



WAHKONSA ANNEX ASBESTOS ABATEMENT PROJECT

6-22-20



PROJECT OVERVIEW – WAHKONSA ANNEX BUILDING

- In 2019 Environmental Protection Agency (EPA) awarded the City of Fort Dodge a \$500,000 Cleanup Grant to assist with asbestos abatement.
- The City entered into a Cooperative Agreement with EPA in September of 2019 to complete the following tasks:
 - Project Coordination
 - Community Outreach
 - Cleanup Planning
 - Site Cleanup

ASBESTOS CONTAINING MATERIALS

- Initial Inspection completed in early 2017
- Identified ACMs:
 - Flooring Materials and Mastics
 - Pipe Insulation
 - Caulking
 - Gaskets
 - Heat Shields
 - Drywall Joint Compound
 - Sink Undercoating
 - Transite
 - Window Glazing
 - Roof Flashing





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Step 1
Grant Startup /
Cleanup Planning

2

Step 2
Community
Engagement

3

Step 3
Procure for Asbestos
Removal (Public Bid)

4

Step 4
Asbestos Removal

5

Step 4.
Grant Closeout

PROJECT TIMELINE: EPA FUNDS MUST BE SPENT BY 9/30/2022

STEP I: GRANT STARTUP / CLEANUP PLANNING

- Work Plan: Describes the tasks necessary to implement the project.
- Procure & Secure Qualified Environmental Professional (QEP)
- Alternative of Brownfields Cleanup Alternatives (ABCA): Describes the site and contamination issues, cleanup standards, applicable laws and all alternatives considered and proposed to cleanup the site, including taking no action.
- Quality Assurance Project Plan (QAPP): Outlines procedures for a monitoring project will use to ensure samples, data, and subsequent reports are high enough quality to meet the project objectives.

STEP 2: COMMUNITY ENGAGEMENT

- Community Input Plan (CIP)
- Update www.fortdodgebrownfields.com to include Wahkonsa Annex Cleanup
- Brownfields FAQ Factsheet
- Public Hearing
- Project success story after completion

FORT DODGE BROWNFIELDS

HOME ABOUT PROJECT HIGHLIGHTS INPUT RESOURCES CONTACT EPA CLEANUP GRANT



Wahkonsa Annex Cleanup

The U.S. Environmental Protection Agency has awarded the City of Fort Dodge a \$500,000 Brownfields Cleanup Grant. Hazardous substances grant funds will be used to clean up the Wahkonsa Annex at 908 1st Avenue South. Construction of the four-story Annex was completed in 1917 as an expansion of the original Wahkonsa Hotel, which was built in 1910. Another three stories were added to the complex in 1919, which increased the size of the Annex to over 134,000-square-feet. This site is contaminated with inorganic contaminants (asbestos).

