

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

SDVOSB

February 1, 2024

Mr. Jim Link City of Ballwin

RE: Asbestos Bulk Sampling Survey: 300 Park Drive, Ballwin, Missouri

Project # 2402-029

Dear Mr. Link:

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

Sample #1 - 2X2 White Large & Small Pin Ceiling Tile -Non-Asbestos Containing

Sample #2 - Drywall / Joint Compound - Non-Asbestos Containing

Sample #3 - Yellow Carpet Glue - Non-Asbestos Containing

Sample #4 – 4" Dark Gray Covebase / Mastic – Non-Asbestos Containing

Sample #5 - 2X2 White Worm & Pin Ceiling Tile - Non-Asbestos Containing

Sample #6 – 12X12 Beige with Gray Floor Tile / Mastic –Non-Asbestos Containing

Sample #7 – 12X12 Light Blue Floor Tile / Mastic – Non-Asbestos Containing

Sample #8 - White Sink Insulation - Non-Asbestos Containing

Sample #9 – 12X23 Tan Floor Tile / Mastic – Non-Asbestos Containing

Sample #10 - 12X12 White Floor Tile / Mastic - Non-Asbestos Containing

Sample #11 – 4" Light Gray Covebase / Mastic – Non- Asbestos Containing

Sample #12 - 4" Green Covebase / Mastic - Non-Asbestos Containing

Sample #14 - 12X12 Darker Beige with Gray Floor Tile / Mastic - Asbestos Containing (100 Square Feet)

Sample #15 – Pipe Fitting – Asbestos Containing (Approximately 30 in HVAC, Bathrooms, and Lower Level)

Sample #16 - 6X6 White Ceiling Tile - Non-Asbestos Containing

Sample #17 - 2X2 Flat White Ceiling Tile - Non-Asbestos Containing

Sample #18 - Black Mastic Under Carpet Glue - Asbestos Containing (2100 Square Feet)

Sample #19 - 12X12 Blue Floor Tile / Mastic - Non-Asbestos Containing

Sample #20 - 3" Black Covebase / Mastic - Non-Asbestos Containing

Sample #21 – 3" Green Covebase / Mastic – Non-Asbestos Containing

Sample #22 - 12X12 Green Floor Tile / Mastic - Non-Asbestos Containing



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SDVOSB

Sample #23 - Gray Sink Insulation - Non-Asbestos Containing

Sample #24 - Window Caulk - Asbestos Containing (94 Windows, 8 Doors, and 1 Garage Door)

Sample #25 - Black Condensate Wrap - Non-Asbestos Containing

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

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

Respectfully,

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

SEEM	Ref#	01.			
Compa		1-240122108	Lab ID: 550	1-621	
		St. John Environmental Consulting	Date Sample:	7 46/1	
Project	Manager:	Ian St. John		1-19-2	024
Address	S :	5515 Grace Avenue	Project Name:	OLD Ballwin	De Dept.
City, St	ate, Zip:	St. Louis, MO 63116	Project Location:	200 Pack	D.
Phone:		314-853-4668		Ballin M	0
Email:			Project No:	Dallwin III	· .
		ian@stjohnenv.com			
PLM T	AT: RUS	SH SAME DAY NEXT DAY 2	DAY 3 DAY	4 DATE	
PLM-Bu	k:	Positive Stop Yes No		4 DAY	5 DAY
	₩ PIM		PCM-AIR		
- 1		600/R-93-116 (<1%)	□ NIOC	H 7400	
		NOB (<1%) Gravimetric			
oint Co	unt	Positive Stop Yes No	SOIL/ROCK/VERM	ICULITE	
	100		DI M	CARD to	
		/o Gravimetric (<0.25%)	DIAL	CARB 435- Level A (400) Point Count < 0.25%)
	- 1000 v	v/o Gravimetric (0.1%)	L PLM (ARB 435- Level B (100	00 Point Count <0.1%)
			F	and the second	- Count (0.170)
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St. John Environmental Consulting

5515 Grace Avenue

St. Louis, MO 63116

Tel: (314) 853-4668

Email: ian@stjohnenv.com

Asbestos Bulk Sampling Form

Project Number:

2402-029

Taken By:

lan St. John

Date: 1/19/24

Client: Address: City of Ballwin 200 Park Dive

Facility:

Old Ballwin Police Department

Ballwin, MO

Address: City/State: 300 Park Drive Ballwin, MO

City/State: Contact:

Jim Link

Phone Number:

N/A

Results Needed By:

24 Hours

Page:

1 of 4

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

St John Environmental Consulting

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St. Louis, MO 63116

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Asbestos Bulk Sampling Form

Project Number:

2402-029

Taken By:

lan St. John

Date: 1/19/24

Client: Address:

City of Ballwin 200 Park Dive

Facility: Address: Old Ballwin Police Department 300 Park Drive

City/State:

Ballwin, MO

City/State:

Contact:

Jim Link

Phone Number:

Ballwin, MO

Results Needed By:

24 Hours

Page:

N/A 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		
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 Laye	
14-03	12X12 Darker Beige with Gray Floor Tile / Mastic	Bathroom by HVAC 2nd Laye	
15-01	Pipe Fittings	Basement HVAC	
15-02	Pipe Fittings	Basement at South End	
15-03	Pipe Fittings	Basement at HVAC	

