



May 28, 2024

Dear Asbestos Testing/Sampling Contractor:

The City of Fort Dodge, Development Services Department, is taking bids for asbestos sampling and testing on the property/properties located at **611 Ave C**, Fort Dodge, Iowa. PLEASE NOTE: Bid form shall include all costs associated with asbestos testing/sampling and follow the attached bid specifications. The City will use the final Asbestos testing and sampling reports as part of the demolition specifications at a later date.

This bid packet is available online at www.fortdodgeiowa.org. Click the EXPLORE FORT DODGE search bar and type "asbestos." Click the packet for the above address(es). If you are unable to download the bid packet, please email mbock@fortdodgeiowa.org for assistance.

All contractors must use the enclosed "Asbestos Testing and Sampling Bid Specifications" for bidding the project.

Please submit bids with qualifications and estimated time of completion by Tuesday, June 11, 2024 at 10:00am. Bids can be emailed to mbock@fortdodgeiowa.org before the time of bid opening. Contractors hand delivering bids, must call 515.576.4551 x1236 upon arrival.

If you have any questions, please feel free to contact me.

Sincerely,

Melissa Bock

Development Project Assistant

ASBESTOS TESTING AND SAMPLING BID SPECIFICATIONS

Minimum requirements for approval of any asbestos inspection services submitted for reimbursement consideration will require certified asbestos inspection reports to include the following:

- **The asbestos inspection shall be conducted by an Iowa licensed asbestos inspector**, with current license issued through Iowa Workforce Development. A copy of the inspector's credentials shall be provided.
- **The asbestos inspection shall be conducted to comply with Federal and State NESHAP regulations** for the significant renovation or demolition of a structure.
- **Previous asbestos surveys or evaluations conducted under the Asbestos Hazard Emergency Response Act (AHERA) at a public school shall not be used** in lieu of any conditions presented herein.
- **The inspector shall verify any suspected asbestos materials through sampling and laboratory analysis; the inspector shall not rely only upon "inspector knowledge"** for quantifying any suspect material as regulated asbestos construction material (RACM).
- **If sampling occurs of a suspect material, the inspector may use that sample to be representative of other materials within the structure** that are of like or similar material, installation, placement, design, or area, subject to that inspector's evaluation and discretion.
- **If the intent of the asbestos inspection is to facilitate demolition of the structure, or large scale removal or destruction of roofs, walls, or flooring, the inspector shall take appropriate destructive samples of suspect materials** to determine the content, thickness, type, and extent of all materials that will be disturbed and the asbestos content therein. The inspector shall discuss the necessity for any post-sampling weatherization measures with the building owner or other parties as appropriate.
- **The inspector shall provide an asbestos inspection report, with the report being completed in a type set fashion, using word processing software, that shall contain, but is not limited to, the following information:**

- A) **Introductory summary of the intent of the inspection, date of inspection, location and description of the facility**, and other pertinent information or observations the inspector may include.
- B) **A table, chart, or other clear description that identifies the sample number, sample location or area, and description of the material sampled, along with the ACM by content percent.**
- C) **Any material confirmed as RACM shall be noted in a table, chart, or other clear summary and description** that identify the location and description of the RACM, along with an estimated amount of the RACM, based upon square footage area, linear feet, or other quantitative estimate or summary of the material.
- D) **A Chain of Custody shall be provided** that denotes appropriate information on the location of the asbestos inspection, date of sampling, individual sample identification and description, and the location and confirmation of receipt of the samples by the analytical laboratory for the analysis. Signatures shall be provided for all parties in custody of samples collected and analyzed.
- E) **The laboratory used for RACM analysis shall provide a laboratory report for all samples analyzed**; the laboratory report must identify the sample identification number, the analysis method used, a description of the sample appearance, proportion, if known, and type of asbestos present, and comment on any other materials or observations detected. The laboratory report shall include any all relevant certifications of the laboratory, and the date, time, and name of the technician conducting the analysis.
- F) **For structures of more than 4,000 sq. ft., based on the area of any single story, or combination of stories therein, the inspector shall include a diagram** that shows the general floorplan of the structure, created using a general scale or proportion, with sample locations identified on the diagram therein.
- G) Any limitations noted by the inspector, such as areas not available for inspection, or other observations or conclusions, shall be included.
- H) Photographs may be included that aid in confirming the location, description, and condition of asbestos materials.



