



3105 Capital Way
Cedar Falls, Iowa 50613
P (319) 277-4016
Terracon.com

June 28, 2024

City of Independence, Iowa
331 1st Street East
Independence, Iowa 50644

Attn: Mr. Matt Chesmore
(319) 334-4711
mchesmore@independenceia.org



RE: **Proposal for Pre-Demolition Asbestos Inspection Services**
812 10th Street NE
Independence, Iowa
Terracon Proposal No. P13247058

Dear Mr. Chesmore:

It was a pleasure to meet with you at the above referenced site on June 25, 2024. Terracon Consultants, Inc. (Terracon) appreciates the opportunity to submit this asbestos consulting services proposal in response to your Request for Bid (RFB) Asbestos Survey RFP for 812 10th Street NE. We understand that the City intends to demolish the building listed above during the 2024 calendar year.

As evidence of our #1 ENR ranking in asbestos, Terracon is a national leader in asbestos and our Cedar Falls team is your one source asbestos solution. We have the experience and know-how to ensure that this project is completed in a safe and timely fashion. Rob Bergman will be the project manager and has more than 18 year's experience leading environmental projects in northeast Iowa.

Terracon appreciates the opportunity to provide this proposal and we look forward to continuing our working relationship with the City on this project. If you have questions regarding this proposal or require additional services, please contact Rob Bergman at (319) 277-4016 or by email:

Rob.Bergman@terracon.com .

Sincerely,

Terracon

Prepared by:

Rob Bergman

Rob P. Bergman
Senior Staff Scientist

Reviewed by:

Eric W. Harris

Eric W. Harris
Regional Services Manager

Attachments: Detailed Scope of Services
Work Specifications for Technical Services - Bid Tab
Certificate of Insurance
Asbestos Licenses
References

DETAILED SCOPE OF SERVICES

1.0 PROJECT INFORMATION

Terracon understands that in support of the planned demolition activities, the City of Independence (the City, or the Client) has requested Terracon's assistance in conducting asbestos services at 812 10th St. NE, Independence, Iowa. Based on our walkthrough and information provided, the site is developed with a 748 square-foot (SF) wooden 1-story residential dwelling with an attached approximate 336 SF garage. The structure was reportedly built in 1937. The wood framed structure is comprised mostly of plaster and drywall walls, vinyl sheet flooring, wallpaper, various adhesives, metal siding and asphalt shingles. There were various miscellaneous items scattered throughout the exterior of the property.

Commitment to Safety

Terracon has a 100% commitment to the safety of our employees. In accordance with our Incident and Injury Free[®] safety culture, Terracon will use our standard safety plan for these field services. Prior to the commencement of on-site activities, Terracon will review the health and safety needs for this specific project. We anticipate conducting the fieldwork wearing personal protective equipment consisting of hard hats, safety glasses, protective gloves, high-visibility clothing, and steel-toed boots. However, it may be necessary to upgrade this level of protection and utilize equipment such as half-face air-purifying respirators or protective clothing such as Tyvek[®] coveralls. Fall arrest equipment may also be necessary. Appropriate safety measures will be used to minimize the potential for exposure to materials that are sampled.

Terracon will be responsible for the supervision and site safety measures for its employees but shall not be responsible for the supervision or health and safety precautions for any third parties, including the City employees, contractors, subcontractors, or other parties present at the site.

2.0 SCOPE OF SERVICES

2.1 Asbestos Inspection Services

Terracon will mobilize a State of Iowa licensed asbestos inspector(s) to conduct an asbestos inspection as required by United States (US) Environmental Protection Agency (EPA) regulation 40 Code of Federal Regulations (CFR) Part 61, the asbestos National Emissions Standards for Hazardous Air Pollutants (NESHAP) and applicable State and local regulations. Bulk sample collection will be performed in general accordance with the sampling protocols outlined in USEPA 40 CFR Part 763.86, known as the Asbestos Hazard Emergency Response Act (AHERA). Terracon has confirmed with the City that all building system utilities (water, power, heat) are disconnected.

Although sample collection will result in some isolated damage to building materials, attempts will be made to limit such damage to the extent necessary for sample collection. Terracon will not be responsible for repair or touch-up of sample locations. Reasonable efforts to access suspect materials within known areas of restricted access (e.g., crawl spaces, attic) will be made provided these areas are not determined to be permit-required confined spaces or pose a health or safety risk to Terracon personnel.

The bulk material samples collected will be sent to an analytical laboratory accredited by the National Voluntary Laboratory Accreditation Program (NVLAP) for analysis by visual estimation using polarized light microscopy/dispersion staining (PLM/DS) techniques in accordance with USEPA's *Method for Determination of Asbestos in Bulk Building Materials* (600/R-93/116). Terracon does not warrant the work of regulatory agencies, laboratories, or other third parties supplying information used in the report. Terracon will request a standard turnaround time of approximately five to seven business days following receipt of the samples by the laboratory. Based on our June 25, 2024 walkthrough, Terracon has estimated that 44 samples will be collected from the subject building.

