

## Addendum

### Request for Proposal – Environmental Abatement for Rolla Public Library 908-910 N. Pine Street Properties

- Environmental reports are attached.
- Is the work subject to prevailing wage?
  - As a political subdivision of the State of Missouri, Rolla Public Library is required to comply with Missouri's prevailing wage law for this project.
- Questions were asked about demolition to remediate.
  - Since the intent is remediate in preparation for demolition of the entire structure, controlled demolition to aid in removing environmental hazards is acceptable. In addition, it would not be expected that such conditions would need to be returned to a functional state.
- Will HVAC systems be removed (especially concerned about freon in the systems)?
  - Rolla PL is working to have those removed before the work starts. However, Rolla PL will accept a bid alternate from the contractor for a third party to do that work.
- Can the contractor stage in the back alley and can dumpsters be located there?
  - Yes
- Gas seems to be off, will water and electricity be on?
  - Rolla PL intends for electricity and water to be available on site. If these utilities are unavailable from the 908/910 building, Rolla PL will make utilities from the 906-building available to the successful contractor.
- What furniture will stay?
  - Rolla PL intends to have all furniture removed from the buildings.
- Will the contractor handle all notifications, permits, etc.?
  - Yes.



## Asbestos Building Inspection Report

On June 5, 2025, I conducted an inspection of a rental property owned by the Rolla Library located at 908 N. Pine Street in Rolla, Missouri. Since the building is targeted for demolition by the Library, the purpose of the inspection was to identify the presence, or lack thereof, suspect asbestos containing materials (ACM) and to collect bulk samples as determined necessary for laboratory analysis. The inspection was done in accordance with the National Emission Standard for Hazardous Air Pollutants (NESHAP) regulations. A copy of my Missouri Asbestos Inspector certification is enclosed as part of this report.

I began the inspection with a walk around the building, inside and outside, to identify different functional spaces and homogeneous areas. The structure consists of a tiled floor with carpet covering the tile in certain areas and linoleum covering the tiled floor in the back of building. The walls are cement block and covered with drywall in most of the building. The ceiling is covered with ceiling tiles in two layers. The outside walls are made of brick in the front and cement block in the back. The roof is a flat roof with two distinct layers of tar material. I identified eleven different homogenous areas within the different functional areas.

Samples were collected from each of the eleven homogenous areas and the locations of each of the samples are identified on my site map. All the materials were in relatively good condition.

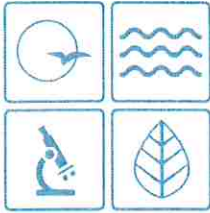
Throughout the structure, I collected sixteen bulk samples for laboratory analysis. All samples were tested using PLM analysis and the brown and white tile that is throughout the building tested positive for Chrysotile asbestos as did the brown linoleum/tile covering the back floor of the building. All the rest of the samples came back non-detect for ACM. A copy of the lab report is included in this inspection report.

For questions or additional information, I can be reached at 573-364-8659.



---

James B. Fels, RG  
Asbestos Inspector  
Certification # 7118110124MOIR22549



**MISSOURI**  
DEPARTMENT OF  
NATURAL RESOURCES

Michael L. Parson  
Governor

Dru Buntin  
Director

November 13, 2024

Jim B Fels  
272 CR 2070  
Salem, MO 65560

**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: 7118110124MOIR22549  
Course Training Date: November 01, 2024  
Missouri Certification Approval Date: November 13, 2024  
Missouri Certification Expiration Date: November 13, 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

CERTIFICATION NUMBER:

**7118110124MOIR22549**

THIS CERTIFIES

**Jim B Fels**

HAS COMPLETED THE CERTIFICATION

REQUIREMENTS FOR

**Inspector**



PO Box 176, Jefferson City, MO 65102-0176



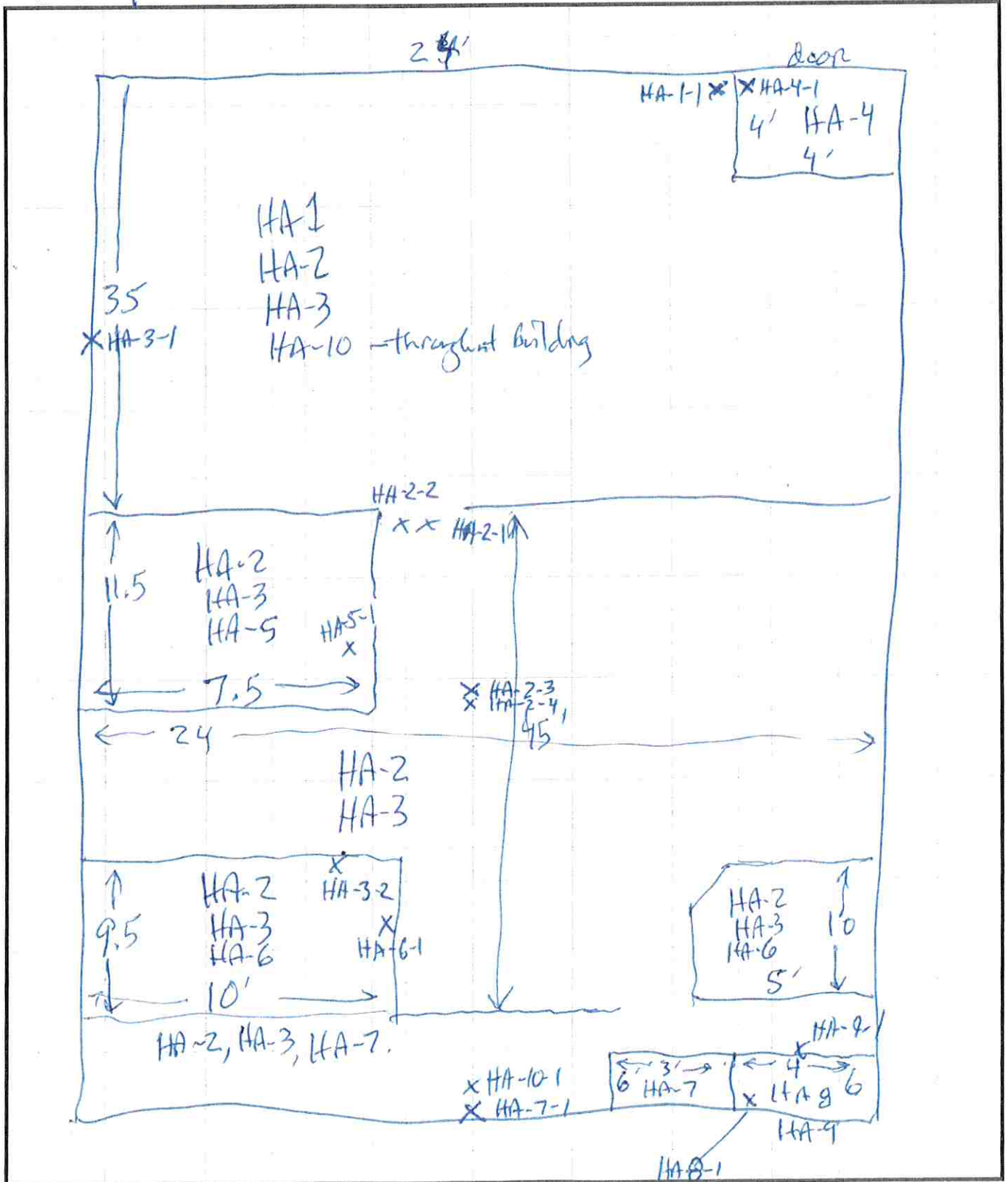
APPROVED: **11/13/2024**

EXPIRES: **11/13/2025**

TRAINING DATE: **11/01/2024**

Director of Air Pollution Control Program

Subject: 908 N. Pine      Date: \_\_\_\_\_      Sheet: \_\_\_\_\_ of \_\_\_\_\_



Subject: \_\_\_\_\_ Date: \_\_\_\_\_ Sheet: \_\_\_\_\_ of \_\_\_\_\_

- HA-1 gray carpet & mastic
- HA-2 white/brown tile & mastic
- HA-3 drywall & tape compound
- HA-4 brown tile & mastic
- HA-5 greenish carpet & mastic
- HA-6 orange carpet
- HA-7 Brown tile
- HA-8 tan linoleum
- HA-9 cement block
- HA-10 ceiling tile
- HA-11 Roof samples



