



FLOYD COUNTY BOARD OF EDUCATION  
 Anna Whitaker Shepherd, Superintendent  
 442 KY RT 550  
 Eastern, KY 41622  
 Telephone (606) 886-2354 Fax (606) 886-4550  
 www.floyd.kyschools.us

Linda C. Gearheart, Board Chair - District 1  
 William Newsome, Jr., Vice-Chair - District 3  
 Dr. Chandra Varia, Member - District 2  
 Keith Smallwood, Member - District 4  
 Steve Stone, Member - District 5

**Consent Agenda Item (Action Item):** Consider/Approve proposal from Elliott Contracting, LLC for the Allen Elementary Re-Roof and HVAC project, pending KDE approval.

**Applicable State or Regulations:** General Powers and Duties of Board/Capital Construction Process 702 KAR 4:180.

**Fiscal/Budgetary Impact:** The initial BG-1 cost is \$3,988,606.

**History/Background:**

October 25, 2021

Board approved to advertise for RFP (Order #19948).

December 27, 2021

Board approved Summit architectural firm for the Allen Elementary (Roof and HVAC) (Order #19979).

February 28, 2022

Board approved Initial BG-1 (Order #20002).

July 25, 2022

Board approved to advertise for bids (Order# 20089).

January 17, 2023

Sealed bids were received and opened at 2:00 pm at the Maintenance Conference room. One bid was received from Elliott Contracting which was over budget. Through the process of Valued Engineering, we worked with Elliott Contracting and their Valued Engineered Bid is \$3,630,000. (See attachments).

**Recommended Action:** To approve the Valued Engineered Bid in the amount of \$3,630,000 and grant contract with Elliott Contracting, pending KDE approval.

**Contact Person(s):** Linda Hackworth, 606-874-9569

N/A

Principal

*Linda Hackworth*  
 Director

*Anna W. Shepherd*  
 Superintendent

**Date:** February 22, 2023



February 22, 2023

Ms. Linda Hackworth  
Chief Facilities Officer  
Floyd County Board of Education

RE: Allen Elementary Re-Roof and HVAC Replacement Project –  
Valued Engineering results (BG#22-358)

Ms. Hackworth,

Thank you again for the opportunity to work for the Floyd County Board of Education. The original Bids were received on January 17<sup>th</sup>, 2023. Of those Bids the lowest Bid was much higher than the original Estimate.

We asked the Floyd County Board of Education if we could work with the low bidder, Elliot Contracting, and see if we could get a better Bid Number using the Valued Engineering Method.

With the help of Nick Morgan of Shroust Tate Wilson Engineers, we worked with Elliot Contracting and came up with a new Valued Engineered Bid. Please see the results of the Valued Engineered Bid below:

Original Construction Estimate	\$3,325,000.00
Valued Engineered Bid (Feb. 21 <sup>st</sup> , 2023)	\$3,630,000.00

This is about a 9% increase over the original cost estimate.

Considering the Bidding Climate due to the Pandemic and the inflated Scaled Wages, Summit Architects and Engineers recommends Accepting the new Bid.

If you need any additional information, please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink that reads "Kevin Gilliam".

Kevin Gilliam, AIA.

# Elliott Contracting, Inc.

February 21, 2023

Shrout Tate Wilson  
628 Winchester Rd.  
Lexington, Ky 40505

Attn: Nick Morgan

RE: Value Engineering at Allen Elementary

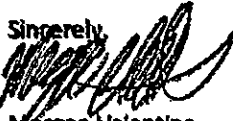
Mr. Morgan

The following is a proposal for the value engineering items included in the scope below for Allen Elementary School Roof Repairs.

Material and Labor	\$3,630,000.00
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If you have any questions, please do not hesitate to ask.

Sincerely,



Morgan Valentine  
Project Manager

P. O. Box 3038  
Pikeville KY 41502  
Voice: 606-437-7368  
Fax: 606-432-8679

one of  
The Elliott Companies  
An Equal Opportunity Employer

A Multi-Trades Contractor

# Elliott Contracting, Inc.

## Scope of Work for Value Engineered Items

- All new heat pumps and hose kits as scheduled.
- All existing hydronic piping to remain.
- The following HVAC equipment is to remain:
  - Boiler
  - Exhaust Fans
  - Pot Feeder/Filter
  - Expansion Tank
  - Hydronic pumps and boiler pump
  - Provide a deduct for not including temporary heating/cooling.
  
