



REQUEST FOR PROPOSAL FOR Pineville Property Demolition

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1. Introduction

Grace Health, Inc., a Federally Qualified Health Center (FQHC) serving southeastern Kentucky, is soliciting sealed proposals from qualified, responsible, and responsive contractors/vendors to provide complete building demolition, regulated material abatement, and site preparation services for multiple parcels in Pineville, Kentucky, to allow construction of a new Grace Health clinic. This procurement will be conducted under the formal competitive proposal method as required by federal procurement regulations, specifically the Uniform Guidance (2 CFR 200) and the Department of Health and Human Services Uniform Administrative Requirements (45 CFR Part 75).

As a recipient of federal funding, Grace Health must ensure that all procurements are carried out with the highest standards of accountability, transparency, and fairness. The use of the competitive proposal method reflects the size and complexity of this project and is intended to guarantee full and open competition, consistent evaluation, and compliance with applicable federal and programmatic requirements.

Vendors are advised that all proposals will be reviewed not only on cost but also on technical merit, capacity, experience, past performance, and regulatory compliance. Grace Health is committed to selecting the firm that offers the best overall value, not necessarily the lowest price, while ensuring responsible stewardship of federal funds.

This solicitation represents an opportunity for qualified vendors to partner with Grace Health in furthering our mission of providing high-quality, accessible, and patient-centered healthcare. The successful contractor will demonstrate the ability to deliver the required goods and services efficiently, reliably, and in alignment with all compliance obligations tied to federal grant funding.

2. Project Overview

Owner: Grace Health, Inc.

Project Location: Pineville, Bell County, Kentucky (multiple parcels – see Attachment E)

Physical Addresses: 301 Tennessee Avenue Pineville, KY 40977, 307 Tennessee Avenue Pineville, KY 40977, 102 Laurel Street and Alley Pineville, KY 40977, 205 Laurel Street Pineville, KY 40977

Project Description: Provide complete demolition and debris removal of a one-story brick structure (old convenient store), two-story block building structure and two residential structures with basements, including environmental abatement, backfill, and site stabilization to prepare the property for construction of a new Grace Health clinic.

Anticipated Contract Type: Firm Fixed Price Contract

3. Scope of Work (SOW)

The contractor shall provide all labor, materials, equipment, permits, and services necessary to complete the project as outlined in Attachment A – Detailed Scope of Work.

4. Pre-Solicitation & Communications

Notice of Intent to Bid

Contractors intending to submit a proposal for this project must send an email to vendor@gracehealthky.org stating their Notice of Intent to Bid no later than November 19, 2025. The email should include the following information:

- Company Name
- Primary Contact Name
- Title
- Phone Number
- Email Address

The subject line must read: "Notice of Intent to Bid – GH-PINEVILLE-DEMOLITION-2025." The body of the email should include the following statement:

"I hereby notify Grace Health, Inc. of our intent to submit a proposal for the Demolition and Site Preparation – Pineville Clinic project. Please include our company on all future communications and addenda related to this solicitation."

Contractors who do not send this Notice of Intent to Bid received by deadline, 5 p.m. EST November 19, 2025, will not be considered.

Questions / Clarifications:

All questions regarding this RFP shall be submitted in writing no later than 5:00 PM ET on Friday, December 11, 2025 to:

Procurement Team
Grace Health
Email: vendor@gracehealthky.org
Phone: (606) 526-9005

Pre-Bid Conference / Site Visit:

A pre-bid site visit will be held on Monday, November 24, 2025, at 09:00 AM – 11:00 AM EST.

Meeting Location: Corner of West Tennessee Avenue and Park Avenue, Pineville, Kentucky (first parcel listed in Attachment E).

Contractors are encouraged to bring any subcontractors or environmental specialists who will be involved in the project. Attendance will be recorded and required for bid eligibility.

Addenda:

Responses to all questions and any issued addenda will be sent via email to the contact information provided in the Notice of Intent to Bid.

Vendors are responsible for monitoring the email listed and acknowledging receipt of all addenda with their proposal submission.

5. Proposal Submission Requirements

Each proposal shall be clear, complete, and organized in the order shown below. All pages should be numbered and submitted as a single PDF file.

Required Proposal Contents:

- A. Cover Letter – Signed by an authorized representative of the company. Include company name, address, and primary contact information.
 - B. Company Profile – Brief description of company ownership, years in business, primary office location, and confirmation of required Kentucky licenses and insurance coverage.
 - C. Project Understanding and Technical Approach – Describe the contractor’s understanding of the project and proposed methods for completing demolition, abatement, environmental compliance, and site restoration as outlined in Attachment A.
 - D. Project Schedule and Milestones – Provide a timeline of major activities consistent with the anticipated project schedule in Section 3.
 - E. Staffing and Key Personnel – Identify key team members, their roles, and relevant experience. Include any applicable certifications (asbestos, RRP, SWPPP, etc.). Name and qualifications of the person who is or will be responsible for general administrative oversight and direct onsite supervision, and the name of the person that is responsible for working with Grace Health to address and solve problems, etc.
 - F. Cost Proposal – Complete Attachment D (Pricing Form / Itemized Bid Sheet) Please note attachment D will consist of two forms.
 - a. Fixed Price Form - outlines an itemized fixed price bid.
 - b. Contingency Pricing Form- outlines any contractor identified contingencies.
 - G. Compliance Certifications – Complete and sign all forms included in Attachment C (Debarment, Lobbying, EEO, etc.).
 - H. References – Provide at least three similar projects completed in Kentucky within the past five years, including project name, contact person, phone number, and brief description.
 - I. Exceptions or Deviations – Clearly identify any exceptions or deviations from the requirements of this RFP.
-

6. Evaluation

General Bidder Requirements

- A. The successful bidder will comply with all federal and state requirements concerning fair employment practices regarding the treatment of all employees without regard to race, religion, age, sex, national origin, or physical handicap.

