

FOR DEMOLITION AND ASBESTOS REMOVAL ONLY



424 Waverly Ottumwa, Iowa  
Asbestos Removal, Demolition and Disposal  
Bid Packet



[ CITY OF ]  
O T T U M W A

## NOTICE OF LETTING

The City of Ottumwa, IA will accept sealed bids until **2:00 P. M. on February 20, 2025** for the asbestos removal, demolition and disposal of the following structure located within the City of Ottumwa, IA:

**Location Address: 424 Waverly Ottumwa, Iowa**

**NOTE:** All removal and disposal of asbestos containing materials must comply with all existing Iowa Department of Natural Resources and U. S. Environmental Protection Agency guidelines and regulations.

Proposals must be addressed to: City Clerk, 210 W Main Street, Ottumwa, Iowa 52501 and plainly marked: **424 Waverly Project – February 20, 2025**. The request for proposal and contract conditions may be obtained from the Building and Code Enforcement Department, Room 02, City Hall, 210 W Main, Ottumwa, IA 52501 or online at [www.cityofottumwa.com](http://www.cityofottumwa.com)

Bid security deposit required. **(See bid form)**. A 100% performance bond or irrevocable letter of credit stating the total cost of the project bid is required from the successful bidder on all removal projects.

For additional information concerning this project, contact Jake Rusch, at 641-683-0650 or [ruschj@ottumwa.us](mailto:ruschj@ottumwa.us).

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[ CITY OF ]  
O T T U M W A

REQUEST BID FOR ASBESTOS REMOVAL AND DISPOSAL AND  
DEMOLITION OF 424 WAVERLY OTTUMWA, IOWA

BID FORM

Address	Asbestos Bid	Demolition Bid	TOTAL BID
424 WAVERLY	PROPERTY IS BURNED AND MUST BE BID AND HANDLED AS ENTIRELY ASBESTOS	PROPERTY IS BURNED AND MUST BE BID AND HANDLED AS ENTIRELY ASBESTOS	
	CONTAMINATED	CONTAMINATED	

\_\_\_\_\_ Initial here if you are willing to have individual portions of your bid considered for award.

It is understood that the City reserves the right to accept or reject any or all proposals, to disregard any formality in connection therewith, or to accept any proposal, which in its opinion, is in the best interest of the City.

**A Bid Security** must be included in the sealed bid envelope along with this bid sheet. The bid security must equal ten percent (10%) of the total bid price and must be in the form of cash or a cashier's check or as a certified check drawn on a bank in Iowa or chartered in the United States, or a certified share draft drawn on a credit union chartered under the laws of the United States.

**The Successful Bidder** shall then provide a performance bond with corporate surety to one hundred percent (100%) of the bid price on all projects. A cashier's check, a certified share draft, as described above or cash may be used. An irrevocable letter of credit stating the amount of the project for an amount equal to 100% of the bid price may be substituted for the performance bond.

**The Bid Form and Work Required document** automatically become part of the final contract should this proposal be accepted.

If my proposal is accepted, I, the undersigned, agree to enter into a contract (see attached sample) for said work.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Address

\_\_\_\_\_  
Telephone Number

\_\_\_\_\_  
City, State, Zip

\_\_\_\_\_  
Date

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



[ CITY OF ]  
O T T U M W A

## ASBESTOS REMOVAL, DEMOLITION AND DISPOSAL OF 424 WAVERLY, OTTUMWA, IOWA

### WORK REQUIRED

1. Remove asbestos and demolish the structures (s) on the lot, level, and properly dispose of all structures located on the property(s) at the address(s) indicated on the attached bid form to include exterior walls, interior walls, floors, windows and doors, plumbing, electrical, heating and ventilation systems and their associated fixtures, ceilings, roof supports and all roofing materials, foundations, etc. All demolition material is to be taken to the Ottumwa/Wapello County landfill.
2. Remove any sheds, garages, fences and nuisances found on the property.
3. The selected contractor will not be required to pay any fee, except those mentioned herein, for the disposal of the structure(s) listed in the attached bid form. All recyclable materials, appliances, tires, etc. shall be delivered to the Ottumwa/Wapello County Recycling Center. Appliances are to be removed from the structure(s) **PRIOR** to the demolition. Care is to be taken **NOT** to damage the appliances so as to release toxic waste to the atmosphere. Notify the Recycling Center office at the time appliances or tires are dropped off at the Center. *Failure to comply with these instructions will result in a \$100.00 deduct per appliance.*
4. Kitchen and bath fixtures may be reclaimed or land filled. All salvageable material, brick, concrete, etc. is to be separated and delivered to the Ottumwa/Wapello County Landfill. *All recyclables and salvageable material not separated and taken to the Ottumwa/Wapello County Recycling Center or to the Ottumwa/Wapello County Landfill will be charged back to the contractor at twice the normal tipping fee rate for the entire load.*
5. Cut, remove and cap the sewer line so it is at or below ground level and within three foot of the property line. The sewer must be capped with a Furnco type cap, not with concrete. *Capping of the sewer line must be observed by a building inspector.*
5. Remove foundation and basement walls, fill with clean fill and cover with 6" of humus soil to the contour of the surrounding earth. Concrete may be broken up and disposed of at the landfill providing there is no exposed rebar. Seed the filled/disturbed area with a standard grass seed mixture. Erosion control and silt fence or bollards may be required on some properties. Clean entire lot of all brush, trash, garbage or other types of debris.
6. This property does contain asbestos according to the attached analysis report. Bidders will need to verify the square footage of dry wall before bidding. Contact a building inspector to gain access to the building.
7. *Contractors are responsible for all required legal notifications.* Failure to follow the rules and requirements associated with the Work Required Document, Bid Document, Notice of Letting Document or Contract will result in the contractor paying for any and all damages.
8. Direct all questions pertaining to this request for bid to Jake Rusch, 641-683-0650 or [ruschj@ottumwa.us](mailto:ruschj@ottumwa.us).