St. John Environmental Consulting

55515 Grace Avenue

St. Louis, MO 63116

Tel: (314) 853-4668

Email: lan@stjohnenv.com

Asbestos Bulk Sampling Form

Project Number:

2402-029

Taken By:

lan St. John

Date: 1/19/24

Client: Address: City of Ballwin

Facility:

Old Ballwin Police Department

City/State:

200 Park Dive Ballwin, MO

Address: City/State: 300 Park Drive Ballwin, MO

Contact:

Jim Link

Phone Number:

N/A

Results Needed By:

24 Hours

Page:

3 of 4

Sample	Sample	Sample
No.	Description	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 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

St. John Environmental Consulting

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St. Louis, MO 63116

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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 300 Park Drive

Address: City/State:

200 Park Dive Ballwin, MO

Address: City/State:

Ballwin, MO

City/State: Contact:

Jim Link

Phone Number:

N/A

Results Needed By:

24 Hours

Page:

4 of 4

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



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

				<u>-</u>			
	Client: St. John Environme			nmental Consulting	Date Sampled:	01/19/2024	
					Date Received:	01/22/2024	
				"	Date Analyzed:	01/22/2024	
		314)853	-4668/ian@stjoh	nenv.com, mak@seeml.cor	Date Reported:	01/22/24	
					Date Revised:	01/25/2024	
		Rev.3		15-03 were added at a later	Project Name:	Old Ballwin Police Dept	
			d	ate.	Project No:		
nalyze	by:		Fn	nily McElveen	Project Address:	200 Park Dr	
				mry Prediveer	City, State. ZIP:	Ballwin, MO	
1ethodo	- Historia		EPA/600/R-93	8/116 Without Gravimetry	SEEML Ref#:	G-240122108	
	ent No.:		sbestos Type	% Fibrous Non- Asbestos Material Type	% Non-Fibrous Material	Description/Location	
	550A 1-01	No	ne Detected	35% Min Wool,50% Cellulose	10% Binder/Filler,5% Perlite	(White) Ceiling Tile/1st Floor	
	551A 1-02	Noi	ne Detected	35% Min Wool,50% Cellulose	10% Binder/Filler,5% Perlite	(White) Ceiling Tile/1st Floor	
	552A 1-03	Nor	ne Detected	35% Min Wool,50% Cellulose	10% Binder/Filler,5% Perlite	(White) Ceiling Tile/1st Floor	
	553A	Nor	ne Detected	None Detected	100% Binder/Filler		
	2-01				100% Binder/Hiller	(White) Joint Compound/Throughout	
	553B 2-01	Nor	ne Detected	30% Celtutose	70% Gypsum	(White) Drywall/Throughout	
	2-02	None Detected	e Detected	None Detected	100% Binder/Filler	(White) Joint Compound/Througho	
	554B	Non	e Detected	200/ 6-11 1			
	2-02	HON	e perected	30% Cellulose	70% Gypsum	(White) Drywall/Throughout	
	555A	Non	e Detected	None Detected	4444		
	2-03	14011	C Detetted	None Detected	100% Binder/Filler	(White) Joint Compound/Throughou	
	555B 2-03	Non	e Detected	25% Cellulose	75% Gypsum	(White) Drywall/Throughout	

Approved By: Andrea Berrios

The results in is 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

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.



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 Enviro	nmental Consulting	Date Sampled:	01/19/2024
				Date Received:	01/22/2024
			"	Date Analyzed:	01/22/2024
		314)853-4668/ian@stjol	hnenv.com, mak@seeml.com	Date Reported:	
				Date Revised:	
			15-03 were added at a later	Project Name:	Old Ballwin Police Dept
			date.	Project No:	
Analyze	by:	Ęı	mily McElveen	Project Address:	200 Park Dr
				City, State. ZIP:	Ballwin, MO
1ethodo		EPA/600/R-9	3/116 Without Gravimetry	SEEML Ref#:	G-240122108
- 11	ab No.: ent No.:	% Asbestos Type	% Fibrous Non- Asbestos Material Type	% Non-Fibrous Material	Description/Location
	556A				
	3-01 None Detected		None Detected	100% Organic Matrix	(Yellow) Mastic/1st Floor
	557A	None Detected			
	3-02	None Detected	None Detected	100% Organic Matrix	(Yellow) Mastic/1st Floor
	558A	None Detected	Mana Detected	4000	
	3-03	Holic Detected	None Detected	100% Organic Matrix	(Yellow) Mastic/1st Floor
-	559A	None Detected	None Detected	1000/ 5: 1 1-11	
	4-01		Horie Detected	100% Binder/Filler	(Gray) Cove Base/1st Floor
	559B	None Detected	None Detected	100% Organic Matrix	77
	4-01		None Detected	100% Organic Matrix	(Tan) Mastic/1st Floor
	560A	None Detected	None Detected	100% Organic Matrix	
	4-02 560B			20070 Organic Fidalit	(Gray) Cove Base/1st Floor
	4-02	None Detected	None Detected	100% Organic Matrix	(Tan) Mastic/1st Floor
-	561A				(ran) r-rosuc/ 15t t100t
	4-03	None Detected	None Detected	100% Organic Matrix	(Gray) Cove Base/1st Floor
	561B				(==1) ==================================
_	4-03	None Detected	None Detected	100% Organic Matrix	(Tan) Mastic/1st Floor

Approved By: Andrea Berrios

Disdaimer:

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Odderwes to prepare some.

