

REQUEST FOR PROPOSAL FOR QUALIFIED DEMOLITION/ABATEMENT CONTRACTOR



Dixon Building
116 Knox Street, Booneville, Kentucky

On Behalf of:



Issue Date: August 25, 2025

Submittal Due Date: October 13, 2025

Prepared By:



Linebach ■ Funkhouser, Inc.
ENVIRONMENTAL COMPLIANCE & CONSULTING

1.0 Introduction & Intent

With this Request for Proposal (RFP), LFI is seeking a qualified Demolition Contractor to remove the Dixon building which is assumed to be contaminated with Asbestos and Lead Based Paint. The Demolition/Abatement Contractor will be selected according to the selection criteria outlined in this RFP. The Technical Bid Specifications and associated Bid Form are provided as an attachment to this RFP.

KEY DATES

RFP/TBS Issue Date	Week of August 25, 2025
Mandatory Site Walk	11:00 AM September 8, 2025
Informational Zoom Call for Oral Questions (Optional)	11:00 AM September 15, 2025
Written Questions Due To LFI	11:00 AM September 22, 2025
Response to Written Questions Posted on City of Barbourville and CVADD websites	4:00 PM September 29, 2025
Bids due to LFI	5:00 PM October 13, 2025

2.0 Project Background

The subject site is a 3-story, vacant brick building currently known as the Dixon Building, located at 116 Knox Street in downtown Barbourville, Kentucky, in a dense commercial area. The building was constructed around 1900 and originally known as the Parker Building. It has been used for several purposes through the years, including as offices, a bank and a clothing store. The site has been dormant for several years, and is in a deteriorating condition of compromised structural integrity. The structure experienced a partial collapse in June of 2021.

Based on the structure's age, asbestos-containing materials (ACMs) and lead-based paints are presumed present on all floors of the building. Due to the unstable and partially collapsed structure, comprehensive ACM surveys of the building have been deemed unsafe.

Redevelopment of the building for any cost-effective, practical re-use will require removal of the ACM. However, due to the unstable nature of at least portions of the deteriorating building, based on a structural engineering study found in Appendix C following the June 2021 partial collapse, emergency stabilization of the building is necessary and associated safety concerns would be presented to personnel inside the structure attempting to survey, sample, and properly remove ACM with the building remaining intact. Additionally, the likely imminent collapse of other portions of the building's outer walls in the event of an intact cleanup of ACM from the building could also dangerously affect adjoining properties, some of which are occupied structures.

Consequently, due to the safety and collateral damage concerns to human health and environment associated with intact removal/mitigation of the ACM within the old Dixon Building, ACM remediation of the site will be a "wet" removal effort involving demolition of the building with measures taken to control potential airborne emission of friable ACM through use of a water spray. Once on the ground surface, the ACM and rubble will be loaded onto trucks for proper transport and disposal at an approved landfill permitted for receipt of the material.

3.0 General Project Requirements

- i. The successful Demolition/Abatement Contractor shall comply with all applicable federal, state, and local laws and regulations, including federal cross cutting regulations such as the Davis Bacon Act and the Buy America Build America Act. The Demolition/Abatement Contractor must also comply with all regulations applicable to the USEPA Brownfield Program and will be subject to all Terms and Conditions of the Cooperative Agreement between the USEPA and the City of Barbourville. The Cooperative Agreement is provided as an attachment to this RFP.
- ii. Any sub-Contractors that are procured by the Demolition/Abatement Contractor **MUST** be approved by LFI and City of Barbourville and **MUST** be procured in accordance with 2 CFR 200 and the USEPA's "Six Good Faith Efforts". LFI reserves the right to dismiss any sub-Contractors or workers that were not properly procured or approved by LFI or City of Barbourville. Please inform LFI of any anticipated subcontractors of procurements outside of the responding firm.
- iii. Any sub-Contractors that are procured will be subject to compliance with the above-stated regulations.
- iv. Davis-Bacon Act Prevailing Wages for Knox County dated February 7, 2025, are attached to this RFP. Contractors will be expected to comply with these Prevailing Wages and are responsible for ensuring any updates to these Prevailing Wages are implemented. This project is classified as "BUILDING" construction type, and all prevailing wages must be categorized as such. Additionally, contractors are expected to provide all necessary documentation as required under the Davis-Bacon Act. Audits will be conducted by LFI on a routine basis to ensure that all requirements are being met. Certified weekly payroll with backup documentation is **required**.
- v. Disadvantaged Business Enterprises/Minority Business Enterprises/Women Business Enterprises are encouraged to apply. LFI is an Equal Opportunity Employer and does not discriminate on the basis of race, color, national origin, or sex.
- vi. All Demolition/Abatement Contractors that apply to complete this work are required to participate in a pre-bid site visit to be conducted on **September 8, 2025, 11:00 AM** to ensure a level of familiarity with the project specifics and locality. Entering the building will require Personal Protective Equipment (PPE). Contractors are to review the Technical Bids Specs to determine the level of protection required for this inspection.
- vii. The Demolition/Abatement Contractor must include a 5% Bid Bond and a 100% Payment & Performance Bond with an AM Best rating of A+ or higher with their submittal.
- viii. The Demolition/Abatement Contractor must include a Certificate of Insurance showing \$5,000,000 or greater in general liability coverage with an AM Best rating of A+ or higher

