

BOARD OF ALDERMAN REGULAR MEETING 1 GOVERNMENT CTR, BALLWIN, MO 63011 MONDAY, APRIL 08, 2024 at 7:00 PM

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 Vlasis Park Site Work
 - b. Public Works Environmental Remediation for Former Police Department
- **10. Aldermanic Comments**
- 11. Adjourn

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

<u>CLOSED SESSION</u>: 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.

<u>ADA NOTICE</u>: 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.



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

<u>Present</u> Mayor Tim Pogue Alderman Mike Utt Alderman Michael Finley Alderman Kevin M. Roach Alderman Mark Stallmann Alderman Frank Fleming

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

Alderman Mark Weaver

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

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.



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

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.



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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

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.



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

None.

CITY ADMINISTRATOR'S REPORT____

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_____

None.

STAFF REPORTS

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.



Meeting Minutes MARCH 25, 2024 7:00 PM 1 GOVERNMENT CTR. BALLWIN, MO 63011

BOARD OF ALDERMEN

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

None.



BOARD OF ALDERMEN Meeting Minutes

MARCH 25, 2024 7:00 PM 1 GOVERNMENT CTR. BALLWIN, MO 63011

ADJOURNMENT

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

Section 9, Item b.

St. John Environmental Consulting LLC 5515 Grace Avenue, St. Louis, MO 63116 Phone: (314)-853-4668 Email: 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

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

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SEEML Ref# /	1. 21/01/02			
Company:	1-240122108	Lab ID: 555	1-6-21	
	St. John Environmental Consulting	Date Sample:		
Project Manage	Ian St. John		1-19-2	2024 in Police Dept & Dr
Address:	5515 Grace Avenue	Project Name:	DIDPIL	DI A
		Project Location:	OLU Dallw	in Police Dept
City, State, Zip:	St. Louis, MO 63116		200 Park	k Dr
Phone:	314-853-4668		Ballwin N	10.
Email:		Project No:		
	ian@stjohnenv.com			
PLM TAT: R	USH SAME DAY NEXT DAY	2DAY 3 DAY		
PLM-Bulk:		2DAY 3 DAY	4 DAY	5 DAY
	Positive Stop Yes_X_ No	PCM-AIR		
	M 600/R-93-116 (<1%)			
	A NOB (<1%) Gravimetric		1 7400	
oint Count	Positive Stop Yes No	SOIL/ROCK/VERM	ICULITE	
		DI M		
/00	w/o Gravimetric (<0.25%)		ARB 435- Level A (4)	00 Point Count <0.25%)
- 100) w/o Gravimetric (0.1%)	Cinaia	ARB 435- Level B (10	000 Point Count <0.1%)
- 100 - 400	with Gravimetric (0.25%)	Cincin	nati Method EPA 600/F	000 Point Count <0.1%) R-04/004 by PLM
- 100 - 400		Cincin	nati Method EPA 600/F	000 Point Count <0.1%) ₹-04/004 by PLM
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- 100 - 400 - 1000	with Gravimetric (0.25%)) with Gravimetric (<0.1%)	*TEM Analysis is sub	ontracted TAT	R-04/004 by PLM
- 100 - 400 - 1000 EM: SAME DAY	with Gravimetric (0.25%)) with Gravimetric (<0.1%) NEXT DAY 2DAY 3DAY 4DAY 5DAY	Cinein	ontracted TAT	R-04/004 by PLM
- 100 - 400 - 1000	with Gravimetric (0.25%) with Gravimetric (<0.1%)	*TEM Analysis is subo been submitted by SEE	ontracted. TAT starts a ML, unless otherwise r	R-04/004 by PLM after PLM results have requested.
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- 100 - 400 - 1000 EM: SAME DAY	with Gravimetric (0.25%)) with Gravimetric (<0.1%) NEXT DAY 2DAY 3DAY 4DAY 5DAY	*TEM Analysis is subo been submitted by SEE	ontracted. TAT starts a ML, unless otherwise r	R-04/004 by PLM after PLM results have requested.
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- 100 - 400 - 1000 EM: SAME DAY	with Gravimetric (0.25%)) with Gravimetric (<0.1%) NEXT DAY 2DAY 3DAY 4DAY 5DAY	*TEM Analysis is subo been submitted by SEE	ontracted. TAT starts a ML, unless otherwise r	R-04/004 by PLM after PLM results have requested.
- 100 - 400 - 1000 EM: SAME DAY	with Gravimetric (0.25%)) with Gravimetric (<0.1%) NEXT DAY 2DAY 3DAY 4DAY 5DAY	*TEM Analysis is subo been submitted by SEE	ontracted. TAT starts a ML, unless otherwise r	R-04/004 by PLM after PLM results have requested.
- 100 - 400 - 1000 EM: SAME DAY	with Gravimetric (0.25%)) with Gravimetric (<0.1%) NEXT DAY 2DAY 3DAY 4DAY 5DAY	*TEM Analysis is subo been submitted by SEE	ontracted. TAT starts a ML, unless otherwise r	R-04/004 by PLM after PLM results have requested.
- 100 - 400 - 1000 EM: SAME DAY Sample ID	with Gravimetric (0.25%)) with Gravimetric (<0.1%) NEXT DAY 2DAY 3DAY 4DAY 5DAY	*TEM Analysis is subo been submitted by SEE	ontracted. TAT starts a ML, unless otherwise r	R-04/004 by PLM after PLM results have requested.
- 100 - 400 - 1000 EM: SAME DAY	with Gravimetric (0.25%) with Gravimetric (<0.1%) NEXT DAY 2DAY 3DAY 4DAY 5DAY Description/Location	*TEM Analysis is subo been submitted by SEE	ontracted. TAT starts a ML, unless otherwise r	R-04/004 by PLM after PLM results have requested.
- 100 - 400 - 1000 EM: SAME DAY Sample ID	with Gravimetric (0.25%)) with Gravimetric (<0.1%) NEXT DAY 2DAY 3DAY 4DAY 5DAY	*TEM Analysis is subo been submitted by SEE	ontracted. TAT starts a ML, unless otherwise r	R-04/004 by PLM after PLM results have requested.