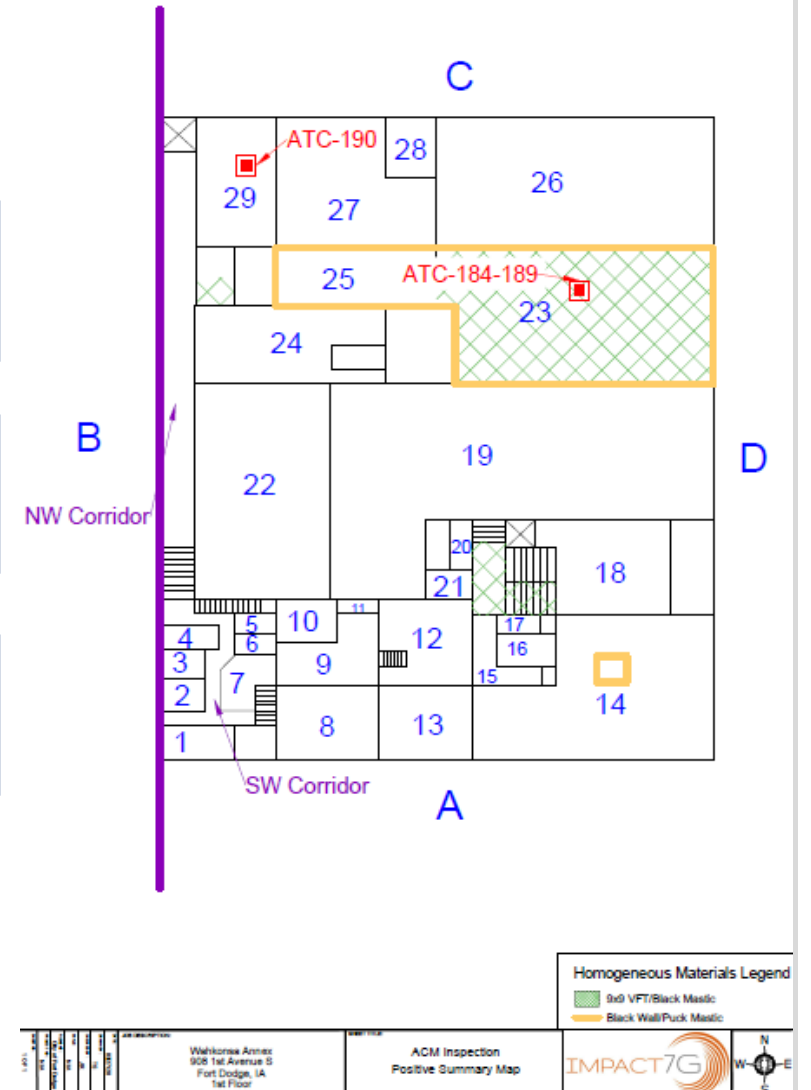
STEP 3: PROCURE FOR ASBESTOS REMOVAL

Pre-bid Awareness

Develop Project
Manual

Public Bid

Evaluate Bids and
Select Contractor



Bid Results

CITY OF FORT DODGE - WAHKONSA ANNEX BUILDING ASBESTOS ABATEMENT BID TAB - 05/28/2020					
Bidder	Total Price	Alternate Price	5% Bid Bond	Addendum 1	Addendum 2
REW Services Corporation	\$ 332,770.00	\$ 7,500.00	Yes	Yes	Yes
Fligg Corporation dba Controlled Asbestos, Inc.	\$ 351,541.00	\$ 3,000.00	Yes	Yes	Yes
Advanced Environmental Testing and Abatement, Inc.	\$ 378,000.00	\$ 18,000.00	Yes	Yes	Yes
ECCO Midwest, Inc.	\$ 414,685.00	\$ 6,000.00	Yes	Yes	Yes
Environmental Property Solutions	\$ 427,200.00	\$ 12,250.00	Yes	Yes	Yes
Iowa-Illinois Taylor Insulation, Inc.	\$ 494,450.00	\$ 5,724.00	Yes	Yes	Yes
Site Services, Inc.	\$ 838,000.00	\$ 43,300.00	Yes	Yes	Yes
Environmental Assurance Company, Inc.	\$ 850,000.00	\$ 25,000.00	Yes	Yes	Yes

Opinion of probable cost: \$530,000 (avg of \$510,830)

Lowest most responsive bidder: REW Services Corporation - \$332,770



STEP 4: ASBESTOS REMOVAL

- Award Asbestos Removal Contract (pending SHPO approval)
- Site Monitoring
- Davis-Bacon Wage Verification
- Clearance Testing



STEP 5: GRANT CLOSEOUT

- Final Grant Request
- Final Report

WHERE IS THE PROJECT?

Step 1. Grant Start Up

Step 2. Community Engagement

Step 3. Procure for Asbestos Removal

Step 4. Asbestos Removal

Step 5. Grant Closeout



PROJECT CONCERNS

State Historical Preservation Office

- Initiated consultation with SHPO
- This will lead to an Adverse Effect
- Will likely enter into an MOA



NEXT STEPS

- Resolve SHPO Issues
- Award Asbestos Removal Contract
- Issue Notice to Proceed
- Remove Asbestos (completion date of 12/31/20)
- Submit Final Reports and Financial Requests to EPA (Grant Closeout in 2021)



QUESTIONS?





Project Coordinators



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