**ASBESTOS REMOVAL, DEMOLITION AND DISPOSAL CONTRACT**

This contract made and entered into, in duplicate, at Ottumwa, IA this 4th day of **March, 2025** by and between the **City of Ottumwa, IA**, hereinafter called the “OWNER” and \_\_\_\_\_, hereinafter called the “CONTRACTOR”.

WITNESSETH:

The contractor hereby agrees to furnish all labor, tools, materials, transportation and equipment necessary to fulfill the contract consisting of:

Asbestos removal, demolition and disposal at the following property is to be completed within **thirty (30) working days** of the date on the “Notice to Proceed” in accordance with the bid documents at the following locations to wit:

**Location Address: 424 WAVERLY**

It is understood and agreed:

The Contractor shall commence removal within such time and work continuously as to be completed by the date indicated in this contract. The Contractor shall forfeit **\$250.00 per working day** required to complete the contract after the aforesaid completion date. A working day as used herein, shall be defined as any calendar day, exclusive of Saturdays, Sundays, or a recognized legal holiday, or on which weather or other conditions (not under the control of the Contractor) will permit the removal operations to proceed for not less ¾ of a normal work day in the performance of a controlling item of work.

An extension of the contract period may be granted by the Director for additional work requiring additional removal time. An extension may also be granted by the Director for inclement weather or Acts of God that interfere with the Contractor’s ability to work.

**The Certificate of Insurance and the Performance Bond, cashier’s check or Irrevocable Letter of Credit MUST be on file with the City Clerk within five (5) working days of the awarding of the contract and BEFORE the “Notice to Proceed” will be issued.**

The work under the proposed contract shall be commenced within **fifteen (15) days after the issuance of the “Notice to Proceed”** and shall be completed as stated in the Notice to Proceed and in this contract.

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The owner shall have the right to deduct said liquidated damages from any moneys in its hands, otherwise due, or to become due, to said Contractor or to sue for and recover compensation for damages for non-performance of this contract.

The Contractor must comply with all Federal, State, and Local Laws and Ordinances. In addition, all OSHA, NFPA, and ADA regulations must be complied with.

**A certificate of insurance for liability, bodily injury, and property damage satisfactory to the City, in the amount of \$1,000,000.00 combined single limit, must be furnished to the City. The City of Ottumwa must be included as an additional insured to, and be so stated on, the certificate of insurance. Also, Worker’s Compensation coverage in accordance with the State of Iowa statutes must be provided.**

The Contractor hereby agrees to and shall defend, indemnify and save harmless the City of Ottumwa, IA, and any other jurisdiction or agency issuing permits for any work in the improvement, their officers,

agents and representatives from all suits, actions, loss, damage, expense, costs or claims of any character or any nature brought on account of any injuries including death or damage sustained by any person or property arising out of the work done, whether such injuries to any person or damage to property are due or claim to be due to any negligence of the City, it's employees or agents or any other person, in fulfillment of the contract under the terms of this agreement, or on account of any act or omission by the Contractor or his agents, or from any claims or amounts arising from or recovered under Worker's Compensation laws or any other law, bylaws, ordinance or order of decree.

The Contractor will insure a drug free environment in accordance with Federal regulations.

Upon completion of said work, the Owner agrees to pay to the Contractor therefore, the prices as set out in the bid document, which is a part of this contract. Said payment is to be made after inspection of the work and upon presentation of an invoice for aforesaid demolition/removal.

**IN WITNESS WHEREOF**, This Contract has been executed in duplicate on the date herein written.

CITY OF OTTUMWA

Richard W. Johnson, Mayor

ATTEST:

Christina Reinhard, City Clerk

CONTRACTOR SIGNATURE

\_\_\_\_\_

\_\_\_\_\_  
Contractor Printed Name

\_\_\_\_\_  
Address

\_\_\_\_\_  
City, State, Zip

\_\_\_\_\_  
Phone Number

\_\_\_\_\_  
Date Contractor Signed