



April 27, 2021

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 **205 1<sup>st</sup> Ave S**, 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 address(es). If you are unable to download the bid packet, please email [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 Friday, May 7<sup>th</sup>, 2021 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**

- **205 1<sup>st</sup> Ave S**

Bid Amount: \_\_\_\_\_

Anticipated Start Date: \_\_\_\_\_

Completion Date: \_\_\_\_\_

**Bid Due: Friday, May 7, 2020 @ 10:00 AM**

\_\_\_\_\_  
Date

\_\_\_\_\_  
Contracting Firm

\_\_\_\_\_  
Name

\_\_\_\_\_  
Address

\_\_\_\_\_  
Phone

\_\_\_\_\_  
E-mail Address

\_\_\_\_\_  
Iowa Contractors License #

### Summary

**Parcel ID** 0719456002  
**Alternate ID** 0000194000  
**Property Address** 205 1ST AVE S  
 FORT DODGE IA 50501  
**Sec/Twp/Rng** N/A  
**Brief Tax Description** FTD ORIGINAL TOWN LOT 5 BLK 19  
 (Note: Not to be used on legal documents)  
**Deed Book/Page** 2020-04263 (9/4/2020)  
**Contract Book/Page**  
**Gross Acres** 0.00  
**Net Acres** 0.00  
**Adjusted CSR Pts** 0  
**Class** M - MultiResidential  
 (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** FORT DODGE SW-C  
**Lot Dimensions** Regular Lot: 60.00 x 140.00  
**Lot Area** 0.19 Acres; 8,400 SF

### Residential Dwellings

**Residential Dwelling**  
**Occupancy** Six-Family Conversion  
**Style** 2 Story Frame  
**Architectural Style** N/A  
**Year Built** 1901  
**Condition** Very Poor  
**Grade** [what's this?](#) 4-10  
**Roof** Asph / Gable  
**Flooring** Carp / Vinyl  
**Foundation** Stn  
**Exterior Material** Composition Siding  
**Interior Material** Pls  
**Brick or Stone Veneer**  
**Total Gross Living Area** 2,382 SF  
**Attic Type** Attic SF (Obsv); 316 SF  
**Number of Rooms** 14 above; 0 below  
**Number of Bedrooms** 6 above; 0 below  
**Basement Area Type** Full  
**Basement Area** 904  
**Basement Finished Area**  
**Plumbing** 6 Standard Bath - 3 Fi; 5 Sink;  
**Appliances**  
**Central Air** No  
**Heat** HW - Radiant  
**Fireplaces**  
**Porches** 1S Frame Enclosed (40 SF);  
**Decks**  
**Additions** 1 Story Frame (258 SF);  
**Garages**

### Sales

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
8/3/2020	AVAILA BANK	CITY OF FORT DODGE	2020-04263	Sale to/by Government/Exempt Organization	Deed		\$0.00
6/14/2019	CASADY ELLEN PATTERSON	AVAILA BANK	2019-02463	No consideration	Deed		\$0.00
1/26/2001	PATTERSON ELLEN & BITTNER FLORENCE E GATES	CASADY ELLEN PATTERSON	2001-530	TRANSFER TO/BY ESTATE	Deed		\$0.00
3/26/1996		PATTERSON ELLEN & BITTNER FLORENCE E GATES	231-39	TRANSFERS TO CORRECT OR MODIFY CONVEYANCE	Deed		\$0.00

## Valuation

	2021	2020	2019	2018	2017
Classification	Multiresidential	Multiresidential	Multiresidential	Multiresidential	Multiresidential
+ Assessed Land Value	\$5,850	\$5,850	\$5,850	\$5,850	\$5,850
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$29,790	\$29,790	\$29,790	\$29,790	\$29,790
= Gross Assessed Value	\$35,640	\$35,640	\$35,640	\$35,640	\$35,640
- Exempt Value	(\$35,640)	(\$35,640)	\$0	\$0	\$0
= Net Assessed Value	\$0	\$0	\$35,640	\$35,640	\$35,640

## Taxation

	2019 Pay 2020-2021	2018 Pay 2019-2020	2017 Pay 2018-2019
= Taxable Value	\$25,393	\$26,731	\$28,067
x Levy Rate (per \$1000 of value)	44.32416	44.55226	44.95829
= Gross Taxes Due	\$1,125.52	\$1,190.93	\$1,261.84
- Credits	\$0.00	\$0.00	\$0.00
= Net Taxes Due	\$1,126.00	\$1,190.00	\$1,262.00