Any opinions/miterpretations 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 (AHA); 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.



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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:	: Si	t John Carrier			
	Client: St. John Environmental Consulting			Date Sampled:	01/19/2024
				Date Received:	01/22/2024
	21.00		<i>n</i>	Date Analyzed:	01/22/2024
	314)853-4	668/ian@stjoh	nenv.com, mak@seeml.cor	Date Reported:	01/22/2024
				Date Revised:	01/25/2024
	Rev.3 Sa			Project Name:	Old Ballwin Police Dept
			ate.	Project No:	· · · · · · · · · · · · · · · · · · ·
by:		En	nily McElveen	Project Address:	200 Park Dr
				City, State. ZIP:	Ballwin, MO
ogy:		EPA/600/R-93	3/116 Without Gravimetry	SEEML Ref#:	G-240122108
9/2 Ac		estos Type	% Fibrous Non- Asbestos Material Type	% Non-Fibrous Material	Description/Location
562A		Detected	40% Min Wool 45%	1004 Pindor/Eller 504	
5-01	Kone	perected	Cellulose	Perlite	(White) Ceiling Tile/1st Floor
563A	None	Detected	40% Min Wool,45%	10% Binder/Filler 5%	
5-02	Hone	Detecteu	Cellulose	Perlite	(White) Ceiling Tile/1st Floor
664A	None	Detected	40% Min Wool,45%	10% Binder/Filler.5%	
			Cellulose	Perlite	(White) Ceiling Tile/1st Floor
	None	Detected	None Detected	1000/ 0	
Autom			None Detected	100% Organic Matrix	(Gray) Floor Tile/1st Floor Fron
	None	Detected	None Detected		84.0
20020			None Detected		(Yellow) Mastic/1st Floor Front
	None	Detected	None Detected		
1,110				100 /0 Organic Matrix	(Gray) Floor Tile/1st Floor Fron
(7.05 T)	None I	Detected	None Detected	100% Omanic Matrix	(Vollow) Markette 1 7
				100% Organic Matrix	(Yellow) Mastic/1st Floor Front
AND A PROPERTY OF THE PARTY OF	None I	Detected	None Detected	100% Organic Matrix	(Grav) Floor Tile (1-1 Floor
				=== To Organic Flad K	(Gray) Floor Tile/1st Floor Fron
6-03	None I	Detected	None Detected	100% Organic Matrix	(Yellow) Mastic/1st Floor Front
	ogy: b No.: ent No.: 662A 5-01 663A 5-02 664A 5-03 665B 6-01 666B 6-02 667A 6-03	by: b No.: b No.: 662A 5-01 663A 5-02 664A 5-03 665B None 665B None 666B None 660B None 667A None	by: En ogy: EPA/600/R-93 b No.: % Asbestos Type fieth None Detected fied A None Detected fied B None Detected	Rev.3 Samples 15-01 to 15-03 were added at a later date. by: Emily McElveen Gey: EPA/600/R-93/116 Without Gravimetry b No.: % Asbestos Type % Fibrous Non-Asbestos Material Type GEAA None Detected 40% Min Wool,45% Cellulose GEOA None Detected None Detected GEOA None Detected None Detected None Detected None Detected	Asbestos Type None Detected None D

Approved By: Andrea Berrios

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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

	Ot:					
	Client:	St. John Envir	onmental Consulting	Date Sampled	: 01/19/2024	
				Date Received	: 01/22/2024	
		14 4 1053 45454	"	Date Analyzed	: 01/22/2024	
		314)853-4668/ian@stj	ohnenv.com, mak@seeml.com	Date Reported	01/22/2024	
				Date Revised		
		Rev.3 Samples 15-01 t	o 15-03 were added at a later	Project Name	Old Ballwin Police Dept	
			date.	Project No.		
nalyze	d by:		Emily McElveen	Project Address	200 Park Dr	
				City, State. ZIP:	Ballwin, MO	
1ethod	1907	EPA/600/R-	93/116 Without Gravimetry	SEEML Ref#:	G-240122108	
_	ab No.: ent No.:	% Asbestos Type	% Fibrous Non- Asbestos Material Type	% Non-Fibrous Material	Description/Location	
	568A					
	7-01	None Detected	None Detected	100% Organic Matrix	(Blue) Floor Tile/1st Floor Front	
	568B	A		100% Organic Matrix		
	7-01	None Detected	None Detected		(Black) Mastic/1st Floor Front	
	569A	N				
	7-02	None Detected	None Detected	100% Organic Matrix	(Blue) Floor Tile/1st Floor Front	
	569B	N				
	7-02	None Detected	None Detected	100% Organic Matrix	(Black) Mastic/1st Floor Front	
	570A	None Detected				
	7-03	Mone Defected	None Detected	100% Organic Matrix	(Blue) Floor Tile/1st Floor Front	
	570B	None Detected				
	7-03	House beterried	None Detected	100% Organic Matrix	(Black) Mastic/1st Floor Front	
	571A	None Detected	704 (5.1) 1		(Off White) Circle Head	
	8-01	Detected	7% Cellulose	93% Organic Matrix	(Off-White) Sink Undercoating/1st Flo Kitchen	
	572A	None Detected	70/ C-III.da			
	8-02		7% Cellulose	93% Organic Matrix	(Off-White) Sink Undercoating/1st Floo Kitchen	
	573A 8-03	None Detected	7% Cellulose	93% Organic Matrix	(Off-White) Sink Undercoating/1st Flo	
	8-03	None Detected	7% Cellulose	93% Organic Matrix	(Off-White) Sink Undercoatin Kitchen	

