract. A voice vote was taken with unanimous affirmative result and the motion passed.

A motion was made by Alderman Mark Stallmann and seconded by Alderman Ross Bullington to continue the City of Ballwin’s mosquito spraying program. A voice vote was taken and the motion was approved with one nay.

**ALDERMANIC COMMENTS**

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None.



**BOARD OF ALDERMEN**  
**Meeting Minutes**

MARCH 25, 2024

7:00 PM 1 GOVERNMENT CTR. BALLWIN, MO 63011

**ADJOURNMENT**

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A motion was made by Alderman Frank Fleming and seconded by Alderman Michael Finley to adjourn. The motion was passed by unanimous affirmative voice vote and the meeting adjourned at 7:17 p.m.

\_\_\_\_\_ TIM POGUE, MAYOR

ATTEST:

\_\_\_\_\_ MEGAN FREEMAN, CITY CLERK

## Staff Report

**Subject:** Vlasis Park Playground Sitework Contract

**Department/Program:** Parks and Recreation

**Explanation:**

The 2024 Capital Budget includes \$1,651,377 for improvements to the Vlasis Park Playground. Of that \$1.65 million, the City has received two Municipal Parks Grants to cover \$1.15 million of that cost. Previously the Board awarded a contract for the purchase of the new playground equipment. The other large component of this project is the contract for the sitework of the playground area. This includes items such as the ADA accessible ramps on the hillside, the concrete and subsurface for the new playground, the draining for re-activating the splash pad, and the stormwater detention basin as required by MSD. Approximately \$800,000 was budgeted for this portion of the project.

City staff recently solicited bids for the sitework. Bids were solicited by inviting a list of 14 general contractors directly, posting on Dodge Reports, the City's website and the St. Louis Business Journal. One bid from Ideal Landscape was received and read aloud on Thursday, March 26 at 10:00 AM. Two contractors claimed they were too busy to take on another project.

The bid came in over budget at \$1,191,000. Unforeseen expenses related to engineering, MSD and the splash pad have contributed to the increase in expenses from when this project was initially conceived two years ago.

Since then staff and the contractor have been looking at savings opportunities without jeopardizing the play value, aesthetics, and inclusive design elements/ADA accessibility of the project. We are also limited in what scope we can reduce due to the grant requirements. We have reduced the overall bid price through self performing some of the work such as demolition, landscaping and shrinking some of the concrete area included in the original scope. Through these efforts we have lowered the contract price down to \$992,279. Staff is encouraged with the progress that has been made through discussions with the contractor.

Staff, the City's contracted engineer, and the contractor are still working through some of these details in an attempt to balance a reduced cost with maintaining the viability of the project. However, time is of the essence as this work must be done in the warmer months. We had originally hoped to have the work completed this summer in time for Ballwin Days, however, the contractor has told us that is not feasible. They have indicated they can start the work soon but the contracted completion time is 210 days (7 months) which would mean completion in November. Therefore, any delay in awarding the contract and/or demolition of the current playground would push the project out further into the colder months which risks delays.



The project is over budget but we are obligated to move forward with the project due to the grant awards and the already purchased playground. While we will continue to seek cost savings opportunities any large reductions would result in a loss of play value and/or inclusive design elements/ADA accessibility to the project which would not be desirable. The City is in the process of receiving \$97,000 in underpaid sales taxes for 2023 from St. Louis County. It is staff's recommendation to use that money to cover part of the shortfall on this project. In addition, we will consider reducing or holding off on other items this year to help make up the remainder of the shortfall.

Ideal Landscape has had an outstanding working relationship with the city for the past ten years. Ideal performed the work at Ferris Park in 2014 and 2020, and in Holloway Park in 2023.

**Recommendation:**

Staff recommends awarding the contract to Ideal Landscape with a budget not to exceed \$992,279.

**Submitted By:** Chris Conway, CPRP, Director of Parks and Recreation

**Date:** April 8, 2024



# Staff Report

**RE:** Demolition of Former Police Station

**Department/Program:** Public Works

**Explanation:** The City solicited bids on January 12, 2024 for pre-demolition testing for asbestos on the former Police Station. That testing was required in order to obtain the demolition permit from St. Louis County.

2024 Pre demo Bids	Total Cost
Enpaq, LLC	\$5,875.00
Ian St. John	\$2,800.00
Intertek-PSI	\$3,435.00

Staff selected Ian St. John to perform the inspection. Their report is attached to this memo.

The City then solicited bids from four companies for asbestos abatement. Two companies declined to bid. The lowest bidder is Environmental Operations, Inc.

2024 Asbestos abatement Bids	Total Cost
Alloy Group	\$38,820.00
Environmental Operations, Inc.	\$25,580.00
AB-Henso	No Bid
Cenpro Services	No Bid

**Recommendation:** We recommend awarding the unit price contract to Environmental Operations, Inc. not to exceed \$25,580.00 for the asbestos abatement so we may proceed with obtaining the proper St. Louis County permit for demolition.

**Submitted By:** Jim Link

**Date:** 4/8/2024

**St. John Environmental Consulting LLC**  
5515 Grace Avenue, St. Louis, MO 63116  
Phone: (314)-853-4668  
Email: [ian@stjohnenv.com](mailto:ian@stjohnenv.com)  
**SDVOSB**



February 1, 2024

Mr. Jim Link  
City of Ballwin

**RE: Asbestos Bulk Sampling Survey: 300 Park Drive, Ballwin, Missouri  
Project # 2402-029**

Dear Mr. Link:

Thank you for allowing St. John Environmental Consulting (SEC) the opportunity to perform the asbestos sampling on the property located at 300 Park Drive, Ballwin, Missouri. Under the US EPA Federal NESHAPs regulations, structures planned for renovation and demolition must have all suspect asbestos containing materials to be impacted sampled by a licensed inspector and analyzed by an accredited testing laboratory. The structures identified were sampled according to the Federal Requirements. **There is no Sample #13**

- Sample #1 – 2X2 White Large & Small Pin Ceiling Tile – Non-Asbestos Containing
- Sample #2 – Drywall / Joint Compound – Non-Asbestos Containing
- Sample #3 – Yellow Carpet Glue – Non-Asbestos Containing
- Sample #4 – 4” Dark Gray Covebase / Mastic – Non-Asbestos Containing
- Sample #5 – 2X2 White Worm & Pin Ceiling Tile – Non-Asbestos Containing
- Sample #6 – 12X12 Beige with Gray Floor Tile / Mastic – Non-Asbestos Containing
- Sample #7 – 12X12 Light Blue Floor Tile / Mastic – Non-Asbestos Containing
- Sample #8 – White Sink Insulation – Non-Asbestos Containing
- Sample #9 – 12X23 Tan Floor Tile / Mastic – Non-Asbestos Containing
- Sample #10 – 12X12 White Floor Tile / Mastic – Non-Asbestos Containing
- Sample #11 – 4” Light Gray Covebase / Mastic – Non-Asbestos Containing
- Sample #12 – 4” Green Covebase / Mastic – Non-Asbestos Containing
- Sample #14 – 12X12 Darker Beige with Gray Floor Tile / Mastic – Asbestos Containing (100 Square Feet)
- Sample #15 – Pipe Fitting – Asbestos Containing (Approximately 30 in HVAC, Bathrooms, and Lower Level)
- Sample #16 – 6X6 White Ceiling Tile – Non-Asbestos Containing
- Sample #17 – 2X2 Flat White Ceiling Tile – Non-Asbestos Containing
- Sample #18 – Black Mastic Under Carpet Glue – Asbestos Containing (2100 Square Feet)
- Sample #19 – 12X12 Blue Floor Tile / Mastic – Non-Asbestos Containing
- Sample #20 – 3” Black Covebase / Mastic – Non-Asbestos Containing
- Sample #21 – 3” Green Covebase / Mastic – Non-Asbestos Containing
- Sample #22 – 12X12 Green Floor Tile / Mastic – Non-Asbestos Containing

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**SDVOSB**



- Sample #23 – Gray Sink Insulation – Non-Asbestos Containing
- Sample #24 – Window Caulk – Asbestos Containing (94 Windows, 8 Doors, and 1 Garage Door)
- Sample #25 – Black Condensate Wrap – Non-Asbestos Containing

All quantities are to be verified by any contractor bidding for the removal.

