



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 **1426 S 21<sup>st</sup> St**, 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](http://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](mailto: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](mailto: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**

- 1426 S 21<sup>st</sup> St

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 - 1426 S 21<sup>st</sup> St



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** 0729480014  
**Alternate ID** 0007584000  
**Property Address** 1426 S 21ST ST  
 FORT DODGE IA 50501  
**Sec/Twp/Rng** N/A  
**Brief** FTD OLESON LAND CO 2ND ADD LOT 6 BLK 21  
**Tax Description** (Note: Not to be used on legal documents)  
**Deed Book/Page** 2020-03957 (8/21/2020)  
**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** 26  
**Lot Dimensions** Regular Lot: 50.00 x 110.00  
**Lot Area** 0.13 Acres; 5,500 SF

## Residential Dwellings

**Residential Dwelling**  
**Occupancy** Single-Family / Owner Occupied  
**Style** 1 Story Frame  
**Architectural Style** N/A  
**Year Built** 1916  
**Condition** Very Poor  
**Grade** [what's this?](#) 5  
**Roof** Asph / Gable  
**Flooring** Carp / Vinyl  
**Foundation** C Blk  
**Exterior Material** Asph Shgls  
**Interior Material** Plas / Panel  
**Brick or Stone Veneer**  
**Total Gross Living Area** 528 SF  
**Attic Type** None;  
**Number of Rooms** 3 above; 0 below  
**Number of Bedrooms** 1 above; 0 below  
**Basement Area Type** Full  
**Basement Area** 528  
**Basement Finished Area**  
**Plumbing** 1 Full Bath;  
**Appliances**  
**Central Air** No  
**Heat** FHA - Gas  
**Fireplaces**  
**Porches** 1S Frame Open (24 SF); 1S Frame Open (42 SF);  
**Decks**  
**Additions**  
**Garages**

## Sales

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
8/21/2020	FLORA RAYMOND D	FORT DODGE CITY OF	2020-03957	Sale to/by Government/Exempt Organization	Deed		\$0.00
10/14/2014	ANDERSON DONALD E	FLORA RAYMOND D	2014-5224	Sale with consideration paid for real property of \$10000 of less	Deed		\$2,000.00
10/14/2004	ANDERSON JULIA LUCINDA	ANDERSON DONALD E	2004-7389	UNUSEABLE SALE - OTHER	Deed		\$0.00

## Valuation

	2020	2019	2018	2017	2016
Classification	Residential	Residential	Residential	Residential	Residential
+ Assessed Land Value	\$4,030	\$8,100	\$7,360	\$7,360	\$3,620
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$5,460	\$8,870	\$7,520	\$7,520	\$13,520
= Gross Assessed Value	\$9,490	\$16,970	\$14,880	\$14,880	\$17,140
- Exempt Value	(\$9,490)	\$0	\$0	\$0	\$0
= Net Assessed Value	\$0	\$16,970	\$14,880	\$14,880	\$17,140

## Taxation

	2019 Pay 2020-2021	2018 Pay 2019-2020	2017 Pay 2018-2019
+ Taxable Land Value	\$4,461	\$4,189	\$4,094
+ Taxable Building Value	\$0	\$0	\$0
+ Taxable Dwelling Value	\$4,885	\$4,280	\$4,183
= Gross Taxable Value	\$9,346	\$8,469	\$8,277
- Military Credit	\$0	\$0	\$0
= Net Taxable Value	\$9,346	\$8,469	\$8,277
x Levy Rate (per \$1000 of value)	44.32416	44.55226	44.95829
= Gross Taxes Due	\$414.25	\$377.31	\$372.12
- Ag Land Credit	\$0.00	\$0.00	\$0.00
- Family Farm Credit	\$0.00	\$0.00	\$0.00
- Homestead Credit	\$0.00	\$0.00	\$0.00
- Disabled and Senior Citizens Credit	\$0.00	\$0.00	\$0.00
- Business Property Credit	\$0.00	\$0.00	\$0.00
= Net Taxes Due	\$414.00	\$378.00	\$372.00