- B. Contractor must sign Grace Health’s Arbitration of Dispute Agreement and the Confidentiality of Patient Information Statement.
- C. As part of the evaluation and award process, the successful bidder shall provide evidence of insurance coverage in accordance with the requirements outlined in **Attachment B**. Submission of satisfactory proof of insurance is a prerequisite to award, and failure to meet these requirements will render the bidder ineligible for contract award.
- D. The successful bidder(s) will indemnify and hold harmless Grace Health against all liabilities, losses, or damages caused by its omissions and/or negligent acts. The bidder will also agree to defend any lawsuit against Grace Health, its officers, employees, and agents that arises from the negligence, willful acts, or omissions of the successful bidder.
- E. Performance Standards – Clear performance metrics will be established, including response times for emergency cleanup, quality control measures, and protocols for addressing client feedback or complaints.
- F. Subcontracting – Any proposed subcontracting arrangements must be disclosed to and approved by Grace Health in advance.
- G. Compliance with Laws – The vendor must comply with all federal, state, and local laws, regulations, and ordinances applicable to the provision of services.
- H. Contract Provisions – The contract shall include standard clauses covering terms and conditions, termination, dispute resolution, indemnification, confidentiality, and any other relevant legal provisions necessary for the agreement.

Proposals will be evaluated using the following weighted criteria:

- A. Cost/Price Proposal – 25%
- B. Technical Approach & Responsiveness to SOW – 5%
- C. Past Performance & References – 20%
- D. Capacity to Perform (staffing, resources, schedule) – 35%
- E. Regulatory Compliance & Certifications – 10%

Grace Health may conduct clarifications, oral presentations, interviews, or best-and-final offers (BAFO) at its discretion. Award will be made to the offeror whose proposal represents the best overall value to Grace Health.

7. Award Schedule (Key Dates)

- A. RFP Release: 10/20/2025
- B. Notice of Intent to Bid: 11/19/2025 5 p.m. EST
- C. Pre-Bid Conference: 11/24/2025
- D. Deadline for Questions: 12/11/2025 5 p.m. EST
- E. Addendum/Responses Issued: 12/12/2025 5 p.m. EST
- F. Proposal Due: 12/19/2025 COB – Delivered in Person
- G. Award Date: No later Than 12/23/2025 12 p.m.
- H. Anticipated Start Date: NLT 01/22/2026

8. Submission Instructions

Proposals must be submitted **in person** at Grace Health Administration.

Physical Submission:

Proposals must be sealed and clearly labeled **“RFP Submission – Grace Health PINEVILLE DEMOLITION”**

Deliver to:

Grace Health – Corporate Office

Attn: Procurement Team

1019 Cumberland Falls Hwy, Suite B201

Corbin, KY 40701

Late or incomplete proposals will not be accepted or considered.

9. Terms & Conditions

- A. Grace Health reserves the right to reject any/all proposals, waive informalities, or cancel this RFP at any time.
 - B. Submission of the proposal does not obligate Grace Health to award a contract.
 - C. All proposal preparation costs are the responsibility of the vendor.
 - D. Award is subject to Board of Directors approval and availability of funds.
 - E. The final contract will incorporate Grace Health’s Standard Terms & Conditions (Attachment B).
 - F. Contractor must comply with all applicable federal, state, and local laws, and all grant/award conditions to the best of their knowledge.
 - G. No conflicts of interest may exist per organizational policy and federal requirements.
 - H. Subcontractors (if any) must be disclosed; prime vendor remains responsible for performance.
 - I. Data privacy, confidentiality, and security obligations apply to all contractor personnel and subs.
 - J. Grace Health may require and verify proof of insurance meeting minimums set in Attachment B.
 - K. Invoicing & Payment Terms: Contractor shall submit invoices monthly for work completed to date, with supporting documentation of approved deliverables. Grace Health’s standard payment terms are Net 30 days from receipt of a proper invoice.
 - L. Grace Health reserves the right to require higher insurance coverage limits or additional endorsements based on project risk.
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10. Insurance & Indemnification

Minimum Insurance Requirements (see Attachment B for full terms).

Grace Health, Inc. shall be named as Additional Insured on the General Liability, Automobile Liability, and Contractor’s Pollution Liability policies. Certificates of Insurance must be provided and approved prior to contract award or mobilization.