Approved By: Andrea Berrios

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PLM Asbestos Bulk Sample Summary

	Client: St. John Environn		nmental Consulting	Date Sampled:	01/19/2024		
					Date Received:		
				"	Date Analyzed:		
		314)853	3-4668/ian@stjoh	nnenv.com, mak@seeml.com	Date Reported:		
					Date Revised:		
		Rev.3		15-03 were added at a later	Project Name:	Old Ballwin Police Dept	
-				late.	Project No:		
nalyze	d by:		Fr	nily McElveen	Project Address:	200 Park Dr	
-					City, State. ZIP:	Ballwin, MO	
	ology:		EPA/600/R-9:	3/116 Without Gravimetry	SEEML Ref#:	G-240122108	
-	ab No.: ent No.:	% Asbestos Type		% Fibrous Non- Asbestos Material Type	% Non-Fibrous Material	Description/Location	
	574A	No	no Dobo et al	None Detected 100% Organic Matrix		(Gray) Floor Tile/1st Floor Kitche (Yellow) Mastic/1st Floor Kitcher	
	9-01	No	ne Detected		100% Organic Matrix		
	574B	Nov	no Dohostod		100% Organic Matrix		
	9-01	NO	ne Detected	None Detected			
	575A	No	ne Detected	No Date 1			
	9-02	140	re Detected	None Detected	100% Organic Matrix	(Gray) Floor Tile/1st Floor Kitche	
	575B	Nor	ne Detected	None Detected	100% Organic Matrix (Gray) Fl	(Yellow) Mastic/1st Floor Kitcher	
	9-02			Note Detected			
	576A	Nor	ne Detected	None Detected			
	9-03			None Detected		(Gray) Floor Tile/1st Floor Kitcher	
	576B	Non	ne Detected	None Detected			
	9-03			were perenten	100% Organic Matrix	(Yellow) Mastic/1st Floor Kitchen	
	577A	Non	e Detected	None Detected	100% Orangia Madai	(7)	
_	10-01			None Detected	100% Organic Matrix	(Clear) Mastic/Dispatch	
-	577B 10-01	Non	e Detected	None Detected	100% Organic Matrix	(Com A Flore The ID)	
-					200 /0 Organic Hadix	(Gray) Floor Tile/Dispatch	
- 4	577C	Non	e Detected	None Detected	100% Organic Matrix	(T-) 44 (T-)	
	10-01				100 /0 Organic Matrix	(Tan) Mastic/Dispatch	

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PLM Asbestos Bulk Sample Summary

					•	
	Client:		St. John Environmental Consulting		Date Sampled:	01/19/2024
					Date Received:	01/22/2024
		04410		"	Date Analyzed:	01/22/2024
		314)853	-4668/ian@stjoh	nnenv.com, mak@seeml.cor	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
				iate.	Project No:	
Analyze	d by:		Fr	mily McElveen	Project Address:	200 Park Dr
				iny ricerrecti	City, State. ZIP:	Ballwin, MO
1ethod			EPA/600/R-9:	3/116 Without Gravimetry	SEEML Ref#:	G-240122108
1	ab No.:	% A	sheetne Tyne	% Fibrous Non-		
¢	lient No.:	% Asbestos Type		Asbestos Material Type % Non-Fibrous Ma		Description/Location
	577D	No	ne Detected	None Detected	4000/ 7/ / / /	(Gray) Leveling Compound g/Dispat
	10-01	110	ne betetted		100% Binder/Filler	
	578A	Nor	ne Detected	None Detected	100% Organic Matrix	(Clear) Mastic/Dispatch (Gray) Floor Tile/Dispatch (Tan) Mastic/Dispatch
	10-02			Note Detected		
	578B	Nor	ne Detected	None Detected		
	10-02			None Detected	100% Organic Matrix	
	578C	Nor	ne Detected	None Detected	1000/ 0	
	10-02			Notic Detected	100% Organic Matrix	
	578D	Nor	ne Detected	None Detected		
	10-02			Notic Detected	100% Binder/Filler	(Gray) Leveling Compound/Dispatch
	579A	Non	ne Detected	None Detected	1000/ O	, a
	10-03			Notic Detected	100% Organic Matrix	(Clear) Mastic/Dispatch
	579B	Non	ne Detected	None Detected	1009/ Organia Mat :	/O > =
	10-03			TWING DELECTED	100% Organic Matrix	(Gray) Floor Tile/Dispatch
	579C	Non	e Detected	None Detected	1000/ 0 :	77- > M 40 474
_	10-03			Hone Deacted	100% Organic Matrix	(Tan) Mastic/Dispatch
_	579D	Non	e Detected	None Detected	1000/ Pindo/(Fill	(0.1)
	10-03			None Detected	100% Binder/Filler	(Gray) Leveling Compound gg/Dispate

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PLM Asbestos Bulk Sample Summary