Enclosed please find Bulk Sampling Forms, Laboratory Results, and applicable certifications. If you have any questions, please contact us at (314) 853.4668. Thank You.

Respectfully,

A handwritten signature in black ink, appearing to read "Ian St. John", written over a horizontal line.

Ian St. John  
President



**SEEML Asbestos Chain-of-Custody Form**  
 102 Edinburgh Court, Greenville, SC. 29607  
 Ph: (864) 233-3770, Fax: (864) 233-6589  
 WWW.SEEML.COM  
 NVLAP Lab ID: 201031-0

SEEML Ref# <u>G-240122108</u>		Lab ID: <u>550-621</u>	
Company: <u>St. John Environmental Consulting</u>		Date Sample: <u>1-19-2024</u>	
Project Manager: <u>Ian St. John</u>		Project Name: <u>OLD Ballwin Police Dept.</u>	
Address: <u>5515 Grace Avenue</u>		Project Location: <u>200 Park Dr</u>	
City, State, Zip: <u>St. Louis, MO 63116</u>		<u>Ballwin MO.</u>	
Phone: <u>314-853-4668</u>		Project No:	
Email: <u>ian@stjohnenv.com</u>			
PLM TAT: RUSH <u>SAME DAY</u> NEXT DAY 2DAY 3 DAY 4 DAY 5 DAY			
PLM-Bulk: Positive Stop Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> <input checked="" type="checkbox"/> PLM 600/R-93-116 (<1%) <input type="checkbox"/> PLM NOB (<1%) Gravimetric		PCM-AIR <input type="checkbox"/> NIOSH 7400 SOIL/ROCK/VERMICULITE <input type="checkbox"/> PLM CARB 435- Level A (400 Point Count <0.25%) <input type="checkbox"/> PLM CARB 435- Level B (1000 Point Count <0.1%) <input type="checkbox"/> Cincinnati Method EPA 600/R-04/004 by PLM	
Point Count Positive Stop Yes <input type="checkbox"/> No <input type="checkbox"/> <input type="checkbox"/> 400 w/o Gravimetric (<0.25%) <input type="checkbox"/> 1000 w/o Gravimetric (0.1%) <input type="checkbox"/> 400 with Gravimetric (0.25%) <input type="checkbox"/> 1000 with Gravimetric (<0.1%)			
TEM: SAME DAY NEXT DAY 2DAY 3DAY 4DAY 5DAY			
*TEM Analysis is subcontracted. TAT starts after PLM results have been submitted by SEEML, unless otherwise requested.			
Sample ID	Description/Location	Analysis Type	Comments
<u>See Attached</u>			
Relinquished by:		Received by: <u>[Signature]</u>	
Time/Date:		Time/Date: <u>1-22-24</u>	

St. John Environmental Consulting  
 5515 Grace Avenue  
 St. Louis, MO 63116  
 Tel: (314) 853-4668  
 Email: ian@stjohnenv.com

### Asbestos Bulk Sampling Form

Project Number: 2402-029	Taken By: Ian St. John	Date: 1/19/24
Client: City of Ballwin	Facility: Old Ballwin Police Department	
Address: 200 Park Dive	Address: 300 Park Drive	
City/State: Ballwin, MO	City/State: Ballwin, MO	
Contact: Jim Link	Phone Number: N/A	
Results Needed By: 24 Hours	Page: 1 of 4	

Sample No.	Sample Description	Sample Location
1-01	2X2 White Large & Small Pin Ceiling Tile	1st Floor
1-02	2X2 White Large & Small Pin Ceiling Tile	1st Floor
1-03	2X2 White Large & Small Pin Ceiling Tile	1st Floor
2-01	Drywall / Joint Compound	Throughout
2-02	Drywall / Joint Compound	Throughout
2-03	Drywall / Joint Compound	Throughout
3-01	Yellow Carpet Glue	1st Floor
3-02	Yellow Carpet Glue	1st Floor
3-03	Yellow Carpet Glue	1st Floor
4-01	4" Dark Gray Covebase / Mastic	1st Floor
4-02	4" Dark Gray Covebase / Mastic	1st Floor
4-03	4" Dark Gray Covebase / Mastic	1st Floor
5-01	2X2 White Worm & Pin Ceiling Tile	1st Floor
5-02	2X2 White Worm & Pin Ceiling Tile	1st Floor
5-03	2X2 White Worm & Pin Ceiling Tile	1st Floor
6-01	12X12 Beige with Gray Floor Tile / Mastic	1st Floor Front
6-02	12X12 Beige with Gray Floor Tile / Mastic	1st Floor Front
6-03	12X12 Beige with Gray Floor Tile / Mastic	1st Floor Front
7-01	12X12 Light Blue Floor Tile / Mastic	1st Floor Front
7-02	12X12 Light Blue Floor Tile / Mastic	1st Floor Front
7-03	12X12 Light Blue Floor Tile / Mastic	1st Floor Front

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Section 9, Item b.

### Asbestos Bulk Sampling Form

Project Number: 2402-029	Taken By: Ian St. John	Date: 1/19/24
Client: City of Ballwin	Facility: Old Ballwin Police Department	
Address: 200 Park Drive	Address: 300 Park Drive	
City/State: Ballwin, MO	City/State: Ballwin, MO	
Contact: Jim Link	Phone Number: N/A	
Results Needed By: 24 Hours	Page: 2 of 4	

Sample No.	Sample Description	Sample Location
8-01	White Sink Insulation	1st Floor Kitchen
8-02	White Sink Insulation	1st Floor Kitchen
8-03	White Sink Insulation	1st Floor Kitchen
9-01	12X12 Tan Floor Tile / Mastic	Dispatch
9-02	12X12 Tan Floor Tile / Mastic	Dispatch
9-03	12X12 Tan Floor Tile / Mastic	Dispatch
10-01	12X12 White Floor Tile / Mastic	Dispatch
10-02	12X12 White Floor Tile / Mastic	Dispatch
10-03	12X12 White Floor Tile / Mastic	Dispatch
11-01	4" Light Gray Covebase / Mastic	Dispatch Closet
11-02	4" Light Gray Covebase / Mastic	Dispatch Closet
11-03	4" Light Gray Covebase / Mastic	Dispatch Closet
12-01	4" Green Covebase / Mastic	Dispatch
12-02	4" Green Covebase / Mastic	Dispatch
12-03	4" Green Covebase / Mastic	Dispatch
14-01	12X12 Darker Beige with Gray Floor Tile / Mastic	HVAC 1st Layer
14-02	12X12 Darker Beige with Gray Floor Tile / Mastic	Bathroom by HVAC 2nd Layer
14-03	12X12 Darker Beige with Gray Floor Tile / Mastic	Bathroom by HVAC 2nd Layer
15-01	Pipe Fittings	Basement HVAC
15-02	Pipe Fittings	Basement at South End
15-03	Pipe Fittings	Basement at HVAC

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 St. Louis, MO 63116  
 Tel: (314) 853-4668  
 Email: lan@stjohnenv.com

Section 9, Item b.

