



REQUEST FOR QUOTE/PROJECT SPECIFICATIONS

From: The Economic Development Authority in and for the City of Columbia Heights

Subject: Request for quotes for asbestos abatement and the removal of hazardous materials at the property addressed: 4217 Central Ave NE.

Overview:

The City of Columbia Heights EDA is the owner of the property addressed 4217 Central Ave NE (P.I.D. 36-30-24-23-0042). The City of Columbia Heights is seeking proposals from contractors that have the capabilities or have the ability to subcontract and manage all aspects of the requested process. The overall scope of services is to remove and appropriately dispose of all hazardous material covered in the attached report. Keys can be obtained from the Community Development Department for in-person inspection. If you are interested in submitting a quote for this project, please fill out and return the attached bid sheet. Please call Emilie Voight in the Community Development Department with any questions and for access to the property: 763-706-3674.

Proposals must be completed on the enclosed bid form and submitted by **4:30 p.m. on June 30th, 2026**. Proposals may be submitted by U.S. Mail, e-mail or in person; please note the enclosed bid form must be used. City staff will review the submitted proposals and forward them to the EDA. City staff expect the EDA to select a contractor at their **July 6th meeting**. The timeline for the completion of all work is **August 3rd, 2026**.

Submit proposals to the following:

Attn: Emilie Voight
City of Columbia Heights Community Development Department
3989 Central Ave NE
Columbia Heights, MN 55421
evoight@columbiaheightsmn.gov

Attachments:

1. Angstrom Analytical Report



BID FORM

Property Owner: City of Columbia Heights EDA

Property Address: 4217 Central Ave NE, P.I.D. 36-30-24-23-0042.

For a price of \$_____, the contractor named below proposes to fully complete the work in accordance with the attached specifications for the removal and appropriate disposal of all hazardous material covered in the attached report at 4217 Central Ave NE, Columbia Heights, MN 55421.

Name of Contractor: _____

License Number: _____

Address: _____

Telephone: _____ **E-mail Address:** _____

Contractor Signature: _____

Date: _____

Title: _____



ANGSTROM ANALYTICAL REPORT



5001 Cedar Lake Rd.
St. Louis Park, MN 55416
952-252-0405 office
952-252-0407 fax

City of Columbia Heights
3989 Central Avenue NE
Columbia Heights, MN 55421

June 10, 2026

RE: Asbestos Demolition Survey
4217 Central Avenue NE
Columbia Heights, MN 55421

Dear Emilie:

Kevin Hagen #602, a representative of Angstrom Analytical, Inc., visited the above referenced property on June 10th, 2026 for the purpose of conducting an asbestos demolition inspection. We prepared to state that there are category II non-friable asbestos containing building materials contained in or on the fabric of the structure.

The following materials tested positive for the presence of asbestos:

Transite siding

The non-friable materials are:

Category II:

1. Approximately 48-50 square feet of asbestos containing transite siding on the wall of the front porch.

No samples other than from the fabric of the building that is planned for demolition were taken or analyzed and this report only relates only to 4217 Central Ave NE. Forty-five samples of suspect building materials were collected and analyzed in our laboratory by Polarized Light Microscopy. Please see attached notes.

During the course of the survey the following hazardous materials were noted:

Misc. Materials

1 A/C	4 gal. misc. paint
1 water heater	1 thermostat
1 microwave	
1 furnace	
2 fluorescent lits & bulbs	

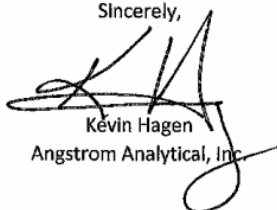
All friable and category II non-friable materials need to be removed, per applicable regulations, prior to and demolition efforts. Category I non-friable materials are allowed to be left in place for the demolition. However, the landfill must be made aware that the demolition debris will contain (minimal amounts of) category I non-friable asbestos containing material and is subject to the MPCA's rules and regulations pertinent to the demolition efforts (notifications, etc.). This survey should not be interpreted as a bidding document or as an asbestos project design. It is incumbent upon the contractor to verify quantities. Quantification of materials identified in this inspection report are approximations and based on observed quantities. Additional amounts of material may be present under floor, above ceilings and inside wall cavities and not fully quantified. For example, thermal system insulation identified in a basement may also exist inside wall cavities.



ANGSTROM ANALYTICAL REPORT

If you have any questions, please call us at the number above.

