



## 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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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

Page 1 of 1

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  
**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:** 1 of 4

**Date:** 1/19/24

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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### 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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 Email: lan@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 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







**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**

<b>Client:</b> 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.	<b>Date Sampled:</b> 01/19/2024
	<b>Date Received:</b> 01/22/2024
	<b>Date Analyzed:</b> 01/22/2024
	<b>Date Reported:</b> 01/22/24
	<b>Date Revised:</b> 01/25/2024
	<b>Project Name:</b> Old Ballwin Police Dept
	<b>Project No.:</b>
<b>Analyzed by:</b> Emily McElveen	<b>Project Address:</b> 200 Park Dr
	<b>City, State, ZIP:</b> Ballwin, MO
<b>Methodology:</b> EPA/600/R-93/116 Without Gravimetry	<b>SEEML Ref#:</b> 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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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.:				
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**

Disclaimer:

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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 asbestos identification.

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Form 8.0 Rev. 8/04/29/20



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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 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		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.:				
568A	None Detected	None Detected	100% Organic Matrix	(Blue) Floor Tile/1st Floor Front
7-01				
568B	None Detected	None Detected	100% Organic Matrix	(Black) Mastic/1st Floor Front
7-01				
569A	None Detected	None Detected	100% Organic Matrix	(Blue) Floor Tile/1st Floor Front
7-02				
569B	None Detected	None Detected	100% Organic Matrix	(Black) Mastic/1st Floor Front
7-02				
570A	None Detected	None Detected	100% Organic Matrix	(Blue) Floor Tile/1st Floor Front
7-03				
570B	None Detected	None Detected	100% Organic Matrix	(Black) Mastic/1st Floor Front
7-03				
571A	None Detected	7% Cellulose	93% Organic Matrix	(Off-White) Sink Undercoating/1st Floor Kitchen
8-01				
572A	None Detected	7% Cellulose	93% Organic Matrix	(Off-White) Sink Undercoating/1st Floor Kitchen
8-02				
573A	None Detected	7% Cellulose	93% Organic Matrix	(Off-White) Sink Undercoating/1st Floor Kitchen
8-03				

**Approved By: Andrea Berrios**

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Form 8.0 Rev. 8/04/29/20



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**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				

**Approved By: Andrea Berrios**

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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.:	% 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				

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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		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
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

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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/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.:	Client No.:	% Asbestos Type	% Fibrous Non-Asbestos Material Type	% Non-Fibrous Material	Description/Location
589A	15-01	None Detected	85% Cellulose	15% Binder/Filler	(Off-White) Fibrous Material/Bsmnt HVAC
589B	15-01	1% Amosite	20% Mineral Wool	79% Binder/Filler	(Gray) Pipe Fitting/Bsmnt HVAC
590A	15-02	POSITIVE STOP			(Gray) Pipe Fitting/Bsmt @ S End
591A	15-03	POSITIVE STOP			(Gray) Pipe Fitting/Bsmt @ HVAC
592A	16-01	None Detected	40% Fiberglass,55% Min Wool	5% Binder/Filler	(White) Ceiling Tile/Townhall
593A	16-02	None Detected	40% Fiberglass,55% Min Wool	5% Binder/Filler	(White) Ceiling Tile/Townhall
594A	16-03	None Detected	40% Fiberglass,55% Min Wool	5% Binder/Filler	(White) Ceiling Tile/Townhall
595A	17-01	None Detected	40% Min Wool,45% Cellulose	10% Binder/Filler,5% Perlite	(White) Ceiling Tile/1st Floor Offices
596A	17-02	None Detected	40% Min Wool,45% Cellulose	10% Binder/Filler,5% Perlite	(White) Ceiling Tile/1st Floor Offices

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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		Date Received:	01/22/2024		
Rev.3 Samples 15-01 to 15-03 were added at a later date.		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
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) Mastic/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