with their submittal. Successful bidders are to provide a payment bond of 100% of the contract price.

- ix. The Demolition/Abatement Contractor's proposal/bid shall not circumvent the scope of work and requirements laid out in the RFP package.
- x. LFI and the City of Barbourville retain the right to reject any proposal that is submitted.
- xi. LFI retains the right to reject all proposals and re-solicit if deemed to be necessary and in the project's best interest. In the event that one (1) bid is received, LFI has the option to negotiate profit with the responding firm as a separate element of the contract price as required by 2 CFR 200.324(b).

4.0 Proposal Submission

All proposals must be addressed to and submitted by October 13, 2025, at 5:00 PM Eastern Time to:

Mr. Andrew Bergman, Project Geologist
Project Manager
Linebach Funkhouser Inc.
114 Fairfax Avenue
Louisville, Kentucky 40207
abergman@lfienv.com

An Informational Zoom call will be hosted by LFI for any follow up questions from the site visit on September 15, 2025 at 11:00 AM. This zoom call is optional and not required for a valid bid. Invites will be given to all bidders who leave an email address at the pre-bid site meeting. No summary of the call will be made available.

Any written questions must be submitted by September 22, 2025 (one week after the pre-bid site visit). LFI will respond by September 29, 2025. Questions are to be submitted by email to:

Mr. Andrew Bergman
abergman@lfienv.com

Responses to any questions submitted, if any, will be provided as an addendum to this RFP and will be posted on the City of Barbourville and Cumberland Valley Area Development District (CVADD) websites.

5.0 Proposal Contents

Respondents must submit complete responses to all of the information requested. Respondents who do not respond to the entire content of this RFP may be disqualified at the discretion of LFI and City of Barbourville.

- i. Cover Letter – A letter signed by an officer/principal of the firm, binding the firm to all of the commitments made in the proposal.
- ii. Contact Information – The name, address, and contact person of the firm submitting the proposal.
- iii. Demonstrated Experience in Completing Similar Work/Projects – Describe experience with Demolition/Abatement services relevant to the project scope. Please provide a minimum of three (3) representative projects, including a description of the project, project period, project cost, name of client, primary contact person, and their contact information. These projects and client contacts can serve as your references.
- iv. Experience and Capacity of Proposed Project Team – Please provide the background and relevant experience of significant project participants, including the Principal, Project Manager, and On-Site Team Lead. The proposal must show that the responding firm has the capacity to perform the full scope of services outlined in the attached Technical Bid Specifications. Please provide all relevant licenses and certifications for the proposed project team. An organizational chart and brief resumes are highly encouraged.
- v. Demonstrated Knowledge of Applicable Laws and Regulations – Describe experience and knowledge of applicable laws and regulations that apply to the scope of this project, including OSHA requirements, state, federal, and local asbestos regulations, and hazardous waste disposal guidelines. Please indicate your specific project experience with complying with all requirements of the Davis-Bacon Act, including wage determination, certified payroll, and any audit findings.
- vi. Anticipated Preliminary Work Plan and Project Schedule – Based on the Technical Bid Specifications and information obtained during the pre-bid site visit, describe in your anticipated preliminary work plan for the required Demolition/Abatement work, as well as a tentative project schedule with start and end dates. Note that these dates may be subject to change at the discretion of both parties. The preliminary work plan at a minimum should have:
 - a. Overall general approach to demolition to ensure no damage to adjacent buildings or property. Describe the methods for roof removal, wall removal, and floor removal. These methods should distinguish between parts of the building that are structurally safe to enter and those that are not.
 - b. Debris removal methods (machine, hand, etc.) from building, to loadout and haul location.
 - c. Large construction equipment to be used onsite for the demolition.
 - d. Water collection, treatment, and/or disposal from any runoff due to application of water for wet method ACM demolition.
 - e. Anticipated ACM and Lead worker protection requirements for OSHA.
 - f. Schedule of work with start and end dates.