	Client	: St. John Environmental Consulting		Date Sampled:	01/19/2024	
					Date Received:	01/22/2024
		04.00		"	Date Analyzed:	01/22/2024
		314)853	-4668/ian@stjoh	nnenv.com, mak@seeml.cor	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:	
nalyze	d by:		En	nily McElveen	Project Address:	200 Park Dr
-				my ricelycen	City, State. ZIP:	Ballwin, MO
1ethod	1531		EPA/600/R-93	3/116 Without Gravimetry	SEEML Ref#:	G-240122108
-	Client No.:		sbestos Type	% Fibrous Non- Asbestos Material Type	% Non-Fibrous Material	Description/Location
	580A					
	11-01	None Detected		None Detected	100% Organic Matrix	(Gray) Cove Base/Dispatch Close
	580B	Non	no Data stad			(Tan) Mastic/Dispatch Closet
	11-01	Nor	ne Detected	None Detected	100% Organic Matrix	
	581A	None Detected		None Detected		
	11-02	INGI	ie perected	None Detected	100% Organic Matrix	(Gray) Cove Base/Dispatch Close
	581B	None Detected		Mana Dala da d		
	11-02		e Detected	None Detected	100% Organic Matrix	(Tan) Mastic/Dispatch Closet
	582A	Non	e Detected	None Detected		
	11-03		ctocteu	None Detected	100% Organic Matrix	(Gray) Cove Base/Dispatch Close
	582B	Non	e Detected	None Detected	1000/ 0	
	11-03			Note Detected	100% Organic Matrix	(Tan) Mastic/Dispatch Closet
	583A	Non	e Detected	None Detected	1000/ Organia Mai	(0)
	12-01			NOTIC DEBUTED	100% Organic Matrix	(Green) Cove Base/Dispatch
_	583B	Non	e Detected	None Detected	1000/ Omo-i- Mari	
	12-01			TOTAL DELLOCATION	100% Organic Matrix	(Yellow) Mastic/Dispatch
_	584A	Non	e Detected	None Detected	100% Organio Metri	/C \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \
	12-02			NONE DECEMEN	100% Organic Matrix	(Green) Cove Base/Dispatch

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Form B.O Rev. B 04/29/20



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NVLAP Lab ID:201031-0

PLM Asbestos Bulk Sample Summary

-	Clien	+.	Ct lob- 5	John Environmental Consulting Date Sampler			
	Cilen	t:	St. John Enviro	nmental Consulting	Date Sampled:		
					Date Received:	01/22/2024	
		214\0=2	16606 0	"	Date Analyzed:	01/22/2024	
		314)853	5-4668/ian@stjob	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:		
nalyze	by:		Er Er	nily McElveen	Project Address:	200 Park Dr	
					City, State. ZIP:	Ballwin, MO	
lethod	127.55(1)		EPA/600/R-93	3/116 Without Gravimetry	SEEML Ref#:	G-240122108	
	Lab No.: %		sbestos Type	% Fibrous Non- Asbestos Material Type	% Non-Fibrous Material	Description/Location	
	584B	None Detected None Detected		None Detected None Detected		(Yellow) Mastic/Dispatch (Green) Cove Base/Dispatch	
	12-02 585A				100% Organic Matrix		
					100% Organic Matrix		
	12-03						
	585B	Nov	ne Detected	None Detect		(Tan) Mastic/Dispatch	
	12-03	No	ile Detected	None Detected	100% Organic Matrix		
	586A	Nor	ne Detected				
	14-01	None Detected		None Detected	100% Organic Matrix	(Off-White) Floor Tile/HVAC	
	586B	29%	Chrysotile	Mone Debuga		(Black) Mastic/HVAC	
_	14-01			None Detected	98%		
	587A	Nor	ne Detected	None Detected	10001 0		
	14-02	1.101		Notic Detected	100% Organic Matrix	(Off-White) Floor Tile/Bath By HVAC	
	587B			POSITIVE STOP			
_	14-02			- OSTITAE SION		(Black) Mastic/Bath By HVAC 2	
	588A	Non	e Detected	None Detected	100% Occasio Met :	(Office to the control of the contro	
	14-03	-		TOTAL DELETIES	100% Organic Matrix	(Off-White) Floor Tile/Bath By HVAC	
	588B			POSITIVE STOP		7 -1	
	14-03			. OSTITUE 310P		(Black) Mastic/Bath By HVAC 2	

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Any opinions/industrial Hygienists (ACGIH); the American Industrial Hygiene Association (AIHA); the Indoor Air Quality Association (IAQA); the United States Environmental Protection Agency (USEPA);

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PLM Asbestos Bulk Sample Summary

