

**CITY OF ROCK VALLEY**  
**REQUEST FOR PROPOSALS (RFP)**  
**Demolition of Flood-Impacted Homes – Imminent Threat to Public Safety**

**I. INTRODUCTION**

The City of Rock Valley, Iowa, is soliciting proposals from qualified demolition contractors to perform the demolition, removal, and disposal of structures deemed unsafe due to severe flood damage. The selected contractor will be responsible for adhering to all applicable environmental, safety, and FEMA regulations and guidelines for asbestos containment during demolition and debris transport.

**II. SCOPE OF WORK**

The City has identified 40 homes that may need to be demolished as they pose an imminent threat to public safety.

FEMA's Public Assistance (PA) Policy 9523.4, which is part of the broader FEMA 403 Debris Management Guide, outlines the rules and guidelines for asbestos containment and removal during the demolition of structures damaged by disasters—especially those posing an imminent threat to public health and safety.

- If a structure is determined by the City of Rock Valley to be an imminent threat to public safety, FEMA may allow emergency demolition without the full asbestos inspection.
- In this case:
  - The structure must be treated as though asbestos is present.
  - Special precautions (PPE, wet methods, proper bagging, sealed transport) must be used.
  - Reference to adhering to *FEMA 2 CFR, Part 200 clauses*.

**Worker Safety and Training**

- All workers handling potential asbestos materials must be trained in asbestos safety and wear appropriate PPE, including respirators.
- Contractors must follow OSHA standards for asbestos work.

**Transportation and Disposal**

- Debris suspected or confirmed to contain asbestos must be:
  - Double-bagged or sealed in leak-proof containers.
  - Manifested (documented) and transported in sealed vehicles. All load ticket will be submitted to the City of Rock Valley
  - Delivered only to an ACM licensed landfill.

**Documentation Requirements**

To receive FEMA reimbursement, the city and contractor must maintain:

- Structure condition assessments.
- Photos showing the need for emergency action.
- Asbestos inspection or presumption documentation.
- Waste manifests and landfill receipts.

- Proof of NESHAP notification (if applicable).

### III. PROPOSAL REQUIREMENTS

Interested contractors must submit a proposal that includes the following:

- **Company Information:** Legal business name, contact information, proof of insurance, and applicable licenses/certifications.
- **FEMA Compliance:** A detailed description of experience handling asbestos and knowledge of FEMA standards.
- **Pricing:** A clear, itemized price per ton of debris delivered to a licensed landfill (including demolition, containment, and transportation).
- **Availability:** Estimated date the contractor is able to begin demolition work upon notice to proceed.
- **References:** At least two recent references for similar demolition or disaster recovery work.

### IV. SELECTION CRITERIA

Proposals will be evaluated based on the following:

- Compliance with FEMA and asbestos containment requirements
- Experience and qualifications
- Pricing per ton
- Availability and response time
- References and prior performance

### V. SUBMISSION DEADLINE

All proposals must be submitted in writing or electronically to:

Tom Van Maanen, City Administrator  
City of Rock Valley  
1303 10<sup>th</sup> Street, PO Box 100, Rock Valley, IA 51247  
[tomvm@cityofrockvalley.com](mailto:tomvm@cityofrockvalley.com)  
712-476-5707

#### **Deadline for submission:**

- RFP Issued: June 11, 2025
- Proposals Due: 4:00 PM on June 25, 2025
- Selection Announcement: July 3, 2025
- Anticipated Start Date: July 11, 2025

### VI. TERMS AND CONDITIONS

- The City reserves the right to reject any or all proposals and to negotiate terms with the selected contractor.
- This is an emergency procurement under FEMA guidelines; time is of the essence.
- The contractor must comply with all applicable local, state, and federal regulations, including OSHA and EPA rules.