Asbestos Bulk Sampling Form

Project Number:	2402-029	Taken By:	lan St. John	Dete: 1/10/24
Client:	City of Ballwin	Facility;	Old Ballwin Police Department	Date: 1/19/24
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	
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Sample	Sample	Sample
No.	Description	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

Asbestos Bulk Sampling Form

Project Number:	2402-029	Taken By:	lan St. John	Dete: 4/40/24
Client:	City of Ballwin	Facility:	Old Ballwin Police Department	Date: 1/19/24
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:	2 of 4	

Sample	Sample	Sample
No.	Description	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

Asbestos Bulk Sampling Form

Project Number: 2402-029 Taken By: lan 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: 3 of 4 I

Sample	Sample	Sample
No.	Description	Location
16-01	6X6 White Ceiling Tile	Town Hall
16-02	6X6 White Ceiling Tile	Town Hail
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 Hailway
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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Asbestos Bulk Sampling Form

ess: itate: inct: ts Needed By:	200 Park Dive Ballwin, MO Jim Link 24 Hours	Address: City/State: Phone Number: Page:	300 Park Drive Ballwin, MO N/A 4 of 4	
Sample No.		Sample		Sample
23-01		Description		Location
		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

						Section 9	
	-		Southeast E	nvironmental Microbiolo	gy Laboratories - Ashe	stos Division	
	2			102 Edinburgh Court @	Greenville, SC 29607		
SEEM	L Labs		Pho	ne: 864-233-3770, Fax: 864		com	
SLLW	L Laus			NVLAP Lab ID:201			
				DI M Ashartan D. U. C.			
				PLM Asbestos Bulk Sam	ple Summary		
	Client		St. John Enviro	nmental Consulting	Date Sampled:	01/19/2024	
					Date Received:		
				"	Date Analyzed:		
		314)853	8-4668/ian@stjoh	nenv.com, mak@seeml.com	Date Reported:		
					Date Revised:		
		Rev.3	Samples 15-01 to	15-03 were added at a later		Old Ballwin Police Dept	
				late.	Project No:		
Analyze	by:		En	nily McElveen	Project Address:		
			L. C.		City, State. ZIP:		
1ethodo	ology: EPA/600/R-9		EPA/600/R-9	3/116 Without Gravimetry	SEEML Ref#:		
L	ab No.:			% Fibrous Non-			
Cli	ent No.:	9% A	sbestos Type	Asbestos Material Type	% Non-Fibrous Material	Description/Location	
	550A	No	ne Detected	35% Min Wool,50% 10%	10% Binder/Filler,5%		
	1-01	NU	ne Detected	Celfulose	Perfite	(White) Ceiling Tile/1st Floor	
	551A	No	ne Detected	35% Min Wool,50% 10%	10% Binder/Filler,5%		
	1-02		ne beletted	Cellulose	Perlite	(White) Ceiling Tile/1st Floor	
	552A	No	ne Detected	35% Min Wool, 50%	10% Binder/Filler,5%		
	1-03		ne Detected	Cellulose	Perlite	(White) Ceiling Tile/1st Floor	
	553A	No	ne Detected	None Detector I			
	2-01			None Detected	100% Binder/Filler	(White) Joint Compound/Throughou	
	553B	No	ne Detected	30% Collulare	7001 0		
	2-01			30% Celtutose	70% Gypsum	(White) Drywall/Throughout	
	554A	No	ne Detected	None Detected	1000/ 0:- 1 /		
	2-02			None Delettet	100% Binder/Filler	(White) Joint Compound/Throughou	
	554B	Nor	ne Detected	30% Cellulose	701/ 0	A	
	2-02			JU JU CEILUIUSE	70% Gypsum	(White) Drywall/Throughout	
	555A	Nor	ne Detected	None Detected	1000/ 0-1 / /	//// ··· · · · ·	
	2-03			Hone Delettet	100% Binder/Filler	(White) Joint Compound/Throughou	
	555B	Nor	e Detected	25% Cellulose	750/ 0		
	2-03			2.170 CERUIOSE	75% Gypsum	(White) Drywall/Throughout	

Disclaimer:

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						Section 9,		
			Southeast E	nvironmental Microbiolo	gy Laboratories - Asbe	stos Division		
	20			102 Edinburgh Court @	Greenville, SC 29607			
SEEM	Phone: 864-233-3770, Fax: 864-233-6589 , www.seeml.com							
SLLW	LLOUS			NVLAP Lab ID:201				
				PLM Asbestos Bulk Sam	ple Summary			
	Client		St. John Enviro	nmental Consulting	Data Camatada	01/10/2024		
				Sense and and	Date Sampled:			
					Date Received:			
		314)853	-4668/ian@stick	menv.com, mak@seeml.com	Date Analyzed:			
		,	, ianeogoi	incriticon, makeseemi.com				
		Dov 2		45.00	Date Revised:			
		Rev.5		15-03 were added at a later late.		Old Ballwin Police Dept		
					Project No:			
Analyzed	l by:	/: E		nily McElveen	Project Address:			
					City, State. ZIP:	Ballwin, MO		
Methodo			EPA/600/R-93	3/116 Without Gravimetry	SEEML Ref#:	G-240122108		
	ab No.:	% A	sbestos Type	% Fibrous Non-	04 New Fileson Madaria			
Cli	ent No.:			Asbestos Material Type	% Non-Fibrous Material	Description/Location		
	556A	No	ne Detected	None Detected	100% Organic Matrix			
-	3-01				100 /0 Organic Madix	(Yellow) Mastic/1st Floor		
	557A	No	ne Detected	None Detected	100% Organic Matrix			
	3-02				200 / Organic Madix	(Yellow) Mastic/1st Floor		
	558A	No	ne Detected	None Detected	100% Organic Matrix			
	3-03	-				(Yellow) Mastic/1st Floor		
	559A	No	ne Detected	None Detected	100% Binder/Filler			
	4-01				20070 Diricici / Tiles	(Gray) Cove Base/1st Floor		
	559B	Nor	ne Detected	None Detected	100% Organic Matrix			
	4-01				100 / Organic Madix	(Tan) Mastic/1st Floor		
	560A	Nor	ne Detected	None Detected	100% Organic Matrix			
	4-02					(Gray) Cove Base/1st Floor		
	560B	Nor	e Detected	None Detected	100% Organic Matrix			
	4-02	1			Loo /o Organic MadiX	(Tan) Mastic/1st Floor		
	561A	Nor	e Detected	None Detected	100% Organic Matrix			
	4-03				20070 Organic Mau X	(Gray) Cove Base/1st Floor		
	4-03	Nor	e Detected	None Detected	100% Organic Matrix	(Tan) Mastic/1st Floor		
					i organo riadik	(Tail) Hasay ISt FIGOL		