# PRECISION ANALYSIS, INC.

## BULK SAMPLE ANALYSIS

Client: City of Rolla

Date Received: 06-09-25

Project: Library - 908 N. Pine

Date Reported: 06-16-25

**Technique: Polarized Light Microscopy with Dispersion Staining  
In accordance with EPA/600/R-93/116 Test Method**

<u>Lab No.</u>	<u>Sample No.</u>	<u>Asbestos Detected &amp; Percentage *</u>	<u>Fibrous Material</u>	<u>Non-Fibrous Material</u>
530692	HA-1-1	None Detected	Synthetic Fibers	Binders
		None Detected in Mastic		Binders
530693	HA-4-1	None Detected		Binders; Aggregate
		None Detected in Mastic		Black Tar Binders
		None Detected in Mortar		Binders
530694	HA-3-1	None Detected	Cellulose	Binders, Paint, Mica
530695	HA-3-2	None Detected	Cellulose	Binders, Paint, Mica
530696	HA-2-1	5-10% Chrysotile	Antigorite	Binders, Vinyl, Aggregate
		None Detected in Mastic		Black Tar Binders
530697	HA-2-2	5-10% Chrysotile	Antigorite	Binders, Vinyl, Aggregate
		None Detected in Mastic		Black Tar Binders
530698	HA-2-3	5-10% Chrysotile	Antigorite	Binders, Vinyl, Aggregate
		None Detected in Mastic		Black Tar Binders

\* The upper detection limit is 100 percent.  
The lower detection limit is less than 1 percent.



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Client: City of Rolla

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Project: Library - 908 N. Pine

Date Reported: 06-16-25

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In accordance with EPA/600/R-93/116 Test Method**

Lab No.	Sample No.	Asbestos Detected & Percentage *	Fibrous Material	Non-Fibrous Material
530699	HA-2-4	5-10% Chrysotile	Antigorite	Binders, Vinyl, Aggregate
		None Detected in Mastic		Black Tar Binders
530700	HA-5-1	None Detected	Synthetic Fibers	Binders
		None Detected in Mastic		Binders
530701	HA-6-1	None Detected	Synthetic Fibers	Binders
		None Detected in Mastic		Binders
530702	HA-7-1	None Detected		Binders, Vinyl
	Backing	85-90% Chrysotile	Antigorite	Binders
		None Detected in Mastic		Binders
530703	HA-8-1	None Detected		Binders, Vinyl
	Backing	None Detected	Cellulose, Glass Wool	Binders
		None Detected in Tan Mastic		Binders
		None Detected in Black Mastic		Black Tar Binders
530704	HA-10-1	None Detected	Cellulose	Binders, Paint
530705	HA-9-1	None Detected		Binders, Paint, Aggregate

\* The upper detection limit is 100 percent.  
The lower detection limit is less than 1 percent.

952 ANGLUM ROAD

HAZELWOOD, MISSOURI 63042

TEL/FAX (314) 838-5052



**PRECISION  
ANALYSIS, INC.**

**BULK SAMPLE ANALYSIS**

Client: City of Rolla

Date Received: 06-09-25

Project: Library - 908 N. Pine

Date Reported: 06-16-25

**Technique: Polarized Light Microscopy with Dispersion Staining  
In accordance with EPA/600/R-93/116 Test Method**

<u>Lab No.</u>	<u>Sample No.</u>	<u>Asbestos Detected &amp; Percentage *</u>	<u>Fibrous Material</u>	<u>Non-Fibrous Material</u>
530706	HA-11-1	None Detected	Cellulose	Binders, Vinyl, Black Tar Binders, Polyfoam
530707	HA-11-2	None Detected	Cellulose	Binders, Vinyl, Black Tar Binders, Polyfoam

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*Nicole Hogan*

Nikki Hogan  
Laboratory Co-Director

AIHA Bulk Asbestos Proficiency Analytical Testing Program ID # 101228  
In Association with RTI Center for Measurements and Quality Assurance

Precision Analysis assumes no responsibility for financial or health consequences for action or lack of action taken by our clients or their agents as a result of these analytical reports. Since Precision Analysis was not involved in the collection of these samples, we cannot attest to the proper collection of said samples and therefore are neither responsible nor liable for the accuracy, validity or completeness of the sample collection.

952 ANGLUM ROAD

HAZELWOOD, MISSOURI 63042

TEL/FAX (314) 838-5052

# CHAIN OF CUSTODY

Page 1 of 2 page(s)

DATE: 6-5-25

TAT: Immediate

Same Day 24 Hr 48 Hr 72 Hr 96 Hr 5 Day X

CLIENT: Library

JOB NAME: 908 N. Pine

JOB NUMBER: \_\_\_\_\_

Sample ID	Analysis	Material Location	Approximate Quantity	Material Description	Condition
HA-1-1	PLM	Front Room		gray carpet mastic	good
HA-4-1	PLM	Front Room Entrance		brown tile and mastic	good
HA-3-1	PLM	Front Room S wall		dry wall & tape compound	good
HA-3-2	PLM	South east OFFICE		dry wall and tape compound	good
HA-2-1	PLM	Hallway to work area		Brown tile and mastic	good
HA-2-2	PLM	Hallway to work area		white tile and mastic	good
HA-2-3	PLM	work area		Brown tile and mastic	good
HA-2-4	PLM	work area		white tile and mastic	good
HA-5-1	PLM	Front South Office		greenish Carpet and Mastic	good
HA-6-1	PLM	Southeast Office		Orange Carpet	good
HA-7-1	PLM	Back room by door		Brown linoleum	good
HA-8-1	PLM	Bathroom		tan linoleum	good
HA-10-1	PLM	Back room by door from ceiling		Ceiling tile	good
HA-9-1	PLM	Bathroom		Cement block	good
HA-11-1	PLM	Roof over 910		TAR (two layers)	good

Contact Jim Fels [jfels@rlsafety.org](mailto:jfels@rlsafety.org)  
for payment (513) 426-6951

Check for Stop on First Positive

**RECEIVED**

S.F. - Square Feet L.F. - Linear Feet

Relinquished By: 

