INVITATION TO BID

ASBESTOS ABATEMENT AND DEMOLITION
415 BLONDEAU STREET, KEOKUK, IOWA 52632

The City of Keokuk is seeking bids for demolition and asbestos abatement of the former city hall building located at 415 Blondeau Street, Keokuk, Iowa.

The City of Keokuk will receive sealed bids for the **415 Blondeau Street Demolition and Asbestos Abatement project** until, **2:00 p.m., Monday, July 15, 2019 at 601 Main Street, 3rd Floor, Keokuk, Iowa, 52632**. **The sealed bid envelope shall be endorsed on the outside with the CONTRACTOR'S name and return address. If a bid is sent by mail or other delivery system, the mailing container or envelope shall be plainly marked on the outside with the notation 'SEALED BID – 415 BLONDEAU STREET DEMOLITION AND ASBESTOS ABATEMENT PROJECT. Faxed bids will not be accepted.**

The City of Keokuk, Iowa (hereinafter "City") is not responsible for delays occasioned by the United States Postal Service, the internal mail delivery system of the City, or any other means of delivery employed by the bidder. Similarly, the City is not responsible for and will not open any bid responses which are received later than the date and time stated above. **Late bids shall not be considered and shall be returned to the late bidder unopened.**

Bids will be publicly opened and read on July 15, 2019 at 2:01 p.m., City Hall, 601 Main Street, 3rd floor, Keokuk, IA, Conference Room. The main purpose of the bid opening is to reveal the name(s) of the bidder(s), not to serve as a forum for determining the apparent low bidder(s). Bids will be evaluated after the bid opening.

The City reserves the right to reject any or all bids and/or waive any irregularities in the bids.

Scope of Work: **<u>The successful bidder is responsible for the following:</u>**

The scope of work shall include the provision of all labor, equipment, materials, insurance, and permits necessary to remove and dispose of the former Keokuk City Hall, the facility consist of a two (2) story brick building with basement and elevator, that is approximately 9,900 sq. ft and a single story wood frame structure approximately 800 sq. ft. The main floor of the structure is fire damaged; the entire building is accessible.

The scope of work also includes abatement of asbestos-containing materials (ACM) indicated in the attached asbestos survey (see attached Exhibit A). The work specified herein shall be performed by competent persons trained, knowledgeable, licensed, and qualified in the techniques of abatement, handling and disposal of asbestos containing and asbestos-contaminated materials in compliance with all applicable Federal, State, and Local regulations.

The Contractor, by submitting a bid for the work, represents itself as knowledgeable and expert in the performance of the work, and shall account for all expenses necessary to successfully complete the Scope of Work, whether specifically mentioned or not.

The project shall start within 30 days of award and be completed within 60 days thereafter.

The Contractor shall be responsible for removal and disposal of all furniture, equipment, trash, rubbish, and debris found in and on the premises, demolition and cleanup of structures and disposal of such in a permitted landfill and in accordance with applicable local, state, and federal laws.

All structural supports, equipment pads, storage tanks, block or concrete foundation walls, retaining or support walls that extend or protrude below grade shall be removed at the time of demolition unless otherwise stated. (see attached Exhibit B (two pages) to view foundation and retaining walls to be retained.)

Masonry and foundation walls located below grade as well as construction debris, rubbish and other unsuitable or surplus soil material shall be removed by the contractor. Structural steel, cast iron, and heavy timbers shall be removed. Regardless of elevation, all concrete slabs and floor construction to include basements or cellars shall be removed. All partitions, elevator, stairways, furnaces, piping, apparatus, and debris shall be removed from within existing basements.

Top of retaining wall along the alley shall be removed 6” below grade.

The elevator’s cylinder well hole is approximately 12” in diameter and three stories deep, this area shall be filled with flowable fill. Care shall be exercised in the removal of hydraulic oil while removing the elevator.

Fill must be furnished by the contractor and must be clean compactable fill. Compaction should be at a rate to minimize settling of the backfilled area. The site shall be backfilled and graded to conform to all surrounding areas, slope no greater than 3 to 1. Site shall be finished to have a uniform surface that shall not permit ponding of water. The Contractor shall grade and shape the site to drain, complete final grading and final clean up as part of the lump sum price for demolition.

Care should be exercised to ensure drainage is diverted away neighboring building. More information will be discussed at preconstruction meeting.

A preconstruction meeting will be required to be attended by the successful bidder.

Awarded bidder shall have salvage rights to building material, unless otherwise stated. The City encourages that material such as metal, decorative stone, corbels, etc. be recycled and/or salvaged.

Bidder must provide proof of insurances and copy of all valid registrations and licenses for employer and all employees that will be on job site, the same information shall be provided for any subcontractors that will be on site.

Bid security: 10% or $5,000 whichever is greater of the bid in the form of cashiers, certified check or bid bond will be held for up to 90 days at the discretion of the City to ensure proper grading and seeing is maintained.

Prior to demolition, all services such as water/sewer, electrical and gas shall be disconnected and removed from the equipment and structure(s) accordingly. The Contractor shall be responsible for coordinating with the service providers and performing all work necessary to assure that services are properly disconnected, closed and shut off. Sewer laterals and water lines serving the demolished structure shall be capped in accordance with city standards by approved contractors and inspected by the City and the Keokuk Municipal Water Works.

Demolition site must always be properly secured.

Work being performed at this site shall be done during daylight hours.

Streets, alley, sidewalks shall be swept clean daily and upon completion of the project.

Contractor must call a city representative for inspection before back filling the site.

Restoration of public and/or private property: parking lot, sidewalks, driveways, curbs, streets, fire hydrants, street and traffic signs, adjacent structures or other public, private property disturbed in the course of work shall be restored to the condition of the property prior to the commencement of the work, or in a manner satisfactory to the City at the expense of the contractor/permit holder.

The Contractor will preserve in operating condition all active utilities traversing the areas where demolition and removal work is to be done, protect manholes, catch basins, valve boxes, poles and other appurtenances. The Contractor shall repair damage to any such utility due to above stated demolition work, to the satisfaction of the City.

Contractor must provide barricades, flashers, and other necessary safety equipment during all times of demolition and debris removal.

The demolition site shall be compacted, graded and free of protrusions, demolition debris and abrupt edges. The goal is to create the desired topography, soil profiles and drainage patterns to support restoration efforts and to assure that the existing storm water system can be maintained after completion of the project.

Existing grass, weeds and overgrowth shall be removed from the property prior to final restoration. Final restoration shall consist of seeding with a quality grass seed and site stabilization using a vegetative cover such as wheat straw or hay. The final restored site shall be free of voids and pockets and in a condition that is suitable for mowing with a push type mower.

Contractors are required to use the Great River Regional Waste Authority (GRRWA) landfill, 2092 303rd Ave., Fort Madison, Iowa 52627 to dispose of the debris including any debris/material containing asbestos. Contractor shall give 24-hour notice to GRRWA (800-216-2370) regarding the disposal of asbestos material.

Contracts will be awarded to the lowest, responsive, responsible bidder as quickly as possible; however, the successful bidder agrees to honor the bid for sixty (60) calendar days from the date of the bid opening. If the successful bidder fails to honor the bid for sixty (60) days from the date of bid opening or refuses to enter into a contract based on the bid, the City shall retain the bid security provided with the bid.

If the Contractor refuses or fails to execute the work with such diligence as will ensure its completion within the time specified in these contract documents, the City, by written notice to the Contractor, may terminate the contract with the Contractor. Upon such termination the City may take over the work and execute the same to completion, by the contract or otherwise. If this occurs, the Contractor and the Contractor's sureties shall be liable to the City for any additional cost incurred by the City in its completion of the work. The Contractor shall also be liable to the City for the stipulated sum of fifty dollars ($50.00) per day as liquidated damages for each calendar day of delay after the date established as the completion date until the work under the contract is completed. This cost is not a penalty but represents additional expenses to the City caused by the Contractor's delay in completing the work.

AWARD

No bids will be considered which have not been received by the deadline set forth. The City is not responsible for delays occasioned by the U.S. Postal Service, the internal mail delivery system of the City, or any other means of delivery employed by the bidder.

Bids will be evaluated promptly after opening and a bid tabulation summary will be provided upon request, but not prior to the award of the bid. Bid results **will not be given** over the telephone. No bid may be withdrawn for a period of sixty (60) calendar days after the bid opening date. If a bid is withdrawn prior to sixty (60) calendar days after the bid opening date or refuses to enter into a contract based on the bid, the City shall retain the bid security provided with the bid.

Award of bid shall be made to the lowest, responsive, responsible bidder(s) meeting the specifications set forth herein. The City may select a bidder based on an "all or none" bid, on individual responses, or as is otherwise deemed to be in the best interest of the City. In addition to the quoted price additional criteria, including, but not limited to the following shall be considered: past experience and service provided by Contractor, quality of work, lead-time quoted, references, length of time committed for firm pricing and guarantees warranties.

The successful bidder may not subcontract any part of the work covered by this contract without prior written approval of the City.

Contractors must have demonstrated experience in the demolition of unsafe buildings and the abatement of asbestos to bid on this contract. The City may require references from firms who have purchased similar services from the bidder. The City will notify bidders by phone if references are necessary.

The City reserves the right to terminate any contract, without penalty, up to and after the Demolition Permit has been issued by the Department of Development Services.

The City reserves the right to terminate any contract when it feels services rendered are unsatisfactory. The City shall be the sole judge in this matter.

TIE BIDS

If a tie bid occurs, the City will make the award based on the additional criteria listed in "The Award" section above.

REGULATORY AGENCY COMPLIANCE

Compliance with laws and regulations set forth by all regulatory agencies that have jurisdiction over the project is required. These agencies include, but are not limited to, OSHA – Occupational Safety & Health Agency, EPA – Environmental Protection Agency, ICC – Interstate Commerce Commission, DNR – Department of Natural Resources, and DOT – Department of Transportation. The City expects that bidders will offer expertise on conformance to regulations applying to the products they use and the services they provide. Failure to assist the City in this area may be just cause for rejection.

CITY AND COUNTY ORDINANCES

The Contractor shall comply with all ordinances, other laws and rules and regulations of the City of Keokuk, Lee County Iowa, the State of Iowa, and the United States of America. The City will require that concrete walls and foundations, private sidewalks and steps, be removed entirely from the site.

PERMITS

Contractor shall be responsible for obtaining any and all permits.

SAFETY

Contractor will ensure that its employees observe and exercise all necessary caution and discretion to avoid injury to person or damage to property of any and all kinds. Contractor will ensure compliance with all laws, rules, and regulations set forth by local, state and federal law and including, but not limited to the following agencies: OSHA – Occupational Safety & Health Agency, EPA – Environmental Protection Agency, ICC – Interstate Commerce Commission, DNR – Department of Natural Resources, and DOT – Department of Transportation. All buildings, equipment and furnishings that are not to be demolished and/or abated shall be protected by the bidder from damage, which might be done or caused by work performed under this contract. Such damages to the foregoing shall be repaired and/or replaced by approved methods to restore the damaged areas to their original condition at the expense of the bidder. The contractor shall erect, install, and maintain all temporary public walks, warning signs, barricades, and other protective means as may be necessary for the protection of the public from injury.

SAFETY EQUIPMENT

The bidder certifies that all items of service delivered herein comply with all ANSI Standards and with the Federal Occupational Safety and Health Act of 1970, as applicable.

WASTE DISPOSAL – CLEAN-UP

Removal of waste will be the responsibility of the bidder and shall be included in the bid price. Upon completion, the work area shall be left clean of debris and trash associated with the work.

WORKMANSHIP, MATERIALS & EQUIPMENT

Unless otherwise provided in the contract requirements and specifications, the contractor shall furnish all labor, materials and equipment for satisfactory contract performance. When not specifically identified in the specifications, such materials and equipment shall be of suitable type and grade for the purpose.

TERM OF PAYMENT

Payment will be made within thirty (30) days after site has been satisfactorily inspected and accepted by a representative of the City of Keokuk.

BID PROPOSAL FORM (SUBMIT AS THE COVER SHEET)

PROJECT: ASBESTOS ABATEMENT AND DEMOLITION - 415 BLONDEAU STREET

Business Entity_____

Contact Person: _____

Street Address: _____

City, State, Zip _____

Business Phone: _____ **Cell Phone:**_____

Fax: _____ **Email:** _____

ARE YOU REGISTERED AS A CONTRACTOR WITH THE STATE OF IOWA? (CHECK ONE)

YES: _____, PLEASE PROVIDE REGISTRATION # _____

NO: _____, Iowa law requires all individual contractors and businesses performing "construction" work within Iowa to be registered with the Iowa Division of Labor, if they earn at least $2,000.00 a year from that work. You may register at contractor.iowa.gov.

DO YOU AND YOUR EMPLOYESS HOLD IOWA ASBESTOS LICENSES (CHECK ONE)

YES_____, please provide copy of asbestos licenses of all employees (supervisor/contractor & workers) that will be on site.

NO_____ If no, please provide name of company that will abate and remove asbestos. Please provide copies of asbestos licenses of supervisor/contractor & workers that will be on site. State of Iowa registration information and all required insurance information will need to be submitted for subcontractors.

BID PROPOSAL FORM (page 2)

PROJECT: ASBESTOS ABATEMENT AND DEMOLITION - 415 BLONDEAU STREET

Name of Business Entity: _____

THE UNDERSIGNED PROPOSES TO FURNISH THE FOLLOWING IN STRICT CONFORMANCE TO THE BID SPECIFICATIONS AND BID INVITATION ISSUED BY THE CITY OF KEOKUK FOR THIS BID.

Bid amount:

Mobilization, asbestos abatement and removal, demolition, cleanup, and debris removal, removal of indicated sidewalks, retaining walls and concrete pad, backfill site, grade and seed lot with quality seed.

$_____

I certify this Bid complies with the General and Specific Specifications and Conditions issued by the City except as clearly marked in the attached copy.

_____ _____

Please Print Name Authorization Signature Date

CITY OF KEOKUK - INSURANCE REQUIREMENTS

CONTRACTOR, at its own expense, shall procure and maintain during the entire term of this Agreement and any extensions thereof, the following insurance so as to cover all risk which shall arise directly or indirectly from CONTRACTOR'S obligations and activities.

1. **Workers Compensation and Employers Liability Insurance** meeting the requirements of the Iowa Workers Compensation Law covering all the CONTRACTOR'S employees carrying out the work involved in this contract.

2. **General Liability Insurance** with limits of liability of at least $1,000,000 per occurrence for Bodily Injury and Property Damage. As a minimum, coverage for Premises, Operations, Products, and Completed Operations shall be included. This coverage shall protect the public or any person from injury or property damages sustained by reason of the CONTRACTOR or its employees carrying out the work involved in this contract.

3. **Automobile Liability Insurance** with **either** a combined limit of at least $1,000,000 per occurrence for bodily injury and property damage without sub-limits **or** split limits of at least $1,000,000 for bodily injury per person per occurrence and $1,000,000 for property damage per occurrence. Coverage shall include all owned, hired, and non-owned motor vehicles used in the performance of this contract by the CONTRACTOR or its employees.

4. **Asbestos Liability Insurance** with limits of liability insurance of least $1,000,000 covering asbestos inspections and asbestos abatement and removal, which the City requires to be performed by a licensed asbestos abatement and removal contractor.

Subcontractors: If the CONTRACTOR utilizes any subcontractors for this project, the CONTRACTOR shall require subcontractors and independent contractors working under the direction of either the CONTRACTOR or a subcontractor to carry and maintain the same workers compensation and liability insurance required of the CONTRACTOR

Qualifying Insurance: Policies shall be issued by insurers authorized to do business in the State of Iowa and currently having an A.M. Best Rating of "B" or better. All policies shall be occurrence form and not claims made form. The CONTRACTOR shall be responsible for deductibles and self-insured retentions in the CONTRACTOR'S insurance policies. All policies shall be provided to the City with certificates of insurance.

Additional Insured: The City of Keokuk, its officers and employees shall be named as additional insureds on the CONTRACTOR'S, subcontractor's, and independent contractor's liability insurance policies and certificates of insurance. This provision does not apply to workers compensation insurance.

INSTRUCTIONS TO BIDDERS
AND GENERAL TERMS AND CONDITIONS

1. **LANGUAGE, WORDS USED INTERCHANGEABLY** - The word CITY refers to the CITY OF KEOKUK, IOWA throughout these Instructions and Terms and Conditions. Similarly, BIDDER refers to the person or company submitting an offer to sell its goods or services to the CITY. The words QUOTATION, BID and PROPOSAL are all offers from a BIDDER, but may represent different methods of obtaining price and other information from the BIDDER.

2. **BID TABULATION AVAILABILITY** - Bids will be evaluated promptly after opening. After award, a bid tabulation summary will be made available to any BIDDER who submitted a bid or returned a Statement of No Bid. NO BID RESULTS WILL BE GIVEN OVER THE TELEPHONE. No Bid may be withdrawn for a period of sixty (60) calendar days of the Bid Opening date.

3. **BIDDER QUALIFICATIONS** - No Bid shall be accepted from, and no contract will be awarded to, any person, firm or corporation that is in arrears to the City upon debt or contract, that is a defaulter, as surety or otherwise, upon any obligation to the City, or that is deemed irresponsible or unreliable by the City. If requested, BIDDERS shall be required to submit satisfactory evidence that they have a practical knowledge of the particular supply/service bid and that they have the necessary financial resources to provide the proposed supply/service as described in the attached Technical Specifications.

4. **BID SUBMISSION/BID SECURITY**- Each BIDDER must submit an original Bid as required on the forms attached. The BIDDER shall sign his/her Bid correctly, and the Bid may be rejected if it shows any omissions, alterations of the form, additions not called for in the Bid, or any irregularities of any kind. Bid security shall be set at 5% of the total amount of the bid and shall be included with the bid in the form of a bid bond, cash deposit, cashier's check or a certified check on a solvent bank charted under the laws of the United States. If A bid is withdrawn sixty (60) days prior to the bid date or the successful bidder refuses to enter into a contract on the basis of the bid, the City shall retain the bid security provided with the bid.

   With the technological changes, BIDDERS may wish to submit bids electronically on their company's pre-printed forms. However, in order to preserve continuity of the City's terms and to allow businesses not having advanced technical capabilities to participate in the bid and quotation process as well, the City will consider replies NOT on the City's form as non-responsive. BIDDERS may submit additional information and brochures relative to the product(s) for which they are offering pricing, but those submittals will only be considered in addition to, not in lieu of, any bid submitted on the City's form.

   In case of a discrepancy between the unit price and the extended price, the unit price shall prevail.

5. **SPECIFICATION DEVIATIONS BY THE BIDDER** - Any deviation from this specification MUST be noted in detail and submitted in writing on the Bid Form. Completed specifications should be attached for any substitutions offered, or when amplifications are desirable or necessary. The absence of the specification deviation statement and accompanying specifications will hold the BIDDER strictly accountable to the specifications as written herein. Failure to submit this document of specification deviation, if applicable, shall be grounds for rejection of the item when offered for delivery. If specifications or descriptive papers are submitted with Bids, the BIDDER'S name should be clearly shown on each document.

6. **BIDDER REPRESENTATION** - Each BIDDER/CONTRACTOR must sign the Bid with his/her signature and shall give his/her full business address on the form provided in this Bid.

7. **COLLUSIVE BIDDING** - The BIDDER certifies that the bid submitted by said BIDDER is done so without any previous understanding, agreement or connection with any person, firm, or corporation making a bid for the same contract, without prior knowledge of competitive prices, and it is, in all respects, fair, without outside control, collusion, fraud or otherwise illegal action.