### Asbestos Bulk Sampling Form

Project Number: 2402-029	Taken By: Ian St. John	Date: 1/19/24
Client: City of Ballwin	Facility: Old Ballwin Police Department	
Address: 200 Park Drive	Address: 300 Park Drive	
City/State: Ballwin, MO	City/State: Ballwin, MO	
Contact: Jim Link	Phone Number: N/A	
Results Needed By: 24 Hours	Page: 3 of 4	

Sample No.	Sample Description	Sample Location
16-01	6X6 White Ceiling Tile	Town Hall
16-02	6X6 White Ceiling Tile	Town Hall
16-03	6X6 White Ceiling Tile	Town Hall
17-01	2X2 Flat White Ceiling Tile	1st Floor Offices
17-02	2X2 Flat White Ceiling Tile	1st Floor Offices
17-03	2X2 Flat White Ceiling Tile	1st Floor Offices
18-01	Black Mastic Under Carpet Glue	Multiple Rooms
18-02	Black Mastic Under Carpet Glue	Multiple Rooms
18-03	Black Mastic Under Carpet Glue	Multiple Rooms
19-01	12X12 Blue Floor Tile / Mastic	1st Floor Hallway
19-02	12X12 Blue Floor Tile / Mastic	1st Floor Hallway
19-03	12X12 Blue Floor Tile / Mastic	1st Floor Hallway
20-01	3" Black Covebase / Mastic	1st Floor
20-02	3" Black Covebase / Mastic	1st Floor
20-03	3" Black Covebase / Mastic	1st Floor
21-01	3" Green Covebase / Mastic	Lower Level Nurse
21-02	3" Green Covebase / Mastic	Lower Level Nurse
21-03	3" Green Covebase / Mastic	Lower Level Nurse
22-01	12X12 Green Floor Tile / Mastic	Lower Level Nurse
22-02	12X12 Green Floor Tile / Mastic	Lower Level Nurse
22-03	12X12 Green Floor Tile / Mastic	Lower Level Nurse



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Tel: (314) 853-4668  
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### Asbestos Bulk Sampling Form

**Project Number:** 2402-029  
**Client:** City of Ballwin  
**Address:** 200 Park Dive  
**City/State:** Ballwin, MO  
**Contact:** Jim Link  
**Results Needed By:** 24 Hours

**Taken By:** Ian St. John  
**Facility:** Old Ballwin Police Department  
**Address:** 300 Park Drive  
**City/State:** Ballwin, MO  
**Phone Number:** N/A  
**Page:** 4 of 4

**Date:** 1/19/24

Sample No.	Sample Description	Sample Location
23-01	Gray Sink Insulation	Nurses Office
23-02	Gray Sink Insulation	Nurses Office
23-03	Gray Sink Insulation	Nurses Office
24-01	Window Caulk	Exterior
24-02	Window Caulk	Exterior
24-03	Window Caulk	Exterior
25-01	Black Condensate Wrap	Lower HVAC
25-02	Black Condensate Wrap	Lower HVAC
25-03	Black Condensate Wrap	Lower HVAC



**Southeast Environmental Microbiology Laboratories - Asbestos Division**

102 Edinburgh Court Greenville, SC 29607  
 Phone: 864-233-3770, Fax: 864-233-6589 , www.seeml.com  
 NVLAP Lab ID:201031-0 xas Lic: 300474

**PLM Asbestos Bulk Sample Summary**

Client: St. John Environmental Consulting  " " 314)853-4668/ian@stjohnenv.com, mak@seeml.com  Rev.3 Samples 15-01 to 15-03 were added at a later date.	Date Sampled:	01/19/2024	
	Date Received:	01/22/2024	
	Date Analyzed:	01/22/2024	
	Date Reported:	01/22/24	
	Date Revised:	01/25/2024	
	Project Name:	Old Ballwin Police Dept	
	Project No:		
Analyzed by:	Emily McElveen	Project Address:	200 Park Dr
		City, State, ZIP:	Ballwin, MO
Methodology:	EPA/600/R-93/116 Without Gravimetry	SEEML Ref#:	G-240122108

Lab No.:	Client No.:	% Asbestos Type	% Fibrous Non-Asbestos Material Type	% Non-Fibrous Material	Description/Location
550A	1-01	None Detected	35% Min Wool,50% Cellulose	10% Binder/Filler,5% Perlite	(White) Ceiling Tile/1st Floor
551A	1-02	None Detected	35% Min Wool,50% Cellulose	10% Binder/Filler,5% Perlite	(White) Ceiling Tile/1st Floor
552A	1-03	None Detected	35% Min Wool,50% Cellulose	10% Binder/Filler,5% Perlite	(White) Ceiling Tile/1st Floor
553A	2-01	None Detected	None Detected	100% Binder/Filler	(White) Joint Compound/Throughout
553B	2-01	None Detected	30% Cellulose	70% Gypsum	(White) Drywall/Throughout
554A	2-02	None Detected	None Detected	100% Binder/Filler	(White) Joint Compound/Throughout
554B	2-02	None Detected	30% Cellulose	70% Gypsum	(White) Drywall/Throughout
555A	2-03	None Detected	None Detected	100% Binder/Filler	(White) Joint Compound/Throughout
555B	2-03	None Detected	25% Cellulose	75% Gypsum	(White) Drywall/Throughout

**Approved By: Andrea Berrios**

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**Southeast Environmental Microbiology Laboratories - Asbestos Division**

102 Edinburgh Court Greenville, SC 29607  
 Phone: 864-233-3770, Fax: 864-233-6589 , www.seeml.com  
 NVLAP Lab ID:201031-0 xas Lic: 300474

**PLM Asbestos Bulk Sample Summary**

Client: St. John Environmental Consulting		Date Sampled:	01/19/2024	
" 314)853-4668/ian@stjohnenv.com, mak@seeml.com  Rev.3 Samples 15-01 to 15-03 were added at a later date.		Date Received:	01/22/2024	
		Date Analyzed:	01/22/2024	
		Date Reported:	01/22/2024	
		Date Revised:	01/25/2024	
		Project Name:	Old Ballwin Police Dept	
Analyzed by: Emily McElveen	Project No:			
Methodology: EPA/600/R-93/116 Without Gravimetry	Project Address:	200 Park Dr		
	City, State, ZIP:	Ballwin, MO		
	SEEML Ref#:	G-240122108		
Lab No.:	% Asbestos Type	% Fibrous Non-Asbestos Material Type	% Non-Fibrous Material	Description/Location
Client No.:				
556A	None Detected	None Detected	100% Organic Matrix	(Yellow) Mastic/1st Floor
3-01				
557A	None Detected	None Detected	100% Organic Matrix	(Yellow) Mastic/1st Floor
3-02				
558A	None Detected	None Detected	100% Organic Matrix	(Yellow) Mastic/1st Floor
3-03				
559A	None Detected	None Detected	100% Binder/Filler	(Gray) Cove Base/1st Floor
4-01				
559B	None Detected	None Detected	100% Organic Matrix	(Tan) Mastic/1st Floor
4-01				
560A	None Detected	None Detected	100% Organic Matrix	(Gray) Cove Base/1st Floor
4-02				
560B	None Detected	None Detected	100% Organic Matrix	(Tan) Mastic/1st Floor
4-02				
561A	None Detected	None Detected	100% Organic Matrix	(Gray) Cove Base/1st Floor
4-03				
561B	None Detected	None Detected	100% Organic Matrix	(Tan) Mastic/1st Floor
4-03				

**Approved By: Andrea Berrios**

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 NVLAP Lab ID:201031-0 xas Lic: 300474