Date: 6-5-25

Received By: \_\_\_\_\_

Nicole Hogan

Date: JUN 09 2025

BY: \_\_\_\_\_

# CHAIN OF CUSTODY

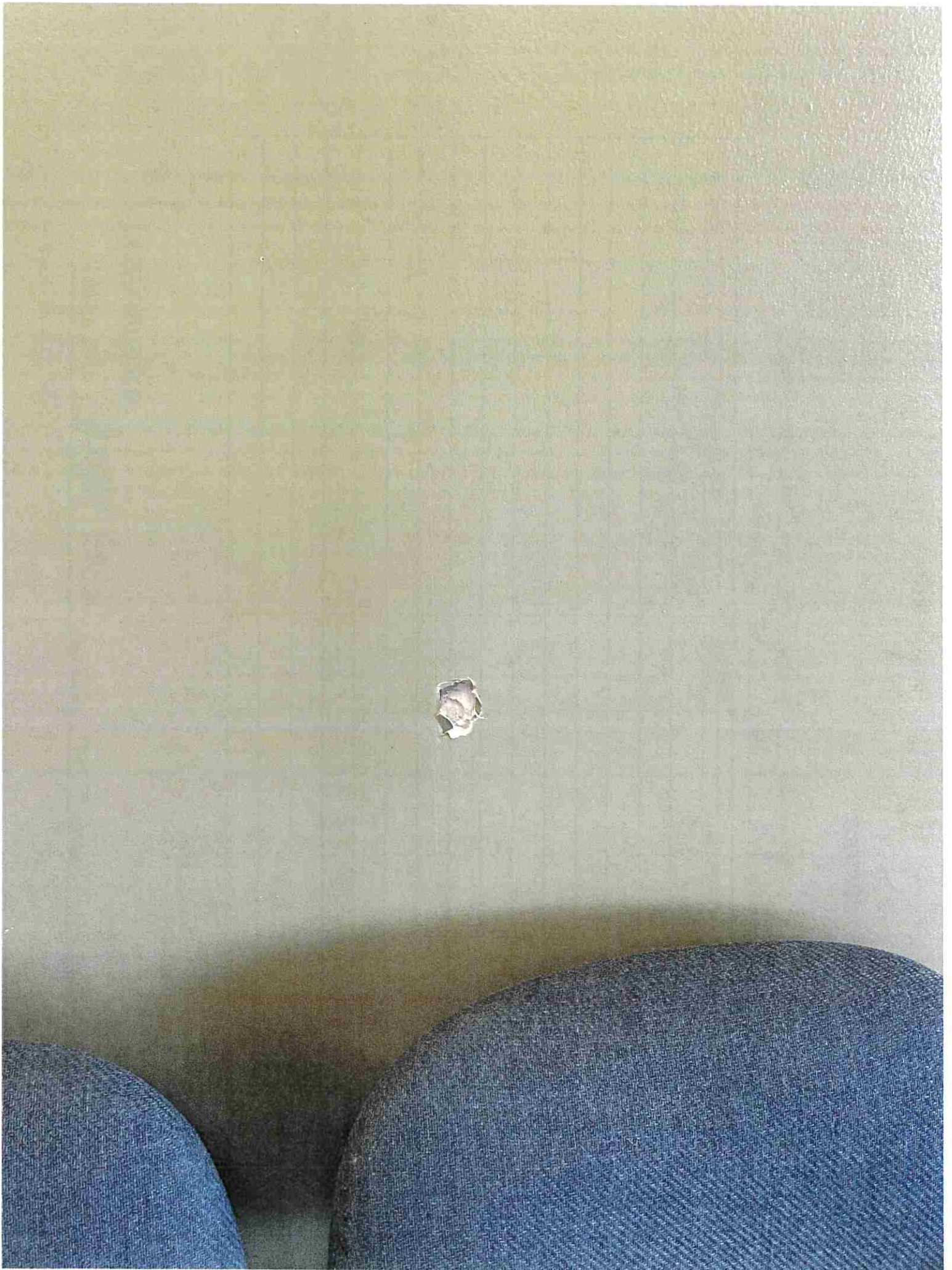
Page 2 of 2 page(s)  
 DATE: 6-5-25 Same Day  24 Hr  48 Hr  72 Hr  96 Hr  5 Days  
 CLIENT: Library JOB NAME: 908 N. Pine TAT: Immediate   
 JOB NUMBER: \_\_\_\_\_

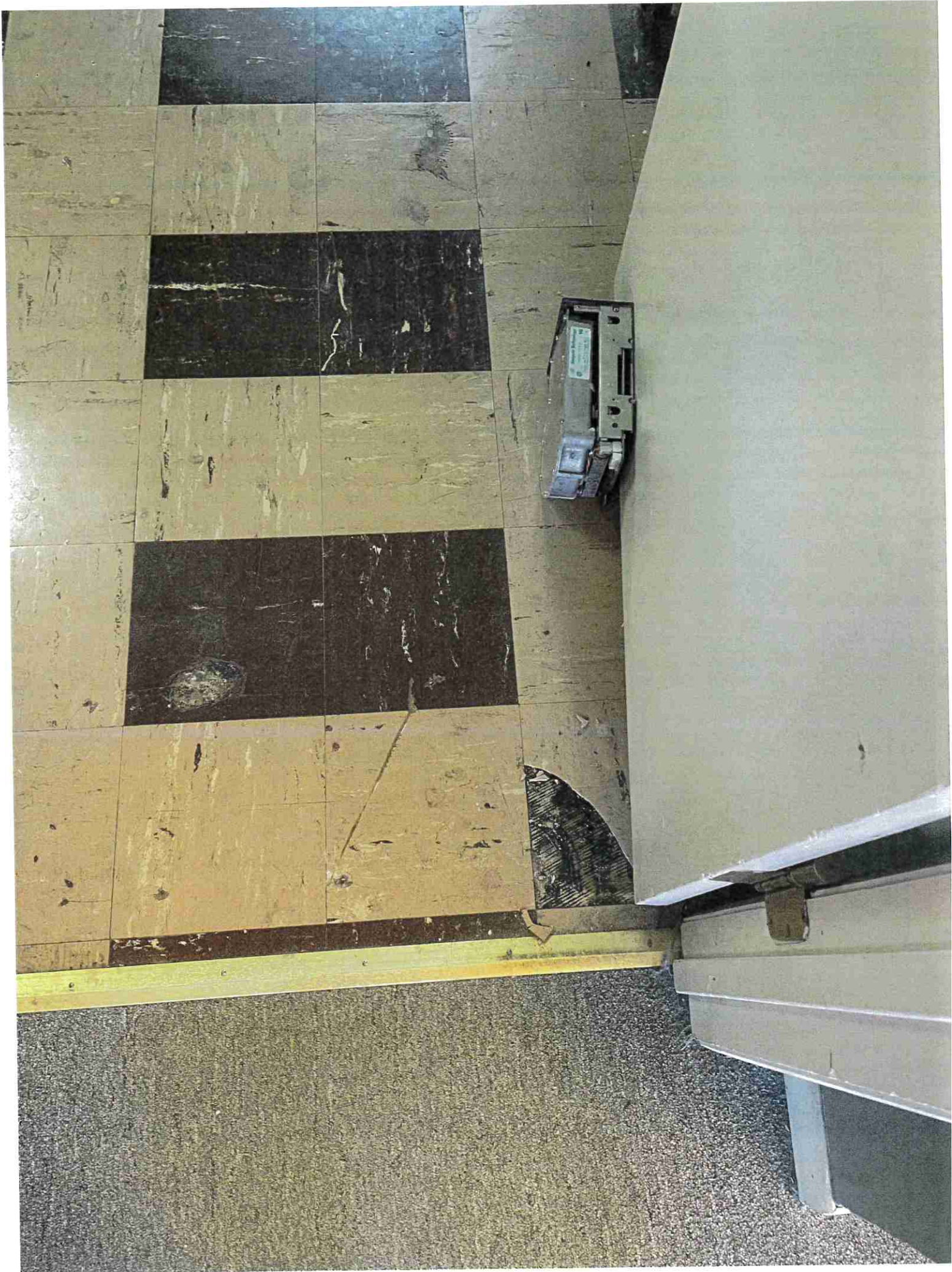
Sample ID	Analysis	Material Location	Approximate Quantity	Material Description	Condition
HA-11-2	PLM	Roof Over 908		tree (two layers)	good
	PLM				
	PLM				
	PLM				
	PLM				
	PLM				
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	PLM				

