

Item # 10  
Date: 10/27/25

	Historical		Asbestos/Lead		
Name:	FHU	Eocene	Eocene	Environet	Hawkeye
Henry	12	16	15	15	15
Sandy	16	19	15	14	19
Emily	18	20	16	19	14
Jordan	18	17	12	14	11
Balinda	19	19	19	16	10
Total:	83	91	77	78	69

Total is out of 100, highest score wins the bid.

**Awardees to be approved October 27th.**

Historical: Eocene

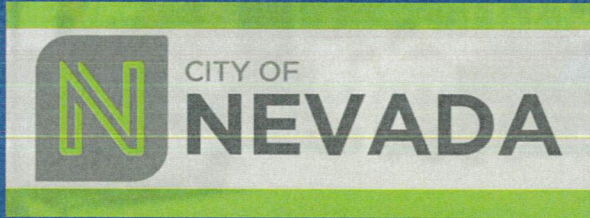
Asbestos/Lead: Environet



**ENVIRONET**  
FOR

**RESPONSE TO RFP**

**LEAD AND ASBESTOS TESTING**







**EnviroNET, Inc.**  
**Professional Environmental Services**  
**1225 East River Drive #101**  
**Davenport, IA 52803-5752**  
**WOSB, SBA, BBB & TSB CERTIFIED**

Phone: 563-323-2262  
[www.environetmidwest.com](http://www.environetmidwest.com)

September 5, 2024

**CITY OF NEVADA, IOWA**  
**RFP FOR LEAD AND ASBESTOS TESTING SERVICES**

EnviroNET, Inc, is pleased to provide this proposal for environmental services to the City of Nevada. Our corporation is familiar with Nevada and ready to provide environmental testing services as set forth in the RFP. We have conducted hundreds of lead-based paint and asbestos inspections in recent years, many for municipal clients.

We look forward to meeting and working with and developing long-term relationships with Nevada as we have with other communities. EnviroNET is capable to provide other services the City may find useful, including environmental assessments, permitting, spill prevention and countermeasure (SPCC) plans, stormwater pollution prevention plans (SWPPP), stormwater inspections, underground tank closure, and air quality testing.



**Molly E. Arp Newell, PG, CHMM**  
**Qualified Environmental Professional**  
**President and owner**

### **Company Overview**

EnviroNET, Inc., established in 1999, is a woman-owned small business comprised of multi-disciplinary professionals working together to solve environmental problems and projects. Specialties include assessment of asbestos and lead-based paint, phase I and phase II ESAs, regulatory compliance, and landfill monitoring. EnviroNET has grown through working with a variety of public and private clients, including municipalities and state and federal agencies.

### **Qualifications and Capacity**

EnviroNET has reviewed the scope of work and other documentation provided in the RFP. We are confident that we have sufficient experience, insurance, and licensed personnel to complete the scope of work as described. Services requested by the City of Nevada are routinely performed by EnviroNET. We are familiar with Community Development Block Grant Programs and have performed work funded by them, primarily in Rock Island, Illinois. Key project staff include:

- Molly Newell, PG, Environmental professional, owner and president of EnviroNET. She has managed environmental projects for 30 years, founding the company after working in oil fields and for the US Environmental Protection Agency. Iowa-licensed asbestos inspector and lead risk assessor.
- Ben Beydler, PhD., Environmental professional. Iowa-licensed asbestos inspector and lead risk assessor.
- Jason Smith, Environmental engineering technician. Iowa-licensed asbestos inspector.

See attached resumes, licenses, and certificate of insurance for additional information.

EnviroNET is available to begin work immediately. EnviroNET's standard laboratory turn-around time for asbestos and lead paint samples is three business days with final written reports to follow within five business days of laboratory results.

### **Cost of Services**

For pre-construction and post-construction testing, laboratory analyses, and report preparation, EnviroNET requests a fee of four thousand eight hundred dollars (\$4,800).

## **EnviroNET, Inc.**

### **Specialty/ Job Title**

- ✓ President & Principal, Enviro**NET**
- ✓ Project Manager - 30 years of experience in conducting field assessments and groundwater evaluations at hazardous waste and remedial action sites.
- ✓ Project Manager for time-critical waste removal actions
- ✓ 25 years in environmental Compliance in Region V and Region VII USEPA.
- ✓ Technical Writer- USEPA 1 year, Washington, DC
- ✓ Former reservoir geologist in USA and UK oil fields.

