

City of Van Meter Request for Proposal (RFP)

Sale and Development of Real Property located at 415 Grant St. Van Meter, IA 50261

1. Project Overview

The **City of Van Meter** (the "City") is soliciting proposals from qualified developers or individuals (the "Respondent") for the purchase and redevelopment of the property located at **415 Grant St.** Van Meter, Iowa 50261

The City's primary goal is to transition this underutilized asset into a productive use that aligns with the City Code **171.01 ARCHITECTURAL DESIGN AND TREATMENT OF BUILDINGS & CHAPTER 172 CONVERSION TO MEET BUILDING CODES** which will enhance the local tax base, and contributes to the vibrancy of the community.

2. Property Description

- **Address:** 415 Grant St. Van Meter, IA 50261
- **Total Acreage:** 0.17 Acres: 7,355 SF
- **Current Zoning:** C-1 Commercial: R - Residential
- **Existing Structures:** Two story building with Gross area of 2184 sq ft. Basement 1092 sq ft
- **Utilities:** City Water, Sewer, and Electricity

3. Development Objectives

The City is seeking proposals that address the following priorities:

- **Economic Impact:** Job creation and increased property tax revenue.
- **Community Benefit:** Affordable housing units, retail operations
- **Feasibility:** Evidence of financial capacity to complete the project within a reasonable timeframe not to exceed 18 months from time of purchase to issuance of Certificate of Occupancy.

4. Submission Requirements

To be considered, proposals must include the following sections:

A. Letter of Intent

Summarize the respondent's interest, the purchase price offered, and the primary vision for the site.

B. Development Plan

- Conceptual site plan and architectural renderings.
- Proposed use of the property (residential, commercial, industrial).
- Estimated timeline for permitting, groundbreaking, and completion.

C. Financial Capability

- Proof of funds or a letter of intent from a financial institution.
- A preliminary project budget, including estimated construction costs.

D. Qualifications & Experience

- Brief history of the firm/individual.
- Examples of similar projects successfully completed.

5. Knowledge of the Disposition Tract and Documents

Each developer should visit the Property and become fully acquainted and informed regarding the existing conditions, and the difficulties, if any, and restrictions affecting development of the Property. The developer should thoroughly examine, and become familiar with all parts of the documents affecting same. The developer shall in no way be relieved of any of its obligations due to failure to receive or to examine any form of legal instrument, or failure to visit the Property to examine existing conditions. The sale of the Property will be "AS IS", and the City makes no representation that it is suitable for any particular project. The City will be justified in rejecting any claim based on facts which the developer should have noted or become aware of.

6. Assignment of Interest

No developer shall assign or transfer to any other person or corporation, any interest in their proposal prior to the award of a contract without the express written authorization of the City. After award of such contract and until the proposed property has been completed, no interest in the contract may be assigned or transferred without the written consent of the City except as set forth in the contract, and the City reserves the right without qualification, to require of any proposed assignee the same qualifications and financial responsibility and such other requirements made of the original developer pursuant to the instructions herein contained.

7. Stipulations and Incentives

- **Minimum Purchase price:** \$55,000
- **Tax Abatement:** 3 year 100% Tax Abatement on the “Actual Value Added”
 - Increased added value must be at least a 15% increase of pre-construction valuation
 - Application must be turned into the city by February 1st of the 1st assessment year for which credit is to be claimed
 - Visit the property tax abatement section of the city website for more information.
<https://www.vanmeteria.gov/live/residential-property-tax/tax-abatement-program/>
- **\$25,000 Performance Grant:** If the buyer is able to complete the project within(or reasonably close) to the timeline, design, and purpose spelled out in the proposal that was presented and agreed to by the city, **the city will pay the developer \$25,000 upon completion of the project, and approval from city council.**
- **Development Agreement:** Upon approval of RFP, the city will put together a development agreement for review and signature from the city and developer

8. Additional Funding Resources: This property has been identified by the city and the state as being eligible for the following grants. The city will need to apply for these grants on behalf of the owner, and is willing to do so if the buyer so desires and agrees to the terms of the grants. The city cannot guarantee we will be awarded these grants.

- **Catalyst Grant:** If desired by the new property owner the city will apply for a Catalyst Grant with the Iowa Department of Economic Development on behalf of the new owner.
 - You can focus the use of this grant for the main floor of the building
 - **Maximum Grant available is \$100,000.** Best fit will be for Building rehabilitation with an estimated total rehab cost in the area of \$250,000
 - Please visit this website for more information:
<https://opportunityiowa.gov/community/downtown-resource-center/funding-opportunities/community-catalyst-program>
- **Upper Story Rehabilitation Program:** If desired by the new property owner the city will apply for this grant on behalf of the new owner.
 - Federal Grant program that provides up to **\$100,000 per unit**. Cannot be applied for at the same time as a Catalyst Grant. The goal here would be to apply for this grant after work is completed on the main level with funds from the Catalyst Grant.
 - Please see website for more information:
<https://opportunityiowa.gov/community/community-infrastructure/cdbg-programs/housing-rehabilitation-fund>

9. Evaluation Criteria

The City will evaluate proposals based on the following weighted scale:

Criteria	Weight
Purchase Price Offer	15%
Project Vision & Community Alignment	50%
Developer Experience & References	20%
Financial Feasibility & Timeline	15%

10. Timeline

- RFP Issued: Jul 8, 2026
- Deadline for Questions: Jul 27, 2026
- Proposals Due: Aug 24, 2026 4:30 PM
- Review and Discussion of RFP's during August Council Workshop: Aug 24, 2026
- Discussion & Possible Action to accept Proposal, during August Council Workshop : Aug 24, 2026

11. Reservation

The City reserves the right to reject all proposals and to make recommendations for changes in any proposal submitted and may, in the process of this recommendation, allow the developer to make such recommended changes in its proposal. The City reserves the right to require additional information from the developer, financial or otherwise, and to hold meetings with any developer to review the offer

Submission Instructions

Please submit **2** hard copies and one digital copy (USB or Email) to:

City of Van Meter

Attn: Travis Cooke

311 Mill St.

Van Meter, IA 50261

tcooke@vanmeteria.gov

To Schedule a walkthrough of the building please call city hall at 515-996-2644

Disclaimer: The City reserves the right to reject any or all proposals, to waive informalities, and to negotiate the terms and conditions of the eventual sale agreement in the best interest of the public.

