St. Charles City-County Library District

Addendum 1

Demolition Work
at 2344 W. Meyer Rd., Wentzville, MO 63385

October 14, 2026

AMENDMENT TO BIDDING DOCUMENT

Required: Acknowledge Receipt of Addendum 1 on Bid Form
(page 13 of original Bid)

This addendum modifies the original Bid Document dated October 1, 2026. The following document is hereby incorporated into and made part of the original Bid.

Attachment A:
Asbestos Inspection Report
Dated: August 25, 2026
Performed by: Precision Analysis, Inc.

Attachment A

PRECISION ANALYSIS, INC.

August 25, 2026

PROJECT NO. 20232

2344 W. Meyer Rd.,
Wentzville, MO 63385

Midwest Service Group

INTRODUCTION

At the request of Corey Elliott, Precision Analysis, Inc. conducted an asbestos inspection of the property located at 2344 W. Meyer Rd., in Wentzville, Missouri. The site inspection was conducted by Matthew Utt of Precision Analysis, Inc. The intent of this inspection was to determine the effect Asbestos Containing Material (ACM) may have on proposed demolition plans for the structure.

PROPERTY DESCRIPTION

The structure in question is a one-story home with approximately 1,700 square feet of space with a partially finished basement. The exterior of the home is brick. There is also a detached red barn with approximately 1,625 square feet of space on ground; the exterior of the red barn is metal. There is also a blue barn with approximately 1,050 square feet of space on ground; the exterior of the blue barn is metal. There is also a blue shed with approximately 350 square feet of space on ground; the exterior of the blue shed is metal. The home's construction date is 1972.

ON-SITE INSPECTION

A visual inspection was made of the property on August 20, 2026. During this inspection, all accessible building materials which were considered suspect as ACM were sampled. Care was taken during collection to make sure all layers of substrate of the suspect material were obtained. Care was also taken to clean the tools used for collection to minimize contamination carry over. Samples were analyzed using Polarized Light Microscopy in accordance with EPA/600/R-93/116 Test Method.

PRECISION ANALYSIS, INC.

August 25, 2026

PROJECT NO. 20232

2344 W. Meyer Rd.,
Wentzville, MO 63385

FINDINGS

The kitchen bottom layer linoleum on wood (350 Sq. Ft.), the living room/foyer linoleum on wood (Under Carpet) (350 Sq. Ft.), the bathrooms linoleum on wood (1— Sq. Ft.), and the basement bathroom linoleum on concrete (25 Sq. Ft.), would need to be removed by a licensed asbestos abatement contractor prior to demolition of the building. All other materials sampled for ACM were analyzed by PLM and found to be negative for ACM. (See accompanying laboratory analysis reports).

RECOMMENDATIONS

The structures in question can be demolished after the identified ACM materials have been removed from the structure, re-inspected, and considered asbestos-free in those areas after re-inspection and 3rd party final air clearances have been run in areas where friable interior ACM was removed. It would be advisable to notify with MODNR Air Pollution Control before any removal of ACM materials within or on the structure. It would also be advisable to notify with MODNR Air Pollution Control before demolition of the structures.

Precision Analysis, Inc. thanks you for the opportunity to work with your company and look forward to working with you in the future. If you have any questions or require further information, please do not hesitate to call.

Respectfully submitted,

PRECISION ANALYSIS, INC.

Ryan Spell, President

Matthew Utt, Inspector

Missouri Licensed Inspector No. 7118021425MOIR13029

952 ANGLUM ROAD HAZELWOOD, MISSOURI 63042 TEL/FAX (314) 838-5052

PRECISION ANALYSIS, INC.

BULK SAMPLE ANALYSIS

Client: Midwest Service Group
Location: 2344 W. Meyer Rd., Wentzville, MO 63385
Project No: 20232

Date Received: 08-20-26
Date Reported: 08-25-26

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

Lab No.	Sample No.	Asbestos Detected & Percentage *	Fibrous Material	Non-Fibrous Material
		Kitchen/Foyer - Top Layer Linoleum (350 Sq. Ft.)		
560490	1a	None Detected		Binders, Vinyl
	Backing	None Detected	Cellulose, Glass Wool	Binders
		None Detected in Mastic		Binders
560491	1b	None Detected		Binders, Vinyl
	Backing	None Detected	Cellulose, Glass Wool	Binders
		None Detected in Mastic		Binders
560492	1c	None Detected		Binders, Vinyl
	Backing	None Detected	Cellulose, Glass Wool	Binders
		None Detected in Mastic		Binders
		Kitchen - Bottom Layer Linoleum on Wood (350 Sq. Ft.)		
560493	2a	None Detected		Binders, Vinyl
	Backing	85-90% Chrysotile	Antigorite	Binders
		None Detected in Mastic		Binders

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

PRECISION ANALYSIS, INC.