-						\$\bar{\pi}\$
	Client:		St. John Enviro	nmental Consulting	Date Sampled:	01/19/2024
					Date Received:	
		2402		11	Date Analyzed:	
		314)853	-4668/ian@stjob	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:		Fmily McF	lveen/Andrea Berrios	Project Address:	
			Z.VIII Y T ICZ		City, State. ZIP:	
lethod	S-24		EPA/600/R-93	3/116 Without Gravimetry	SEEML Ref#:	
	Lab No.: %		sbestos Type	% Fibrous Non- Asbestos Material Type	% Non-Fibrous Material	Description/Location
	589A					(agus)
	15-01	None Detected		85% Cellulose	15% Binder/Filler	(Off-White) Fibrous Material/Bsmr HVAC
	589B	40	. A			(Gray) Pipe Fitting/Bsmrit HVAC
	15-01	19	% Amosite	20% Mineral Wool	79% Binder/Filler	
	590A				(Gray) Pipe Fitting/Bsmt @ S End	
	15-02			POSITIVE STOP		
	591A					
	15-03			POSITIVE STOP		(Gray) Pipe Fitting/Bsmt @ HVAC
-	592A	Non	e Detected	40% Fiberglass,55% Min		
	16-01	1101	re beletted	Wool	5% Binder/Filler	(White) Ceiling Tile/Townhall
	593A	Non	e Detected	40% Fiberglass,55% Min		
	16-02	1101		Wool	5% Binder/Filler	(White) Ceiling Tile/Townhall
	594A	Non	e Detected	40% Fiberglass,55% Min	50. 5	
	16-03		- Datecteu	Wool	5% Binder/Filler	(White) Ceiling Tile/Townhall
_	595A	Non	e Detected	40% Min Wool,45%	10% Binder/Filler,5%	
	17-01			Cellulose	Perlite	(White) Ceiling Tile/1st Floor Offices
	596A 17-02	Non	e Detected	40% Min Wool,45% Cellulose	10% Binder/Filler,5%	(White) Ceiling Tile/1st Floor Office

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NVLAP Lab ID:201031-0

PLM Asbestos Bulk Sample Summary

	Cli. I	51.11.5			
	Client:	St. John Enviro	nmental Consulting	Date Sampled:	
				Date Received:	01/22/2024
		31.4\052.4c50.t	#	Date Analyzed:	01/22/2024
	-	14)853-4668/ian@stjol	hnenv.com, mak@seeml.cor	Date Reported:	01/22/2024
				Date Revised:	01/25/2024
			15-03 were added at a later	Project Name:	Old Ballwin Police Dept
			date.	Project No:	
nalyze	d by:	F	mily McElveen	Project Address:	200 Park Dr
				City, State. ZIP:	A CONTRACTOR OF THE PARTY OF TH
	ology:	EPA/600/R-9	3/116 Without Gravimetry	SEEML Ref#:	G-240122108
	ab No.:	% Asbestos Type	% Fibrous Non-		
C	ient No.:	70 ASDESIOS Type	Asbestos Material Type % Non-Fibrous Mater		Description/Location
	597A	None Detected	40% Min Wool,45%	10% Binder/Filler,5%	(White) Ceiling Tile/1st Floor Office (Tan) Mastic/Multirooms (Black) Mastci/Multirooms (Tan) Mastic/Multirooms
	17-03	Hote Detected	Cellulose None Detected	Perlite	
	598A	None Detected		100% Organic Matrix 97% Organic Matrix	
	18-01	Mone Detected			
	598B	3% Chrysotile			
	18-01	- Jo Cin youdie			
	599A	None Detected	None Debuted		
	18-02		None Detected	100% Organic Matrix	
	599B		DOCTIVE CTOR		
	18-02	+	POSITIVE STOP		(Black) Mastic/Multirooms
	600A	None Detected	Mana Datasta d	4000	
	18-03	viic betertell	None Detected	100% Organic Matrix	(Tan) Mastic/Multirooms
-	600B				
-	18-03		POSITIVE STOP		(Black) Mastic/Multirooms
-	601A	None Detected	Mone Detected		
- 1	19-01		None Detected	100% Organic Matrix	(Blue) Floor Tile/1st Floor Hall
-	601B	None Detected	Non-Date t		
	19-01	viie Detected	None Detected	100% Organic Matrix	(Yellow) Mastic/1st Floor Hall

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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

_					_	
	Clien	t:	St. John Enviro	nmental Consulting	Date Sampled:	01/19/2024
					Date Received: 01/22/2024	
		74 410 ==		"	Date Analyzed:	01/22/2024
		314)853	-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	Project Name:	Old Ballwin Police Dept
-			(late.	Project No:	
Analyze	d by:		Er	nily McElveen	Project Address:	200 Park Dr
				, raciveen	City, State. ZIP:	
Method			EPA/600/R-9	3/116 Without Gravimetry	SEEML Ref#:	G-240122108
- 1	Lab No.: %		sbestos Type	% Fibrous Non- Asbestos Material Type	% Non-Fibrous Material	Description/Location
	602A		_			
	19-02	None Detected		None Detected	100% Organic Matrix	(Blue) Floor Tile/1st Floor Hal
	602B	No	D-4 1 - 1	None Detected	100% Organic Matrix	(Yellow) Mastic/1st Floor Hall
	19-02	NOI	ne Detected			
	603A	None Detected		None Detected	100% Organic Matrix	(Blue) Floor Tile/1st Floor Hall
	19-03					
	603B	Nor	ie Detected	None Data da da		(Yellow) Mastic/1st Floor Hall (Black) Cove Base/1st Floor
-	19-03			None Detected	100% Organic Matrix	
	604A	Nor	e Detected	None Detected		
- 1	20-01			None Detected	100% Organic Matrix	
-	604B	Non	e Detected	None Detected	1000/ 0	
-	20-01			HOILE DELECTED	100% Organic Matrix	(Tan) Mastic/1st Floor
	605A	Non	e Detected	None Detected	1000/ 0	
-	20-02			Hone betetten	100% Organic Matrix	(Black) Cove Base/1st Floor
	605B	Non	e Detected	None Detected	1000/ 0	A
- 1	20-02			Detected	100% Organic Matrix	(Tan) Mastic/1st Floor
-	606A	Non	e Detected	None Detected	100% Organic Matrix	(Ol- 1) O (I
	20-03				100 /0 Organic Mathx	(Black) Cove Base/1st Floor