Sincerely,



Kevin Hagen
Angstrom Analytical, Inc



ANGSTROM ANALYTICAL REPORT



5001 Cedar Lake Rd.
St. Louis Park, MN 55416
952-252-0405 office
952-252-0407 fax

Analysis of Bulk Samples for Asbestos Using Polarized Light Microscopy (PLM)

Emilie
City of Columbia Heights
3989 Central Avenue NE
Columbia Heights, MN 55421

Re: 4217 Central Avenue NE

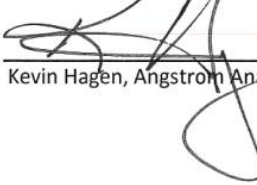
Number of Samples: 45

Methods and Definitions

The submitted samples were analyzed using the EPA Interim Method #600/M4-82-020 (polarized light microscopy with dispersion staining). The method defines an asbestos containing material as one that contains greater than 1% asbestos by weight and asbestos is defined as the fibrous forms of serpentine and certain amphiboles. While the fibrous and non-fibrous forms of minerals are discernible microscopically in hand specimens, the distinction between them is not clear on a microscopic level, especially after processing or manufacturing. Fibrous amphiboles are generally those whose mean aspect ratios (length over width) under the microscope are approximately >10 ; non-fibrous amphiboles are generally those whose mean aspect ratios are approximately <6 . During analysis, morphology and an estimate of mean aspect ratio are used to assign a given mineral fiber population to fibrous and non-fibrous categories. That non-fibrous amphiboles are not reported as asbestos is consistent with mineralogical definitions, but does not imply that non-fibrous amphiboles are not hazardous. Airborne concentrations of them may be regulated by OSHA under certain circumstances. The type of dispersion staining used is generally phase contrast, although central stop dispersion staining may also be used.

Percentage Reporting

The percentage of each fiber type present was determined using volume percents estimated from stereoscopic examination, projected area percents from mounted slide examination and percents from comparison to weight percent standards. Such estimations are suitable for most samples, but do have large error ranges. Errors are estimated to be 100 relative percent uncertainty for percentage estimates under 10% ranging down to as little as 10 relative percent uncertainty for percentage estimates greater than 50%. Friable samples which have been estimated by the above methods to contain less than 10% asbestos can be point-counted, according to the EPA Interim Methods, as required by NESHAPS. In low percentage samples, point counting may produce false negatives or positives, due to the small number of points counted. For samples consisting of more than one apparent type of material or layer, the percentage of each fiber type in each type of material or layer is determined and reported separately; an overall average for the sample of each fiber type is then calculated. The reported friability of a sample refers to that friability observed in the condition analyzed (broken, crushed, etc.), and is not to be substituted for an on-site assessment of friability. Each Angstrom Analytical lab report relates only to the sample tested and may not, due to the sampling process be representative of the material sampled.


Kevin Hagen, Angstrom Analytical, Inc.

June 10, 2026



ANGSTROM ANALYTICAL REPORT

Material Identification Table



5001 Cedar Lake Road
St. Louis Park, MN 55416
952-252-0405

Project #: On-site
Date: 6/10/2026

Client: City of Columbia Heights Address: 3989 Central Avenue NE Columbia Heights, MN 55421 Phone: 763-706-3674 Email: evought@columbiaheightsmn.gov	Project:	Residential							
	Address:	4217 Central Avenue		N = no damage	ND = none detected				
	Contact:	Columbia Heights, MI	SD = significant damage	NS = Not Sampled					
	Phone:	Emilie	SF = square feet	EA = each					
		763-706-3674		LF = linear feet					
Sample #	Location	Material	Description	Asbestos / %	Quantity / Unit	Condition	Damage Potential	Rating	
1-3	Front porch	siding	cementitious	CHR 22%	48-50/SF-observed	N	PD	1	
4-6	Throughout	sheetrock & compound	white granular	ND	1200-1500/SF	N	PD	0	
7-9	Throughout	wall texture knockdown	white granular	ND	650-700/SF	N	PD	0	
10-12	Throughout	ceiling texture knockdown	white granular	ND	800-850/SF	N	PD	0	
13-15	Bathroom	tile & mortar	cementitious	ND	60-70/SF	N	PD	0	
16-18	Bathroom	tile & grout	cementitious	ND	60-70/SF	N	PD	0	
19-21	Bedroom closet	ceiling tiles	white/tan fibrous	ND	2-4/SF	N	PD	0	
22-24	Kitchen	tile & mortar	cementitious	ND	90-100/SF	N	PD	0	
25-27	Kitchen	tile & grout	cementitious	ND	90-100/SF	N	PD	0	
28-30	Back entrance	floor tiles	beige 12x12 SA	ND	40-50/SF	N	PD	0	
31-33	Basement	ceiling texture	white granular	ND	350-400/SF	N	PD	0	
34-36	Basement	foundation	cementitious	ND	900-1000/SF	N	PD	0	
37-39	Exterior	siding vapor barrier	black	ND	1100-1200/SF	N	PD	0	
40-42	Exterior	window/door caulking	pliable	ND	60-70/LF	N	PD	0	
43-45	Exterior	roofing	black on black	ND	1200-1400/SF	N	PD	0	

CHR-Chrysotile	TREM-Tremolite	ACT-Actinolite	B-basement	BR-bedroom	H-hall	DR-dining rm	FR-family rm	C-corridor	CL-closet
AM-Amosite	CROC-Crocidolite	ANTH-Anthophyllite	K-kitchen	BA-bath	M-mech.	LB-living rm	G-garage	U-utility	ST-stairway