Indemnification:

The Contractor shall indemnify, defend, and hold harmless Grace Health, its officers, employees, and agents from and against any and all claims, damages, losses, liabilities, costs, or expenses (including reasonable attorney's fees) arising out of or resulting from the acts, omissions, or negligence of the Contractor, its employees, agents, or subcontractors in connection with the performance of this contract.

11. Proposal Requirements & Resources

- Attachment A – Detailed Scope of Work (Project-Specific)
- Attachment B – Standard Terms & Conditions (Insurance, Indemnity, Data, Bonds, etc.)
- Attachment C – Federal Compliance Forms & Certifications (Debarment, Anti-Lobbying, EEO, etc.)
- Attachment D – Pricing Form / Cost Breakdown Template/ Bidders Response Sheet – Itemization Form (Required)
- Attachment E – Site List / Drawings / Technical Exhibits
- Attachment K – Submission Guide
- Attachment L – Contact Information Form (Required)
- Attachment N – Proposal Certification & Acceptance
- Attachment R – Current References (Required)

ATTACHMENT A – DETAILED SCOPE OF WORK

Demolition and Site Preparation – Pineville Clinic

This Attachment provides the detailed Scope of Work (SOW) for the project. Bidders must review all requirements and incorporate them into their proposals.

A. Background & Purpose

Grace Health, Inc., a Federally Qualified Health Center (FQHC), is preparing a site in Pineville, Kentucky, for construction of a new community clinic. The site currently contains one one-story brick structure (old convenient store), one two-story block building structure and two residential-type structures (each with full basements). The purpose of this procurement is to demolish and remove all existing improvements, abate all regulated environmental materials, and return the property to a safe, graded, and environmentally compliant condition suitable for new construction.

This project is supported by federal funding and must comply with the procurement, environmental, and record-keeping standards set forth in 2 CFR 200, 45 CFR Part 75, and all applicable Kentucky regulations.

B. Objectives

Demolish and remove all above- and below-grade structures, including foundations, basements, and footings. Identify, remove, and properly dispose of all asbestos, lead-based paint, PCBs, universal wastes, and any other regulated materials. Backfill all basement voids with clean, compacted structural fill to achieve stable subgrade. Grade and temporarily stabilize the site to prevent erosion and maintain positive drainage. Provide complete environmental documentation and waste disposal records verifying compliance with all applicable laws.

C. Detailed Requirements

1. Pre-Demolition and Permitting

- a. Obtain all required permits and notifications, including but not limited to:
 - I. Asbestos NESHAP 10-working-day notification (Form DEP 7036).
 - II. KPDES KYR10 Construction General Permit coverage (if ≥ 1 acre disturbed) and SWPPP preparation.
 - III. City of Pineville and Bell County demolition and landfill permits.
 - IV. Floodplain or stream construction permits (if applicable).
- b. Verify disconnection and capping of all utilities – electric, gas, water, sewer, and telecom and provide written confirmations before work begins.
- c. Implement rodent and pest abatement at least 5 days prior to demolition.
- d. Install fencing, barriers, and warning signage around the work zone.
- e. Provide copies of all permits and notifications to Grace Health prior to mobilization.
- f. Should any pre-demolition and permitting scheduled and detailed above not be required, bidder shall provide evidence thereto.

2. Environmental Responsibility and Abatement

- a. The Contractor shall be solely responsible for all testing, abatement, transport, and disposal of regulated materials. Grace Health shall bear no responsibility for environmental identification or remediation costs.
- b. Perform asbestos inspection by a Kentucky-licensed inspector covering all suspect materials (floor tile, mastic, drywall compound, plaster, roofing, pipe insulation, window caulking).
- c. Conduct lead-based paint inspection and RRP-compliant abatement for pre-1978 materials.
- d. Remove PCB-containing ballasts, transformers, and universal wastes (lamps, batteries, mercury devices) per 40 CFR 761 and 273.
- e. Investigate for underground or aboveground storage tanks (USTs/ASTs) and perform closure notification and soil testing if found.
- f. Maintain all waste shipment records and disposal manifests for submission to Grace Health.

3. Demolition Work

- a. Provide complete demolition of both residential structures and one-story brick structure (old convenient store), and two-story block building structure, including all above-grade and below-grade portions.
- b. Demolition shall include but not be limited to:
 - I. Removal of foundations, slabs, basements, footings, and retaining walls, any remaining structures and adjoining components. (i.e. swimming pool)
 - II. Dewatering of basements if required prior to demolition.
 - III. Breaking up basement floors to allow drainage.
 - IV. Capping and sealing utility lines and documenting disconnects.
 - V. Dust suppression and vibration control throughout operations.
 - VI. Rodent abatement and site security.
 - VII. Daily Job Hazard Analyses and presence of a Competent Person.
- c. Perform demolition in accordance with OSHA 29 CFR 1926 Subpart T.
- d. All materials and debris shall be hauled to a Kentucky-authorized disposal facility. No onsite burial or burning is permitted. All demolished materials shall become the contractor's property and shall be removed from the site with further disposition at the contractor's option.
- e. The Contractor shall gather and preserve all suitable topsoil from the site. The material shall be stockpiled in a designated portion of the property for reuse or redistribution as specified by Grace Health.

