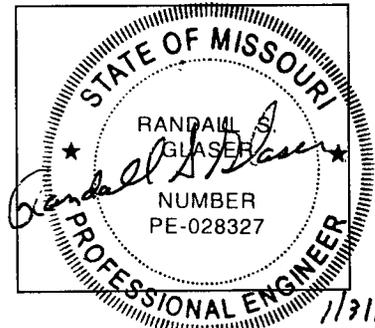


MoDOT Parcel 15A - Former Steinmann Farm

Route 94 / Future Route 364, St. Charles County



Additional Demolition and Removal Specifications

1.0 Description. All demolition and removal work shall be in accordance with Sec 202 except as herein amended or modified.

2.0 Description of Buildings and Structures. The plans include an approximate description of the various buildings, structures, and other improvements located on each parcel which have been gathered from appraisals and/or on-site visits. It is an inherent risk of the work that the contractor may encounter different features of a building, structure, or other improvement which interferes with the work. The contractor expressly acknowledges and assumes this risk even though the nature and extent of it is unknown to both the contractor and the Commission as of the time of bid and award of contract. Any representation as to the accuracy or completeness of this information is disclaimed by the Commission and the contractor expressly acknowledges that no representation of specific features of any building, structure, or other improvement is intended by the Commission or may be relied upon by the contractor for bidding or any other purpose including as the basis of or evidence supporting any element of any claim for additional time or compensation arising from the presence of other features and improvements within or around the buildings, structures, or improvements unless otherwise provided for under Sec 202.

3.0 Painted Concrete, Brick, and Block. Painted concrete, brick, or block (hereafter referred to as painted concrete) portions of buildings and improvements have been tested for heavy metal based paint to determine the final disposition of the material. Test results for painted concrete are included with the contract documents. No painted concrete was located for this parcel, therefore all concrete, brick, or block may be used as clean fill.

4.0 Incidental Demolition and Removal for ACM Removal.

4.1 The Asbestos Survey Report describes the type and location of asbestos containing materials (ACM) in the buildings and structures. Some ACM which require removal prior to demolition of the building may be located beneath non-asbestos materials, located within walls, located within multiple layers of floor coverings, or otherwise require removal of some portion of the existing building or structure to gain access to the ACM.

4.2 All demolition work required to remove non-asbestos materials to gain access to ACM for proper removal will be considered incidental to the work and be considered included in the contract unit price for removal of the specified ACM. Multiple layers of ACM requiring removal, such as two layers of friable floor sheeting, will be measured and paid for separately.

5.0 Dust and Emissions Control. All work shall be in accordance with Sec 202.2.3. In addition, all buildings, structures, and improvements shall be adequately wetted during demolition and removal operations to minimize dust and visible emissions. Water and necessary connections shall be provided by the contractor at the contractors expense.

6.0 Future Excavation.

6.1 This parcel is in an area of future excavation, therefore all concrete basement and foundation walls, footings, floors, slabs, brick and block walls, stone walls, pavement, sidewalks, and any other types of incidental masonry construction shall be completely removed prior to backfilling. All material resulting from such removals meeting the requirements of clean fill shall be broken up and stockpiled in an area designated by the engineer for future roadway construction use by others. All stockpiled material shall be broken into pieces not exceeding four square feet.

6.2 Backfill material for all resulting trenches, holes, pits, etc. shall be clean rock-free soil from a source on the parcel approved by the engineer. Broken concrete, brick, block, stone, rock, or other masonry shall not be used for backfill.

6.3 All costs for breaking up and stockpiling concrete and incidental masonry material will be considered completely covered by the contract unit price for demolition and removal of buildings. No direct payment will be made for excavating and placing backfill material.

7.0 Plug and Fill Cisterns.

7.1 Cisterns shall be pumped out and the upper one-half of rock, brick, or concrete cistern walls shall be removed and stockpiled with other broken stone and concrete in accordance with Section 6.1 of these specifications. The lower one-half of the cistern walls and bottom shall be broken up such that water can drain from the cistern. The remaining hole shall be backfilled in accordance with Section 6.2 of these specifications.

7.2 All costs for plugging, breaking up, and filling cisterns will be considered completely covered by the contract unit price.

8.0 Wet Demolition of Structurally Unsound 2-Story House.

8.1 MoDOT and the City of St Peters have determined that the house located on the former Steinmann Farm is in a dilapidated and structurally unsound condition. MoDOT has performed a limited asbestos survey of the house and identified some ACM that require removal, however since portions of the house were not surveyed for ACM the entire structure must be considered to contain ACM. Therefore the entire house remains must be considered to contain regulated ACM and be removed using wet demolition methods and disposed as ACM in accordance with Missouri Department of Natural Resources regulations and guidance.

8.2 MoDOT will furnish and use third party air monitoring for this portion of the project.

8.3 All costs for wet demolition and removal of structurally unsound 2-story house with ACM demolition debris will be considered completely covered by the contract unit price.



ROGER STEWART, CBO
BUILDING COMMISSIONER
(636) 477-6600, EXT. 306

November 28, 2006

Missouri Department of Transportation
Randall Glaser, PE
1590 Woodlake
Chesterfield, MO 63017

RE: Former Steinmann Property on New Page Avenue

Dear Mr. Glaser, PE:

The City of St. Peters has received a concern on this site and has inspected the same.

**THE STRUCTURE OR STRUCTURES DESCRIBED BELOW HAS
BEEN DECLARED A NUISANCE**

- A. Former Steinmann Property on New Page Avenue
- B. The roofs are in danger of collapse, the windows have been busted out leaving the building open, Soil has been removed from the foundation area creating unstable condition, and the chimney has partially collapsed.
- C. THIS STRUCTURE MUST BE DEMOLISHED AND REMOVED FROM THE PREMISES NO LATER THAN April 1st, 2007. If demolition is not begun and carried forth promptly, the Code Official may, after hearing, order the same done and the cost assessed against the property as a special tax lien. Upon presentation of adequate plans, the Code Official may allow repair instead of demolition.

You have the right to appeal on written form within twenty (20) days of this notice. An application for appeal shall be based on the claim that the true intent of this Code or the rules legally adopted hereunder have been incorrectly interpreted, the provisions of this Code do not fully apply, or the requirements of this Code are adequately satisfied by other means

If you should have any questions, please feel free to contact this office at (636) 477-6600, extension 306.

Sincerely,

Roger Stewart, CBO
Building Commissioner

cc: Bill Charnisky, City Administrator
Cathy L. Pratt, Manager EDS Group
BOA IV