

# **City of Sedalia**

## **Invitation for Bids**

The City of Sedalia, Missouri (“City”), is inviting bids from qualified contractors for the following project:

### **Demolition of Structures Located at 207 and 209 West Main Street with Reinforcement of Structure Located at 211 West Main Street Sedalia, Missouri 65301**

#### **Statement of Intent**

The City is seeking bids for the removal of the structures located at 207 West Main Street, 209 West Main Street, and the reinforcement of the adjacent structure at 211 West Main Street.

#### **Scope of Work**

The work consists of the demolition and, if awarded, asbestos remediation at 207 West Main Street and 209 West Main Street. Special attention needs to be paid to the reinforcement on the structure at 211 West Main Street during the demolition of the adjacent buildings. See Appendix 1 for the Engineered Demolition Plan, Appendix 2 for the Asbestos Exterior Report, and Appendix 3 for the Asbestos Interior Report.

#### **Special Conditions**

1. Identify the geoengineer for this project.
2. Identify the building envelope consultant for this project.
3. Include a per-linear-foot estimate for parapet reconstruction of matching construction type if needed.
4. Identify how any exposed interior brick of 211 West Main Street will be treated for weather exposure.
5. Identify how any framed openings between 209 West Main Street and 211 West Main Street will be in-fill framed for weather exposure.
6. Detail the backfill compaction technique that will be used to limit vibratory disturbance of, and unbalanced pressure against 211 West Main Street and the other remaining buildings.
7. Acknowledge that a DNR asbestos remediation plan will be followed during construction to include DNR approved third-party compliance inspectors.
8. Detail how asbestos materials that have fallen into the basement of 207 West Main Street will be remediated.
9. Identify the DNR third-party asbestos contractor for this project.
10. Identify the landfill that will be used for the site debris including asbestos contaminated materials.
11. Identify the type of ground cover that will be installed after final grading is completed, acknowledging the season and time of year it will be installed.
12. Provide an outlined schedule for this project with estimated start and completion date.

The completed project must include removal of structures according to City of Sedalia according to City of Sedalia Building Demolition ordinances Section 10-491, et seq. including the demolition standards found at Section 10-495.

### **Submittal of Bids**

Bidders shall submit bids to:

**Office of the City Clerk  
200 South Osage Avenue  
Sedalia, Missouri, 65301**

Bids will be accepted until 2:00 p.m. on Wednesday, October 29, 2025.

Bids shall be submitted in a sealed envelope clearly marked with **Demolition of Structures Located at 207 and 209 West Main Street with Reinforcement of Structure Located at 211 West Main Street in Sedalia, Missouri 65301**, the bidder's company name, and the date and time for bid opening clearly and legibly marked on the outside.

Products and prices included in the bid may not be withdrawn for a period of 90 days after the date of bid opening without the express written consent of the City.

All objections, appeals, or disputes must be filed with the City Clerk within seven (7) days of being known or capable of being known.

### **Bid Opening**

All bids will be publicly opened and read aloud at 2:00 p.m. in the Council Chambers, City Hall on Wednesday, October 29, 2025.

### **Specific Requirements for Bids**

#### **Prevailing Wages**

The Work to be completed pursuant to this Invitation for Bids is subject to the Missouri Prevailing Wage Act, Sections 290.210 to 290.340, RSMo. All bids shall be made in compliance with the Missouri Prevailing Wage Act and considering the Wage Order attached hereto as Exhibit 5. For construction projects over \$2,000 using federal funds, contractors will be provided a copy of the most current wage determination and must comply with the Davis Bacon Act.

#### **Construction Safety Training**

Bidders are informed that the Project is subject to the requirements of Section 292.675, RSMo, which requires all contractors or subcontractors doing work on the Project to (1) provide; and (2) require its on-site employees to complete, a ten (10) hour course in construction safety and health approved by the Occupational Safety and Health Administration ("OSHA") or a similar program approved by the Missouri Department of Labor and Industrial Relations that is at least as stringent as an approved OSHA program. The training must be completed within sixty (60) days of the date work on the Project commences. On-site employees found on the worksite without documentation of the required training shall have twenty (20) days to produce such documentation.

### **Federal Work Authorization Program and Proof of Lawful Presence**

- Bidders are informed that pursuant to Section 285.530, RSMo, as a condition of the award of any contract in excess of five thousand dollars (\$5,000.00), the successful bidder shall, by sworn affidavit and provision of documentation, affirm its enrollment and participation in a federal work authorization program with respect to the employees working in connection to the contracted services.
  - E-Verify is a qualified federal work authorization program. Additional information about E-Verify can be found at [www.uscis.gov/everify](http://www.uscis.gov/everify).
- Bidders shall also sign and submit with the bid an affidavit affirming that it does not and will not knowingly employ any person who is an unauthorized alien in connection to the contracted services. See Exhibit 1.

### **Anti-Discrimination Against Israel**

Section 34.600, RSMo., requires the City to ensure that contractors are not currently engaged in and shall not, for the duration of the contract, engage in a boycott of goods or services from the State of Israel; companies doing business in or with Israel or authorized by, licensed by, or organized under the laws of the State of Israel; or persons or entities doing business in the State of Israel. Successful bidders will be required to execute a sworn affidavit affirming these facts before entering into a contract.

### **Bid, Payment, and Performance Bonds**

Bidders shall consider the City's requirements for bid, payment, and performance bonds when pricing the Work for purposes of bid submittal. See Exhibit 2, Exhibit 3, and Exhibit 4.

All bidders shall provide a bid guarantee or bid bond in the amount of 5% of the bid price.

The anticipated cost of the materials, labor, and associated costs of the Work is estimated to exceed \$50,000. Consequently, the successful bidder shall furnish to the City a payment bond with good and sufficient sureties to cover 100% of the contract price, which may include:

- Any and all materials incorporated, consumed, or used in connection with the construction of the Work; and
- All insurance premiums, both for compensation, and for all other kinds of insurance, for the Work; and
- For all labor performed in the Work, whether by subcontractor or otherwise.

Additionally, the successful bidder shall provide the City a performance bond (guaranteeing that the contract for the Work will be completed according to its terms, including price and time) with good and sufficient sureties to cover 100% of the cost of the entire construction contract, including, if authorized increases to cover change orders to such contract.

If the project is federally funded, bidders must also include costs for Davis Bacon compliance, if the federal agency providing the funding requires such compliance.

## City Business License Requirement

Bidders are informed that the successful bidder will be required to obtain or prove possession of a valid business license issued by the City of Sedalia pursuant to Chapter 12 of the City Code.

## Insurance Requirements

Bidders are informed that the successful bidder will be required to obtain insurance coverage, which shall contain an endorsement, addendum, or rider amending the general liability policy to include the city as an additional insured, for the following types of insurance and in the following minimum amounts:

- Workmen's Compensation Insurance \$ Statutory
- Comprehensive General Liability & Auto Liability
  - Bodily injury, including death & Property Damage \$1,000,000 per occurrence  
\$2,000,000 aggregate

### United States and Local Products Preference

Bidders are informed that the Missouri Domestic Products Procurement Act (Sections 34.350 to 34.359, RSMo) requires manufactured goods or commodities used and supplied in the performance of a contract for construction, alteration, repair, or maintenance of any public works, which contract is valued at \$25,000 or more, to be manufactured or produced in the United States.

Bidders are further informed that the purchasing policy for the City of Sedalia includes a local products preference policy, a copy of which policy is available upon request to the City Clerk. Consequently, the award of contracts for materials and supplies and also for labor will be made in accordance with that policy. Furthermore, successful bidders will be required to abide by the City's policy in completing the Work.

## **General Provisions Related to the Bidding Process**

### Substitute Materials or Work

Substitute materials or work shall not be permitted and bids submitted that do not correspond to the specifications provided with the Invitation for Bids will be rejected as non-responsive.

## Reservation of Rights

The City reserves the right at its sole discretion to accept or reject any or all bids, wholly or in part, to waive any informalities or irregularities therein or in the bidding process, to accept any bid even though it may not be the lowest bid, to call for rebids, to negotiate with any bidder, and to make an award which in its sole and absolute judgement will best serve the City's interest. The City reserves the right to investigate the financial condition of any bidder to determine his or her ability to assure service throughout the term of the contract.

## Errors and Omissions by the City

No bidder shall be permitted to use to his or her advantage any error or omission in this Invitation for Bid or related specifications.

### **Interpretation of Specifications or other Contract Documents Prior to Bidding**

If any person contemplating submission of a bid for items contained in this Invitation for Bids is in doubt regarding the true meaning of any part of the Invitation for Bids documents, he or she may submit to Bryan Kopp an e-mail at [bkopp@sedalia.com](mailto:bkopp@sedalia.com), requesting an interpretation or correction of the Invitation for Bids documents not later than 4:00 p.m. on Monday, October 20, 2025. Any interpretation or correction to the Invitation for Bids documents will be made by the City by addendum and will be emailed to each bidder of record and posted to the City's website by 4:00 p.m. on Thursday, October 23, 2025.

### **Questions Regarding Technical Specifications**

Any and all questions regarding the technical specifications shall be directed to Bryan Kopp at [bkopp@sedalia.com](mailto:bkopp@sedalia.com). Any material changes to the bid specifications arising as a result of such questions shall be approved by the City in writing and emailed to each bidder of record and posted to the City's website by 4:00 p.m. on Thursday, October 23, 2025.

### **Prices**

All prices shall be F.O.B. destination 200 South Osage Ave., Sedalia, Missouri, 65301. No other costs will be permitted the successful bidder beyond those stated in the bid, except by express written consent of the City in accordance with applicable contract documents.

### **Payment**

All items, including labor and materials for the Work will be paid in a single lump sum payment, less a five percent (5%) retainage (unless a 10% retainage is permitted according to statute), to the successful bidder within thirty (30) days after the latest of the following occurrences:

- The date of delivery of the materials or construction services purchased;
- The date upon which the written invoice for such materials and services is delivered by hand, or by U.S. Mail, to the City Clerk at 200 South Osage Ave., Sedalia, Missouri, 65301; or
- In the event that the contractor approves the City's estimate, the date upon which notice of the contractor's written approval of the City's estimated price is duly delivered by hand, or by U.S. Mail, to the City Clerk at 200 South Osage Ave., Sedalia, Missouri, 65301.

Bidders are informed that the successful bidder shall comply with the Missouri Public Prompt Payment Act (Sections 8.960 and 8.962, RSMo) regarding payments to subcontractors and material suppliers in relation to the contract awarded as a result of this Invitation for Bids.

The City expressly reserves its rights to withhold, in good faith, payment or final payment in accordance with Sections 8.960 and 8.962, RSMo, and in accord with the contract awarded as a result of this Invitation for Bids. Final payments will be made in accordance with Sections 8.960 and 8.962, RSMo.

### **Commencement and Completion of Work**

The Work shall be commenced not later than December 1, 2025, and shall be completed no later than December 31, 2025, subject to Excusable Delays.

Excusable Delays shall be delays or temporary inability to commence, complete or proceed in accordance with the foregoing schedule, due in whole or in part to causes beyond the reasonable control or without the material fault of the contractor which are caused by the action or failure to act of any governmental body, including but not limited to the issuance of permits and approvals by the City, acts of war or civil insurrection, or any natural occurrence, strikes, lock-outs, riots, floods, earthquakes, fires, casualties, acts of God, labor disputes, governmental restrictions or priorities, embargoes, litigation, tornadoes, pandemics, or unusually severe weather.

City of Sedalia  
City Hall  
200 S. Osage Ave.  
Sedalia, MO 65301  
(660) 827-3000

**SIGNATURE BELOW REQUIRED**

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Signature

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Date

## BID FORM

<b>Demolition of Structures Located at 207 and 209 West Main Street with Reinforcement of Structure Located at 211 West Main Street in Sedalia, Missouri 65301</b>	<b>Lump Sum \$</b> _____
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I(authorized agent)\_\_\_\_\_having authority to act on behalf of  
(Company name)\_\_\_\_\_do hereby  
acknowledge that (Company name)\_\_\_\_\_will be bound by all  
terms, cost and conditions of this proposal for a period of 90 days from the date of  
submission and commit to sign the Contract.

Company Name:\_\_\_\_\_

Address:\_\_\_\_\_

Phone:\_\_\_\_\_

E-mail:\_\_\_\_\_

Signature:\_\_\_\_\_

Title:\_\_\_\_\_

Addenda: The following addenda are hereby acknowledged:

Addenda No. \_\_\_\_ Dated:\_\_\_\_\_

Addenda No. \_\_\_\_ Dated:\_\_\_\_\_

Addenda No. \_\_\_\_ Dated:\_\_\_\_\_

Addenda No. \_\_\_\_ Dated:\_\_\_\_\_

Addenda No. \_\_\_\_ Dated:\_\_\_\_\_



GENERAL NOTES

1. FIELD VERIFY ALL EXISTING CONDITIONS. NOTIFY DESIGN TEAM WHEN EXISTING CONDITIONS ARE IN CONFLICT WITH THE CONSTRUCTION DOCUMENTS.
2. A PRE-DEMOLITION MEETING SHALL TAKE PLACE BETWEEN THE CONTRACTOR, ENGINEER OF RECORD, CITY BUILDING OFFICIAL, FIRE MARSHAL, AND POLICE DEPARTMENT PRIOR TO THE COMMENCEMENT OF THE DEMOLITION.
3. THE PURPOSE OF THESE DOCUMENTS IS TO PROVIDE GUIDANCE TO THE CONTROLLED DEMOLITION OF UNITS 207 AND 209 MAIN STREET, SEDALIA MO. THE PRIMARY GOAL IS THE SAFETY OF THE WORKERS AND THE PUBLIC SO IF THE CONTRATOR HAS SUGGESTIONS THAT ENHANCE SAFETY WHILE EXPEDITING THE PROCESS, PLEASE CONTACT THE EOR BEFORE DEVIATING FROM THE PROPOSED PLAN.

DEMOLITION ORDER OF OPERATIONS

PHASE 1

1. AN AREA OF NO LESS THAN 30 FEET SURROUNDING THE PROPERTY SHALL BE BARRICADED SUCH THAT NO UNAUTHORIZED PERSONNEL OR THE PUBLIC SHALL BE ABLE TO ENTER.
2. PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION ACTIVITIES, EXTERIOR TEMPORARY SHORING SHALL BE INSTALLED IN ACCORDANCE WITH THE PROVIDED BRACING PLAN.
3. THE INTERIOR DEBRIS AND STORAGE SHALL BE REMOVED FROM UNITS 207 AND 209 AS WELL AS 211 TO ALLOW FOR THE INSTALLATION OF THE INTERIOR TEMPORARY BRACING. AT THIS TIME, AN ASBESTOS ABATEMENT PROFESSIONAL SHALL REMOVE OF ALL MATERIAL CONTAINING ASBESTOS THAT IS NOT DIRECTLY ATTACHED/APPLIED TO THE STRUCTURAL COMPONENTS TO BE REMOVED. IF ASBESTOS IS ON THE STRUCTURAL MEMBERS, A PLAN SHALL BE SUBMITTED TO GO ALONG WITH THIS STEP BY STEP GUIDE.
4. INTERIOR BRACING SHALL BE INSTALLED PER IN STRICT ADHERENCE WITH THE PROVIDED BRACING PLAN.
5. LARGE BIN TRASH RECEPTACLES SHALL BE POSITIONED AS SHOWN IN THE DEMOLITION PLAN.

PHASE 2

6. THE NORTH AND SOUTH EXTERIOR WALLS OF 207 AND 209 MAIN SHALL BE REMOVED BY THE USE OF HAND AND SMALL POWER TOOLS FROM THE TOP DOWN. A MAXIMUM OF 2 INDIVIDUALS SHALL USE AN AERIAL LIFT CAPABLE OF SUPPORTING THE ANTICIPATED WEIGHT AND REACHING THE ANTICIPATED DISTANCE TO DO SO. THE APPROXIMATELY 14" WIDE SECTION OF MASONRY IN LINE WITH THE EXTERIOR AND DIVIDING WALLS BETWEEN EACH UNIT SHALL NOT BE REMOVED AT THIS TIME.
7. RELOCATE TRASH RECEPTACLES AS SHOWN AT THE CONCLUSION OF PHASES 1 & 2.

PHASE 3

8. THE EAST EXTERIOR WALL OF 207 MAIN SHALL HAVE THE MASONRY PARAPET REMOVED AS WELL AS THE MASONRY ABOVE THE CEILING ELEVATION BETWEEN THE TEMPORARY STEEL COLUMNS REMOVED BY THE USE OF A LONG-ARM EXCAVATOR WITH A GRAPPLE ATTACHMENT TO ALLOW FOR CONTROLLED DEMOLITION.
9. REMOVE THE ROOF FRAMING OF 207 BY THE USE OF A LONG-ARM EXCAVATOR WITH A GRAPPLE ATTACHMENT TO ALLOW FOR CONTROLLED DEMOLITION.
10. REMOVE THE EAST MASONRY WALL BETWEEN THE CEILING ELEVATION AND THE FLOOR FRAMING OF THE UPPER FLOOR ELEVATION BY THE USE OF A LONG-ARM EXCAVATOR WITH A GRAPPLE ATTACHMENT TO ALLOW FOR CONTROLLED DEMOLITION.
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12. REMOVE THE REMAINDER OF THE EAST MASONRY WALL COLUMNS TO LEVEL WITH THE ADJACENT GRADE BY THE USE OF A LONG-ARM EXCAVATOR WITH A GRAPPLE ATTACHMENT TO ALLOW FOR CONTROLLED DEMOLITION.
13. IF ANY MASONRY IS REMAINING DUE TO THE TEMPORARY STEEL COLUMNS, EITHER BREAK LOOSE THE MASONRY, OR CUT THE KNIFE PLATES FREE FROM THE TEMPORARY STEEL COLUMNS.
14. REMOVE THE TEMPORARY STEEL BRACING SYSTEM INCLUDING ALL STEEL ELEMENTS AND DEADMAN BLOCKS.
15. REMOVE THE MAIN LEVEL FLOOR FRAMING OF 207 BY THE USE OF A LONG-ARM EXCAVATOR WITH A GRAPPLE ATTACHMENT TO ALLOW FOR CONTROLLED DEMOLITION.
16. REMOVE THE MASONRY WALL ELEMENTS ALONG THE NORTH, EAST, AND SOUTH SIDES OF 207 THAT ARE BELOW GRADE AS WELL AS THE FOUNDATIONS SUPPORTING THE MASONRY WALLS BY THE USE OF A EXCAVATOR WITH A JACKHAMMER, BUCKET, OR GRAPPLE ATTACHMENT.
17. RELOCATE TRASH RECEPTACLES AS SHOWN AFTER THE CONCLUSION OF PHASE 3.