4. Backfill and Grading

- a. After demolition, remove all debris and foreign material from excavations.
- b. Backfill basements and voids with clean structural fill free of organics or construction debris.
- c. Compact fill in lifts no greater than 12 inches to 95% Standard Proctor density (ASTM D698) in building areas.
- d. Grade the site to provide positive drainage away from structures and prevent ponding.

- e. Final grade shall match adjacent terrain and drain toward existing street gutters or approved outfalls.
- 5. **Erosion Control and Stabilization**
 - a. Install and maintain erosion and sediment controls per SWPPP (BMPs such as silt fence, inlet protection, stabilized entrances).
 - b. Apply hydroseeding, or other weather appropriate erosion control measure within 7 days of final grading.
 - c. Maintain controls until 70% vegetative cover is achieved or further construction begins.
- 6. **Safety and Health**
 - a. Comply with OSHA, EPA, and Kentucky EEC regulations.
 - b. Prepare a site-specific Demolition Safety Plan and Job Hazard Analysis.
 - c. Provide worker training on hazard communication, asbestos/lead awareness, and PPE requirements.
 - d. Maintain first aid kits, fire extinguishers, and spill control materials on site.
- 7. **Community Coordination**
 - a. Coordinate work with the City of Pineville for haul routes and traffic control.
 - b. Provide 72-hour advance notice to nearby residents and businesses prior to demolition.
 - c. Work hours limited to 7:00 AM – 6:00 PM Monday through Friday unless otherwise approved.
 - d. Maintain safe pedestrian and vehicle access around the site at all times.
- 8. **Waste Management and Recycling**
 - a. Prepare a Debris Management Plan identifying recycling and disposal facilities.
 - b. Segregate recyclable materials where feasible (metal, brick, concrete).
 - c. Maintain waste manifests, scale tickets, and receipts for closeout submission.
- 9. **Reporting and Documentation**
 - a. Bidder shall provide a proposed work schedule for the entire project.
 - I. During the duration of the project, the bidder shall submit an updated schedule to Grace Health at least one week in advance for each upcoming week of work.
 - b. Submit weekly progress reports to Grace Health detailing work performed, waste quantities, and safety/environmental issues.
 - c. Maintain a daily site log with weather, personnel, equipment, and activities.
 - d. Provide digital copies of permits, notifications, inspection reports, and waste manifests.
- 10. **Quality Assurance and Inspections**
 - a. Grace Health may inspect work at any time to verify compliance.
 - b. Contractor shall self-inspect fill placement and erosion controls and document results.
 - c. Deficiencies identified by Grace Health shall be corrected within five (5) working days.
 - d. Grace Health may withhold payment until corrections are made.
- 11. **Completion and Closeout**
 - a. Submit final closeout package including:
 - I. Asbestos/lead abatement reports and disposal manifests.
 - II. All permits and notifications.
 - III. Waste manifests and landfill receipts.

- IV. Air monitoring results (if required).
- V. Utility disconnect letters.
- VI. Final photographs and As-Demolished Report certifying no regulated materials remain.
- VII. Grace Health and Contractor will conduct a joint walkthrough to verify completion.
- VIII. Warranty period of one (1) year shall begin upon final acceptance.

ATTACHMENT B – STANDARD TERMS & CONDITIONS

Demolition and Site Preparation – Pineville Clinic

These Standard Terms & Conditions apply to all contracts issued by Grace Health, Inc. under this solicitation. By submitting a proposal, the contractor agrees to be bound by the following requirements.

Insurance Requirements

The successful bidder shall procure and maintain, at its own expense, insurance coverage with limits and conditions no less than those specified below. All insurance shall be placed with carriers rated A- VII or better by A.M. Best and licensed to do business in the Commonwealth of Kentucky.

Certificates of Insurance, including required endorsements, must be submitted to and approved by Grace Health, Inc. prior to mobilization or commencement of work.

1. Workers' Compensation – Statutory limits in accordance with Kentucky law.
 - a. Workers' Compensation: Statutory limits in accordance with Kentucky law.
 - b. Employers' Liability: Minimum \$1,000,000 each accident / \$1,000,000 each employee / \$1,000,000 policy limit for disease.
 - c. Waiver of Subrogation in favor of Grace Health, Inc.
2. Commercial General Liability (CGL)
 - a. Minimum limits of \$1,000,000 per occurrence / \$2,000,000 general aggregate.
 - b. Products & Completed Operations Aggregate: \$2,000,000.
 - c. Policy shall include coverage for Explosion, Collapse, and Underground (XCU) hazards.
 - d. Policy shall include Per Project Aggregate endorsement.
 - e. Grace Health, Inc., its board, officers, employees, and agents shall be named as Additional Insureds for ongoing and completed operations (ISO-equivalent CG 20 10 (04/13) and CG 20 37 (04/13)).
 - f. Coverage shall be Primary and Non-Contributory (CG 20 01 or equivalent).
 - g. Include Waiver of Subrogation (CG 24 04 or equivalent).
 - h. Policy shall not exclude vibration, weakening of support, or collapse hazards.
3. Automobile Liability
 - a. Any Auto coverage with a combined single limit of \$1,000,000 per accident for bodily injury and property damage.
 - b. Coverage shall be Primary and Non-Contributory with Waiver of Subrogation in favor of Grace Health.
4. Contractor's Pollution Liability
 - a. Minimum limits of \$1,000,000 per occurrence / \$1,000,000 aggregate.
 - b. Must include coverage for asbestos, lead, mold, and other regulated materials.
 - c. Policy shall include Transportation Liability for hauling debris.
 - d. Claims-made coverage acceptable with a 3–5 year Extended Reporting Period (tail).
 - e. Grace Health, Inc. shall be named as Additional Insured where available.
 - f. Retroactive date no later than the Notice to Proceed (NTP).
5. Umbrella / Excess Liability