(For reference only, this is the form we will be using to score proposals)

415 GRANT STREET PROPOSAL EVALUATION

THE CITY OF VAN METER HAS THE RIGHT TO REJECT ANY AND ALL PROPOSALS

Proposer Name(s): _____

Proposer's Affiliated Entity (if applicable): _____

Proposer's Contact Information (Address / Email / Phone):

Reviewer Name(s): _____

Date: ____/____/____

Purchase price offer (15 points total)

Minimum Requirement: Proposal must meet the city's reserve price of \$55,000.00

☐ Meets Reserve ☐ Does NOT meet reserve

Monetary Offer Amount: \$ _____

Purchase Price Scoring:

- 10-11 points: Meets reserve
- 12-13 points: Moderately above reserve
- 14-15 points: Significantly above reserve

SCORE: ____ / 15 points

Notes:

Project vision & community alignment (50 points total)

Alignment with City Goals (15pts)

(Conforms with city code and zoning, completion date)

SCORE: ____ / 15

Economic Impact (12pts)

(Short/long term valuation, jobs, business activity)

SCORE: ____ / 12

Conforming with Downtown Character & Historic Preservation (10pts)

(Restoring and Preserving building history / building new & better)

SCORE: ____ / 10

Community Benefit (13pts)

(Gathering space, improving quality of life for citizens)

SCORE: ____ / 13

SUBTOTAL: ____ / 40 points

Notes:

Developer Experience & References (20 points total)

Relevant project experience (10pts)

(Similar projects done, specifically historic rehabilitation / demolition and reconstruct projects)

SCORE: ____ / 10

Track Record (5pts)

(Projects completed on time & within budget)

SCORE: ____ / 5

References (5 pts)

(Quality of references)

SCORE: ____ / 5

SUBOTAL: ____ / 20 points

Notes:

Financial Feasibility & Timeline (15 points total)

Proof of financing (8pts)

(Documented funding sources & partnerships)

SCORE: ____ / 8

Project Timeline (4 pts)

(Clear, viable schedule for rehabilitation of the property to make it conform with city code and zoning)

SCORE: ____ / 4

Risk Identification / Mitigation (3 pts)

(Identifying and recognizing all potential risks within the project & realistic solutions)

SCORE: ____ / 3

SUBTOTAL: ____ / 15 points

Notes:

TOTAL SCORE:

Category	Points
Purchase Price Offer	____ / 15
Project Vision & Community Alignment	____ / 50
Developer Experience & References	____ / 20
Financial Feasibility & Timeline	____ / 15
TOTAL	____ / 100



Forensics

TE Forensics, Inc

10501 Buena Vista Court

Urbandale, IA 50322

Date: July 3, 2026

Job #: P26-101

To: City of Van Meter
jakers@vanmeteria.gov
Attn: Joel Akers

Building Inspection for:

915 Grant Street
Van Meter, IA

Purpose and Scope:

The purpose of this inspection is to evaluate the general condition of the building. This will include a general review of the International Building Code Requirements.

General Information:

The building is located at 915 Grant Street, Van Meter, Iowa. It was originally constructed around 100 years ago. It is a two-story load bearing masonry structure with a partial basement. The building is 21' wide and 52' long for an area of 1,092 sf (square feet). It has not been upgraded for accessibility. There is a lean-to structure in the back that should be removed.

Site:

The building is facing to the south. The land around the building is flat.



1. View from the southwest



2. View from the southeast

Interior and Exterior Walls:

The building has load bearing masonry (east and west) walls that have been covered with cement stucco. The exterior walls are plumb and in relatively good condition for their age. The front wall is a non-load bearing storefront wall. There are some areas where the stucco has fallen off and the brick is exposed, these can be repaired with a new coat of cement stucco.

The doors and windows are in marginal condition and should be replaced if the building were to be remodeled. The interior walls are in relatively good condition and did not show any major signs of problems.



3, 4. Views of the front facade



5, 6. Views of the front facade



7, 8. Views of the front facade

Roof:

The roof is a wood framed roof with a rubber membrane. It was not inspected; there was no access. From the ground, looking at the parapet, it appears to be a relatively new EPDM (black) membrane. There were no apparent leaks on the inside of the second floor apartments.



9, 10. Views of walls



11, 12. Views of the east wall



13, 14. Close up views of east wall

Floors:

The floors on the second level are of wood construction and appear to be in good condition. Although the floors do have a long span for wood, they appear to be relatively level and solid. The floors on the main level appear to be concrete in the front half and wood framed in the portion that has a basement. In general, they have too much furniture and storage items to be inspected. The floors in the basement are of poured concrete. It appears to be in marginal condition. There is also a lot of storage in this area and it is difficult to evaluate.



15, 16. View from the northeast



17, 18. View from the northwest



19, 20. Views of access stairs to second floor

Foundation:

The foundation of the building is brick and tile masonry. It is adequate condition but could not have a good inspection due to the storage shelves in the way. There does not appear to be any major structural problems. But there is a significant amount of mold and molded food products. The area needs cleared out just as the main floor does.



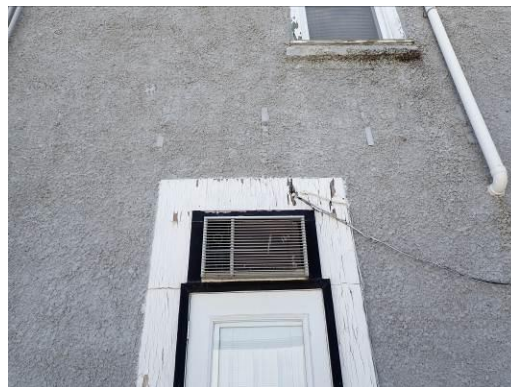
21, 22. Views of the second level



23, 24. Views of the stairway (is not safe and needs demolished)