PHASE 4

18. THE EAST EXTERIOR WALL OF 209 MAIN SHALL HAVE THE MASONRY PARAPET REMOVED AS WELL AS THE MASONRY ABOVE THE CEILING ELEVATION BY THE USE OF A LONG-ARM EXCAVATOR WITH A GRAPPLE ATTACHMENT TO ALLOW FOR CONTROLLED DEMOLITION.
19. REMOVE THE ROOF FRAMING OF 209 BY THE USE OF A LONG-ARM EXCAVATOR WITH A GRAPPLE ATTACHMENT TO ALLOW FOR CONTROLLED DEMOLITION.
20. REMOVE THE EAST MASONRY WALL BETWEEN THE CEILING AND THE FLOOR FRAMING OF THE UPPER FLOOR BY THE USE OF A LONG-ARM EXCAVATOR WITH A GRAPPLE ATTACHMENT TO ALLOW FOR CONTROLLED DEMOLITION.
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22. REMOVE THE REMAINDER OF THE EAST MASONRY WALL TO LEVEL WITH THE ADJACENT GRADE BY THE USE OF A LONG-ARM EXCAVATOR WITH A GRAPPLE ATTACHMENT TO ALLOW FOR CONTROLLED DEMOLITION.
23. REMOVE THE MAIN LEVEL FLOOR FRAMING OF 209 BY THE USE OF A LONG-ARM EXCAVATOR WITH A GRAPPLE ATTACHMENT TO ALLOW FOR CONTROLLED DEMOLITION.
24. REMOVE THE MASONRY WALL ELEMENTS ALONG THE NORTH, EAST, AND SOUTH SIDES OF 209 THAT ARE BELOW GRADE AS WELL AS THE FOUNDATIONS SUPPORTING THE MASONRY WALLS.
25. BACKFILL PREVIOUS BASEMENT AND CRAWLSPACE SPACES OF 207 AND 209 MAIN WITH ENGINEERED BACKFILL AT THE GUIDANCE OF A GEOTECHNICAL ENGINEER AS CONSIDERATION OF THE VIBRATORY DISTURBANCE AND PRESSURE BUILD UP AGAINST THE FOUNDATION OF 211 WILL NEED TO BE GIVEN. THIS SHALL BE INCLUDED IN THE BID PACKAGE OF THE DEMOLITION PLAN. APPLY SEED AND STRAW TO THE BARE EARTH AREAS.
26. REMOVE THE INTERIOR BRACES IN 211 WITH THE EXCEPTION OF THE LEDGERS ON THE EAST SIDE DIRECTLY BELOW THE ROOF AND UPPER FLOOR LEVELS. THESE LEDGERS AND ATTACHMENTS TO THE JOISTS SHALL REMAIN SO THAT NO ADVERSE MOVEMENT OF THE NEWLY EXPOSED EAST PARTY WALL OCCURS.
27. REBUILD THE MASONRY PARAPET WALL ABOVE THE ROOF LEVEL ALONG THE PERIMETER WALLS OF 211. ADDITIONAL DESIGN DOCUMENTATION MAY BE REQUIRED DEPENDANT ON THE STATE OF THE PARAPET AFTER DEMOLITION HAS BEEN FINALIZED.
28. CONSULT A BUILDING ENVELOPE CONSULTANT TO ADVISE ON PREVENTING FURTHER DAMAGE TO THE 211 AND THE ADJACENT SPACES FROM MOISTURE INTRUSION.



LOCATION MAP  
1/16" = 1'-0"



AERIAL IMAGE  
NTS



Appendix 1

JUSTIN ANDRUS-BEARDEN  
ENGINEER  
MISSOURI LICENSE #PE-2024008047

STATE OF MISSOURI  
JUSTIN ANDRUS-BEARDEN  
NUMBER  
PE-2024008047  
PROFESSIONAL ENGINEER

REV	DESCRIPTION	DATE

DELIVERABLE FOR:  
DEMOLITION PLAN  
207 & 209 MAIN STREET SEDALIA,  
PETTIS CO., MO 65301

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MILLER ENGINEERING  
3831 S TIMBERCREEK AVE, STE A  
SPRINGFIELD, MO 65807-5685  
417.866.6664 P  
417.866.6667 F  
e-mail: info@mllestructures.com  
MISSOURI STATE CERTIFICATE  
OF AUTHORITY #2023000117

**MILLER**  
ENGINEERING  
structural • forensic • building enclosure

PROJECT: 14204	DATE: 09/12/2025
DRAWN: J. BEARDEN	CHECKED: J. BEARDEN

SHEET NUMBER  
**S.O.O**



DEMOLITION ORDER OF OPERATIONS

PHASE 1

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PHASE 2

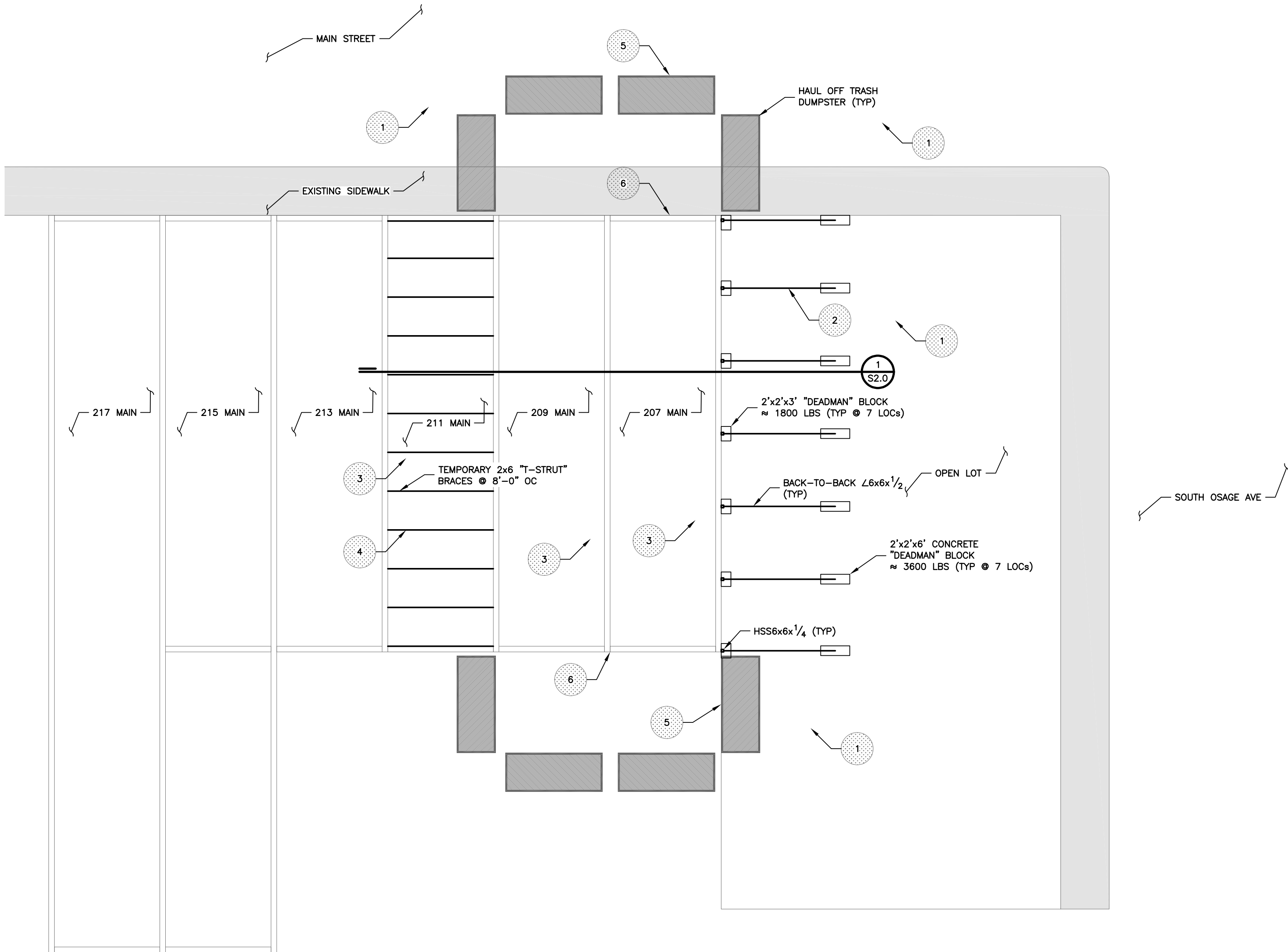
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PHASE 1 AND 2  
1/16" = 1'-0"



JUSTIN ANDRUS-BEARDEN  
ENGINEER  
MISSOURI LICENSE #FE-2024008047

STATE OF MISSOURI  
JUSTIN ANDRUS-BEARDEN  
NUMBER  
FE-2024008047  
PROFESSIONAL ENGINEER

REV	DESCRIPTION	DATE

DELIVERABLE FOR:  
DEMOLITION PLAN  
207 & 209 MAIN STREET SEDALIA,  
PETTIS CO., MO 65301

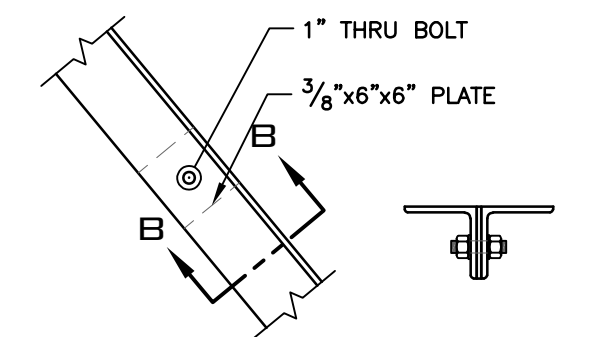
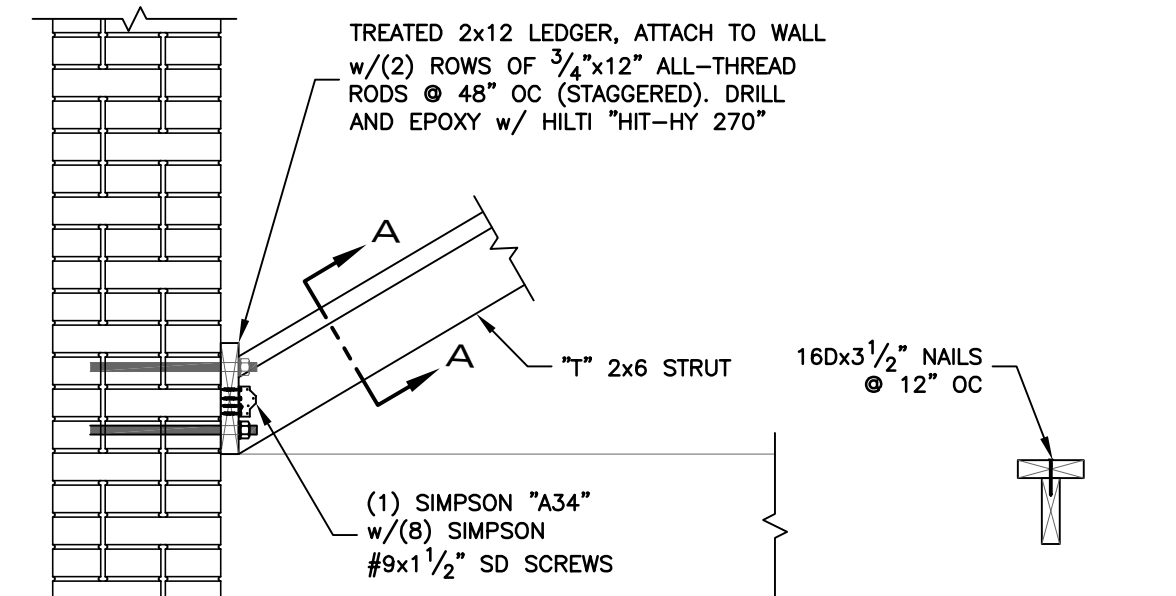
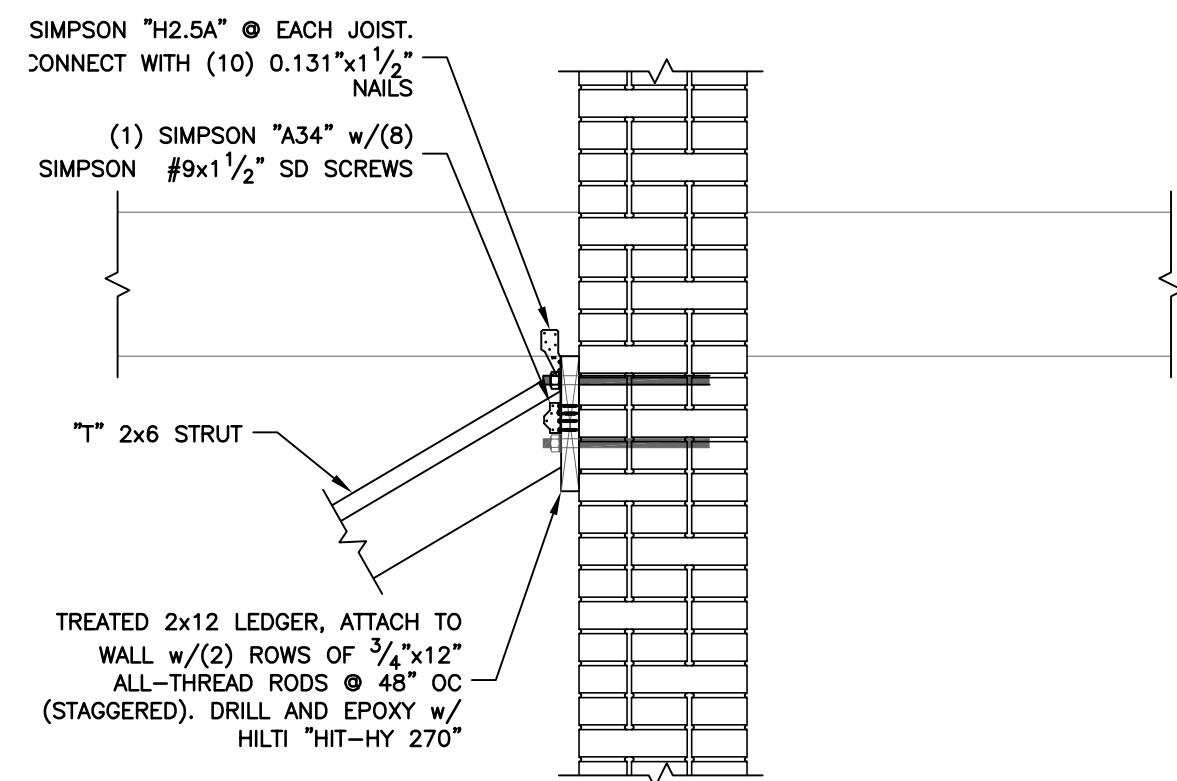
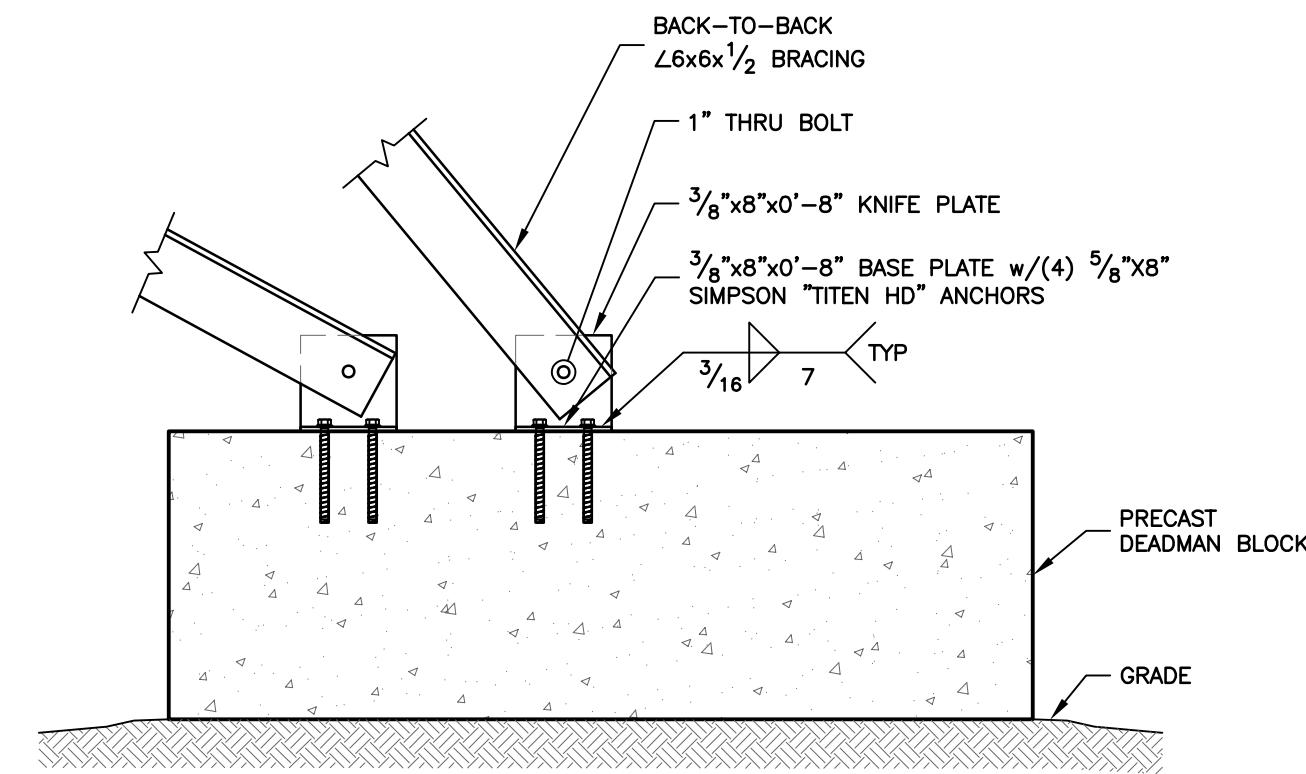
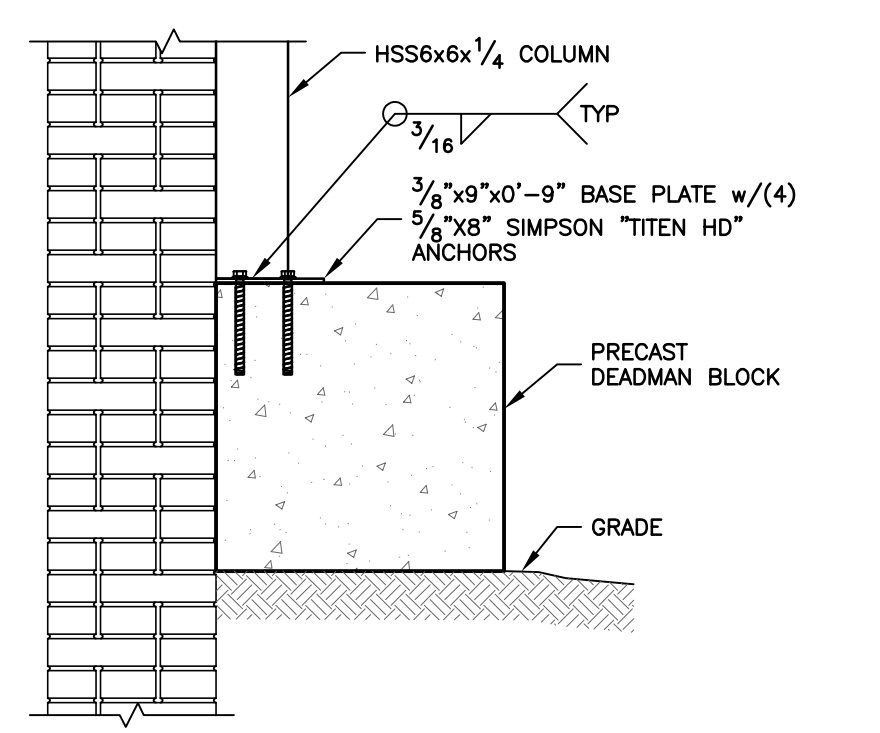
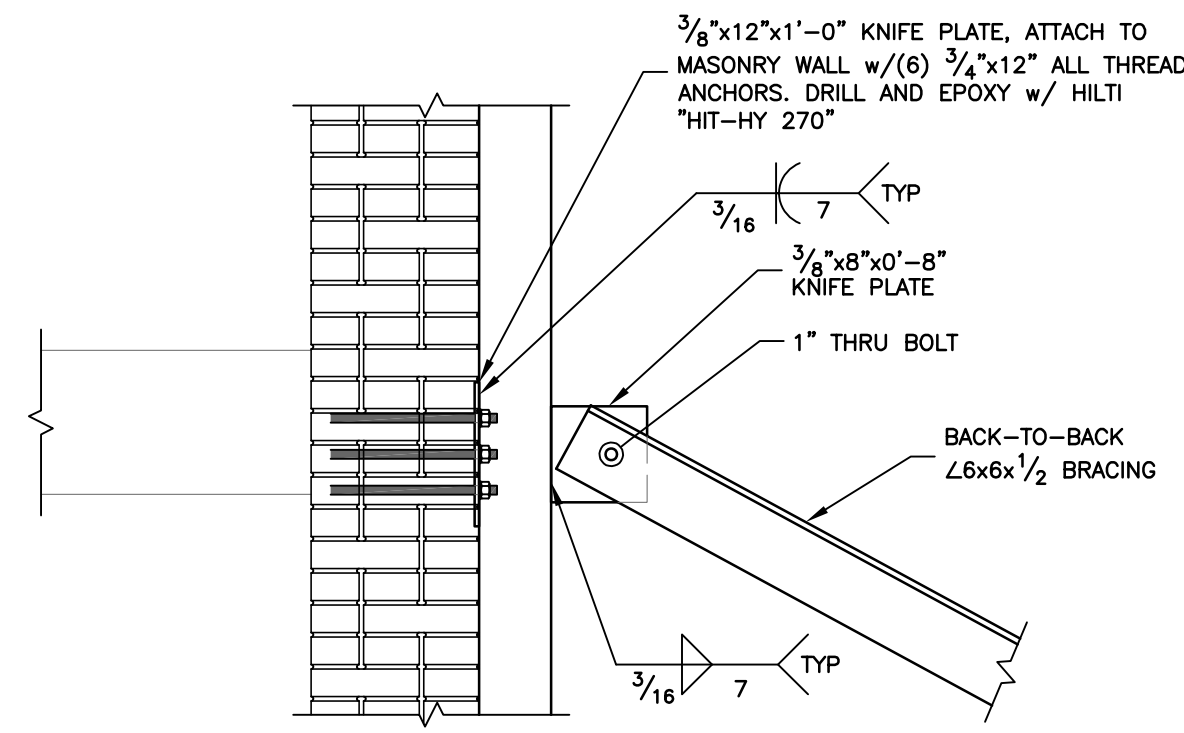
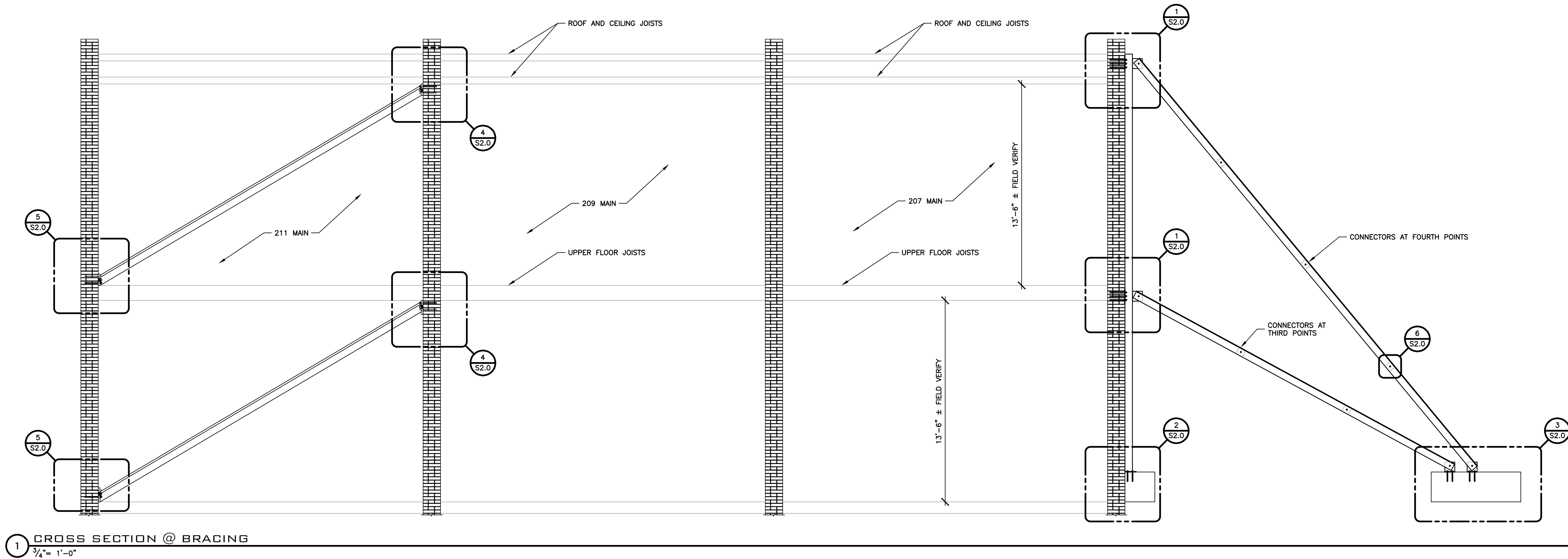
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MISSOURI STATE CERTIFICATE  
OF AUTHORITY #2023000117