\_\_\_\_ Check for Stop on First Positive

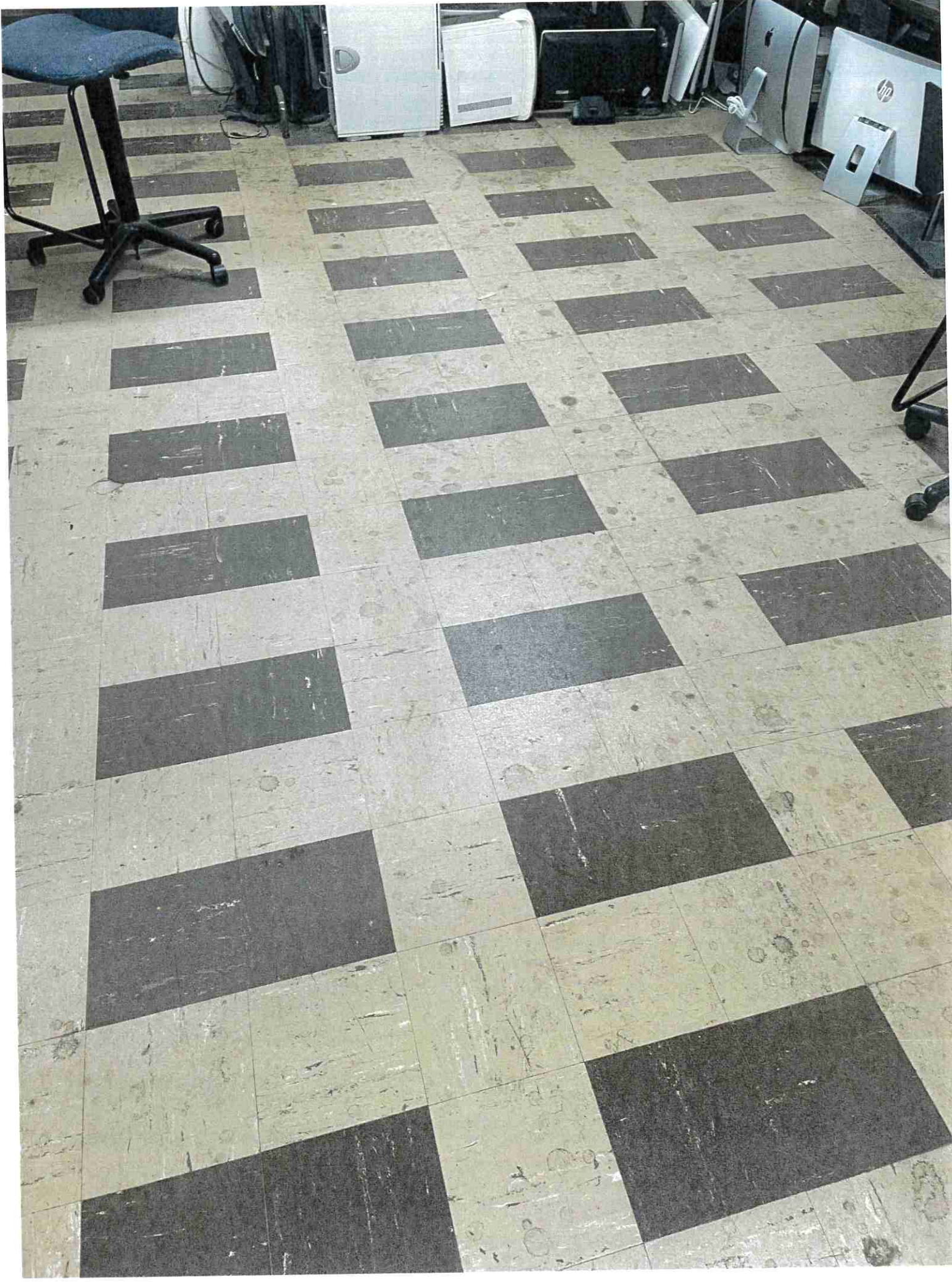
S.F. - Square Feet  
 L.F. - Linear Feet  
 Relinquished By: [Signature] Date: 6-5-25 Received By: Nicole Hogan Date: JUN 09 2025  
 BY: \_\_\_\_\_