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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.:				
602A	None Detected	None Detected	100% Organic Matrix	(Blue) Floor Tile/1st Floor Hall
19-02				
602B	None Detected	None Detected	100% Organic Matrix	(Yellow) Mastic/1st Floor Hall
19-02				
603A	None Detected	None Detected	100% Organic Matrix	(Blue) Floor Tile/1st Floor Hall
19-03				
603B	None Detected	None Detected	100% Organic Matrix	(Yellow) Mastic/1st Floor Hall
19-03				
604A	None Detected	None Detected	100% Organic Matrix	(Black) Cove Base/1st Floor
20-01				
604B	None Detected	None Detected	100% Organic Matrix	(Tan) Mastic/1st Floor
20-01				
605A	None Detected	None Detected	100% Organic Matrix	(Black) Cove Base/1st Floor
20-02				
605B	None Detected	None Detected	100% Organic Matrix	(Tan) Mastic/1st Floor
20-02				
606A	None Detected	None Detected	100% Organic Matrix	(Black) Cove Base/1st Floor
20-03				

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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	
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.:	% Asbestos Type	% Fibrous Non-Asbestos Material Type	% Non-Fibrous Material	Description/Location
Client No.:				
606B	None Detected	None Detected	100% Organic Matrix	(Tan) Mastic/1st Floor
20-03				
607A	None Detected	None Detected	100% Organic Matrix	(Green) Cove Base/LL Nurse
21-01				
607B	None Detected	None Detected	100% Organic Matrix	(Tan) Mastic/LL Nurse
21-01				
607C	None Detected	None Detected	100% Binder/Filler	(White) Texture/LL Nurse
21-01				
608A	None Detected	None Detected	100% Organic Matrix	(Green) Cove Base/LL Nurse
21-02				
608B	None Detected	None Detected	100% Organic Matrix	(Tan) Mastic/LL Nurse
21-02				
608C	None Detected	None Detected	100% Binder/Filler	(White) Texture/LL Nurse
21-02				
609A	None Detected	None Detected	100% Organic Matrix	(Green) Cove Base/LL Nurse
21-03				
609B	None Detected	None Detected	100% Organic Matrix	(Tan) Mastic/LL Nurse
21-03				

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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
	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

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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 asbestos identification.

Guidelines for Interpretation:

Any opinions/interpretations expressed in this report are outside the scope of this laboratory's accreditation. Interpretation of the data and information within this document is left to the company, consultant, and/or persons 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 Conference of Government Industrial Hygienists (ACGIH); the American Industrial Hygiene Association (AIHA); the Indoor 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.



**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		
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
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**

**Disclaimer:**

The results in this report only apply to the samples as received.

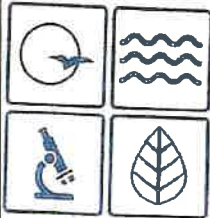
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**MISSOURI**  
DEPARTMENT OF  
NATURAL RESOURCES

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.





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

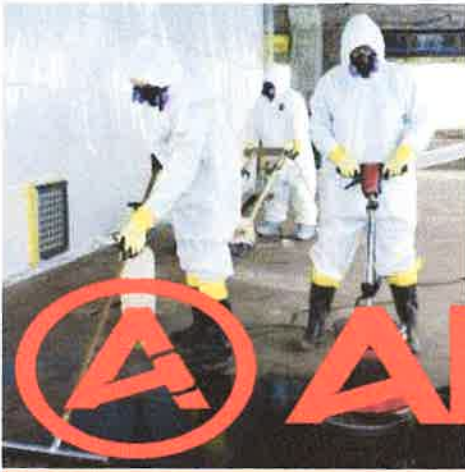
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Accepted by:

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

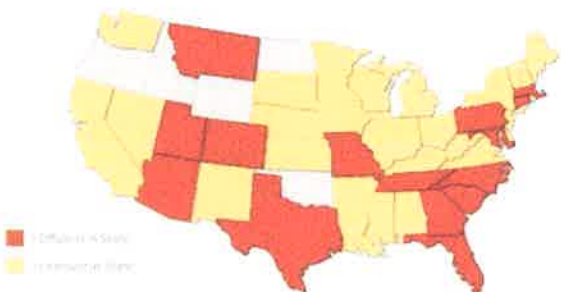
### Alloy Group's Credentials

- 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](http://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**

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: \_\_\_\_\_