**MILLER ENGINEERING**  
structural • forensic • building enclosure

PROJECT: 14204	DATE: 09/12/2025
DRAWN: J. BEARDEN	CHECKED: J. BEARDEN

SHEET NUMBER  
**S 1 . 0**



REV	DESCRIPTION	DATE

DELIVERABLE FOR:  
DEMOLITION PLAN  
207 & 209 MAIN STREET SEDALIA,  
PETTIS CO., MO 65301

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**MILLER ENGINEERING**  
structural • forensic • building enclosure

PROJECT: 14204 DATE: 09/12/2025  
DRAWN: J. BEARDEN CHECKED: J. BEARDEN

SHEET NUMBER  
**S2.0**



DEMOLITION ORDER OF OPERATIONS

PHASE 1

1. AN AREA OF NO LESS THAN 30 FEET SURROUNDING THE PROPERTY SHALL BE BARRICADED SUCH THAT NO UNAUTHORIZED PERSONNEL OR THE PUBLIC SHALL BE ABLE TO ENTER.
2. PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION ACTIVITIES, EXTERIOR TEMPORARY SHORING SHALL BE INSTALLED IN ACCORDANCE WITH THE PROVIDED BRACING PLAN.
3. THE INTERIOR DEBRIS AND STORAGE SHALL BE REMOVED FROM UNITS 207 AND 209 AS WELL AS 211 TO ALLOW FOR THE INSTALLATION OF THE INTERIOR TEMPORARY BRACING. AT THIS TIME, AN ASBESTOS ABATEMENT PROFESSIONAL SHALL REMOVE OF ALL MATERIAL CONTAINING ASBESTOS THAT IS NOT DIRECTLY ATTACHED/APPLIED TO THE STRUCTURAL COMPONENTS TO BE REMOVED. IF ASBESTOS IS ON THE STRUCTURAL MEMBERS, A PLAN SHALL BE SUBMITTED TO GO ALONG WITH THIS STEP BY STEP GUIDE.
4. INTERIOR BRACING SHALL BE INSTALLED PER IN STRICT ADHERENCE WITH THE PROVIDED BRACING PLAN.
5. LARGE BIN TRASH RECEPTACLES SHALL BE POSITIONED AS SHOWN IN THE DEMOLITION PLAN.

PHASE 2

6. THE NORTH AND SOUTH EXTERIOR WALLS OF 207 AND 209 MAIN SHALL BE REMOVED BY THE USE OF HAND AND SMALL POWER TOOLS FROM THE TOP DOWN. A MAXIMUM OF 2 INDIVIDUALS SHALL USE AN AERIAL LIFT CAPABLE OF SUPPORTING THE ANTICIPATED WEIGHT AND REACHING THE ANTICIPATED DISTANCE TO DO SO. THE APPROXIMATELY 14" WIDE SECTION OF MASONRY IN LINE WITH THE EXTERIOR AND DIVIDING WALLS BETWEEN EACH UNIT SHALL NOT BE REMOVED AT THIS TIME.

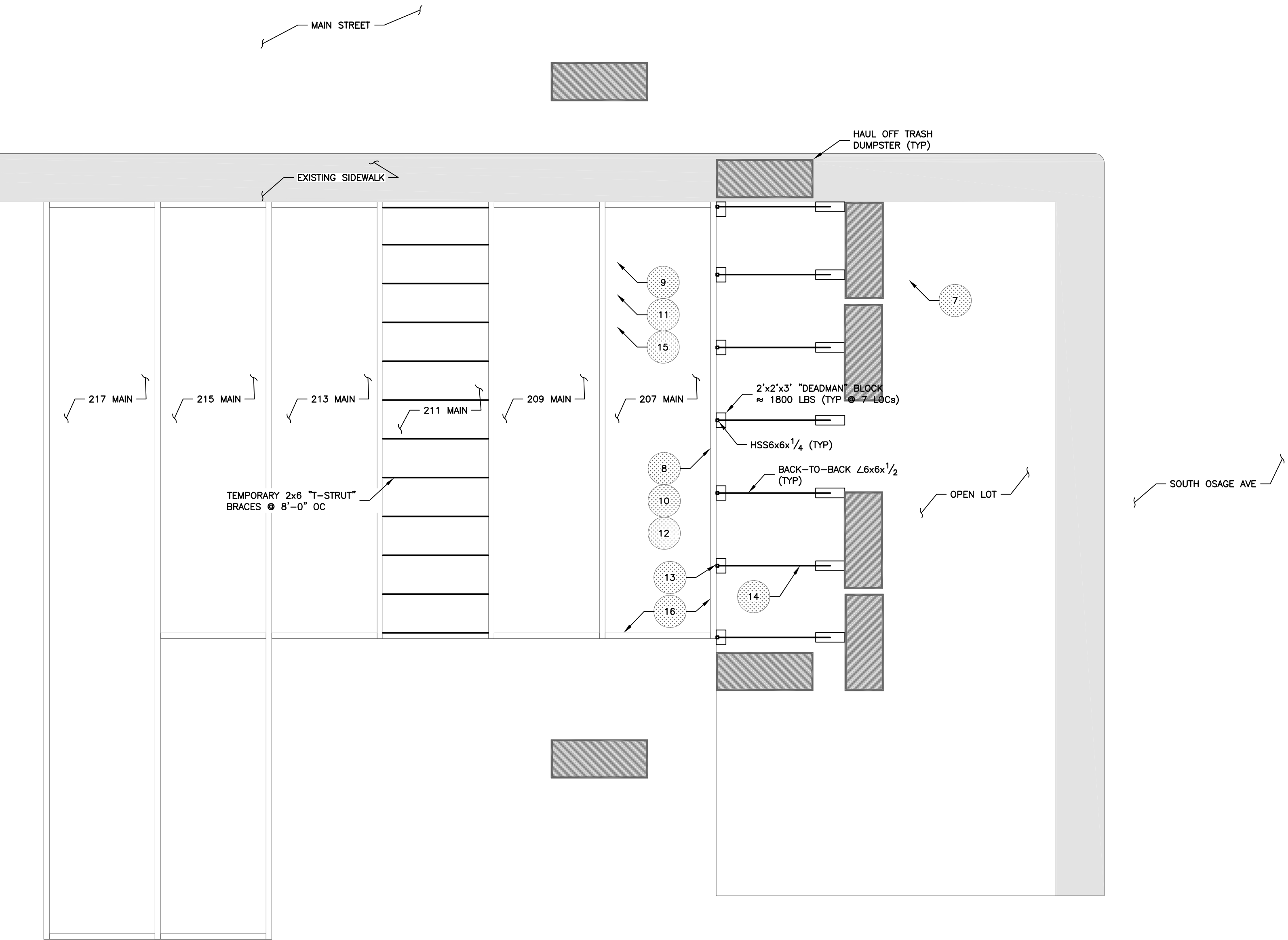
7. RELOCATE TRASH RECEPTACLES AS SHOWN AT THE CONCLUSION OF PHASES 1 & 2.

PHASE 3

8. THE EAST EXTERIOR WALL OF 207 MAIN SHALL HAVE THE MASONRY PARAPET REMOVED AS WELL AS THE MASONRY ABOVE THE CEILING ELEVATION BETWEEN THE TEMPORARY STEEL COLUMNS REMOVED BY THE USE OF A LONG-ARM EXCAVATOR WITH A GRAPPLE ATTACHMENT TO ALLOW FOR CONTROLLED DEMOLITION.
9. REMOVE THE ROOF FRAMING OF 207 BY THE USE OF A LONG-ARM EXCAVATOR WITH A GRAPPLE ATTACHMENT TO ALLOW FOR CONTROLLED DEMOLITION.
10. REMOVE THE EAST MASONRY WALL BETWEEN THE CEILING ELEVATION AND THE FLOOR FRAMING OF THE UPPER FLOOR ELEVATION BY THE USE OF A LONG-ARM EXCAVATOR WITH A GRAPPLE ATTACHMENT TO ALLOW FOR CONTROLLED DEMOLITION.
11. REMOVE THE UPPER FLOOR FRAMING OF 207 BY THE USE OF A LONG-ARM EXCAVATOR WITH A GRAPPLE ATTACHMENT TO ALLOW FOR CONTROLLED DEMOLITION.
12. REMOVE THE REMAINDER OF THE EAST MASONRY WALL COLUMNS TO LEVEL WITH THE ADJACENT GRADE BY THE USE OF A LONG-ARM EXCAVATOR WITH A GRAPPLE ATTACHMENT TO ALLOW FOR CONTROLLED DEMOLITION.
13. IF ANY MASONRY IS REMAINING DUE TO THE TEMPORARY STEEL COLUMNS, EITHER BREAK LOOSE THE MASONRY, OR CUT THE KNIFE PLATES FREE FROM THE TEMPORARY STEEL COLUMNS.
14. REMOVE THE TEMPORARY STEEL BRACING SYSTEM INCLUDING ALL STEEL ELEMENTS AND DEADMAN BLOCKS.
15. REMOVE THE MAIN LEVEL FLOOR FRAMING OF 207 BY THE USE OF A LONG-ARM EXCAVATOR WITH A GRAPPLE ATTACHMENT TO ALLOW FOR CONTROLLED DEMOLITION.
16. REMOVE THE MASONRY WALL ELEMENTS ALONG THE NORTH, EAST, AND SOUTH SIDES OF 207 THAT ARE BELOW GRADE AS WELL AS THE FOUNDATIONS SUPPORTING THE MASONRY WALLS BY THE USE OF A EXCAVATOR WITH A JACKHAMMER, BUCKET, OR GRAPPLE ATTACHMENT.
17. RELOCATE TRASH RECEPTACLES AS SHOWN AFTER THE CONCLUSION OF PHASE 3.