8. **LITERATURE** - Bids shall include adequate literature, if available, including, but not limited to, the latest printed specifications and advertising literature, describing the services offered in such fashion as to permit ready comparison with the City's specifications on an item-by-item basis where applicable.

9. **SPECIFICATION CHANGES, ADDITIONS AND DELETIONS -** All changes in Bid documents shall be through written addendum and furnished to all BIDDERS via United States Mail. Verbal information obtained otherwise will **NOT** be considered in awarding of Bids.

10. **BID CHANGES** - Bids, amendments thereto, or withdrawal requests received after the time advertised for Bid Opening, will be void regardless of when they were mailed.

11. **HOLD HARMLESS AGREEMENT** - The BIDDER/CONTRACTOR agrees to protect, defend, indemnify and hold harmless the City of Keokuk and its officers and employees from any and all claims and damages of every kind and nature made, rendered or incurred by or in behalf of every person or corporation whatsoever, including the parties hereto and their employees that may arise, occur, or grow out of any acts, actions, work or other activity done by the

BIDDER/CONTRACTOR, its employees, subcontractors or any independent contractors working under the direction of either the BIDDER/CONTRACTOR or subcontractor in the performance of this contract.

12. **DELIVERY DATE** - The delivery time or completion date, as stated in the Bid Form, shall be the time required to deliver the complete item(s) after the receipt of the order or award of the Contract. Where multiple items appear on a Bid request, the BIDDER shall, unless otherwise stated by the City, show the delivery time for each item separately.

    If only a single delivery time or completion date is shown, it will mean that all items included in the Bid can and will be delivered on or before the specified date. The BIDDER agrees that the delivery or completion will be completed in the time stated, assuming that the time between the Bid Opening and the placing of the order does not exceed the number of days so stipulated. The right is reserved to reject any Bid in which the delivery time or completion date indicated is considered sufficient to delay the operational needs for which the commodity/service is intended.

13. **ACCELERATED PAY DISCOUNTS** - Accelerated discounts should be so stated on your Signature Page. If quick pay discounts are offered, the City reserves the right to include that discount as part of the award criteria. Prices bid or proposed must, however, be based upon payment in thirty (30) days after receipt, inspection and acceptance. In all cases, quick pay discounts will be calculated from the date of the invoice or the date of acceptance, whichever is later.

14. **AVAILABILITY OF FUNDS** – Any amounts owed under this contract beyond the end of the current fiscal year are contingent upon the appropriation of funds for such purposes during the ensuing fiscal year(s).

15. **BID REJECTION OR PARTIAL ACCEPTANCE** - The City reserves the right to reject any or all Bids. The City further reserves the right to waive technicalities and formalities in Bids, as well as to accept in whole or in part such Bids where it is deemed advisable in protection of the best interests of the City.

16.. **BID CURRENCY/LANGUAGE** - All bid prices shall be shown in US Dollars ($). All prices must remain firm for the duration of the contract regardless of the exchange rate. All bid responses must be submitted in English.

17. **PAYMENTS** - Payments will be made for all goods/services delivered, inspected and accepted within 30 days and on receipt of an original invoice.

18. **MODIFICATION, ADDENDA AND INTERPRETATIONS** - Any apparent inconsistencies, or any matter requiring explanation or interpretation, must be communicated to the City by the BIDDER in writing at least seventy-two (72) hours (excluding weekends and holidays) prior to the time set for the Bid Opening. Any and all such interpretations or modifications will be in the form of written addenda. All addenda shall become part of the contract documents and shall be acknowledged and dated on the Signature Page.

19. **LAWS AND REGULATIONS** - All applicable State of Iowa and federal laws, ordinances, licenses and regulations of a governmental body having jurisdiction, including the City of Keokuk and Lee County, Iowa shall apply to the award throughout as the case may be, and are incorporated here by reference.

20. **SUBCONTRACTING** - No portion of this Bid may be subcontracted without the prior written approval by the City.

21. **TELEGRAPHIC/ELECTRONIC BID SUBMITTAL** - Telegraphic and/or bid offers sent by electronic devices (e.g. facsimile machines) are not acceptable and will be rejected upon receipt. BIDDERS/CONTRACTORS will be expected to allow adequate time for delivery of their bid either by airfreight, postal service, or other means.

22. **MISCELLANEOUS** - The City reserves the right to reject any and all bids or parts thereof. The City reserves the right to inspect BIDDER's facilities prior to the award of this bid. The City reserves the right to negotiate optional items with the successful BIDDER.

23. **MODIFICATION OF AGREEMENT** - No modification of this Request for Bid and Instructions to BIDDERS shall be binding unless made in writing and signed by the City.

24. **CANCELLATION** - Either party may cancel the award in the event that a petition, either voluntary or involuntary, is filed to declare the other party bankrupt or insolvent or in the event that such party makes an assignment for the benefit of creditors.

25. **TERMINATION OF CONTRACT FOR CAUSE -** If, through any cause, the CONTRACTOR shall fail to fulfill in a timely and proper manner its obligations or if the CONTRACTOR shall violate any of the covenants, agreements or stipulations of the contract, the City shall thereupon have the right to terminate its contract with the CONTRACTOR by giving written notice to the CONTRACTOR of such termination and specifying the effective date of termination. In that event, and as of the time notice is given by the City, all finished or unfinished services, reports or other materials prepared by the CONTRACTOR shall, at the option of the City, become its property, and the CONTRACTOR shall be entitled to receive compensation for any satisfactory work completed, prepared documents or materials as furnished. Notwithstanding the above, the CONTRACTOR shall not be relieved of liability to the City for damage sustained by the City by virtue of breach of any such contract by the CONTRACTOR and the City may withhold any payments to the CONTRACTOR for the purpose of set off until such time as the exact amount of damages due the City from the CONTRACTOR is determined.

26. **TERMINATION OF CONTRACT FOR CONVENIENCE** - The City may terminate its contract with the CONTRACTOR at any time by giving written notice to the CONTRACTOR of such termination and specifying the effective date thereof, at least thirty (30) working days before the effective date of such termination. In that event, all finished or unfinished services, reports, materials(s) prepared or furnished by the CONTRACTOR shall, at the option of the City, become its property. If the contract is terminated due to the fault of the CONTRACTOR, termination of the contract for cause shall apply. If the contract is terminated by the City as provided herein, the CONTRACTOR will be paid an amount as of the time notice is given by the City which bears the same ratio to the total compensation as the services actually performed or material furnished bear to the total services/materials the CONTRACTOR covered by the award, less payments of compensation previously made.

27. **FORCE MAJEURE -** For the purpose hereof, force majeure shall be any of the following events: acts of God or the public enemy; acts of war, public disorder, rebellion, terrorism, or sabotage; floods, hurricanes, or other storms; strikes or labor disputes; or any other cause, whether or not of the class or kind specifically named or referred to herein, not within the reasonable control of the party affected.

    A delay in or failure of performance of either party shall not constitute a default hereunder nor be the basis for, or give rise to, any claim for damages, if and to the extent such delay or failure is caused by force majeure.

    The party who is prevented from performing by force majeure (i) shall be obligated, within a period not to exceed fourteen (14) days after the occurrence or detection of any such event, to give notice to the other party setting forth in reasonable detail the nature thereof and the anticipated extent of the delay, and (ii) shall remedy such cause as soon as reasonably possible.

28. **ASSIGNMENT** - CONTRACTOR shall not assign any executed contract or any monies to become due hereunder without the prior written consent of the City. Any assignment or attempt at assignment made without such consent of the City shall be void.

29. **EQUAL OPPORTUNITY** - The CONTRACTOR agrees not to refuse to hire, discharge, promote, demote, or to otherwise discriminate against any person otherwise qualified solely because of race, religion, creed, color, sex, gender, gender identity, sexual orientation, pregnancy, age, national origin, disability, genetic information, or any other characteristic protected by local, state, or federal law.

30. **TIME PERIOD** - Prices are to be honored for the time period stated in the BIDDER'S/CONTRACTOR'S response on the Signature Page.

31. **EXTENSION** - Any or all of the contracts made as a result of this Request for Bid/Instructions to Bidders/Contractors may be extended for an additional period of time, up to one year, if mutually agreed between the parties.

32. **METHOD OF AWARDING/QUOTING** – The City will award a contract to the lowest, responsive, responsible bidder. The City reserves the right to make awards based on the entire bid or on an individual basis. However, if you offer your bid based on an "all or none" condition, the City may consider your bid non-responsive and reject the entire bid. The City reserves the right to reject any or all bids, and/or waive any irregularities in the bids.

33. **TAXES** - The City of Keokuk is exempt from sales tax and certain other use taxes. Any charges for taxes from which the City is exempt will be deducted from invoices before payment is made.

34. **BID INFORMATION IS PUBLIC –** All documents submitted with any bid or proposal shall become public documents and subject to Iowa Code Chapter 22, which is otherwise known as the "Iowa Open Records Law". By submitting any document to the City of Keokuk in connection with a bid or proposal, the submitting party recognizes this and waives any claim against the City of Keokuk and any of its officers and employees relating to the release of any document or information submitted. Each submitting party shall hold the City of Keokuk and its officers and employees harmless from any claims arising from the release of any document or information made available to the City of Keokuk arising from any bid opportunity.

KLINGNER & ASSOCIATES, P. C.
Engineers • Architects • Surveyors

ASBESTOS INSPECTION REPORT

Former Keokuk City Hall

415 Blondeau Street
Keokuk, Iowa 52632

June 6, 2019

Prepared for:

CITY OF KEOKUK

601 Main Street, 3rd Floor
Keokuk, Iowa 52632

Prepared by:

KLINGNER & ASSOCIATES, P.C.

610 N. 4th Street, Suite 100
Burlington, IA 52601

Project No. 2053-9 / 19-2066

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1.0 INTRODUCTION

The asbestos inspection was requested by the City of Keokuk, Iowa. The purpose of the inspection was to determine if asbestos containing building materials are currently located in the structure located at 415 Blondeau Street, Keokuk, Iowa, prior to demolition after a fire caused damage to the structure.

2.0 SITE DESCRIPTION

Property Address: 415 Blondeau Street, Keokuk, Iowa
Property Owner: City of Keokuk

The structure inspected is a two-story brick building with a single-story wood frame addition on the back of the main building. The building has a basement under the two-story original portion of the building. The inspection included sampling visible suspect asbestos containing building materials located on the interior and exterior of the structure.

3.0 ASBESTOS INSPECTION

3.1 Introduction

Asbestos is a naturally occurring mineral. There are essentially 6 types of asbestos minerals, only 3 of which were used commercially. These are: 1) Chrysotile - the most commonly used type of asbestos and accounts for approximately 95% of the asbestos found in buildings in the United States, 2) Amosite - the second most likely type to be found in buildings, and 3) Crocidolite - was used in high temperature insulation applications.

All materials containing greater than 1% asbestos are considered to be ACM (asbestos containing material) in the State of Iowa by the Iowa Department of Natural Resources (Iowa DNR), and the Occupational Safety and Health Administration (OSHA).

3.2 Regulations

The primary federal regulations include:

- ASHARA (Asbestos School Hazard Abatement Reauthorization Act), which applies to both public and commercial buildings;
- OSHA - 29 CFR 1926.1101(Occupational Safety and Health Administration's), which applies to employees of employers in the workforce;
- NESHAP - 40 CFR 61(National Emission Standards for Hazardous Air Pollutants), which applies to exposure or potential exposure to the general public (NESHAP includes public, commercial, and some residential buildings being demolished or renovated).

Certain types of asbestos are regulated differently under NESHAP regulations. Specifically, regulated ACM is: 1) friable ACM; 2) Category I nonfriable ACM that is in poor condition or has become friable; 3) Category I nonfriable ACM that will be or has been subjected to sanding, grinding, cutting or abrading, or 4) Category II nonfriable ACM that has a high probability of becoming or has become crumbled, pulverized, or reduced to powder in the course of demolition or renovation operations. Category I nonfriable ACM consists of any asbestos-containing packing, gasket, resilient floor covering, or asphalt roofing product that contains more than 1 percent asbestos as determined using Polarized Light Microscopy (PLM) analysis. Category II nonfriable ACM consists of any material except for Category I nonfriable ACM that contains more than one percent asbestos as determined using PLM and that when dry, cannot be crumbled, pulverized, or reduced to powder by hand pressure.

3.3 Inspection Results

Ms. Jessica Cary, Licensed Asbestos Inspector – Iowa license number 19-1811 and Mr. Derek Mulch, Licensed Asbestos Inspector – Iowa License number 18-1041 (see Exhibit F – Iowa Asbestos Inspector License) of Klingner & Associates, P.C. performed an asbestos inspection at the previously described property on May 22, 2019. The first floor of the structure had heavy fire damage and some materials were destroyed or difficult to distinguish from others. The basement floor and second floor of the buildings were impacted by smoke but were mostly intact and accessible. The inspection included a visual assessment for possible asbestos containing building materials (ACBM) in the structure. Samples were collected from observed suspect materials. Samples were shipped under chain of custody to EMSL Analytical, Inc. in Indianapolis, Indiana. EPA Method 600/R-93/116 for Polarized Light Microscopy (PLM) was used to determine the presence or absence of asbestos and the percentage content in each sample collected. Documentation of the inspection is included in the Exhibits as follows:

- Exhibit A – Asbestos Sample Results Summary: A summary of the sampling results.
- Exhibit B – Photographs: Photographs of the material sampled.
- Exhibit C – Sample Location Map
- Exhibit D – Laboratory Report
- Exhibit E – Asbestos Location Map
- Exhibit F – Iowa Asbestos Inspector License

During the inspection, forty-two (42) homogeneous areas were identified and one-hundred twenty-three (123) samples were collected. Samples were collected from roofing materials, caulking, concrete board, window glazing, pipe insulation, drywall, drywall joint compound, ceiling tiles, floor tiles and mastics, sink coatings, electrical conduit wall penetration, wall texture, carpet mastics, plaster, insulation backing, and fiber board. In general three (3) samples were taken of each homogenous area except for two (2) homogeneous area, sink coating and electrical conduit wall penetration. Only one sample was taken of the sink coating and two (2) samples were taken of the electrical conduit wall penetration due to the very small quantities of the materials.

Analytical results indicated eight (8) homogeneous areas contained greater than 1% asbestos, two (2) homogenous areas contained less than 1% asbestos, and one (1) homogenous area had an insufficient sample size to analyze. The two (2) homogenous areas containing less than 1% asbestos by PLM are generally considered to be regulated asbestos containing materials unless the materials are point counted to confirm that the material contains less than 1%. Additional analysis (400 Point Count) was requested on homogenous area 32, Joint Compound, which determined that the samples contained less than 0.25% chrysotile asbestos and is therefore not a regulated asbestos containing material. The window glazing, homogenous area 14, was not point counted and is therefore considered to be regulated asbestos containing material. Windows with ACM glazing should be removed intact to save cost. The bottom of sink coating, homogenous area 28, was not analyzed since the sample was deemed to be insufficient by the laboratory. It is likely not cost effective to attempt to resample the material so the material should be considered ACM. Similar to the windows with glazing, the sink should be removed and disposed intact.

A summary of the identified asbestos containing materials is included in the table below and in Exhibit A. Photographs of the materials are included as Exhibit B. Maps showing the location of the asbestos containing materials are included in Exhibit E.

TABLE 1 – ASBESTOS CONTAINING BUILDING MATERIALS

Sample ID	Location	Percent & Type	Sample Description	Category I, Category II, or Friable	Condition (Good, Fair, or Poor)	Quantity
9	South and East sides of single-story building	5% Amosite 15% Chrysotile	Concrete Board	Category II	Good	150 SF

11	South side of building, around exhaust vent	3% Chrysotile	White Caulking at Exhaust	Category II	Good	6 LF
14	Windows on west end of building, basement	<1% Chrysotile	Window Glazing	Category II	Good	20 LF (2 Windows)
17	Basement	40% Chrysotile	Tan Pipe Elbows	Category II	Good	5 Joints
22	West records room, basement	4% Chrysotile	Floor Tile 9” x 9” Tan	Category I	Good	200 SF
23	West records room, basement	2% Chrysotile	Floor Tile Mastic for 22	Category II	Good	200 SF
25	East side of basement	2% Chrysotile	9” x 9” Floor Tile Gray	Category I	Good	~1400 SF
28	Basement Sink	Assumed ACM (Insufficient Material)	Bottom of Sink Coating	Category II	Good	2 SF
29	Basement	25% Chrysotile	Electrical Conduit Wall Penetration	Category II	Fair	1 LF
33	2nd Floor	2% Chrysotile	9” x 9” Floor Tile Gray	Category I	Good	~2420 SF

3.4 Recommendations

The materials in Table 1 should be abated prior to demolition of the structure by a licensed abatement contractor as required by state and federal regulations. The joint compound, homogenous area 32, is not considered to be regulated asbestos containing material and is therefore not required to be abated from the building prior to demolition by NESHAP. However, the owner and contractor should be aware that OSHA has requirements for how much asbestos

is permitted to be in the air regardless of the amount of asbestos that a material contains. The demolition contractor should keep the joint compound adequately wet per the NESHAP requirements during demolition to reduce dust and protect workers and may consider having the joint compound abated prior to demolition to ensure worker safety. An Engineer's Opinion of Probable Cost for Abatement is found in Appendix G showing likely asbestos abatement costs with and without abatement of the joint compound. However, actual costs may vary significantly depending on contractor availability and means and methods as well as timing of the abatement.

4.0 CERTIFICATION

I, Jessica Cary, certify that this asbestos inspection was performed in compliance with Iowa Rules and Regulations, the National Emission Standards for Hazardous Air Pollutants for asbestos, and our Agreement with the City of Keokuk. In general, three (3) samples were collected from each identified suspect asbestos containing building material (unless specifically excluded as described in Section 3.3 – Inspection Results).