Asbestos concentrations less than or equal to (\leq) 1% are considered non-asbestos according to NESHAP. Analytical results *utilizing PLM* of less than ($<$) 1% up to 10% are considered to be asbestos-containing unless additional analysis is performed that proves the asbestos content is \leq 1%. In our experience, PLM results up to 4% *may* be reduced to $<$ 1% through point counting. Point counting is an analytical technique used in conjunction with PLM to quantify asbestos concentrations with better accuracy and precision. Therefore, in an effort to reduce the quantities of ACMs, Terracon recommends conducting a 400-point count procedure for materials with results less than or equal to 4% asbestos by normal PLM. Terracon will contact the City if additional analysis and sample preparation methods are recommended or warranted. Fees for additional analysis have not been included.

Building materials identified as glass, metal, plastic, rubber, and wood are not considered suspect ACM and therefore, will not be sampled. Terracon's services do not include the sampling of sub-surface (buried) materials. Concrete masonry block (CMU) block walls of buildings of this era may contain vermiculite fill insulation, which often contains concentrations of asbestos. Terracon will assume that these materials are asbestos, unless testing is requested by the City.

Terracon will prepare one PDF-formatted copy of the technical report. Terracon will upload a copy of the report to Terracon's Client Portal application (known as Compass). Terracon estimates that the reports will be available approximately 7-10 business days following receipt of the final laboratory analytical report.

2.2 Written Specifications

If ACMs are identified, Terracon's AHERA-accredited/Iowa Licensed Asbestos Project Designer will generate written specifications for asbestos abatement, which may include, but not limited to the following:

- Scope of work.
- State, USEPA, and Occupational Safety and Health Administration (OSHA) regulations and other applicable federal, state and local government regulations pertinent to asbestos removal, encapsulation, and disposal.
- Contractor submittals.

- Worker protection requirements.
- Work area preparation procedures.
- Final clearance requirements.
- Waste disposal procedures.

3.0 SCHEDULE

Terracon's services can be initiated following notice to proceed on or around July 9, 2024. The report will be provided to the City 5 business days following receipt of the final laboratory analytical report.

4.0 COMPENSATION

The Scope of Services as described in this proposal will be invoiced for the lump sum fees identified in the attached Work Specifications for Technical Services page, attached.

A certificate of insurance is attached to this proposal showing the City of Independence as additionally insured.

Any requested additional services beyond the scope specified herein will be invoiced according to Terracon's current fee schedule. Terracon's invoices will be submitted to the address appearing above on approximately 30-day billing cycles. If conditions are encountered that require significant changes in the Scope of Services, the City will be contacted for discussion and approval of such changes before we proceed.

Brad Diehlmer, Mayor
(319) 334-2780

Matthew R. Schmitz, City Manager
(319) 334-2780

Susi Lampe, City Clerk/Treasurer
(319) 334-2780

Douglas Herman, City Attorney



www.independencia.org

Council members

Brian Prusator, At-large

Ralph Moore, At-large

Kathryn Jensen, 1st Ward

Bret Weber, 2nd Ward

Michael O'Loughlin, 3rd Ward

Debra Hanna, 4th Ward

Tom Huston, 5th Ward

APPENDIX A

WORK SPECIFICATIONS FOR TECHNICAL SERVICES

The minimum service expectations for this project are noted below and the proposal should be bid accordingly.

1. Provide necessary Personal Protective Equipment to conduct work in a safe manner. Mold is present in the interior \$ No additional charge
2. Inspect all buildings located on parcel for suspected asbestos containing materials, collect and send samples into laboratory. Provide summary report of results to The City. \$ 1,900.00

The parcel unit is located at **812 10th Street NE Independence, Iowa**. The building is a wooden structure with wood rafters, 1-story, 748 SF residential building constructed in 1937. This building along with all accessory buildings must be demolished. Photo below.



3. If Asbestos must be abated, Prepare work specifications for Asbestos Abatement Contractors. \$ 1,500.00

Required Certifications/Training/Experience (certifications must be presented immediately upon request)

1. Must be certified as an Asbestos Inspection within the State of Iowa.
2. Must have complete understanding of Iowa's rules and regulations pertaining to demolition projects.