PHASE 4

18. THE EAST EXTERIOR WALL OF 209 MAIN SHALL HAVE THE MASONRY PARAPET REMOVED AS WELL AS THE MASONRY ABOVE THE CEILING ELEVATION BY THE USE OF A LONG-ARM EXCAVATOR WITH A GRAPPLE ATTACHMENT TO ALLOW FOR CONTROLLED DEMOLITION.
19. REMOVE THE ROOF FRAMING OF 209 BY THE USE OF A LONG-ARM EXCAVATOR WITH A GRAPPLE ATTACHMENT TO ALLOW FOR CONTROLLED DEMOLITION.
20. REMOVE THE EAST MASONRY WALL BETWEEN THE CEILING AND THE FLOOR FRAMING OF THE UPPER FLOOR BY THE USE OF A LONG-ARM EXCAVATOR WITH A GRAPPLE ATTACHMENT TO ALLOW FOR CONTROLLED DEMOLITION.
21. REMOVE THE UPPER FLOOR FRAMING OF 209 BY THE USE OF A LONG-ARM EXCAVATOR WITH A GRAPPLE ATTACHMENT TO ALLOW FOR CONTROLLED DEMOLITION.
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23. REMOVE THE MAIN LEVEL FLOOR FRAMING OF 209 BY THE USE OF A LONG-ARM EXCAVATOR WITH A GRAPPLE ATTACHMENT TO ALLOW FOR CONTROLLED DEMOLITION.
24. REMOVE THE MASONRY WALL ELEMENTS ALONG THE NORTH, EAST, AND SOUTH SIDES OF 209 THAT ARE BELOW GRADE AS WELL AS THE FOUNDATIONS SUPPORTING THE MASONRY WALLS.
25. BACKFILL PREVIOUS BASEMENT AND CRAWLSPACE SPACES OF 207 AND 209 MAIN WITH ENGINEERED BACKFILL AT THE GUIDANCE OF A GEOTECHNICAL ENGINEER AS CONSIDERATION OF THE VIBRATORY DISTURBANCE AND PRESSURE BUILD UP AGAINST THE FOUNDATION OF 211 WILL NEED TO BE GIVEN. THIS SHALL BE INCLUDED IN THE BID PACKAGE OF THE DEMOLITION PLAN. APPLY SEED AND STRAW TO THE BARE EARTH AREAS.
26. REMOVE THE INTERIOR BRACES IN 211 WITH THE EXCEPTION OF THE LEDGERS ON THE EAST SIDE DIRECTLY BELOW THE ROOF AND UPPER FLOOR LEVELS. THESE LEDGERS AND ATTACHMENTS TO THE JOISTS SHALL REMAIN SO THAT NO ADVERSE MOVEMENT OF THE NEWLY EXPOSED EAST PARTY WALL OCCURS.
27. REBUILD THE MASONRY PARAPET WALL ABOVE THE ROOF LEVEL ALONG THE PERIMETER WALLS OF 211. ADDITIONAL DESIGN DOCUMENTATION MAY BE REQUIRED DEPENDANT ON THE STATE OF THE PARAPET AFTER DEMOLITION HAS BEEN FINALIZED.
28. CONSULT A BUILDING ENVELOPE CONSULTANT TO ADVISE ON PREVENTING FURTHER DAMAGE TO THE 211 AND THE ADJACENT SPACES FROM MOISTURE INTRUSION.



PHASE 3 DEMOLITION PLAN

1/16" = 1'-0"



JUSTIN ANDRUS-BEARDEN  
ENGINEER  
MISSOURI LICENSE #PE-2024008047

STATE OF MISSOURI  
JUSTIN ANDRUS-BEARDEN  
NUMBER PE-2024008047  
PROFESSIONAL ENGINEER

REV	DESCRIPTION	DATE

DELIVERABLE FOR:  
DEMOLITION PLAN  
207 & 209 MAIN STREET SEDALIA,  
PETTIS CO., MO 65301

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MILLER ENGINEERING  
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OF AUTHORITY #2025000117

**MILLER ENGINEERING**  
structural • forensic • building enclosure

PROJECT: 14204 DATE: 09/12/2025  
DRAWN: J. BEARDEN CHECKED: J. BEARDEN

SHEET NUMBER  
**53.0**

DEMOLITION ORDER OF OPERATIONS

PHASE 1

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PHASE 2

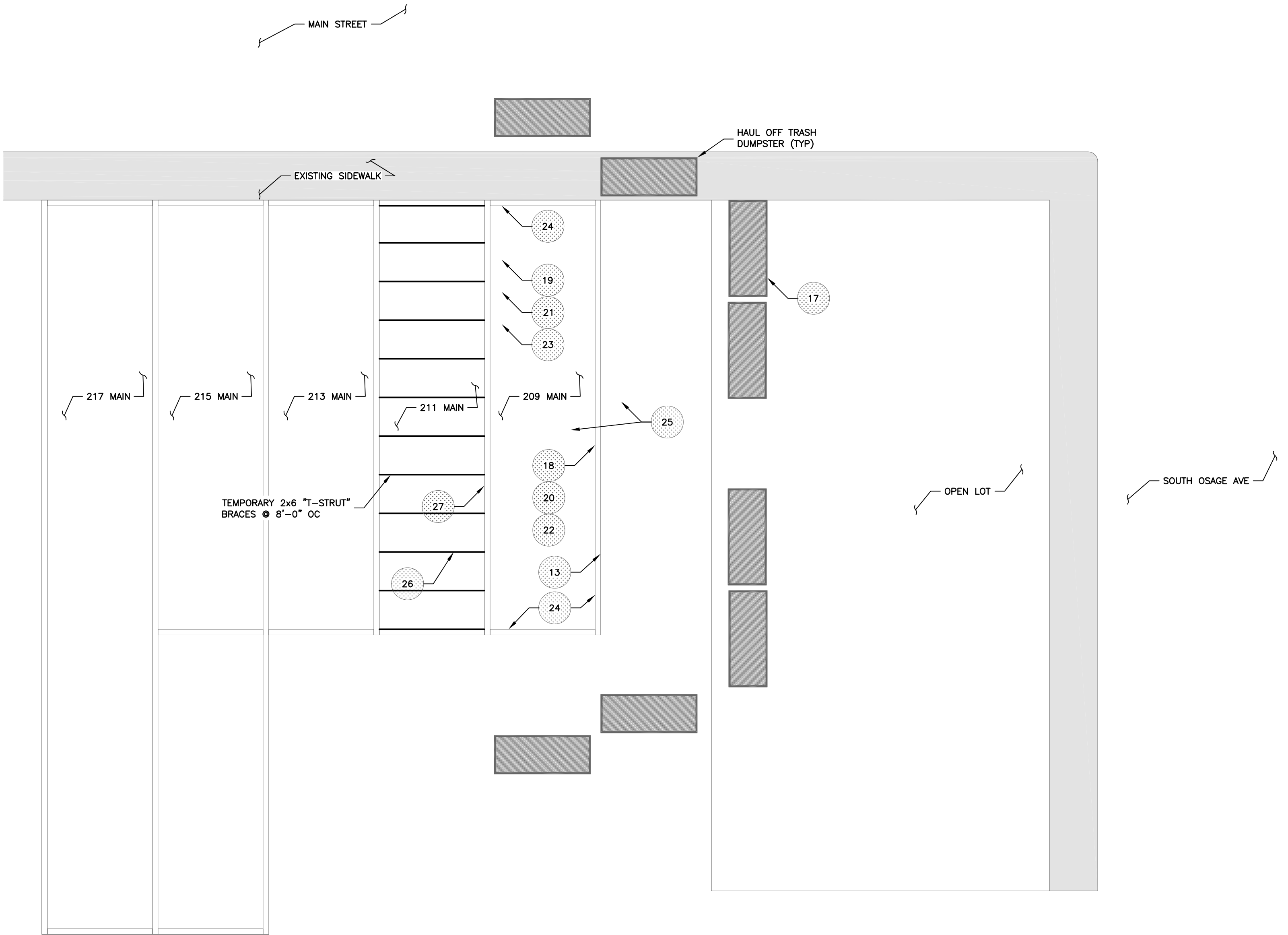
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PHASE 4 DEMOLITION PLAN  
1/16" = 1'-0"



JUSTIN ANDRUS-BEARDEN  
ENGINEER  
MISSOURI LICENSE #FE-2024008047

STATE OF MISSOURI  
JUSTIN ANDRUS-BEARDEN  
NUMBER  
FE-2024008047  
PROFESSIONAL ENGINEER

REV	DESCRIPTION	DATE

DELIVERABLE FOR:  
DEMOLITION PLAN  
207 & 209 MAIN STREET SEDALIA,  
PETTIS CO., MO 65301

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OF AUTHORITY #2023000117

**MILLER**  
ENGINEERING  
structural • forensic • building enclosure

PROJECT: 14204	DATE: 09/12/2025
DRAWN: J. BEARDEN	CHECKED: J. BEARDEN

SHEET NUMBER  
**S 4.0**



**The Identification Specialists**

Analysis Report  
prepared for  
ARSI, Inc.

**Report Date: 8/1/2025**

**Project Name: City Of Sedalia-Exterior-207-215 Main Street**

**Project #: 2518-5**

**SanAir ID#: 25050255**



NVLAP LAB CODE 200870-0

10501 Trade Court, North Chesterfield, Virginia 23236  
888.895.1177 | 804.897.1177 | fax: 804.897.0070 | LabReports@SanAir.com | SanAir.com





SanAir ID Number

25050255

FINAL REPORT

8/1/2025 1:07:08 PM

**Name:** ARSI, Inc.

**Address:** PO Box 105287

Jefferson City, MO 65110

**Phone:** 573-896-0222

**Project Number:** 2518-5

**P.O. Number:** 117

**Project Name:** City Of Sedalia-Exterior-207-215 Main Street

**Collected Date:** 7/31/2025

**Received Date:** 8/1/2025 10:10:00 AM

Dear Bob Anderson,

We at SanAir would like to thank you for the work you recently submitted. The 10 sample(s) were received on Friday, August 01, 2025 via FedEx. The final report(s) is enclosed for the following sample(s): 837, 838, 839, 840, 841, 842, 843, 844, 845, 846.

These results only pertain to this job and should not be used in the interpretation of any other job. This report is only complete in its entirety. Refer to the listing below of the pages included in a complete final report.

Sincerely,

A handwritten signature in black ink that reads "Sandra Sobrino".

Sandra Sobrino  
Asbestos & Materials Laboratory Manager  
SanAir Technologies Laboratory

Final Report Includes:

- Cover Letter
- Analysis Pages
- Disclaimers and Additional Information

Sample conditions:

- 10 samples in Good condition.



SanAir ID Number

25050255

FINAL REPORT

8/1/2025 1:07:08 PM

Name: ARSI, Inc.

Address: PO Box 105287

Jefferson City, MO 65110

Phone: 573-896-0222

Project Number: 2518-5

P.O. Number: 117

Project Name: City Of Sedalia-Exterior-207-215 Main Street

Collected Date: 7/31/2025

Received Date: 8/1/2025 10:10:00 AM

Analyst: Childress, Susan

**Asbestos Bulk PLM EPA 600/R-93/116**

SanAir ID / Description	Stereoscopic	Components		Asbestos Fibers
	Appearance	% Fibrous	% Non-fibrous	
837 / 25050255-001 Roofing Material (207-209), Roofing	Black Non-Fibrous Heterogeneous	10% Synthetic 5% Glass	85% Other	None Detected
837 / 25050255-001 Roofing Material (207-209), Felt	Black Non-Fibrous Homogeneous	20% Cellulose	80% Other	None Detected
838 / 25050255-002 Roof Flashing (207-209)	Various Non-Fibrous Heterogeneous	15% Synthetic	85% Other	None Detected
839 / 25050255-003 Roofing Material (211), Roofing	Black Non-Fibrous Heterogeneous	10% Synthetic 5% Glass	85% Other	None Detected
839 / 25050255-003 Roofing Material (211), Felt	Black Non-Fibrous Homogeneous	20% Cellulose	80% Other	None Detected
840 / 25050255-004 Roof Flashing I(211)	Black Non-Fibrous Heterogeneous		100% Other	None Detected
841 / 25050255-005 Roofing Material (213)	Black Non-Fibrous Heterogeneous	10% Glass	90% Other	None Detected
842 / 25050255-006 Roof Flashing (213)	Black Non-Fibrous Homogeneous		92% Other	8% Chrysotile
843 / 25050255-007 Window Caulk (213)	Grey Non-Fibrous Homogeneous		100% Other	None Detected
844 / 25050255-008 Window Glazing (213)	Grey Non-Fibrous Homogeneous		98% Other	2% Chrysotile

Analyst: *Susan P. Childress*

Approved Signatory:

*[Signature]*

Analysis Date: 8/1/2025

Date: 8/1/2025



SanAir ID Number  
**25050255**  
FINAL REPORT  
8/1/2025 1:07:08 PM

**Name:** ARSI, Inc.  
**Address:** PO Box 105287  
Jefferson City, MO 65110  
**Phone:** 573-896-0222

**Project Number:** 2518-5  
**P.O. Number:** 117  
**Project Name:** City Of Sedalia-Exterior-207-215 Main Street  
**Collected Date:** 7/31/2025  
**Received Date:** 8/1/2025 10:10:00 AM

Analyst: Childress, Susan

### Asbestos Bulk PLM EPA 600/R-93/116

SanAir ID / Description	Stereoscopic	Components		Asbestos Fibers
	Appearance	% Fibrous	% Non-fibrous	
845 / 25050255-009 Window Glazing (211)	Grey Non-Fibrous Homogeneous		98% Other	2% Chrysotile
846 / 25050255-010 Cementious Panels (215)	Grey Non-Fibrous Homogeneous	20% Cellulose	80% Other	None Detected

Analyst: *Susan Childress*

Approved Signatory:

Analysis Date: 8/1/2025

Date: 8/1/2025

**Disclaimer and Additional Information:**  
**Asbestos Bulk PLM EPA 600/R-93/116**

This report is the sole property of the client named on the chain-of-custody (COC) submitted to SanAir Technologies Laboratory, Inc. (SanAir). Results in the report are confidential information intended only for the use by the customer listed on the COC. Neither results nor reports will be discussed with or released to any third party without our client's written permission. The final report shall not be reproduced, except in full, without written approval of the laboratory to assure that parts of the report are not taken out of context. This report and any information contained within shall not be edited, altered, or modified in any way by any persons or agencies receiving, viewing, distributing, or otherwise possessing a copy of this final report. The laboratory reserves the right to perform amendments to any finalized report, of which shall supersede and make obsolete any previous editions. Such changes, modifications, additions, or deletions shall be effective immediately upon notice thereof, which may be given by means including but not limited to posting on the SanAir client portal website, electronic or conventional mail, or by any other means.

The information provided in this report applies only to the samples submitted and is relevant only for the date, time, and location of sampling. The accuracy of the results is dependent upon the client's sampling procedure and information provided to the laboratory by the client on the COC. SanAir assumes no responsibility for the sampling procedure and will provide evaluation reports based solely on the sample(s) in the condition received at the laboratory and information provided by the client on the COC, such as: project number, project name, collection dates, P.O. number, special instructions, samples collected by, sample numbers, sample identifications, sample type, selected analysis type, flow rate, total volume or area, and start-stop times that may affect the validity of the results in this report. Samples were received in good condition unless otherwise noted on the report. When the client requires samples to be tested that deviates from a specific method or condition, all reported results may be affected by the deviation. SanAir assumes no responsibility or liability for the manner in which the results are used or interpreted.

This report does not constitute nor shall not be used by the client to claim product, process, system, or person certification, approval, or endorsement by NVLAP, NIST, NELAC, AIHA LAP, LLC or any other U.S. governmental agencies; all or some tests contained in this report may not be accredited by every local, state, and federal regulatory agencies. Refer to the SanAir website at [www.sanair.com](http://www.sanair.com) for copies of current certificates and scopes of various accreditations, certifications, and licenses or contact the laboratory for inquiries regarding the status or scope of an accreditation or certification.

Samples are held for a period of 60 days. Fibers smaller than 5 microns cannot be seen with this method due to scope limitations. For NY state samples, method EPA 600/M4-82-020 is performed.

**NYELAP Disclaimer:**

Polarized-light microscopy is not consistently reliable in detecting asbestos in floor covering and similar non-friable organically bound materials. Quantitative transmission electron microscopy is currently the only method that can be used to determine if this material can be considered or treated as non-asbestos containing.

**Asbestos Accreditations, Certifications, and Licenses**

National Voluntary Laboratory Accreditation Program (NVLAP) Lab Code 200870-0

City of Philadelphia Department of Public Health Air Management Services, Certification#ALL-460

Commonwealth of Pennsylvania Department of Environmental Protection Number 68-05397

California State Environmental Laboratory Accreditation Program Certificate Number 2915

Colorado Department of Public Health and Environment Registration Number AL-23143

Connecticut Department of Public Health Environmental Laboratory Registration Number PH-0105

Massachusetts Department of Labor Standards Asbestos Analytical Services License Number:

AA000222

State of Maine Department of Environmental Protection License Number: LB-0075

New York State Department of Health Laboratory ID: 11983

State of Rhode Island Department of Health Certification No.: PLM00126

Texas Department of State Health Services License Number: 300440

Commonwealth of Virginia Department of Professional and Occupational Regulation Number:

3333000323

State of Washington Department of Ecology Laboratory ID: C989

State of West Virginia Bureau for Public Health Analytical Laboratory Number: LT000616

Vermont Department of Health License Number: Asb-Co-An-000006

Louisiana Department of Environmental Quality AI Number 212253, LELAP Lab ID #05088



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Powhatan, VA 23139  
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Fax 804.897.0070  
[sanair.com](http://sanair.com)

**Asbestos**  
**Chain of Custody**  
Form 140, Rev 3, 8/28/19

SanAir ID Number

25056255

Company: <b>ARSI, Inc.</b>		Project #: <b>2518-5</b>	Collected by: <b>Bob Anderson</b> <i>BA</i>
Address: <b>PO Box 105287</b>		Project Name: <b>City of Sedalia - Exterior - 207-215 Main Street</b>	Phone #: <b>573-896-0222</b>
City, St., Zip: <b>Jefferson City, MO 65110</b>		Date Collected: <b>07/31/2025</b>	Fax #: <b>573-896-9389</b>
State of Collection: <b>Missouri</b> Account#: <b>3617</b>		P.O. Number: <b>117</b>	Email: <b>bobanderson@arsi-mo.com</b>

Bulk			Air			Soil		
ABB	PLM EPA 600/R-93/116	<input checked="" type="checkbox"/>	ABA	PCM NIOSH 7400	<input type="checkbox"/>	ABSE	PLM EPA 600/R-93/116 (Qual.)	<input type="checkbox"/>
	Positive Stop	<input type="checkbox"/>	ABA-2	OSHA w/ TWA*	<input type="checkbox"/>	<b>Vermiculite &amp; Soil</b>		
ABEPA	PLM EPA 400 Point Count	<input type="checkbox"/>	ABTEM	TEM AHERA	<input type="checkbox"/>	ABSP	PLM CARB 435 (LOD <1%)	<input type="checkbox"/>
ABB1K	PLM EPA 1000 Point Count	<input type="checkbox"/>	ABATN	TEM NIOSH 7402	<input type="checkbox"/>	ABSPI	PLM CARB 435 (LOD 0.25%)	<input type="checkbox"/>
ABBEN	PLM EPA NOB**	<input type="checkbox"/>	ABT2	TEM Level II	<input type="checkbox"/>	ABSP2	PLM CARB 435 (LOD 0.1%)	<input type="checkbox"/>
ABBCH	TEM Chatfield**	<input type="checkbox"/>	Other:		<input type="checkbox"/>	<b>Dust</b>		
ABBTM	TEM EPA NOB**	<input type="checkbox"/>	<b>New York ELAP</b>			ABWA	TEM Wipe ASTM D-6480	<input type="checkbox"/>
ABQ	PLM Qualitative	<input type="checkbox"/>	ABEPA2	NY ELAP 198.1	<input type="checkbox"/>	ABDMV	TEM Microvac ASTM D-5755	<input type="checkbox"/>
			ABENY	NY ELAP 198.6 PLM NOB	<input type="checkbox"/>			
			ABBNY	NY ELAP 198.4 TEM NOB	<input type="checkbox"/>			
<b>Water</b>						Matrix	Other	<input type="checkbox"/>
ABHE	EPA 100.2	<input type="checkbox"/>						<input type="checkbox"/>

\*\* Available on 24-hr. to 5-day TAT

Turn Around Times	3 HR (4 HR TEM) <input checked="" type="checkbox"/>	6 HR (8HR TEM) <input type="checkbox"/>	12 HR <input type="checkbox"/>	1 Day <input type="checkbox"/>
	<input type="checkbox"/> 2 Days	<input type="checkbox"/> 3 Days	<input type="checkbox"/> 4 Days	<input type="checkbox"/> 5 Days

**Special Instructions**

Sample #	Sample Identification/Location	Volume or Area	Sample Date	Flow Rate*	Start - Stop Time*
837	Roofing Material (207 - 209)				
838	Roof Flashing ( 207 -209)				
839	Roofing Material (211)				
840	Roof Flashing ( 211)				
841	Roofing Material (213)				
842	Roof Flashing (213)				
843	Window Caulk (213)				
844	Window Glazing (213)				
845	Window Glazing (211)				
846	Cementious Panels (215)				

Relinquished by	Date	Time	Received by	Date	Time
<i>BA</i> Bob Anderson	07/31/2025	14:30	<i>SM</i>	8/1/25	10:00

If no technician is provided, then the primary contact for your account will be selected. Unless scheduled, the turnaround time for all samples received after 3 pm EST will be logged in the next business day. Weekend or holiday work must be scheduled ahead of time and is charged at 150% of the 3hr TAT or a minimum charge of \$150. A courier charge will be applied for same day and one-day turnaround times for offsite work. SanAir covers Standard Overnight FedEx shipping. Shipments billed to SanAir with a faster shipping rate will result in additional charges.