### **Education**

- ✓ BA Geology; BA Business Management, Skidmore College, Saratoga Springs, NY
- ✓ Reservoir Engineering Training in hydraulics, chemistry, bedrock fracturing, petroleum recovery
- ✓ Graduate Environmental course work, University of Aberdeen, UK
- ✓ Continuing Education: Annual attendance at the Hazardous Waste Management Conf.; EPA Brownfield conferences in addition to refresher training, technical seminars, webinars.

### **Special Qualifications**

- ✓ Certified Hazardous Materials Manager CHMM-Master Level
- ✓ Licensed Professional Geologist IL, MO
- ✓ Licensed Asbestos Inspector Illinois & Iowa
- ✓ OSHA 40-Hr HAZWOPER current
- ✓ Lead (Pb) Inspector-Risk Assessor IL and IA
- ✓ Owner Woman-Owned Business (WBE)
- ✓ Owner Small Business
- ✓ Owner Targeted Small Business Iowa Economic Authority
- ✓ Mentor for Young Professionals
- ✓ Director / Exec. Officer for various Non-Profit Organizations

## **MOLLY ARP NEWELL, PG, CHMM 563-323-2262**

**Project Manager / P.G. / E.P. / Regulatory Specialist, Trainer, Asbestos & Lead Inspector - Risk Assessor**

### **EnviroNET, Inc.**

**1999 - Present**

Molly Newell initiated EnviroNET after garnering experience in the environmental sector with one main object: minimize cost for clients and initiate win-win outcomes for parties involved while reducing health risks & improving environments for the common good. Molly has repeatedly achieved this objective though successfully leading, managing, and closing a variety of projects.

Newell commonly conducts due diligence for federal and state funded projects including NEPA reviews and Findings of No Significant Impact (FONSI), as may be applicable. Newell and team are certified in Iowa for asbestos containing material (ACM) inspections per National Emissions Standards for Hazardous Air Pollutants (NESHAPs); Lead-based Paint (LBP) inspections and risk assessments; Lead Renovation, Repair and Paint (RRP) Certification; stormwater management best management practices; erosion control; noise evaluations; and mold and moisture assessments.

**Phase I ESAs:** Project Manager for >150 Phase I Environmental Site Assessments (ESAs) consistent with up-to-date ASTM E1527-21 Standards to determine the presence or potential presence of specific hazardous substances. As an Environmental Professional, Newell documents environmentally sensitive uses of the subject property, adjoining properties and upgradient properties to identify potential or actual site contamination and Recognized Environmental Conditions.

**Phase II ESAs:** Project Manager for >100 Phase II ESAs to delineate the horizontal and vertical extent of contamination in soil and groundwater and quantify risks to human health and the environment for all pathways of concern. Newell performs field evaluation firsthand and writes or reviews reports prepared by the EnviroNET team. Newell consistently addresses RECs through Phase II ESAs and certifies them as HRECs following subsurface investigation.

**Brownfield Projects:** Newell has coordinated all aspects of brownfield grants and Revolving Loan Funds (RLFs) for evaluation, remediation and closure of parcels, entire blocks of parcels, and a substantial portion of the Mississippi Riverfront in Illinois. Brownfield tasks managed by Newell include development of Project timelines, Quality Assurance Program Plans (QAPPs), Site-Specific QAPPs, Sampling and Analysis Plans (SAPs), Health and Safety Plans (HASPs), Analysis of Brownfield Cleanup Alternatives (ABCA), and public relations/ involvement plans.



## Newell Resume

**M. Arp Newell Professional Affiliations include:** Past President and Current Board of Director of Iowa Groundwater Association (IGWA), Illinois Groundwater Association (IGA); Society of American Military Engineers (SAME), Illinois Association of Environmental Professionals (IAEP), QC Chamber of Commerce; Scott County Iowa Watershed Group; Board of Director for First Congregational Church of Moline and President of PEO, Chapter HB, Philanthropic Educational Organization, Committee volunteer for due diligence on Realty Board, QC Community Foundation.

### **Previous Professional Experience:**

**MUNICIPAL Environmental Consultant:** Newell and EnviroNET served 16 years as liaison and grant writer assistant for the City of Rock Island, IL to attract grant monies and optimize the use of environmental restoration funds to preserve and restore historic structures and construct new community centers. Services for the City of Rock Island and other municipalities include lead inspection, asbestos inspection, preparation of specifications for hazard abatement, Risk Assessments for exposure to hazardous materials, Brownfield evaluations, remediation & site closure with No Further Remediation letters.



