



Grace Health Small Purchase Bid Request

Project Title: General Maintenance Services

Posted Date: 01/24/2025

Closed Deadline Date: 02/26/2025

General Maintenance Services Proposal for Grace Health

1. Project Overview:

Grace Health, a Federally Qualified Health Center (FQHC) with multiple locations across southeastern Kentucky, is seeking a qualified vendor to provide **General Maintenance Services** to ensure that its facilities are well-maintained, safe, and operational. These services are essential for supporting a clean, functional environment that promotes high-quality healthcare delivery. Grace Health intends to award contracts to a minimum of **three** vendors to support the fulfillment of our General Maintenance Services.

The selected vendor(s) will be responsible for a range of maintenance tasks, including routine repairs, preventative upkeep, and emergency support, across the following Grace Health locations:

- **Hyden:** 21154 Highway 421 Hyden, KY 41749
- **Levi & Pharmacy:** 934 South Laurel Road Suite 1 (Clinic); Suite 5 (Pharmacy) London, KY 40744
- **Manchester:** 85 HWY 80 Manchester, KY 40962
- **Medical Campus:** 14662 N US Highway 25E Corbin, KY 40701
- **Mountain View Clinic & Pharmacy:** 272 London Mountain View Drive London, KY 40741
- **Pineville Clinic:** 313 Cherry Street Pineville, KY 40977
- **University of the Cumberland's Clinic:** 49 West Sycamore Street Williamsburg, KY 40769
- **Grace Women's Care:** 1019 Cumberland Falls Hwy Suite D141 Corbin, KY 40701
- **Grace Administration:** 1019 Cumberland Falls Hwy Suite B201 Corbin, KY 40701
- **Grace Support Center:** 1019 Cumberland Falls Hwy Suite B101-103 Corbin, KY 40701

2. Scope of Work (SOW):

Grace Health invites proposals from experienced maintenance service providers capable of delivering comprehensive facility maintenance. Services must include regular inspections, preventive maintenance, and prompt response to emergency repair needs, ensuring minimal disruption to healthcare operations.

Scope of Work Details:

A. Routine Maintenance and Repairs:

- **Interior Maintenance:** Perform regular inspections and repairs of interior fixtures, including lighting, plumbing, doors, windows, and flooring.
- **Exterior Maintenance:** Maintain the exterior of buildings, including walkways, parking lots, signage, and entryways. This includes tasks such as minor concrete repairs, pressure washing, and painting touch-ups.
- **HVAC and Electrical Checks:** Conduct routine checks on HVAC and electrical systems, including filter replacements, thermostat calibration, and minor electrical repairs as needed.
- **Plumbing Maintenance:** Address minor plumbing repairs, such as fixing leaks, unclogging drains, and ensuring restrooms remain functional.

B. Preventive Maintenance:

- **Scheduled Inspections:** Perform scheduled inspections on critical systems, including HVAC, plumbing, and electrical systems, to identify and address potential issues proactively.
- **Equipment Upkeep:** Conduct maintenance on facility equipment, such as generators, boilers, and elevators (if applicable), ensuring all equipment operates safely and efficiently.
- **Documentation and Reporting:** Provide records of all preventive maintenance activities, noting the status of equipment and any recommendations for further action.

C. Emergency and On-Call Maintenance Services:

- **Rapid Response:** Offer 24/7 emergency response services for urgent maintenance needs, including HVAC breakdowns, plumbing emergencies, and electrical failures.
- **On-Demand Repairs:** Be available for on-call services for unplanned repairs or maintenance requests to minimize downtime and maintain operations.

D. Compliance and Safety Standards:

- **OSHA Compliance:** Ensure all maintenance activities adhere to OSHA standards and relevant safety regulations for healthcare facilities.
- **Safety Inspections:** Conduct periodic safety inspections, including fire safety, to ensure Grace Health facilities comply with local codes and healthcare safety requirements.

- **Documentation and Record-Keeping:** Provide Grace Health with detailed reports after each service, including descriptions of tasks completed, safety checks performed, and any issues noted.

E. General Scope of Work Requirements

- **Performance Monitoring Statement:**

Grace Health will actively monitor contractor performance to ensure full compliance with the Scope of Work (SOW) and project requirements. This oversight will involve regular progress reviews, scheduled and unscheduled site visits, and the submission of detailed progress reports by the contractor. Additionally, contractors must promptly address any identified deficiencies or non-compliance issues. This structured monitoring process ensures that all project objectives are met, timelines are adhered to, and work is performed according to federal and Grace Health standards.

- **Data Reporting Requirements:**

The vendor is required to provide all necessary data primarily through detailed and accurate invoicing to support Grace Health's federal financial and programmatic reporting obligations. Invoices must include itemized costs, descriptions of services or goods provided, and any additional data outlined in the project guidelines. All invoicing must adhere to specified formats and submission deadlines. Grace Health reserves the right to review and verify invoice data to ensure compliance with federal reporting requirements.

- **Record Retention and Accessibility:**

The vendor is required to maintain all project-related records, with a primary focus on detailed and accurate invoices, for a minimum of **three (3) years** from the date of submission of the final expenditure report, in accordance with federal and state regulations (45 CFR § 75.361). In the event of any ongoing litigation, claim, or audit, records must be retained until all related issues are fully resolved and final action has been taken. Additionally, records for real property and equipment purchased with federal funds must be retained for three years after final disposition.

All records must be readily accessible for review or audit by Grace Health, HRSA, or authorized representatives to ensure full compliance with federal reporting and accountability requirements.