August 7, 2025

## ENVIRONMENTAL & DEMOLITION CONTRACTORS

P.O. Box 105287, Jefferson City, MO 65110-5287

573.896.0222 ■ www.arsi-mo.com

Service-Disabled Veteran Enterprise (SDVE)

City of Sedalia  
Attn: Bryan Kopp  
200 South Osage Avenue  
Sedalia, MO 65301

## Appendix 3

RE: Limited Pre-Demolition Survey Asbestos Inspection, Commercial Structure, 207-215 W. Main, Sedalia, MO  
ARSI Job # 2518-5.

Bryan:

At your request, on 7/31/25 & 8/6/25, ARSI conducted a limited pre-demolition survey of the commercial building structures located at 207-215 W. Main, Sedalia, MO, which is scheduled for demolition. This inspection was performed to comply with the EPA and MDNR NESHAP regulations, which require a "thorough" asbestos inspection prior to renovation or demolition, conducted by accredited inspector. William Allen we, MDNR Asbestos Inspector #71360225MOIR11067 and Robert Anderson RA, MDNR Asbestos Inspector #7118030525MOIR1531 performed the inspection.

The exterior inspection of the roof and structure was completed on 7/31/25. The interior inspection on 8/6/25 was limited to areas that could be safely accessed and as directed by Bryan Kopp. The basement area of 207 & 209 W. Main was inaccessible due to the structure instability. The interior of 211-215 was inaccessible due to legal reasons at this time.

Twenty (20) bulk samples (which were separated into twenty-nine (29) distinct components) of suspected ACM were collected. All the samples were sent to SanAir Technologies Laboratory, Powhatan, Virginia, an independent NVLAP-accredited laboratory, for analysis by polarized light microscopy.

Four (04) samples tested positive for asbestos, namely:

### 207 W. Main Street

	Sample Number	Description	Category	Condition	Quantities
1	847	Multicolored 9"x9" Floor Tile on wood Typical in the Main Level of 207 W. Main	Category I Non-Friable	Poor	1,760ft <sup>2</sup>

### 211 W. Main Street

	Sample Number	Description	Category	Condition	Quantities
1	845	Window Glazing – Typical on 211 W. Main	Category II Non-Friable	Fair	6ea – 160lf

### 213 W. Main Street

	Sample Number	Description	Category	Condition	Quantities
1	842	Roof Flashing – Typical on 213 W. Main	Category I Non-Friable	Good	TBD
2	844	Window Glazing – Typical on 213 W. Main	Category II Non-Friable	Fair	5ea – 130lf

All of the other samples tested either negative for asbestos, or less than 1% asbestos, which is below the EPA/DNR regulatory threshold/definition of an asbestos-containing material.

### CLARIFICATIONS & LIMITATION OF INSPECTION

This inspection covered only those areas in the building that were exposed and /or physically accessible to the inspectors. Although reasonable effort was made to survey accessible suspect materials, additional suspect but not-sampled materials could be in walls, in voids, or other concealed areas.

Below is a list of items not tested by this inspection:

- Electrical wiring insulation
- Waterproofing materials
- Interior Boiler Insulations or Gasket Materials
- Lead-Based Paint
- Fluorescent Light Bulbs
- PCB Ballast
- Any other hazardous materials

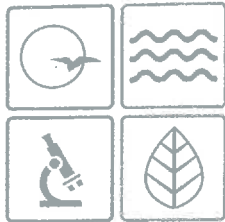
Enclosed with this document are copies of the laboratory analysis report, chain of custody letter, site work sheets, photographs of portions of the asbestos-containing materials identified by the inspection, and MDNR certification of inspectors performing the inspection. Additional information regarding DNR and EPA asbestos regulations can be found at the following website: [www.dnr.mo.gov/pubs/pub2157.htm](http://www.dnr.mo.gov/pubs/pub2157.htm). Thank you for the opportunity of serving you in this capacity. Don't hesitate to call if you have any questions.

Sincerely,

ARSI, Inc.

A handwritten signature in dark ink, appearing to read 'W. Allen' or similar, with a stylized flourish at the end.

William Allen (Rusty)  
Operations Manager



# MISSOURI DEPARTMENT OF NATURAL RESOURCES

Mike Kehoe  
Governor

CERTIFICATION NUMBER:  
**7136022525MOIR11067**

THIS CERTIFIES

**William R Allen**

HAS COMPLETED THE CERTIFICATION

REQUIREMENTS FOR

**Inspector**



February 28, 2025

William R Allen  
[REDACTED]  
[REDACTED]

APPROVED: **02/28/2025**

TRAINING DATE: **02/25/2025**

EXPIRES: **02/28/2026**

  
Director of Air Pollution Control Program

## RE: Missouri Asbestos Occupation Certification Card

Enclosed is your certification card for Asbestos Inspector, as issued by the Asbestos Unit of the Missouri Department of Natural Resources' Air Pollution Control Program.

Missouri Certification Number: 7136022525MOIR11067

Course Training Date: February 25, 2025

Missouri Certification Approval Date: February 28, 2025

Missouri Certification Expiration Date: February 28, 2026

### Note:

- All Missouri-certified asbestos personnel must comply with the following statutes and regulations:
  - Sections 643.225 to 643.250, RSMo;
  - 10 CSR 10-6.241 *Asbestos Projects-Registration, Abatement, Notification, Inspection, Demolition, and Performance Requirements*; and
  - 10 CSR 10-6.250 *Asbestos Projects-Certification, Accreditation and Business Exemption Requirements*.
- To keep your occupation certification up-to-date, you must complete an annual refresher course and submit a renewal application each year.
- In order to be eligible to renew your certification, you must successfully complete a refresher course with a Missouri-accredited training provider within 12 months of the expiration date of your current training certificate. If you exceed this grace period, you will be required to retake a Missouri-accredited initial course in order to be eligible for Missouri certification.

To obtain a copy of the certification renewal application, or review regulations and requirements, please visit our website at <http://dnr.mo.gov/env/apcp/asbestos/index.htm>.

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

## AIR POLLUTION CONTROL PROGRAM



Director of Air Pollution Control Program





**MISSOURI**  
DEPARTMENT OF  
NATURAL RESOURCES

Mike Kehoe  
Governor

Kurt U. Schaefer

CERTIFICATION NUMBER:  
**7118030525MOIR1531**

THIS CERTIFIES  
**Robert A Anderson**  
HAS COMPLETED THE CERTIFICATION  
REQUIREMENTS FOR  
**Inspector**



March 11, 2025

Robert A Anderson  
[Redacted]  
[Redacted]

APPROVED: **03/11/2025**

TRAINING DATE: **03/05/2025**

EXPIRES: **03/11/2026**

  
Director of Air Pollution Control Program

**RE: Missouri Asbestos Occupation Certification Card**

Enclosed is your certification card for Asbestos Inspector, as issued by the Asbestos Unit of the Missouri Department of Natural Resources' Air Pollution Control Program.

Missouri Certification Number: 7118030525MOIR1531

Course Training Date: March 05, 2025

Missouri Certification Approval Date: March 11, 2025

Missouri Certification Expiration Date: March 11, 2026

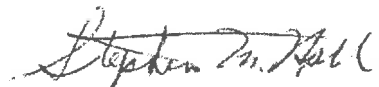
**Note:**

- All Missouri-certified asbestos personnel must comply with the following statutes and regulations:
  - Sections 643.225 to 643.250, RSMo;
  - 10 CSR 10-6.241 *Asbestos Projects-Registration, Abatement, Notification, Inspection, Demolition, and Performance Requirements; and*
  - 10 CSR 10-6.250 *Asbestos Projects-Certification, Accreditation and Business Exemption Requirements.*
- To keep your occupation certification up-to-date, you must complete an annual refresher course and submit a renewal application each year.
- In order to be eligible to renew your certification, you must successfully complete a refresher course with a Missouri-accredited training provider within 12 months of the expiration date of your current training certificate. If you exceed this grace period, you will be required to retake a Missouri-accredited initial course in order to be eligible for Missouri certification.

To obtain a copy of the certification renewal application, or review regulations and requirements, please visit our website at <http://dnr.mo.gov/env/apcp/asbestos/index.htm>.

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

**AIR POLLUTION CONTROL PROGRAM**



Director of Air Pollution Control Program





Analysis Report  
prepared for  
ARSI, Inc.

**Report Date: 8/7/2025**

**Project Name: City Of Sedalia-207 W Main Street**

**Project #: 2518-5**

**SanAir ID#: 25051719**



NVLAP LAB CODE 200870-0

10501 Trade Court, North Chesterfield, Virginia 23236  
888.895.1177 | 804.897.1177 | fax: 804.897.0070 | LabReports@SanAir.com | SanAir.com





SanAir ID Number

25051719

FINAL REPORT

8/7/2025 11:42:59 AM

**Name:** ARSI, Inc.  
**Address:** PO Box 105287  
Jefferson City, MO 65110  
**Phone:** 573-896-0222

**Project Number:** 2518-5  
**P.O. Number:** 117  
**Project Name:** City Of Sedalia-207 W Main Street  
**Collected Date:** 8/6/2025  
**Received Date:** 8/7/2025 10:10:00 AM

Dear William Allen,

We at SanAir would like to thank you for the work you recently submitted. The 4 sample(s) were received on Thursday, August 07, 2025 via FedEx. The final report(s) is enclosed for the following sample(s): 847, 848, 849, 850.

These results only pertain to this job and should not be used in the interpretation of any other job. This report is only complete in its entirety. Refer to the listing below of the pages included in a complete final report.

Sincerely,

A handwritten signature in black ink that reads "Sandra Sobrino". The signature is fluid and cursive.

Sandra Sobrino  
Asbestos & Materials Laboratory Manager  
SanAir Technologies Laboratory

**Final Report Includes:**

- Cover Letter
- Analysis Pages
- Disclaimers and Additional Information

**Sample conditions:**

- 4 samples in Good condition.



SanAir ID Number

25051719

FINAL REPORT

8/7/2025 11:42:59 AM

**Name:** ARSI, Inc.  
**Address:** PO Box 105287  
Jefferson City, MO 65110  
**Phone:** 573-896-0222

**Project Number:** 2518-5  
**P.O. Number:** 117  
**Project Name:** City Of Sedalia-207 W Main Street  
**Collected Date:** 8/6/2025  
**Received Date:** 8/7/2025 10:10:00 AM

Analyst: Magalis, Lane

**Asbestos Bulk PLM EPA 600/R-93/116**

SanAir ID / Description	Stereoscopic Appearance	Components		Asbestos Fibers
		% Fibrous	% Non-fibrous	
847 / 25051719-001 Multi-colored Floor Tile (9"x9") & Mastic On Wood-Main, Tile	Various Non-Fibrous Heterogeneous		97% Other	3% Chrysotile
847 / 25051719-001 Multi-colored Floor Tile (9"x9") & Mastic On Wood-Main, Mastic	Black Non-Fibrous Homogeneous		100% Other	None Detected
848 / 25051719-002 Plaster Ceiling On Wood Lathe- Main Level Area	White Non-Fibrous Heterogeneous	5% Cellulose	95% Other	None Detected
849 / 25051719-003 Wall Plaster On Masonry-Upper Level Area, Plaster	Grey Non-Fibrous Heterogeneous		100% Other	None Detected
849 / 25051719-003 Wall Plaster On Masonry-Upper Level Area, Skim Coat	White Non-Fibrous Homogeneous		100% Other	None Detected
850 / 25051719-004 Ceiling Plaster Over Gyp Board- Upper Level Area, Plaster	Grey Non-Fibrous Heterogeneous		100% Other	None Detected
850 / 25051719-004 Ceiling Plaster Over Gyp Board- Upper Level Area, Skim Coat	White Non-Fibrous Homogeneous		100% Other	None Detected

Analyst:

Analysis Date: 8/7/2025

Approved Signatory:

Date: 8/7/2025

**Disclaimer and Additional Information:**  
**Asbestos Bulk PLM EPA 600/R-93/116**

This report is the sole property of the client named on the chain-of-custody (COC) submitted to SanAir Technologies Laboratory, Inc. (SanAir). Results in the report are confidential information intended only for the use by the customer listed on the COC. Neither results nor reports will be discussed with or released to any third party without our client's written permission. The final report shall not be reproduced, except in full, without written approval of the laboratory to assure that parts of the report are not taken out of context. This report and any information contained within shall not be edited, altered, or modified in any way by any persons or agencies receiving, viewing, distributing, or otherwise possessing a copy of this final report. The laboratory reserves the right to perform amendments to any finalized report, of which shall supersede and make obsolete any previous editions. Such changes, modifications, additions, or deletions shall be effective immediately upon notice thereof, which may be given by means including but not limited to posting on the SanAir client portal website, electronic or conventional mail, or by any other means.

The information provided in this report applies only to the samples submitted and is relevant only for the date, time, and location of sampling. The accuracy of the results is dependent upon the client's sampling procedure and information provided to the laboratory by the client on the COC. SanAir assumes no responsibility for the sampling procedure and will provide evaluation reports based solely on the sample(s) in the condition received at the laboratory and information provided by the client on the COC, such as: project number, project name, collection dates, P.O. number, special instructions, samples collected by, sample numbers, sample identifications, sample type, selected analysis type, flow rate, total volume or area, and start-stop times that may affect the validity of the results in this report. Samples were received in good condition unless otherwise noted on the report. When the client requires samples to be tested that deviates from a specific method or condition, all reported results may be affected by the deviation. SanAir assumes no responsibility or liability for the manner in which the results are used or interpreted.

This report does not constitute nor shall not be used by the client to claim product, process, system, or person certification, approval, or endorsement by NVLAP, NIST, NELAC, AIHA LAP, LLC or any other U.S. governmental agencies; all or some tests contained in this report may not be accredited by every local, state, and federal regulatory agencies. Refer to the SanAir website at [www.sanair.com](http://www.sanair.com) for copies of current certificates and scopes of various accreditations, certifications, and licenses or contact the laboratory for inquiries regarding the status or scope of an accreditation or certification.

Samples are held for a period of 60 days. Fibers smaller than 5 microns cannot be seen with this method due to scope limitations. For NY state samples, method EPA 600/M4-82-020 is performed.

**NYELAP Disclaimer:**

Polarized-light microscopy is not consistently reliable in detecting asbestos in floor covering and similar non-friable organically bound materials. Quantitative transmission electron microscopy is currently the only method that can be used to determine if this material can be considered or treated as non-asbestos containing.