ASBESTOS TESTING/SAMPLING BID FORM

- 611 Ave C

Bid Amount: _____

Anticipated Start Date: _____

Completion Date: _____

Report Submission: _____

Bid Due: Tuesday, June 11, 2024 @ 10:00 AM

Date

Contracting Firm

Name

Address

Phone

E-mail Address

Iowa Contractors License #

Webster County, IA

Summary

Parcel ID 0730131013
Alternate ID 0010192000
Property Address 611 AVENUE C
 FORT DODGE IA 50501
Sec/Twp/Rng 03-36-
Brief FTD WEST FT DODGE ADD BLK 36 ROBBINS SD LOT 9 OF
Tax Description LOT 3 NE PT EX SE 60' X 150'
 (Note: Not to be used on legal documents)
Deed Book/Page 2023-01311 (4/14/2023)
Contract
Book/Page
Gross Acres 0.75
Exempt Acres 0.75
Net Acres 0.00
Adjusted CSR Pts 0
Class R - Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
District 01000 - FORT DODGE CITY/FORT DODGE SCH
School District FORT DODGE COMMUNITY SCHOOL DISTRICT



Owner

Deed Holder
[City Of Fort Dodge Iowa](#)
[819 1st Ave S](#)
 Fort Dodge IA 50501
Contract Holder
Mailing Address
 City Of Fort Dodge Iowa
 819 1st Ave S
 Fort Dodge IA 50501

Land

Map Area	21
Lot Dimensions	Regular Lot: x
Front Footage	
Main Lot	135.00
Sub Lot 2	60.00
Sub Lot 3	0.00
Sub Lot 4	0.00

	Front	Rear	Side 1	Side 2
Main Lot	135.00	135.00	205.00	205.00
Sub Lot 2	60.00	60.00	83.00	83.00
Sub Lot 3	0.00	0.00	0.00	0.00
Sub Lot 4	0.00	0.00	0.00	0.00

Lot Area 0.75 Acres, 32,655 SF

Residential Dwellings

Residential Dwelling		Number of Rooms	5 above, 0 below
Occupancy	Single-Family / Owner Occupied	Number of Bedrooms	2 above, 0 below
Style	1 1/2 Story Frame	Basement Area Type	Full
Architectural Style	N/A	Basement Area	863
Year Built	1901	Basement Finished Area	
Condition	Very Poor	Plumbing	1 Standard Bath - 3 Fixt; 1 Shower Stall Bath - 3 Fixt;
Grade what's this?	5	Appliances	
Roof	Asph / Gable	Central Air	Yes
Flooring	Carp / Vinyl	Heat	FHA - Gas
Foundation	C Blk	Fireplaces	
Exterior Material	Composition Siding	Porches	1S Frame Enclosed (60 SF); 1S Frame Enclosed (102 SF);
Interior Material	Plas / Panel	Decks	
Brick or Stone Veneer		Additions	1 Story Frame (27 SF); 1 Story Frame (599 SF) (599 Bsmt SF);
Total Gross Living Area	1,145 SF	Garages	322 SF - Att Frame (Built 1901);
Attic Type	None;		

Sales

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
3/13/2023	BEESON NORMAN W ESTATE	CITY OF FORT DODGE IA	2023-013111	Exchange, trade, gift, transfer from Estate (Including 1031 Exchanges)	Deed		\$0.00
9/8/1995			229-177	SALE OF TWO OR MORE SEPARATELY ASSESSED PARCELS - SINGLE CONSIDERATION	Deed		\$21,500.00

Valuation

	2024	2023	2022	2021	2020
Classification	Residential	Residential	Residential	Residential	Residential
+ Assessed Land Value	\$5,910	\$5,910	\$5,910	\$5,910	\$5,910
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$6,050	\$6,050	\$6,180	\$6,180	\$6,460
= Gross Assessed Value	\$11,960	\$11,960	\$12,090	\$12,090	\$12,370
- Exempt Value	(\$11,960)	(\$11,960)	\$0	\$0	\$0
= Net Assessed Value	\$0	\$0	\$12,090	\$12,090	\$12,370

Photos



Sketches