June 6, 2019

Jessica Cary — Date

Iowa Asbestos Inspector License #19-1811

EXHIBIT A

ASBESTOS SAMPLE RESULTS SUMMARY

ASBESTOS SAMPLE RESULTS SUMMARY

For: City of Keokuk

Site Identification: Former City Hall
Keokuk, Iowa
Inspection Date: 5/22/2019
Klingner & Associates, P.C. Project Number 2053-9 / 19-2066

Sample ID	Location	ASBESTOS Percent	ASBESTOS Type	Sample Description	Category I, Category II, or Friable	Condition (Good, Fair, or Poor)	Quantity
1A	Single story roof	ND	NA	White TPO Membrane (Single Story Roof)	NA	NA	NA
1B		ND	NA				
1C		ND	NA				
2A	Single story roof	ND	NA	1st (Top) layer roof asphalt (Single Story Roof)	NA	NA	NA
2B		ND	NA				
2C		ND	NA				
3A	Single story roof	ND	NA	1st layer fiber board (Single Story Roof)	NA	NA	NA
3B		ND	NA				
3C		ND	NA				
4A	Single story roof	ND	NA	2nd layer roof asphalt (Single Story Roof)	NA	NA	NA
4B		ND	NA				
4C		ND	NA				
5A	Single story roof	ND	NA	2nd layer fiber board (Single Story Roof)	NA	NA	NA
5B		ND	NA				
5C		ND	NA				
6A	Single story roof	ND	NA	3rd layer roof asphalt (Single Story Roof)	NA	NA	NA
6B		ND	NA				
6C		ND	NA				
7A	2 story roof	ND	NA	Painted on roof coating (2 story)	NA	NA	NA
7B		ND	NA				
7C		ND	NA				
8A	2 story roof	ND	NA	Roof asphalt (2 story)	NA	NA	NA
8B		ND	NA				
8C		ND	NA				
9A	South and east sides of single story building	**5%**	**Amosite**	concrete board	Category II	Good	150 SF
9A		**15%**	**Chrysotile**				
9B		PS	PS				
9C		PS	PS				
10A	Single story roof	ND	NA	white caulking - roof	NA	NA	NA
10B		ND	NA				
10C		ND	NA				
11A	south side of building, around exhaust vent	ND	NA	white caulking at exhaust	Category II	Good	6 LF
11B		**3%**	**Chrysotile**				
11C		PS	PS				
12A	Around exterior of windows	ND	NA	white window caulking	NA	NA	NA
12B		ND	NA				
12C		ND	NA				
13A	Around exterior of doors	ND	NA	gray door caulking	NA	NA	NA
13B		ND	NA				
13C		ND	NA				
14A	windows on west end of building, basement	**<1%**	**Chrysotile**	window glazing	Category II	Good	20 LF
14B		**<1%**	**Chrysotile**				
14C		**<1%**	**Chrysotile**				
15A	basement	ND	NA	white pipe wrap	NA	NA	NA
15B		ND	NA				
15C		ND	NA				
16A	basement	ND	NA	white pipe elbows	NA	NA	NA
16B		ND	NA				
16C		ND	NA				
17A	basement	**40%**	**Chrysotile**	tan pipe elbows	Category II	Good	5 Joints
17B		PS	PS				
17C		PS	PS				
18A	Basement, 1st floor	ND	NA	drywall	NA	NA	NA
18B		ND	NA				
18C		ND	NA				
19A	Basement, 1st floor	ND	NA	joint compound	NA	NA	NA
19B		ND	NA				
19C		ND	NA				
20A	Room at west end of basement	ND	NA	ceiling tile 1'x1' - light dotted texture	NA	NA	NA
20B		ND	NA				
20C		ND	NA				
21A	Basement kitchen and room west of basement kitchen	ND	NA	ceiling tile 2' x 2'	NA	NA	NA
21B		ND	NA				
21C		ND	NA				
22A	West records room, basement	**4%**	**Chrysotile**	floor tile 9" x 9" tan	Category I	Good	200 SF
22B		PS	PS				
22C		PS	PS				

ASBESTOS SAMPLE RESULTS SUMMARY

For: City of Keokuk

Site Identification: Former City Hall
Keokuk, Iowa
Inspection Date: 5/22/2019
Klingner & Associates, P.C. Project Number 2053-9 / 19-2066

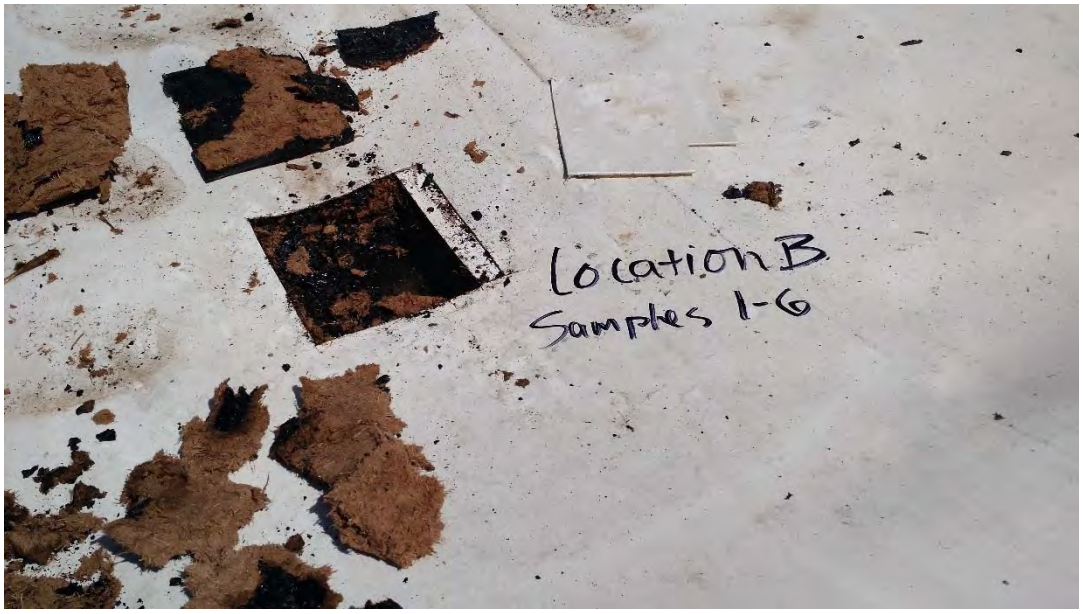
Sample ID	Location	ASBESTOS		Sample Description	Category I, Category II, or Friable	Condition (Good, Fair, or Poor)	Quantity
		Percent	Type				
23A	West records room, basement	**2%**	**Chrysotile**	Floor tile mastic	Category II	Good	200 SF
23B		PS	PS				
23C		PS	PS				
24A	SE room of basement	ND	NA	ceiling tile 2' x 4'	NA	NA	NA
24B		ND	NA				
24C		ND	NA				
25A	East side of basement	**2%**	**Chrysotile**	9" x 9" floor tile - gray	Category I	Good	~1400 SF
25B		PS	PS				
25C		PS	PS				
26A	East side of basement	ND	NA	Floor tile mastic	NA	NA	NA
26B		ND	NA				
26C		ND	NA				
27A	Above suspended ceiling in room west of kitchen in basement	ND	NA	Ceiling tile 1' x 1' - heavy dotted texture	NA	NA	NA
27B		ND	NA				
27C		ND	NA				
28A	Basement sink	I	I	Bottom of sink coating	Category II	Good	2 SF
29A	Basement in single wall penetration	**25%**	**Chrysotile**	Electrical conduit wall penetration	Category II	Fair	1 LF
29B		PS	PS				
30A	2nd floor	ND	NA	Heavy wall texture	NA	NA	NA
30B		ND	NA				
30C		ND	NA				
31A	2nd floor & 1st floor	ND	NA	Drywall	NA	NA	NA
31B		ND	NA				
31C		ND	NA				
32A	2nd floor & 1st floor	ND	NA	Joint compound	NA	NA	NA
32B		**<0.25%**	**Chrysotile**				
32C		**<0.25%**	**Chrysotile**				
33A	2nd floor & in stairwells	**2%**	**Chrysotile**	9" x 9" floor tile - gray	Category I	Good	~2420 SF
33B		PS	PS				
33C		PS	PS				
34A	2nd floor	ND	NA	Floor tile mastic	NA	NA	NA
34B		ND	NA				
34C		ND	NA				
35A	2nd floor, room east of LAN closet	ND	NA	carpet mastic - purple carpet	NA	NA	NA
35B		ND	NA				
35C		ND	NA				
36A	2nd floor, rooms on NE end	ND	NA	carpet mastic - maroon carpet	NA	NA	NA
36B		ND	NA				
36C		ND	NA				
37A	2nd floor, 1st floor	ND	NA	plaster (composite)	NA	NA	NA
37B		ND	NA				
37C		ND	NA				
38A	NE room of second floor	ND	NA	plastic type insulation backing	NA	NA	NA
38B		ND	NA				
38C		ND	NA				
39A	NE room of second floor	ND	NA	black insulation backing	NA	NA	NA
39B		ND	NA				
39C		ND	NA				
40A	2nd floor, room east of LAN closet	ND	NA	fiber board	NA	NA	NA
40B		ND	NA				
40C		ND	NA				
41A	1st floor	ND	NA	carpet mastic - green carpet	NA	NA	NA
41B		ND	NA				
41C		ND	NA				
42A	1st floor	ND	NA	carpet mastic - red carpet	NA	NA	NA
42B		ND	NA				
42C		ND	NA				

Notes:
ND = None Detected
PS = Positive Stop
I = Insufficient Material
NA = Not Applicable

EXHIBIT B

PHOTOGRAPHS

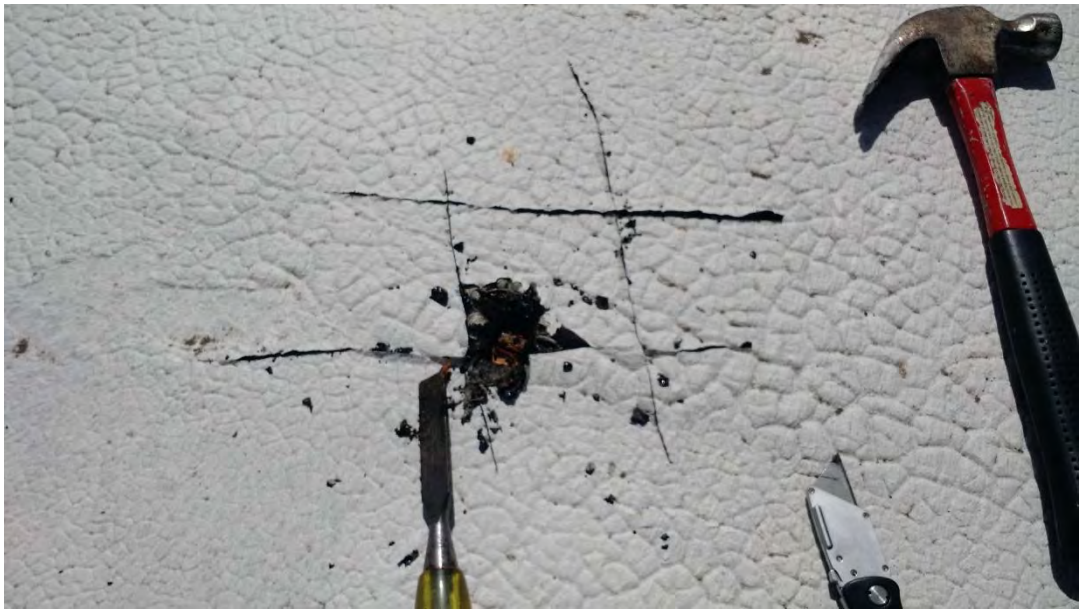
1	Description	Single story roof core location A	**Percent Asbestos**
	Date	5/22/2019	ND



2	Description	Single story roof core location B	**Percent Asbestos**
	Date	5/22/2019	ND

3	Description	Single story roof core location C	**Percent Asbestos**
	Date	5/22/2019	ND

4	Description	Two story roof core location A	**Percent Asbestos**
	Date	5/22/2019	ND



5	Description	Two story roof core location B	**Percent Asbestos**
	Date	5/22/2019	ND

6	Description	Concrete board sample 9A	**Percent Asbestos**
	Date	5/22/2019	**20%**

7	Description	Concrete board sample 9B	**Percent Asbestos**
	Date	5/22/2019	**20%**

8	Description	Concrete board sample 9C	**Percent Asbestos**
	Date	5/22/2019	**20%**

9	Description	White roof caulking sample 10A	**Percent Asbestos**
	Date	5/22/2019	ND

10	Description	White roof caulking sample 10A	**Percent Asbestos**
	Date	5/22/2019	ND

11	Description	White roof caulking sample 10A	**Percent Asbestos**
	Date	5/22/2019	ND

12	Description	White caulking around exhaust for bathrooms Samples 11B and 11C	**Percent Asbestos**
	Date	5/22/2019	**3%**

13	Description	White caulking around exhaust for bathrooms	**Percent Asbestos**
	Date	5/22/2019	**3%**

14	Description	White window caulking sample 12A	**Percent Asbestos**
	Date	5/22/2019	ND

15	Description	White window caulking sample 12B	**Percent Asbestos**
	Date	5/22/2019	ND

16	Description	White window caulking sample 12C	**Percent Asbestos**
	Date	5/22/2019	ND

17	Description	Gray door caulking sample 13A	**Percent Asbestos**
	Date	5/22/2019	ND

18	Description	Gray door caulking sample 13B	**Percent Asbestos**
	Date	5/22/2019	ND

19	Description	Gray door caulking sample 13C	**Percent Asbestos**
	Date	5/22/2019	ND

20	Description	Window glazing sample 14A	**Percent Asbestos**
	Date	5/22/2019	**<1%**

21	Description	Window glazing sample 14B	**Percent Asbestos**
	Date	5/22/2019	**<1%**

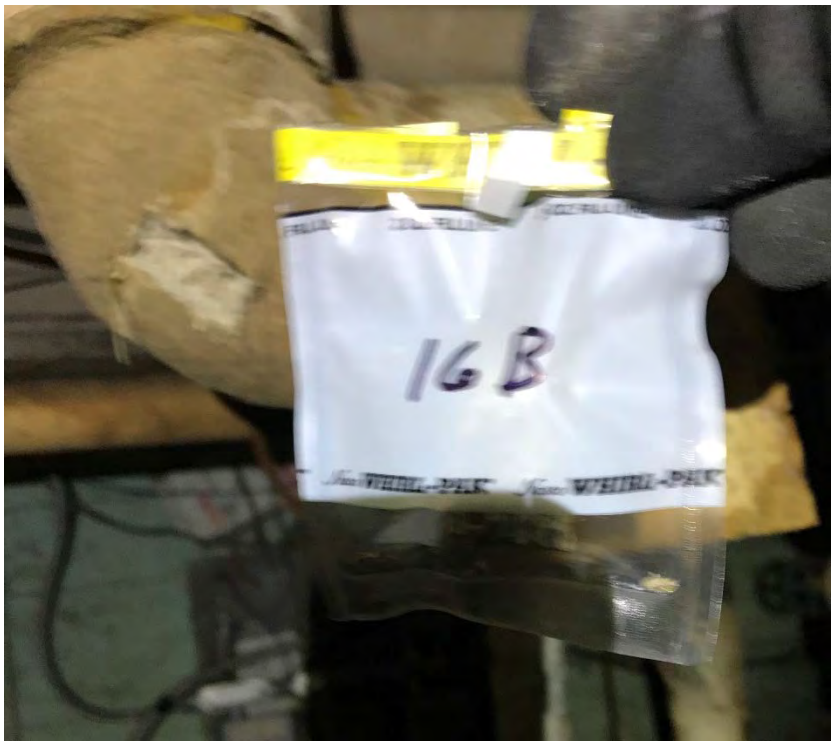
22	Description	Window glazing sample 14C	**Percent Asbestos**
	Date	5/22/2019	**<1%**

23	Description	White pipe wrap sample 15A	**Percent Asbestos**
	Date	5/22/2019	ND

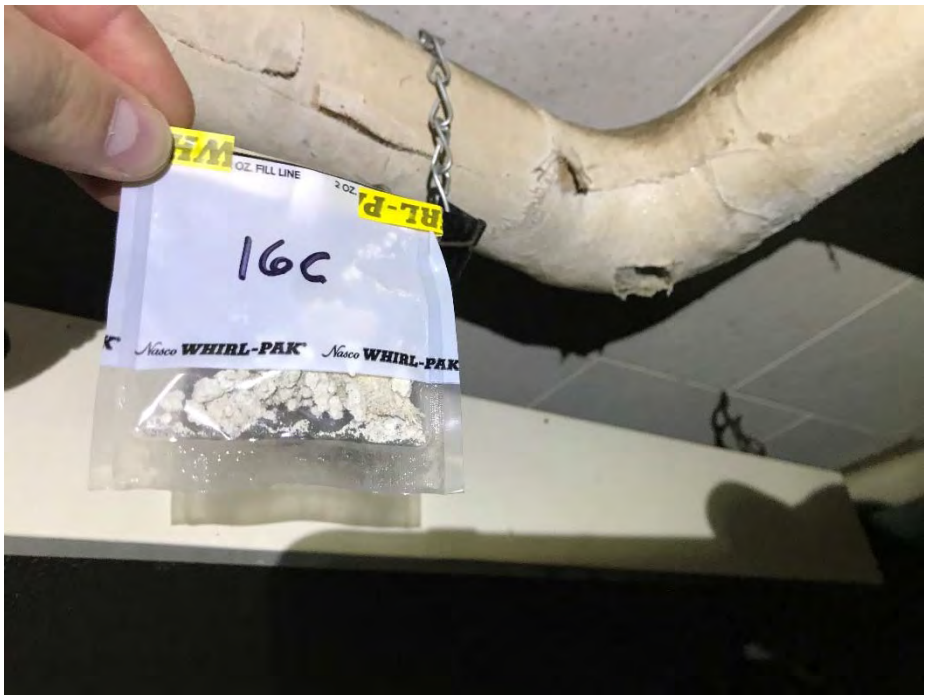
24	Description	White pipe wrap sample 15B	**Percent Asbestos**
	Date	5/22/2019	ND

25	Description	White pipe wrap sample 15C	**Percent Asbestos**
	Date	5/22/2019	ND

26	Description	White pipe elbow sample 16A	**Percent Asbestos**
	Date	5/22/2019	ND



27	Description	White pipe elbow sample 16B	**Percent Asbestos**
	Date	5/22/2019	ND

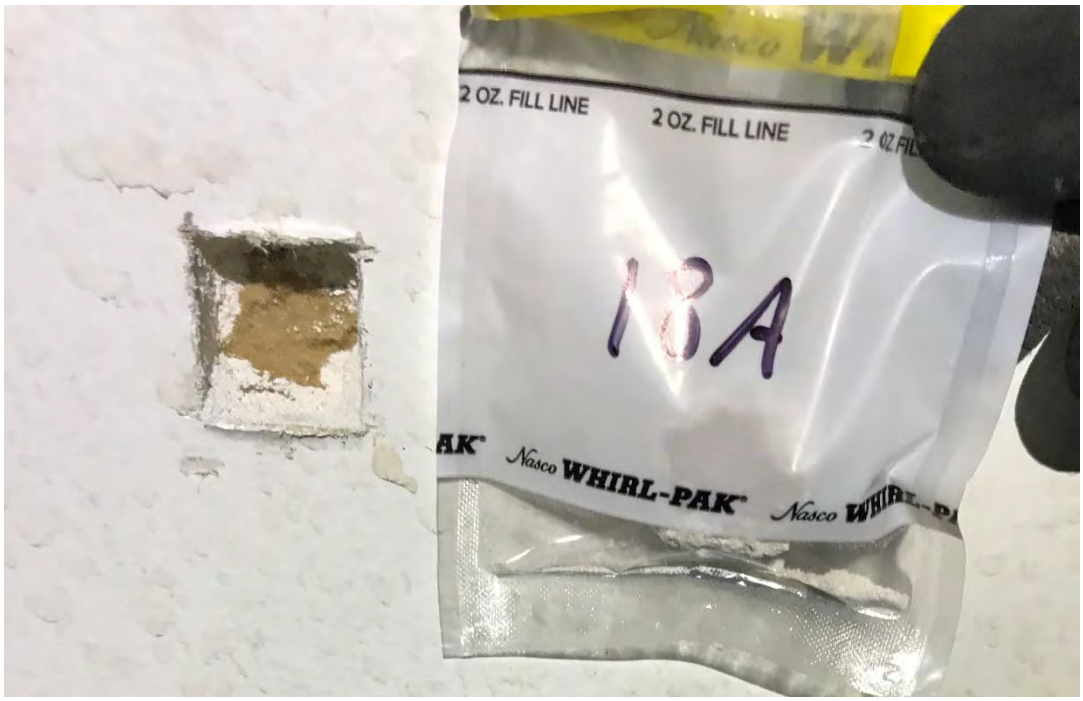


28	Description	White pipe elbow sample 16C	**Percent Asbestos**
	Date	5/22/2019	ND

29	Description	Tan Pipe Elbow sample 17A	**Percent Asbestos**
	Date	5/22/2019	**40%**

30	Description	Tan Pipe Elbow sample 17B	**Percent Asbestos**
	Date	5/22/2019	**40%**

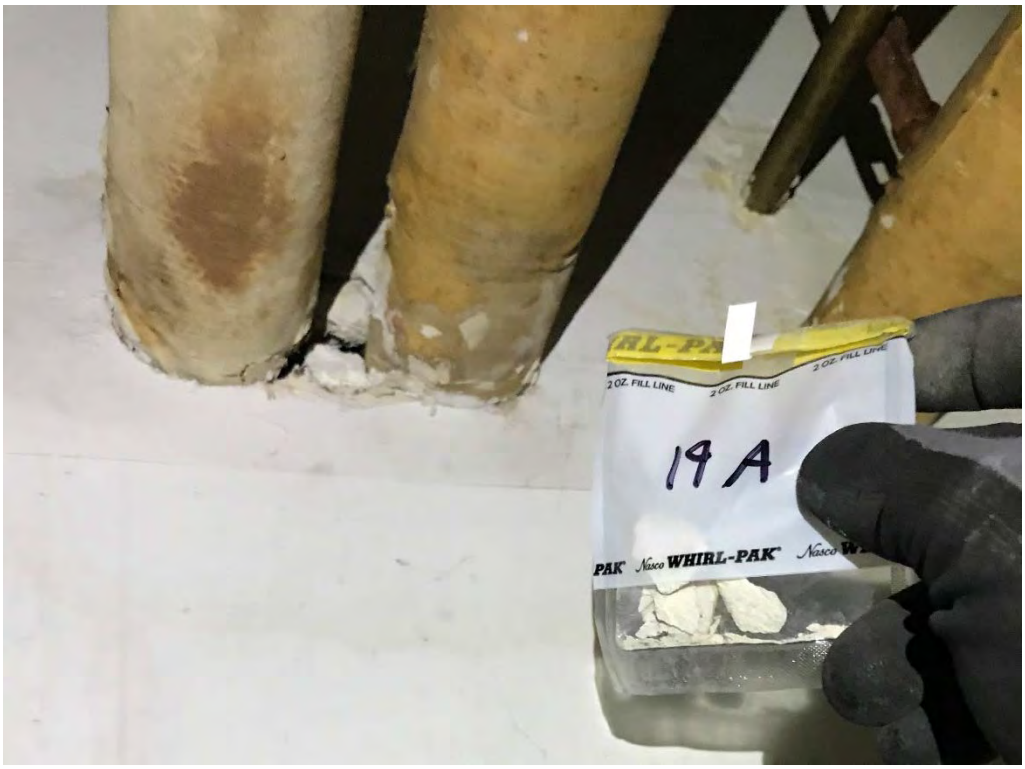
31	Description	Tan Pipe Elbow sample 17C	**Percent Asbestos**
	Date	5/22/2019	**40%**



