

REQUEST FOR PROPOSALS (RFP)

Asbestos Abatement Services

City of Lake Ozark – FY25 CDBG Competitive Demolition Project

Issuing Agency:

City of Lake Ozark
3162 Bagnell Dam Boulevard / P.O. Box 370
Lake Ozark, MO 65049

Issue Date: July 01, 2026

Proposal Due Date & Time: July 17, 2026 – 2:00 p.m. CDT (no late proposals accepted)

Pre-Proposal Meeting: Mandatory – July 06, 2026 at 10:00 a.m. CDT at City Hall (3162 Bagnell Dam Blvd)

Contact:

Cathy Daniels, City Clerk
Phone: (573) 365-5378
Email: Cdaniels@cityoflakeozark.net

1. PROJECT OVERVIEW

The City of Lake Ozark is seeking qualified, Missouri DNR-licensed asbestos abatement contractors to perform **asbestos abatement** on **eleven (11) specific structures** identified in the City's approved FY25 CDBG Competitive Demolition Project.

All abatement work must be performed **prior to demolition** in full compliance with:

- Missouri DNR NESHAP regulations (10 CSR 10-6.241)
- EPA NESHAP regulations (40 CFR Part 61, Subpart M)
- All applicable CDBG requirements (24 CFR Part 570, 2 CFR Part 200, and the Missouri CDBG Administration Manual)

This is a **competitive sealed bid** procurement under Missouri CDBG guidelines for demolition-related projects. The City reserves the right to reject any or all proposals.

2. SCOPE OF WORK – 11 PROPERTIES REQUIRING LICENSED ABATEMENT

The following eleven (11) properties have confirmed asbestos-containing materials (ACM) that **require a Missouri DNR-licensed/certified asbestos abatement contractor**. Abatement quantities and locations are based on the approved asbestos inspection reports (copies attached as Exhibit A).

Internal ID	Address	Property Type	Asbestos Type / %	Approx. ACM Quantity	Notes
25-I-01	Carls Dr, 31 (Home)	Residential	Chrysotile – 15%	504 ft ²	Licensed abatement required
25-I-02	Carls Dr, 31 Cabin 1	Residential	Chrysotile – 15%	534 ft ²	Licensed abatement required
25-I-03	Carls Dr, 31 Cabin 2	Residential	Chrysotile – 15%	534 ft ²	Licensed abatement required
25-I-04	Carls Dr, 31 Cabin 3	Residential	Chrysotile – 15%	534 ft ²	Licensed abatement required
25-I-05	Carls Dr, 31 Cabin 4	Residential	Chrysotile – 15%	534 ft ²	Licensed abatement required
25-J-01	School Rd, 1504 (11-Plex)	Residential	Chrysotile – 15%	5,505 ft ²	Licensed abatement required
25-K-01	School Rd, 1506	Commercial	Chrysotile – 20%	720 ft ²	Licensed abatement required
25-L-01	Thornsberry Rd, 300	Residential	Chrysotile – 20%	2,164 ft ²	Licensed abatement required
25-M-01	Thornsberry Rd, 415 (House)	Residential	Chrysotile – 75%	2,091 ft ²	Licensed abatement required
25-M-02	Thornsberry Rd, 415 (Carport)	Residential	Chrysotile – 15%	45 ft ²	Licensed abatement required
25-A-01 / 25-A-02	1172 Bagnell Dam Blvd (Shoreland Motel)	Commercial	Chrysotile – 35–40% (Friable)	~240 linear ft	Pipe insulation only (attic & laundry) – Licensed abatement required

Note for 1172 Bagnell Dam Blvd: Only the friable pipe insulation requires licensed abatement. All other ACM at this property (floor tile, cementitious siding, window glazing) may be removed by the general demolition contractor under non-friable work practices.

Work includes:

- Pre-abatement notification to MDNR
- Containment, removal, disposal of all regulated ACM
- Air monitoring and clearance testing
- Proper transportation and disposal at an approved landfill

- All required documentation and manifests

3. PROPOSAL REQUIREMENTS

Proposals must include the following (failure to provide any item may result in disqualification):

1. **Cover Letter** signed by an authorized representative
2. **Completed Bid Form** (Exhibit B) with lump-sum price for all 11 properties
3. **Missouri DNR Asbestos Contractor License** (current)
4. **Proof of Insurance** (minimum \$2M general liability, \$2M pollution liability)
5. **Three (3) References** of similar CDBG or demolition-related abatement projects completed within the last 36 months
6. **Section 3 Plan** (see CDBG requirements)
7. **Davis-Bacon Wage Compliance Statement** (if applicable)
8. **MBE/WBE/DBE Participation Plan** (voluntary but encouraged)

