

# HENDERSON COUNTY SCHOOLS

1805 Second Street, Henderson, Kentucky 42420

(270) 831-5000 | Fax: (270) 831-5009

[www.henderson.kyschools.us](http://www.henderson.kyschools.us)

Dr. Bob Lawson, Superintendent



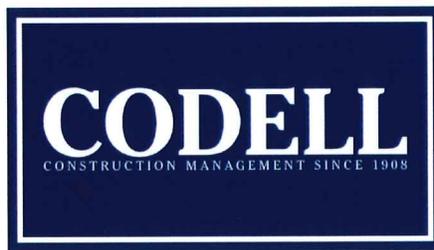
Date: August 19, 2024

To: Members of the Board of Education

From: Bob Lawson

Re: East Heights Elementary Renovation Project

On August 9, 2024, we mailed invitations to construction managers, requesting Letters of Interest for the East Heights Elementary Renovation Project. The deadline for submissions was 2:00 p.m. on August 19, 2024. We received two responses and recommend hiring Codell Construction Company as the Construction Manager for this project.



August 14, 2024

Henderson County Schools  
Attn: Chad Thompson, Assistant Superintendent of Teaching & Learning  
1805 Second Street  
Henderson, KY 42420

**RE: Henderson County Schools - East Heights Elementary Renovation - Hiring Construction Manager**

Dear Mr. Thompson,

Codell Construction Company is pleased to offer Construction Management Services for the East Heights Elementary Renovation. We believe you will find our firm uniquely qualified to carry out the services required. Codell is a fifth-generation, family-owned, corporation founded in Winchester, Kentucky in 1908. We have provided Construction Management Services on more than 750 projects ranging in budget from \$500,000 to \$150,000,000. Over a third of our Construction Management experience consists of primary and higher educational facilities.

Selecting a Construction Management firm familiar with the Kentucky Department of Education process who possesses the experience and skill to construct your facility is paramount. Codell's history of constructing educational facilities in Kentucky is unparalleled. Repeat work is the result of our efforts to work with each school district's best interest in mind. Our services of estimating, value engineering, and budget control ensure that projects are completed in the most cost effective manner possible, while our team of Superintendents and Project Managers deliver working facilities which exceed expectations of quality.

Open lines of communication throughout the project are maintained by holding weekly and monthly meetings on site with the Owner, Designer, and contractors. Direct communication between our accounting staff and the district's Finance Department result in proper administration of funds. Our collaborative mindset creates a team atmosphere with the ultimate goal of providing a state-of-the-art facility that will serve the students and staff of East Heights Elementary for generations. Codell's experience with the Kentucky Department of Education gives us the ability to make recommendations that would improve the project design, cost and schedule. We feel that Codell is best prepared to offer our experience and expertise to Henderson County Schools.

Sincerely,

A handwritten signature in black ink that reads "James C. Codell, IV". The signature is written in a cursive style with a horizontal line underneath.

James C. Codell, IV  
President



*Builders & Managers*

April 3, 2024

Chad Thompson  
1805 Second Street  
Henderson, KY 42420  
VIA EMAIL

RE: Construction Management Services

Dear Mr. Thompson:

I am writing to inform you of our interest to provide construction managements services for The Henderson County Board of Education East Heights Elementary School Renovation.

Alliance has performed over 300 Construction Management projects totaling more than \$2,000,000,000 over the past 49 Years for Kentucky Schools.

Please find more information about Alliance on our website @ [www.alliancecorpoation.com](http://www.alliancecorpoation.com) and on our Facebook page – Alliance Corporation. Or call me at any time on my cell phone @ 270.404.0674.

We look forward to the possibility of working with the Henderson County Board of Education on your upcoming project.

Sincerely,

Matt Gumm  
VP – Business Development