**Asbestos Accreditations, Certifications, and Licenses**

National Voluntary Laboratory Accreditation Program (NVLAP) Lab Code 200870-0  
City of Philadelphia Department of Public Health Air Management Services, Certification#ALL-460  
Commonwealth of Pennsylvania Department of Environmental Protection Number 68-05397  
California State Environmental Laboratory Accreditation Program Certificate Number 2915  
Colorado Department of Public Health and Environment Registration Number AL-23143  
Connecticut Department of Public Health Environmental Laboratory Registration Number PH-0105  
Massachusetts Department of Labor Standards Asbestos Analytical Services License Number: AA000222  
State of Maine Department of Environmental Protection License Number: LB-0075  
New York State Department of Health Laboratory ID: 11983  
State of Rhode Island Department of Health Certification No.: PLM00126  
Texas Department of State Health Services License Number: 300440  
Commonwealth of Virginia Department of Professional and Occupational Regulation Number: 3333000323  
State of Washington Department of Ecology Laboratory ID: C989  
State of West Virginia Bureau for Public Health Analytical Laboratory Number: LT000616  
Vermont Department of Health License Number: Asb-Co-An-000006  
Louisiana Department of Environmental Quality AI Number 212253, LELAP Lab ID #05088



1551 Oakbridge Dr. STE B  
Powhatan, VA 23139  
804.897.1177 / 888.895.1177  
Fax 804.897.0070  
sanair.com

Asbestos  
Chain of Custody  
Form 140, Rev 1, 1/20/2017

SanAir ID Number

20051719

Company: <b>ARSI, Inc.</b>		Project #: <b>2518-5</b>	Collect by: <b>William Allen</b>
Address: <b>PO Box 105287</b>		Project Name: <b>City of Sedalia - 207 W. Main Street</b>	Phone #: <b>573-896-0222</b>
City, St., Zip: <b>Jefferson City, MO 65110</b>		Date Collected: <b>8/6/25</b>	Fax #: <b>573-896-9389</b>
State of Collection: <b>MO</b>	Account#: <b>3617</b>	P.O. Number: <b>117</b>	Email: <b>rustyallen@arsi-mo.com</b>

Bulk			Air			Soil		
ABB	PLM EPA 600/R-93/116	<input checked="" type="checkbox"/>	ABA	PCM NIOSH 7400	<input type="checkbox"/>	ABSE	PLM EPA 600/R-93/116 (Qual.)	<input type="checkbox"/>
	Positive Stop	<input type="checkbox"/>	ABA-2	OSHA w/ TWA*	<input type="checkbox"/>	Vermiculite & Soil		
ABEPA	PLM EPA 400 Point Count	<input type="checkbox"/>	ABTEM	TEM AHERA	<input type="checkbox"/>	ABSP	PLM CARB 435 (LOD <1%)	<input type="checkbox"/>
ABB1K	PLM EPA 1000 Point Count	<input type="checkbox"/>	ABATN	TEM NIOSH 7402	<input type="checkbox"/>	ABSP1	PLM CARB 435 (LOD 0.25%)	<input type="checkbox"/>
ABBEN	PLM EPA NOB**	<input type="checkbox"/>	ABT2	TEM Level II	<input type="checkbox"/>	ABSP2	PLM CARB 435 (LOD 0.1%)	<input type="checkbox"/>
ABBCH	TEM Chatfield**	<input type="checkbox"/>	Other:		<input type="checkbox"/>	Dust		
ABBTM	TEM EPA NOB**	<input type="checkbox"/>	New York ELAP			ABWA	TEM Wipe ASTM D-6480	<input type="checkbox"/>
ABQ	PLM Qualitative	<input type="checkbox"/>	PLM NY	PLM EPA 600/M4-82-020	<input type="checkbox"/>	ABDMV	TEM Microvac ASTM D-5755	<input type="checkbox"/>
			ABEPA2	NY ELAP 198.1	<input type="checkbox"/>	Matrix Other		
			ABENY	NY ELAP 198.6 PLM NOB	<input type="checkbox"/>			
			ABBNY	NY ELAP 198.4 TEM NOB	<input type="checkbox"/>			

\*\* Available on 24-hr. to 5-day TAT

Water	
ABHE	EPA 100.2 <input type="checkbox"/>

Turn Around Times	3 HR (4 HR TEM) <input checked="" type="checkbox"/>	6 HR (8HR TEM) <input type="checkbox"/>	12 HR <input type="checkbox"/>	24 HR <input type="checkbox"/>
	<input type="checkbox"/> 2 Days	<input type="checkbox"/> 3 Days	<input type="checkbox"/> 4 Days	<input type="checkbox"/> 5 Days

**Special Instructions** Point Count of EPA NOB any samples less than 1% or without a trace. Contact the office for any questions.

Sample #	Sample Identification/Location	Volume or Area	Sample Date	Flow Rate*	Start - Stop Time*
847	multi-colored floor tile (9" x 8") & mastic on wood - Main Level Area				
848	plaster ceiling on wood lathe - Main Level Area				
849	wall plaster on masonry - Upper Level Area				
850	ceiling plaster over gyp board - Upper Level Area				

Relinquished by	Date	Time	Received by	Date	Time
W. Allen	8/6/25	2:15pm	Shu	8/7/25	10:10am

If no technician is provided, then the primary contact for your account will be selected. Unless scheduled, the turnaround time for all samples received after 3 pm EST Friday will begin at 8 am Monday morning. Weekend or holiday work must be scheduled ahead of time and is charged for rush turnaround time. SanAir covers Standard Overnight FedEx shipping. Shipments billed to SanAir with a faster shipping rate will result in additional charges.



Analysis Report  
prepared for  
ARSI, Inc.

**Report Date: 8/7/2025**

**Project Name: City Of Sedalia - 209 W. Main Street**

**Project #: 2518-5**

**SanAir ID#: 25051777**



NVLAP LAB CODE 200870-0

10501 Trade Court, North Chesterfield, Virginia 23236  
888.895.1177 | 804.897.1177 | fax: 804.897.0070 | LabReports@SanAir.com | SanAir.com





SanAir ID Number

25051777

FINAL REPORT

8/7/2025 12:48:03 PM

**Name:** ARSI, Inc.  
**Address:** PO Box 105287  
Jefferson City, MO 65110  
**Phone:** 573-896-0222

**Project Number:** 2518-5  
**P.O. Number:** 117  
**Project Name:** City Of Sedalia - 209 W. Main Street  
**Collected Date:** 8/6/2025  
**Received Date:** 8/7/2025 10:10:00 AM

Dear William Allen,

We at SanAir would like to thank you for the work you recently submitted. The 6 sample(s) were received on Thursday, August 07, 2025 via FedEx. The final report(s) is enclosed for the following sample(s): 851, 852, 853, 854, 855, 856.

These results only pertain to this job and should not be used in the interpretation of any other job. This report is only complete in its entirety. Refer to the listing below of the pages included in a complete final report.

Sincerely,

A handwritten signature in black ink that reads "Sandra Sobrino". The signature is written in a cursive, flowing style.

Sandra Sobrino  
Asbestos & Materials Laboratory Manager  
SanAir Technologies Laboratory

**Final Report Includes:**

- Cover Letter
- Analysis Pages
- Disclaimers and Additional Information

**Sample conditions:**

- 6 samples in Good condition.



SanAir ID Number

25051777

FINAL REPORT

8/7/2025 12:48:03 PM

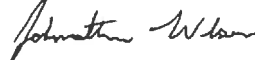
**Name:** ARSI, Inc.  
**Address:** PO Box 105287  
Jefferson City, MO 65110  
**Phone:** 573-896-0222

**Project Number:** 2518-5  
**P.O. Number:** 117  
**Project Name:** City Of Sedalia - 209 W. Main Street  
**Collected Date:** 8/6/2025  
**Received Date:** 8/7/2025 10:10:00 AM

Analyst: Williams, Darien

**Asbestos Bulk PLM EPA 600/R-93/116**

SanAir ID / Description	Stereoscopic	Components		Asbestos Fibers
	Appearance	% Fibrous	% Non-fibrous	
851 / 25051777-001 Wall Plaster On Masonry - Main Level Area, Plaster	Grey Non-Fibrous Heterogeneous		100% Other	None Detected
851 / 25051777-001 Wall Plaster On Masonry - Main Level Area, Top Coating	White Non-Fibrous Homogeneous		100% Other	None Detected
852 / 25051777-002 Plaster Ceiling At Stairwell On Wood Lathe - Main Level Area, Plaster	Grey Non-Fibrous Heterogeneous		100% Other	None Detected
852 / 25051777-002 Plaster Ceiling At Stairwell On Wood Lathe - Main Level Area, Skim Coat	White Non-Fibrous Homogeneous		100% Other	None Detected
853 / 25051777-003 Gyp Wallboard - Upper Level Area	White Non-Fibrous Homogeneous	10% Cellulose	90% Other	None Detected
854 / 25051777-004 Wall Plaster On Masonry - Upper Level Area, Plaster	Grey Non-Fibrous Heterogeneous		100% Other	None Detected
854 / 25051777-004 Wall Plaster On Masonry - Upper Level Area, Skim Coat	White Non-Fibrous Homogeneous		100% Other	None Detected
855 / 25051777-005 2'x4' Suspended Ceiling Tile - Upper Level Area	Off-White Fibrous Homogeneous	85% Cellulose	15% Other	None Detected
856 / 25051777-006 Plaster Ceiling On Wood Lathe - Upper Level Area, Plaster	Grey Non-Fibrous Heterogeneous		100% Other	None Detected
856 / 25051777-006 Plaster Ceiling On Wood Lathe - Upper Level Area, Skim Coat	White Non-Fibrous Homogeneous		100% Other	None Detected

Analyst: Approved Signatory: 

Analysis Date: 8/7/2025

Date: 8/7/2025



**Name:** ARSI, Inc.  
**Address:** PO Box 105287  
Jefferson City, MO 65110  
**Phone:** 573-896-0222

SanAir ID Number

**25051777**

FINAL REPORT

8/7/2025 12:48:03 PM

**Project Number:** 2518-5

**P.O. Number:** 117

**Project Name:** City Of Sedalia - 209 W. Main Street

**Collected Date:** 8/6/2025

**Received Date:** 8/7/2025 10:10:00 AM

**Disclaimer and Additional Information:**  
**Asbestos Bulk PLM EPA 600/R-93/116**

This report is the sole property of the client named on the chain-of-custody (COC) submitted to SanAir Technologies Laboratory, Inc. (SanAir). Results in the report are confidential information intended only for the use by the customer listed on the COC. Neither results nor reports will be discussed with or released to any third party without our client's written permission. The final report shall not be reproduced, except in full, without written approval of the laboratory to assure that parts of the report are not taken out of context. This report and any information contained within shall not be edited, altered, or modified in any way by any persons or agencies receiving, viewing, distributing, or otherwise possessing a copy of this final report. The laboratory reserves the right to perform amendments to any finalized report, of which shall supersede and make obsolete any previous editions. Such changes, modifications, additions, or deletions shall be effective immediately upon notice thereof, which may be given by means including but not limited to posting on the SanAir client portal website, electronic or conventional mail, or by any other means.

The information provided in this report applies only to the samples submitted and is relevant only for the date, time, and location of sampling. The accuracy of the results is dependent upon the client's sampling procedure and information provided to the laboratory by the client on the COC. SanAir assumes no responsibility for the sampling procedure and will provide evaluation reports based solely on the sample(s) in the condition received at the laboratory and information provided by the client on the COC, such as: project number, project name, collection dates, P.O. number, special instructions, samples collected by, sample numbers, sample identifications, sample type, selected analysis type, flow rate, total volume or area, and start-stop times that may affect the validity of the results in this report. Samples were received in good condition unless otherwise noted on the report. When the client requires samples to be tested that deviates from a specific method or condition, all reported results may be affected by the deviation. SanAir assumes no responsibility or liability for the manner in which the results are used or interpreted.

This report does not constitute nor shall not be used by the client to claim product, process, system, or person certification, approval, or endorsement by NVLAP, NIST, NELAC, AIHA LAP, LLC or any other U.S. governmental agencies; all or some tests contained in this report may not be accredited by every local, state, and federal regulatory agencies. Refer to the SanAir website at [www.sanair.com](http://www.sanair.com) for copies of current certificates and scopes of various accreditations, certifications, and licenses or contact the laboratory for inquiries regarding the status or scope of an accreditation or certification.

Samples are held for a period of 60 days. Fibers smaller than 5 microns cannot be seen with this method due to scope limitations. For NY state samples, method EPA 600/M4-82-020 is performed.

**NYELAP Disclaimer:**

Polarized-light microscopy is not consistently reliable in detecting asbestos in floor covering and similar non-friable organically bound materials. Quantitative transmission electron microscopy is currently the only method that can be used to determine if this material can be considered or treated as non-asbestos containing.

**Asbestos Accreditations, Certifications, and Licenses**

National Voluntary Laboratory Accreditation Program (NVLAP) Lab Code 200870-0  
City of Philadelphia Department of Public Health Air Management Services, Certification#ALL-460  
Commonwealth of Pennsylvania Department of Environmental Protection Number 68-05397  
California State Environmental Laboratory Accreditation Program Certificate Number 2915  
Colorado Department of Public Health and Environment Registration Number AL-23143  
Connecticut Department of Public Health Environmental Laboratory Registration Number PH-0105  
Massachusetts Department of Labor Standards Asbestos Analytical Services License Number:  
AA000222  
State of Maine Department of Environmental Protection License Number: LB-0075  
New York State Department of Health Laboratory ID: 11983  
State of Rhode Island Department of Health Certification No.: PLM00126  
Texas Department of State Health Services License Number: 300440  
Commonwealth of Virginia Department of Professional and Occupational Regulation Number:  
3333000323  
State of Washington Department of Ecology Laboratory ID: C989  
State of West Virginia Bureau for Public Health Analytical Laboratory Number: LT000616  
Vermont Department of Health License Number: Asb-Co-An-000006  
Louisiana Department of Environmental Quality AI Number 212253, LELAP Lab ID #05088



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Powhatan, VA 23139  
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Fax 804.897.0070  
[sanair.com](http://sanair.com)

**Asbestos**  
**Chain of Custody**  
Form 140, Rev 1, 1/20 2017

SanAir ID Number

25051777

Company: <b>ARSI, Inc.</b>		Project #: <b>2518-5</b>		Collect by: <b>William Allen</b>
Address: <b>PO Box 105287</b>		Project Name: <b>City of Sedalia - 209 W. Main Street</b>		Phone #: <b>573-896-0222</b>
City, St., Zip: <b>Jefferson City, MO 65110</b>		Date Collected: <b>8/6/25</b>		Fax #: <b>573-896-9389</b>
State of Collection: <b>MO</b> Account #: <b>3617</b>		P.O. Number: <b>117</b>		Email: <b>rustyallen@arsi-mo.com</b>

Bulk			Air			Soil		
ABB	PLM EPA 600/R-93/116	<input checked="" type="checkbox"/>	ABA	PCM NIOSH 7400	<input type="checkbox"/>	ABSE	PLM EPA 600/R-93/116 (Qual.)	<input type="checkbox"/>
	Positive Stop	<input type="checkbox"/>	ABA-2	OSHA w/ TWA*	<input type="checkbox"/>	<b>Vermiculite &amp; Soil</b>		
ABEPA	PLM EPA 400 Point Count	<input type="checkbox"/>	ABTEM	TEM AHERA	<input type="checkbox"/>	ABSP	PLM CARB 435 (LOD <1%)	<input type="checkbox"/>
ABB1K	PLM EPA 1000 Point Count	<input type="checkbox"/>	ABATN	TEM NIOSH 7402	<input type="checkbox"/>	ABSP1	PLM CARB 435 (LOD 0.25%)	<input type="checkbox"/>
ABBEN	PLM EPA NOB**	<input type="checkbox"/>	ABT2	TEM Level II	<input type="checkbox"/>	ABSP2	PLM CARB 435 (LOD 0.1%)	<input type="checkbox"/>
ABBCB	TEM Chatfield**	<input type="checkbox"/>	Other:		<input type="checkbox"/>	<b>Dust</b>		
ABBTM	TEM EPA NOB**	<input type="checkbox"/>	<b>New York ELAP</b>			ABWA	TEM Wipe ASTM D-6480	<input type="checkbox"/>
ABQ	PLM Qualitative	<input type="checkbox"/>	PLM NY	PLM EPA 600/M4-82-020	<input type="checkbox"/>	ABDMV	TEM Microvac ASTM D-5755	<input type="checkbox"/>
			ABEPA2	NY ELAP 198.1	<input type="checkbox"/>			
			ABENY	NY ELAP 198.6 PLM NOB	<input type="checkbox"/>			
			ABBNY	NY ELAP 198.4 TEM NOB	<input type="checkbox"/>			
						Matrix	Other	<input type="checkbox"/>

\*\* Available on 24-hr. to 5-day TAT

Water	
ABHE	EPA 100.2 <input type="checkbox"/>

Turn Around Times	3 HR (4 HR TEM) <input checked="" type="checkbox"/>	6 HR (8HR TEM) <input type="checkbox"/>	12 HR <input type="checkbox"/>	24 HR <input type="checkbox"/>
	<input type="checkbox"/> 2 Days	<input type="checkbox"/> 3 Days	<input type="checkbox"/> 4 Days	<input type="checkbox"/> 5 Days

<b>Special Instructions</b>	Point Count of EPA NOB any samples less than 1% or without a trace. Contact the office for any questions.
-----------------------------	---

Sample #	Sample Identification/Location	Volume or Area	Sample Date	Flow Rate*	Start - Stop Time*
851	wall plaster on masonry - Main Level Area				
852	plaster ceiling at stairwell on wood lathe - Main Level Area				
853	gyp wall board - Upper Level Area				
854	wall plaster on masonry - Upper Level Area				
855	2' x 4' suspended ceiling tile - Upper Level Area				
856	plaster ceiling on wood lathe - Upper Level Area				

Relinquished by	Date	Time	Received by	Date	Time
W. Allen	8/6/25	2:20pm	<i>WAC</i>	8/7/25	10:10AM

If no technician is provided, then the primary contact for your account will be selected. Unless scheduled, the turnaround time for all samples received after 3 pm EST Friday will begin at 8 am Monday morning. Weekend or holiday work must be scheduled ahead of time and is charged for rush turnaround time. SanAir covers Standard Overnight FedEx shipping. Shipments billed to SanAir with a faster shipping rate will result in additional charges.

Page 1 of 1



Analysis Report  
prepared for  
ARSI, Inc.

**Report Date: 8/1/2025**

**Project Name: City Of Sedalia-Exterior-207-215 Main Street**

**Project #: 2518-5**

**SanAir ID#: 25050255**



NVLAP LAB CODE 200870-0

10501 Trade Court, North Chesterfield, Virginia 23236  
888.895.1177 | 804.897.1177 | fax: 804.897.0070 | LabReports@SanAir.com | SanAir.com





SanAir ID Number  
**25050255**  
FINAL REPORT  
8/1/2025 1:07:08 PM

**Name:** ARSI, Inc.  
**Address:** PO Box 105287  
Jefferson City, MO 65110  
**Phone:** 573-896-0222

**Project Number:** 2518-5  
**P.O. Number:** 117  
**Project Name:** City Of Sedalia-Exterior-207-215 Main Street  
**Collected Date:** 7/31/2025  
**Received Date:** 8/1/2025 10:10:00 AM

Dear Bob Anderson,

We at SanAir would like to thank you for the work you recently submitted. The 10 sample(s) were received on Friday, August 01, 2025 via FedEx. The final report(s) is enclosed for the following sample(s): 837, 838, 839, 840, 841, 842, 843, 844, 845, 846.

These results only pertain to this job and should not be used in the interpretation of any other job. This report is only complete in its entirety. Refer to the listing below of the pages included in a complete final report.

Sincerely,

A handwritten signature in black ink that reads "Sandra Sobrino". The signature is fluid and cursive, with the first name "Sandra" being more prominent than the last name "Sobrino".