**PLM Asbestos Bulk Sample Summary**

Client: St. John Environmental Consulting		Date Sampled:	01/19/2024	
" 314)853-4668/ian@stjohnenv.com, mak@seeml.com  Rev.3 Samples 15-01 to 15-03 were added at a later date.		Date Received:	01/22/2024	
		Date Analyzed:	01/22/2024	
		Date Reported:	01/22/2024	
		Date Revised:	01/25/2024	
		Project Name:	Old Ballwin Police Dept	
Analyzed by: Emily McEiveen	Project No:			
Methodology: EPA/600/R-93/116 Without Gravimetry	Project Address:	200 Park Dr		
	City, State, ZIP:	Ballwin, MO		
	SEEML Ref#:	G-240122108		
Lab No.:	% Asbestos Type	% Fibrous Non-Asbestos Material Type	% Non-Fibrous Material	Description/Location
Client No.:				
562A	None Detected	40% Min Wool,45% Cellulose	10% Binder/Filler,5% Perlite	(White) Ceiling Tile/1st Floor
5-01				
563A	None Detected	40% Min Wool,45% Cellulose	10% Binder/Filler,5% Perlite	(White) Ceiling Tile/1st Floor
5-02				
564A	None Detected	40% Min Wool,45% Cellulose	10% Binder/Filler,5% Perlite	(White) Ceiling Tile/1st Floor
5-03				
565A	None Detected	None Detected	100% Organic Matrix	(Gray) Floor Tile/1st Floor Front
6-01				
565B	None Detected	None Detected	100% Organic Matrix	(Yellow) Mastic/1st Floor Front
6-01				
566A	None Detected	None Detected	100% Organic Matrix	(Gray) Floor Tile/1st Floor Front
6-02				
566B	None Detected	None Detected	100% Organic Matrix	(Yellow) Mastic/1st Floor Front
6-02				
567A	None Detected	None Detected	100% Organic Matrix	(Gray) Floor Tile/1st Floor Front
6-03				
567B	None Detected	None Detected	100% Organic Matrix	(Yellow) Mastic/1st Floor Front
6-03				

**Approved By: Andrea Berrios**

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 NVLAP Lab ID:201031-0 xas Lic: 300474

**PLM Asbestos Bulk Sample Summary**

Client: St. John Environmental Consulting  " " " " " " 314)853-4668/ian@stjohnenv.com, mak@seeml.com  Rev.3 Samples 15-01 to 15-03 were added at a later date.	Date Sampled:	01/19/2024
	Date Received:	01/22/2024
	Date Analyzed:	01/22/2024
	Date Reported:	01/22/2024
	Date Revised:	01/25/2024
	Project Name:	Old Ballwin Police Dept
	Project No:	

Analyzed by:	Emily McElveen	Project Address:	200 Park Dr
		City, State, ZIP:	Ballwin, MO

Methodology:	EPA/600/R-93/116 Without Gravimetry	SEEML Ref#:	G-240122108
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Lab No.:	Client No.:	% Asbestos Type	% Fibrous Non-Asbestos Material Type	% Non-Fibrous Material	Description/Location
568A	7-01	None Detected	None Detected	100% Organic Matrix	(Blue) Floor Tile/1st Floor Front
568B	7-01	None Detected	None Detected	100% Organic Matrix	(Black) Mastic/1st Floor Front
569A	7-02	None Detected	None Detected	100% Organic Matrix	(Blue) Floor Tile/1st Floor Front
569B	7-02	None Detected	None Detected	100% Organic Matrix	(Black) Mastic/1st Floor Front
570A	7-03	None Detected	None Detected	100% Organic Matrix	(Blue) Floor Tile/1st Floor Front
570B	7-03	None Detected	None Detected	100% Organic Matrix	(Black) Mastic/1st Floor Front
571A	8-01	None Detected	7% Cellulose	93% Organic Matrix	(Off-White) Sink Undercoating/1st Floor Kitchen
572A	8-02	None Detected	7% Cellulose	93% Organic Matrix	(Off-White) Sink Undercoating/1st Floor Kitchen
573A	8-03	None Detected	7% Cellulose	93% Organic Matrix	(Off-White) Sink Undercoating/1st Floor Kitchen

**Approved By: Andrea Berrios**

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 NVLAP Lab ID:201031-0 xas Lic: 300474

**PLM Asbestos Bulk Sample Summary**

Client: St. John Environmental Consulting		Date Sampled:	01/19/2024	
		Date Received:	01/22/2024	
		Date Analyzed:	01/22/2024	
" 314)853-4668/ian@stjohnenv.com, mak@seeml.com		Date Reported:	01/22/2024	
		Date Revised:	01/25/2024	
Rev.3 Samples 15-01 to 15-03 were added at a later date.		Project Name:	Old Ballwin Police Dept	
		Project No:		
Analyzed by:	Emily McElveen	Project Address:	200 Park Dr	
		City, State, ZIP:	Ballwin, MO	
Methodology:	EPA/600/R-93/116 Without Gravimetry	SEEML Ref#:	G-240122108	
Lab No.:	% Asbestos Type	% Fibrous Non-Asbestos Material Type	% Non-Fibrous Material	Description/Location
Client No.:				
574A	None Detected	None Detected	100% Organic Matrix	(Gray) Floor Tile/1st Floor Kitchen
9-01				
574B	None Detected	None Detected	100% Organic Matrix	(Yellow) Mastic/1st Floor Kitchen
9-01				
575A	None Detected	None Detected	100% Organic Matrix	(Gray) Floor Tile/1st Floor Kitchen
9-02				
575B	None Detected	None Detected	100% Organic Matrix	(Yellow) Mastic/1st Floor Kitchen
9-02				
576A	None Detected	None Detected	100% Organic Matrix	(Gray) Floor Tile/1st Floor Kitchen
9-03				
576B	None Detected	None Detected	100% Organic Matrix	(Yellow) Mastic/1st Floor Kitchen
9-03				
577A	None Detected	None Detected	100% Organic Matrix	(Clear) Mastic/Dispatch
10-01				
577B	None Detected	None Detected	100% Organic Matrix	(Gray) Floor Tile/Dispatch
10-01				
577C	None Detected	None Detected	100% Organic Matrix	(Tan) Mastic/Dispatch
10-01				

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 NVLAP Lab ID:201031-0 xas Lic: 300474

**PLM Asbestos Bulk Sample Summary**

Client: St. John Environmental Consulting		Date Sampled:	01/19/2024	
		Date Received:	01/22/2024	
		Date Analyzed:	01/22/2024	
314)853-4668/ian@stjohnenv.com, mak@seeml.com		Date Reported:	01/22/2024	
		Date Revised:	01/25/2024	
Rev.3 Samples 15-01 to 15-03 were added at a later date.		Project Name:	Old Ballwin Police Dept	
		Project No:		
Analyzed by:	Emily McElveen	Project Address:	200 Park Dr	
		City, State. ZIP:	Ballwin, MO	
Methodology:	EPA/600/R-93/116 Without Gravimetry	SEEML Ref#:	G-240122108	
Lab No.:	% Asbestos Type	% Fibrous Non-Asbestos Material Type	% Non-Fibrous Material	Description/Location
Client No.:				
577D	None Detected	None Detected	100% Binder/Filler	(Gray) Leveling Compound g/Dispatch
10-01				
578A	None Detected	None Detected	100% Organic Matrix	(Clear) Mastic/Dispatch
10-02				
578B	None Detected	None Detected	100% Organic Matrix	(Gray) Floor Tile/Dispatch
10-02				
578C	None Detected	None Detected	100% Organic Matrix	(Tan) Mastic/Dispatch
10-02				
578D	None Detected	None Detected	100% Binder/Filler	(Gray) Leveling Compound/Dispatch
10-02				
579A	None Detected	None Detected	100% Organic Matrix	(Clear) Mastic/Dispatch
10-03				
579B	None Detected	None Detected	100% Organic Matrix	(Gray) Floor Tile/Dispatch
10-03				
579C	None Detected	None Detected	100% Organic Matrix	(Tan) Mastic/Dispatch
10-03				
579D	None Detected	None Detected	100% Binder/Filler	(Gray) Leveling Compound gg/Dispatch
10-03				