25, 26. Front entry



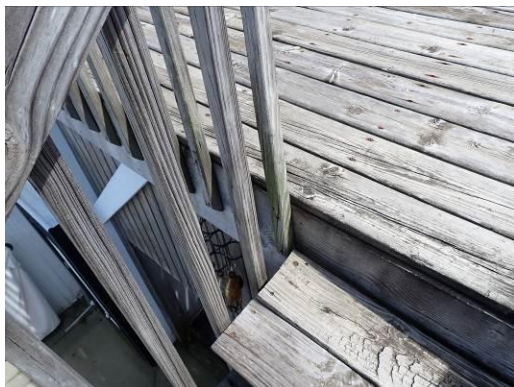
27, 28. Side entry



29, 30. Access stairway to second level



31, 32. Unsafe rail, unsafe treads



33, 34. Unsafe deck and rail

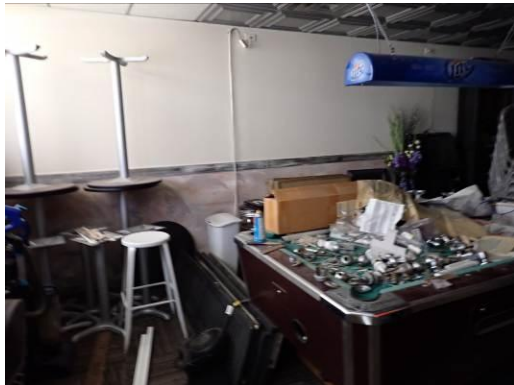


35, 36. Views of gutter on north side





37, 38. Interior views



39, 40. Interior views



41, 42. Interior views



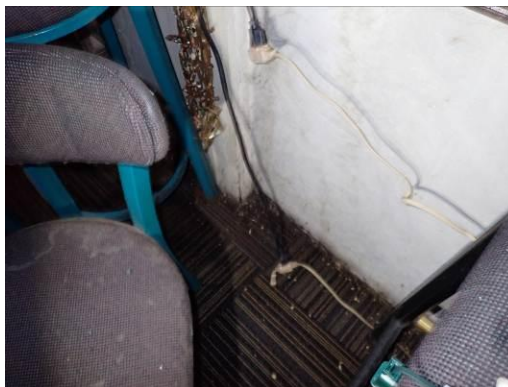
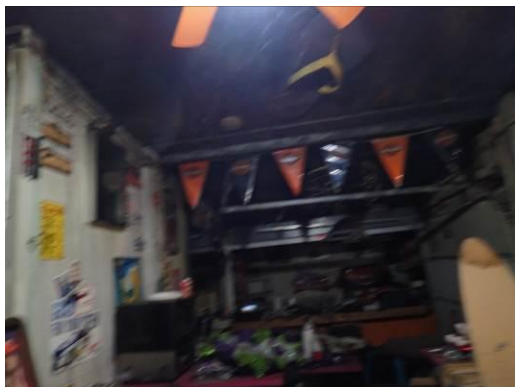
43, 44. Interior views



45, 46. Interior views



47, 48. Interior views



49, 50. Garage interior



51, 52. Above ceiling



53, 54. Stairs to upper level



55, 56. Apartment views

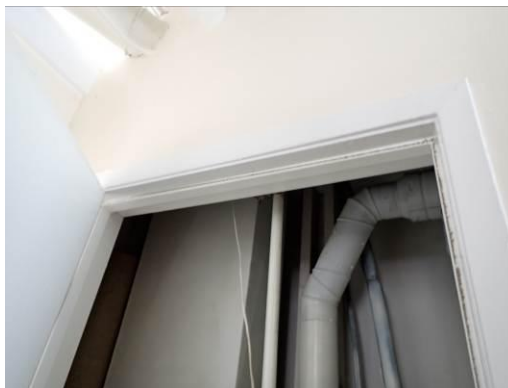


57, 58. Apartment views



59, 60. Apartment views

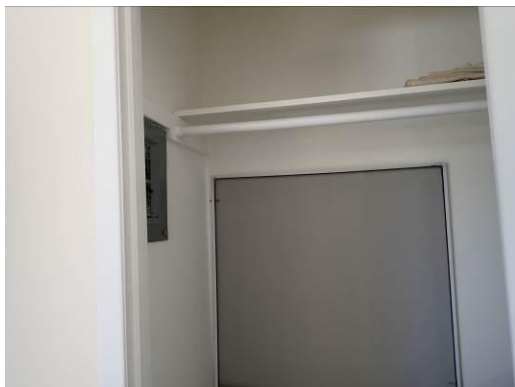




61, 62. Apartment views



63, 64. Apartment views



65, 66. Apartment views



67, 68. Additional views



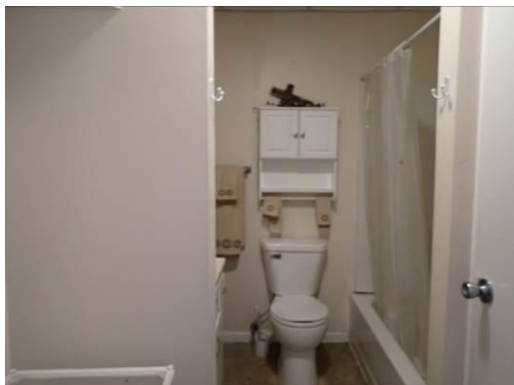
69, 70. Additional views



71, 72. Additional views



73, 74. Additional views



75, 76. Additional views



77, 78. View of utilities



79, 80. Basement



81, 82. Basement



83, 84. Basement



85, 86. Basement



87, 88.. Basement



89, 90. Basement



91, 92. Basement





93, 94. Basement

Evaluation and Assessment:

The building is in relatively good condition structurally. The attached garage and the adjacent stairway need to be removed, the stairs are dangerous. The building itself has two reasonably clean and reasonably remodeled apartments upstairs. The access to the north apartment is by the stairs that are dangerous., thus that will need re-built prior to it being used as an apartment. The building itself needs to have all the items stored inside so it can be properly reviewed. It does appear as if it is in reasonably good condition, it just needs to furniture removed and then it needs a thorough cleaning.

The basement needs to have all of the storage shelves and the items on the removed. At that time, the mold in the basement needs mitigated and it needs thoroughly cleaned. It does not appear to be bad structurally, but a final review needs to occur after all of the shelving and debris is removed.

Disclaimer:

This was a visual inspection. Numerous areas are not exposed to view. Internal deterioration may not be detected by a visual inspection. The writer assumes no responsibility to those items which were not exposed to view or were not present at the time of inspection.

The mechanical, electrical and plumbing systems in the residence were not reviewed as a part of this inspection. Items pertaining to these systems are not included in this report. Asbestos and Radon were not tested for and are not included as part of this report. Please call if I may be of further assistance.

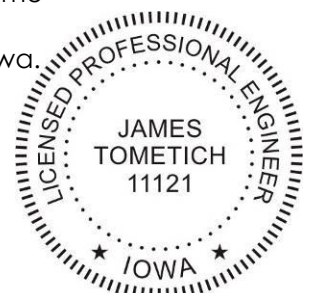
Certification:

I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly Registered Professional Engineer under the laws of the State of Iowa.

Signature: James Tometich

Date: July 2, 2026 Registration #: 11121

My Registration Renewal Date is December 31, 2026



ASBESTOS CONTAINING MATERIALS INSPECTION



**Commercial/Residential Property
415 Grant Street
Van Meter, Iowa 50261**

Prepared for:

**City of Van Meter
PO Box 160
Van Meter, Iowa 50261**

Prepared by:



**8951 Windsor Parkway
Johnston, Iowa 50131**

June 30, 2026



ASBESTOS CONTAINING MATERIALS INSPECTION

Commercial/Residential Property

415 Grant Street

Van Meter, Iowa 50261

Inspected and Prepared by:

A handwritten signature in black ink, appearing to read "Kevin Marble", written over a horizontal line.

Kevin Marble

Environmental Specialist II

Iowa Certified Asbestos Inspector: 26-14371I

Reviewed by:

A handwritten signature in black ink, appearing to read "Kim Crosser-Harms", written over a horizontal line.