Sandra Sobrino  
Asbestos & Materials Laboratory Manager  
SanAir Technologies Laboratory

**Final Report Includes:**

- Cover Letter
- Analysis Pages
- Disclaimers and Additional Information

**Sample conditions:**

- 10 samples in Good condition.



SanAir ID Number

25050255

FINAL REPORT

8/1/2025 1:07:08 PM

Name: ARSI, Inc.

Address: PO Box 105287

Jefferson City, MO 65110

Phone: 573-896-0222

Project Number: 2518-5

P.O. Number: 117

Project Name: City Of Sedalia-Exterior-207-215 Main Street

Collected Date: 7/31/2025

Received Date: 8/1/2025 10:10:00 AM

Analyst: Childress, Susan

**Asbestos Bulk PLM EPA 600/R-93/116**

SanAir ID / Description	Stereoscopic	Components		Asbestos Fibers
	Appearance	% Fibrous	% Non-fibrous	
837 / 25050255-001 Roofing Material (207-209), Roofing	Black Non-Fibrous Heterogeneous	10% Synthetic 5% Glass	85% Other	None Detected
837 / 25050255-001 Roofing Material (207-209), Felt	Black Non-Fibrous Homogeneous	20% Cellulose	80% Other	None Detected
838 / 25050255-002 Roof Flashing (207-209)	Various Non-Fibrous Heterogeneous	15% Synthetic	85% Other	None Detected
839 / 25050255-003 Roofing Material (211), Roofing	Black Non-Fibrous Heterogeneous	10% Synthetic 5% Glass	85% Other	None Detected
839 / 25050255-003 Roofing Material (211), Felt	Black Non-Fibrous Homogeneous	20% Cellulose	80% Other	None Detected
840 / 25050255-004 Roof Flashing (211)	Black Non-Fibrous Heterogeneous		100% Other	None Detected
841 / 25050255-005 Roofing Material (213)	Black Non-Fibrous Heterogeneous	10% Glass	90% Other	None Detected
842 / 25050255-006 Roof Flashing (213)	Black Non-Fibrous Homogeneous		92% Other	8% Chrysotile
843 / 25050255-007 Window Caulk (213)	Grey Non-Fibrous Homogeneous		100% Other	None Detected
844 / 25050255-008 Window Glazing (213)	Grey Non-Fibrous Homogeneous		98% Other	2% Chrysotile

Analyst:

*Susan P. Childress*

Approved Signatory:

*[Signature]*

Analysis Date: 8/1/2025

Date: 8/1/2025



SanAir ID Number  
**25050255**  
FINAL REPORT  
8/1/2025 1:07:08 PM

**Name:** ARSI, Inc.  
**Address:** PO Box 105287  
Jefferson City, MO 65110  
**Phone:** 573-896-0222

**Project Number:** 2518-5  
**P.O. Number:** 117  
**Project Name:** City Of Sedalia-Exterior-207-215 Main Street  
**Collected Date:** 7/31/2025  
**Received Date:** 8/1/2025 10:10:00 AM

Analyst: Childress, Susan

### Asbestos Bulk PLM EPA 600/R-93/116

SanAir ID / Description	Stereoscopic	Components		Asbestos Fibers
	Appearance	% Fibrous	% Non-fibrous	
845 / 25050255-009 Window Glazing (211)	Grey Non-Fibrous Homogeneous		98% Other	2% Chrysotile
846 / 25050255-010 Cementious Panels (215)	Grey Non-Fibrous Homogeneous	20% Cellulose	80% Other	None Detected

Analyst:

*Susan P. Childress*

Approved Signatory:

*[Signature]*

Analysis Date:

8/1/2025

Date:

8/1/2025

**Disclaimer and Additional Information:**  
**Asbestos Bulk PLM EPA 600/R-93/116**

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**NYELAP Disclaimer:**

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**Asbestos Accreditations, Certifications, and Licenses**

National Voluntary Laboratory Accreditation Program (NVLAP) Lab Code 200870-0  
City of Philadelphia Department of Public Health Air Management Services, Certification#ALL-460  
Commonwealth of Pennsylvania Department of Environmental Protection Number 68-05397  
California State Environmental Laboratory Accreditation Program Certificate Number 2915  
Colorado Department of Public Health and Environment Registration Number AL-23143  
Connecticut Department of Public Health Environmental Laboratory Registration Number PH-0105  
Massachusetts Department of Labor Standards Asbestos Analytical Services License Number:  
AA000222  
State of Maine Department of Environmental Protection License Number: LB-0075  
New York State Department of Health Laboratory ID: 11983  
State of Rhode Island Department of Health Certification No.: PLM00126  
Texas Department of State Health Services License Number: 300440  
Commonwealth of Virginia Department of Professional and Occupational Regulation Number:  
3333000323  
State of Washington Department of Ecology Laboratory ID: C989  
State of West Virginia Bureau for Public Health Analytical Laboratory Number: LT000616  
Vermont Department of Health License Number: Asb-Co-An-000006  
Louisiana Department of Environmental Quality AI Number 212253, LELAP Lab ID #05088



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Fax 804.897.0070  
[sanair.com](http://sanair.com)

**Asbestos**  
**Chain of Custody**  
Form 140, Rev 3, 8/28/19

SanAir ID Number

25050255

Company: <b>ARSI, Inc.</b>	Project #: <b>2518-5</b>	Collected by: <b>Bob Anderson</b>
Address: <b>PO Box 105287</b>	Project Name: <b>City of Sedalia - Exterior - 207-215 Main Street</b>	Phone #: <b>573-896-0222</b>
City, St., Zip: <b>Jefferson City, MO 65110</b>	Date Collected: <b>07/31/2025</b>	Fax #: <b>573-896-9389</b>
State of Collection: <b>Missouri</b> Account#: <b>3617</b>	P.O. Number: <b>117</b>	Email: <b>bobanderson@arsi-mo.com</b>

Bulk			Air			Soil		
ABB	PLM EPA 600/R-93/116	<input checked="" type="checkbox"/>	ABA	PCM NIOSH 7400	<input type="checkbox"/>	ABSE	PLM EPA 600/R-93/116 (Qual.)	<input type="checkbox"/>
	Positive Stop	<input type="checkbox"/>	ABA-2	OSHA w/ TWA*	<input type="checkbox"/>	<b>Vermiculite &amp; Soil</b>		
ABEPA	PLM EPA 400 Point Count	<input type="checkbox"/>	ABTEM	TEM AHERA	<input type="checkbox"/>	ABSP	PLM CARB 435 (LOD <1%)	<input type="checkbox"/>
ABB1K	PLM EPA 1000 Point Count	<input type="checkbox"/>	ABATN	TEM NIOSH 7402	<input type="checkbox"/>	ABSP1	PLM CARB 435 (LOD 0.25%)	<input type="checkbox"/>
ABBN	PLM EPA NOB**	<input type="checkbox"/>	ABT2	TEM Level II	<input type="checkbox"/>	ABSP2	PLM CARB 435 (LOD 0.1%)	<input type="checkbox"/>
ABBCH	TEM Chatfield**	<input type="checkbox"/>	Other:		<input type="checkbox"/>	<b>Dust</b>		
ABBTM	TEM EPA NOB**	<input type="checkbox"/>	<b>New York ELAP</b>			ABWA	TEM Wipe ASTM D-6480	<input type="checkbox"/>
ABQ	PLM Qualitative	<input type="checkbox"/>	ABEPA2	NY ELAP 198.1	<input type="checkbox"/>	ABDMV	TEM Microvac ASTM D-5755	<input type="checkbox"/>
			ABENY	NY ELAP 198.6 PLM NOB	<input type="checkbox"/>			
			ABBNY	NY ELAP 198.4 TEM NOB	<input type="checkbox"/>			
<b>Water</b>						Matrix	Other	<input type="checkbox"/>
ABHE	EPA 100.2	<input type="checkbox"/>						

\*\* Available on 24-hr. to 5-day TAT

Turn Around Times	3 HR (4 HR TEM) <input checked="" type="checkbox"/>	6 HR (8HR TEM) <input type="checkbox"/>	12 HR <input type="checkbox"/>	1 Day <input type="checkbox"/>
	<input type="checkbox"/> 2 Days	<input type="checkbox"/> 3 Days	<input type="checkbox"/> 4 Days	<input type="checkbox"/> 5 Days

**Special Instructions**

Sample #	Sample Identification/Location	Volume or Area	Sample Date	Flow Rate*	Start - Stop Time*
837	Roofing Material (207 - 209)				
838	Roof Flashing ( 207 -209)				
839	Roofing Material (211)				
840	Roof Flashing ( 211)				
841	Roofing Material (213)				
842	Roof Flashing (213)				
843	Window Caulk (213)				
844	Window Glazing (213)				
845	Window Glazing (211)				
846	Cementious Panels (215)				

Relinquished by	Date	Time	Received by	Date	Time
Bob Anderson	07/31/2025	14:30	ML	8/1/25	10:10

If no technician is provided, then the primary contact for your account will be selected. Unless scheduled, the turnaround time for all samples received after 3 pm EST will be logged in the next business day. Weekend or holiday work must be scheduled ahead of time and is charged at 150% of the 3hr TAT or a minimum charge of \$150. A courier charge will be applied for same day and one-day turnaround times for offsite work. SanAir covers Standard Overnight FedEx shipping. Shipments billed to SanAir with a faster shipping rate will result in additional charges.

**CITY OF SEDALIA**

**EXHIBIT 1**

**AFFIDAVIT OF WORK AUTHORIZATION**

The contractor or subcontractor who meets the section 285.525, RSMo definition of a business entity must complete and return the following Affidavit of Work Authorization.

Comes now \_\_\_\_\_ (Name of Business Entity Authorized Representative) as  
\_\_\_\_\_ (Position/Title) first being duly sworn on my oath, affirm  
\_\_\_\_\_ (Business Entity Name) is enrolled and will continue to participate in the

E-verify federal work authorization program with respect to employees hired after enrollment in the program who are proposed to work in connection with the services related to this invitation for bid and for the duration of this contract, if awarded, in accordance with subsection 2 of section 285.530, RSMo. I also affirm that \_\_\_\_\_  
\_\_\_\_\_ (Business Entity Name) does not and will not knowingly employ a person who is an unauthorized alien in connection with the contracted services related to this invitation for bid for the duration of the Contract/ Subcontract, if awarded.

In affirmation thereof, the facts stated above are true and correct. (The undersigned understands that false statements made in this filing are subject to the penalties provided under section 575.040 RSMo).

\_\_\_\_\_  
Authorized Representative's Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Title

\_\_\_\_\_  
Date

Subscribed and sworn to before me this \_\_\_\_\_ of \_\_\_\_\_. I am commissioned as a notary public

within the County of \_\_\_\_\_, State of \_\_\_\_\_ and my

(Name of County)

(Name of State)

commission expires on \_\_\_\_\_  
(Date)

\_\_\_\_\_  
Signature of Notary

\_\_\_\_\_  
(Date)

\_\_\_\_\_ and my commission expires on \_\_\_\_\_  
(Name of State) (Date)



CITY OF SEDALIA

**AFFIDAVIT OF WORK AUTHORIZATION**  
**CURRENT BUSINESS ENTITY STATUS**

I certify that \_\_\_\_\_ (Business Entity Name) **MEETS** the definition of a business entity as defined in section 285.525 RSMo, pertaining to section 285.530, RSMo as stated above.

\_\_\_\_\_  
(Print Authorized Business Entity Representative's Name)

\_\_\_\_\_  
(Signature of Authorized Business Entity Representative)

\_\_\_\_\_  
(Business Entity Name)

\_\_\_\_\_  
(Date)

As a business entity, the Contractor/Subcontractor must perform/provide the following. The Contractor/Subcontractor shall check each to verify completion/submission:

- ☐ Enroll and participate in the E-verify federal work authorization program.  
Website: <http://www.dhs.gov/e-verify>  
Phone: 888-464-4218;  
E-mail: [e-verify@dhs.gov](mailto:e-verify@dhs.gov) with respect to the employees hired after enrollment in the program who are proposed to work in connection with the services required by this Agreement.

AND

- ☐ Provide documentation affirming said company's/individual's enrollment and participation in the e-verify federal work authorization program. Documentation shall include a page from the e-verify Memorandum of Understanding (MOU) listing the contractor's or subcontractor's name and the MOU signature page completed and signed, at a minimum, by the contractor or subcontractor and the Department of Homeland Security - Verification Division; (if the signature page of the MOU lists the contractor's or subcontractor's name, then no additional pages of the MOU must be submitted).

**CITY OF SEDALIA**

**Exhibit 2  
BID BOND**

Any singular reference to Bidder, Surety, Owner or other party shall be considered plural where applicable.

---

BIDDER *(Name and Address)*:

SURETY *(Name and Address of Principal Place of Business)*:

OWNER *(Name and Address)*:

**City of Sedalia  
200 S. Osage Ave.  
Sedalia, MO 65310**

BID

Bid Due Date:

Description *(Project Name and Include Location)*:

BOND

Bond Number:

Date *(Not earlier than Bid due date)*:

Penal sum

\_\_\_\_\_ (Words)

\$

\_\_\_\_\_ (Figures)

Surety and Bidder, intending to be legally bound hereby, subject to the terms set forth below, do each cause this Bid Bond to be duly executed by an authorized officer, agent, or representative.

**BIDDER**

**SURETY**

(Seal)

(Seal)

\_\_\_\_\_  
Bidder's Name and Corporate Seal

\_\_\_\_\_  
Surety's Name and Corporate Seal

By:

\_\_\_\_\_  
Signature

By:

\_\_\_\_\_  
Signature (Attach Power of Attorney)

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Title

\_\_\_\_\_  
Title

Attest:

\_\_\_\_\_  
Signature

Attest:

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Title

\_\_\_\_\_  
Title

*Note: Above addresses are to be used for giving any required notice. Provide execution by any additional parties, such as joint venturers, if necessary.*

## CITY OF SEDALIA

1. Bidder and Surety, jointly and severally, bind themselves, their heirs, executors, administrators, successors, and assigns to pay to Owner upon default of Bidder the penal sum set forth on the face of this Bond. Payment of the penal sum is the extent of Bidder's and Surety's liability. Recovery of such penal sum under the terms of this Bond shall be Owner's sole and exclusive remedy upon default of Bidder.
2. Default of Bidder shall occur upon the failure of Bidder to deliver within the time required by the Bidding Documents (or any extension thereof agreed to in writing by Owner) the executed Agreement required by the Bidding Documents and any performance and payment bonds required by the Bidding Documents.
3. This obligation shall be null and void if:
  - 3.1 Owner accepts Bidder's Bid and Bidder delivers within the time required by the Bidding Documents (or any extension thereof agreed to in writing by Owner) the executed Agreement required by the Bidding Documents and any performance and payment bonds required by the Bidding Documents, or
  - 3.2 All Bids are rejected by Owner, or
  - 3.3 Owner fails to issue a Notice of Award to Bidder within the time specified in the Bidding Documents (or any extension thereof agreed to in writing by Bidder and, if applicable, consented to by Surety when required by Paragraph 5 hereof).
4. Payment under this Bond will be due and payable upon default of Bidder and within 30 calendar days after receipt by Bidder and Surety of written notice of default from Owner, which notice will be given with reasonable promptness, identifying this Bond and the Project and including a statement of the amount due.
5. Surety waives notice of any and all defenses based on or arising out of any time extension to issue Notice of Award agreed to in writing by Owner and Bidder, provided that the total time for issuing Notice of Award including extensions shall not in the aggregate exceed 120 days from Bid due date without Surety's written consent.
6. No suit or action shall be commenced under this Bond prior to 30 calendar days after the notice of default required in Paragraph 4 above is received by Bidder and Surety and in no case later than one year after Bid due date.
7. Any suit or action under this Bond shall be commenced only in a court of competent jurisdiction located in the state in which the Project is located.
8. Notices required hereunder shall be in writing and sent to Bidder and Surety at their respective addresses shown on the face of this Bond. Such notices may be sent by personal delivery, commercial courier, or by United States Registered or Certified Mail, return receipt requested, postage pre-paid, and shall be deemed to be effective upon receipt by the party concerned.
9. Surety shall cause to be attached to this Bond a current and effective Power of Attorney evidencing the authority of the officer, agent, or representative who executed this Bond on behalf of Surety to execute, seal, and deliver such Bond and bind the Surety thereby.
10. This Bond is intended to conform to all applicable statutory requirements. Any applicable requirement of any applicable statute that has been omitted from this Bond shall be deemed to be included herein as if set forth at length. If any provision of this Bond conflicts with any applicable statute, then the provision of said statute shall govern and the remainder of this Bond that is not in conflict therewith shall continue in full force and effect.
11. The term "Bid" as used herein includes a Bid, offer, or proposal as applicable.

**CITY OF SEDALIA**

**Exhibit 3  
PERFORMANCE BOND**

Any singular reference to Contractor, Surety, Owner, or other party shall be considered plural where applicable.

---

CONTRACTOR (*Name and Address*):                      SURETY (*Name, and Address of Principal Place of Business*):

OWNER (*Name and Address*):

**City of Sedalia  
200 S. Osage  
Ave. Sedalia,  
MO 65301**

CONTRACT

Effective Date of  
Agreement: Amount:  
Description (*Name and Location*):

BOND

Bond Number:  
Date (*Not earlier than Effective Date of  
Agreement*):  
Amount:  
t:  
Modifications to this Bond Form:

Surety and Contractor, intending to be legally bound hereby, subject to the terms set forth below, do each cause this Performance Bond to be duly executed by an authorized officer, agent, or representative.

**CONTRACTOR AS PRINCIPAL**

**SURETY**

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal) Contractor's Name and Corporate Seal  
Surety's Name and Corporate Seal

By: \_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Title

Attest: \_\_\_\_\_  
Signature

\_\_\_\_\_  
Title

By: \_\_\_\_\_  
Signature (Attach Power of Attorney)

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Title

Attest: \_\_\_\_\_  
Signature

\_\_\_\_\_  
Title

*Note: Provide execution by additional parties, such as joint venturers, if necessary.*

## CITY OF SEDALIA

Contractor and Surety, jointly and severally, bind themselves, their heirs, executors, administrators, successors, and assigns to Owner for the performance of the Contract, which is incorporated herein by reference.