- a. Minimum limit of \$1,000,000 per occurrence / aggregate; \$5,000,000 preferred based on project risk.
 - b. Must follow form over the General Liability, Automobile Liability, and Employers' Liability policies.
 - c. Must include Per Project Aggregate, Primary and Non-Contributory, and Waiver of Subrogation endorsements in favor of Grace Health.
6. Professional / Errors and Omissions (if applicable) – Minimum \$1,000,000 per occurrence.
7. Cyber / Privacy Liability (if applicable) – Minimum \$1,000,000 per occurrence if any electronic records or data are handled.
8. Additional Requirements
 - a. All policies shall state:
 1. "Contractor shall provide at least thirty (30) days' prior written notice to Owner of cancellation, non-renewal, or material reduction in coverage; ten (10) days' notice shall apply in the event of cancellation for non-payment of premium."
 - b. All coverage shall apply on a primary and non-contributory basis with respect to any insurance carried by Grace Health.
 - c. Contractor shall ensure all subcontractors maintain insurance meeting these requirements.
 - d. Grace Health reserves the right to require higher limits or additional coverages based on project size, risk exposure, or federal funding conditions.

Indemnification

The Contractor shall indemnify, defend, and hold harmless Grace Health, its officers, employees, and agents from and against any and all claims, damages, losses, liabilities, penalties, and expenses (including attorney's fees) arising out of or resulting from the Contractor's performance of the work, including acts or omissions of its employees, subcontractors, or agents. This includes but is not limited to claims related to the presence, release, or disposal of hazardous materials (asbestos, lead, PCBs, petroleum products, or other regulated substances).

Confidentiality and Data Privacy

1. Contractor shall maintain confidentiality of all Grace Health information encountered during the project, including patient, employee, and facility records.
2. All data shall be handled in compliance with HIPAA and related privacy regulations.
3. Contractor shall not release information about this project without written authorization from Grace Health.
4. Contractor, nor employees, shall not engage, disclose, or communicate with any individual parties or agencies, outside of those necessary to complete the requirements contained herein.

Subcontracting

1. No portion of the work shall be subcontracted without prior written approval by Grace Health.
2. Subcontractors must meet the same qualification, licensing, insurance, and safety requirements as the prime contractor.

3. The prime contractor remains fully responsible for the performance and compliance of all subcontractors.
-

Compliance with Laws

1. The Contractor shall comply with all federal, state, and local laws and ordinances, including but not limited to environmental, labor, safety, transportation, and waste management regulations.
 2. All permits and licenses required for execution of the work shall be secured and maintained by the Contractor.
 3. Failure to comply with any applicable law may result in termination for cause.
-

Performance and Safety

1. Work shall be performed in a safe, orderly, and workmanlike manner consistent with industry standards.
 2. Contractors shall abide by OSHA standards, EPA rules, and Kentucky EEC regulations.
 3. Grace Health reserves the right to stop work if conditions are unsafe or non-compliant at no additional cost to Grace Health.
-

Termination

1. Grace Health may terminate this contract for cause in the event of Contractor's default, non-performance, violation of law, or failure to comply with the terms herein. Written notice shall be provided stating the nature of the default.
 2. Contractor shall be entitled only to payment for work satisfactorily performed and documented through the date of termination.
-

Invoices and Payments

1. Contractor shall submit monthly invoices for work completed to date, accompanied by supporting documentation and approved deliverables.
 2. Grace Health's standard payment terms are Net 30 days from receipt of a proper invoice.
 3. Grace Health reserves the right to withhold payment for incomplete or non-compliant work until deficiencies are resolved.
-

Audit and Record Retention

1. Contractor shall retain all records pertaining to this project for a minimum of three (3) years after final payment or longer if required by federal grant terms.
 2. Grace Health, HRSA, and other authorized representatives shall have access to inspect and audit all records relevant to this contract.
-

Force Majeure

Neither party shall be liable for delays caused by acts of God, natural disasters, labor disputes, or other events beyond their reasonable control. Contractor must notify Grace Health in writing within five (5) days of any such event.

Assignment

Contractor shall not assign, transfer, or encumber this contract without prior written approval from Grace Health.

Governing Law

This contract shall be governed by and construed under the laws of the Commonwealth of Kentucky. Venue for any dispute shall lie in Whitley County, Kentucky, unless otherwise required by law.

Dispute Resolution

Contractor shall first attempt to resolve any dispute informally with Grace Health's Project Manager and Procurement Team. If unresolved, the matter may be escalated to Grace Health executive leadership for review prior to any formal action.