32	Description	Drywall sample 18A	**Percent Asbestos**
	Date	5/22/2019	ND

33	Description	Drywall sample 18B	**Percent Asbestos**
	Date	5/22/2019	ND

34	Description	Drywall sample 18C	**Percent Asbestos**
	Date	5/22/2019	ND



35	Description	Joint compound sample 19A	**Percent Asbestos**
	Date	5/22/2019	ND

36	Description	Joint compound sample 19B	**Percent Asbestos**
	Date	5/22/2019	ND

37	Description	Joint compound sample 19C	**Percent Asbestos**
	Date	5/22/2019	ND

38	Description	1’ x 1’ ceiling tile (light dotted texture) sample 20A	**Percent Asbestos**
	Date	5/22/2019	ND

39	Description	1’ x 1’ ceiling tile (light dotted texture) sample 20B	**Percent Asbestos**
	Date	5/22/2019	ND

40	Description	1’ x 1’ ceiling tile (light dotted texture) sample 20C	**Percent Asbestos**
	Date	5/22/2019	ND

41	Description	2' x 2' ceiling tile Sample 21A	**Percent Asbestos**
	Date	5/22/2019	ND

42	Description	2' x 2' ceiling tile Sample 21B	**Percent Asbestos**
	Date	5/22/2019	ND

43	Description	2’ x 2’ ceiling tile Sample 21C	**Percent Asbestos**
	Date	5/22/2019	ND

44	Description	9”x9” Tan FT, Sample 22A & Mastic, Sample 23A	**Percent Asbestos**
	Date	5/22/2019	**4% / 2%**

45	Description	9”x9” Tan FT, Sample 22B & Mastic, Sample 23B	**Percent Asbestos**
	Date	5/22/2019	**4% / 2%**

46	Description	9”x9” Tan FT, Sample 22C & Mastic, Sample 23C	**Percent Asbestos**
	Date	5/22/2019	**4% / 2%**

47	Description	2’ x 4’ Ceiling Tile sample 24A	**Percent Asbestos**
	Date	5/22/2019	ND

48	Description	2’ x 4’ Ceiling Tile sample 24B	**Percent Asbestos**
	Date	5/22/2019	ND

49	Description	2’ x 4’ Ceiling Tile sample 24C	**Percent Asbestos**
	Date	5/22/2019	ND

50	Description	9”x9” Gray floor tile sample 25A & mastic sample 26A	**Percent Asbestos**
	Date	5/22/2019	**Tile 2%**

51	Description	9”x9” Gray floor tile sample 25B & mastic sample 26B	**Percent Asbestos**
	Date	5/22/2019	**Tile 2%**

52	Description	9”x9” Gray floor tile sample 25C & mastic sample 26C	**Percent Asbestos**
	Date	5/22/2019	**Tile 2%**

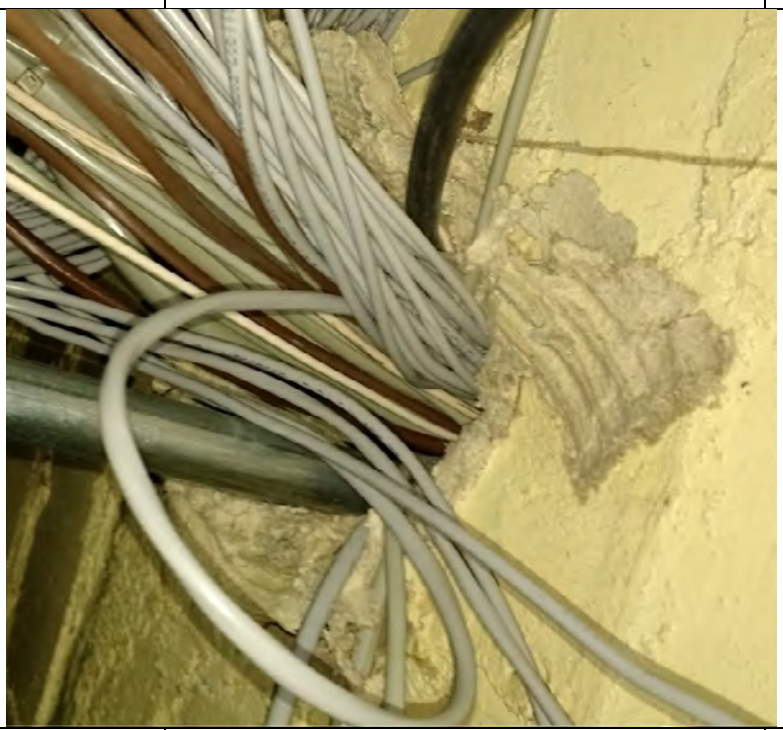
53	Description	1’ x 1’ ceiling tile (heavy dotted texture) sample 27A	**Percent Asbestos**
	Date	5/22/2019	ND

54	Description	1’ x 1’ ceiling tile (heavy dotted texture) sample 27B	**Percent Asbestos**
	Date	5/22/2019	ND

55	Description	1’ x 1’ ceiling tile (heavy dotted texture) sample 27C	**Percent Asbestos**
	Date	5/22/2019	ND

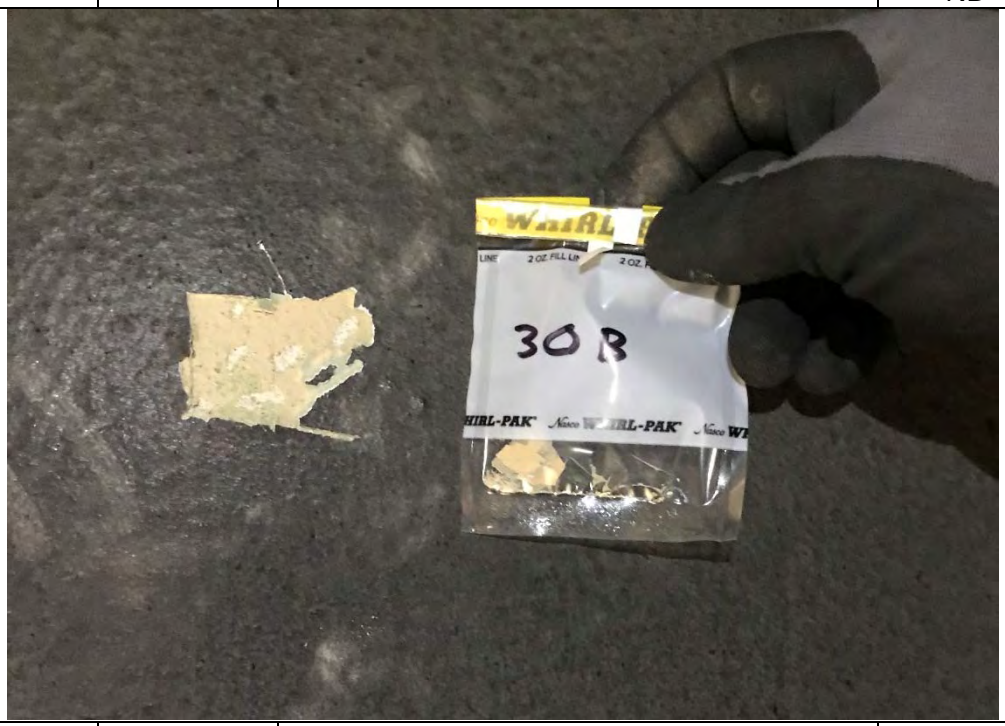
56	Description	Bottom of sink coating sample 28A	**Percent Asbestos**
	Date	5/22/2019	**Assumed**

57	Description	Bottom of sink coating (green/blue)	**Percent Asbestos**
	Date	5/22/2019	**Assumed**



58	Description	Electrical conduit wall penetration, Samples 29A & 29B	**Percent Asbestos**
	Date	5/22/2019	**25%**

59	Description	Heavy wall texture sample 30A	**Percent Asbestos**
	Date	5/22/2019	ND



60	Description	Heavy wall texture sample 30B	**Percent Asbestos**
	Date	5/22/2019	ND

61	Description	Heavy wall texture sample 30C	**Percent Asbestos**
	Date	5/22/2019	ND

62	Description	Drywall sample 31A	**Percent Asbestos**
	Date	5/22/2019	ND

63	Description	Drywall sample 31B	**Percent Asbestos**
	Date	5/22/2019	ND

64	Description	Drywall sample 31C	**Percent Asbestos**
	Date	5/22/2019	ND

65	Description	Joint compound sample 32A	**Percent Asbestos**
	Date	5/22/2019	**<0.25%**

66	Description	Joint compound sample 32B	**Percent Asbestos**
	Date	5/22/2019	**<0.25%**

67	Description	Joint compound sample 32C	**Percent Asbestos**
	Date	5/22/2019	**<0.25%**

68	Description	9”x9” gray FT sample 33A & mastic sample 34A	**Percent Asbestos**
	Date	5/22/2019	**Tile 2%**

69	Description	9”x9” gray FT sample 33B & mastic sample 34B	**Percent Asbestos**
	Date	5/22/2019	**Tile 2%**

70	Description	9”x9” gray FT sample 33C & mastic sample 34C	**Percent Asbestos**
	Date	5/22/2019	**Tile 2%**

71	Description	Carpet mastic for purple carpet sample 35A	**Percent Asbestos**
	Date	5/22/2019	ND

72	Description	Carpet mastic for purple carpet sample 35B	**Percent Asbestos**
	Date	5/22/2019	ND

73	Description	Carpet mastic for purple carpet sample 35C	**Percent Asbestos**
	Date	5/22/2019	ND

74	Description	Carpet mastic for maroon carpet sample 36A	**Percent Asbestos**
	Date	5/22/2019	ND

75	Description	Carpet mastic for maroon carpet sample 36B	**Percent Asbestos**
	Date	5/22/2019	ND

76	Description	Carpet mastic for maroon carpet sample 36C	**Percent Asbestos**
	Date	5/22/2019	ND

77	Description	Plaster (composite) sample 37A	**Percent Asbestos**
	Date	5/22/2019	ND

78	Description	Plaster (composite) sample 37B	**Percent Asbestos**
	Date	5/22/2019	ND

79	Description	Plaster (composite) sample 37C	**Percent Asbestos**
	Date	5/22/2019	ND

80	Description	Plastic type insulation backing (white) sample 38A	**Percent Asbestos**
	Date	5/22/2019	ND

81	Description	Plastic type insulation backing (white) sample 38B	**Percent Asbestos** ND
	Date	5/22/2019	

82	Description	Plastic type insulation backing (white) sample 38C	**Percent Asbestos** ND
	Date	5/22/2019	

83	Description	Fiber board sample 40A	**Percent Asbestos**
	Date	5/22/2019	ND

84	Description	Fiber board sample 40B	**Percent Asbestos**
	Date	5/22/2019	ND

85	Description	Fiber board sample 40C	**Percent Asbestos**
	Date	5/22/2019	ND

86	Description	Carpet mastic for green carpet sample 41A	**Percent Asbestos**
	Date	5/22/2019	ND

87	Description	Carpet mastic for green carpet sample 41B	**Percent Asbestos**
	Date	5/22/2019	ND

88	Description	Carpet mastic for green carpet sample 41C	**Percent Asbestos**
	Date	5/22/2019	ND

89	Description	Carpet mastic for red carpet sample 42A	**Percent Asbestos**
	Date	5/22/2019	ND

90	Description	Carpet mastic for red carpet sample 42C	**Percent Asbestos**
	Date	5/22/2019	ND

91	Description	2 story roof, looking south	
	Date	5/22/2019	

92	Description	2 story roof, looking west	**Percent Asbestos**
	Date	5/22/2019	ND

93	Description	Room on west end of basement	
	Date	5/22/2019	

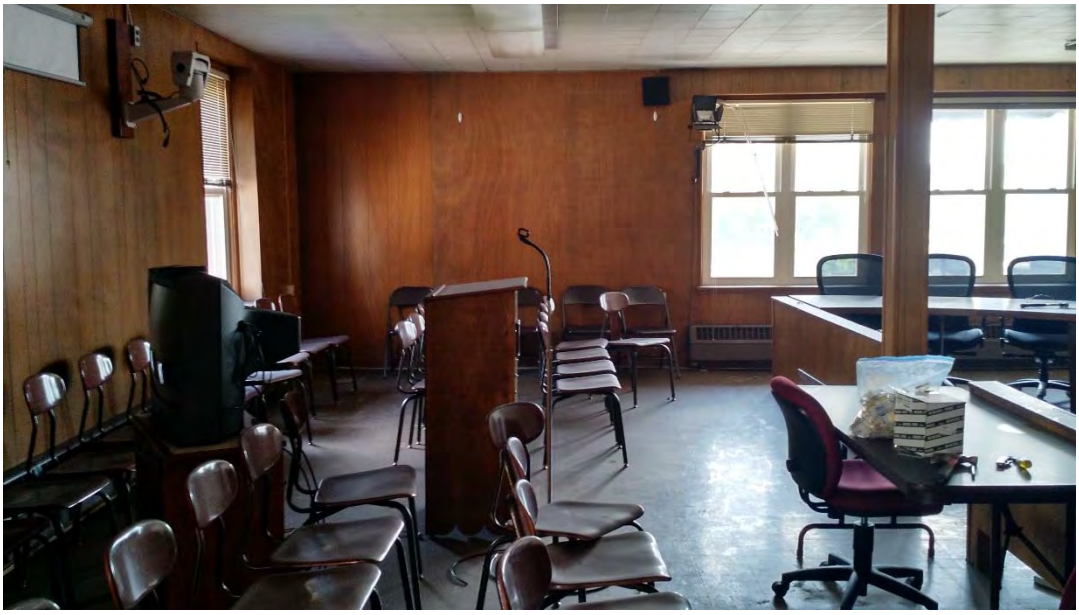
94	Description	Room on west end of basement	
	Date	5/22/2019	

95	Description	Tan 9” x9” tile & mastic in west records room of basement	
	Date	5/22/2019	

96	Description	Pipe insulation in basement, note difference in tan and white pipe elbows	
	Date	5/22/2019	

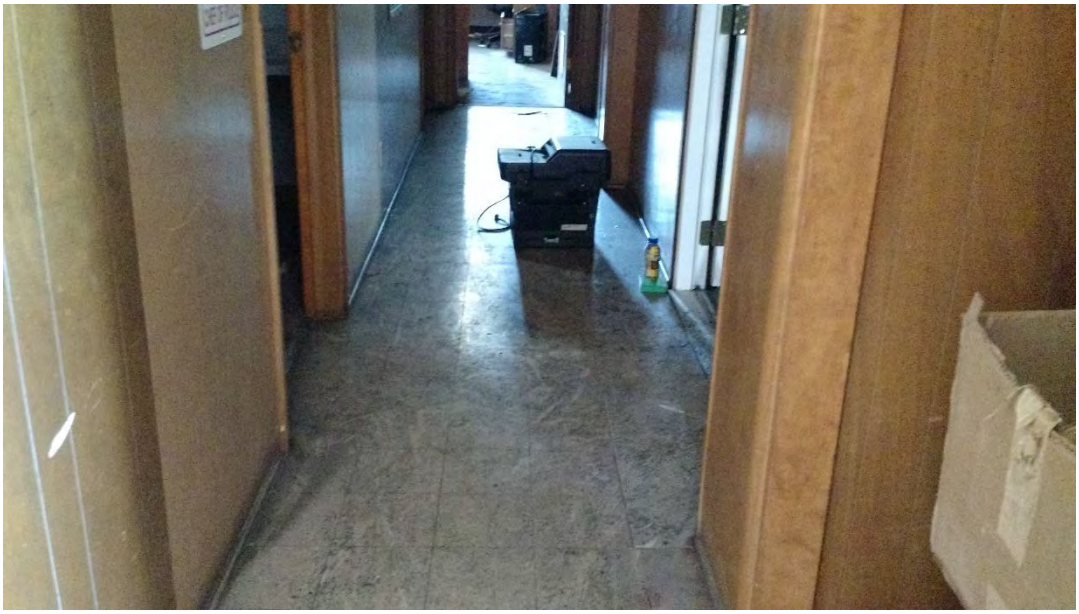
97	Description	Pipe insulation in basement, note difference in tan and white pipe elbows	
	Date	5/22/2019	