Approved By: Andrea Berrios

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NVLAP Lab ID:201031-0

xas Lic: 300474

PLM Asbestos Bulk Sample Summary

-			Ch John C			
	Client:	St. John E	nvironmental Consulting	Date Sampled:	01/19/2024	
				Date Received:	01/22/2024	
		2143052 4660 5	<i>"</i>	Date Analyzed:		
		314)853-4668/ian@	ostjohnenv.com, mak@seeml.co	Date Reported:	01/22/2024	
				Date Revised:	01/25/2024	
		Rev.3 Samples 15-	01 to 15-03 were added at a later	Project Name:	Old Ballwin Police Dept	
			date.	Project No:		
Analyze	d by:		Emily McElveen	Project Address:	200 Park Dr	
==				City, State. ZIP:	Ballwin, MO	
1ethod		EPA/60	0/R-93/116 Without Gravimetry	SEEML Ref#;	G-240122108	
	ab No.: ient No.:	% Asbestos Ty	% Fibrous Non- Asbestos Material Type	% Non-Fibrous Material	Description/Location	
	606B			100% Organic Matrix	(Tan) Mastic/1st Floor	
	20-03	None Detected	None Detected			
	21-01 None I	Mana Data a		100% Organic Matrix	(Green) Cove Base/LL Nurse	
		None Detected	None Detected			
	607B	None Detected None Detected 100% Occupie Matrix				
	21-01	House Detected	None Detected	100% Organic Matrix	(Tan) Mastic/LL Nurse	
	607C	None Detected	Non- Patrick 1		(White) Texture/LL Nurse	
_	21-01	——————————————————————————————————————	None Detected	100% Binder/Filler		
1	608A	None Detected	None Detected	1000/ 0 / 1		
- 1	21-02		none perected	100% Organic Matrix	(Green) Cove Base/LL Nurse	
-	608B	None Detected	None Detected	1000/ 0		
	21-02		note beleded	100% Organic Matrix	(Tan) Mastic/LL Nurse	
-	608C	None Detected	None Detected	1000/ Dindor/Cili-	(1-m - 1-m	
	21-02		Hone beleady	100% Binder/Filler	(White) Texture/LL Nurse	
	609A 21-03	None Detected	None Detected	100% Organic Matrix	(6)	
-	609B			200 /0 Organic Matrix	(Green) Cove Base/LL Nurse	
_	21-03	None Detected	None Detected	100% Organic Matrix	(T-) 11 (1 (1))	
	41-03			200 /0 Organic Madix	(Tan) Mastic/LL Nurse	

Approved By: Andrea Berrios

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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.

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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

_	Ol: 1				· ·		
	Client:		St. John Environmental Consulting		Date Sampled:	01/19/2024	
- 1					Date Received:	01/22/2024	
1		244)055		<i>n</i> :::	Date Analyzed:	01/22/2024	
		314)853	3-4668/ian@stjol	nnenv.com, mak@seeml.com	Date Reported:	01/22/2024	
					Date Revised:	01/25/2024	
	l .	Rev.3		15-03 were added at a later	Project Name:	Old Ballwin Police Dept	
				date.	Project No:		
nalyze	d by:		Fr	nily McElveen	Project Address:	200 Park Dr	
				Tilly Picciveen	City, State. ZIP:		
lethod			EPA/600/R-93	3/116 Without Gravimetry	SEEML Ref#:	G-240122108	
	lent No.: % Asbe		sbestos Type	% Fibrous Non- Asbestos Material Type	% Non-Fibrous Material	Description/Location	
İ	609C	None Detected				(White) Texture/LL Nurse	
	21-03			None Detected	100% Binder/Filler		
	610A	No	- D-1 - 1	None Detected	100% Organic Matrix 100% Organic Matrix	(Green) Floor Tile/Nurses Office (Yellow) Mastic/Nurses Office (Gray) Leveling Compound/Nurse	
	22-01	No	ne Detected				
	610B	No	ne Detected				
	22-01	1401	ne betected	None Detected 100			
	610C	Nor	ne Detected	N Date of the			
	22-01		- Detected	None Detected	100% Binder/Filler		
	610D	Non	ne Detected	More Data da d		(Tan) Mastic/Nurses Office	
-	22-01	,,,,,		None Detected	100% Organic Matrix		
	611A	Non	ne Detected	None Detected	4000		
- 1	22-02			None Detected	100% Organic Matrix	(Green) Floor Tile/Nurses Office	
	611B	Non	e Detected	None Detected	10001.0		
-	22-02		- Detecteu	None Detected	100% Organic Matrix	(Yellow) Mastic/Nurses Office	
-	611C	Non	e Detected	None Detected		(Grav) Leveling Compound (No.	
	22-02	1.01.		None Detected	100% Binder/Filler	(Gray) Leveling Compound/Nurse Office	
	511D	Non	e Detected	None Detroted	4000		
	22-02			None Detected	100% Organic Matrix	(Tan) Mastic/Nurses Office	