- vii. Reasonableness of Bid/Cost Justification – Please provide a justification for the costs associated with carrying out all tasks as specified in this RFP and the provided Technical Bid Specifications. Provide a completed copy of the Bid Form found in the Technical Bid Specifications as an attachment to your proposal.
- viii. References – Please provide a minimum of three (3) professional references with a description of the project, project period, project cost, name of client, primary contact person, and their contact information. References may be contacted by LFI and City of Barbourville to determine the quality and validity of the reference as it relates to this project.
- ix. Affirmations – Please affirm to the following:
 - a. I certify that my company, _____, is presently not suspended and has not been debarred from doing business with federal funds.
 - b. I agree to honor the price provided on the bid form for the duration of this project and no change orders will be submitted unless approved by LFI.
 - c. I affirm that our proposal/bid is in compliance with the requirements laid out in this RFP package.
 - d. I affirm that no sub-Contractors will be procured or used without the explicit permission of LFI and/or City of Barbourville. I further affirm that no sub-Contractors will be procured without following the guidance found at 2 CFR 200.
 - e. I affirm that all Davis-Bacon Act requirements will be adhered to for the duration of this project and that my company will provide all necessary documentation to ensure these requirements are satisfied.
- x. Attachments – Proof of Bonds, Certificate of Insurance, certifications, licenses, proof of no debarment.

6.0 Evaluation Criteria

Respondent submittals will be evaluated based on the following criteria with the associated point values:

Evaluation Criteria	Possible Points
Reasonableness of cost proposal/bid form	25
Demonstrated experience in completing similar work/projects	20
Experience and capacity of team personnel including copies of all certifications, licenses, etc.	20
Anticipated work plan and project schedule.	10
Demonstrate knowledge of federal, state, and local rules and regulations that pertain to this scope of work, including Davis Bacon Act.	15
References from similar work/projects (minimum of 3)	10
Total Points	100

A score sheet that will be used by City of Barbourville to evaluate and rank submittals is provided as an attachment. The two highest scoring firms may be invited to an interview with City of Barbourville, LFI, and LCADD for final evaluation and selection. **Note that the final selection will be made at the sole discretion of City of Barbourville as the Brownfield Grantee.**

The City of Barbourville (“City” herein) reserves the right to reject any or all Bids, including without limitation, nonconforming, nonresponsive, unbalance, or conditional Bids. City further reserves the right to reject the Bid of any Bidder whom it finds, after reasonable inquiry and evaluation, to be non-responsible. City also reserves the right to waive all informalities not involving price, time, or changes in the Work and to negotiate contract terms and with the Successful Bidder.

More than one Bid for the same Work from an individual or entity under the same or different names will not be considered. Reasonable grounds for believing that any Bidder has an interest in more than one Bid for the Work may be cause for disqualification of that Bidder and the rejection of all Bids in which that Bidder has an interest.

In evaluating Bids, City will consider whether or not the Bids comply with the prescribed requirements, and such alternatives, unit prices and other data, as may be requested in the Bid Form or prior to the Notice of Award.

In evaluating Bidders, City will consider the qualifications of Bidders and may consider the qualifications and experience of Subcontractors, Suppliers, and other individuals of entities proposed for those portions of the Work for which the identity of Subcontractors, Suppliers, and other individuals or entities must be submitted.

City may conduct such investigations as City deems necessary to establish the responsibility, qualifications, and financial ability of bidders, proposed Subcontractors, Suppliers, individuals, or entities to perform the Work in accordance the contract Documents.

City is not required to award the contract to the lowest or best bidder. The City reserves the right to reject any and all bids.

Attachments:

Technical Bid Specifications (TBS)

Bid Form (Appendix A of TBS)

Scoresheet (Appendix B of TBS)

Engineer's Report (Appendix C of TBS)

Cooperative Agreement (Appendix D of TBS)

DBA Prevailing Wages for Knox County (Appendix E of TBS)

Davis-Bacon Act Requirements (Appendix F of TBS)