Kim Crosser - Harms

Sr. Project Manager

Iowa Certified Asbestos Inspector: 26-14164I

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APPENDIX C - ACM Photographs

1.0 EXECUTIVE SUMMARY

Eocene completed a Asbestos Containing Materials (ACM) Inspection on June 26, 2026, of the building located at 415 Grant Street, Van Meter, Iowa (Property). The purpose of this ACM Inspection is to document the presence of asbestos containing materials and assist the City of Van Meter (Client) in facilitating renovation and/or demolition activities of the building.

Asbestos was detected in three (3) of the forty (40) samples collected from various building components within the Property's interior. See Table 1 for additional information. ACMs include:

- Drywall Compound
- Tar
- Protrusion Tar

All building materials similar in appearance, color, and/or texture to those determined to contain asbestos must be assumed to contain asbestos throughout this building.

Based on these results, the Property requires further action prior to any renovation or demolition activities.

2.0 INTRODUCTION

A. Property Information

Location:

Commercial Property
415 Grant Street
Van Meter, IA 50261

Contact Person:

City of Van Meter
Travis Cooke
PO Box 160
Van Meter, IA 50261

B. Personnel

Sr. Project Manager: Kim Crosser-Harms	State of Iowa License 26-141641
Inspector: Kevin Marble	State of Iowa License 26-143711

C. Sampling Plan

According to the Client, the scope of this ACM Inspection includes the interior and exterior of the building.

This ACM Inspection is in accordance with OSHA Regulation 1926.1101. All samples collected in the field were sent to EMSL, an NVLAP certified laboratory, for analysis. The samples were analyzed via the polarized light microscopy (PLM) method for asbestos content. If requested by Client, samples were further analyzed via the transmission electron microscopy (TEM) method or PLM 400 Point Count analysis method.

D. Regulation Review

The U.S. EPA qualifies asbestos containing materials (ACM) as materials with an asbestos content greater than 1%. According to Iowa OSHA, ACM is any material found to contain asbestos, regardless of its concentration, and shall be regulated as hazardous waste. The following definitions are taken from Section 61.141 of Subpart M, Part 61 of Title 40: Protection of Environment of the Code of Federal Regulations (CFR).

- “Category I nonfriable asbestos-containing material (ACM)” is defined as asbestos-containing packings, gaskets, resilient floor covering, and asphalt roofing products containing more than 1% asbestos as determined using the method specified in appendix E, subpart E, 40 CFR part 763, section 1, Polarized Light Microscopy (PLM).
- “Category II nonfriable ACM” is defined as any material, excluding Category I nonfriable ACM, containing more than 1% asbestos as determined using the methods specified in appendix E, subpart E, 40 CFR part 763, section 1, PLM that, when dry, **cannot** be crumbled, pulverized, or reduced to powder by hand pressure.
- “Friable asbestos material” is defined as any material containing more than 1% asbestos as determined using the methods specified in appendix E, subpart E, 40 CFR part 763, section 1, PLM that when dry, **can** be crumbled, pulverized, or reduced to powder by hand pressure. If the asbestos content is less than 10% as

determined by a method other than point counting by PLM, verify the asbestos content by point counting using PLM.

3.0 PROPERTY DESCRIPTION

The Property consists of a two-story residential/commercial building with a restaurant bar on the first level and two apartment units on the second floor. The basement was comprised of small storage area and freezer rooms. The structure was originally constructed in 1900. Renovations to the structure were completed in 1986 and 1987.

4.0 INSPECTION LIMITATIONS

An Inspection limitation, for the purpose of this report, is any action or task that is limited from the original scope work. The overall reason for any limitation is the protection of Eocene personnel. Examples of limitations can range from a lack of accessibility to an area of the Property, unsafe work areas, collecting additional samples, etc.

- **There were no limitations encountered during this ACM Inspection.**

5.0 INSPECTION ACTIVITIES

An Iowa-certified asbestos inspector from Eocene collected forty (40) samples on June 26, 2026. The samples were collected from various accessible building components located throughout the interior and exterior of the building. Upon completion of bulk sampling activities, samples were sent to EMSL, an NVLAP certified laboratory, for analysis.

Materials that are “suspected” to contain asbestos are divided into the following three categories:

1. **Surfacing materials** are materials that are sprayed or troweled on for acoustical, decorative, or fireproofing purposes. Examples are textured ceilings or drywall, exterior stucco and structural steel fireproofing;
2. **Thermal System Insulation (TSI)** is insulation used to inhibit heat transfer from pipes, boilers, tanks, ducts, and various other components of hot and cold-water systems and HVAC systems. Examples are hard cementitious “mud” type insulation on pipe elbows and tees, pipe insulation runs and risers, boiler insulation, flues; and,
3. **Miscellaneous** materials are mostly non-friable products when maintained in good condition. Examples are resilient floor coverings including vinyl, linoleum and floor tile, mastics and adhesives, cement products, caulk, drywall, ceiling tile and roofing materials.

The following tables show samples positively identified by the laboratory to be asbestos containing materials (ACM) and samples that were analyzed as non-ACM. The complete analytical results can be found in Appendix B.

Table 1 – Asbestos Containing Materials Sample List

Sample #	Material Substance	Material Type (Surf/TSI/Misc)	Friable (Y or N)	Color	Floor	Location	Asbestos Content	Est. Quantity
415-10	Drywall Compound	Misc	N	Gray/ White	2	Front Apartment Restroom Walls	<1% Chrysotile	200 SF
415-23	Protrusion Tar	Misc	N	Black/ Silver	R	Around Vents	3% Chrysotile	x4 Vents
415-30	Tar	Misc	N	Gray/ Black	Ext	East Wall Around Windows and Wall Seam	8% Chrysotile	260 SF

Material Type – Surf=Surfacing, TSI=Thermal System Insulation, Misc=Miscellaneous / **Est. Quantity** – SF=Square foot, LF=Linear foot, EA=Each
B=Basement, R=Roof, Int=Interior, Ext=Exterior

Two (2) bulk material samples were analyzed greater than 1% asbestos. One (1) of the remaining building material samples had a detection with a concentration of <1% asbestos. ACMs include drywall compound, protrusion tar and tar. If during demolition or renovation activities additional areas of identified ACM are discovered, they should be abated accordingly. Laboratory analytical reports are provided in Appendix B.

Asbestos Containing Material (ACM) is defined as any material containing greater than one percent (>1%) asbestos. Building materials containing equal to one percent (1%) or less than one percent (<1%) asbestos by **point count analysis** are not classified as Regulated Asbestos Containing Material (RACM) by the EPA. Although an asbestos abatement contractor is not required to remove materials containing 1% or less asbestos, these materials must be removed wet and promptly contained and disposed of in leak-tight containers. Materials containing 1% or less asbestos are not required to be disposed of at an approved landfill as asbestos waste material. Employers of those engaging in the disturbance of 1% or less asbestos are required to provide their workers with Asbestos Awareness training of at least two hours prior to disturbance of said materials. Further, those removing materials containing 1% or less asbestos must maintain documentation proving that breathing zone exposures do not exceed either OSHA's permissible exposure limit or short-term excursion limit.

It is important to note that these are estimated quantities; therefore, the abatement contractors and the client representative should discern between the estimated quantity above and future exploration of the property at the pre-bid walk-through to determine the final quantity during abatement procedures.

Table 2 – Non-Asbestos Containing Material Sample List

Sample #	Material Substance	Material Type (Surf/TSI/Misc)	Friable (Y or N)	Color	Floor	Location	Asbestos Content
415-01	Drywall	Misc	N	Brown/White	1	Walls Throughout	ND
415-02	Drywall Tape	Misc	N	Tan	1	Walls Throughout	ND
415-03	Drywall Compound	Misc	N	White	1	Walls Throughout	ND
415-04 AB	Plaster	Misc	Y	Gray	1	East Wall Above Ceiling Tile	ND
415-04 C-Texture	Texture	Surf	Y	Tan/Green	1	East Wall Above Ceiling Tile	ND
415-05	Linoleum	Misc	N	Beige	1	Behind Bar/ Restroom	ND
415-06	Carpet Adhesive	Misc	N	Gray/ Tan	1	Lounge Under Carpet Tile	ND
415-07	Window Frame Caulk	Misc	N	Gray	Ext	Around 2 nd Floor Windows	ND
415-08	Drywall	Misc	N	Brown/White	2	Front Apartment Restroom Wall	ND
415-09	Drywall Tape	Misc	N	Tan	2	Front Apartment Restroom Wall	ND
415-10	Drywall Compound	Misc	N	White	2	Front Apartment Restroom Wall	ND
415-11 AC-Finish Coat	Plaster (Finish Coat)	Misc	Y	White	2	Front Apartment Walls	ND
415-11 ABC-Base Coat	Plaster (Base Coat)	Misc	Y	Gray	2	Front Apartment Walls	ND
415-11 B-Texture	Texture	Surf	Y	Tan	2	Front Apartment Walls	ND
415-12	Linoleum	Misc	N	Beige	2	Front Apartment Kitchen	ND
415-13	Countertop	Misc	N	Tan	2	Front Apartment Kitchen	ND
415-14	Countertop Adhesive	Misc	N	Tan	2	Front Apartment Kitchen	ND
415-15	2' x 2' Ceiling Tile	Misc	Y	Gray/White	2	Back Apartment	ND
415-16	Drywall	Misc	N	Brown/White	2	Back Apartment Walls	ND

Material Type – Surf=Surfacing, TSI=Thermal System Insulation, Misc=Miscellaneous / **Asbestos Content** – ND=None Detected
B=Basement, R=Roof, Int=Interior, Ext=Exterior

Table 2 – Non-Asbestos Containing Material Sample List (Continued)

Sample #	Material Substance	Material Type (Surf/TSI/Misc)	Friable (Y or N)	Color	Floor	Location	Asbestos Content
415-17	Drywall Tape	Misc	N	Tan	2	Back Apartment Walls	ND
415-18	Drywall Compound	Misc	N	White	2	Back Apartment Walls	ND
415-19	Membrane	Misc	N	White/Black	R	Built Up Roof Top Layer	ND
415-20	Tar	Misc	N	Black	R	Built Up Roof 2 nd Layer	ND
415-21	Felt	Misc	N	Black	R	Built Up Roof 3 rd Layer	ND
415-22	Tar	Misc	N	Black	R	Built Up Roof 4 th Layer	ND
415-23	Protrusion Tar	Misc	N	Black/Gray	R	Around Vents	ND
415-24	Caulk	Misc	N	Brown/Black	R	Parapet Cap Seams	ND
415-25 ABC	Stucco	Surf	N	Gray	Ext	Exterior Walls	ND
415-26	Grout	Misc	N	Black	Ext	Behind Front Brick Façade	ND
415-27	Window Glazing	Misc	N	White	Ext	Front Window Above Door To 2 nd Floor	ND
415-28	Door Frame Caulk	Misc	N	Gray	Ext	Front Entry Way	ND
415-29	Window Glazing	Misc	N	Gray	Ext	Front Bar Windows	ND

Material Type – Surf=Surfacing, TSI=Thermal System Insulation, Misc=Miscellaneous / **Asbestos Content** – ND=None Detected
B=Basement, R=Roof, Int=Interior, Ext=Exterior

6.0 CONCLUSIONS / RECOMMENDATIONS

The following conclusions and recommendations are summarized as follows:

- Asbestos was detected in three (3) of the bulk material samples collected from the building located at 415 Grant Street, Van Meter, Iowa. ACMs include drywall compound, protrusion tar, and tar. Based on the results of the data collected during the assessment, the building requires further action prior to demolition or renovation.

Eocene recommends the abatement of all ACM containing components located within the inspection area if those building materials are to be disturbed during any future renovation/demolition activities. All abatement work shall be completed in accordance with local, state, and federal regulations. A visual inspection is recommended upon completion of abatement work to document that all ACMs within the scope of abatement have been removed.

7.0 CONDITIONS & LIMITATIONS

The Iowa Department of Natural Resources' (IDNR) Air Quality Bureau and Occupational Safety and Health Bureau (OSHA) of the Iowa Division of Labor Services require notification of any renovation/demolition activities in non-residential projects if the combined regulated ACM meets or exceeds any of the following thresholds: 160 square feet of surfacing ACM, 260 linear feet of TSI, or 35 cubic feet of ACM debris.

Eocene has performed the tasks contained within this report in a thorough and professional manner consistent with commonly accepted standard industry practices. The results, findings, conclusions and recommendations expressed in this report are based on conditions observed during our survey of the property. Eocene cannot guarantee, and does not warrant, that this report has identified all adverse environmental factors and/or conditions affecting the subject property. This report is not a bidding document or project specification as it does not contain the necessary components. Eocene cannot warrant the work of any third party that may have aided in the completion of this report. This report has been prepared on behalf of and exclusively for use by the City of Van Meter for specific application to their project as discussed. Contractors, consultants or other third parties reviewing this report must draw their own conclusions regarding data contained within the report, further investigation or required remediation.

APPENDIX A

Qualifications

KEVIN MARBLE



DOB: 03-03-1989

Issued: 02-04-2026

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	26-14371	09-12-2026
SUPERVISOR	25-12942	12-12-2025
IOWA		Aaron Baack Interim Director
Asbestos		

Certificate of Completion

certifies that

Kevin Marble

has successfully completed and passed the associated examination for the

Asbestos Inspector Annual Review

course accredited by the State of Missouri and conducted in accordance with the requirements of 40 CFR 763. The person receiving this certificate has completed the required training for asbestos certification under TSCA Title II.

Course Date: December 5, 2025
Examination Date: December 5, 2025
Expiration Date: December 5, 2026
Course Location: 8951 Windsor Parkway, Johnston, Iowa
Certificate Number: 120525-INR-07

Instructor
8951 Windsor Parkway
Johnston, IA 50131
515-473-6256



Certificate of Completion

KIM CROSSER-HARMS



DOB: 09-02-1967

Issued: 12-23-2025

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.

certifies that

Kim Crosser – Harms

License Type	Number	Expires
MANAGEMENT PLANNER	26-14165	09-12-2026
INSPECTOR	26-14164	09-12-2026
SUPERVISOR	25-14155	12-04-2026
PROJECT DESIGNER	25-12899	01-29-2026

IOWA

Asbestos

Aaron Baack
Interim Director

has successfully completed and passed the associated examination for the

Asbestos Inspector Annual Review

course accredited by the State of Missouri and conducted in accordance with the requirements of 40 CFR 763. The person receiving this certificate has completed the required training for asbestos certification under TSCA Title II.

Course Date: September 12, 2025
Examination Date: September 12, 2025
Expiration Date: September 12, 2026
Course Location: 8951 Windsor Parkway, Johnston, Iowa
Certificate Number: 091225-INR-11

A large, stylized handwritten signature in black ink, appearing to be "A. Baack".

Instructor
8951 Windsor Parkway
Johnston, IA 50131
515-473-6256

APPENDIX B

Laboratory Reports & Chain of Custody Documentation



EMSL Analytical, Inc.

6340 CastlePlace Dr. Indianapolis, IN 46250

Tel/Fax: (317) 803-2997 / (317) 803-3047

<http://www.EMSL.com> / indianapolislabs@emsl.com

EMSL Order: 162608168

Customer ID: IMPA25

Customer PO:

Project ID:

Attention: Kim Crosser
Eocene Environmental Group
5930 Grand Ave
West Des Moines, IA 50266

Phone: (515) 460-1124
Fax: (515) 528-8005
Received Date: 06/29/2026 9:49 AM
Analysis Date: 06/30/2026
Collected Date: 06/26/2026

Project: CITY OF VAN METER-415 GRANT STREET-VAN METER, IA-FULL ACM-(KM)-6/26/2026

Test Report: Asbestos Analysis of Bulk Materials via AHERA Method 40CFR 763 Subpart E Appendix E supplemented with EPA 600/R-93/116 using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
415-01 162608168-0001	DRYWALL BROWN/WHITE FL 1 - WALLS THROUGHOUT	Brown/White Fibrous Heterogeneous	40% Cellulose	50% Gypsum 10.0% Non-fibrous (Other)	None Detected
415-02 162608168-0002	DRYWALL TAPE WHITE FL 1 - WALLS THROUGHOUT	Tan Fibrous Homogeneous	98% Cellulose	2.0% Non-fibrous (Other)	None Detected
415-03 162608168-0003	DRYWALL COMPOUND WHITE FL 1 - WALLS THROUGHOUT	White Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	None Detected
415-04-A 162608168-0004	PLASTER GRAY FL 1 - EAST WALL ABOVE CEILING TILE	Gray Non-Fibrous Homogeneous	<1% Hair	20% Quartz 80.0% Non-fibrous (Other)	None Detected
415-04-B 162608168-0005	PLASTER GRAY FL 1 - EAST WALL ABOVE CEILING TILE	Gray Non-Fibrous Homogeneous	<1% Hair	20% Quartz 80.0% Non-fibrous (Other)	None Detected
415-04-C-Texture 162608168-0006	PLASTER GRAY FL 1 - EAST WALL ABOVE CEILING TILE	Tan/Green Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	None Detected
415-04-C-Plaster 162608168-0006A	PLASTER GRAY FL 1 - EAST WALL ABOVE CEILING TILE	Gray Non-Fibrous Homogeneous	<1% Hair	20% Quartz 80.0% Non-fibrous (Other)	None Detected
415-05 162608168-0007	LINOLEUM WHITE FL 1 - BEHIND BAR/RESTROOM	Beige Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	None Detected
415-06 162608168-0008	CARPET ADHESIVE GREEN/BROWN FL 1 - LOUNGE UNDER CARPET TILE	Gray/Tan Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	None Detected

EMSL maintains liability limited to cost of analysis. Interpretation and use of test results are the responsibility of the client. This report relates only to the samples reported above, and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. The report reflects the samples as received. Results are generated from the field sampling data (sampling volumes and areas, locations, etc.) provided by the client on the Chain of Custody. Samples are within quality control criteria and met method specifications unless otherwise noted. The above analyses were performed in general compliance with Appendix E to Subpart E of 40 CFR (previously EPA 600/M4-82-020 "Interim Method") but augmented with procedures outlined in the 1993 ("final") version of the method. This report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST or any agency of the federal government. Non-friable organically bound materials present a problem matrix and therefore EMSL recommends gravimetric reduction prior to analysis. Unless requested by the client, building materials manufactured with multiple layers (i.e. linoleum, wallboard, etc.) are reported as a single sample. Estimation of uncertainty is available on request.

Samples analyzed by EMSL Analytical, Inc. Indianapolis, IN NVLAP Lab Code 200188-0, AZ0939, CA 2575, CO AL-15132, TX 300262, A2LA Accredited - Certificate #2845.25

Initial report from: 06/30/2026 12:32:31



EMSL Analytical, Inc.

6340 CastlePlace Dr. Indianapolis, IN 46250

Tel/Fax: (317) 803-2997 / (317) 803-3047

<http://www.EMSL.com> / indianapolislabs@emsl.com

EMSL Order: 162608168

Customer ID: IMPA25

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Attention: Kim Crosser
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West Des Moines, IA 50266

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Test Report: Asbestos Analysis of Bulk Materials via AHERA Method 40CFR 763 Subpart E Appendix E supplemented with EPA 600/R-93/116 using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
415-07 162608168-0009	WINDOW FRAME CAULK GRAY EXT. - AROUND 2ND FLOOR WINDOWS	Gray Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	None Detected
415-08 162608168-0010	DRYWALL BROWN/WHITE FL 2 - FRONT APARTMENT RESTROOM WALL	Brown/White Fibrous Heterogeneous	40% Cellulose	50% Gypsum 10.0% Non-fibrous (Other)	None Detected
415-09 162608168-0011	DRYWALL TAPE WHITE FL 2 - FRONT APARTMENT RESTROOM WALL	Tan Fibrous Homogeneous		100.0% Non-fibrous (Other)	None Detected
415-10 162608168-0012	DRYWALL COMPOUND WHITE FL 2 - FRONT APARTMENT RESTROOM WALL	Gray/White Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	<1% Chrysotile
415-11-A-Finish Coat 162608168-0013	PLASTER GRAY FL 2 - FRONT APARTMENT WALLS	White Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	None Detected
415-11-A-Base Coat 162608168-0013A	PLASTER GRAY FL 2 - FRONT APARTMENT WALLS	Gray Non-Fibrous Homogeneous		20% Quartz 80.0% Non-fibrous (Other)	None Detected
415-11-B-Texture 162608168-0014	PLASTER GRAY FL 2 - FRONT APARTMENT WALLS	Tan Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	None Detected
415-11-B-Base Coat 162608168-0014A	PLASTER GRAY FL 2 - FRONT APARTMENT WALLS	Gray Non-Fibrous Homogeneous		20% Quartz 80.0% Non-fibrous (Other)	None Detected
415-11-C-Finish Coat 162608168-0015	PLASTER GRAY FL 2 - FRONT APARTMENT WALLS	White Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	None Detected

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Initial report from: 06/30/2026 12:32:31



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Received Date: 06/29/2026 9:49 AM
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Project: CITY OF VAN METER-415 GRANT STREET-VAN METER, IA-FULL ACM-(KM)-6/26/2026

Test Report: Asbestos Analysis of Bulk Materials via AHERA Method 40CFR 763 Subpart E Appendix E supplemented with EPA 600/R-93/116 using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
415-11-C-Base Coat 162608168-0015A	PLASTER GRAY FL 2 - FRONT APARTMENT WALLS	Gray Non-Fibrous Homogeneous		20% Quartz 80.0% Non-fibrous (Other)	None Detected
415-12 162608168-0016	LINOLEUM BEIGE FL 2 - FRONT APARTMENT KITCHEN	Beige Non-Fibrous Homogeneous	5% Glass	95.0% Non-fibrous (Other)	None Detected
415-13 162608168-0017	COUNTER TOP BROWN FL 2 - FRONT APARTMENT KITCHEN	Tan Non-Fibrous Homogeneous	80% Cellulose	20.0% Non-fibrous (Other)	None Detected
415-14 162608168-0018	COUNTER ADHESIVE TAN FL 2 - FRONT APARTMENT KITCHEN	Tan Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	None Detected
415-15 162608168-0019	2'x2' CEILING TILE WHITE FL 2 - BACK APARTMENT	Gray/White Fibrous Homogeneous	60% Cellulose 20% MinWool	15% Perlite 5.0% Non-fibrous (Other)	None Detected
415-16 162608168-0020	DRYWALL BROWN/WHITE FL 2 BACK APARTMENT WALLS	Brown/White Fibrous Heterogeneous	40% Cellulose	50% Gypsum 10.0% Non-fibrous (Other)	None Detected
415-17 162608168-0021	DRYWALL TAPE WHITE FL 2 BACK APARTMENT WALLS	Tan Fibrous Homogeneous	98% Cellulose	2.0% Non-fibrous (Other)	None Detected
415-18 162608168-0022	DRYWALL COMPOUND WHITE FL 2 BACK APARTMENT WALLS	White Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	None Detected
415-19 162608168-0023	MEMBRANE BLACK R - BUILT UP ROOF TOP LAYER	White/Black Fibrous Homogeneous	20% Synthetic	80.0% Non-fibrous (Other)	None Detected

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Initial report from: 06/30/2026 12:32:31



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Test Report: Asbestos Analysis of Bulk Materials via AHERA Method 40CFR 763 Subpart E Appendix E supplemented with EPA 600/R-93/116 using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
415-20 162608168-0024	TAR BLACK R - BUILT UP ROOF 2ND LAYER	Black Fibrous Homogeneous	30% Cellulose	70.0% Non-fibrous (Other)	None Detected
415-21 162608168-0025	FELT BROWN R - BUILT UP ROOF 3RD LAYER	Black Fibrous Homogeneous	40% Cellulose	60.0% Non-fibrous (Other)	None Detected
415-22 162608168-0026	TAR BLACK R - BUILT UP ROOF 4TH LAYER	Black Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	None Detected
415-23 162608168-0027	PROTRUSION TAR BLACK/GRAY R AROUND VENTS	Black/Silver Non-Fibrous Homogeneous		97.0% Non-fibrous (Other)	3% Chrysotile
415-24 162608168-0028	CAULK BROWN R - PARAPET CAP SEAMS	Brown/Black Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	None Detected
415-25-A 162608168-0029	STUCCO GRAY EXT - EXTERIOR WALLS	Gray Non-Fibrous Homogeneous		20% Quartz 80.0% Non-fibrous (Other)	None Detected
415-25-B 162608168-0030	STUCCO GRAY EXT - EXTERIOR WALLS	Gray Non-Fibrous Homogeneous		20% Quartz 80.0% Non-fibrous (Other)	None Detected
415-25-C 162608168-0031	STUCCO GRAY EXT - EXTERIOR WALLS	Gray Non-Fibrous Homogeneous		20% Quartz 80.0% Non-fibrous (Other)	None Detected
415-26 162608168-0032	GROUT GRAY EXT - BEHIND FRONT BRICK FAÇADE	Black Non-Fibrous Homogeneous		10% Quartz 90.0% Non-fibrous (Other)	None Detected

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Test Report: Asbestos Analysis of Bulk Materials via AHERA Method 40CFR 763 Subpart E Appendix E supplemented with EPA 600/R-93/116 using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
415-27 162608168-0033	WINDOW GLAZING TAN/GRAY EXT - FRONT WINDOW ABOVE DOOR TO 2ND FLOOR	White Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	None Detected
415-28 162608168-0034	DOOR FRAME CAULK GRAY EXT - FRONT ENTRY WAY	Gray Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	None Detected
415-29 162608168-0035	WINDOW GLAZING TAN EXT - FRONT BAR WINDOWS	Gray Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	None Detected
415-30 162608168-0036	TAR BLACK EXT - EAST WALL AROUND WINDOWS	Gray/Black Non-Fibrous Homogeneous		92.0% Non-fibrous (Other)	8% Chrysotile

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Project: CITY OF VAN METER-415 GRANT STREET-VAN METER, IA-FULL ACM-(KM)-6/26/2026

The samples in this report were submitted to EMSL for analysis by Asbestos Analysis of Bulk materials via EPA/600 (0513) Method using Polarized Light Microscopy. The reference number for these samples is the EMSL Order ID above. Please use this reference number when calling about these samples.

Report Comments:

Sample Receipt Date: 06/29/2026

Sample Receipt Time: 9:49 AM

Analysis Completed Date: 06/30/2026

Analysis Completed Time: 11:43 AM

Analyst(s):

Hannah Morgan PLM (40)

Samples Reviewed and approved by:

Laboratory Manager
or other approved signatory

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Initial report from: 06/30/2026 12:32:31

Ship Date:



Asbestos Chain of Custody EMSL Order Number

(Lab Use Only)

EMSL ANALYTICAL, INC.
LABORATORY PRODUCTS TRAINING6340 Castleplace Dr.
Indianapolis, IN 46250
Phone: (317)803-2997
Fax: (317)803-3047

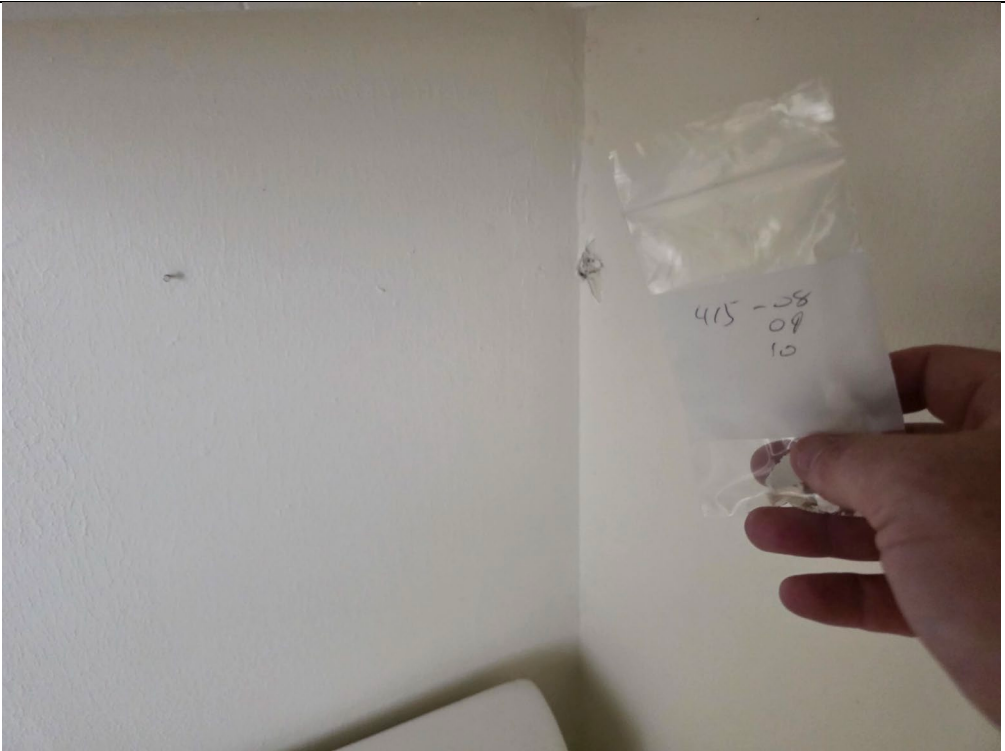
162608168

Company: EOCENE				☒ EMSL – Bill to: Same Third Party Billing requires written authorization from third party.	
Street: 5930 Grand Ave					
City: West Des Moines		State: IA		Zip Code: 50266	Country: USA
Report To: Kim Crosser				Phone: 515-460-1124	Fax: 515-528-8005
Email Address: kcrosser@eocene.com				Please Provide results: EMAIL	
Project Name: City of Van Meter - 415 Grant Street - Van Meter, IA - Full ACM – (KM) – 6/26/2026					
US State Samples Taken: IA					
Turnaround Time (TAT) Options					
☐ 3-Hour	☐ 6-Hour	☐ 24-Hour	☒ 32-Hour	☐ 48-Hour	☐ 72-Hour
☐ 1 Week ☐ 2 Week					
*For TEM Air 3 hr through 6 hr, please call ahead to schedule. *There is a premium charge for 3 hr TEM AHERA or EPA Level II TAT. You will be asked to sign an authorization form for this service. Analysis completed in accordance with EMSL's Terms and Conditions located in the Analytic Price Guide.					
PLM – BULK (reporting limit)			TEM – Air ☐ 4-4.5hr TAT (AHERA only)		
☒ PLM EPA 600/R-93/116 (<1%)			☐ AHERA 40 CFR, Part 763		
Sampler Names: Kevin Marble			Sampler Signature:		
☐ Check for Positive Stop – Clearly Identify Homogeneous Group			Filter Pore Size (Air Samples): ☐ .8 µm ☐ .45 µm		
Sample ID	Sample Material/Description	Color	Floor	Location	Sample Date
415-01	Drywall	Brown/White	1	Walls throughout	
415-02	Drywall Tape	White	1	Walls throughout	
415-03	Drywall Compound	White	1	Walls throughout	
415-04 ABC	Plaster	Gray	1	East Wall Above Ceiling Tile	
415-05	Linoleum	White	1	Behind Bar/ Restroom	
415-06	Carpet Adhesive	Green/Brown	1	Lounge Under Carpet Tile	
415-07	Window Frame Caulk	Gray	Ext	Around 2nd Floor Windows	
415-08	Drywall	Brown/White	2	Front Apartment Restroom Wall	
415-09	Drywall Tape	White	2	Front Apartment Restroom Wall	
415-10	Drywall Compound	White	2	Front Apartment Restroom Wall	
415-11 ABC	Plaster	Gray	2	Front Apartment Walls	
415-12	Linoleum	Beige	2	Front Apartment Kitchen	
415-13	Countertop	Brown	2	Front Apartment Kitchen	
415-14	Countertop Adhesive	Tan	2	Front Apartment Kitchen	
415-15	2' x 2' Ceiling Tile	White	2	Back Apartment	
415-16	Drywall	Brown/White	2	Back Apartment Walls	
415-17	Drywall Tape	White	2	Back Apartment Walls	
415-18	Drywall Compound	White	2	Back Apartment Walls	
415-19	Membrane	Black	R	Built Up Roof Top Layer	
415-20	Tar	Black	R	Built Up Roof 2nd Layer	
415-21	Felt	Brown	R	Built Up Roof 3rd Layer	
415-22	Tar	Black	R	Built Up Roof 4th Layer	
415-23	Protrusion Tar	Black/ Gray	R	Around Vents	
415-24	Caulk	Brown	R	Parapet Cap Seams	
415-25 ABC	Stucco	Gray	Ext	Exterior Walls	

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APPENDIX C
ACM Photographs

Photograph table includes photos of all asbestos-containing materials.

6/26/2026 Photographer: Kevin Marble	Asbestos Containing Materials Inspection 415 Grant Street Van Meter, IA 50261
Photo #1 Description: ACM Gray/ White Drywall Compound Location: 2 nd Floor Front Apartment Restroom Walls Sample 415-10	
Photo #2 Description: ACM Black/ Silver Protrusion Tar Location: Roof Around Vents Sample 415-23	

Photograph table includes photos of all asbestos-containing materials. (Continued)

6/26/2026 Photographer: Kevin Marble	Asbestos Containing Materials Inspection 415 Grant Street Van Meter, IA 50261
Photo #3 Description: ACM Gray/ Black Tar Location: Exterior East Wall Around Windows and Wall Seam Sample 415-30	