98	Description	Hallway of basement looking NE toward east exit	
	Date	5/22/2019	

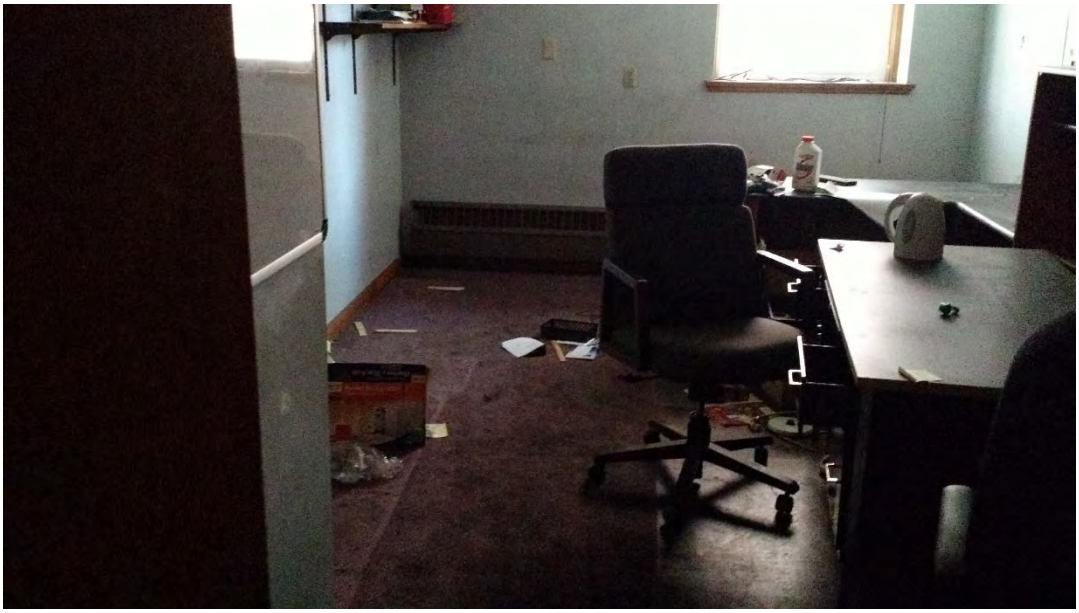


99	Description	2nd floor council chambers	
	Date	5/22/2019	

100	Description	2nd floor council chambers	
	Date	5/22/2019	



101	Description	2nd floor hallway, 9”x9” gray FT	
	Date	5/22/2019	



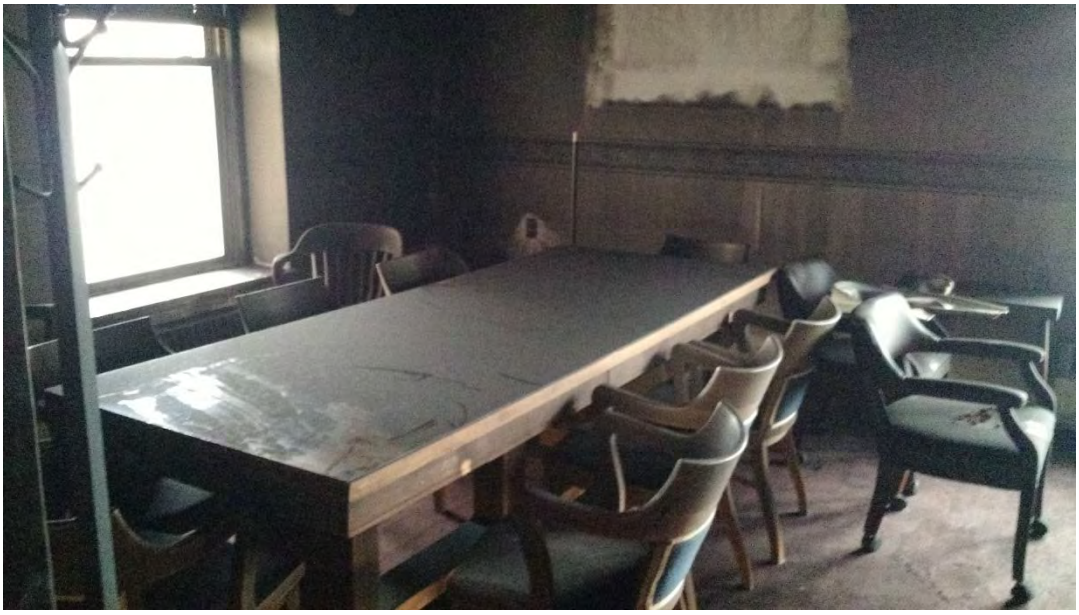
102	Description	Room east of LAN closet, second floor	
	Date	5/22/2019	

103	Description	Hallway to eastern most offices, second floor, 9”x9” gray FT	
	Date	5/22/2019	

104	Description	Fire damage on 2nd floor on NE corner. Location of insulation backing samples	
	Date	5/22/2019	

105	Description	Top of stairs on 2nd floor	
	Date	5/22/2019	

106	Description	Women's restroom on 2nd floor	
	Date	5/22/2019	



107	Description	1st floor, mayors office	
	Date	5/22/2019	

108	Description	1st floor stairwell	
	Date	5/22/2019	

109	Description	Looking west down hall toward entrance door (barricaded)	
	Date	5/22/2019	

110	Description	Burnt office on 1st floor	
	Date	5/22/2019	

111	Description	Hallway on 1st floor	
	Date	5/22/2019	

113	Description	Office areas on 1st floor	
	Date	5/22/2019	

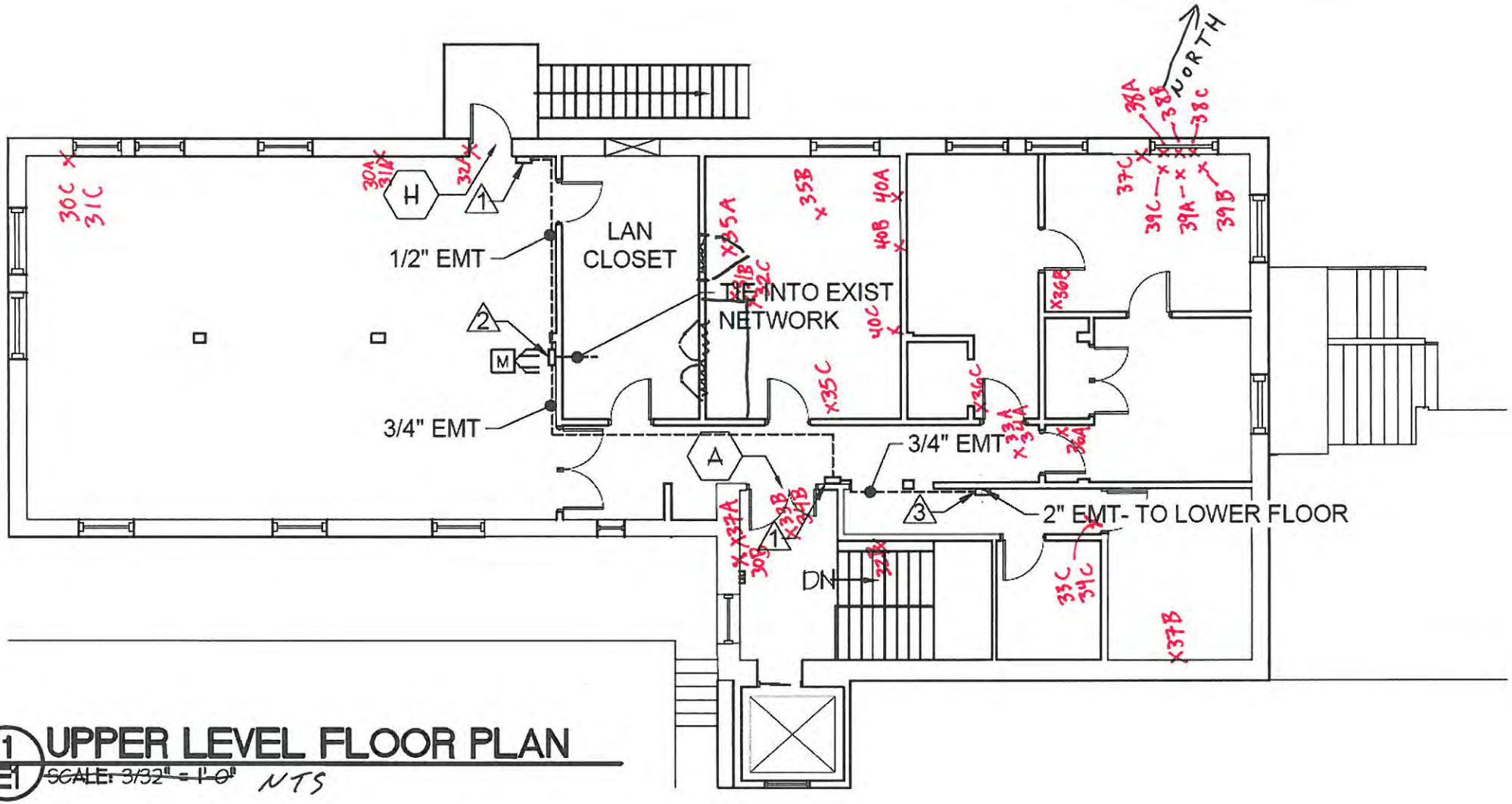
114	Description	White pipe bends on 1st floor	**Percent Asbestos**
	Date	5/22/2019	ND

115	Description	1st floor offices	
	Date	5/22/2019	

EXHIBIT C

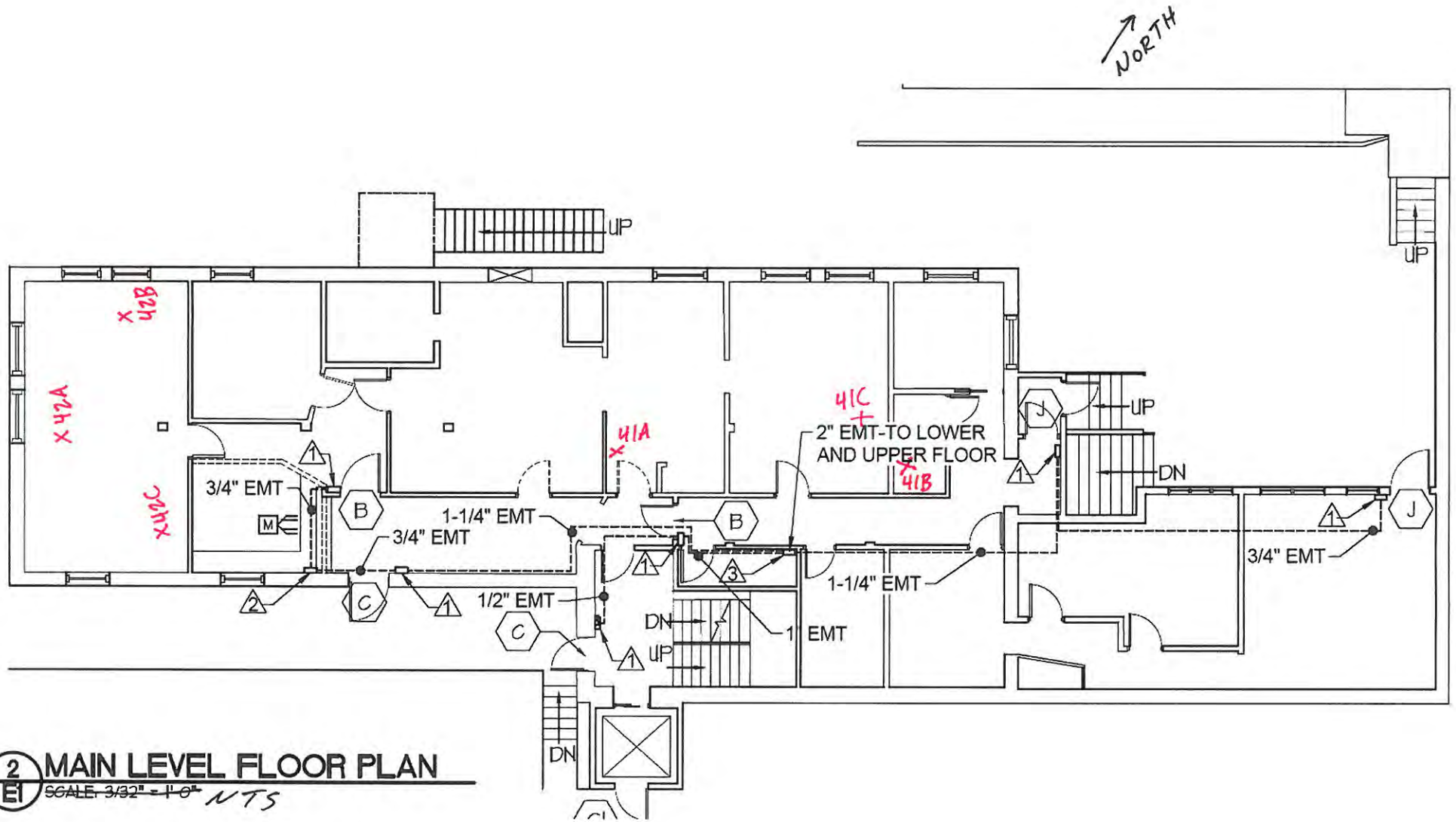
SAMPLE LOCATION MAP

Sample Location Map
5/22/19



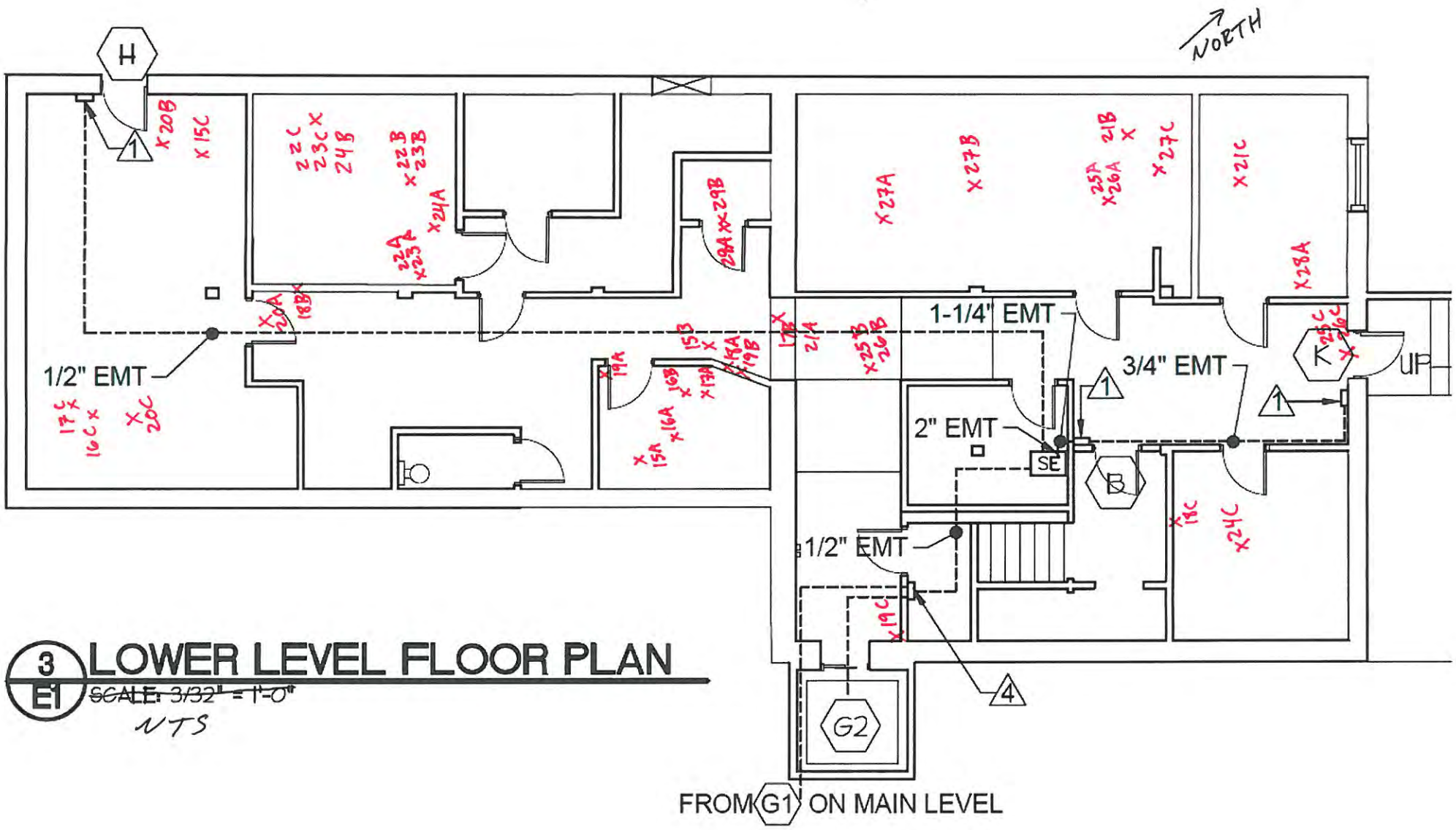
1 E1 UPPER LEVEL FLOOR PLAN
~~SCALE: 3/32" = 1'-0"~~ NTS

Sample Location Map
5/22/19



2 E1 MAIN LEVEL FLOOR PLAN
~~SCALE: 3/32" = 1'-0"~~ NTS

Sample location Map
5/22/19

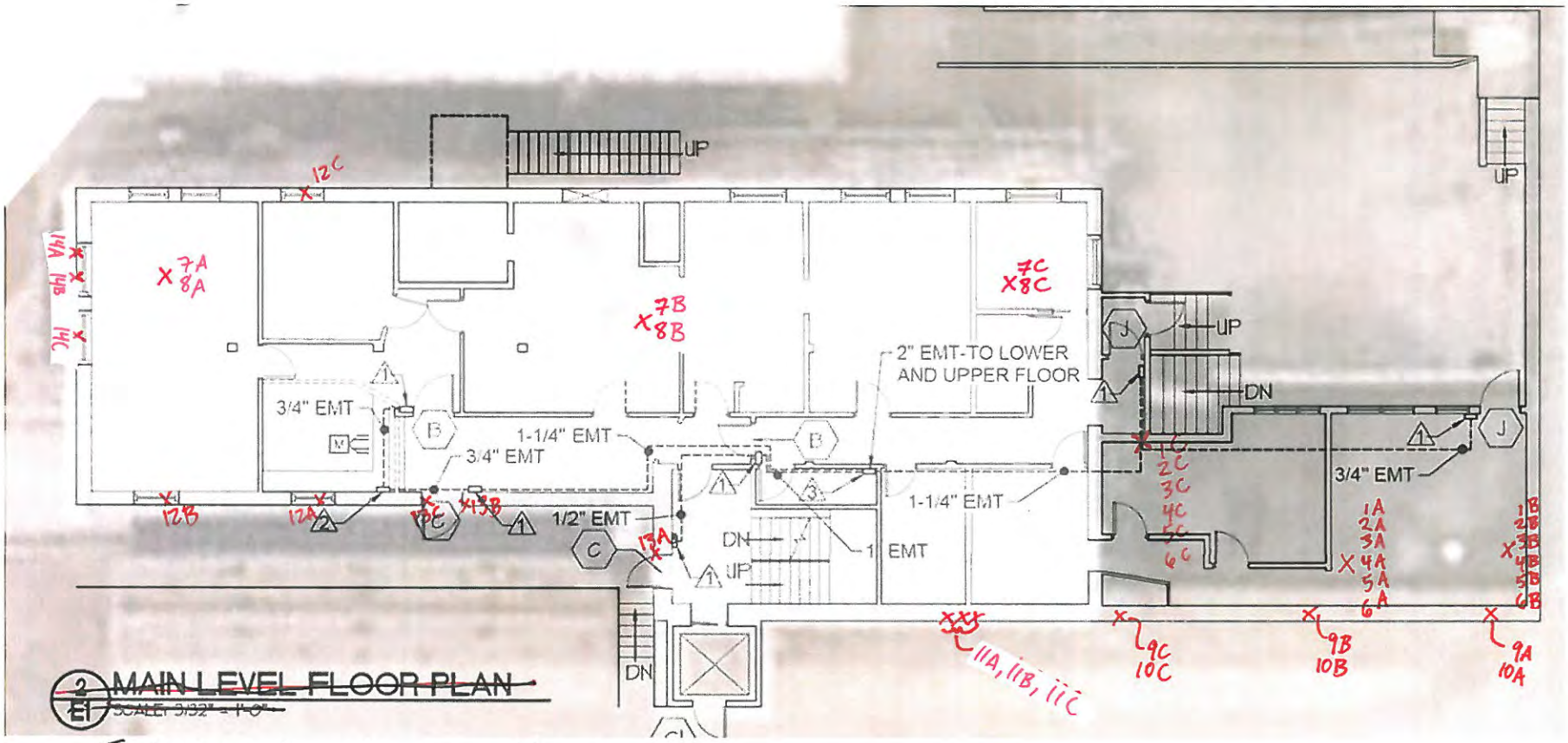


3 E1 LOWER LEVEL FLOOR PLAN

~~SCALE: 3/32" = 1'-0"~~

NTS

Sample location map
5/22/19



Exterior Sample Locations

EXHIBIT D

LABORATORY REPORT

OrderID: 161910024

EMSL ANALYTICAL, INC.
LABORATORY • PRODUCTS • TRAINING

Asbestos Chain of Custody

EMSL Order Number *(Lab Use Only)*: 161910024

PHONE:
FAX:

Company Name: Klingner & Associates, P.C.		**EMSL Customer ID:**	
Street: 610 N. 4th St.		**City:** Burlington	**State/Province:** IA
Zip/Postal Code: 52601	**Country:** USA	**Telephone #:** 319-752-3603	**Fax #:** 319-752-3605
Report To (Name): Jessica Cary		**Please Provide Results:** ☐ Fax ☑ Email	
Email Address: jcary@klingner.com		**Purchase Order:**	
Project Name/Number: Keokuk City Hall 2053-9/19-2066		**EMSL Project ID** *(Internal Use Only)*:	
U.S. State Samples Taken: Iowa		**CT Samples:** ☐ Commercial/Taxable ☐ Residential/Tax Exempt	

EMSL-Bill to: ☑ Same ☐ Different - If Bill to is Different note instructions in Comments**
Third Party Billing requires written authorization from third party

Turnaround Time (TAT) Options* – Please Check

☐ 3 Hour ☐ 6 Hour ☐ 24 Hour ☐ 48 Hour ☐ 72 Hour ☐ 96 Hour ■ 1 Week ☐ 2 Week

*For TEM Air 3 hr through 6 hr, please call ahead to schedule.*There is a premium charge for 3 Hour TEM AHERA or EPA Level II TAT. You will be asked to sign an authorization form for this service. Analysis completed in accordance with EMSL's Terms and Conditions located in the Analytical Price Guide.