- **Audit and Compliance:**

Grace Health reserves the right to audit and inspect all vendor records related to the project to ensure full compliance with federal procurement guidelines and applicable regulations. This includes, but is not limited to, reviewing financial records, invoices, performance reports, and any documentation related to the goods or services provided.

Vendors are required to provide timely access to all relevant records upon request by Grace Health, HRSA, or any authorized representatives. Any findings of non-compliance may result in corrective actions, up to and including termination of the agreement or disqualification from future procurement opportunities.

This audit and compliance process is essential to maintaining transparency, accountability, and adherence to all federal and organizational standards.

- **Property Management (if applicable):**

Any equipment, materials, or property procured or provided as part of this project must be managed, maintained, and disposed of in strict accordance with all applicable federal property management regulations. This includes proper inventory tracking, safeguarding of assets, and ensuring that property is used solely for its intended purpose within the scope of the project.

Vendors are responsible for maintaining accurate records of all project-related property and must make these records available for review or audit by Grace Health, HRSA, or authorized representatives upon request.

In the event that property needs to be transferred, replaced, or disposed of, the vendor must follow federal guidelines and obtain prior written approval from Grace Health. Failure to comply with these property management requirements may result in corrective action, financial liability, or termination of the agreement.

3. Proposal Requirements:

- **Standard Pricing Structure:** Include a detailed cost breakdown for routine maintenance, preventive maintenance, emergency response, and any additional services. Specify any volume or multi-site service discounts.
- **Service Schedule:** Propose a schedule for routine and preventive maintenance, as well as emergency response protocols.
- **Experience & Qualifications:** Document relevant experience in providing general maintenance for healthcare or similar environments, including any certifications in facilities maintenance.
- **Licensing & Certifications:** Provide proof of licenses, insurance, and certifications relevant to maintenance work in healthcare settings.
- **Inclusive Specifications Clause:** The items and specifications listed in this proposal are representative of Grace Health's current needs and include, but are not limited to, the identified supplies and services. Grace Health reserves the right to consider additional items or services offered by the selected vendor(s) that may enhance operational efficiency, improve patient care, or meet unforeseen requirements. Vendors are encouraged to highlight any other relevant products or services they can provide that align with Grace Health's mission and operational objectives.

4. Timeline:

- **SOW Start Date:** 03/01/2025
 - **SOW Duration:** No Contract, Yearly Price Evaluation
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5. Vendor/Acquisition Requirements:

- **Experience:** Minimum of 5 years in general maintenance services, preferably in healthcare or similar regulated environments.
 - **Certifications/Licenses:** Relevant licenses and certifications for HVAC, electrical, plumbing, and general facility maintenance.
 - **Insurance Requirements:** General Liability Insurance, Workers' Compensation Insurance, and Professional Liability Insurance (if applicable).
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6. Submission Instructions:

- **Quote Submission:** Submit a quote via the designated portal by 02/26/2025, including standard pricing, proposed service schedule, and relevant experience.
 - **Required Documents:** Attach proof of licenses, certifications, insurance, and relevant experience.
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7. Terms and Conditions

A. Award Provisions Statement:

- An Award serves as formal notification of Grace Health's acceptance of the vendor's proposal for the specified project in alignment with Grace Health's HRSA-approved scope of project. This award is contingent upon the vendor's compliance with all outlined requirements and applicable federal procurement regulations. The following provisions apply to this award:

B. Specific Activities or Services to Be Performed or Goods to Be Provided:

- The vendor is required to fulfill all tasks, services, or goods as detailed in the approved Scope of Work (SOW). All work must be completed in accordance with the agreed-upon timeline and quality standards.

C. Performance Monitoring:

- Grace Health will actively monitor contractor performance through regular progress reviews, site visits, and the submission of required progress reports. The vendor must promptly address any identified deficiencies to ensure compliance with project objectives.

D. Data Reporting Requirements:

- The vendor must provide all necessary data, primarily through detailed and accurate invoicing, to support Grace Health's federal financial and programmatic reporting obligations. Data must be submitted in the required format and by the specified deadlines.

E. Record Retention, Accessibility, and Audit Rights:

- The vendor must maintain all project-related records, especially financial documents and invoices, for a minimum of **three (3) years** from the submission of the final expenditure report, in compliance with **45 CFR § 75.361**.
- All records must be readily accessible for audit or inspection by Grace Health, HRSA, or authorized representatives.
- Grace Health reserves the right to audit vendor records to ensure compliance with federal procurement guidelines.

F. Property Management (if applicable):

- Any equipment, materials, or property procured or provided for this project must be managed according to federal property management regulations. This includes proper inventory control, safeguarding of assets, and prior approval for disposal or transfer.

G. Payment Terms:

- Payments will be processed based on the successful completion of agreed-upon milestones and deliverables as outlined in the award notification. All payments are contingent upon the vendor meeting all performance and compliance requirements.

H. Termination Clause:

- Grace Health reserves the right to terminate this award at any time if performance expectations are not met, if the vendor fails to comply with the agreed-upon terms, or if any federal or organizational policies are violated.

I. Acknowledgment of Award:

Upon receiving this bid award, the vendor agrees to comply with all terms and provisions outlined within. To confirm acceptance of the award, the vendor must sign and return the bid award acknowledgment. Failure to return the signed form within the specified timeframe may result in the award being rescinded.

Failure to adhere to these provisions may result in corrective actions, termination of the award, or disqualification from future procurement opportunities.

8. Contact Information:

For questions, please contact:
Grace Health Procurement Department
Email: vendor@gracehealthky.org
Phone: 606-526-9005