



Community Development
Economic Development
Code Enforcement
Engineering
Planning

September 15, 2020

Dear Asbestos Testing/Sampling Contractor:

The City of Fort Dodge, Department of Business Affairs and Community Growth, is taking bids for asbestos sampling and testing on the property located at **135 5th Ave N**, 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 addresses. If you are unable to download the bid packet, please send me an email at 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 Wednesday, September 23, 2020 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. City staff will meet you at the front door (north door) to receive your bid package.

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

Sincerely,

A handwritten signature in blue ink that reads "Melissa Bock".

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

- 135 5th Ave N

Bid Amount: _____

Anticipated Start Date: _____

Completion Date: _____

Bid Due: Wednesday, September 23, 2020 @ 10:00 AM

Date

Contracting Firm

Name

Address

Phone

E-mail Address

Iowa Contractors License #

Site Locations/Vicinity Map



All property line and/or utility information shown on this map is estimated only and should not be interpreted for survey/legal purposes. It is the contractor's responsibility to verify this information in the field.

Beacon™ Webster County, IA

Summary

Parcel ID 0719182001
Alternate ID 0001231000
Property Address 135 5TH AVE N
 FORT DODGE IA 50501
Sec/Twp/Rng N/A
Brief FTD TOWN COMPANYS ADD FRITZ SD N65' LOTS 1-2 BLK
Tax Description 139
 (Note: Not to be used on legal documents)
Deed Book/Page EQCV321189 (8/24/2020)
Contract Book/Page
Gross Acres 0.00
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 Ia](#)
[819 1st Ave S](#)
 Fort Dodge IA 50501

Contract Holder

Mailing Address
 City Of Fort Dodge Ia
 819 1st Ave S
 Fort Dodge IA 50501

Land

Map Area 13
Lot Dimensions Regular Lot: 65.00 x 95.00
Lot Area 0.14 Acres; 6,175 SF

Residential Dwellings

Residential Dwelling
Occupancy Single-Family / Owner Occupied
Style 1 Story Frame
Architectural Style N/A
Year Built 1921
Condition Poor
Grade [what's this?](#) 4-10
Roof Asph / Gable
Flooring Carp / Vinyl
Foundation TILE
Exterior Material Stucco
Interior Material Plas
Brick or Stone Veneer
Total Gross Living Area 1,217 SF
Attic Type 3/4 Finished; 281 SF
Number of Rooms 6 above; 0 below
Number of Bedrooms 3 above; 0 below
Basement Area Type Full
Basement Area 624
Basement Finished Area
Plumbing 1 Full Bath; 1 Toilet Room;
Appliances 1 Dishwasher;
Central Air No
Heat FHA - Gas
Fireplaces
Porches 1S Frame Enclosed (126 SF);
Decks Wood Deck-Med (140 SF);
Additions 1 Story Frame (312 SF);
Garages

Permits

Permit #	Date	Description	Amount
DARA17-549	05/05/2017	Siding	600

Yard Extras

#1 - (1) Shed W10.00 x L12.00 120 SF, Metal, Low Pricing, Built 1990

Sales

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
8/24/2020	PRATT TRACY G & KIMBERLY K	CITY OF FORT DODGE	ECQV321189	Court-ordered Sale	Deed		\$0.00
1/6/2016	BERAN TED D	PRATT TRACY G & KIMBERLY K	2016-93	Fulfillment of prior year contract	Deed		\$0.00
3/17/2010	BERAN TED D	PRATT TRACY G & KIMBERLY K	2010-1207	NORMAL ARMS-LENGTH TRANSACTION	Contract		\$20,000.00
8/26/1996			521-217	FULLFILLMENT OF PRIOR YEAR CONTRACT	Deed		\$0.00
8/9/1996			232-391	NORMAL ARMS-LENGTH TRANSACTION	Deed		\$20,000.00
12/3/1986			192-481	SHERIFF OR TAX SALE	Deed		\$26,658.00
5/13/1986			359-369	UNUSEABLE SALE - OTHER	Contract		\$20,000.00

Valuation

	2020	2019	2018	2017	2016
Classification	Residential	Residential	Residential	Residential	Residential
+ Assessed Land Value	\$8,390	\$13,860	\$12,600	\$12,600	\$7,520
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$22,260	\$18,140	\$15,460	\$15,460	\$22,270
= Gross Assessed Value	\$30,650	\$32,000	\$28,060	\$28,060	\$29,790
- Exempt Value	(\$30,650)	\$0	\$0	\$0	\$0
= Net Assessed Value	\$0	\$32,000	\$28,060	\$28,060	\$29,790