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NVLAP Lab ID:201031-0

xas Lic: 300474

PLM Asbestos Bulk Sample Summary

	Client:		St. John Enviro	ronmental Consulting Date Sampled:			
			or sour riving	internal Consulting	Date Sampled		
						01/22/2024	
		314)853	8-4669/jan@ctick	"	Date Analyzed		
		311/033	1000/lail@stj0l	nnenv.com, mak@seeml.cor	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	
				date.	Project No:		
Analyze	d by:		Er	nily McElveen	Project Address:	200 Park Dr	
		-			City, State. ZIP:	Ballwin, MO	
1ethod			EPA/600/R-93	3/116 Without Gravimetry	SEEML Ref#:	G-240122108	
	ab No.:	% A	sbestos Type	% Fibrous Non-			
C	ient No.:		- Type	Asbestos Material Type	% Non-Fibrous Material	Description/Location	
	612A	None Detected					
	22-03		ne pererred	None Detected	100% Organic Matrix	(Green) Floor Tile/Nurses Office	
	612B	Nor	ne Detected	None Detected	100% Organic Matrix	(Yellow) Mastic/Nurses Office	
	22-03	1401	ne betetten				
	612C	None Detected		None Detected	100% Binder/Filler	(Gray) Leveling Compound/Nurses Office	
	22-03						
	612D	Non	ne Detected	None Detected	100% Organic Matrix	(Tan) Mastic/Nurses Office	
	22-03	NOI	ie Detected				
	613A	Non	ne Detected				
	23-01	NOI	ie petected	7% Cellulose	93% Organic Matrix	(Gray) Sink Undercoating/Nurses Off	
	514A	Non	e Detected				
	23-02	ITON	e perected	7% Cellulose	93% Organic Matrix	(Gray) Sink Undercoating/Nurses Offi	
-	515A	No-	e Detected				
	23-03	NUI	e perected	7% Cellulose	93% Organic Matrix	(Gray) Sink Undercoating/Nurses Offi	
	616A	704	Charactite				
	24-01	4-70	Chrysotile	None Detected	98% Organic Matrix	(Gray) Caulk/Exterior	
	617A						
	24-02			POSITIVE STOP		(Gray) Caulk/Exterior	

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NVLAP Lab ID:201031-0

xas Lic: 300474

PLM Asbestos Bulk Sample Summary

-					-	
	Clien	t:	St. John Enviro	nmental Consulting	Date Sampled	01/19/2024
				Date Received:		
		244)0==		"	Date Analyzed	
		314)853	3-4668/ian@stjoh	nnenv.com, mak@seeml.com	Date Reported:	
. 1					Date Revised:	
		Rev.3	Samples 15-01 to	15-03 were added at a later		Old Ballwin Police Dept
				late.	Project No:	
Analyze	d by:		Fr	nily McElveen	Project Address:	
-					City, State. ZIP:	
Method	955.		EPA/600/R-93	3/116 Without Gravimetry	SEEML Ref#:	
-	Lab No.: %		sbestos Type	% Fibrous Non- Asbestos Material Type	% Non-Fibrous Material	Description/Location
	618A					
	24-03			POSITIVE STOP		(Gray) Caulk/Exterior
	619A	No	no Data da I		100% Organic Matrix	(Black) Resinous Material/Lower HVA
	25-01	Mor	ne Detected	None Detected		
	620A	Nor	ne Detected			
	25-02	Noi	le Detected	None Detected	100% Organic Matrix	(Black) Resinous Material/Lower HVA
	621A	Nor	ne Detected			
	25-03	1	ie Detected	None Detected	100% Organic Matrix	(Black) Resinous Material/Lower HVA

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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 http://dnr.ino.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 Berrios

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



1.5% Net 60 Days

5515 Grace Avenue

St. Louis, Missouri 63116

Phone: (314) 853-4668

INVOICE # DATE 2302-074 2/20/2023

CUSTOMER ID TERMS

Jim Link

BILL TO

City of Ballwin

200 Park Drive

Ballwin, MO

636-227-9000

jlink@ballwin.mo.us

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
300 Park Drive - Asbestos Bulk Sampling	1	2,800.00	2,800.00
			32 0
			360
			64.0
			90)
			3 .0
			(4))
			5507
			980
			睫形
			583
			(E)
Thank you for your business!	SUBTO	OTAL	2,800.00
	TAX R	ATE	
	TAX		
	TOTA	AL \$	2,800.00



ABATEMENT
DEMOLITION
ENVIRONMENTAL
ENGINEERING

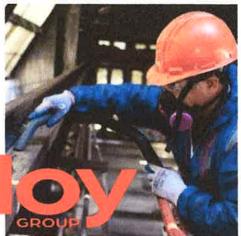
Between Contractor and Subcontractor

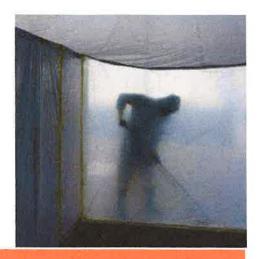
Proposal # 24-1-213 Date: 2/21/2024 Proposal For: City of Ballwin, Attn: Jim Link, Director of Public Works Project: 300 Park Drive, Ballwin, MO Asbestos Abatement Alloy Group is pleased to submit the following proposal for abatement for the above referenced project. This agreement is contingent upon 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

- 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



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

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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

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John Perkins

Project Manager/ Estimator

Accepted By:	
Signature:	
Name/Title:	
Date:	