- Change Roof to 24 gauge standing seam roof

P. O. Box 3038  
Pikeville KY 41502  
Voice: 606-437-7368  
Fax: 606-432-8679

one of  
**The Elliott Companies**  
An Equal Opportunity Employer

**A Multi-Trades Contractor**

BG No. 22-358

Date: 1-17-23 To: (Owner) Floyd County School Board of Education

Project Name: Allen Elementary Roof and HVAC Replacement Bid Package No. \_\_\_\_\_

City, County: Allen City, Floyd County

Name of Contractor: Elliott Contracting Inc

Mailing Address: P O Box 3038, Pikeville Ky 41502

Business Address: 55 Industrial Blvd Pikeville Ky 41501 Telephone: 606-437-7368

Having carefully examined the Instructions to Bidders, Contract Agreement, General Conditions, Supplemental Conditions, Specifications, and Drawings, for the above referenced project, the undersigned bidder proposes to furnish all labor, materials, equipment, tools, supplies, and temporary devices required to complete the work in accordance with the contract documents and any addenda listed below for the price stated herein.

Addendum 1,2,3 (Insert the addendum numbers received or the word "none" if no addendum received.)

**BASE BID:** For the construction required to complete the work, in accordance with the contract documents, I/We submit the following lump sum price of:

4,320,000.00  
Use Figures

Four million, three hundred twenty thousand Dollars & Zero Cents  
Use Words for both dollars and cents

**ALTERNATE BIDS:** (If applicable and denoted in the Bidding Documents)

For omission from or addition to those items, services, or construction specified in Bidding Documents by alternate number, the following lump sum price will be added or deducted from the base bid.

Alternate Bid No.	Alternate Description	+ (Add to the Base Bid)	-(Deduct from the Base Bid)	No Cost Change (from the Base Bid)
Alt. Bid No. 1	Alternate for Automated Logic Controls - Section (23 09 00)			✓

A maximum of 10 Alternate Bids will be acceptable with each Base Bid. Do not add supplemental sheets for

**Order #19947 - Motion Passed:** Table approving of sealed bids for the McDowell Elementary School Property located at KY Route 680, McDowell, KY 41647, pending KDE Approval passed with a motion by Mr. Keith Smallwood and a second by Dr. Chandra Varia.

**5 Yeas - 0 Nays**

Ms. Linda Gearheart	Yes
Mr. William Newsome	Yes
Dr. Chandra Varia	Yes
Mr. Steve Slone	Yes
Mr. Keith Smallwood	Yes

**E. Consider/Approve advertising for Request for Proposals (RFP) to consider Architectural Service for the Esser III Funded projects at Adams Middle School/Allen Elementary (Roof and HVAC) and Betsy Layne Elementary (Roof Projects)**

**Order #19948 - Motion Passed:** Approval of advertising for Request for Proposals (RFP) to consider Architectural Service for the Esser III Funded projects at Adams Middle School/Allen Elementary (Roof and HVAC) and Betsy Layne Elementary (Roof Projects) passed with a motion by Mr. William Newsome and a second by Mr. Keith Smallwood.

**5 Yeas - 0 Nays**

Ms. Linda Gearheart	Yes
Mr. William Newsome	Yes
Dr. Chandra Varia	Yes
Mr. Steve Slone	Yes
Mr. Keith Smallwood	Yes

**F. \*Receive presentation from New Beginnings Church on Community Partnership**

Dr. Donna Sander addressed the board concerning the New Beginnings Church on Community Partnership. Asking the board to consider letting the church use the McDowell facility.

**6. Action by Consent**

**Order #19949 - Motion Passed:** Motion to approve all consent items as presented passed with a motion by Mr. Steve Slone and a second by Dr. Chandra Varia.

**5 Yeas - 0 Nays**

Ms. Linda Gearheart	Yes
Mr. William Newsome	Yes
Dr. Chandra Varia	Yes
Mr. Steve Slone	Yes
Mr. Keith Smallwood	Yes

**A. Consider Approval of Minutes**

**B. \*Consider Payment of Bills and Claims**

**C. Superintendent's Report on Personnel**

**1. Actions Taken**

**2. Consider Requests for Leaves of Absences**

**Special Called Meeting**  
December 27, 2021 4:00 PM  
Floyd County Board of Education/Drs. Chandra and Mahendra Varia Media Center  
Eastern, KY

**Attendance Taken at : 4:00 PM**

**Present Board Members:**

Ms. Linda Gearheart  
Mr. William Newsome  
Mr. Steve Slone  
Mr. Keith Smallwood

**Absent Board Members:**

Dr. Chandra Varia

Anna Shepherd, Board Secretary and Board Attorney was in attendance.

1. Call to Order - Roll Call
2. Consider/Approve creating an Executive Officer of Instruction and the accompanying job description/salary

**Order #19978 - Motion Passed:** Approval of creating an Executive Officer of Instruction and the accompanying job description/salary passed with a motion by Mr. Steve Slone and a second by Mr. Keith Smallwood.