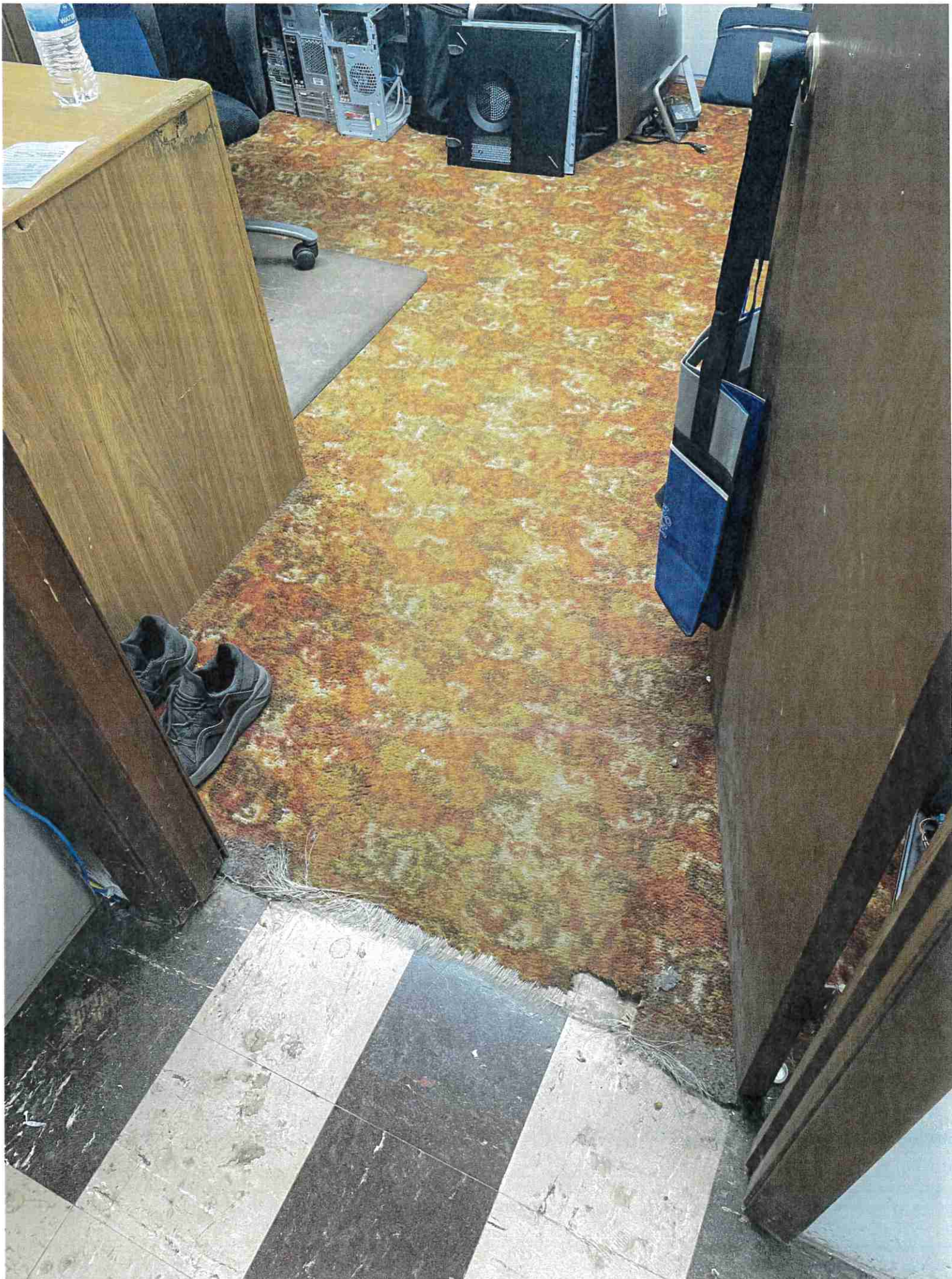
**RECEIVED**

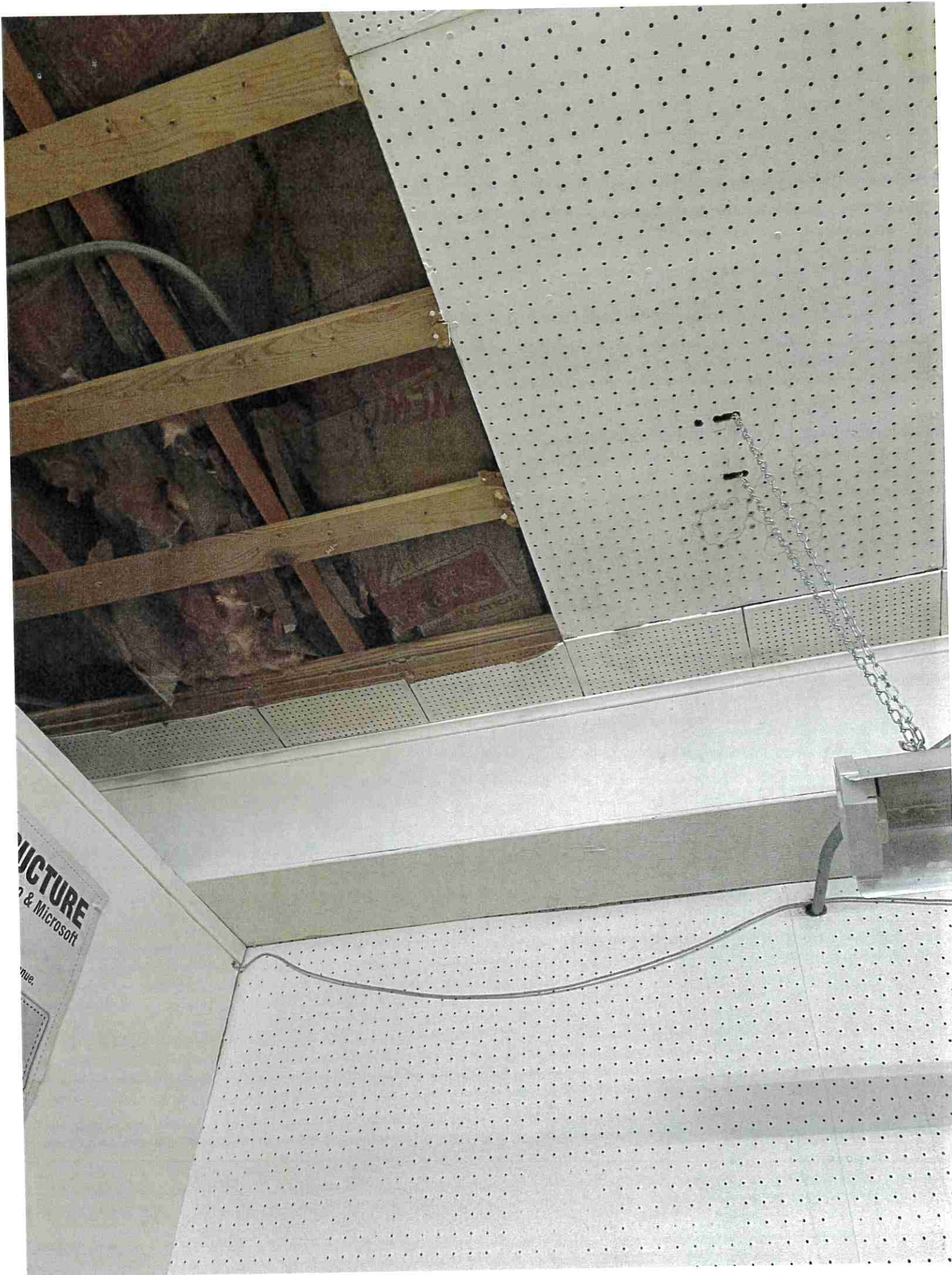




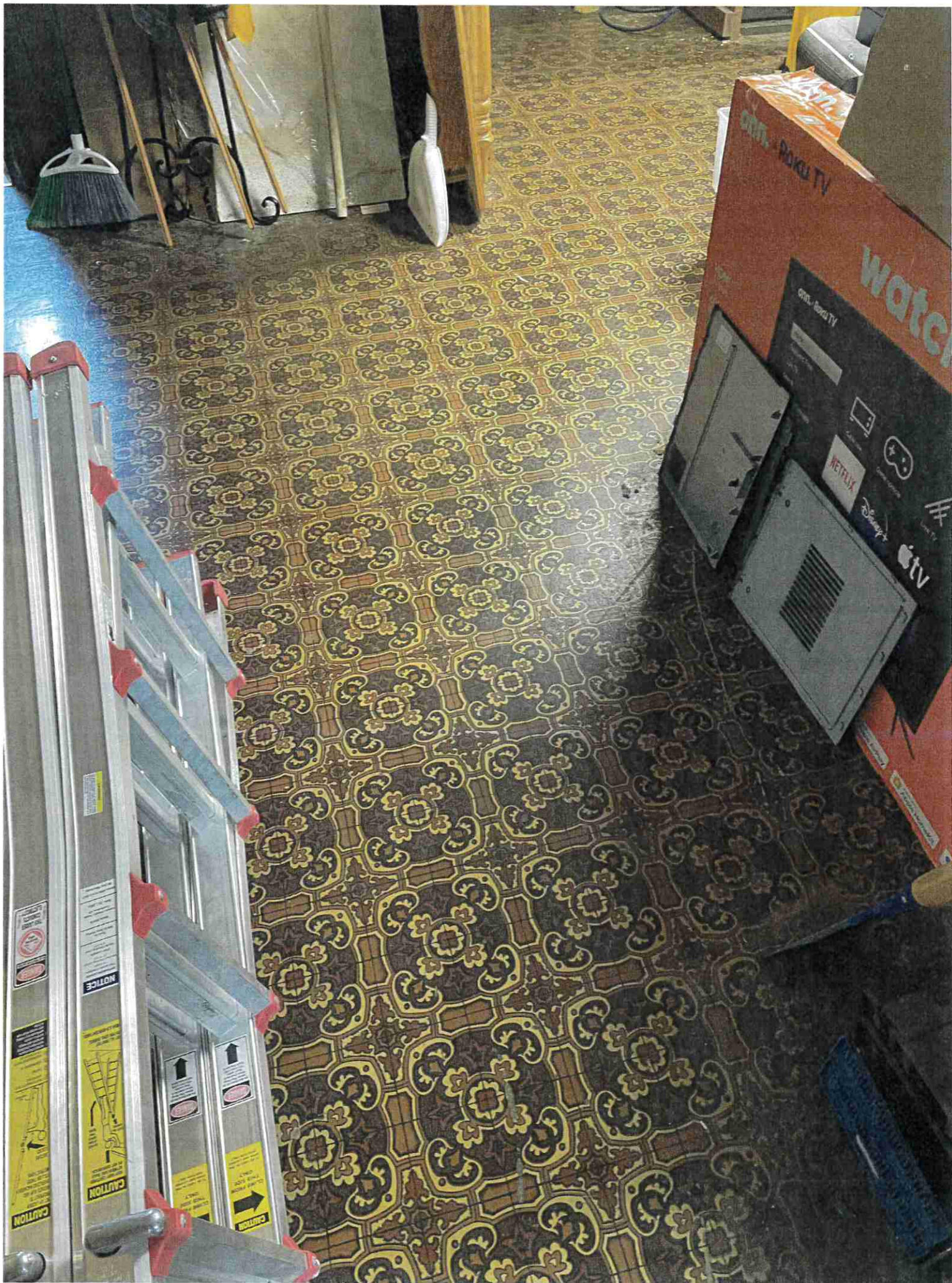


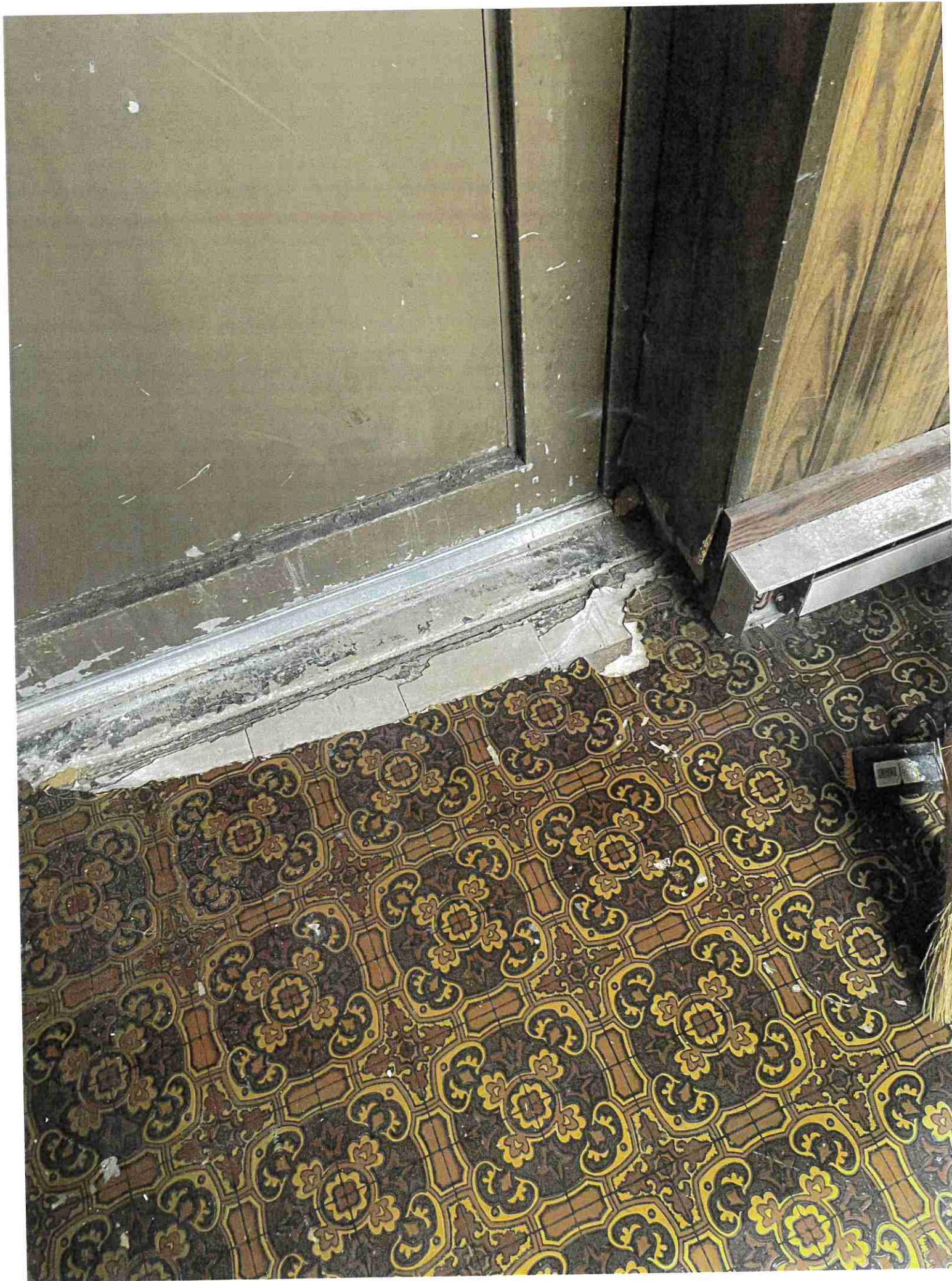


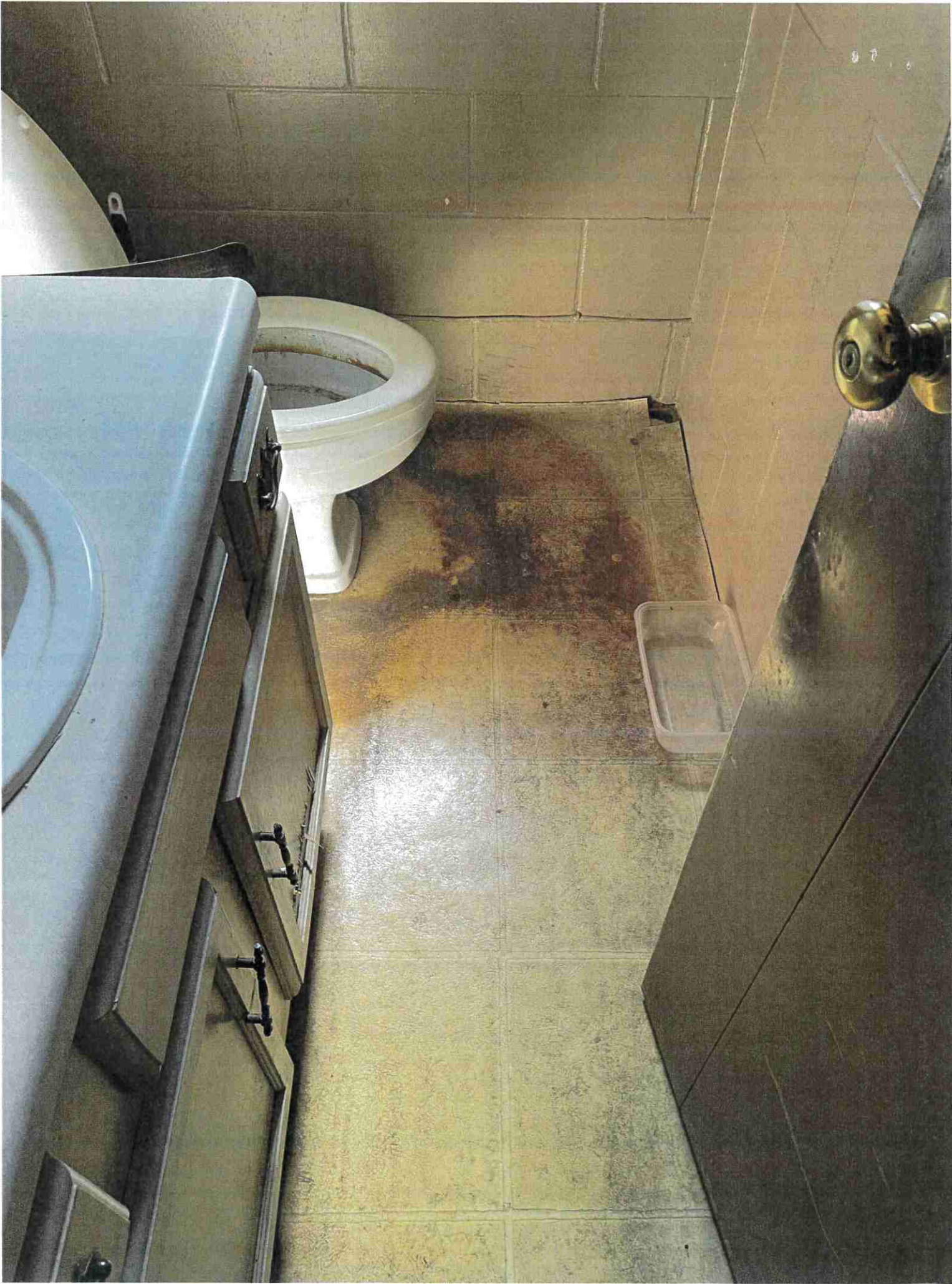




PICTURE  
& Microsoft







## Asbestos Building Inspection Report

On June 5, 2025, I conducted an inspection of a rental property owned by the Rolla Library located at 910 N. Pine Street in Rolla, Missouri. Since the building is targeted for demolition by the Library, the purpose of the inspection was to identify the presence, or lack thereof, suspect asbestos containing materials (ACM) and to collect bulk samples as determined necessary for laboratory analysis. The inspection was done in accordance with the National Emission Standard for Hazardous Air Pollutants (NESHAP) regulations. A copy of my Missouri Asbestos Inspector certification is enclosed as part of this report.

I began the inspection with a walk around the building, inside and outside, to identify different functional spaces and homogeneous areas. The structure consists of a tiled floor with carpet covering the tile in certain areas and linoleum covering the tiled floor in the back of building. The walls are cement block and covered with drywall in most of the building. The ceiling is covered with ceiling tiles in two layers. The outside walls are made of brick in the front and side and cement block in the back. The roof is a flat roof with two distinct layers of tar material. I identified thirteen different homogenous areas within the different functional areas.