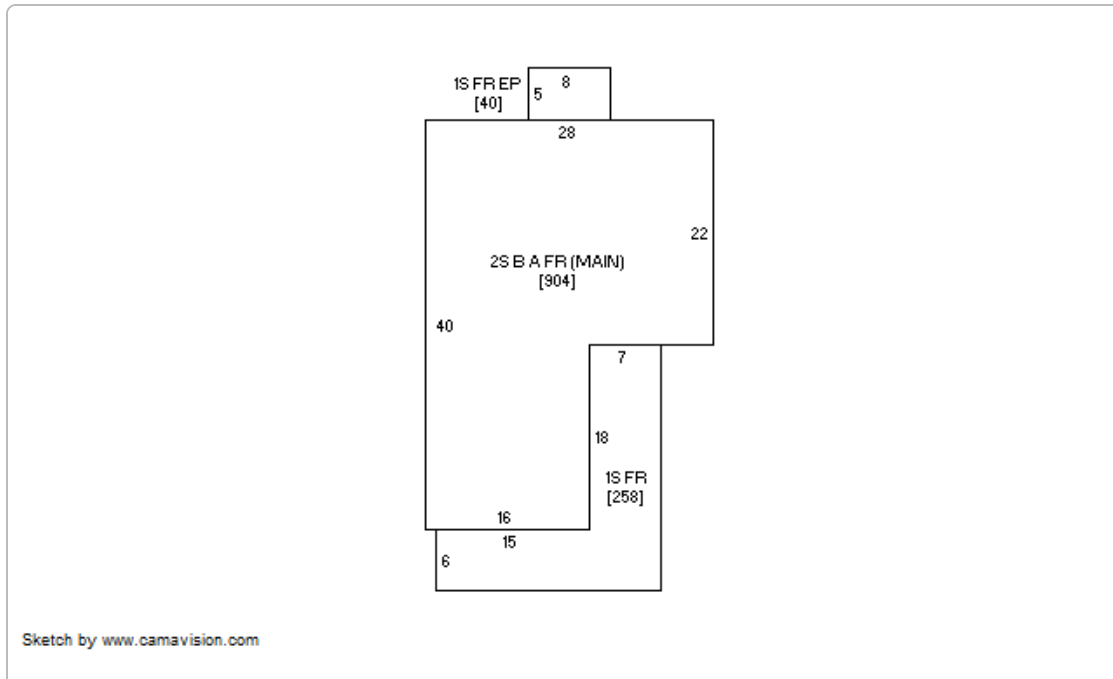
## Tax History

Year	Due Date	Amount	Paid	Date Paid	Receipt
2019	March 2021	\$563	Yes	9/29/2020	007132
	September 2020	\$563	Yes	9/29/2020	
2018	March 2020	\$595	Yes	3/19/2020	005342
	September 2019	\$595	Yes	9/17/2019	
2017	March 2019	\$631	Yes	6/17/2019	002776
	September 2018	\$631	Yes	10/5/2018	
2017	March 2019	\$28	Yes	6/17/2019	002776
	September 2018	\$0	No		
2017	March 2019	\$0	No		002776
	September 2018	\$9	Yes	10/5/2018	
2017	March 2019	\$0	No		002776
	September 2018	\$4	Yes	6/17/2019	
2016	March 2018	\$20	Yes	5/23/2018	019621
	September 2017	\$0	No		
2016	March 2018	\$655	Yes	5/23/2018	019621
	September 2017	\$655	Yes	11/30/2017	
2016	March 2018	\$0	No		019621
	September 2017	\$20	Yes	11/30/2017	
2016	March 2018	\$4	Yes	5/23/2018	019621
	September 2017	\$0	No		
2015	March 2017	\$688	Yes	5/18/2017	032267
	September 2016	\$688	Yes	11/30/2016	
2015	March 2017	\$21	Yes	5/18/2017	032267
	September 2016	\$0	No		
2015	March 2017	\$0	No		032267
	September 2016	\$21	Yes	11/30/2016	
2015	March 2017	\$4	Yes	5/18/2017	032267
	September 2016	\$0	No		
2014	March 2016	\$701	Yes	6/20/2016	025780
	September 2015	\$701	Yes	10/20/2015	
2014	March 2016	\$0	No		025780
	September 2015	\$11	Yes	10/20/2015	
2014	March 2016	\$32	Yes	6/20/2016	025780
	September 2015	\$0	No		
2014	March 2016	\$0	No		025780
	September 2015	\$4	Yes	6/20/2016	
2013	March 2015	\$735	Yes	3/2/2015	025730
	September 2014	\$735	Yes	10/2/2014	
2012	March 2014	\$779	Yes	6/19/2014	025676
	September 2013	\$779	Yes	8/20/2013	
2012	March 2014	\$35	Yes	6/19/2014	025676
	September 2013	\$0	No		
2012	March 2014	\$4	Yes	6/19/2014	025676
	September 2013	\$0	No		

## Photos



Sketches



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

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Version 2.3.118



## Site Locations/Vicinity Map – 205 1<sup>st</sup> Ave S



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.