PCM - Air ☐ Check if samples are from NY
- ☐ NIOSH 7400
- ☐ w/ OSHA 8hr. TWA

PLM - Bulk (reporting limit)
- ☑ PLM EPA 600/R-93/116 (<1%)
- ☐ PLM EPA NOB (<1%)

Point Count
- ☐ 400 (<0.25%) ☐ 1000 (<0.1%)

Point Count w/Gravimetric
- ☐ 400 (<0.25%) ☐ 1000 (<0.1%)
- ☐ NYS 198.1 (friable in NY)
- ☐ NYS 198.6 NOB (non-friable-NY)
- ☐ NYS 198.8 SOF-V
- ☐ NIOSH 9002 (<1%)

TEM – Air ☐ 4-4.5hr TAT (AHERA only)
- ☐ AHERA 40 CFR, Part 763
- ☐ NIOSH 7402
- ☐ EPA Level II
- ☐ ISO 10312

TEM - Bulk
- ☐ TEM EPA NOB
- ☐ NYS NOB 198.4 (non-friable-NY)
- ☐ Chatfield SOP
- ☐ TEM Mass Analysis-EPA 600 sec. 2.5

TEM – Water: EPA 100.2
- Fibers >10µm ☐ Waste ☐ Drinking
- All Fiber Sizes ☐ Waste ☐ Drinking

TEM- Dust
- ☐ Microvac - ASTM D 5755
- ☐ Wipe - ASTM D6480
- ☐ Carpet Sonication (EPA 600/J-93/167)

Soil/Rock/Vermiculite*
- ☐ PLM CARB 435 - A (0.25% sensitivity)
- ☐ PLM CARB 435 - B (0.1% sensitivity)
- ☐ TEM CARB 435 - B (0.1% sensitivity)
- ☐ TEM CARB 435 - C (0.01% sensitivity)
- ☐ TEM Qual. via Filtration Technique
- ☐ TEM Qual. via Drop-Mount Technique

*Can not accept New York State Loose Fill Vermiculite Samples

Other: ☐

☒ **Check For Positive Stop – Clearly Identify Homogenous Group** | **Filter Pore Size (Air Samples):** ☐ 0.8µm ☐ 0.45µm

Samplers Name: Jessica Cary | **Samplers Signature:** [signature]

Sample #	Sample Description	Volume/Area (Air) HA # (Bulk)	Date/Time Sampled
1 A,B,C	White TPO Membrane (single story)	1	5/22/19
2 A,B,C	1st (Top) layer roof asphalt (single story)	2	
3 A,B,C	1st layer fiber board (single story)	3	
4 A,B,C	2nd layer roof asphalt (single story)	4	
5 A,B,C	2nd layer fiber board (single story)	5	
6 A,B,C	3rd layer roof asphalt (single story)	6	
7 A,B,C	Painted on roof coating (2 story)	7	

Client Sample # (s): 1 A,B,C - 42 A,B,C **Total # of Samples:** 123

Relinquished (Client): [signature] **Date:** 5/23/19 **Time:** 10:00

Received (Lab): [signature] **Date:** 5/24/19 **Time:** 845

Comments/Special Instructions:

EMSL ANALYTICAL, INC.
LABORATORY • PRODUCTS • TRAINING

Asbestos Chain of Custody

EMSL Order Number (*Lab Use Only*): 10024

PHONE:
FAX:

Additional Pages of the Chain of Custody are only necessary if needed for additional sample information

Sample #	Sample Description	Volume/Area (Air) HA # (Bulk)	Date/Time Sampled
8 A,B,C	Roof asphalt (2 story)	8	5/22/19
9 A,B,C	concrete board	9	
10 A,B,C	White caulking - roof	10	
11 A,B,C	White caulking @ exhaust	11	
12 A,B,C	White window caulking	12	
13 A,B,C	Gray door caulking	13	
14 A,B,C	Window glazing	14	
15 A,B,C	White pipe wrap	15	
16 A,B,C	White pipe elbows	16	
17 A,B,C	Tan pipe elbows	17	
18 A,B,C	Drywall	18	
19 A,B,C	Joint compound	19	
20 A,B,C	Ceiling Tile 1'x1' - light dotted texture	20	
21 A,B,C	Ceiling Tile 2'x2'	21	
22 A,B,C	Floor Tile 9" x 9" Tan	22	
23 A,B,C	Floor Tile Mastic	23	
24 A,B,C	Ceiling Tile 2'x4'	24	
25 A,B,C	9" x 9" Floor Tile Gray	25	
26 A,B,C	Floor Tile Mastic	26	
27 A,B,C	Ceiling Tile 1'x1' - heavy dotted texture	27	
28 A	Bottom of Sink Coating	28	
29 A,B	Electrical Conduit Wall penetration	29	
30 A,B,C	Heavy Wall texture	30	
31 A,B,C	Drywall	31	

***Comments/Special Instructions:**

EMSL ANALYTICAL, INC.
LABORATORY • PRODUCTS • TRAINING

Asbestos Chain of Custody

EMSL Order Number (*Lab Use Only*): 10024

PHONE:
FAX:

Additional Pages of the Chain of Custody are only necessary if needed for additional sample information

Sample #	Sample Description	Volume/Area (Air) HA # (Bulk)	Date/Time Sampled
32 A,B,C	Joint compound	32	5/22/19
33 A,B,C	9"x9" Floor Tile Gray	33	
34 A,B,C	Floor Tile Mastic	34	
35 A,B,C	Carpet Mastic - Purple Carpet	35	
36 A,B,C	Carpet Mastic - Maroon Carpet	36	
37 A,B,C	Plaster (composite)	37	
38 A,B,C	Plastic type insulation backing (analyze backing only)	38	
39 A,B,C	Black insulation backing (analyze backing only)	39	
40 A,B,C	Fiber board	40	
41 A,B,C	Carpet Mastic - Green Carpet	41	
42 A,B,C	Carpet Mastic - Red Carpet	42	↓

*Comments/Special Instructions:

Controlled Document – Asbestos COC – R9 – 10/30/2014

EMSL Analytical, Inc.

6340 CastlePlace Dr. Indianapolis, IN 46250

Tel/Fax: (317) 803-2997 / (317) 803-3047

http://www.EMSL.com / indianapolislab@emsl.com

EMSL Order:	161910024
Customer ID:	KLIN62
Customer PO:	
Project ID:	

Attention:	Jessica Cary	**Phone:**	(319) 752-3603
	Klingner & Associates	**Fax:**	(319) 752-3605
	610 North 4th Street	**Received Date:**	05/24/2019 8:45 AM
	Suite 100	**Analysis Date:**	05/31/2019 - 06/01/2019
	Burlington, IA 52601	**Collected Date:**	
Project:	Keokuk City Hall 2053-9 / 19-2066		

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
1A *161910024-0001*	White TPO Membrane (Single Story)	White Fibrous Heterogeneous	25% Synthetic HA: 1	75% Non-fibrous (Other)	None Detected
1B *161910024-0002*	White TPO Membrane (Single Story)	White Fibrous Heterogeneous	25% Synthetic HA: 1	75% Non-fibrous (Other)	None Detected
1C *161910024-0003*	White TPO Membrane (Single Story)	White Fibrous Heterogeneous	25% Synthetic HA: 1	75% Non-fibrous (Other)	None Detected
2A *161910024-0004*	1st (Top) Layer Roof Asphalt (Single Story)	Black Fibrous Homogeneous	10% Glass HA: 2	90% Non-fibrous (Other)	None Detected
2B *161910024-0005*	1st (Top) Layer Roof Asphalt (Single Story)	Black Fibrous Homogeneous	10% Glass HA: 2	90% Non-fibrous (Other)	None Detected
2C *161910024-0006*	1st (Top) Layer Roof Asphalt (Single Story)	Black Fibrous Homogeneous	10% Glass HA: 2	90% Non-fibrous (Other)	None Detected
3A *161910024-0007*	1st Layer Fiber Board (Single Story)	Brown Fibrous Homogeneous	98% Cellulose HA: 3	2% Non-fibrous (Other)	None Detected
3B *161910024-0008*	1st Layer Fiber Board (Single Story)	Brown Fibrous Homogeneous	98% Cellulose HA: 3	2% Non-fibrous (Other)	None Detected
3C *161910024-0009*	1st Layer Fiber Board (Single Story)	Brown Fibrous Homogeneous	98% Cellulose HA: 3	2% Non-fibrous (Other)	None Detected
4A *161910024-0010*	2nd Layer Roof Asphalt (Single Story)	Black Non-Fibrous Homogeneous	HA: 4	100% Non-fibrous (Other)	None Detected
4B *161910024-0011*	2nd Layer Roof Asphalt (Single Story)	Black Non-Fibrous Homogeneous	HA: 4	100% Non-fibrous (Other)	None Detected
4C *161910024-0012*	2nd Layer Roof Asphalt (Single Story)	Black Non-Fibrous Homogeneous	15% Cellulose HA: 4	85% Non-fibrous (Other)	None Detected

Initial report from: 06/03/2019 09:31:48

EMSL Analytical, Inc.
6340 CastlePlace Dr. Indianapolis, IN 46250
Tel/Fax: (317) 803-2997 / (317) 803-3047
http://www.EMSL.com / indianapolislab@emsl.com

EMSL Order: 161910024
Customer ID: KLIN62
Customer PO:
Project ID:

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
5A *161910024-0013*	2nd Layer Fiber Board (Single Story)	Brown Fibrous Homogeneous	98% Cellulose HA: 5	2% Non-fibrous (Other)	None Detected
5B *161910024-0014*	2nd Layer Fiber Board (Single Story)	Brown Fibrous Homogeneous	98% Cellulose HA: 5	2% Non-fibrous (Other)	None Detected
5C *161910024-0015*	2nd Layer Fiber Board (Single Story)	Brown Fibrous Homogeneous	98% Cellulose HA: 5	2% Non-fibrous (Other)	None Detected
6A *161910024-0016*	3rd Layer Roof Asphalt (Single Story)	Black Fibrous Homogeneous	15% Cellulose HA: 6	85% Non-fibrous (Other)	None Detected
6B *161910024-0017*	3rd Layer Roof Asphalt (Single Story)	Black Fibrous Homogeneous	15% Cellulose HA: 6	85% Non-fibrous (Other)	None Detected
6C *161910024-0018*	3rd Layer Roof Asphalt (Single Story)	Black Fibrous Homogeneous	20% Cellulose HA: 6	80% Non-fibrous (Other)	None Detected
7A *161910024-0019*	Painted On Roof Coating (2 Story)	White/Black/Silver Non-Fibrous Homogeneous	HA: 7	100% Non-fibrous (Other)	None Detected
7B *161910024-0020*	Painted On Roof Coating (2 Story)	White/Black/Silver Non-Fibrous Homogeneous	HA: 7	100% Non-fibrous (Other)	None Detected
7C *161910024-0021*	Painted On Roof Coating (2 Story)	White/Black/Silver Non-Fibrous Homogeneous	HA: 7	100% Non-fibrous (Other)	None Detected
8A *161910024-0022*	Roof Asphalt (2 Story)	Black/Silver Fibrous Heterogeneous	10% Glass HA: 8	90% Non-fibrous (Other)	None Detected
8B *161910024-0023*	Roof Asphalt (2 Story)	White/Black/Silver Fibrous Heterogeneous	10% Glass HA: 8	90% Non-fibrous (Other)	None Detected
8C *161910024-0024*	Roof Asphalt (2 Story)	Black/Silver Fibrous Heterogeneous	10% Cellulose 10% Glass HA: 8	80% Non-fibrous (Other)	None Detected
9A *161910024-0025*	Concrete Board	Gray Fibrous Homogeneous	HA: 9	80% Non-fibrous (Other)	5% Amosite 15% Chrysotile
9B *161910024-0026*	Concrete Board		HA: 9		Positive Stop (Not Analyzed)
9C *161910024-0027*	Concrete Board				Positive Stop (Not Analyzed)

Initial report from: 06/03/2019 09:31:48

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6340 CastlePlace Dr. Indianapolis, IN 46250
Tel/Fax: (317) 803-2997 / (317) 803-3047
http://www.EMSL.com / indianapolislab@emsl.com

EMSL Order: 161910024
Customer ID: KLIN62
Customer PO:
Project ID:

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
			HA: 9		
10A *161910024-0028*	White Caulking - Roof	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
			HA: 10		
10B *161910024-0029*	White Caulking - Roof	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
			HA: 10		
10C *161910024-0030*	White Caulking - Roof	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
			HA: 10		
11A *161910024-0031*	White Caulking @ Exhaust	Gray/White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
			HA: 11		
11B-Caulk *161910024-0032*	White Caulking @ Exhaust	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
			HA: 11		
11B-Caulk *161910024-0032A*	White Caulking @ Exhaust	Tan Non-Fibrous Homogeneous		97% Non-fibrous (Other)	3% Chrysotile
			HA: 11		
11B-Glazing *161910024-0032B*	White Caulking @ Exhaust	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	<1% Chrysotile
			HA: 11		
11C *161910024-0033*	White Caulking @ Exhaust	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
			HA: 11		
12A *161910024-0034*	White Window Caulking	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
			HA: 12		
12B *161910024-0035*	White Window Caulking	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
			HA: 12		
12C *161910024-0036*	White Window Caulking	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
			HA: 12		
13A *161910024-0037*	Gray Door Caulking	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
			HA: 13		
13B *161910024-0038*	Gray Door Caulking	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
			HA: 13		
13C *161910024-0039*	Gray Door Caulking	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
			HA: 13		

Initial report from: 06/03/2019 09:31:48

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http://www.EMSL.com / indianapolislab@emsl.com

EMSL Order: 161910024
Customer ID: KLIN62
Customer PO:
Project ID:

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
14A *161910024-0040*	Window Glazing	Gray/Tan Non-Fibrous Homogeneous	HA: 14	100% Non-fibrous (Other)	<1% Chrysotile
14B *161910024-0041*	Window Glazing	Gray/Tan Non-Fibrous Homogeneous	HA: 14	100% Non-fibrous (Other)	<1% Chrysotile
14C *161910024-0042*	Window Glazing	Gray/Tan Non-Fibrous Homogeneous	HA: 14	100% Non-fibrous (Other)	<1% Chrysotile
15A-Wrap *161910024-0043*	White Pipe Wrap	Tan/White Fibrous Homogeneous	90% Cellulose HA: 15	10% Non-fibrous (Other)	None Detected
15A-Insulation *161910024-0043A*	White Pipe Wrap	Tan Fibrous Homogeneous	98% Glass HA: 15	2% Non-fibrous (Other)	None Detected
15B-Wrap *161910024-0044*	White Pipe Wrap	Tan/White Fibrous Homogeneous	90% Cellulose HA: 15	10% Non-fibrous (Other)	None Detected
15B-Insulation *161910024-0044A*	White Pipe Wrap	Tan Fibrous Homogeneous	98% Glass HA: 15	2% Non-fibrous (Other)	None Detected
15C-Wrap *161910024-0045*	White Pipe Wrap	Tan/White Fibrous Homogeneous	90% Cellulose HA: 15	10% Non-fibrous (Other)	None Detected
15C-Insulation *161910024-0045A*	White Pipe Wrap	Tan Fibrous Homogeneous	98% Glass HA: 15	2% Non-fibrous (Other)	None Detected
16A-Wrap *161910024-0046*	White Pipe Elbows	White Fibrous Homogeneous	95% Cellulose HA: 16	5% Non-fibrous (Other)	None Detected
16A-Insulation *161910024-0046A*	White Pipe Elbows	White Fibrous Homogeneous	30% Min. Wool HA: 16	70% Non-fibrous (Other)	None Detected
16B-Wrap *161910024-0047*	White Pipe Elbows	White Fibrous Homogeneous	95% Cellulose HA: 16	5% Non-fibrous (Other)	None Detected
16B-Insulation *161910024-0047A*	White Pipe Elbows	Gray Fibrous Homogeneous	60% Min. Wool HA: 16	40% Non-fibrous (Other)	None Detected
16C-Wrap *161910024-0048*	White Pipe Elbows	White Fibrous Homogeneous	95% Cellulose HA: 16	5% Non-fibrous (Other)	None Detected

Initial report from: 06/03/2019 09:31:48

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EMSL Order: 161910024
Customer ID: KLIN62
Customer PO:
Project ID:

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
16C-Insulation *161910024-0048A*	White Pipe Elbows	White Fibrous Homogeneous	30% Min. Wool HA: 16	70% Non-fibrous (Other)	None Detected
17A-Wrap *161910024-0049*	Tan Pipe Elbows	Tan Fibrous Homogeneous	95% Cellulose HA: 17	5% Non-fibrous (Other)	None Detected
17A-Insulation *161910024-0049A*	Tan Pipe Elbows	Gray Fibrous Homogeneous	 HA: 17	60% Non-fibrous (Other)	40% Chrysotile
17B-Wrap *161910024-0050*	Tan Pipe Elbows	White Fibrous Homogeneous	95% Cellulose HA: 17	5% Non-fibrous (Other)	None Detected
17B-Insulation *161910024-0050A*	Tan Pipe Elbows		 HA: 17		Positive Stop (Not Analyzed)
17C-Wrap *161910024-0051*	Tan Pipe Elbows	Tan Fibrous Homogeneous	95% Cellulose HA: 17	5% Non-fibrous (Other)	None Detected
17C-Insulation *161910024-0051A*	Tan Pipe Elbows		 HA: 17		Positive Stop (Not Analyzed)
18A *161910024-0052*	Drywall	Brown/White Fibrous Heterogeneous	20% Cellulose 2% Glass HA: 18	70% Gypsum 8% Non-fibrous (Other)	None Detected
18B *161910024-0053*	Drywall	Brown/White Fibrous Heterogeneous	20% Cellulose 2% Glass HA: 18	70% Gypsum 8% Non-fibrous (Other)	None Detected
18C *161910024-0054*	Drywall	Brown/White Fibrous Heterogeneous	20% Cellulose HA: 18	70% Gypsum 10% Non-fibrous (Other)	None Detected
19A *161910024-0055*	Joint Compound	White Non-Fibrous Homogeneous	 HA: 19	100% Non-fibrous (Other)	None Detected
19B *161910024-0056*	Joint Compound	White Non-Fibrous Homogeneous	 HA: 19	100% Non-fibrous (Other)	None Detected
19C *161910024-0057*	Joint Compound	White Non-Fibrous Homogeneous	 HA: 19	100% Non-fibrous (Other)	None Detected
20A *161910024-0058*	Ceiling Tile 1'x1' - Light Dotted Textured	Tan/White Fibrous Homogeneous	95% Cellulose HA: 20	5% Non-fibrous (Other)	None Detected
20B *161910024-0059*	Ceiling Tile 1'x1' - Light Dotted Textured	Tan/White Fibrous Homogeneous	95% Cellulose	5% Non-fibrous (Other)	None Detected

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EMSL Order: 161910024
Customer ID: KLIN62
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Project ID:

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
			HA: 20		
20C *161910024-0060*	Ceiling Tile 1'x1' - Light Dotted Textured	Tan/White Fibrous Homogeneous	95% Cellulose HA: 20	5% Non-fibrous (Other)	None Detected
21A *161910024-0061*	Ceiling Tile 2'x2'	Gray/White Fibrous Homogeneous	25% Cellulose 70% Min. Wool HA: 21	5% Non-fibrous (Other)	None Detected
21B *161910024-0062*	Ceiling Tile 2'x2'	Gray/White Fibrous Homogeneous	25% Cellulose 70% Min. Wool HA: 21	5% Non-fibrous (Other)	None Detected
21C *161910024-0063*	Ceiling Tile 2'x2'	Gray/White Fibrous Homogeneous	25% Cellulose 70% Min. Wool HA: 21	5% Non-fibrous (Other)	None Detected
22A *161910024-0064*	Floor Tile 9"x9" Tan	Tan Non-Fibrous Homogeneous	HA: 22	96% Non-fibrous (Other)	4% Chrysotile
22B *161910024-0065*	Floor Tile 9"x9" Tan		HA: 22		Positive Stop (Not Analyzed)
22C *161910024-0066*	Floor Tile 9"x9" Tan		HA: 22		Positive Stop (Not Analyzed)
23A *161910024-0067*	Floor Tile Mastic	Black Non-Fibrous Homogeneous	HA: 23	98% Non-fibrous (Other)	2% Chrysotile
23B *161910024-0068*	Floor Tile Mastic		HA: 23		Positive Stop (Not Analyzed)
23C *161910024-0069*	Floor Tile Mastic		HA: 23		Positive Stop (Not Analyzed)
24A *161910024-0070*	Ceiling Tile 2'x4'	Tan/White Fibrous Homogeneous	95% Cellulose HA: 24	5% Non-fibrous (Other)	None Detected
24B *161910024-0071*	Ceiling Tile 2'x4'	Tan/White Fibrous Homogeneous	95% Cellulose HA: 24	5% Non-fibrous (Other)	None Detected
24C *161910024-0072*	Ceiling Tile 2'x4'	Tan/White Fibrous Homogeneous	95% Cellulose HA: 24	5% Non-fibrous (Other)	None Detected
25A *161910024-0073*	9"x9" Floor Tile Gray	Gray Non-Fibrous Homogeneous	HA: 25	98% Non-fibrous (Other)	2% Chrysotile

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Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
25B *161910024-0074*	9"x9" Floor Tile Gray				Positive Stop (Not Analyzed)
			HA: 25		
25C *161910024-0075*	9"x9" Floor Tile Gray				Positive Stop (Not Analyzed)
			HA: 25		
26A *161910024-0076*	Floor Tile Mastic	Black Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
			HA: 26		
26B *161910024-0077*	Floor Tile Mastic	Tan/Red/Black Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
			HA: 26		
26C *161910024-0078*	Floor Tile Mastic	Black Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
			HA: 26		
27A *161910024-0079*	Ceiling Tile 1'x1' - Heavy Dotted texture	Brown Fibrous Homogeneous	95% Cellulose	5% Non-fibrous (Other)	None Detected
			HA: 27		
27B *161910024-0080*	Ceiling Tile 1'x1' - Heavy Dotted texture	Brown/White Fibrous Homogeneous	95% Cellulose	5% Non-fibrous (Other)	None Detected
			HA: 27		
27C *161910024-0081*	Ceiling Tile 1'x1' - Heavy Dotted texture	Brown/White Fibrous Homogeneous	95% Cellulose	5% Non-fibrous (Other)	None Detected
			HA: 27		
28A *161910024-0082*	Bottom Of Sink Coating				Insufficient Material
			HA: 28		
29A *161910024-0083*	Electrical Conduit Wall Penetration	Gray Fibrous Homogeneous	65% Cellulose	10% Non-fibrous (Other)	25% Chrysotile
			HA: 29		
29B *161910024-0084*	Electrical Conduit Wall Penetration				Positive Stop (Not Analyzed)
			HA: 29		
30A *161910024-0085* *Inseparable paint / coating layer included in analysis*	Heavy Wall Texture	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
			HA: 30		
30B *161910024-0086* *Inseparable paint / coating layer included in analysis*	Heavy Wall Texture	Tan/White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
			HA: 30		
30C *161910024-0087* *Inseparable paint / coating layer included in analysis*	Heavy Wall Texture	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
			HA: 30		

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EMSL Order: 161910024
Customer ID: KLIN62
Customer PO:
Project ID:

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
31A *161910024-0088*	Drywall	Brown/White Fibrous Heterogeneous	20% Cellulose 2% Glass HA: 31	70% Gypsum 8% Non-fibrous (Other)	None Detected
31B *161910024-0089*	Drywall	Brown/White Fibrous Heterogeneous	20% Cellulose HA: 31	70% Gypsum 10% Non-fibrous (Other)	None Detected
31C *161910024-0090*	Drywall	Brown/White Fibrous Heterogeneous	15% Cellulose 2% Glass HA: 31	75% Gypsum 8% Non-fibrous (Other)	None Detected
32A *161910024-0091*	Joint Compound	White Non-Fibrous Homogeneous	HA: 32	100% Non-fibrous (Other)	None Detected
32B *161910024-0092*	Joint Compound	Tan Non-Fibrous Homogeneous	HA: 32	100% Non-fibrous (Other)	<1% Chrysotile
32C *161910024-0093*	Joint Compound	Tan Non-Fibrous Homogeneous	HA: 32	100% Non-fibrous (Other)	<1% Chrysotile
33A *161910024-0094*	9"x9" Floor Tile Gray	Brown/Gray Non-Fibrous Homogeneous	HA: 33	98% Non-fibrous (Other)	2% Chrysotile
33B *161910024-0095*	9"x9" Floor Tile Gray		HA: 33		Positive Stop (Not Analyzed)
33C *161910024-0096*	9"x9" Floor Tile Gray		HA: 33		Positive Stop (Not Analyzed)
34A *161910024-0097*	Floor Tile Mastic	Black Non-Fibrous Homogeneous	10% Cellulose HA: 34	90% Non-fibrous (Other)	None Detected
34B *161910024-0098*	Floor Tile Mastic	Black Non-Fibrous Homogeneous	3% Cellulose HA: 34	97% Non-fibrous (Other)	None Detected
34C *161910024-0099*	Floor Tile Mastic	Black Non-Fibrous Homogeneous	3% Cellulose HA: 34	97% Non-fibrous (Other)	None Detected
35A *161910024-0100*	Carpet Mastic - Purple Carpet	Gray/Tan Non-Fibrous Homogeneous	HA: 35	100% Non-fibrous (Other)	None Detected
35B *161910024-0101*	Carpet Mastic - Purple Carpet	Gray/Tan Non-Fibrous Homogeneous	HA: 35	100% Non-fibrous (Other)	None Detected

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Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
35C *161910024-0102*	Carpet Mastic - Purple Carpet	Gray/Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
			HA: 35		
36A *161910024-0103*	Carpet Mastic - Maroon Carpet	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
			HA: 36		
36B *161910024-0104*	Carpet Mastic - Maroon Carpet	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
			HA: 36		
36C *161910024-0105*	Carpet Mastic - Maroon Carpet	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
			HA: 36		
37A *161910024-0106* *Inseparable paint / coating layer included in analysis*	Plaster (Composite)	Gray Non-Fibrous Homogeneous	<1% Hair	20% Quartz 80% Non-fibrous (Other)	None Detected
			HA: 37		
37B *161910024-0107* *This is a composite result of finish coat and base coat*	Plaster (Composite)	Gray Non-Fibrous Homogeneous	<1% Hair	5% Quartz 10% Perlite 85% Non-fibrous (Other)	None Detected
			HA: 37		
37C *161910024-0108*	Plaster (Composite)	Gray Non-Fibrous Homogeneous	<1% Hair	20% Quartz 80% Non-fibrous (Other)	None Detected
			HA: 37		
38A *161910024-0109*	Plastic Type Insulation Backing	White Fibrous Homogeneous	10% Glass	90% Non-fibrous (Other)	None Detected
			HA: 38		
38B *161910024-0110*	Plastic Type Insulation Backing	White Fibrous Homogeneous	10% Glass	90% Non-fibrous (Other)	None Detected
			HA: 38		
38C *161910024-0111*	Plastic Type Insulation Backing	White Non-Fibrous Homogeneous	10% Glass	90% Non-fibrous (Other)	None Detected
			HA: 38		
39A *161910024-0112*	Black Insulation Backing	Black Fibrous Homogeneous	80% Cellulose	20% Non-fibrous (Other)	None Detected
			HA: 39		
39B *161910024-0113*	Black Insulation Backing	Black Fibrous Homogeneous	80% Cellulose	20% Non-fibrous (Other)	None Detected
			HA: 39		
39C *161910024-0114*	Black Insulation Backing	Black Fibrous Homogeneous	80% Cellulose	20% Non-fibrous (Other)	None Detected
			HA: 39		
40A *161910024-0115*	Fiber Board	Tan/Blue Fibrous Homogeneous	95% Cellulose	5% Non-fibrous (Other)	None Detected
			HA: 40		

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Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
40B *161910024-0116*	Fiber Board	Tan/Blue Fibrous Homogeneous	95% Cellulose HA: 40	5% Non-fibrous (Other)	None Detected
40C *161910024-0117*	Fiber Board	Tan/Blue Fibrous Homogeneous	95% Cellulose HA: 40	5% Non-fibrous (Other)	None Detected
41A *161910024-0118*	Carpet Mastic - Green Carpet	Tan Non-Fibrous Homogeneous	HA: 41	100% Non-fibrous (Other)	None Detected
41B *161910024-0119*	Carpet Mastic - Green Carpet	Tan Non-Fibrous Homogeneous	HA: 41	100% Non-fibrous (Other)	None Detected
41C *161910024-0120*	Carpet Mastic - Green Carpet	Tan Non-Fibrous Homogeneous	HA: 41	100% Non-fibrous (Other)	None Detected
42A *161910024-0121*	Carpet Mastic - Red Carpet	Tan Non-Fibrous Homogeneous	HA: 42	100% Non-fibrous (Other)	None Detected
42B *161910024-0122*	Carpet Mastic - Red Carpet	Tan Non-Fibrous Homogeneous	HA: 42	100% Non-fibrous (Other)	None Detected
42C *161910024-0123*	Carpet Mastic - Red Carpet	Tan Non-Fibrous Homogeneous	HA: 42	100% Non-fibrous (Other)	None Detected

Analyst(s)
Paul Rihm (120)

Richard Harding, Laboratory Manager
or Other Approved Signatory

EMSL maintains liability limited to cost of analysis. The above analyses were performed in general compliance with Appendix E to Subpart E of 40 CFR (previously EPA 600/M4-82-020 "Interim Method"), but augmented with procedures outlined in the 1993 ("final") version of the method. This report relates only to the samples reported above, and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. Interpretation and use of test results are the responsibility of the client. All samples received in acceptable condition unless otherwise noted. This report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST or any agency of the federal government. EMSL recommends gravimetric reduction for all non-friable organically bound materials prior to analysis. Estimation of uncertainty is available on request.

Samples analyzed by EMSL Analytical, Inc. Indianapolis, IN NVLAP Lab Code 200188-0, AZ0939, CA 2575, CO AL-15132, TX 300262, LA 04135

Initial report from: 06/03/2019 09:31:48

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EMSL Order:	161910024
Customer ID:	KLIN62
Customer PO:	
Project ID:	

Attention:	Jessica Cary Klingner & Associates 610 North 4th Street Suite 100 Burlington, IA 52601	**Phone:**	(319) 752-3603
		Fax:	(319) 752-3605
		Received:	05/24/2019 8:45 AM
		Analysis Date:	06/04/2019
		Collected:	
Project:	Keokuk City Hall 2053-9 / 19-2066		

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy. Quantitation using 400 Point Count Procedure

			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
32B *161910024-0092*	Joint Compound	Tan Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**<0.25%** **Chrysotile**
		HA: 32			
32C *161910024-0093*	Joint Compound	Tan Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**<0.25%** **Chrysotile**
		HA: 32			

Analyst(s)

Paul Rihm (2)

Richard Harding, Laboratory Manager
or other approved signatory

Disclaimer:Some samples may contain asbestos fibers present in dimensions below PLM resolution limits. The limit of detection as stated in the method is 0.25%. EMSL Analytical Inc suggests that samples reported as <0.25% or none detected undergo additional analysis via TEM. The above test report relates only to the items tested. This report may not be reproduced, except in full, without written approval of EMSL Analytical Inc. This test report must not be used by the client to claim product endorsement by NVLAP or any agency of the United States Government . EMSL Analytical Inc., bears no responsibility for sample collection activities, analytical method limitations, or the accuracy of results when requested to separate layered samples. EMSL Analytical Inc., liability is limited to the cost of sample analysis.The test results contained within this report meet the requirements of NELAC unless otherwise noted. Samples received in good condition unless otherwise noted. Unless requested by the client, building materials manufactured with multiple layers (i.e. linoleum, wallboard, etc.) are reported as a single sample.

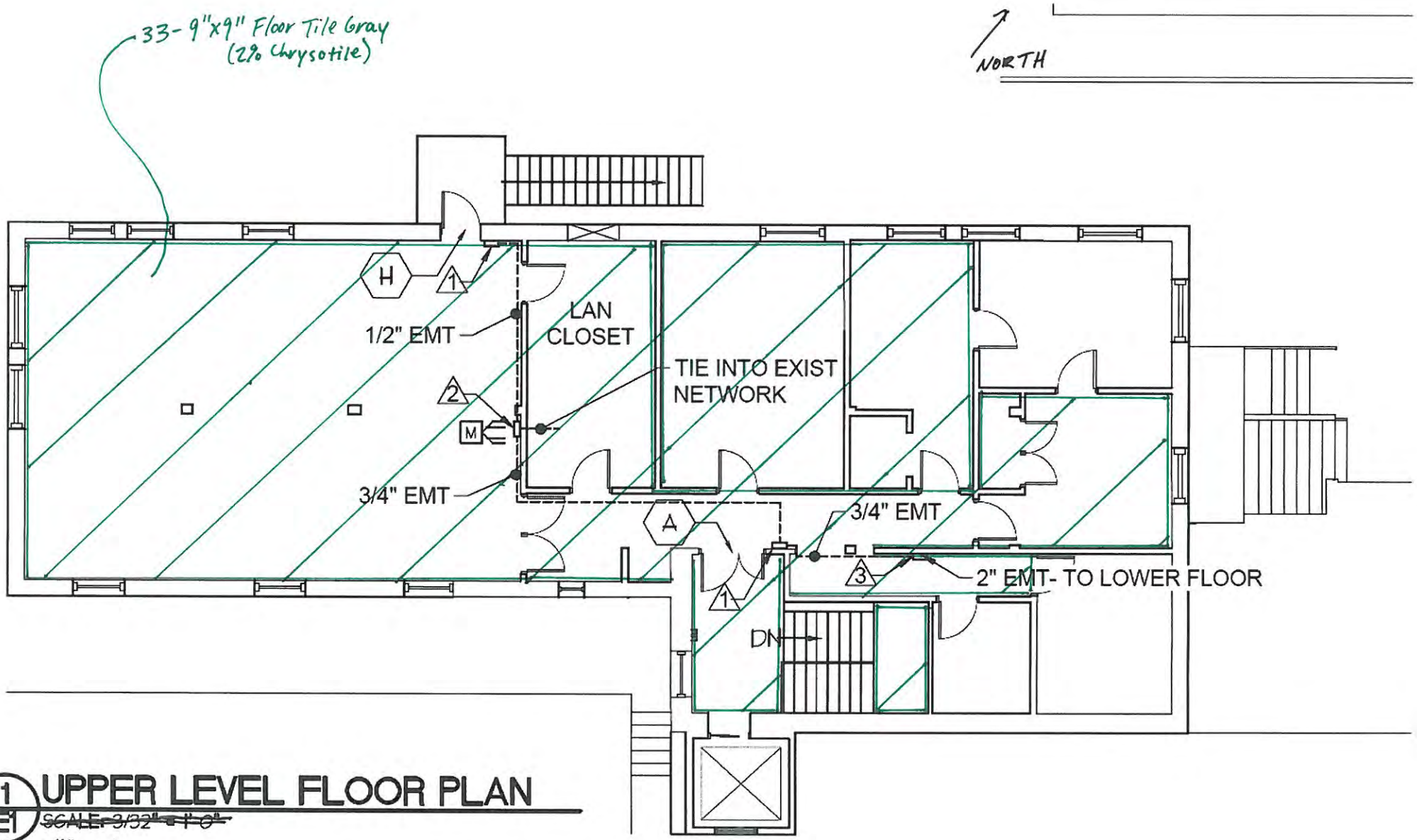
Samples analyzed by EMSL Analytical, Inc. Indianapolis, IN