**Approved By: Andrea Berrios**

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 NVLAP Lab ID:201031-0 xas Lic: 300474

**PLM Asbestos Bulk Sample Summary**

Client: St. John Environmental Consulting		Date Sampled:	01/19/2024	
		Date Received:	01/22/2024	
		Date Analyzed:	01/22/2024	
314)853-4668/ian@stjohnenv.com, mak@seeml.com		Date Reported:	01/22/2024	
		Date Revised:	01/25/2024	
Rev.3 Samples 15-01 to 15-03 were added at a later date.		Project Name:	Old Ballwin Police Dept	
		Project No:		
Analyzed by:	Emily McElveen	Project Address:	200 Park Dr	
		City, State. ZIP:	Ballwin, MO	
Methodology:	EPA/600/R-93/116 Without Gravimetry	SEEML Ref#:	G-240122108	
Lab No.:	% Asbestos Type	% Fibrous Non-Asbestos Material Type	% Non-Fibrous Material	Description/Location
Client No.:				
580A	None Detected	None Detected	100% Organic Matrix	(Gray) Cove Base/Dispatch Closet
11-01				
580B	None Detected	None Detected	100% Organic Matrix	(Tan) Mastic/Dispatch Closet
11-01				
581A	None Detected	None Detected	100% Organic Matrix	(Gray) Cove Base/Dispatch Closet
11-02				
581B	None Detected	None Detected	100% Organic Matrix	(Tan) Mastic/Dispatch Closet
11-02				
582A	None Detected	None Detected	100% Organic Matrix	(Gray) Cove Base/Dispatch Closet
11-03				
582B	None Detected	None Detected	100% Organic Matrix	(Tan) Mastic/Dispatch Closet
11-03				
583A	None Detected	None Detected	100% Organic Matrix	(Green) Cove Base/Dispatch
12-01				
583B	None Detected	None Detected	100% Organic Matrix	(Yellow) Mastic/Dispatch
12-01				
584A	None Detected	None Detected	100% Organic Matrix	(Green) Cove Base/Dispatch
12-02				

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 NVLAP Lab ID:201031-0 xas Lic: 300474

**PLM Asbestos Bulk Sample Summary**

Client: St. John Environmental Consulting  " " 314)853-4668/ian@stjohnenv.com, mak@seeml.com  Rev.3 Samples 15-01 to 15-03 were added at a later date.	Date Sampled:	01/19/2024	
	Date Received:	01/22/2024	
	Date Analyzed:	01/22/2024	
	Date Reported:	01/22/2024	
	Date Revised:	01/25/2024	
	Project Name:	Old Ballwin Police Dept	
	Project No.:		
Analyzed by:	Emily McElveen	Project Address:	200 Park Dr
		City, State, ZIP:	Ballwin, MO
Methodology:	EPA/600/R-93/116 Without Gravimetry	SEEML Ref#:	G-240122108

Lab No.:	Client No.:	% Asbestos Type	% Fibrous Non-Asbestos Material Type	% Non-Fibrous Material	Description/Location
584B	12-02	None Detected	None Detected	100% Organic Matrix	(Yellow) Mastic/Dispatch
585A	12-03	None Detected	None Detected	100% Organic Matrix	(Green) Cove Base/Dispatch
585B	12-03	None Detected	None Detected	100% Organic Matrix	(Tan) Mastic/Dispatch
586A	14-01	None Detected	None Detected	100% Organic Matrix	(Off-White) Floor Tile/HVAC
586B	14-01	2% Chrysotile	None Detected	98%	(Black) Mastic/HVAC
587A	14-02	None Detected	None Detected	100% Organic Matrix	(Off-White) Floor Tile/Bath By HVAC 2
587B	14-02	<b>POSITIVE STOP</b>			(Black) Mastic/Bath By HVAC 2
588A	14-03	None Detected	None Detected	100% Organic Matrix	(Off-White) Floor Tile/Bath By HVAC 2
588B	14-03	<b>POSITIVE STOP</b>			(Black) Mastic/Bath By HVAC 2

Approved By: Andrea Berrios

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 NVLAP Lab ID:201031-0 xas Lic: 300474

**PLM Asbestos Bulk Sample Summary**

Client: St. John Environmental Consulting		Date Sampled:	01/19/2024	
		Date Received:	01/22/2024	
		Date Analyzed:	01/22/2024	
314)853-4668/ian@stjohnenv.com, mak@seeml.com		Date Reported:	01/22/2024	
Rev.3 Samples 15-01 to 15-03 were added at a later date.		Date Revised:	01/25/2024	
		Project Name:	Old Ballwin Police Dept	
		Project No:		
Analyzed by:	Emily McElveen/Andrea Berrios	Project Address:	200 Park Dr	
		City, State. ZIP:	Ballwin, MO	
Methodology:	EPA/600/R-93/116 Without Gravimetry	SEEML Ref#:	G-240122108	
Lab No.:	% Asbestos Type	% Fibrous Non-Asbestos Material Type	% Non-Fibrous Material	Description/Location
Client No.:				
589A	None Detected	85% Cellulose	15% Binder/Filler	(Off-White) Fibrous Material/Bsmnt HVAC
15-01				
589B	1% Amosite	20% Mineral Wool	79% Binder/Filler	(Gray) Pipe Fitting/Bsmnt HVAC
15-01				
590A	POSITIVE STOP			(Gray) Pipe Fitting/Bsmt @ S End
15-02				
591A	POSITIVE STOP			(Gray) Pipe Fitting/Bsmt @ HVAC
15-03				
592A	None Detected	40% Fiberglass,55% Min Wool	5% Binder/Filler	(White) Ceiling Tile/Townhall
16-01				
593A	None Detected	40% Fiberglass,55% Min Wool	5% Binder/Filler	(White) Ceiling Tile/Townhall
16-02				
594A	None Detected	40% Fiberglass,55% Min Wool	5% Binder/Filler	(White) Ceiling Tile/Townhall
16-03				
595A	None Detected	40% Min Wool,45% Cellulose	10% Binder/Filler,5% Perlite	(White) Ceiling Tile/1st Floor Offices
17-01				
596A	None Detected	40% Min Wool,45% Cellulose	10% Binder/Filler,5% Perlite	(White) Ceiling Tile/1st Floor Offices
17-02				

**Approved By: Andrea Berrios**

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**Southeast Environmental Microbiology Laboratories - Asbestos Division**

102 Edinburgh Court Greenville, SC 29607  
 Phone: 864-233-3770, Fax: 864-233-6589 , www.seeml.com  
 NVLAP Lab ID:201031-0 xas Lic: 300474