Equal Opportunity and Non-Discrimination

Contractor shall not discriminate against any employee or applicant on the basis of race, color, religion, sex, national origin, age, or disability and shall comply with all applicable Equal Employment Opportunity laws and Executive Orders.

Independent Contractor Status

The Contractor is an independent contractor and not an employee or agent of Grace Health. No provision herein creates a joint venture, partnership, or employment relationship.

Entire Agreement

These Terms and Conditions, together with the Grace Health RFP, Contract Award, and Attachments A through E, constitute the entire agreement between the parties. Any modification must be in writing and signed by both parties.

ATTACHMENT C – FEDERAL COMPLIANCE FORMS & CERTIFICATIONS

Demolition and Site Preparation – Pineville Clinic

By submitting a proposal, the undersigned certifies understanding of and compliance with all applicable federal regulations and grant conditions listed below. These certifications must be completed and signed by an authorized representative of the Offeror.

A. Certification Regarding Debarment, Suspension, and Other Responsibility Matters

In accordance with 2 CFR 180 and 45 CFR 75.213, the Offeror certifies that neither it nor its principals:

1. Are presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in any federal program; and
2. Have within the past three (3) years been convicted of or had a civil judgment for fraud or similar offenses; and
3. Will notify Grace Health immediately if such status changes during the performance of this contract.

Authorized Signature _____
Printed Name _____
Title _____
Company _____
Date _____

B. Certification Regarding Lobbying

(31 U.S.C. § 1352 and 2 CFR 200 Appendix II (J))

The Offeror certifies that no federal appropriated funds have been or will be paid to any person for influencing or attempting to influence an officer or employee of any federal agency or Member of Congress in connection with this solicitation or any resulting contract.

If any non-federal funds are used for lobbying, the Offeror shall file the required disclosure form (SF-LLL) and provide a copy to Grace Health.

Authorized Signature _____
Printed Name _____
Title _____
Company _____
Date _____

C. Equal Employment Opportunity (EEO) – Non-Discrimination Certification

The Offeror certifies compliance with all applicable federal EEO laws and Executive Order 11246, including:

- Title VII of the Civil Rights Act of 1964

- The Age Discrimination in Employment Act
- Section 503 of the Rehabilitation Act
- The Americans with Disabilities Act (ADA)

The Offeror further agrees not to discriminate against any employee or applicant on the basis of race, color, religion, sex, national origin, age, or disability and to include this requirement in all subcontracts.

Authorized Signature _____
 Printed Name _____
 Title _____
 Company _____
 Date _____

D. Certification Regarding Federal Compliance and Record Access

The Offeror acknowledges that Grace Health, HRSA, and other authorized representatives of the U.S. Government retain the right of access to all records, documents, and sites related to performance of this contract, in accordance with 2 CFR 200.337 and 45 CFR 75.364.

The Offeror agrees to retain all records for at least three (3) years after final payment.

Authorized Signature _____
 Printed Name _____
 Title _____
 Company _____
 Date _____

E. Acknowledgment of Federal Cross-Cutting Requirements

By signing below, the Offeror certifies review and understanding of the federal cross-cutting requirements applicable to federally funded construction and demolition projects, including (as applicable):

- Davis-Bacon Act (if wage thresholds apply)
- Contract Work Hours and Safety Standards Act
- National Environmental Policy Act (NEPA)
- Section 106 of the National Historic Preservation Act
- Clean Air Act and Clean Water Act compliance

Authorized Signature _____
 Printed Name _____
 Title _____
 Company _____
 Date _____

ATTACHMENT D – PRICING FORM / BID SHEET
Demolition and Site Preparation – Pineville Clinic

Bidders shall provide a firm fixed price to furnish all labor, materials, equipment, supervision, permits, disposal fees, and services necessary to complete the project as described in Attachment A – Detailed Scope of Work.

All costs must include environmental abatement, backfill, compaction, grading, erosion control, and site stabilization.

All forms and questions below are required.

1. Lump Sum Base Bid (Complete Scope of Work)

Total Base Bid Amount: \$ _____

This amount shall include all cost associated with Attachment A:

- Pre-demolition surveys and permitting
- Asbestos, lead-based paint, and regulated material abatement
- Complete demolition and debris removal (two houses with basements, one-story brick structure (old convenient store), and one two-story block structure)
- Backfill and compaction to stable subgrade
- Final grading, seeding, and stabilization
- All disposal, transportation, and permit costs

2. Optional / Contingency Items (if required)

Provide estimated unit or lump-sum pricing for potential additional work:

Additional regulated material removal (if discovered, detail below): \$ _____

Additional fill or grading (if required, detail below): \$ _____

Other optional work (specify): _____

3. Subcontractors (if applicable)

List any subcontractors proposed and their respective scope of work:

4. Additional Items or Clarifications

Bidders may list any additional work items, recommendations, exclusions, or assumptions that may affect cost or project performance.

This section allows the contractor to address potential scope gaps, special conditions, or value-added items not otherwise specified.