**Other Federal Projects:** Clean closed an 8.5 acre property formerly utilized as a Fire Fighting Training Facility with RCRA solvents, oil, gasoline, sludge pits, and LUST tanks. Electromagnetic sensing and extensive research were necessary to develop workplan for closure. Field activities included 6,120 feet of trench excavation to remove 31,340 feet of piping, sludge pits and remaining fuel tanks. Innovative ex-situ cleanup was conducted on site. Windrows were constructed for approximately 175,000 CY of material including bulking agents, biomass, and impacted soil. Bio-nutrients were circulated and re-circulated through irrigation / leachate collection system. Closure documentation has allowed the expansion of an existing golf course into what was formerly a hazardous waste site.

**LOFT Residential Re-hab IA and IL:** Phase I & II Inspections, Asbestos and LBP Inspections for adaptive reuse were completed in the Cities of Clinton, Sterling, Rock Island and Moline. Approach by EnviroNET included assessment and risk mitigation for underutilized properties Creative funding (lasagna funding with layers of funding sources) was utilized, and needs of all financial stakeholders were met. An example would be:

**The Lawrence Building in Sterling, IL.** Growth Corporation of Rock Island invested funds, worked with the City of Sterling and attracted state funding through public-private partnerships to re-develop the Lawrence Building at 218 First Avenue, Sterling, IL. The Lawrence Lofts development is considered a milestone in the redevelopment of downtown Sterling and the riverfront by providing downtown urban living options for individuals seeking affordable housing within walking distance to services,



amenities, and will provide growth opportunities for downtown businesses. Total costs for the development was more than \$5.6 million and the financing that made it possible was incredibly complex. Numerous sources made the funding possible including Low Income Housing Tax Credits, State Affordable Housing Tax Credits, Federal Home Loan Bank of Chicago, Sterling TODAY, Sauk Valley Bank, and Illinois Attorney General National Foreclosure Settlement Funds.

### **Wilson Building, Phase I, II, ACM, LBP, PCB, Mold Assessment, Clinton, IA**

EnviroNET conducted thorough search of vicinity and history of Wilson building and the attached Ankeny building with annex.

**General Qualifications**

- ✓ B. S. in Biology/Chemistry, University of Iowa
- ✓ PhD in Biology, University of Iowa
- ✓ 10+ years experience in laboratory and field research
- ✓ 5+ years experience environmental assessment and compliance
- ✓ Several years experience teaching undergraduate science and anatomy.

**Special Qualifications**

- ✓ Hazardous Waste Operations and Emergency Response
- ✓ Licensed Asbestos Inspector (Iowa/Illinois)
- ✓ Licensed lead risk assessor (Illinois)
- ✓ Environmental Professional
- ✓ Certified industrial hygienist in training
- ✓ DHS/FEMA Public Trust badged

**Environmental professional****EnviroNET, Inc.****2019–Present**

*Field Inspector for asbestos, lead, and mold. air sampling. Performs research specific to Phase I Environmental Assessments and NEPA assessments.*

**Responsibilities:**

- Mobilize to the field with equipment to assess and quantify damage caused by water infiltration.
- Perform air and surface sampling for mold spores, review analytical results to determine if remediation is required. Has lead mold line of service for three years. Residential, commercial, and industrial properties.
- Perform industrial hygiene/air quality sampling for contaminants such as volatile chemicals, respirable silica, hexavalent chromium, and allergens. Compare sampling results to OSHA/ACGIH standards.
- Perform environmental assessments using site observations, historical and governmental records, and interview information and identify recognized environmental conditions.
- Perform environmental documentation for projects receiving federal funding to satisfy requirements of National Environmental Protection Act (NEPA).
- Participate in strategy meetings/sessions to determine environmental exposures and remediate conditions.

**Selected Projects**

**Former Shimer College, Mount Carroll, IL:** Ongoing work across 14-acre historic property including phase I environmental site assessment, NEPA assessment, asbestos, and lead paint inspections.

**Van Allen Building, Clinton, IA:** Phase I environmental site assessment, asbestos, and lead paint inspections at national historic landmark.