**PLM Asbestos Bulk Sample Summary**

Client: St. John Environmental Consulting		Date Sampled:	01/19/2024		
		Date Received:	01/22/2024		
		Date Analyzed:	01/22/2024		
314)853-4668/ian@stjohnenv.com, mak@seeml.com		Date Reported:	01/22/2024		
		Date Revised:	01/25/2024		
Rev.3 Samples 15-01 to 15-03 were added at a later date.		Project Name:	Old Ballwin Police Dept		
		Project No:			
Analyzed by:	Emily McElveen	Project Address:	200 Park Dr		
		City, State. ZIP:	Ballwin, MO		
Methodology:	EPA/600/R-93/116 Without Gravimetry	SEEML Ref#:	G-240122108		
Lab No.:	Client No.:	% Asbestos Type	% Fibrous Non-Asbestos Material Type	% Non-Fibrous Material	Description/Location
597A	17-03	None Detected	40% Min Wool,45% Cellulose	10% Binder/Filler,5% Perlite	(White) Ceiling Tile/1st Floor Offices
598A	18-01	None Detected	None Detected	100% Organic Matrix	(Tan) Mastic/Multirooms
598B	18-01	3% Chrysotile	None Detected	97% Organic Matrix	(Black) Mastci/Multirooms
599A	18-02	None Detected	None Detected	100% Organic Matrix	(Tan) Mastic/Multirooms
599B	18-02	POSITIVE STOP			(Black) Mastic/Multirooms
600A	18-03	None Detected	None Detected	100% Organic Matrix	(Tan) Mastic/Multirooms
600B	18-03	POSITIVE STOP			(Black) Mastic/Multirooms
601A	19-01	None Detected	None Detected	100% Organic Matrix	(Blue) Floor Tile/1st Floor Hall
601B	19-01	None Detected	None Detected	100% Organic Matrix	(Yellow) Mastic/1st Floor Hall

Approved By: Andrea Berrios

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 NVLAP Lab ID:201031-0 xas Lic: 300474

**PLM Asbestos Bulk Sample Summary**

Client: St. John Environmental Consulting  " " " " " " 314)853-4668/ian@stjohnenv.com, mak@seeml.com  Rev.3 Samples 15-01 to 15-03 were added at a later date.	Date Sampled:	01/19/2024
	Date Received:	01/22/2024
	Date Analyzed:	01/22/2024
	Date Reported:	01/22/2024
	Date Revised:	01/25/2024
	Project Name:	Old Ballwin Police Dept

Analyzed by:	Emily McElveen	Project Address:	200 Park Dr
		City, State, ZIP:	Ballwin, MO

Methodology:	EPA/600/R-93/116 Without Gravimetry	SEEML Ref#:	G-240122108
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Lab No.:	Client No.:	% Asbestos Type	% Fibrous Non-Asbestos Material Type	% Non-Fibrous Material	Description/Location
602A	19-02	None Detected	None Detected	100% Organic Matrix	(Blue) Floor Tile/1st Floor Hall
602B	19-02	None Detected	None Detected	100% Organic Matrix	(Yellow) Mastic/1st Floor Hall
603A	19-03	None Detected	None Detected	100% Organic Matrix	(Blue) Floor Tile/1st Floor Hall
603B	19-03	None Detected	None Detected	100% Organic Matrix	(Yellow) Mastic/1st Floor Hall
604A	20-01	None Detected	None Detected	100% Organic Matrix	(Black) Cove Base/1st Floor
604B	20-01	None Detected	None Detected	100% Organic Matrix	(Tan) Mastic/1st Floor
605A	20-02	None Detected	None Detected	100% Organic Matrix	(Black) Cove Base/1st Floor
605B	20-02	None Detected	None Detected	100% Organic Matrix	(Tan) Mastic/1st Floor
606A	20-03	None Detected	None Detected	100% Organic Matrix	(Black) Cove Base/1st Floor

Approved By: Andrea Berrios

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 NVLAP Lab ID:201031-0 xas Lic: 300474

**PLM Asbestos Bulk Sample Summary**

Client: St. John Environmental Consulting  " 314)853-4668/ian@stjohnenv.com, mak@seeml.com  Rev.3 Samples 15-01 to 15-03 were added at a later date.	Date Sampled:	01/19/2024
	Date Received:	01/22/2024
	Date Analyzed:	01/22/2024
	Date Reported:	01/22/2024
	Date Revised:	01/25/2024
	Project Name:	Old Ballwin Police Dept

Analyzed by:	Emily McElveen	Project Address:	200 Park Dr
		City, State, ZIP:	Ballwin, MO

Methodology:	EPA/600/R-93/116 Without Gravimetry	SEEML Ref#:	G-240122108
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Lab No.:	Client No.:	% Asbestos Type	% Fibrous Non-Asbestos Material Type	% Non-Fibrous Material	Description/Location
606B	20-03	None Detected	None Detected	100% Organic Matrix	(Tan) Mastic/1st Floor
607A	21-01	None Detected	None Detected	100% Organic Matrix	(Green) Cove Base/LL Nurse
607B	21-01	None Detected	None Detected	100% Organic Matrix	(Tan) Mastic/LL Nurse
607C	21-01	None Detected	None Detected	100% Binder/Filler	(White) Texture/LL Nurse
608A	21-02	None Detected	None Detected	100% Organic Matrix	(Green) Cove Base/LL Nurse
608B	21-02	None Detected	None Detected	100% Organic Matrix	(Tan) Mastic/LL Nurse
608C	21-02	None Detected	None Detected	100% Binder/Filler	(White) Texture/LL Nurse
609A	21-03	None Detected	None Detected	100% Organic Matrix	(Green) Cove Base/LL Nurse
609B	21-03	None Detected	None Detected	100% Organic Matrix	(Tan) Mastic/LL Nurse

**Approved By: Andrea Berrios**

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**PLM Asbestos Bulk Sample Summary**

Client:	St. John Environmental Consulting	Date Sampled:	01/19/2024
	"	Date Received:	01/22/2024
	314)853-4668/ian@stjohnenv.com, mak@seeml.com	Date Analyzed:	01/22/2024
	Rev.3 Samples 15-01 to 15-03 were added at a later date.	Date Reported:	01/22/2024
		Date Revised:	01/25/2024
		Project Name:	Old Ballwin Police Dept
		Project No:	
Analyzed by:	Emily McElveen	Project Address:	200 Park Dr
		City, State, ZIP:	Ballwin, MO
Methodology:	EPA/600/R-93/116 Without Gravimetry	SEEML Ref#:	G-240122108

Lab No.:	Client No.:	% Asbestos Type	% Fibrous Non-Asbestos Material Type	% Non-Fibrous Material	Description/Location
609C	21-03	None Detected	None Detected	100% Binder/Filler	(White) Texture/LL Nurse
610A	22-01	None Detected	None Detected	100% Organic Matrix	(Green) Floor Tile/Nurses Office
610B	22-01	None Detected	None Detected	100% Organic Matrix	(Yellow) Mastic/Nurses Office
610C	22-01	None Detected	None Detected	100% Binder/Filler	(Gray) Leveling Compound/Nurses Office
610D	22-01	None Detected	None Detected	100% Organic Matrix	(Tan) Mastic/Nurses Office
611A	22-02	None Detected	None Detected	100% Organic Matrix	(Green) Floor Tile/Nurses Office
611B	22-02	None Detected	None Detected	100% Organic Matrix	(Yellow) Mastic/Nurses Office
611C	22-02	None Detected	None Detected	100% Binder/Filler	(Gray) Leveling Compound/Nurses Office
611D	22-02	None Detected	None Detected	100% Organic Matrix	(Tan) Mastic/Nurses Office

**Approved By: Andrea Berrios**

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	Project Name:	Old Ballwin Police Dept	
Analyzed by:	Emily McElveen	Project No:	
Methodology:	EPA/600/R-93/116 Without Gravimetry	Project Address:	200 Park Dr
		City, State, ZIP:	Ballwin, MO
		SEEML Ref#:	G-240122108

Lab No.:	Client No.:	% Asbestos Type	% Fibrous Non-Asbestos Material Type	% Non-Fibrous Material	Description/Location
612A	22-03	None Detected	None Detected	100% Organic Matrix	(Green) Floor Tile/Nurses Office
612B	22-03	None Detected	None Detected	100% Organic Matrix	(Yellow) Mastic/Nurses Office
612C	22-03	None Detected	None Detected	100% Binder/Filler	(Gray) Leveling Compound/Nurses Office
612D	22-03	None Detected	None Detected	100% Organic Matrix	(Tan) Mastic/Nurses Office
613A	23-01	None Detected	7% Cellulose	93% Organic Matrix	(Gray) Sink Undercoating/Nurses Office
614A	23-02	None Detected	7% Cellulose	93% Organic Matrix	(Gray) Sink Undercoating/Nurses Office
615A	23-03	None Detected	7% Cellulose	93% Organic Matrix	(Gray) Sink Undercoating/Nurses Office
616A	24-01	2% Chrysotile	None Detected	98% Organic Matrix	(Gray) Caulk/Exterior
617A	24-02	<b>POSITIVE STOP</b>			(Gray) Caulk/Exterior

