

REQUEST FOR PROPOSALS (RFP) - Demolition Services

City of Lake Ozark – FY25 CDBG Competitive Demolition Project

Issuing Agency: City of Lake Ozark

3162 Bagnell Dam Boulevard

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 contractors to provide complete demolition services for twenty-three (23) structures identified in the City's approved FY25 CDBG Competitive Demolition Project.

This is a competitive sealed proposal procurement under Missouri CDBG guidelines and 2 CFR § 200.319. All work will be performed after licensed asbestos abatement has been completed on the properties that require it.

The project will eliminate slum and blight conditions in accordance with the City's ordinances and CDBG national objectives (slum/blight removal).

2. SCOPE OF WORK – 23 PROPERTIES

The following 23 structures require full demolition. Abatement of regulated friable asbestos has already been (or will be) performed separately by a licensed abatement contractor. The demolition contractor is responsible for proper handling of any remaining non-friable ACM using work practices that keep materials non-friable.

Full list of properties (from the approved project spreadsheet):

Internal ID	Address	Property Type	Notes
25-A-01	1172 Bagnell Dam Blvd (Shoreland Motel)	Commercial	Abatement of pipe insulation completed
25-A-02	1172 Bagnell Dam Blvd (Pool & Building)	Commercial	
25-B-01	1206 Bagnell Dam Blvd	Commercial	
25-C-01	154 Ballenger Rd	Residential	
25-C-02	154 Ballenger Rd (Ground Unit)	Residential	
25-D-01	166 Ballenger Rd	Residential	
25-E-01	216 Ballenger Rd	Residential	
25-F-01	5 Carls Dr (Duplex)	Residential	
25-G-01	7 Carls Dr (Cabin Office)	Residential	
25-H-01	19 Carls Dr (Home)	Residential	
25-H-02 / H-03 / H-04	19 Carls Dr (Cabins 1–3)	Residential	
25-I-01	31 Carls Dr (Home)	Residential	
25-I-02 to I-05	31 Carls Dr (Cabins 1–4)	Residential	
25-J-01	1504 School Rd (11-Plex)	Residential	
25-K-01	1506 School Rd (Yellow Building)	Commercial	
25-L-01	300 Thornsberry Rd (Duplex)	Residential	
25-M-01	415 Thornsberry Rd (House)	Residential	
25-M-02	415 Thornsberry Rd (Carport)	Residential	

Work includes:

- Complete demolition of all structures down to slab/grade, **including removal of all foundations and footings** at every property.
- Removal and proper off-site disposal of all debris in accordance with Missouri DNR regulations (10 CSR Division 80).
- Removal of vegetation overgrowth.
- Site restoration: backfill to grade, compact, and seed/stabilize with native grasses to prevent erosion (aggressive exotics such as crown vetch or sericea lespedeza prohibited). **Exception:** Properties 25-I-01, 25-I-02, 25-I-03, 25-I-04, and 25-I-05 (31 Carls Dr) require backfill to grade and compaction only. Seeding is not required at these locations.
- Dust control, erosion control, traffic control, and safety measures during demolition.
- Proper handling of any remaining non-friable ACM so it does not become friable.

Work must comply with all applicable federal CDBG requirements, Missouri DNR regulations, local ordinances, and OSHA standards.

3. PROPOSAL REQUIREMENTS

Proposals must include:

1. Completed Proposal Form (attached)
2. Detailed scope of work and demolition methodology (including how non-friable ACM will be handled)
3. List of similar demolition projects completed in the last 5 years with references
4. Itemized cost proposal
5. Proof of insurance and E-Verify enrollment
6. Proposed schedule

4. EVALUATION CRITERIA (Total 100 points)

Criteria	Points
Experience & technical competence in demolition (especially CDBG or public projects)	35
Past performance and references	25
Capability to perform the work (staffing, equipment, schedule)	20
Cost proposal	15
E-Verify & Section 3 compliance	5

5. SUBMISSION INSTRUCTIONS

- **Deadline:** July 17, 2026 – 2:00 p.m. CDT
- Submit **one (1) original + three (3) copies** in a sealed envelope marked: **“Demolition Services 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 wage requirements apply to this demolition project.
- Contractor must be properly licensed and insured.
- 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 the contact above no later than July 15, 2026.

Attachments (available upon request):

- Exhibit A – Property List, Map, Photos, and Asbestos Reports
- Exhibit B – Proposal Form
- Exhibit C – CDBG Federal Clauses & Certifications

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

EXHIBIT B – PROPOSAL FORM (Demolition Services)

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

Bidder Information

Company Name:

Authorized Representative:

Signature:

Date:

Contact Phone:

Email:

Lump-Sum / Itemized Bid

I/We hereby propose to furnish all labor, materials, equipment, insurance, bonds (if required), and services necessary to complete the complete demolition (including foundations/footings removal, debris disposal, vegetation removal, and site restoration) for all twenty-three (23) properties identified in the RFP for the following 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 proposal is valid for 60 days from the date of submission.
- All work will be performed in strict compliance with Missouri DNR regulations, CDBG requirements, and local ordinances, including proper handling of any remaining non-friable ACM.
- Davis-Bacon prevailing wages will be paid where applicable.

Signature of Authorized Representative

Printed Name: _____ Title: _____

Signature: _____ Date: _____

EXHIBIT C – CDBG FEDERAL CLAUSES & CERTIFICATIONS

(Demolition Services)

City of Lake Ozark – FY25 CDBG Competitive Demolition Project

Demolition 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: _____