Samples were collected from each of the thirteen homogenous areas and the locations of each of the samples are identified on my site map. All the materials were in relatively good condition.

Throughout the structure, I collected twenty bulk samples for laboratory analysis. All samples were tested using PLM analysis and the brown and white tile that is throughout the building tested positive for Chrysotile asbestos as did the mastic for the tile in the front entrance of the building. All the rest of the samples came back non-detect for ACM. A copy of the lab report is included in this inspection report.

For questions or additional information, I can be reached at 573-364-8659.



---

James B. Fels, RG  
Asbestos Inspector  
Certification # 7118110124MOIR22549



**MISSOURI**  
DEPARTMENT OF  
NATURAL RESOURCES

Michael L. Parson  
Governor

Dru Buntin  
Director

November 13, 2024

Jim B Fels  
272 CR 2070  
Salem, MO 65560

**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: 7118110124MOIR22549  
Course Training Date: November 01, 2024  
Missouri Certification Approval Date: November 13, 2024  
Missouri Certification Expiration Date: November 13, 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*
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- 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

CERTIFICATION NUMBER:  
**7118110124MOIR22549**

THIS CERTIFIES  
**Jim B Fels**  
HAS COMPLETED THE CERTIFICATION  
REQUIREMENTS FOR  
**Inspector**



PO Box 176, Jefferson City, MO 65102-0176



APPROVED: **11/13/2024**  
EXPIRES: **11/13/2025**

TRAINING DATE: **11/01/2024**

Director of Air Pollution Control Program

25x100



City of  
**ROLLA**

ph: 573-364-8659

fx: 573-364-8602

DEPARTMENT OF PUBLIC WORKS

901 N. Elm Street • PO Box 979

Rolla, MO 65402

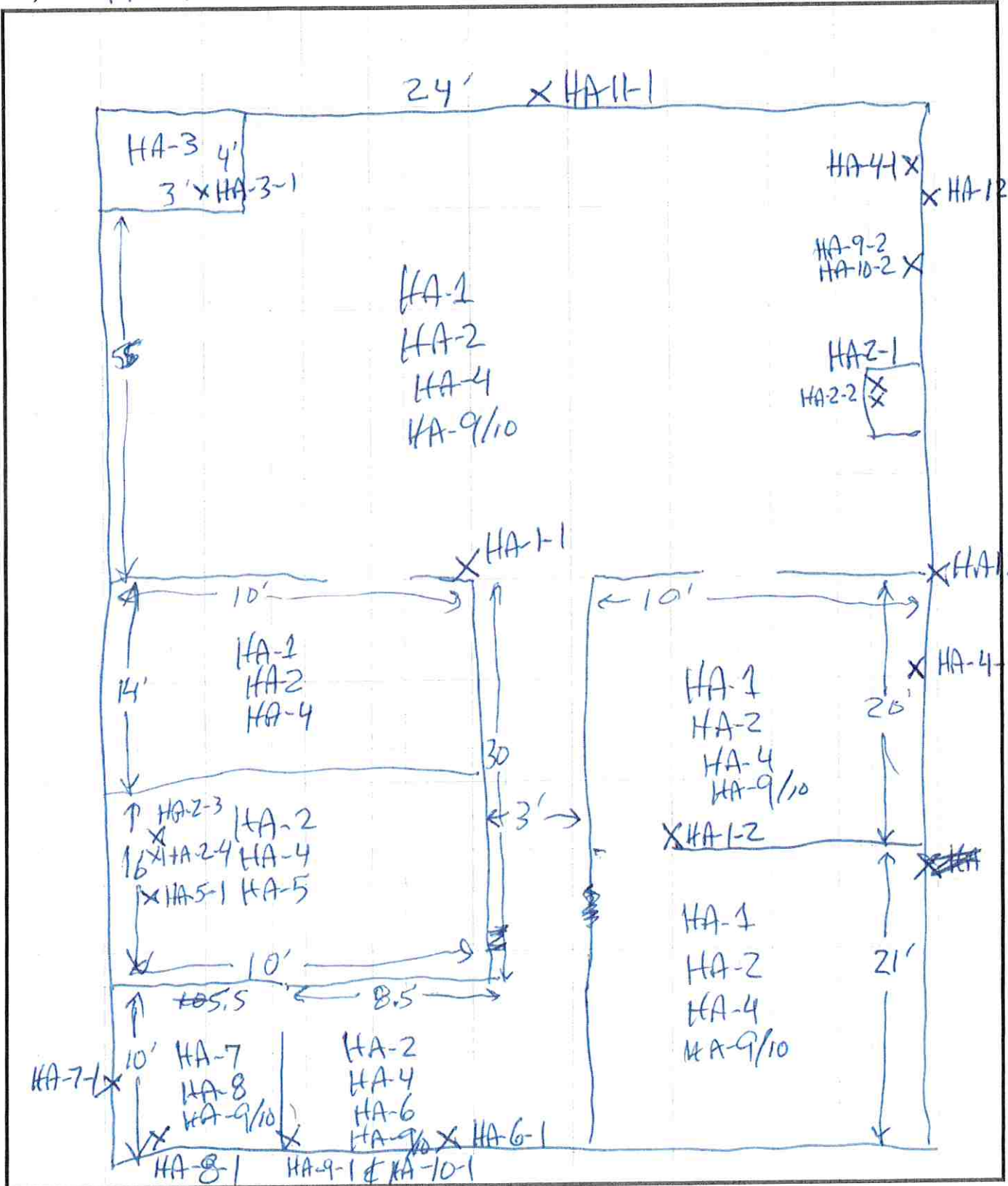
rollacity.org/pubworks

Subject: 910 N. Pine

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

Sheet: \_\_\_\_\_ of \_\_\_\_\_

→ N





City of  
**ROLLA**

ph: 573-364-8659

fx: 573-364-8602

DEPARTMENT OF PUBLIC WORKS

901 N. Elm Street • PO Box 979

Rolla, MO 65402

rollacity.org/pubworks

Subject: 910 N. Pine

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

Sheet: \_\_\_\_\_

of \_\_\_\_\_

- |       |                               |
|-------|-------------------------------|
| HA-1  | Blue carpet & mastic          |
| HA-2  | white/brown tile & mastic     |
| HA-3  | Brown tile & mastic           |
| HA-4  | Dry wall / tape compound      |
| HA-5  | Green carpet & mastic pad     |
| HA-6  | Brown carpet & mastic         |
| HA-7  | green wall tile & grout       |
| HA-8  | gray tile & mastic            |
| HA-9  | Cement (yellow) block         |
| HA-10 | grout for yellow cement block |
| HA-11 | front building grout          |
| HA-12 | side building grout           |
| HA-13 | new side building grout       |