Approved By: Andrea Berrios

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	Date Reported:	01/22/2024	
	Date Revised:	01/25/2024	
	Project Name:	Old Ballwin Police Dept	
	Project No.:		
Analyzed by:	Emily McElveen	Project Address:	200 Park Dr
		City, State. ZIP:	Ballwin, MO
Methodology:	EPA/600/R-93/116 Without Gravimetry	SEEML Ref#:	G-240122108

Lab No.:	Client No.:	% Asbestos Type	% Fibrous Non-Asbestos Material Type	% Non-Fibrous Material	Description/Location
618A	24-03	<b>POSITIVE STOP</b>			(Gray) Caulk/Exterior
619A	25-01	None Detected	None Detected	100% Organic Matrix	(Black) Resinous Material/Lower HVAC
620A	25-02	None Detected	None Detected	100% Organic Matrix	(Black) Resinous Material/Lower HVAC
621A	25-03	None Detected	None Detected	100% Organic Matrix	(Black) Resinous Material/Lower HVAC

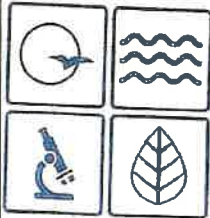
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**MISSOURI**  
**DEPARTMENT OF**  
**NATURAL RESOURCES**

**Michael L. Parson**  
Governor

**Dru Buntin**  
Director

January 3, 2024

Ian M St John  
5515 Grace Ave  
St Louis, MO 63116

**RE: Missouri Asbestos Occupation Certification Card**

Enclosed is your certification card for Asbestos Inspector, as issued by the Asbestos Unit of the Missouri Department of Natural Resources' Air Pollution Control Program.

Missouri Certification Number: 7118122723MOIR6626

Course Training Date: December 27, 2023

Missouri Certification Approval Date: January 03, 2024

Missouri Certification Expiration Date: January 03, 2025

**Note:**

- All Missouri-certified asbestos personnel must comply with the following statutes and regulations:
  - Sections 643.225 to 643.250, RSMo;
  - 10 CSR 10-6.241 *Asbestos Projects-Registration, Abatement, Notification, Inspection, Demolition, and Performance Requirements*; and
  - 10 CSR 10-6.250 *Asbestos Projects-Certification, Accreditation and Business Exemption Requirements*.
- To keep your occupation certification up-to-date, you must complete an annual refresher course and submit a renewal application each year.
- In order to be eligible to renew your certification, you must successfully complete a refresher course with a Missouri-accredited training provider within 12 months of the expiration date of your current training certificate. If you exceed this grace period, you will be required to retake a Missouri-accredited initial course in order to be eligible for Missouri certification.

To obtain a copy of the certification renewal application, or review regulations and requirements, please visit our website at <http://dnr.mo.gov/env/apcp/asbestos/index.htm>.

If you have any questions please call the Air Pollution Control Program at 573-751-4817.

**AIR POLLUTION CONTROL PROGRAM**

Director of Air Pollution Control Program



SEEML Reference Number:  
G-240117037

Date Issued: 01/17/2024



**Southeast Environmental Microbiology Laboratories**

102 Edinburgh Court  
Greenville, SC 29607  
Phone: (864) 233-3770  
Fax: (864) 233-6589

**Asbestos Analytical Report By: Polarized Light Microscopy**

This report has been prepared for **St. John Environmental Consulting** the information and data has been checked for thoroughness and accuracy. The results reported apply only to the materials as received. The documents(s) contained herein are confidential and privileged information intended for the exclusive use of the individual or entity named above. This report shall not be reproduced except in full without SEEML's approval.

Client Project Name: 1175th Army National Gaurd  
The Following report was prepared using this test method(s) contained within this document.

- PLM Bulk Asbestos Fiber Analysis: EPA 600/R-93/116
- PLM 400 Point Count (<0.25%) EPA 600/R-93/116
- PLM 1000 Point Count (<0.1%) EPA 600/R-93/116
- PLM Carb 435 Level A Reporting Limit (<0.25%)
- PLM Carb 435 Level B (Reporting limit <0.1%)
- PLM by EPA/600/R-93/116 with Milling Prep 400 Point Count
- PLM Vermiculite Initial Screening EPA 600R-93/116
- PLM Cincinnati Method 600/R-04/004 (Amphibole Only)
- PLM Vermiculite Method SOF-V 198.8 (Step 1 Chrysotile & Prep)
- PLM Vermiculite Method SOF-V 198.8 (Step 2 (Amphibole)

Approved By : Andrea Berriss

Thank you for choosing SEEML Labs. We strive to provide superior quality testing, analytical data and customer service. SEEML is accredited through the National Institute of Standards and Technology (NIST) National Voluntary Accreditation Program (NVLAP) for bulk asbestos analysis NVLAP # 201031-0 and licensed by the Texas Department of State Health Services (License Number: 300474). This report must not be used to claim product certification, approval, or endorsement by NVLAP, NIST, or any agency of the US government.

**St. John Environmental Consulting LLC**

**INVOICE**

5515 Grace Avenue

St. Louis, Missouri 63116

Phone: (314) 853-4668

INVOICE #	DATE
2302-074	2/20/2023

**BILL TO**

Jim Link  
 City of Ballwin  
 200 Park Drive  
 Ballwin, MO  
 636-227-9000  
[jlink@ballwin.mo.us](mailto:jlink@ballwin.mo.us)

CUSTOMER ID	TERMS
	1.5% Net 60 Days

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
300 Park Drive - Asbestos Bulk Sampling	1	2,800.00	2,800.00

*Thank you for your business!*

SUBTOTAL	2,800.00
TAX RATE	
TAX	
<b>TOTAL</b>	<b>\$ 2,800.00</b>

If you have any questions about this invoice, please contact  
 [Ian St. John, 314-853-4668, [ian@stjohnenv.com](mailto:ian@stjohnenv.com)]



ABATEMENT  
DEMOLITION  
ENVIRONMENTAL  
ENGINEERING

**Between  
Contractor and Subcontractor**

**Proposal # 24-1-213**

**Date:** 2/21/2024

**Proposal For:** City of Ballwin, Attn: Jim Link, Director of Public Works

**Project:** 300 Park Drive, Ballwin, MO Asbestos Abatement

Alloy Group is pleased to submit the following proposal for abatement for the above referenced project. This agreement is contingent upon acceptance of this proposal and the attached Exhibit A & B.

**Project Description:** Alloy Group will provide supervision, labor, materials, and disposal required for pre-demo asbestos abatement per the findings report dated February 1, 2024.

**Asbestos Abatement TOTAL:** **\$ 38,820.00**

**Schedule:** In an agreed upon schedule

Alloy Group will perform the abatement process in a thorough and professional manner consistent with industry standards.