Sample Itemized Project Bid Response Sheet – Required

Line Item	Description of Work / Deliverable	Unit of Measure (sq. ft., ton, load, hr, etc.)	Estimated Quantity	Unit Cost	Extended Cost	Notes/Assumptions
1	(INSERT TASK – e.g., Clear vegetation / grade site)	(e.g., Acre)	(e.g., 2)	\$ _____	\$ _____	(e.g., includes debris removal)
2	(INSERT TASK – e.g., Demolish residential structure)	(e.g., Structure)	(e.g., 3)	\$ _____	\$ _____	(e.g., includes disposal fees)
3	(INSERT TASK – e.g., Asbestos/lead abatement)	(e.g., SF of material)	(e.g., 1,000)	\$ _____	\$ _____	(e.g., certified contractor only)
4	(INSERT TASK – e.g., Haul debris to landfill)	(e.g., Ton/Load)	(e.g., 50)	\$ _____	\$ _____	(e.g., landfill tipping fees included)
5	(INSERT TASK – e.g., Final grading/cleanup)	(e.g., Acre)	(e.g., 2)	\$ _____	\$ _____	

5. Certification & Signature

By signing below, the Offeror certifies that:

- All work will be completed in accordance with the Scope of Work and applicable regulations.
- All pricing is inclusive of taxes, permits, insurance, and disposal costs.
- Prices are valid for 120 days after the proposal's due date.
- The Offeror has reviewed all project requirements and visited the site or has sufficient knowledge of site conditions.

Company Name: _____

Authorized Representative: _____

Title: _____

Signature: _____

Date: _____

Phone: _____

Email: _____

ATTACHMENT E – SITE MAPS & TECHNICAL EXHIBITS

Demolition and Site Preparation – Pineville Clinic

This Attachment provides reference maps and exhibits showing the locations of the parcels and structures to be demolished as part of the Pineville Clinic site preparation project.

The included materials are for informational and bidding purposes only. Contractors are responsible for visiting the site and verifying existing field conditions prior to submitting their proposals.

A. Project Location Overview

The properties are located within the City of Pineville, Bell County, Kentucky, within the general vicinity of West Tennessee Avenue and Park Avenue. The parcels include one-story brick structure (old convenient store), two residential-type structures and one block building structure situated on adjoining properties.

B. Structures to Be Demolished

1. **Structure #1** – Two-story wood-frame house with basement.
2. **Structure #2** – Single-story wood-frame house with basement.
3. **Structure #3** – Two-story block building located to the rear of the residential structures.
4. **Structure #4** - One-story brick structure (old convenient store),