Disclaimer:

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					Section			
		Southeast E	nvironmental Microbiolo	gy Laboratories - Asbe	stos Division			
	20	Southeast Environmental Microbiology Laboratories - Asbestos Division 102 Edinburgh Court Greenville, SC 29607						
SEEM	L Labs	Pho	ne: 864-233-3770, Fax: 864		οm			
JLLIV	L Lans		NVLAP Lab ID:201					
			PLM Asbestos Bulk Sam	ple Summary				
	Client:	St. John Enviro	nmental Consulting	Date Sampled:	01/19/2024			
				Date Received:				
			"	Date Analyzed:				
		314)853-4668/ian@stjol	nnenv.com, mak@seeml.com	Date Reported:				
				Date Revised:	and the set of the set of the			
		Rev.3 Samples 15-01 to	15-03 were added at a later	and the second se	Old Ballwin Police Dept			
			date.	Project No:				
Analyzed by:	by:			Project Address:				
		CI	nily McElveen	City, State. ZIP:				
1ethodo		EPA/600/R-9	600/R-93/116 Without Gravimetry SEEML Ref					
	ab No.:	% Asbestos Type	% Fibrous Non-					
	ent No.:	The substrates	Asbestos Material Type	% Non-Fibrous Material	Description/Location			
	562A	None Detected	40% Min Wool,45%	10% Binder/Filler,5%				
	5-01		Cellulose	Perlite	(White) Ceiling Tile/1st Floor			
	563A 5-02	None Detected	40% Min Wool,45%	10% Binder/Filler,5%				
	7.5 5.5		Cellulose	Perlite	(White) Ceiling Tile/1st Floor			
	564A 5-03	None Detected	40% Min Wool,45%	10% Binder/Filler,5%				
	5-03 565A		Cellulose	Perlite	(White) Ceiling Tile/1st Floor			
	6-01	None Detected	None Detected	100% Organic Matrix	(Gray) Floor Tile/1st Floor Front			
	565B				(Gray) FIGUE THE/ISE FIGOR FROM			
	6-01	None Detected	None Detected	100% Organic Matrix	(Yellow) Mastic/1st Floor Front			
	566A			Jame , radix	(reliew) masury ist moor Front			
	6-02	None Detected	None Detected	100% Organic Matrix	(Gray) Floor Tile/1st Floor Front			
	566B							
	6-02	None Detected	None Detected	100% Organic Matrix	(Yellow) Mastic/1st Floor Front			
	567A							
	6-03	None Detected	None Detected	100% Organic Matrix	(Gray) Floor Tile/1st Floor Front			
	567B							

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						Section 9,					
			Southeast E	nvironmental Microbiolo	y Laboratories - Asbe	estos Division					
	6		102 Edinburgh Court Greenville, SC 29607								
SEEM	L Labs										
- Colora Contract	C. LODO			NVLAP Lab ID:201	1031-0 xas Lic: 300						
				PLM Asbestos Bulk Sam	ple Summary						
	Client	:	St. John Enviro	nmental Consulting	Date Sampled	01/10/2024					
				5	Date Received						
		314)853	-4668/ian@stjol	nnenv.com, mak@seeml.cor	Date Analyzed						
			2	, mane socialitori							
		Rev.3	Samples 15-01 to	15-03 were added at a later	Date Revised						
				late.	and the second	Old Ballwin Police Dept					
					Project No.						
nalyze	alyzed by:		Er	nily McElveen	Project Address						
	West In				City, State. ZIP:	Ballwin, MO					
lethode	0.4.4		EPA/600/R-9	3/116 Without Gravimetry	SEEML Ref#:	G-240122108					
	ab No.:	where the second		% Fibrous Non- Asbestos Material Type	% Non-Fibrous Material						
G						Description/Location					
	568A 7-01			None Detected	100% Organic Matrix	(Blue) Floor Tile/1st Floor Front					
	568B			None Detected	100% Organic Matrix 100% Organic Matrix	(Black) Mastic/1st Floor Front (Blue) Floor Tile/1st Floor Front					
	7-01	Nor	ne Detected								
	569A										
	7-02	Nor	e Detected								
	569B										
	7-02	Nor	e Detected	None Detected	100% Organic Matrix	(Black) Mastic/1st Floor Front					
	570A										
	7-03	Nor	e Detected	None Detected	100% Organic Matrix	(Blue) Floor Tile/1st Floor Front					
	570B										
	7-03	Non	e Detected	None Detected	100% Organic Matrix	(Black) Mastic/1st Floor Front					
	571A										
	8-01	Non	e Detected	7% Cellulose	93% Organic Matrix	(Off-White) Sink Undercoating/1st Flo Kitchen					
	572A	N									
	8-02	Non	e Detected	7% Cellulose	93% Organic Matrix	(Off-White) Sink Undercoating/1st Flo Kitchen					
	573A										
	8-03	Non	e Detected	7% Cellulose	93% Organic Matrix	(Off-White) Sink Undercoating/1st Floo Kitchen					

Disclaimer:

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Form 8.0 Rev. 8 04/29/20

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							Section 9,
			Southeast E	nvironmental Microbiolo	gy Laboratories - Ashe	stos Division	
	20			102 Edinburgh Court (Freenville, SC 29607		
SEEN	IL Labs		Pho	ne: 864-233-3770, Fax: 864		00	
SLLN	IL LADS			NVLAP Lab ID:201	.031-0 xas Lic: 300		
				PLM Asbestos Bulk Sam	ple Summary		<u>.</u>
	Client	t:	St. John Enviro	nmental Consulting	Date Sampled:	01/10/2024	
				3	Date Received:		
					Date Analyzed:	Name of Concession, Name of Co	
		314)853	3-4668/ian@stjoh	nenv.com, mak@seeml.cor			
			-		12/2010 CO2040 - 11-1		
		Rev.3	Samples 15-01 to	15-03 were added at a later	Date Revised:		
				late.	the second se	Old Ballwin Police Dep	ot
1.22	and the second				Project No:		
Analyzed by: Em			Er Er	nily McElveen	Project Address:		
Anthod	7				City, State. ZIP:	Ballwin, MO	
		EPA/600/R-9:	3/116 Without Gravimetry	SEEML Ref#:	G-2401221	108	
	ab No.: ient No.:	% A	sbestos Type	% Fibrous Non-	e % Non-Fibrous Material	Description/Location	
4		-		Asbestos Material Type			
	574A 9-01	No	ne Detected	None Detected	100% Organic Matrix 100% Organic Matrix	(Gray) Floor Tile/1st Floor Kitcher (Yellow) Mastic/1st Floor Kitchen	
	574B						Hoor Kitchen
	9-01	No	ne Detected	None Detected			1
	575A				See to organic Habit		ioor Kitchen
-	9-02	No	ne Detected	None Detected	100% Organic Matrix		-
	575B				200 /0 organic Matix	(Gray) Floor Tile/1st F	1001 Kitchen
-	9-02	No	ne Detected	None Detected	100% Organic Matrix		loon Kit I
	576A					(Yellow) Mastic/1st F	iour kitchen
	9-03	Nor	ne Detected	None Detected	100% Organic Matrix		lees Kitul
	576B					(Gray) Floor Tile/1st F	ioor Kitchen
	9-03	Nor	e Detected	None Detected	100% Organic Matrix		
	577A					(Yellow) Mastic/1st Fl	iour kitchen
- 11	10-01	Nor	e Detected	None Detected	100% Organic Matrix	(Class) Madie (D	ico at at
	577B					(Clear) Mastic/Di	spatch
	10-01	Non	e Detected	None Detected	100% Organic Matrix	(Gray) Floor Tile/[Jienatek
	577C						visharcu
		Non	e Detected	None Detected	100% Organic Matrix	(Tan) Mastic/Dis	

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						Section 9,	
			Southeast E	nvironmental Microbiolo	gy Laboratories - Asbe	stos Division	
	20			102 Edinburgh Court @			
SEEN	L Labs		Pho	ne: 864-233-3770, Fax: 864		com	
SLLW	IL LAD2			NVLAP Lab ID:201			
				PLM Asbestos Bulk Sam	ple Summary		
	Client:						
	Cilent		St. John Envirol	nmental Consulting	Date Sampled:	01/19/2024	
					Date Received:	01/22/2024	
		2143055		"	Date Analyzed:	01/22/2024	
		314)853	-4668/ian@stjof	nnenv.com, mak@seeml.com	Date Reported:	01/22/2024	
					Date Revised:	01/25/2024	
		Rev.3		15-03 were added at a later	Project Name:	Old Ballwin Police Dept	
				late.	Project No:		
Analyzed by:			Er	nily McElveen	Project Address:	200 Park Dr	
				my Picciveen	City, State. ZIP:	Ballwin, MO	
lethod	ology:		EPA/600/R-93	3/116 Without Gravimetry	SEEML Ref#:	G-240122108	
	lient No.:		Asbestos Type % Fibrous Non-		% Non-Fibrous Material		
C				Asbestos Material Type	70 NON-FIDROUS Material	Description/Location	
	577D	No	ne Detected	None Detected	100% Binder/Filler	(Gray) Leveling Compound g/Dispa	
	578A						
	10-02	No	ne Detected	None Detected	100% Organic Matrix	(Clear) Mastic/Dispatch	
	578B						
-	10-02	No	ne Detected	None Detected	100% Organic Matrix	(Gray) Floor Tile/Dispatch	
Ť	578C						
	10-02	No	ne Detected	None Detected	100% Organic Matrix	(Tan) Mastic/Dispatch	
	578D						
	10-02	No	ne Detected	None Detected	100% Binder/Filler	(Gray) Leveling Compound/Dispatch	
Ì	579A						
	10-03	No	ne Detected	None Detected	100% Organic Matrix	(Clear) Mastic/Dispatch	
	579B						
	10-03	No	ne Detected	None Detected	100% Organic Matrix	(Gray) Floor Tile/Dispatch	
	579C						
	10-03	Nor	ne Detected	None Detected	100% Organic Matrix	(Tan) Mastic/Dispatch	
	579D						
1	10-03	None Detected		None Detected	100% Binder/Filler	(Gray) Leveling Compound gg/Dispati	

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Form 8.0 Rev. 8 04/29/20

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				Section 9, In	
	Southeast E	nvironmental Microbiolo	gy Laboratories - Asbe	stos Division	
2		102 Edinburgh Court @	Freenville, SC 29607		
SEEML Labs	Pho	ne: 864-233-3770, Fax: 864		om	
SELME LADS		NVLAP Lab ID:201			
		DI M Achastas Bulls Com			
		PLM Asbestos Bulk Sam	ple Summary		
Client	t: St. John Enviro	nmental Consulting	Date Sampled:	01/19/2024	
			Date Received:		
		"	Date Analyzed:		
	314)853-4668/ian@stjol	hnenv.com, mak@seeml.cor	Date Reported:		
			Date Revised:		
	Rev.3 Samples 15-01 to	15-03 were added at a later		Old Ballwin Police Dept	
		date.	Project No:		
Analyzed by:	F	mily McElveen	Project Address:	200 Park Dr	
			City, State. ZIP:		
1ethodology:	EPA/600/R-9	3/116 Without Gravimetry	SEEML Ref#:	G-240122108	
Lab No.:	P/ Achadra True	% Fibrous Non-			
Client No.:	- % Asbestos Type	Asbestos Material Type	% Non-Fibrous Material	Description/Location	
580A	None Detected	None Detected	100% Organic Matrix	(Gray) Cove Base/Dispatch Closet	
11-01	Mone Detected				
580B	None Detected				
11-01	None Detected	None Detected	100% Organic Matrix	(Tan) Mastic/Dispatch Closet	
581A	None Detected				
11-02		None Detected	100% Organic Matrix	(Gray) Cove Base/Dispatch Closet	
581B	None Detected	Name Data da d			
11-02		None Detected	100% Organic Matrix	(Tan) Mastic/Dispatch Closet	
582A	None Detected	None Deterted			
11-03		None Detected	100% Organic Matrix	(Gray) Cove Base/Dispatch Closet	
582B	None Detected	None Detected	1000/ 0		
11-03		Note Detected	100% Organic Matrix	(Tan) Mastic/Dispatch Closet	
583A	None Detected	None Detected	1000/ 0		
12-01		None Detected	100% Organic Matrix	(Green) Cove Base/Dispatch	
583B	None Detected	None Detected	100% Omenia Matri		
12-01			100% Organic Matrix	(Yellow) Mastic/Dispatch	
584A	None Detected	None Detected	1008/ 0		
12-02		THE PERCENT	100% Organic Matrix	(Green) Cove Base/Dispatch	