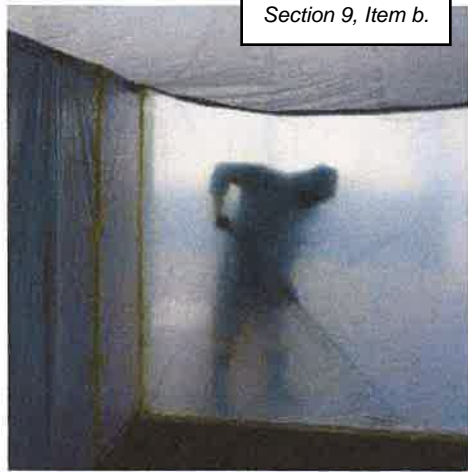
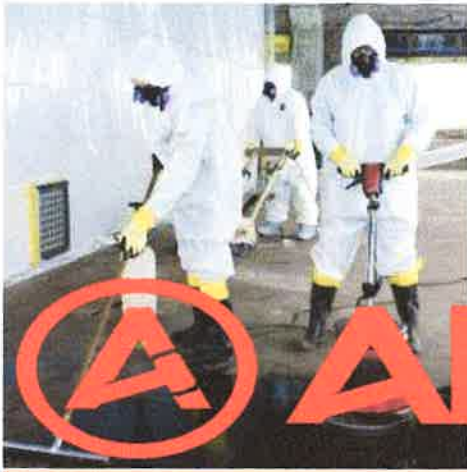
**Payment Terms:** Net 30 days  
The terms of this proposal are good for 60 days

Sincerely,  
*Mike Stillwell*  
Mike Stillwell  
Project Manager

Accepted by: \_\_\_\_\_ Date: \_\_\_\_\_

ALLOY GROUP // MO  
717 Crown Industrial  
Chesterfield, MO  
636-383-8328

ALLOYGROUP.COM



## 30 Years of Abatement Experience

**St. Louis Office**  
**717 Crown Industrial Ct.**  
**Chesterfield, MO 63005**

**Alloy Group's License/Training**

- 10 Hour OSHA field Workforce
- 30 Hour OSHA field Supervisors
- Asbestos Abatement
- Lead Abatement
- Hazwoper 40 Hour
- CPR First Aid
- RCRA/Hazmat

**Alloy Group's Markets**

- Commercial, Industrial and Institutional
- Federal/State/Local Government
- Industrial

**Alloy Group's Experience**

- Asbestos Abatement
- Lead-Based Paint Abatement
- Mold Remediation
- Interior Demolition
- Structural Demolition

**Alloy Group's Safety (Spectrum Environmental)**

	<b>2021</b>	<b>2020</b>	<b>2019</b>
Work Hours	317,260	221,811	235,744
TRIR	5.04	1.80	0.00
DART	2.52	0.90	0.00
EMR	0.57	0.81	0.84

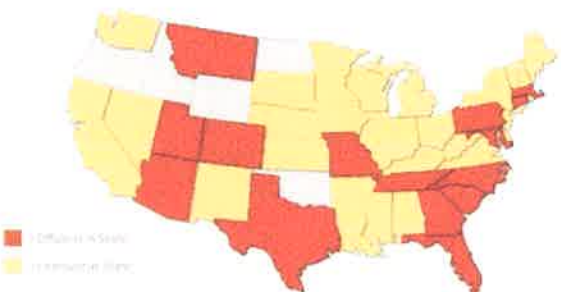
**Alloy Group's Credentials**

- Over \$10,000,000 GL insurance coverage
- Over \$60,000,000 bond capability
- Federal/State/Local government contract experience
- Professional project management and contract administration

**Alloy Group's Registration Information**

- **2021 NAICS Codes:** 562910, 238912, 238910, 238990
- **2021 SIC Codes:** 1799, 1795, 1623, 1629

**Alloy Group's Offices/Coverage**



**Alloy Group's Union Affiliations (Spectrum Environmental)**

- AFL-CIO

717 Crown Industrial Ct., Chesterfield, MO 63005  
 Jay Giesler, Branch Manager (636) 383-8328





ABATEMENT  
DEMOLITION  
ENVIRONMENTAL  
ENGINEERING

**EXHIBIT A**  
**Scope of Project**

**Project Description:** Alloy Group will provide supervision, labor, materials, and disposal required for pre-demo asbestos abatement per the findings report dated February 1, 2024.

**EXHIBIT B**  
**General Conditions**

**Our proposal includes and is based on the following:**

- \* Cost of St. Louis County Asbestos Project Notification fee
- \* 10-day wait period required by St. Louis County for notification review prior to abatement
- \* Proposal based on work starting and being performed March, April, May months
- \* If add alt. for window board up is accepted; windows will be tapcon into masonry
- \* Owner to supply all needed power and water for this project
- \* Owner and/or general contractor providing staging areas for materials, equipment, dumpster, and parking for crew members near to project area
- \* One mobilization and demobilization to project site for continuous performance of work until complete
- \* Compliance with EPA NESHAP and OSHA regulations for asbestos removal
- \* A++ rated 20+ million-dollar insurance coverage

**Our proposal excludes the following:**

- \* Cost of third-party sampling or clearances
- \* Repair and/or replacement of building materials removed due to Asbestos or Lead abatement (i.e., ceilings, pipe insulation, flooring, plaster, fireproofing, etc...)
- \* Repair of interior surfaces and fixed objects due to the possible minimal damage caused by preparation of work areas.
- \* Additional abatement of materials and/or areas not in this Alloy Group proposal
- \* Bonds and sales tax
- \* Damages not reported to Alloy Group within 24 hours of completion of project

ALLOY GROUP // MO  
717 Crown Industrial  
Chesterfield, MO  
636-383-8328

ALLOYGROUP.COM



February 15, 2024

EOI Proposal# P14937

Mr. Jim Link  
City of Ballwin: Director of Public Works  
200 Park Drive  
Ballwin, Missouri 63011

**Subject: Proposal for Professional Asbestos Abatement Services  
300 Park Drive  
Ballwin, Missouri 63011**

Dear: Mr. Link,

Environmental Operations, Inc. (EOI) is pleased to submit this Proposal for Professional Asbestos Abatement Services for the property located at 300 Park Drive, in Ballwin Missouri. EOI will provide Environmental Protection Agency (EPA) and Missouri licensed Asbestos Workers and a Supervisor to perform the abatement activities. All abatement activities will be performed in accordance with the Federal NESHAP, OSHA 29 CFR 1926.1101, and local regulations.

**SCOPE OF WORK**

EOI proposes to remove and properly dispose of Asbestos Containing Materials (ACM) identified in the Asbestos Bulk Sampling Survey conducted by St. John Environmental dated February 1, 2024. **Project #2402-029**

**EXCLUSIONS/CLARIFICATION**

- The building owner will provide the necessary utilities (ie: water and electricity) to complete this project.
- EOI assumes once work commences, work will be completed without interruptions.
- Standard insurance requirements are included in this proposal.
- EOI understands the scope of work can be performed during the normal business hours of 7:00am-3:30pm Monday-Friday. No premium cost for off-hour work has been included in this proposal.

**Abatement Cost: \$ 25,580.00**

Environmental Consulting, Engineering, Remediation, Abatement and Demolition  
7733 Forsyth Boulevard Suite 1600 St. Louis, Missouri 63105 314.241.0900  
[www.environmentalops.com](http://www.environmentalops.com)

300 Park Drive.  
February 15, 2024  
Page 2

The cost includes all materials, equipment, air monitoring, union labor, and waste disposal required to complete this project. EOI is available to begin the 10-day notification process to St. Louis County Air Pollution upon receipt of a written notice to proceed.

**TERMS OF PAYMENT**

The terms of payment are 100% due within 30 days of receipt of the invoice. A 1.5% service charge per month (18% per annum) will be charged on all past-due accounts.

If there are any questions, clarifications or need for additional information please contact my office at (314) 241-0900 Ext. 302

Sincerely,



John Perkins  
Project Manager/ Estimator

Accepted By: \_\_\_\_\_

Signature: \_\_\_\_\_

Name/Title: \_\_\_\_\_

Date: \_\_\_\_\_