**Wilson Building, Clinton, IA:** Environmental site assessment at six-story downtown historic property.

**St. Mary's Church/Academy, Davenport, IA:** Mold, asbestos, and lead paint inspections at multiple buildings of historic property.

**Former Aledo High School, Aledo, IL:** Phase I environmental site assessment, asbestos, and lead paint inspections at former city school in historic district.

**Sala Apartments, Rock Island, IL:** Phase I and II environmental site assessments, NEPA assessment at historic downtown building.

**Publications**

- The Juvenile Phase of Maize Sees Upregulation of Stress-Response Genes and Is Extended by Exogenous Jasmonic Acid. *Plant Physiology*. 2016 Aug;171(4):2648-58.
- Dynamics of Gene Expression During Vegetative Phase Change in Maize. University of Iowa. 2014.



## **EnviroNET, Inc**

### **Education**

- ✓ BA Biology and Environmental Studies, Augustana College, Rock Island, IL

### **Special Qualifications**

- ✓ Qualified Compliance Inspector of Stormwater and preparer of SWPPP
- ✓ Visible Opacity Reading Certified
- ✓ Environmental Professional in Training
- ✓ Eurofins/EMLab mold sampling; continuing education; online webinars.

### **Responsibilities**

- ✓ Mobilize to sites to methodically inspect and sample suspected material based on professional opinion and client request.
- ✓ Analytical laboratory report interpretation and data analysis.
- ✓ Prepare comprehensive reports outlining site activities, depict lab results, and make recommendations based on investigation results.
- ✓ Conduct historical research to identify potential contamination on a property.
- ✓ Collect groundwater and soil samples to assess quality.
- ✓ Conduct NPDES monthly inspections.
- ✓ Observe opacity for air permit compliance.



## **JASON T. SMITH**

**563-349-5668**

### ***Environmental Technician***

#### **EnviroNET, Inc.**

**June 2024–Present**

Jason specializes in mold and moisture inspections, Asbestos Containing Material (ACM) inspections, Lead Based Paint (LBP) inspections, Phase I and II Environmental Site Assessments, and Environmental Compliance. As an Environmental Technician, Jason regularly conducts investigations to determine the presence of mold, identifies materials suspect to asbestos or lead based paint, samples soil and groundwater, and reviews historical data in accordance with ASTM Standard E1527-21. Other skills include the use of GIS, stream assessment, and tree identification.

#### **Frequent Environmental Projects:**

- **Mold:** Completed more than 30 Mold Reports involving mobilization to the field with equipment to assess and quantify damage caused by water infiltration, performance of air and surface sampling for mold spores, utilization of professional opinion to identify mold growth, and writing of detailed reports based on observation and laboratory analysis.
- **ACM:** Completed more than 10 ACM Reports involving sample collection of suspected ACM, analysis of analytical reports, and provision of valuable guidance for abatement to clientele.
- **LBP:** Completed 7 LBP Reports involving sample collection of suspected LBP, analysis of laboratory reports and/or XRF reports, and provision of valuable guidance for abatement to clientele.
- **ESA:** Contributed to 12 Phase I ESAs documenting the history of a subject property, discovering suspected and actual contamination, and identifying recognized environmental concerns (RECs). Contributed to 3 Phase II ESAs involving subsurface soil and groundwater analytical sampling to investigate RECs and writing of extensive reports.
- **Compliance:** Completed 3 Opacity Reports involving the observation of light obstruction due to emission by applicable sources. Completed 7 NPDES reports involving the inspection of BMPs and sampling of water.

#### **Selected Projects**

- **Former funeral home, Sheffield, IL:** Mold, asbestos, and lead based paint inspections with over 150 samples taken at a 3,000 square foot building built in 1870.
- **Agricultural Field, Davenport, IA:** Phase I environmental site assessment for a prospective purchaser that included the evaluation of historical data, mapping, identification of potential RECs, a field visit, and writing of an extensive report.
- **Sandstrom Coating Technologies, Port Byron, IL:** Ongoing quarterly opacity monitoring of a paint manufacturer for regulatory compliance.





