

REQUEST FOR PROPOSALS (RFP)
Asbestos Abatement Services
City Residential Structures
City of Gary, Indiana

RFP No.: 2026-01

Issue Date: January 16, 2026

Proposal Due Date: January 30, 2026

Issuing Department: City of Gary – Department of Redevelopment

1. INTRODUCTION

The City of Gary, Indiana (“City”) is soliciting sealed proposals from **qualified, licensed, and experienced asbestos abatement contractors** to provide asbestos abatement services for **single-family, one-or-two story residential structures** located within the City of Gary.

The selected contractor(s) will perform asbestos abatement in preparation for demolition, rehabilitation, or clearance, in compliance with all applicable **federal, state, and local regulations**.

The City intends to award one or more contracts based on qualifications, experience, pricing, and responsiveness to this RFP.

2. SCOPE OF SERVICES

The contractor shall furnish all labor, materials, equipment, supervision, permits, notifications, and disposal necessary to complete asbestos abatement activities, including but not limited to:

2.1 Asbestos Abatement Activities

Removal and/or encapsulation of **Regulated Asbestos-Containing Material (RACM)**, including:

- Pipe insulation
- Floor tile and mastic
- Roofing materials
- Transite panels
- HVAC duct insulation
- Vermiculite or other ACMs as identified

Establishment of proper containment areas

Negative air pressure systems

Air monitoring coordination (if required)

Final clearance preparation

2.2 Site Conditions

Structures are **residential dwellings**

Properties may be **vacant and/or blighted**

Sites may have limited utilities or access

Multiple locations throughout the City of Gary

2.3 Waste Handling and Disposal

Proper packaging, labeling, and transportation of asbestos waste

Disposal at an **approved asbestos landfill**

Submission of waste shipment records to the City

3. REGULATORY COMPLIANCE

All work must comply with, but is not limited to:

EPA NESHAP (40 CFR Part 61)

OSHA Asbestos Standards (29 CFR 1926.1101)

Indiana Department of Environmental Management (IDEM) regulations

Indiana State Department of Health (ISDH) requirements

Local ordinances of the City of Gary

Contractor shall be responsible for all required notifications to IDEM and other agencies.

4. CONTRACTOR QUALIFICATIONS

Proposers must demonstrate:

Current Indiana Asbestos Abatement Contractor License

Properly trained and certified asbestos workers and supervisors

Minimum **three (3) years** experience performing residential asbestos abatement

Experience working with **municipal or government entities**

Adequate equipment and staffing to perform multiple projects concurrently

5. PROPOSAL SUBMISSION REQUIREMENTS

Proposals must include the following sections:

5.1 Company Information

Legal name, address, and contact information

Ownership and years in business

Indiana contractor license number

5.2 Experience and References

Description of similar projects completed

At least **three (3) references**, preferably municipal or governmental

5.3 Technical Approach

- Description of abatement methods
- Safety and containment procedures
- Waste disposal procedures
- Project scheduling approach

5.4 Pricing Proposal

- Unit pricing per structure and/or per material type
- Mobilization and demobilization costs
- Any additional fees or assumptions

5.5 Required Documentation

- Proof of licenses and certifications
- Insurance certificates
- OSHA and EMR history (last 3 years)
- Non-collusion affidavit
- E-Verify compliance (if applicable)

6. INSURANCE REQUIREMENTS

The contractor shall maintain the following minimum insurance coverage:

- General Liability: \$1,000,000 per occurrence
- Workers' Compensation: Statutory limits
- Pollution Liability / Asbestos Abatement Insurance: \$1,000,000
- Automobile Liability: \$1,000,000 combined single limit

The City of Gary must be named as **Additional Insured**.

7. CONTRACT TERM

The contract term shall be for **[one (1) year]**, with the option to renew at the City's discretion, subject to funding availability.

8. SELECTION CRITERIA

The cost of the project will be a significant, but not exclusive, factor in the selection process.

9. RESERVATION OF RIGHTS

The City of Gary reserves the right to:

- Reject any or all proposals

Waive informalities
Negotiate with selected proposers
Award contracts in the best interest of the City

10. SUBMISSION INSTRUCTIONS

Proposals must be submitted:

By: January 30th, 2026

To: Florzell Hawkins

City of Gary

Building Department

401 Broadway, Gary, IN 46402

fhawkins@gary.gov or andsmith@gary.gov

Late submissions will not be accepted.

11. CONTACT INFORMATION

All questions regarding this RFP must be submitted in writing to:

Florzell Hawkins

Building Commissioner

City of Gary

Email: fhawkins@gary.gov