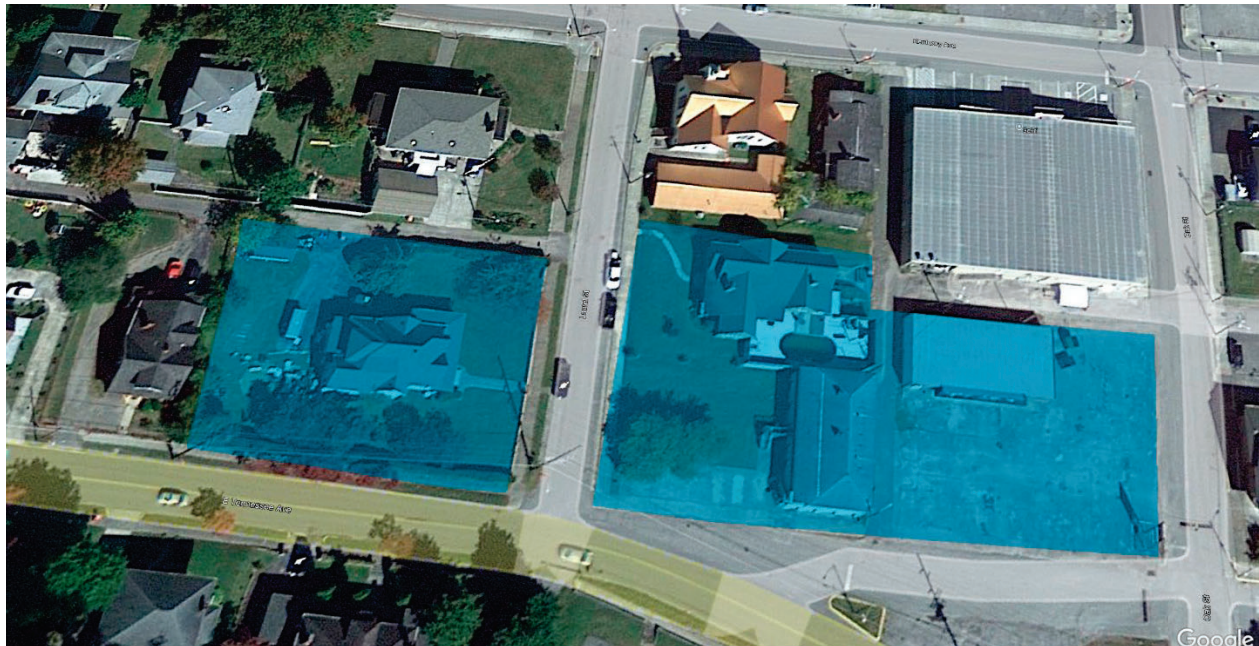
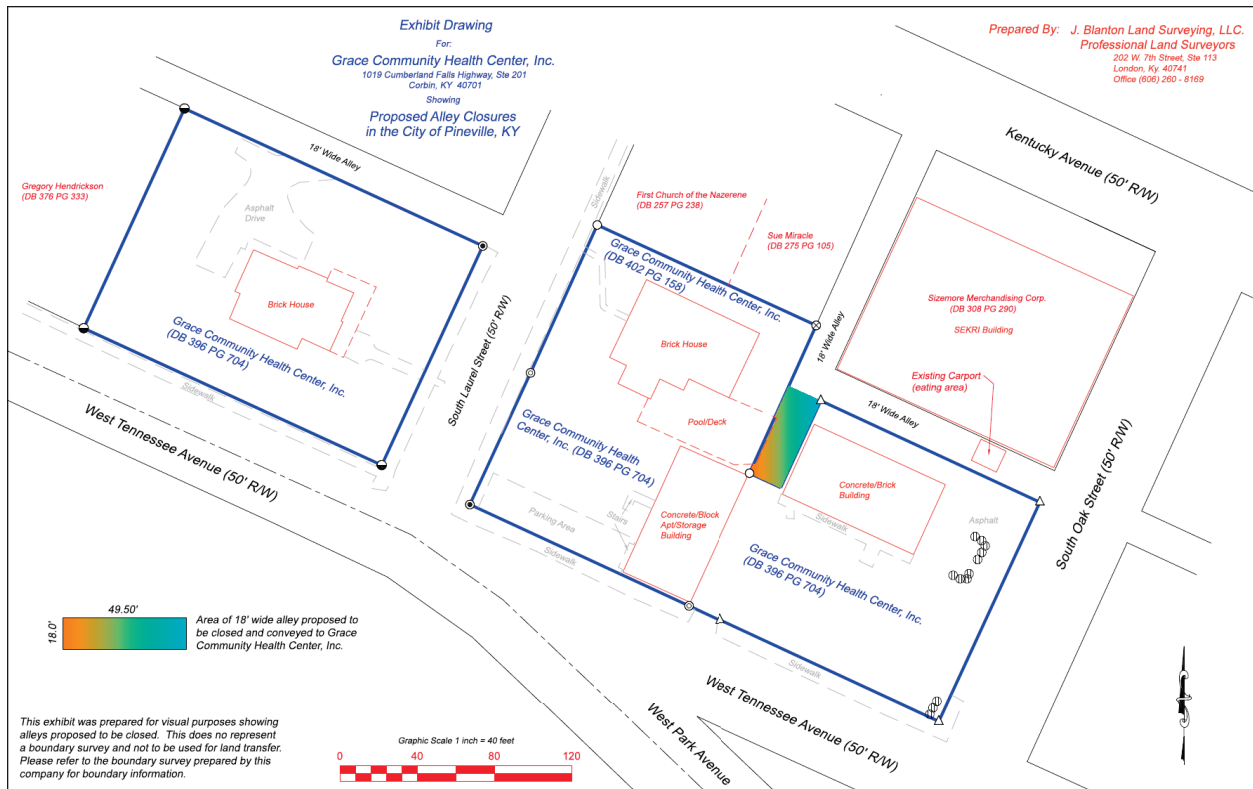
All four structures are to be fully demolished, including removal of foundations, basements, slabs, and any associated utilities, in accordance with Attachment A – Detailed Scope of Work.

C. Exhibits Provided

1. **Exhibit 1 – Pineville Site Map**
General site layout showing the approximate location of the parcels and structures to be demolished.
 2. **Exhibit 2 – Parcel Reference Map**
Map identifying parcel boundaries and adjacent streets for bidder orientation.
-

D. Field Verification

Contractors shall not rely solely on the attached exhibits for measurements or quantities. Each bidder is responsible for conducting an on-site inspection to verify conditions, structure dimensions, access, and any unique demolition considerations prior to bid submission.



Attachment K

Bid Checklist – Please complete and include the requested items below to ensure a complete proposal package.

Item	Completed
Review Entire Packet	
Verify company meets requirements	
Complete and return Contact Information form by required date.	
Complete return Proposal for Pineville Property Demolition Services including pricing and signature. Return in completed submission packet.	
Complete and Ensure all Attachment are filled out and return in completed submission packet.	
Obtain copies of required insurance and W9 and return them in completed submission packet	

Contact Information Form

To: Procurement Team (606) 526-9005, Fax: (606) 528-3871, e-mail: vendor@gracehealthky.org .

Vendor Name: _____

Address: _____

Contact/Title: _____

Phone: _____

Fax: _____

Email: _____

PLAN TO SUBMIT A BID.

- ☐ Yes, I will be submitting a bid.
- ☐ No, I will be submitting a bid.

Attachment R

CURRENT CLIENT REFERENCES (REQUIRED)

Submit this form with the BID, failure to do so is grounds for disqualification.

Company: _____

Address: _____

City, ST, Zip: _____

Phone: _____ Fax: _____

Email: _____

Company: _____

Address: _____

City, ST, Zip: _____

Phone: _____ Fax: _____

Email: _____

Company: _____

Address: _____

City, ST, Zip: _____

Phone: _____ Fax: _____

Email: _____