## Tax History

Year	Due Date	Amount	Paid	Date Paid	Receipt
2019	March 2021	\$207	No		015439
	September 2020	\$207	No		
2018	March 2020	\$189	No		009915
	September 2019	\$189	Yes	12/2/2019	
2018	March 2020	\$0	No		009915
	September 2019	\$6	Yes	12/2/2019	
2017	March 2019	\$4	Yes	5/22/2019	015365
	September 2018	\$0	No		
2017	March 2019	\$6	Yes	5/22/2019	015365
	September 2018	\$0	No		
2017	March 2019	\$0	No		015365
	September 2018	\$6	Yes	11/19/2018	
2017	March 2019	\$186	Yes	5/22/2019	015365
	September 2018	\$186	Yes	11/19/2018	
2016	March 2018	\$219	Yes	5/18/2018	025227
	September 2017	\$219	Yes	11/30/2017	
2016	March 2018	\$0	No		025227
	September 2017	\$7	Yes	11/30/2017	
2016	March 2018	\$7	Yes	5/18/2018	025227
	September 2017	\$0	No		
2016	March 2018	\$4	Yes	5/18/2018	025227
	September 2017	\$0	No		
2015	March 2017	\$0	No		037823
	September 2016	\$4	Yes	6/19/2017	
2015	March 2017	\$0	No		037823
	September 2016	\$3	Yes	10/5/2016	
2015	March 2017	\$10	Yes	6/19/2017	037823
	September 2016	\$0	No		
2015	March 2017	\$215	Yes	6/19/2017	037823
	September 2016	\$215	Yes	10/5/2016	
2014	March 2016	\$4	Yes	5/31/2016	031402
	September 2015	\$0	No		
2014	March 2016	\$104	Yes	5/31/2016	031402
	September 2015	\$104	Yes	9/21/2015	
2014	March 2016	\$3	Yes	5/31/2016	031402
	September 2015	\$0	No		
2013	March 2015	\$98	Yes	9/8/2014	031357
	September 2014	\$98	Yes	9/8/2014	

2012	March 2014 September 2013	\$93 \$93	Yes Yes	9/4/2013 9/4/2013	031317
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**Tax Sale Certificates**

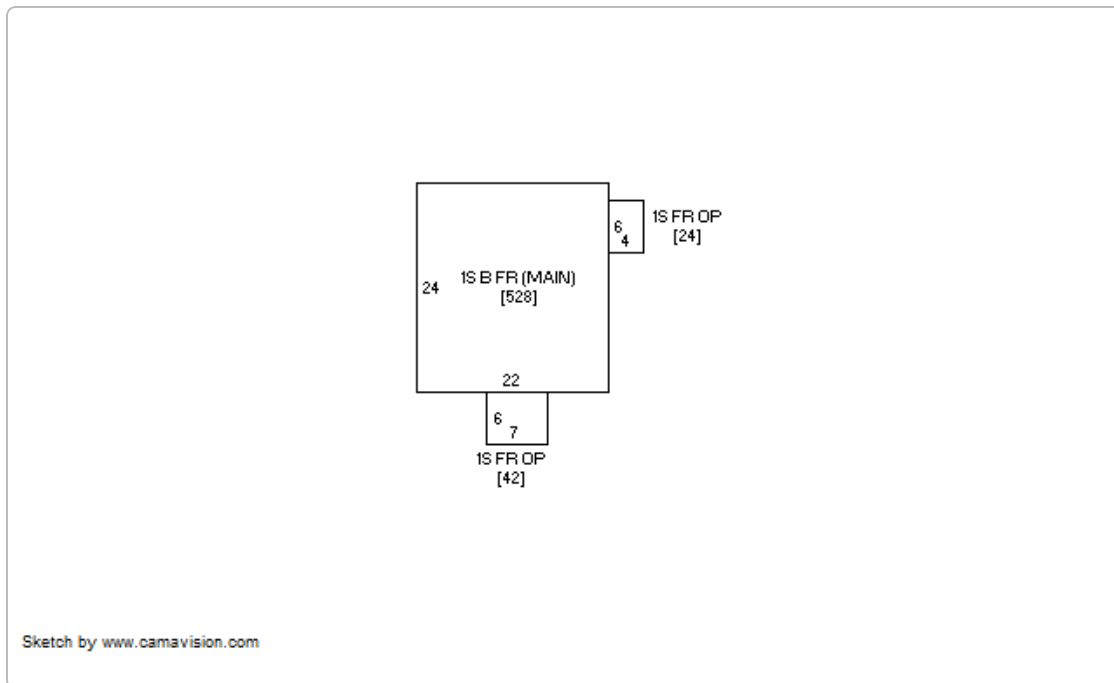
Date  
6/19/2017

Certificate  
R170375

**Photos**



**Sketches**



No data available for the following modules: Commercial Buildings, Agricultural Buildings, Permits, Yard Extras, Special Assessments.

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