# PRECISION ANALYSIS, INC.

## BULK SAMPLE ANALYSIS

Client: City of Rolla

Date Received: 06-10-25

Project: Library - 910 N. Pine

Date Reported: 06-16-25

**Technique: Polarized Light Microscopy with Dispersion Staining  
In accordance with EPA/600/R-93/116 Test Method**

<u>Lab No.</u>	<u>Sample No.</u>	<u>Asbestos Detected &amp; Percentage *</u>	<u>Fibrous Material</u>	<u>Non-Fibrous Material</u>
530708	HA-1-1	None Detected	Synthetic Fibers	Binders
		None Detected in Mastic		Binders
530709	HA-1-2	None Detected	Synthetic Fibers	Binders
		None Detected in Mastic		Binders
530710	HA-2-1	5-10% Chrysotile	Antigorite	Binders, Vinyl, Aggregate
		None Detected in Mastic		Black Tar Binders
530711	HA-2-2	5-10% Chrysotile	Antigorite	Binders, Vinyl, Aggregate
		None Detected in Mastic		Black Tar Binders
530712	HA-2-3	5-10% Chrysotile	Antigorite	Binders, Vinyl, Aggregate
		None Detected in Mastic		Black Tar Binders
530713	HA-2-4	5-10% Chrysotile	Antigorite	Binders, Vinyl, Aggregate
		None Detected in Mastic		Black Tar Binders

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530714	HA-3-1	None Detected		Binders, Aggregate
		None Detected in Mortar		Binders, Aggregate
		5-10% Chrysotile in Black Mastic		Black Tar Binders
530715	HA-4-1	None Detected	Cellulose	Binders, Polyfoam, Paint, Mica
530716	HA-4-2	None Detected	Cellulose	Binders, Polyfoam, Paint, Mica
530717	HA-5-1 Carpet	None Detected	Synthetic Fibers	Binders
		None Detected in Mastic		Binders
530718	HA-5-1 Pad	None Detected	Synthetic Fibers	Binders, Polyfoam
530719	HA-6-1	None Detected	Synthetic Fibers	Binders
		None Detected in Mastic		Binders
530720	HA-7-1	None Detected		Binders, Aggregate
		None Detected in Tan Mastic		Binders
		None Detected in Grout		Binders, Aggregate

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Date Reported: 06-16-25

**Technique: Polarized Light Microscopy with Dispersion Staining  
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Lab No.	Sample No.	Asbestos Detected & Percentage *	Fibrous Material	Non-Fibrous Material
530721	HA-8-1	None Detected		Binders, Aggregate
		None Detected in Mastic		Blac Tar Binders
		None Detected in Mortar		Binders, Aggregate
530722	HA-9-1	None Detected		Binders, Aggregate
530723	HA-10-1	None Detected		Binders, Paint, Aggregate
530724	HA-9-2	None Detected		Binders, Aggregate
530725	HA-10-2	None Detected		Binders, Vinyl, Aggregate
		None Detected in Mastic		Binders
530726	HA-11-1	None Detected		Binders, Aggregate
530727	HA-12-1	None Detected		Binders, Aggregate
530728	HA-13-1	None Detected		Binders, Aggregate

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The lower detection limit is less than 1 percent.

*Nicole Hogan*

Nikki Hogan  
Laboratory Co-Director

AIHA Bulk Asbestos Proficiency Analytical Testing Program ID # 101228

In Association with RTI Center for Measurements and Quality Assurance

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# CHAIN OF CUSTODY

Page 1 of 2 page(s)

DATE: 6-4-25

TAT: Immediate

Same Day \_\_\_ 24 Hr \_\_\_ 48 Hr \_\_\_ 72 Hr \_\_\_ 96 Hr \_\_\_ 5 Day X

CLIENT: Bella Library JOB NAME: 910 N. Pine


JOB NUMBER: \_\_\_\_\_

Sample ID	Analysis	Material Location	Approximate Quantity	Material Description	Condition
✓ HA-1-1	PLM	Big Room		Blue Carpet & mastic	good
✓ HA-1-2	PLM	N middle Room		Blue Carpet & mastic	good
✓ HA-2-1	PLM	Big Room Alcloseset		White tile w/ mastic	good
✓ HA-2-2	PLM	Big Room Alcloseset		Brown tile w/ mastic	good
✓ HA-2-3	PLM	2 <sup>nd</sup> South office		white tile w/ mastic	good
✓ HA-2-4	PLM	2 <sup>nd</sup> South office		Brown tile w/ mastic	good
✓ HA-3-1	PLM	Brown tile by door		Door entrance	good
✓ HA-4-1	PLM	Big Room N. wall		Dry wall of tape expand	good
✓ HA-4-2	PLM	1 <sup>st</sup> South Room N wall		Dry wall of tape expand	good
✓ HA-5-1	PLM	2 <sup>nd</sup> office South wall		Green carpet of pad	good
✓ HA-6-1	PLM	Back room by door		Brown Carpet & mastic	good
✓ HA-7-1	PLM	Bathroom		Green wall tile & mastic	good
✓ HA-8-1	PLM	Bedroom		gray floor tile & mastic	good
✓ HA-9-1	PLM	Back room by door		yellow cement block	good
✓ HA-10-1	PLM	good backroom by door		grout for yellow cement block	good

contact Jim Fels [jfels@rallocity.org](mailto:jfels@rallocity.org)  
for payment (573) 426-6951  
**RECEIVED**

\_\_\_ Check for Stop on First Positive

S.F. - Square Feet L.F. - Linear Feet

Relinquished By: 

Date: 6-5-25

Received By:

Nicole Hogan

Date: JUN 10 2025

BY: \_\_\_\_\_

# CHAIN OF CUSTODY

Page 2 of 2 page(s)  
 DATE: 6-4-25 TAT: Immediate Same Day 24 Hr 48 Hr 72 Hr 96 Hr 5 Day X  
 CLIENT: Bella Library JOB NAME: 910 N. Pine JOB NUMBER: \_\_\_\_\_

Sample ID	Analysis	Material Location	Approximate Quantity	Material Description	Condition
✓ HA-9-2	PLM	Big Room N. wall		yellow cement block	good
✓ HA-10-2	PLM	Big Room N. wall		grout for yellow brick	good
✓ HA-11-1	PLM	Outside W wall		grout from west wall brick	good
✓ HA-12-1	PLM	outside N wall		grout from orig (brick wall)	good
✓ HA-13-1	PLM	outside N wall		grout from door fill-in brick	good
	PLM				
	PLM				
	PLM				
	PLM				
	PLM				
	PLM				
	PLM				
	PLM				
	PLM				
	PLM				
	PLM				

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S.F. - Square Feet L.F. - Linear Feet  
 Relinquished By:  Date: 6-5-25 Received By: Nicole Hogan Date: JUN 10 2025  
 BY: \_\_\_\_\_