Initial report from: 06/04/2019 09:28:09

EXHIBIT E

ASBESTOS LOCATION MAP

ACM Location Map
2nd Floor

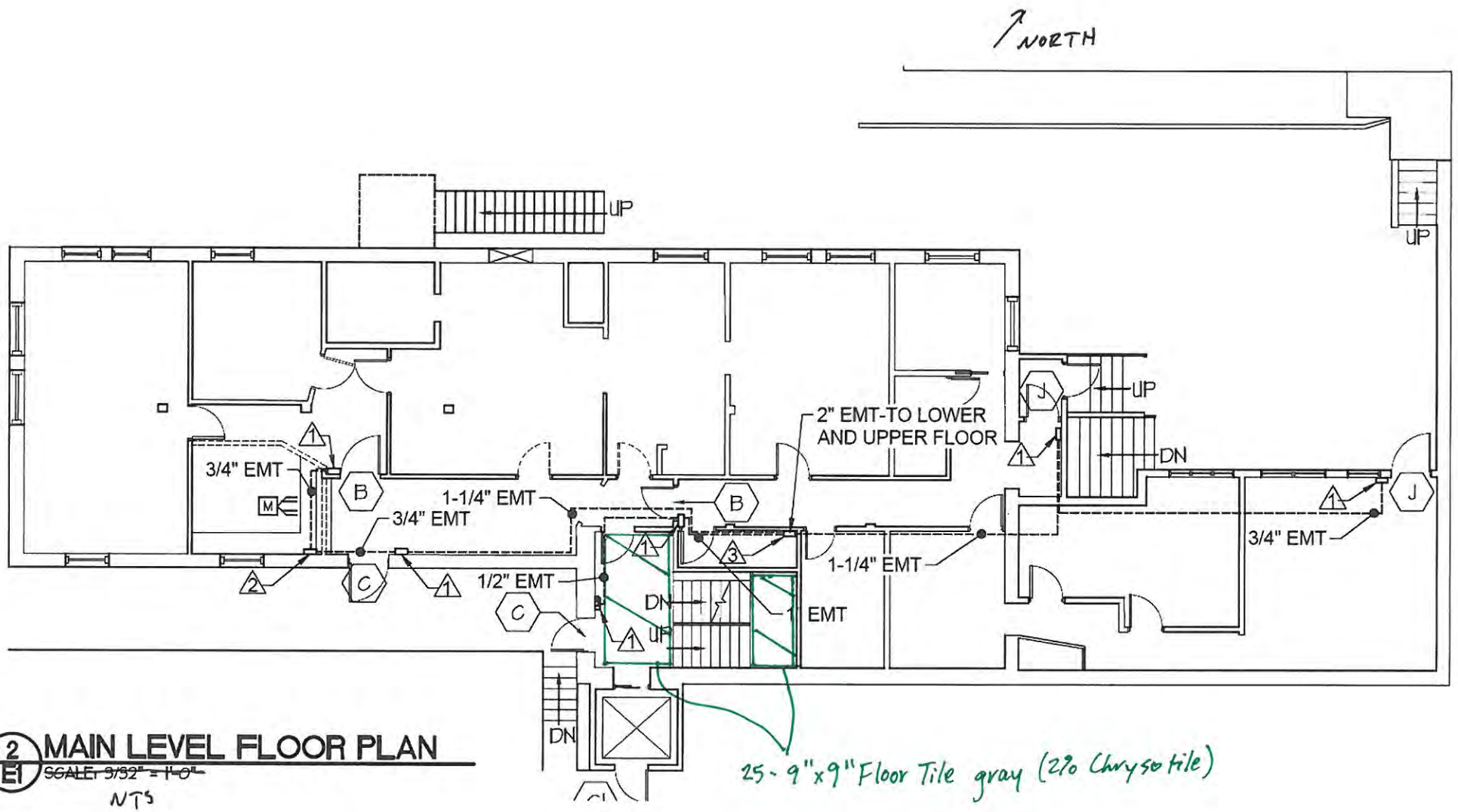


1 / E1 UPPER LEVEL FLOOR PLAN

~~SCALE: 3/32" = 1'-0"~~

1" ≈ 11'

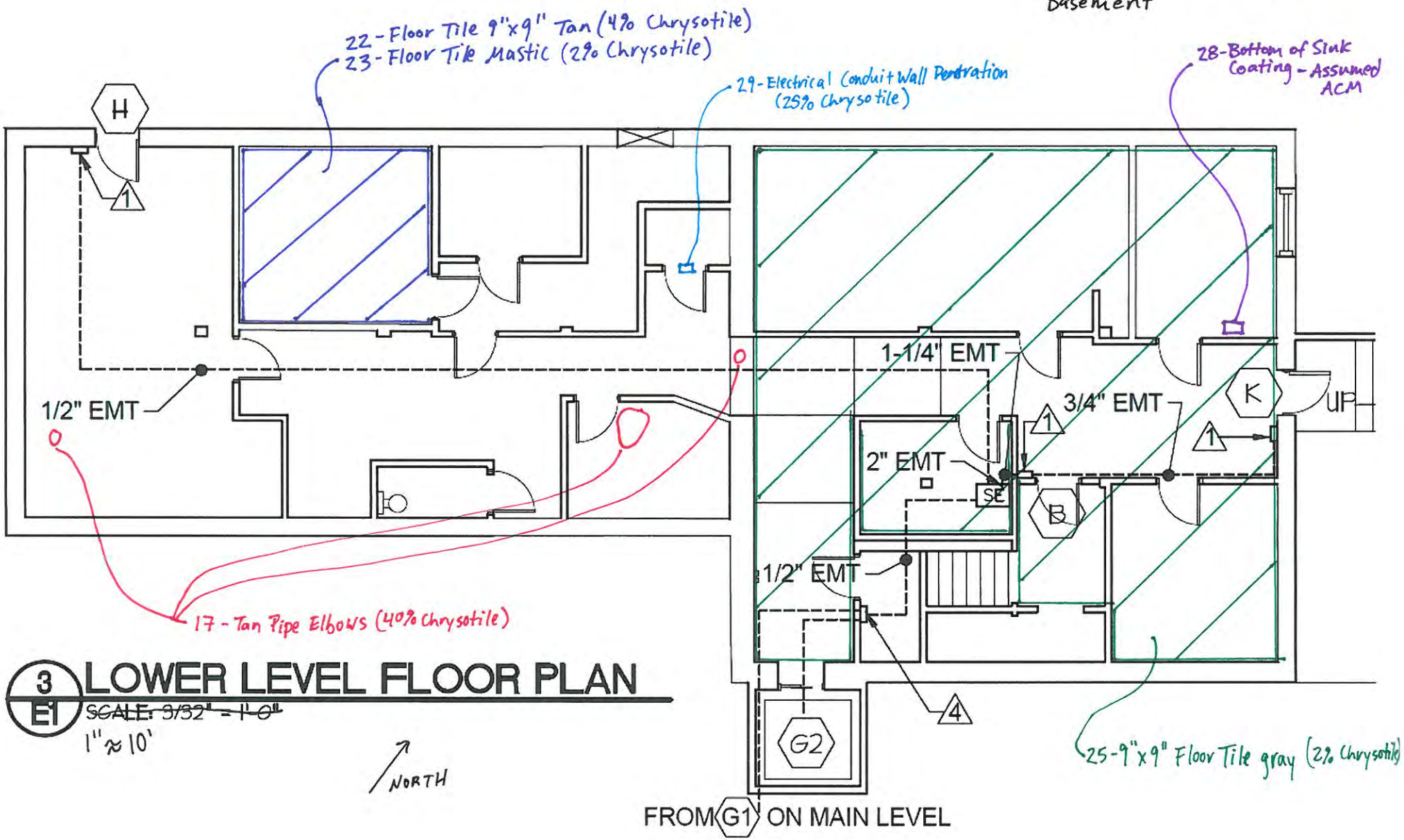
ACM Location Map
1st Floor



2/E1 MAIN LEVEL FLOOR PLAN
~~SCALE: 3/32" = 1'-0"~~
NTS

25 - 9"x9" Floor Tile gray (2% Chrysotile)

ACM Location Map
Basement



3/E1 LOWER LEVEL FLOOR PLAN

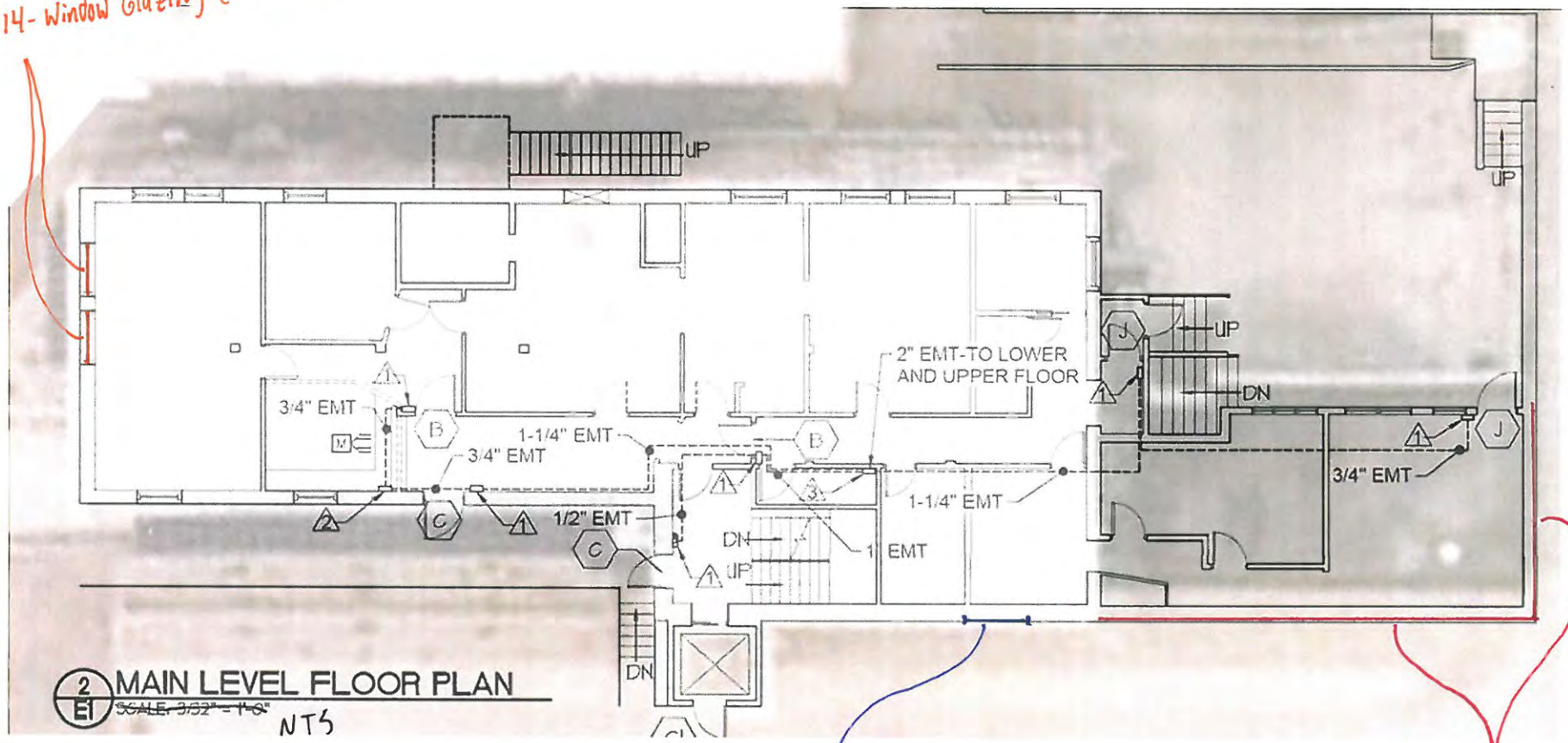
~~SCALE: 3/32" = 1'-0"~~

1" ≈ 10'

ACM Location Map
Exterior

NORTH

14- Window Glazing (<1% Chrysotile)



2/E1 MAIN LEVEL FLOOR PLAN
~~SCALE: 3/32" = 1'-0"~~
NTS

11- White Caulking at exhaust (3% Chrysotile)

9- Concrete Board (5% Amosite 15% Chrysotile)

EXHIBIT F

IOWA ASBESTOS INSPECTOR LICENSE

License Type	Number	Expires
INSPECTOR	19-1811	02-01-2020

Asbestos

Michael A. Mauro
Labor Commissioner

JESSICA CARY

DOB: 11-14-1991

Issued: 02-11-2019

This person is licensed to perform asbestos work in the State of Iowa. ID card is intended for official use only and must be present on jobsite.

STC SAFETY TRAINING CENTER
safetytrainingcenter.org
2539 Vandalia Street, Collinsville, IL 62234 • 618.855.8764
Environmental and Occupational Safety & Health Training

Does hereby certify

Jessica Cary

has successfully completed a 4 hour course and examination with at least 70%.

Asbestos Building Inspector Refresher

Class Date:	*February 01, 2019*
Exam Date:	*02/01/2019*
STC Cert No.:	*STC-20190201-002358ABIR*
Cert Expiration:	*02/01/2019*

David M. Mendoza - President/Director

This course is accredited by the Illinois Department of Public Health and the Missouri Department of Natural Resources

DEREK MULCH

DOB: 05-27-1981

Issued: 09-10-2018

This person is licensed to perform asbestos work in the State of Iowa. ID card is intended for official use only and must be present on jobsite.

License Type	Number	Expires
INSPECTOR	18-1041	08-31-2019

DIVISION OF IOWA LABOR

Asbestos

Michael A. Mauro
Labor Commissioner

EXHIBIT G

ENGINEER'S OPINION OF PROBABLE COST FOR ABATEMENT

ASBESTOS ABATEMENT OPINION OF PROBABLE COST

For: City of Keokuk

Site Identification: Former City Hall
Keokuk, Iowa

Inspection Date: 5/22/2019

Klingner & Associates, P.C. Project Number 2053-9 / 19-2066 *Prepared by: BCB*

Sample ID	Location	ASBESTOS Percent	ASBESTOS Type	Sample Description	Category I, Category II, or Friable	Condition (Good, Fair, or Poor)	Quantity	Unit	Cost per unit	Total Cost	Notes
9A	South and east sides of single story building	**5%**	**Amosite**	concrete board	Category II	Good	150	SF			
9A		**15%**	**Chrysotile**								
9B		PS	PS								*ground level, no lift*
9C		PS	PS						$ 15.00	$ 2,250.00	*required for removal*
11A	south side of building, around exhaust vent	ND	NA	white caulking at exhaust	Category II	Good	6	LF			*could take exhaust*
11B		**3%**	**Chrysotile**								*unit, caulking also*
11C		PS	PS						$ 50.00	$ 300.00	*adhered to brick*
14A	windows on west end of building, basement	**<1%**	**Chrysotile**	window glazing	Category II	Good	20	LF			*2 windows, could*
14B		**<1%**	**Chrysotile**								*take whole windows,*
14C		**<1%**	**Chrysotile**						$ 35.00	$ 700.00	*aluminum windows*
17A	basement	**40%**	**Chrysotile**	tan pipe elbows	Category II	Good	5	Joint			
17B		PS	PS								
17C		PS	PS						$ 50.00	$ 250.00	
22A	West records room, basement	**4%**	**Chrysotile**	floor tile 9" x 9" tan	Category I	Good	200	SF			
22B		PS	PS								
22C		PS	PS						$ 5.00	$ 1,000.00	
23A	West records room, basement	**2%**	**Chrysotile**	Floor tile mastic	Category II	Good	200	SF			
23B		PS	PS								
23C		PS	PS						$ 5.00	$ 1,000.00	*mastic on concrete*
25A	East side of basement	**2%**	**Chrysotile**	9" x 9" floor tile - gray	Category I	Good	1400	SF			
25B		PS	PS								
25C		PS	PS						$ 4.00	$ 5,600.00	
28A	Basement sink	I	I	Bottom of sink coating	Category II	Good	2	SF	$ 50.00	$ 100.00	*could take whole sink*
29A	Basement in single wall penetration	**25%**	**Chrysotile**	Electrical conduit wall penetration	Category II	Fair	1	LF			*inside of masonry*
29B		PS	PS						$ 150.00	$ 150.00	*wall*
32A	2nd floor & 1st floor	ND	NA	Joint compound	NA	NA	9100	SF			
32B		**<0.25%**	**Chrysotile**								
32C		**<0.25%**	**Chrysotile**						$ 2.50	$ 22,750.00	
33A	2nd floor & in stairwells	**2%**	**Chrysotile**	9" x 9" floor tile - gray	Category I	Good	2420	SF			
33B		PS	PS								
33C		PS	PS						$ 5.00	$ 12,100.00	
					Additional Fees:	Mobilization	1	LS	$1,500.00	$ 1,500.00	
						Disposal	15	Ton	$ 80.00	$ 1,200.00	
									TOTAL:	**$ 48,900.00**	
									(Excluding Joint Compound <0.25% Chrysotile) TOTAL:	**$ 26,150.00**	

Exhibit B

Parking lot to remain
03/18/2016
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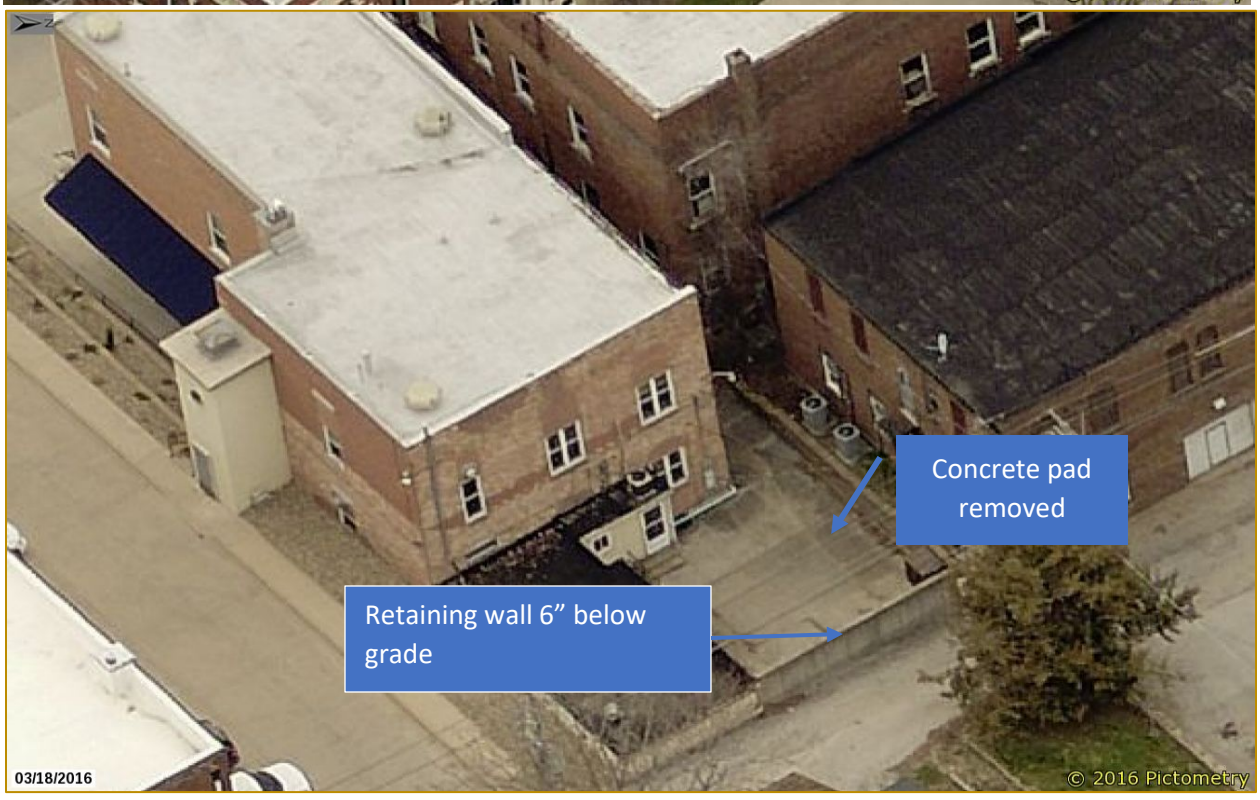
Concrete pad removed
Retaining wall 6” below grade
03/18/2016
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Exhibit B

Items City of Keokuk wishes to retain:

Plaque on exterior wall. Municipal building sign and post.