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					Section 9	
		Southeast	Environmental Microbiolo	av Laboratories - Ashe	stos Division	
	20		102 Edinburgh Court (Greenville SC 29607	SWS DIVISION	
SEE	L Labs	Pł	none: 864-233-3770, Fax: 864			
SEEN	L LAUS		NVLAP Lab ID:201	1031-0 xas Lic: 300		
					7/7	
			PLM Asbestos Bulk Sam	ple Summary		
	Client:	St. John Envi	ronmental Consulting	Date Sampled	01/19/2024	
				Date Received:		
			"	Date Analyzed		
		314)853-4668/ian@stj	ohnenv.com, mak@seeml.com	Date Reported:		
Į.				Date Revised:		
		Rev.3 Samples 15-01	to 15-03 were added at a later		Old Ballwin Police Dept	
			date.	Project No:	tere prove prope	
Analyze	d by:		Emily McElvern	Project Address:	200 Park Dr	
			Emily McElveen	City, State. ZIP:		
lethode	logy:	EPA/600/R	-93/116 Without Gravimetry	SEEML Ref#:	G-240122108	
L	ab No.:	04 Achastra Ta	% Fibrous Non-			
CI	ient No.:	% Asbestos Type	Asbestos Material Type	% Non-Fibrous Material	Description/Location	
	584B	None Detected	None Detected None Detected	100% Organic Matrix 100% Organic Matrix 100% Organic Matrix	(Yellow) Mastic/Dispatch	
	12-02	Home Detected				
	585A	None Detected				
	12-03	Nuic Delected			(Green) Cove Base/Dispatch	
	585B	None Detected				
	12-03		None Detected		(Tan) Mastic/Dispatch	
	586A	None Detected	None Detected			
-	14-01		None Delected	100% Organic Matrix	(Off-White) Floor Tile/HVAC	
	586B	2% Chrysotile	None Detroted			
	14-01		None Detected	98%	(Black) Mastic/HVAC	
	587A	None Detected	None Detected	10001 0 1 1 1 1		
	14-02		Note Detected	100% Organic Matrix	(Off-White) Floor Tile/Bath By HVAC	
	587B		DOSITIVE CTOD			
	14-02		POSITIVE STOP		(Black) Mastic/Bath By HVAC 2	
	588A	None Detected	None Detected	1000/ 0		
	14-03			100% Organic Matrix	(Off-White) Floor Tile/Bath By HVAC	
	588B		BOSTINE CTOP			
	4-03		POSITIVE STOP		(Black) Mastic/Bath By HVAC 2	

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			Coulthand			
			Southeast E	gy Laboratories - Asbe Greenville, SC 29607	stos Division	
	B					
SEE	Llabs		Pho	ne: 864-233-3770, Fax: 864		com
*****	A mainteen to be a subserver			NVLAP Lab ID:203	1031-0 xas Lic: 300	474
				PLM Asbestos Bulk Sam	ple Summary	
	Clier	nt:	St. John Enviro	nmental Consulting	Date Sampled:	01/10/2024
					Date Received:	
- 1					Date Analyzed:	
		314)853	3-4668/ian@stjol	nnenv.com, mak@seeml.cor	Date Reported:	
					Date Revised:	
		Rev.3	Samples 15-01 to	15-03 were added at a later		Old Ballwin Police Dept
				late.	Project No:	
nalyze	d by:	by: Emily M		lveen/Andrea Berrios	Project Address:	
				iveen/Andrea Berrios	City, State. ZIP:	
ethod	ology:		EPA/600/R-9	3/116 Without Gravimetry	SEEML Ref#:	
	ab No.:	04.0	ab a share w	% Fibrous Non- Asbestos Material Type		
C	lient No.:	90 A	sbestos Type		% Non-Fibrous Material	Description/Location
	589A	No	ne Detected	85% Cellulose	15% Binder/Filler	(Off-White) Fibrous Material/Bsm HVAC
	15-01		ne Detettet			
	589B	- 10	% Amosite			
	15-01			20% Mineral Wool	79% Binder/Filler	(Gray) Pipe Fitting/Bsmnt HVAC
	590A	_		POSITIVE STOP		
-	15-02			POSITIVE STOP	(Gray) Pipe Fitting/Bsmt @ S Enc	
_	591A	_		POSITIVE STOP		
	15-03			1 0011112 9109		(Gray) Pipe Fitting/Bsmt @ HVAC
-	592A	No	ne Detected	40% Fiberglass,55% Min	584 Pinder/Giller	
	16-01			Wool	5% Binder/Filler	(White) Ceiling Tile/Townhall
-	593A	Nor	ne Detected	40% Fiberglass,55% Min	504 Binder/Filler	A.4.4.1.1.2.4.4.
	16-02			Wool	5% Binder/Filler	(White) Ceiling Tile/Townhall
-	594A 16-03	Nor	ne Detected	40% Fiberglass,55% Min	5% Binder/Filler	(Milhite) Celling The
	595A			Wool	5 / 6 Binder / Tiller	(White) Ceiling Tile/Townhall
-	17-01	Nor	ne Detected	40% Min Wool,45%	10% Binder/Filler,5%	(Mhite) Coiling Tile/1+ To are
-	596A			Cellulose	Perlite	(White) Ceiling Tile/1st Floor Office
		Non	e Detected	40% Min Wool,45%	10% Binder/Filler,5%	(White) Ceiling Tile/1ct Floor
	17-02			Cellulose	Perlite	(White) Ceiling Tile/1st Floor Of