ENVIINC-01

SNELSON1

## CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

4/24/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> Nelson Brothers Schroder Insurance Inc DBA Nelson Brothers Agency 940 Lincoln Rd Bettendorf, IA 52722	<b>CONTACT NAME:</b>	
	<b>PHONE (A/C, No, Ext):</b> (563) 323-9233	<b>FAX (A/C, No):</b> (563) 323-9221
<b>INSURED</b>  EnviroNet, Incorporated 1225 E River DR STE 101 Davenport, IA 52803	<b>E-MAIL ADDRESS:</b>	
	<b>INSURER(S) AFFORDING COVERAGE</b>	
	<b>INSURER A:</b> Homeland Insurance Company Of New York	
	<b>INSURER B:</b> Encova Insurance Group	
	<b>INSURER C:</b>	
	<b>INSURER D:</b>	
<b>INSURER E:</b>		
<b>INSURER F:</b>		
<b>NAIC #</b>		

## COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	COMMERCIAL GENERAL LIABILITY			7930052900007	10/18/2024	10/18/2025	EACH OCCURRENCE \$ 2,000,000
	CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR		DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 50,000				
			MED EXP (Any one person) \$ 5,000				
			PERSONAL & ADV INJURY \$ 2,000,000				
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE \$ 4,000,000
	<input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC						PRODUCTS - COMP/OP AGG \$ 4,000,000
	OTHER:						PROFESSIONAL SE \$ 2,000,000
B	AUTOMOBILE LIABILITY			5001506237	3/4/2025	3/4/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000
	ANY AUTO OWNED AUTOS ONLY <input checked="" type="checkbox"/> SCHEDULED AUTOS		BODILY INJURY (Per person) \$				
	<input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY		BODILY INJURY (Per accident) \$				
			PROPERTY DAMAGE (Per accident) \$				
	UMBRELLA LIAB						EACH OCCURRENCE \$
	EXCESS LIAB						AGGREGATE \$
	DED						\$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY			WCB1039236	3/4/2025	3/4/2026	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	<input type="checkbox"/> Y <input type="checkbox"/> N	E.L. EACH ACCIDENT \$ 500,000				
	If yes, describe under DESCRIPTION OF OPERATIONS below	N/A	E.L. DISEASE - EA EMPLOYEE \$ 500,000				
			E.L. DISEASE - POLICY LIMIT \$ 500,000				
A	General Liability			7930052900007	10/18/2024	10/18/2025	Professional 2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

## CERTIFICATE HOLDER

## CANCELLATION

EnviroNet, Incorporated  
1225 E River Dr Ste 130  
Davenport, IA 52803

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

# State of Iowa

Iowa Economic Development Authority

## Targeted Small Business Certification

Awarded to

**EnviroNet**

February 7, 2024

Effective Date

February 7, 2026

Expiration Date



*Kymberly J. Stevenson*  
Administrator, TSB Certification Program

*Robert D. Kuhns*  
Director, Iowa Economic Development Authority



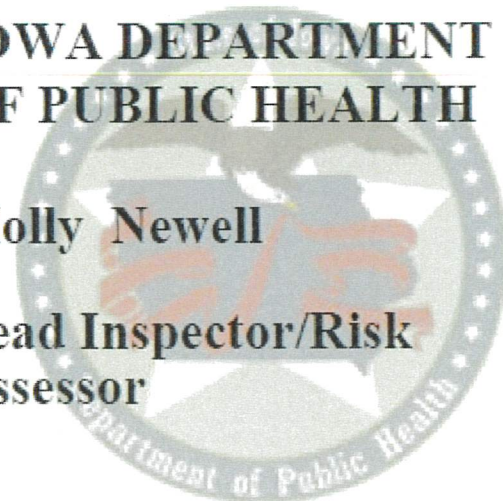




**IOWA DEPARTMENT  
OF PUBLIC HEALTH**

**Molly Newell**

**Lead Inspector/Risk  
Assessor**



**Certification Number: LEAD-INSP10159**

**Expiration Date: March 10, 2027**

**MOLLY NEWELL**

**DOB: 08-07-1956**

**Issued: 02-10-2025**



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





DEPARTMENT OF  
**INSPECTIONS, APPEALS,  
& LICENSING**

**Ben Beydler**

Lead Inspector/Risk Assessor

Certification Number: LEAD-INSP10214

Expiration Date: March 5, 2028

**BENJAMIN DUPREE  
BEYDLER**

**DOB: 12-14-1983**

**Issued: 02-10-2025**



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



**JASON SMITH**

**DOB: 06-21-2001**

**Issued: 03-10-2025**



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

License Type	Number	Expires
INSPECTOR	25-13137	02-26-2026

**IOWA**

**Asbestos**

**Larry Johnson, Jr.**  
**Labor Commissioner**