BULK SAMPLE ANALYSIS

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Technique: Polarized Light Microscopy with Dispersion Staining
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Lab No.	Sample No.	Asbestos Detected & Percentage *	Fibrous Material	Non-Fibrous Material
		Living Room/Foyer - Linoleum on Wood (Under Carpet) (350 Sq. Ft.)		
560494	3a	None Detected		Binders, Vinyl
	Backing	85-90% Chrysotile	Antigorite	Binders
		None Detected in Mastic		Binders
		Bathrooms - Linoleum on Wood (100 Sq. Ft.)		
560495	4a	None Detected		Binders, Vinyl
	Backing	85-90% Chrysotile	Antigorite	Binders
		None Detected in Mastic		Binders
		Throughout - Textured Ceiling		
560496	5a	None Detected		Binders, Polyfoam, Paint, Mica
560497	5b	None Detected		Binders, Polyfoam, Paint, Mica
560498	5c	None Detected		Binders, Polyfoam, Paint, Mica
		Throughout - Drywall System		
560499	6a	None Detected	Cellulose	Binders, Paint, Mica
560500	6b	None Detected	Cellulose	Binders, Paint, Mica
560501	6c	None Detected	Cellulose	Binders, Paint, Mica

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PRECISION ANALYSIS, INC.

BULK SAMPLE ANALYSIS

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Location: 2344 W. Meyer Rd., Wentzville, MO 63385
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Date Reported: 08-25-26

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

Lab No.	Sample No.	Asbestos Detected & Percentage *	Fibrous Material	Non-Fibrous Material
		Basement Bathroom - Linoleum on Concrete (25 Sq. Ft.)		
560502	7a	None Detected		Binders, Vinyl
	Backing	85-90% Chrysotile	Antigorite	Binders
		None Detected in Mastic		Binders
		Basement - Throughout - Drywall System		
560503	8a	None Detected	Cellulose	Binders, Mica
560504	8b	None Detected	Cellulose	Binders, Mica
560505	8c	None Detected	Cellulose	Binders, Mica
		Attic - Insulation		
560506	9a	None Detected	Glass Wool	Binders
560507	9b	None Detected	Glass Wool	Binders
560508	9c	None Detected	Glass Wool	Binders

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The lower detection limit is less than 1 percent.

952 ANGLUM ROAD HAZELWOOD, MISSOURI 63042 TEL/FAX (314) 838-5052

PRECISION ANALYSIS, INC.

BULK SAMPLE ANALYSIS

Client: Midwest Service Group
Location: 2344 W. Meyer Rd., Wentzville, MO 63385
Project No: 20232

Date Received: 08-20-26
Date Reported: 08-25-26

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

Lab No.	Sample No.	Asbestos Detected & Percentage *	Fibrous Material	Non-Fibrous Material
		Roof - Shingle Roof System		
560509	10a	None Detected	Cellulose, Glass Wool	Black Tar Binders, Aggregate
560510	10b	None Detected	Cellulose, Glass Wool	Black Tar Binders, Aggregate
560511	10c	None Detected	Cellulose, Glass Wool	Black Tar Binders, Aggregate

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

Nicole Hogan

Nikki Hogan
Laboratory Co-Director

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

PLM is not recommended for analysis of vinyl floor tile. Vinyl floor tile often contains milled asbestos with fiber lengths of 1 micrometer or less. Because these fibers are not detected by PLM, PLM analysis may yield a false negative result. We recommend qualitative analysis of vinyl floor tile by Transmission Electron Microscopy (TEM).

952 ANGLUM ROAD HAZELWOOD, MISSOURI 63042 TEL/FAX (314) 838-5052

CHAIN OF CUSTODY

PRECISION ANALYSIS, INC.
952 ANGLUM ROAD
HAZELWOOD, MO 63042
(314)-838-5052

Page 1 of 1 page(s)

DATE: 8/20/26

CLIENT: Midwest SG JOB NAME: 2344 W. Meyer Rd Wentzville, MO 63385 JOB NO.: 20232

Sample ID	Analysis	Sample Location	Approximate Quantity	Material Description	Condition
1 A-C	PLM	Kitchen / Foyer	350 SF	Top Layer Lino	
2 A-C	PLM	Kitchen	350SF	Bottom Layer Lino on Wood	
3 A-C	PLM	Living room / Foyer	350 SF	Lino on Wood (Under Carpet)	
4 A-C	PLM	Bathrooms	100 SF	Lino on Wood	
5 A-C	PLM	Through out		Texture Ceiling	
6 A-C	PLM	↓ ↓		Drywall System	
7 A-C	PLM	Basement Bath	25 SF	Lino on Con	
8 A-C	PLM	Basement Throughout		Drywall System Insulation	
9 A-C	PLM	Attic		Shingle Roof System	
10 A-C	PLM	Roof			
	PLM				
	PLM				
	PLM				
	PLM				
	PLM				
	PLM				
	PLM				
	PLM				

- Single Story Home
≈ 1700 SF
- Built 1972
- Partially finished Basement
- Brick exterior

Red Barn
≈ 1625 SF
- on Ground
- Metal Structure

Blue Barn
≈ 1050 SF
- on Ground
- Metal Structure

Blue Shed
≈ 350 SF
- on Ground
- Metal Structure

RECEIVED
AUG 20 2026
BY:

SF - square foot LF - linear foot

Relinquished By: [signature] Date: 8/20/26

Received By: Nicole Hogan Date:

Inspector License No.: 13029

Reason for Sampling: Demo