**4 Yeas - 0 Nays**

Ms. Linda Gearheart	Yes
Mr. William Newsome	Yes
Dr. Chandra Varia	Absent
Mr. Steve Slone	Yes
Mr. Keith Smallwood	Yes

**3. Consider/Approve an Architectural Firm or Firms for the Esser III Funded projects at Adams Middle School/Allen Elementary (Roof and HVAC) and Betsy Layne Elementary (Roof Projects)**

**Order #19979 - Motion Passed:** Approval of an Architectural Firm or Firms for the Esser III Funded projects at Adams Middle School (Roof and HVAC) with Integrity, Allen Elementary (Roof and HVAC) with Summitt and Betsy Layne Elementary (Roof Projects)work with Ross Tarrant. passed with a motion by Mr. Keith Smallwood and a second by Mr. Steve Slone.

**4 Yeas - 0 Nays**

Ms. Linda Gearheart	Yes
Mr. William Newsome	Yes
Dr. Chandra Varia	Absent
Mr. Steve Slone	Yes

**5 Yeas - 0 Nays**

Ms. Linda Gearheart	Yes
Mr. William Newsome	Yes
Dr. Chandra Varia	Yes
Mr. Steve Slone	Yes
Mr. Keith Smallwood	Yes

F. Consider/Approve Revised BG-1 for the Bus Garage Re-Roof project, pending KDE approval

**Order #20000 - Motion Passed:** Approval of Revised BG-1 for the Bus Garage Re-Roof project, pending KDE approval passed with a motion by Mr. Keith Smallwood and a second by Mr. William Newsome.

**5 Yeas - 0 Nays**

Ms. Linda Gearheart	Yes
Mr. William Newsome	Yes
Dr. Chandra Varia	Yes
Mr. Steve Slone	Yes
Mr. Keith Smallwood	Yes

G. Consider/Approve BG5 (BG#14-246) for the Floyd County High School (Floyd Central High School), pending KDE approval

**Order #20001 - Motion Passed:** Approval of BG5 (BG#14-246) for the Floyd County High School (Floyd Central High School), pending KDE approval passed with a motion by Mr. Keith Smallwood and a second by Mr. William Newsome.

**5 Yeas - 0 Nays**

Ms. Linda Gearheart	Yes
Mr. William Newsome	Yes
Dr. Chandra Varia	Yes
Mr. Steve Slone	Yes
Mr. Keith Smallwood	Yes

**H. \*Consider/Approve Initial BG-1 and Standard Form of Agreement between Owner and Architect for the Allen Elementary Re-Roof and HVAC project, pending KDE Approval**

**Order #20002 - Motion Passed:** Approval of Initial BG-1 and Standard Form of Agreement between Owner and Architect for the Allen Elementary Re-Roof and HVAC project, pending KDE Approval passed with a motion by Mr. Keith Smallwood and a second by Mr. William Newsome.

**5 Yeas - 0 Nays**

Ms. Linda Gearheart	Yes
Mr. William Newsome	Yes
Dr. Chandra Varia	Yes
Mr. Steve Slone	Yes
Mr. Keith Smallwood	Yes

6. Action by Consent



**4 Yeas - 0 Nays**

Ms. Linda Gearheart	Yes
Mr. William Newsome	Yes
Dr. Chandra Varia	Yes
Mr. Steve Slone	Yes
Mr. Keith Smallwood	Absent

**H. \*Consider/Approve General Warranty Deed between the Floyd County Board of Education and the Floyd County Fiscal Court for Track No. 204, pending KDE approval**

**Order #20088 - Motion Passed:** Approval of General Warranty Deed between the Floyd County Board of Education and the Floyd County Fiscal Court for Track No. 204, pending KDE approval passed with a motion by Mr. William Newsome and a second by Dr. Chandra Varia.

**4 Yeas - 0 Nays**

Ms. Linda Gearheart	Yes
Mr. William Newsome	Yes
Dr. Chandra Varia	Yes
Mr. Steve Slone	Yes
Mr. Keith Smallwood	Absent

**I. \*Consider/Approve construction documents and request to advertise bids for the Allen Elementary Re-Roof and HVAC project, pending KDE approval**

**Order #20089 - Motion Passed:** Approval of construction documents and request to advertise bids for the Allen Elementary Re-Roof and HVAC project, pending KDE approval passed with a motion by Mr. William Newsome and a second by Dr. Chandra Varia.

**4 Yeas - 0 Nays**

Ms. Linda Gearheart	Yes
Mr. William Newsome	Yes
Dr. Chandra Varia	Yes
Mr. Steve Slone	Yes
Mr. Keith Smallwood	Absent

**J. \*Receive FY 2022 Pre-Audit Annual Financial Report**

**Order #20090 - Motion Passed:** Received FY 2022 Pre-Audit Annual Financial Report passed with a motion by Mr. William Newsome and a second by Dr. Chandra Varia.

**4 Yeas - 0 Nays**

Ms. Linda Gearheart	Yes
Mr. William Newsome	Yes
Dr. Chandra Varia	Yes
Mr. Steve Slone	Yes
Mr. Keith Smallwood	Absent

**6. Action by Consent**