CERTIFICATE OF LIABILITY INSURANCE

4/1/2025

DATE (MM/DD/YYYY)

6/27/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Lockton Companies 444 W. 47th Street, Suite 900 Kansas City MO 64112-1906 (816) 960-9000 kcasu@lockton.com	CONTACT NAME: PHONE (A/C, No, Ext): E-MAIL ADDRESS:	FAX (A/C, No):
	INSURER(S) AFFORDING COVERAGE	
INSURED 1312891 TERRACON CONSULTANTS, INC. 10841 S. RIDGEVIEW ROAD OLATHE KS 66061	INSURER A: Travelers Property Casualty Company of America NAIC # 25674	
	INSURER B: Allied World Assurance Company (U.S.) Inc. 19489	
	INSURER C: The Travelers Indemnity Company 25658	
	INSURER D: The Travelers Indemnity Company of America 25666	
	INSURER E: Lloyds of London	
	INSURER F:	

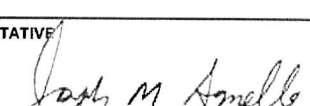
COVERAGES **CERTIFICATE NUMBER:** 20708160 **REVISION NUMBER:** XXXXXXXX

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WYVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> CONTRACTUAL LIAB <input checked="" type="checkbox"/> XCU COVERAGE GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	Y	Y	TC2J-GLSA-9P529930	4/1/2024	4/1/2025	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 25,000 PERSONAL & ADV INJURY \$ 2,000,000 GENERAL AGGREGATE \$ 4,000,000 PRODUCTS - COMP/OP AGG \$ 4,000,000 \$
A	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY	Y	Y	TC2J-CAP-131J3858	4/1/2024	4/1/2025	COMBINED SINGLE LIMIT (Ea accident) \$ 2,000,000 BODILY INJURY (Per person) \$ XXXXXXXX BODILY INJURY (Per accident) \$ XXXXXXXX PROPERTY DAMAGE (Per accident) \$ XXXXXXXX \$ XXXXXXXX
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$ \$0	Y	Y	CUP-4W208814	4/1/2024	4/1/2025	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 \$ XXXXXXXX
D C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N	N/A	UB-1T88663A (AOS) UB-1T885681 (AZ, MA, WI)	4/1/2024 4/1/2024	4/1/2025 4/1/2025	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
B E	CONTRACTORS POLLUTION LIAB PROFESSIONAL LIABILITY	N	N	0312-6506 LDUSA2405180	4/1/2023 4/1/2024	4/1/2025 4/1/2025	\$10,000,000 EACH OCCURANCE/AGGREGATE \$1,000,000 EACH CLAIM/\$1,000,000 AGGREGATE

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
 RE: PROJECT # P13247058 / PROPOSAL FOR ASBESTOS INSPECTION SERVICES FOR THE CITY OF INDEPENDENCE, IA. CITY OF INDEPENDENCE IOWA IS AN ADDITIONAL INSURED AS RESPECTS GENERAL LIABILITY, AUTO LIABILITY AND UMBRELLA/EXCESS LIABILITY, AS REQUIRED BY WRITTEN CONTRACT. WAIVER OF SUBROGATION APPLIES TO GENERAL LIABILITY, AUTO LIABILITY, UMBRELLA/EXCESS LIABILITY, AND WORKERS COMPENSATION/EMPLOYER'S LIABILITY, WHERE ALLOWED BY STATE LAW AND AS REQUIRED BY WRITTEN CONTRACT.

CERTIFICATE HOLDER**CANCELLATION**

20708160 CITY OF INDEPENDENCE IOWA MATT CHESMORE 331 1ST STREET E INDEPENDENCE IA 50644	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
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CONNER BOHLEN

DOB: 09-15-2000

Issued: 09-08-2023



This person is licensed to perform asbestos work in the State of Iowa. ID card is intended for official use only and must be present on jobsite.

License Type	Number	Expires
INSPECTOR	23-10687	08-23-2024



Asbestos

A handwritten signature in black ink, enclosed in a rectangular box. The signature appears to read "Larry Johnson, Jr.".

Larry Johnson, Jr.
Labor Commissioner

References

Client	Client Contact	Project Description
City of Sumner, Iowa 105 East First Street Sumner, Iowa	Lisa Oberbroeckling 563-578-3242 cityofsumner@cysumner.com	Terracon performed asbestos sampling services for two residential properties that the City of Sumner was planning to demolish for their stormwater improvement project.
Grundy Center Community School District 1301 12 th Street Grundy Center, Iowa	Robert Hughes 319-825-5418 rhughes@spartanpride.com	Terracon performed asbestos bulk sampling and abatement oversight services for the District during their recent renovation project. Terracon also provided the District with written asbestos abatement specifications and bid documents.
City of Toledo, Iowa 1007 South Prospect Drive Toledo, Iowa	Kendall Jordan 641-484-2160 kjordan@toledoiaowa.gov	Terracon performed asbestos sampling and abatement oversight services for the demolition of the Former Iowa Juvenile Home (13 buildings). Terracon's other responsibilities included the condonation of contractors, bid assistance, demolition and abatement specifications, contracting, and project closeouts.