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					Section 9, It	
		Southeast E	nvironmental Microbiolo	gy Laboratories - Asbe	stos Division	
2			102 Edinburgh Court G	Freenville, SC 29607		
SEEML Labs		Pho	ne: 864-233-3770, Fax: 864		am	
SELMIL LOUS			NVLAP Lab ID:201			
			PLM Asbestos Bulk Sam	ple Summary		
Clier	nt:	St. John Enviro	nmental Consulting	Date Sampled:	01/10/2024	
			5	Date Received:		
			11	Date Analyzed:	a second s	
	314)853	-4668/ian@stjol	nenv.com, mak@seeml.cor	Date Reported:		
		-	•			
	Rev.3	Samples 15-01 m	15-03 were added at a later	Date Revised:		
	date.				Old Ballwin Police Dept	
				Project No:	and the second se	
Analyzed by:		Er	nily McElveen	Project Address:		
				City, State. ZIP:	Ballwin, MO	
1ethodology:			EPA/600/R-93/116 Without Gravimetry		G-240122108	
Lab No.: Client No.:	- % A	% Asbestos Type % Fibrous Non-		% Non-Fibrous Material	Description/Location	
597A	1		Asbestos Material Type		Description/Location	
17-03	- No	ne Detected	40% Min Wool,45% Cellulose	10% Binder/Filler,5% Perlite 100% Organic Matrix 97% Organic Matrix	(White) Ceiling Tile/1st Floor Offices	
598A						
18-01	- Noi	ne Detected	None Detected		(Tan) Mastic/Multirooms	
598B						
18-01	- 3%	Chrysotile	None Detected		(Black) Mastci/Multirooms	
599A						
18-02	- Nor	ne Detected	None Detected	100% Organic Matrix	(Tan) Mastic/Multirooms	
599B						
18-02			POSITIVE STOP		(Black) Mastic/Multirooms	
600A						
18-03	Nor	e Detected	None Detected	100% Organic Matrix	(Tan) Mastic/Multirooms	
600B						
18-03	1		POSITIVE STOP		(Black) Mastic/Multirooms	
601A	-					
19-01	Non	e Detected	None Detected	100% Organic Matrix	(Blue) Floor Tile/1st Floor Hall	
601B		_				
19-01	Non	e Detected	None Detected	100% Organic Matrix	(Yellow) Mastic/1st Floor Hall	

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						Section				
			Southeast E	invironmental Microbiolo	y Laboratories - Asbe	stas Division				
	Southeast Environmental Microbiology Laboratories - Asbestos Division 102 Edinburgh Court Greenville, SC 29607									
SEEN	Phone: 864-233-3770, Fax: 864-233-6589 , www.seeml.com									
JLLI	L Labo			NVLAP Lab ID:20:	1031-0 xas Lic: 300					
				PLM Asbestos Bulk Sam						
	CI:				pre Summary					
	Clien	C:	St. John Enviro	nmental Consulting	Date Sampled:	01/19/2024				
					Date Received:	01/22/2024				
		7440000		"	Date Analyzed:	01/22/2024				
		314)853	8-4668/ian@stjol	nnenv.com, mak@seeml.com	Date Reported:	01/22/2024				
					Date Revised:	01/25/2024				
		Rev.3		15-03 were added at a later		Old Ballwin Police Dept				
			1	date.	Project No:					
Analyze	d by:		Fr	nily McElveen	Project Address:	200 Park Dr				
				my ricewcen	City, State. ZIP:					
1ethod			EPA/600/R-9	3/116 Without Gravimetry	SEEML Ref#:	G-240122108				
	ab No.:	% A	sbestos Type	% Fibrous Non-						
CI	ent No.:		sociality i the	Asbestos Material Type	% Non-Fibrous Material	Description/Location				
	602A	No	ne Detected	None Detected	100% Organic Matrix	(Blue) Floor Tile/1st Floor Hal				
	19-02									
	602B	No	ne Detected	None Detected	100% Organic Matrix					
	19-02					(Yellow) Mastic/1st Floor Hai				
-	603A	Nor	e Detected	None Detected	100% Organic Matrix					
	19-03			None Detetted		(Blue) Floor Tile/1st Floor Hall				
	603B	Nor	e Detected	None Detected	1000/ 0					
	19-03			None Detetted	100% Organic Matrix	(Yellow) Mastic/1st Floor Hall				
	604A	Nor	e Detected	None Detected	100% Omanie Matrix					
	20-01			Hone Beacter	100% Organic Matrix	(Black) Cove Base/1st Floor				
	604B	Non	e Detected	None Detected	100% Organic Make					
	20-01				100% Organic Matrix	(Tan) Mastic/1st Floor				
	605A	Non	e Detected	None Detected	100% Omenia Marka					
_	20-02				100% Organic Matrix	(Black) Cove Base/1st Floor				
_	6058 20-02	Non	e Detected	None Detected	100% Organic Matrix	/m.)				
					100 /0 Organisc Mattix	(Tan) Mastic/1st Floor				
	606A	Non	e Detected	None Detected	100% Organic Matrix	(Plack) Care D				
	20-03				200 /0 Organic Mault	(Black) Cove Base/1st Floor				