1. If Contractor performs the Contract, Surety and Contractor have no obligation under this Bond, except to participate in conferences as provided in Paragraph 2.1.
2. If there is no Owner Default, Surety's obligation under this Bond shall arise after:
  - 2.1 Owner has notified Contractor and Surety, at the addresses described in Paragraph 9 below, that Owner is considering declaring a Contractor Default and has requested and attempted to arrange a conference with Contractor and Surety to be held not later than 15 days after receipt of such notice to discuss methods of performing the Contract. If Owner, Contractor, and Surety agree, Contractor shall be allowed a reasonable time to perform the Contract, but such an agreement shall not waive Owner's right, if any, subsequently to declare a Contractor Default; and
  - 2.2 Owner has declared a Contractor Default and formally terminated Contractor's right to complete the Contract. Such Contractor Default shall not be declared earlier than 20 days after Contractor and Surety have received notice as provided in Paragraph 2.1; and
  - 2.3 Owner has agreed to pay the Balance of the Contract Price to:
    1. Surety in accordance with the terms of the Contract; or
    2. Another contractor selected pursuant to Paragraph 3.3 to perform the Contract.
3. When Owner has satisfied the conditions of Paragraph 2, Surety shall promptly, and at Surety's expense, take one of the following actions:
  - 3.1 Arrange for Contractor, with consent of Owner, to perform and complete the Contract; or
  - 3.2 Undertake to perform and complete the Contract itself, through its agents or through independent contractors; or
  - 3.3 Obtain bids or negotiated proposals from qualified contractors acceptable to Owner for a contract for performance and completion of the Contract, arrange for a contract to be prepared for execution by Owner and contractor selected with Owner's concurrence, to be secured with performance and payment bonds executed by a qualified surety equivalent to the bonds issued on the Contract, and pay to Owner the amount of damages as described in Paragraph 5 in excess of the Balance of the Contract Price incurred by Owner resulting from Contractor Default; or
  - 3.4 Waive its right to perform and complete, arrange for completion, or obtain a new contractor, and with reasonable promptness under the circumstances:
    1. After investigation, determine the amount for which it may be liable to Owner and, as soon as practicable after the amount is determined, tender payment therefor to Owner; or
    2. Deny liability in whole or in part and notify Owner citing reasons therefor.
4. If Surety does not proceed as provided in Paragraph 3 with reasonable promptness, Surety shall be deemed to be in default on this Bond 15 days after receipt of an additional written notice from Owner to Surety demanding that Surety perform its obligations under this Bond, and Owner shall be entitled to enforce any remedy available to Owner. If Surety proceeds as provided in Paragraph 3.4, and Owner refuses the payment tendered or Surety has denied liability, in whole or in part, without further notice Owner shall be entitled to enforce any remedy available to Owner.
5. After Owner has terminated Contractor's right to complete the Contract, and if Surety elects to act under Paragraph 3.1, 3.2, or 3.3 above, then the responsibilities of Surety to Owner shall not be greater than those of Contractor under the Contract, and the responsibilities of Owner to Surety shall not be greater than those of Owner under the Contract. To the limit of the amount of this Bond, but subject to commitment by Owner of the Balance of the Contract Price to mitigation of costs and damages on the Contract, Surety is obligated

## CITY OF SEDALIA

without duplication for:

- 5.1 The responsibilities of Contractor for correction of defective Work and completion of the Contract;
- 5.2 Additional legal, design professional, and delay costs resulting from Contractor's Default, and resulting from the actions of or failure to act of Surety under Paragraph 3; and
- 5.3 Liquidated damages, or if no liquidated damages are specified in the Contract, actual damages caused by delayed performance or non-performance of Contractor.

6. Surety shall not be liable to Owner or others for obligations of Contractor that are unrelated to the Contract, and the Balance of the Contract Price shall not be reduced or set off on account of any such unrelated obligations. No right of action shall accrue on this Bond to any person or entity other than Owner or its heirs, executors, administrators, or successors.

7. Surety hereby waives notice of any change, including changes of time, to Contract or to related subcontracts, purchase orders, and other obligations.

8. Any proceeding, legal or equitable, under this Bond may be instituted in any court of competent jurisdiction in the location in which the Work or part of the Work is located, and shall be instituted within two years after Contractor Default or within two years after Contractor ceased working or within two years after Surety refuses or fails to perform its obligations under this Bond, whichever occurs first. If the provisions of this paragraph are void or prohibited by law, the minimum period of limitation available to sureties as a defense in the jurisdiction of the suit shall be applicable.

9. Notice to Surety, Owner, or Contractor shall be mailed or delivered to the address shown on the signature page.

10. When this Bond has been furnished to comply with a statutory requirement in the location where the Contract was to be performed, any provision in this Bond conflicting with said statutory requirement shall be deemed deleted herefrom and provisions conforming to such statutory requirement shall be deemed incorporated herein. The intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

### 11. Definitions.

- 11.1 Balance of the Contract Price: The total amount payable by Owner to Contractor under the Contract after all proper adjustments have been made, including allowance to Contractor of any amounts received or to be received by Owner in settlement of insurance or other Claims for damages to which Contractor is entitled, reduced by all valid and proper payments made to or on behalf of Contractor under the Contract.
- 11.2 Contract: The agreement between Owner and Contractor identified on the signature page, including all Contract Documents and changes thereto.
- 11.3 Contractor Default: Failure of Contractor, which has neither been remedied nor waived, to perform or otherwise to comply with the terms of the Contract.
- 11.4 Owner Default: Failure of Owner, which has neither been remedied nor waived, to pay Contractor as required by the Contract or to perform and complete or otherwise comply with the other terms thereof.

FOR INFORMATION ONLY – *(Name, Address and Telephone)*

Surety Agency or Broker:

Owner's Representative *(Engineer or other party)*:



**CITY OF SEDALIA**

**Exhibit 4**

**PAYMENT BOND**

Any singular reference to Contractor, Surety, Owner, or other party shall be considered plural where applicable.

CONTRACTOR (*Name and Address*):

SURETY (*Name, and Address of Principal Place of Business*):

OWNER (*Name and Address*):

**City of Sedalia**  
**200 S. Osage Ave.**  
**Sedalia, MO 65301**

CONTRACT

Effective Date of Agreement:  
Amount:  
Description (*Name and Location*):

BOND

Bond Number:  
Date (*Not earlier than Effective Date of Agreement*):  
Amount:  
Modifications to this Bond Form:

Surety and Contractor, intending to be legally bound hereby, subject to the terms set forth below, do each cause this Payment Bond to be duly executed by an authorized officer, agent, or representative.

**CONTRACTOR AS PRINCIPAL**

**SURETY**

\_\_\_\_\_  
Contractor's Name and Corporate Seal

\_\_\_\_\_  
Surety's Name and Corporate Seal

By: \_\_\_\_\_  
Signature

By: \_\_\_\_\_  
Signature (Attach Power of Attorney)

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Title

\_\_\_\_\_  
Title

Attest: \_\_\_\_\_  
Signature

Attest: \_\_\_\_\_  
Signature

\_\_\_\_\_  
Title

\_\_\_\_\_  
Title

## CITY OF SEDALIA

*Note: Provide execution by additional parties, such as joint venturers, if necessary.*

1. Contractor and Surety, jointly and severally, bind themselves, their heirs, executors, administrators, successors, and assigns to Owner to pay for labor, materials, and equipment furnished by Claimants for use in the performance of the Contract, which is incorporated herein by reference.
2. With respect to Owner, this obligation shall be null and void if Contractor:
  - 2.1 Promptly makes payment, directly or indirectly, for all sums due Claimants, and
  - 2.2 Defends, indemnifies, and holds harmless Owner from all claims, demands, liens, or suits alleging non-payment by Contractor by any person or entity who furnished labor, materials, or equipment for use in the performance of the Contract, provided Owner has promptly notified Contractor and Surety (at the addresses described in Paragraph 12) of any claims, demands, liens, or suits and tendered defense of such claims, demands, liens, or suits to Contractor and Surety, and provided there is no Owner Default.
3. With respect to Claimants, this obligation shall be null and void if Contractor promptly makes payment, directly or indirectly, for all sums due.
4. Surety shall have no obligation to Claimants under this Bond until:
  - 4.1 Claimants who are employed by or have a direct contract with Contractor have given notice to Surety (at the address described in Paragraph 12) and sent a copy, or notice thereof, to Owner, stating that a claim is being made under this Bond and, with substantial accuracy, the amount of the claim.
  - 4.2 Claimants who do not have a direct contract with Contractor:
    1. Have furnished written notice to Contractor and sent a copy, or notice thereof, to Owner, within 90 days after having last performed labor or last furnished materials or equipment included in the claim stating, with substantial accuracy, the amount of the claim and the name of the party to whom the materials or equipment were furnished or supplied, or for whom the labor was done or performed; and
    2. Have either received a rejection in whole or in part from Contractor, or not received within 30 days of furnishing the above notice any communication from Contractor by which Contractor had indicated the claim will be paid directly or indirectly; and
    3. Not having been paid within the above 30 days, have sent a written notice to Surety (at the address described in Paragraph 12) and sent a copy, or notice thereof, to Owner, stating that a claim is being made under this Bond and enclosing a copy of the previous written notice furnished to Contractor.
5. If a notice by a Claimant required by Paragraph 4 is provided by Owner to Contractor or to Surety, that is sufficient compliance.
6. When a Claimant has satisfied the conditions of Paragraph 4, the Surety shall promptly and at Surety's expense take the following actions:
  - 6.1 Send an answer to that Claimant, with a copy to Owner, within 45 days after receipt of the claim, stating the amounts that are undisputed and the basis for challenging any amounts that are disputed.
  - 6.2 Pay or arrange for payment of any undisputed amounts.
7. Surety's total obligation shall not exceed the amount of this Bond, and the amount of this Bond shall be credited for any payments made in good faith by Surety.
8. Amounts owed by Owner to Contractor under the Contract shall be used for the performance of the Contract and to satisfy claims, if any, under any performance bond. By Contractor furnishing and Owner accepting

## CITY OF SEDALIA

this Bond, they agree that all funds earned by Contractor in the performance of the Contract are dedicated to satisfy obligations of Contractor and Surety under this Bond, subject to Owner's priority to use the funds for the completion of the Work.

9. Surety shall not be liable to Owner, Claimants, or others for obligations of Contractor that are unrelated to the Contract. Owner shall not be liable for payment of any costs or expenses of any Claimant under this Bond, and shall have under this Bond no obligations to make payments to, give notices on behalf of, or otherwise have obligations to Claimants under this Bond.

10. Surety hereby waives notice of any change, including changes of time, to the Contract or to related subcontracts, purchase orders, and other obligations.

11. No suit or action shall be commenced by a Claimant under this Bond other than in a court of competent jurisdiction in the location in which the Work or part of the Work is located or after the expiration of one year from the date (1) on which the Claimant gave the notice required by Paragraph 4.1 or Paragraph 4.2.3, or (2) on which the last labor or service was performed by anyone or the last materials or equipment were furnished by anyone under the Contract, whichever of (1) or (2) first occurs. If the provisions of this paragraph are void or prohibited by law, the minimum period of limitation available to sureties as a defense in the jurisdiction of the suit shall be applicable.

12. Notice to Surety, Owner, or Contractor shall be mailed or delivered to the addresses shown on the signature page. Actual receipt of notice by Surety, Owner, or Contractor, however accomplished, shall be sufficient compliance as of the date received at the address shown on the signature page.

13. When this Bond has been furnished to comply with a statutory requirement in the location where the Contract was to be performed, any provision in this Bond conflicting with said statutory requirement shall be deemed deleted here from and provisions conforming to such statutory requirement shall be deemed incorporated herein. The intent is that this Bond shall be construed as a statutory Bond and not as a common law bond.

14. Upon request of any person or entity appearing to be a potential beneficiary of this Bond, Contractor shall promptly furnish a copy of this Bond or shall permit a copy to be made.

### 15. Definitions

15.1 Claimant: An individual or entity having a direct contract with Contractor, or with a first-tier subcontractor of Contractor, to furnish labor, materials, or equipment for use in the performance of the Contract. The intent of this Bond shall be to include without limitation in the terms "labor, materials or equipment" that part of water, gas, power, light, heat, oil, gasoline, telephone service, or rental equipment used in the Contract, architectural and engineering services required for performance of the Work of Contractor and Contractor's subcontractors, and all other items for which a mechanic's lien may be asserted in the jurisdiction where the labor, materials, or equipment were furnished.

15.2 Contract: The agreement between Owner and Contractor identified on the signature page, including all Contract Documents and changes thereto.

15.3 Owner Default: Failure of Owner, which has neither been remedied nor waived, to pay Contractor as required by the Contract, or to perform and complete or otherwise comply with the other terms thereof.

FOR INFORMATION ONLY – (*Name, Address, and Telephone*)

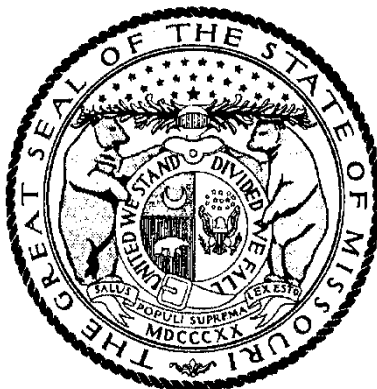
Surety Agency or Broker:

Owner's Representative (*Project Manager or other*):

# Missouri

## Division of Labor Standards

### WAGE AND HOUR SECTION



MIKE KEHOE, Governor

## Annual Wage Order No. 32

Section 080  
**PETTIS COUNTY**

In accordance with Section 290.262 RSMo 2000, within thirty (30) days after a certified copy of this Annual Wage Order has been filed with the Secretary of State as indicated below, any person who may be affected by this Annual Wage Order may object by filing an objection in triplicate with the Labor and Industrial Relations Commission, P.O. Box 599, Jefferson City, MO 65102-0599. Such objections must set forth in writing the specific grounds of objection. Each objection shall certify that a copy has been furnished to the Division of Labor Standards, P.O. Box 449, Jefferson City, MO 65102-0449 pursuant to 8 CSR 20-5.010(1). A certified copy of the Annual Wage Order has been filed with the Secretary of State of Missouri.

Original Signed by

Logan Hobbs, Director  
Division of Labor Standards

Filed With Secretary of State: March 10, 2025

Last Date Objections May Be Filed: April 9, 2025

Prepared by Missouri Department of Labor and Industrial Relations

OCCUPATIONAL TITLE	**Prevailing Hourly Rate
Asbestos Worker	\$72.21
Boilermaker	\$27.82*
Bricklayer-Stone Mason	\$56.32
Carpenter	\$55.57
Lather	
Linoleum Layer	
Millwright	
Pile Driver	
Cement Mason	\$55.20
Plasterer	
Communication Technician	\$27.82*
Electrician (Inside Wireman)	\$74.00
Electrician Outside Lineman	\$27.82*
Lineman Operator	
Lineman - Tree Trimmer	
Groundman	
Groundman - Tree Trimmer	
Elevator Constructor	\$27.82*
Glazier	\$43.38
Ironworker	\$72.47
Laborer	\$52.89
General Laborer	
First Semi-Skilled	
Second Semi-Skilled	
Mason	\$27.82*
Marble Mason	
Marble Finisher	
Terrazzo Worker	
Terrazzo Finisher	
Tile Setter	
Tile Finisher	
Operating Engineer	\$69.66
Group I	
Group II	
Group III	
Group III-A	
Group IV	
Group V	
Painter	\$47.31
Plumber	\$80.97
Pipe Fitter	
Roofer	\$61.09
Sheet Metal Worker	\$73.43
Sprinkler Fitter	\$69.03
Truck Driver	\$27.82*
Truck Control Service Driver	
Group I	
Group II	
Group III	
Group IV	

\*The Division of Labor Standards received fewer than 1,000 reportable hours for this occupational title. The public works contracting minimum wage is established for this occupational title using data provided by Missouri Economic Research and Information Center.

\*\*The Prevailing Hourly Rate includes any applicable fringe benefit amounts for each occupational title as defined in RSMo Section 290.210.

Heavy Construction Rates for  
PETTIS County

Section 080

OCCUPATIONAL TITLE	**Prevailing Hourly Rate
Carpenter	\$27.82*
Millwright	
Pile Driver	
Electrician (Outside Lineman)	\$27.82*
Lineman Operator	
Lineman - Tree Trimmer	
Groundman	
Groundman - Tree Trimmer	
Laborer	\$50.21
General Laborer	
Skilled Laborer	
Operating Engineer	\$59.26
Group I	
Group II	
Group III	
Group IV	
Truck Driver	\$27.82*
Truck Control Service Driver	
Group I	
Group II	
Group III	
Group IV	

Use Heavy Construction Rates on Highway and Heavy construction in accordance with the classifications of construction work established in 8 CSR 30-3.040(3).

Use Building Construction Rates on Building construction in accordance with the classifications of construction work established in 8 CSR 30-3.040(2).

If a worker is performing work on a heavy construction project within an occupational title that is not listed on the Heavy Construction Rate Sheet, use the rate for that occupational title as shown on the Building Construction Rate Sheet.

\*The Division of Labor Standards received fewer than 1,000 reportable hours for this occupational title. Public works contracting minimum wage is established for this occupational title using data provided by Missouri Economic Research and Information Center.

\*\*The Prevailing Hourly Rate includes any applicable fringe benefit amounts for each occupational title.



# OVERTIME and HOLIDAYS

## OVERTIME

For all work performed on a Sunday or a holiday, not less than twice (2x) the prevailing hourly rate of wages for work of a similar character in the locality in which the work is performed or the public works contracting minimum wage, whichever is applicable, shall be paid to all workers employed by or on behalf of any public body engaged in the construction of public works, exclusive of maintenance work.

For all overtime work performed, not less than one and one-half (1½) the prevailing hourly rate of wages for work of a similar character in the locality in which the work is performed or the public works contracting minimum wage, whichever is applicable, shall be paid to all workers employed by or on behalf of any public body engaged in the construction of public works, exclusive of maintenance work or contractual obligation. For purposes of this subdivision, "**overtime work**" shall include work that exceeds ten hours in one day and work in excess of forty hours in one calendar week; and

A thirty-minute lunch period on each calendar day shall be allowed for each worker on a public works project, provided that such time shall not be considered as time worked.

## HOLIDAYS

January first;  
The last Monday in May;  
July fourth;  
The first Monday in September;  
November eleventh;  
The fourth Thursday in November; and  
December twenty-fifth;

If any holiday falls on a Sunday, the following Monday shall be considered a holiday.