Taxation

	2019 Pay 2020-2021	2018 Pay 2019-2020	2017 Pay 2018-2019
+ Taxable Land Value	\$7,633	\$7,172	\$7,008
+ Taxable Building Value	\$0	\$0	\$0
+ Taxable Dwelling Value	\$9,990	\$8,800	\$8,599
= Gross Taxable Value	\$17,623	\$15,972	\$15,607
- Military Credit	\$0	\$0	\$0
= Net Taxable Value	\$17,623	\$15,972	\$15,607
x Levy Rate (per \$1000 of value)	44.32416	44.55226	44.95829
= Gross Taxes Due	\$781.12	\$711.59	\$701.66
- Ag Land Credit	\$0.00	\$0.00	\$0.00
- Family Farm Credit	\$0.00	\$0.00	\$0.00
- Homestead Credit	(\$214.97)	(\$216.08)	(\$218.05)
- Disabled and Senior Citizens Credit	\$0.00	\$0.00	\$0.00
- Business Property Credit	\$0.00	\$0.00	\$0.00
= Net Taxes Due	\$566.00	\$496.00	\$484.00

Tax History

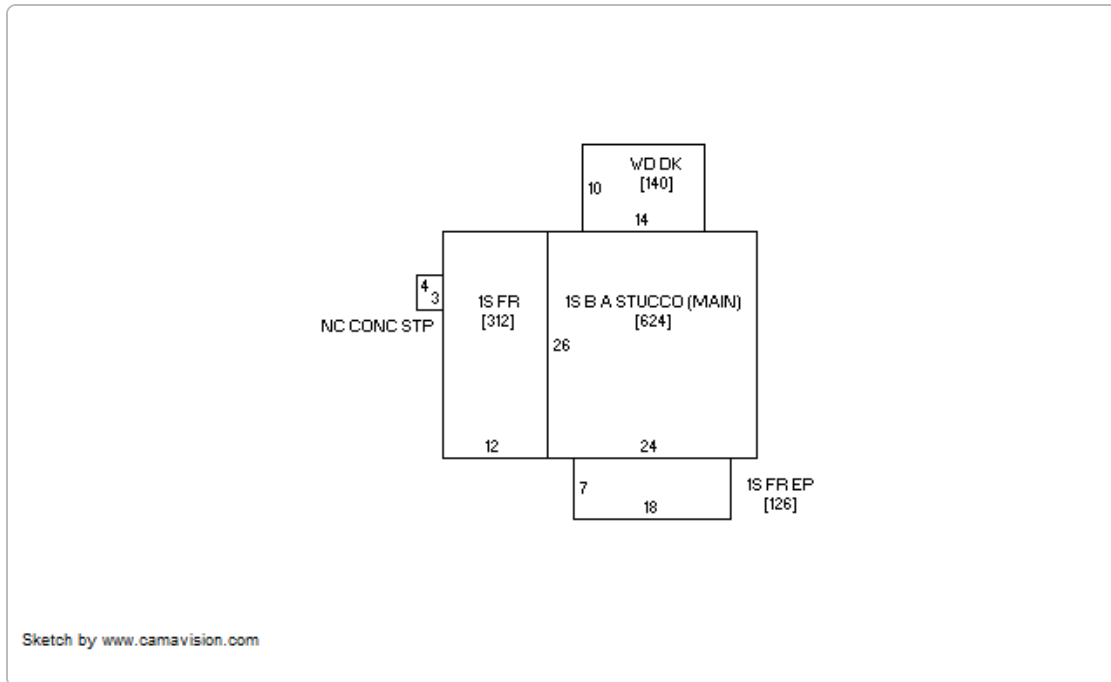
Year	Due Date	Amount	Paid	Date Paid	Receipt
2019	March 2021	\$283	No		004635
	September 2020	\$283	No		
2018	March 2020	\$248	No		000652
	September 2019	\$248	No		
2017	March 2019	\$242	Yes	5/23/2019	000410
	September 2018	\$242	Yes	5/23/2019	
2017	March 2019	\$7	Yes	5/23/2019	000410
	September 2018	\$29	Yes	5/23/2019	
2017	March 2019	\$0	No		000410
	September 2018	\$4	Yes	5/23/2019	
2016	March 2018	\$0	No		018978
	September 2017	\$4	Yes	5/24/2018	
2016	March 2018	\$8	Yes	5/24/2018	018978
	September 2017	\$33	Yes	5/24/2018	
2016	March 2018	\$272	Yes	5/24/2018	018978
	September 2017	\$272	Yes	5/24/2018	
2015	March 2017	\$0	No		031623
	September 2016	\$24	Yes	3/24/2017	
2015	March 2017	\$264	Yes	3/24/2017	031623
	September 2016	\$264	Yes	3/24/2017	

2014	March 2016 September 2015	\$8 \$31	Yes Yes	5/12/2016 5/12/2016	025101
2014	March 2016 September 2015	\$259 \$259	Yes Yes	5/12/2016 5/12/2016	025101
2014	March 2016 September 2015	\$0 \$4	No Yes	5/12/2016	025101
2013	March 2015 September 2014	\$0 \$30	No Yes	4/7/2015	025050
2013	March 2015 September 2014	\$249 \$249	Yes Yes	4/7/2015 4/7/2015	025050
2012	March 2014 September 2013	\$240 \$240	Yes Yes	4/11/2014 9/13/2013	024996
2012	March 2014 September 2013	\$4 \$0	Yes No	4/11/2014	024996

Photos



Sketches



No data available for the following modules: Commercial Buildings, Agricultural Buildings, Special Assessments, Tax Sale Certificates.

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