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				Section 9, I	
	Southeast	Environmental Microbiolo	y Laboratories - Asbe	stos Division	
in the second se		102 Edinburgh Court (Greenville, SC 29607		
SEEML Labs	Ph	one: 864-233-3770, Fax: 864	1-233-6589 , www.seeml.c	com	
Construction of the Property of the Owner, where		NVLAP Lab ID:20	1031-0 xas Lic: 300		
		PLM Asbestos Bulk Sam			
Clien	te Ct John Fred		pre ouminary		
Clien	C. SL. JUNN ERVIR	onmental Consulting	Date Sampled:	01/19/2024	
			Date Received:	01/22/2024	
	314)952 4660 10-0-15	<i>II</i>	Date Analyzed;	01/22/2024	
	21-1022-4008/IBN@SD	ohnenv.com, mak@seeml.com	Date Reported:	01/22/2024	
			Date Revised:	01/25/2024	
	Rev.3 Samples 15-01 t	o 15-03 were added at a later	Project Name:	Old Ballwin Police Dept	
		date.	Project No:		
Analyzed by:		Emily McElveen	Project Address:	200 Park Dr	
			City, State. ZIP:	Ballwin, MO	
lethodology:	ethodology: EPA/600/R-9		SEEML Ref#:	G-240122108	
Lab No.:	% Asbestos Type	Asbestos Turno % Fibrous Non-			
Client No.:	70 Asbestus Type	Asbestos Material Type	% Non-Fibrous Material	Description/Location	
606B	None Detected	Nega Dala da d	100% Organic Matrix	M	
20-03	Hone Beletted	None Detected		(Tan) Mastic/1st Floor	
607A	None Detected	Nuclear	100% Organic Matrix		
21-01	None Deletter	None Detected		(Green) Cove Base/LL Nurse	
607B	None Detected	New Data is in			
21-01	None Detetten	None Detected	100% Organic Matrix	(Tan) Mastic/LL Nurse	
607C	None Detected	New Detrict			
21-01	None Detected	None Detected	100% Binder/Filler	(White) Texture/LL Nurse	
608A	None Detected	Name Data in 1			
21-02		None Detected	100% Organic Matrix	(Green) Cove Base/LL Nurse	
608B	None Detected				
21-02	None Detected	None Detected	100% Organic Matrix	(Tan) Mastic/LL Nurse	
608C	None Detected				
21-02	None Detected	None Detected	100% Binder/Filler	(White) Texture/LL Nurse	
609A	None Detected	New Detroit			
21-03	HONE DELECIEU	None Detected	100% Organic Matrix	(Green) Cove Base/LL Nurse	
609B	None Detected	Nega Data I. I			
21-03	None Deletted	None Detected	100% Organic Matrix	(Tan) Mastic/LL Nurse	

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						Se	ection 9
			Southeast E	nvironmental Microbiolo	gy Laboratories - Asbe	stos Division	
	-			102 Edinburgh Court (Greenville, SC 29607		
SEEN	IL Labs		Pho	ne: 864-233-3770, Fax: 864	1-233-6589 , www.seeml.c	om	
JLLI				NVLAP Lab ID:201	1031-0 xas Lic: 300		
				PLM Asbestos Bulk Sam	ple Summary		
	Client			nmental Consulting			
				ninental consulting	Date Sampled:		
					Date Received:		
		314)853	-4668/ian@ctiok	<i>n</i>	Date Analyzed:		
		51 1)05.		nnenv.com, mak@seeml.com	Date Reported:	01/22/2024	
		_			Date Revised:	01/25/2024	
		Rev.3		15-03 were added at a later	Project Name:	Old Ballwin Police Dept	
_			T	late.	Project No:		
Analyzed by:			Er	nily McElveen	Project Address:	200 Park Dr	
					City, State. ZIP:	Ballwin, MO	
lethodology:			EPA/600/R-93/116 Without Gravimetry		SEEML Ref#:	G-240122108	
	ab No.: lient No.:	% A	sbestos Type	% Fibrous Non-	% Non-Fibrous Material	Decreintian /I a mit	
-	609C			Asbestos Material Type		Description/Location	
	21-03	No	ne Detected	None Detected	100% Binder/Filler	(White) Texture/LL N	Irse
	610A						
	22-01	No	ne Detected	None Detected	100% Organic Matrix	(Green) Floor Tile/Nurses	6 Office
	610B			None Detected	100% Organic Matrix		
	22-01	No	ne Detected			(Yellow) Mastic/Nurses Office	
	610C		_				
	22-01	No	ne Detected	None Detected	100% Binder/Filler	(Gray) Leveling Compound Office	l/Nurse
	610D					Unice	-
1	22-01	Nor	ne Detected	None Detected	100% Organic Matrix	(Tan) Mastic/Nurses O	ffice
	611A						
	22-02	Nor	ne Detected	None Detected	100% Organic Matrix	(Green) Floor Tile/Nurses	Office
	6118						
	22-02	Nor	e Detected	None Detected	100% Organic Matrix	(Yellow) Mastic/Nurses (Office
	611C						
	22-02	Non	e Detected	None Detected	100% Binder/Filler	(Gray) Leveling Compound	/Nurses
	611D					Office	
1	22-02	Non	e Detected	None Detected	100% Organic Matrix	(Tan) Mastic/Nurses Of	

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Form 8.0 Rev. 8 04/29/20

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						Section 9, I	
			Southeast E	nvironmental Microbiolo	ogy Laboratories - Asbe	estos Division	
				102 Edinburgh Court (Greenville, SC 29607		
SEE	IL Labs		Pho	ne: 864-233-3770, Fax: 864	4-233-6589 , www.seeml	COM	
-maximp	Traffelite index (not street			NVLAP Lab ID:20	1031-0 xas Lic: 300		
				PLM Asbestos Bulk Sam	ple Summary		
	Client		St. John Enviro	nmental Consulting	Date Sampled	01/19/2024	
					Date Received		
					Date Analyzed		
		314)853-4668/ian@stjoh		nnenv.com, mak@seeml.com	Date Reported		
						01/25/2024	
		Rev.3	Samples 15-01 to	15-03 were added at a later		Old Ballwin Police Dept	
-				date.	Project No:		
Analyze	d by:		Fr	nily McElveen	Project Address:		
_					City, State. ZIP:		
1ethod			EPA/600/R-9	3/116 Without Gravimetry	SEEML Ref#:		
-	ab No.:		sbestos Type	% Fibrous Non-	0/ N		
C	ient No.:	: // Assestos Type		Asbestos Material Type	% Non-Fibrous Material	Description/Location	
-	612A 22-03	Non	e Detected	None Detected	100% Organic Matrix	(Green) Floor Tile/Nurses Office	
	612B						
	22-03	Non	e Detected	None Detected	100% Organic Matrix	(Yellow) Mastic/Nurses Office	
	612C						
	22-03	Non	e Detected	None Detected	100% Binder/Filler	(Gray) Leveling Compound/Nurses	
	612D					Office	
	22-03	Non	e Detected	None Detected	100% Organic Matrix	(Tan) Mastic/Nurses Office	
	613A	No-	0 Detect-1				
	23-01	NON	e Detected	7% Cellulose	93% Organic Matrix	(Gray) Sink Undercoating/Nurses Office	
	614A	Non	e Detected	70/ 0 // /			
_	23-02	NOR		7% Cellulose	93% Organic Matrix	(Gray) Sink Undercoating/Nurses Office	
1	615A	Non	e Detected	704 0-14			
	23-03			7% Cellulose	93% Organic Matrix	(Gray) Sink Undercoating/Nurses Office	
	616A	2%	Chrysotile	None Data da l			
	24-01	~ /0	130000	None Detected	98% Organic Matrix	(Gray) Caulk/Exterior	
1	617A			POSITIVE CTOD			
	24-02			POSITIVE STOP		(Gray) Caulk/Exterior	

