



Bid Packet to Repair
1202 Castle Ottumwa, Iowa



INVITATION TO BIDDERS

The City of Ottumwa will accept sealed bids until **2:00 P.M. on the 28th day of April 2022** in the office of the City Clerk located on the first floor of City Hall, 105 East Third Street, Ottumwa, IA 52501 for the real property legally described as CASTLE'S ADD. LOT 39 EX E 53', Wapello County, Iowa, also known as 1202 Castle. This property consists of one lot with a placarded house, located on Ottumwa's south side in an R-2 Two-family residential zoning district. The City is selling this property to be repaired to at least the minimum standards of the City's Housing, Building, Electrical, HVAC and Plumbing codes, as applicable or the house may be demolished. The placarded house cannot be occupied until repaired and released. A complete copy of the deficiency list is available from the City's Building and Code Enforcement Department. These repairs include, but are not limited to, the following:

1. Update electrical system which may include new service and hardwired smoke detectors
2. Replace rear entry door.
3. Repair or replace damaged or missing windows.
4. Replace missing or damaged siding.
5. Repair or replace worn, damaged or missing deck boards on porch.
6. Dispose of all construction or building material waste and debris in the yard.

The property is offered for sale subject to the following conditions:

A bid security in the form of a certified check or cash in the amount of 10% of the bid price is required to be submitted with the bid. The successful bidder is required to submit a repair plan to the Building and Code Enforcement Department with a six month time line to repair the house or submit a statement that the house will be demolished within 90 days. The property will be transferred by Quit Claim deed, and the buyer will pay the costs of conveyance. **All** bid securities will be held until the property has been paid for in full by the winning bidder.

Bids shall be mailed or delivered to the City Clerk's office located on the first floor of City Hall, 105 East Third Street, Ottumwa, IA 52501 in a sealed envelope and plainly marked **Bid for 1202 Castle Street before 2:00 P.M. on April 28, 2022.** Bids will be opened at that time. A bid report, with a recommendation, will be presented to the City Council at the regular meeting on **May 4, 2022**. The house will be open for inspection from 3:00 pm– 4:00 pm on **April 21, 2022**.

Bid packets can be obtained by going online to <http://www.cityofottumwa.org/property>.



**Date of Placard Inspection: 10/13/2020,
DEFICIENCY LIST-1202 Castle,**

Exterior/Yard

- 1. Repair or replace all damaged siding. 304.6**
- 2. Scrape and repaint all chipping and peeling paint, or provide exterior protection from the elements, siding, trim, soffit and fascia. 304.6**
- 3. Replace storm doors, unless entry doors are weather resistant material. 20-7-15**
- 4. Replace rear entry door. 304.18**
- 5. Provide deadbolt locks to entry doors. 304.18**
- 6. Repair or replace damaged or missing windows. 304.13**
- 7. Repair or replace damaged or missing storm windows and screen unless windows are weather resistant material. 304.13 20-7-15**
- 8. Dispose of all construction or building material waste and debris in yard. 302.1**

Interior

- 1. Provide all required utilities. 401.1, 505.4, 602.2 and 505.1**
- 2. Repair and replace damaged and missing drywall, mudding joints, sanding smooth and painting. Providing an uninterrupted, cleanable wall and ceiling covering. 305.3**
- 3. Repaint all chipping and peeling paint on doors, and trim. 305.3**
- 4. Provide an uninterrupted, cleanable floor covering via floor sealant, vinyl, tile, or carpet. 305.3**
- 5. Repair both basement any second story staircases, providing handrails. 301.10 304.12 307.1**
- 6. Install minimum of one bathroom facility. 20-7-14**
- 7. Keep the property secure from unauthorized persons. 20-3-L**
- 8. Keep the grass kept below 10" 24-3-10**

This is an initial inspection only, further inspections will be required to release the placard.

No one is to be in this placarded property without the express written permission from the Director. Violation of this standard will result in legal action being taken, including arrest and prosecution.

This unit must be inspected and meet minimum housing code standard before it can be released and occupied. Application for a building permit on a placarded house must be accompanied by an updated deficiency list. No structure will be released from the tag list without the necessary permits being taken out before construction starts. Repair or replace all rot, decay or dilapidation that may occur until the structure is released.

Electrical, Plumbing, Heating and certain Building repairs require permits. Check with the Health Department at 641-683-0650 or by coming to room 203 in City Hall before doing any work that might require a permit.

**PURCHASE AGREEMENT BID FORM
FOR
1202 CASTLE STREET, OTTUMWA, IOWA**

This proposal is for a City owned property located at **CASTLE'S ADD. LOT 39 EX E 53' City of Ottumwa, Wapello County, Iowa** legally known as 1202 Castle Street. The property is located in an R-2 zoning district and must be used in that regard.

The property is offered for sale subject to the following conditions:

A bid security in the form of a certified check or cash in the amount of 10% of the bid price is required to be submitted with the proposal. The property will be transferred by **Quit Claim Deed with no abstract** and the buyer will pay the costs of conveyance as well as any property taxes owed.

It is understood that the City of Ottumwa 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.

Bidders also understand that the costs of conveyance (publishing the public hearing notice, recording fees and preparation of the deed) and any property taxes owed are costs that are in addition to the total purchase price offered for the property.

It is understood and agreed that a Purchase Agreement Form, once submitted and opened, cannot be withdrawn without the consent of the City of Ottumwa.

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TOTAL PURCHASE PRICE OFFERED FOR THIS PROPERTY

If my proposal is accepted, I the undersigned further agree to keep the property free of any and all nuisances and to keep the grass cut below 10" in height.

NAME OF BIDDER (PRINTED)

TELEPHONE NUMBER

MAILING ADDRESS

SIGNATURE

DATE

EMAIL ADDRESS