4. EVALUATION CRITERIA

Proposals will be evaluated on the following (100 points total):

Criteria	Points
Cost (lowest responsible bidder)	40
Qualifications & Experience	25
References & Past Performance	15
Section 3 / Local Hiring Plan	10
Responsiveness & Completeness	10

5. SUBMISSION INSTRUCTIONS

- **Deadline:** July 17, 2026 – 2:00 p.m. CDT
- Submit **one (1) original + three (3) copies** in a sealed envelope marked: **“Asbestos Abatement RFP – CDBG Demolition Project – Do Not Open”**
- Mail or deliver to:
City of Lake Ozark
 Attn: Cathy Daniels, City Clerk
 3162 Bagnell Dam Boulevard
 Lake Ozark, MO 65049

6. GENERAL CONDITIONS

- This is a **CDBG-funded project** – all federal and state requirements apply.
- Davis-Bacon prevailing wages **apply**.
- Contractor must be a Missouri DNR-licensed asbestos abatement contractor.
- Work must be completed within 60 calendar days of Notice to Proceed.
- The City reserves the right to reject any or all proposals.

Questions must be submitted in writing to Kelsi Hall, Project Manager at khall@reesedevelopment.com and copy Joni Wansing, Grant Administrator at grants.jonsie.llc@gmail.com no later than **July 15th , 2026.**

Attachments (available upon request or on the City website):

- Exhibit A – Asbestos Inspection Reports (10 properties)
- Exhibit B – Bid Form
- Exhibit C – CDBG Federal Clauses & Certifications

The City of Lake Ozark is an Equal Opportunity Provider and Employer. Section 3 and MBE/WBE/DBE businesses are strongly encouraged to participate.

EXHIBIT B – BID FORM

Asbestos Abatement Services – City of Lake Ozark FY25 CDBG Competitive Demolition Project

Bidder Information

Company Name: _____

Authorized Representative: _____

Signature: _____ Date: _____

Missouri DNR Asbestos Contractor License #: _____

Contact Phone: _____ Email: _____

Lump-Sum Bid

I/We hereby propose to furnish all labor, materials, equipment, insurance, bonds (if required), and services necessary to complete the asbestos abatement work for all eleven (11) properties identified in the RFP for the following **lump-sum total price**:

Total Bid Amount: \$_____

(Amount in words: _____)

Breakdown by Property (Optional – for evaluation purposes)

(You may attach a separate detailed breakdown if desired)

Acknowledgment

- I have read and understand the RFP documents, including all attachments.
- This bid is valid for 60 days from the date of submission.
- All work will be performed in strict compliance with Missouri DNR, EPA, and CDBG requirements.
- Davis-Bacon prevailing wages will be paid where applicable.

Signature of Authorized Representative

Printed Name: _____ Title: _____

Signature: _____ Date: _____

EXHIBIT C – CDBG FEDERAL CLAUSES & CERTIFICATIONS

City of Lake Ozark – FY25 CDBG Competitive Demolition Project

Asbestos Abatement Services

By submitting a proposal, the Bidder certifies compliance with all applicable federal requirements for Community Development Block Grant (CDBG) funded projects, including but not limited to:

1. Equal Opportunity / Non-Discrimination

Contractor agrees to comply with all applicable federal civil rights laws, including Title VI of the Civil Rights Act of 1964, and will not discriminate on the basis of race, color, national origin, sex, religion, age, disability, or familial status.

2. Section 3 Compliance

Contractor will comply with Section 3 of the Housing and Urban Development Act of 1968, giving preference to low- and moderate-income residents and businesses in the project area for employment and contracting opportunities.

3. Davis-Bacon Act

Contractor agrees to pay prevailing wages as determined by the U.S. Department of Labor for all laborers and mechanics on the project.

4. Debarment and Suspension

Contractor certifies it is not debarred, suspended, or otherwise excluded from federal programs.

5. Conflict of Interest

Contractor certifies no conflict of interest exists with City officials or employees.

6. Anti-Kickback / Anti-Bribery

Contractor agrees to comply with all anti-kickback and anti-bribery laws.

7. Clean Air and Water Acts

Contractor agrees to comply with applicable air and water pollution control standards.

8. Lobbying Certification

Contractor certifies that no federal appropriated funds have been paid for lobbying activities.

9. Drug-Free Workplace

Contractor will provide a drug-free workplace.

10. Compliance with All CDBG Regulations

Contractor agrees to comply with 24 CFR Part 570, 2 CFR Part 200 (Uniform Administrative Requirements), and the Missouri CDBG Administration Manual.

Certification

I, the undersigned, certify under penalty of perjury that the above statements are true and correct.

Company Name: _____

Authorized Signature: _____

Printed Name & Title: _____

Date: _____