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					Section 9,					
	Southeast Environmental Microbiology Laboratories - Ashestos Division									
		102 Edinburgh Court Greenville, SC 29607								
AL Labs		Pho	one: 864-233-3770, Fax: 864	1-233-6589 , www.seeml (-om					
L Labs			NVLAP Lab ID:20:							
			PLM Aspestos Bulk Sam	ple Summary						
Client:		St. John Enviro	nmental Consulting	Date Sampled	01/10/2024					
			-							
				Date Anahood:						
	314)853-	4668/ian@stjol	nnenv.com, mak@seeml.cor							
	Rev.3 S	amples 15-01 to	15-03 were added at a later	and the second se						
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d by:		E.	milu M-Thurse		200 Parts Dr					
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				G-240122108						
ab No.:	No.: % Ashestas Turno		% Fibrous Non-		Description/Location					
ent NO.;		vesus type	Asbestos Material Type	% Non-Fibrous Material						
			BOCTTR/F CTOP							
	POSITIVE STOP				(Gray) Caulk/Exterior					
	Non	e Detected	Nono Detected		(Black) Resinous Material/Lower HVA					
			None Detected	100% Organic Matrix						
	None	e Detected	None Detected							
			Hone Detetted	100% Organic Matrix	(Black) Resinous Material/Lower HVAC					
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	d by: blogy: ab No.:	Client: 314)853- Rev.3 S d by: blogy: ab No.: 619A 24-03 619A 25-01 620A None 619A 25-02 521A None	Pho Client: St. John Enviro 314)853-4668/ian@stjol Rev.3 Samples 15-01 to Rev.3 Samples 15-01 to by: Environ by: Environ Bab No.: % Asbestos Type 618A 24-03 619A 24-03 619A 25-01 None Detected 521A None Detected	102 Edinburgh Court of Phone: Phone: 864-233-3770, Fax: 864 NVLAP Lab ID:20: PLM Asbestos Bulk Sam 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. dby: Emily McElveen Sology: PA/600/R-93/116 Without Gravimetry ab No.: % Asbestos Type % Fibrous Non-Asbestos Material Type G18A 24-03 POSITIVE STOP 619A None Detected None Detected Sology Sology: Client: Strive Stop	NVLAP Lab ID:201031-0 xas Lic: 300 PLM Asbestos Bulk Sample Summary Client: St. John Environmental Consulting Date Sampled: 0 Date Analyzed: Date Received: 314)853-4668/ian@stjohnenv.com, mak@seeml.cor Date Revised: 314)853-4668/ian@stjohnenv.com, mak@seeml.cor Date Revised: Rev.3 Samples 15-01 to 15-03 were added at a later Project Name: date. Project Name: date. Project Address: Clipy: Emily McElveen City, State. ZIP: ology: EPA/600/R-93/116 Without Gravimetry SEEML Ref#: ab No.: % Asbestos Type % Fibrous Non- ent No.: % Asbestos Type % Fibrous Non- 618A POSITIVE STOP % Non- Fibrous Material 24-03 None Detected 100% Organic Matrix 619A None Detected None Detected 100% Organic Matrix 620A None Detected None Detected 100% Organic Matrix					

Disclaimer:

The results in this report only apply to the samples as received. NOB samples are tested as a preliminary analysis. We highly recommend for Negative NOB samples resulting in less than 1% Asbestos to be verified by TEM or Point Analysis.

Inhomogeneous samples are separated into homogeneous subsamples and analyzed individually. NAD means no asbestos fibers were detected. When detected the minimum detection and reporting limit is less than 1% unless point counting is performed. Floor tile samples may contain large amounts of interference material and it is recommended that the sample be analyzed by gravimetric point count analysis to lower the detection limit and to aid in ast estos identification.

Guidelines for Interpretation: Any opin ons/interpretation: Any opin ons/interpretation: Any opin ons/interpretation: expresses who conducted the fieldwork. A material is considered regulated asbestos containing material (ACM) where the asbestos content is determined to be one percent or greater. Several organizations, including the American Contenence of Government Industrial Hygienists (ACGIH); the American Industrial Hygiene Association (AHA); the Indox Air Quality Association (IAQA); the United States Environmental Protection Agency (USEPA); the Centers for Disease Control (CDC) as well as the California Department of Health Services (CADHS) have published guidelines for assessment and interpretation of analytical data indicating a tested material is ACM.

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:
 - o 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 <u>http://dnr.mo.gov/env/apcp/asbestos/index.htm</u>.

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

AIR POLLUTION CONTROL PROGRAM

. In Mall

Director of Air Pollution Control Program

PO Box 176, Jefferson City, MO 65102-0176 • dnr.mo.gov

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 : <u>Andrea Berrios</u>

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
CUSTOMER ID	TERMS
	1.5% Net 60 Days

BILL TO

Jim Link City of Ballwin 200 Park Drive Ballwin, MO <u>636-227-9000</u> jlink@ballwin.mo.us

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
300 Park Drive - Asbestos Bulk Sampling	1	2,800.00	2,800.00
			(-)
			-
			-
			H
			(#);
Thank you for your business!	SUBT	DTAL	2,800.00
	TAX R	ATE	
	TAX		
	TOT	AL S	2,800.00

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



Section 9, Item b.

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:

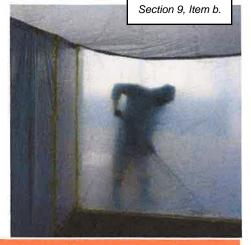
Date:

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)

	2021	2020	2019
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

- <u>2021 NAICS Codes</u>: 562910, 238912, 238910, 238990
- <u>2021 SIC Codes</u>: 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













Section 9, Item b.



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 <u>excludes</u> 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 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: