



ELIZABETH TOWN **INDEPENDENT SCHOOLS**

AWARD RECOMMENDATION

for

**T K STONE MIDDLE SCHOOL
RENOVATION**

BG #24-207





ALLIANCE
CORPORATION

Builders & Managers

INDEX

**T K STONE MIDDLE SCHOOL RENOVATION
BG #24-207**

January 21, 2025

- I. Summary of Bids Received December 19, 2024 and January 17, 2025.**
- II. Recommendation Letter from Ross Tarrant Architects**
- III. Architect's and Construction Manager's recommended action for the Elizabethtown Independent Schools**

Alliance Corporation
Low Bids by Division - All Proposals

Report Date: 01/21/2025

Contractor Name	Bid Amount	Low Bid Amount	Low Bid?	Compliant?
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TK Stone Middle School Renovation

Solution - 23-019 - TK Stone Middle School Renovation (Base Bid)	\$21,596,131.97
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015 Site Excavation

CRS Construction	\$1,057,590.00	\$1,057,590.00	Yes	True
Dirtworks Unlimited	\$1,309,500.00		No	True
Kauffeld Brothers	\$1,190,000.00		No	True
Scotty's Contracting	\$1,565,676.00		No	True

020 Asphalt paving

Riverside Paving Construction	\$292,619.00	\$292,619.00	Yes	True
Scotty's Contracting	\$328,781.65		No	True

030 General Trades

Alliance Corporation	\$1,556,000.00	\$1,556,000.00	Yes	True
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031 Concrete

Covenant Concrete Construction	\$1,072,720.00	\$1,072,720.00	Yes	True
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040 Masonry

Parco Constructors Group, LLC	\$2,314,500.00	\$2,314,500.00	Yes	True
Carmicle Masonry	\$2,688,000.00		No	True

050 Steel

Stewart Richey Construction	\$681,500.00	\$681,500.00	Yes	True
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075 Roofing

Insulated Roofing	\$938,104.97	\$938,104.97	Yes	True
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080 Steel Doors, Frames, Flush Wood Doors and Finish Hardware

Atlas Companies	\$229,000.00	\$229,000.00	Yes	True
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Alliance Corporation
Low Bids by Division - All Proposals

Report Date: 01/21/2025

<u>Contractor Name</u>	<u>Bid Amount</u>	<u>Low Bid Amount</u>	<u>Low Bid?</u>	<u>Compliant?</u>
<u>084 Aluminum Entrances and Storefronts</u>				
Central KY Glass	\$443,690.00	\$443,690.00	Yes	True
<u>092 Gypsum Board Assemblies</u>				
Grayhawk LLC	\$436,000.00	\$436,000.00	Yes	True
A & A Contracting	\$490,600.00		No	True
Bennetts Contracting	\$775,000.00		No	True
M & M INTERIORS	\$567,317.00		No	True
NPM LLC	\$266,000.00		No	False
<u>093 Tiling</u>				
NPM LLC	\$86,900.00	\$86,900.00	Yes	True
CDI Flooring	\$105,093.00		No	True
Rosa Mosaic & Tile	\$129,985.00		No	True
Spectra Contract Flooring	\$89,900.00		No	True
<u>095 Acoustical Panel Ceilings</u>				
Bennetts Contracting	\$165,000.00	\$165,000.00	Yes	True
A & A Contracting	\$255,000.00		No	True
Grayhawk LLC	\$221,000.00		No	True
M & M INTERIORS	\$231,737.00		No	True
NPM LLC	\$198,300.00		No	True
<u>096 Resilient Tile Flooring and Carpet</u>				
Spectra Contract Flooring	\$187,130.00	\$187,130.00	Yes	True
Bennetts Contracting	\$240,000.00		No	True
CDI Flooring	\$222,646.00		No	True
M & M INTERIORS	\$223,137.00		No	True
<u>099 Painting and Joint Sealants</u>				
A & A Contracting	\$242,000.00	\$242,000.00	Yes	True
NPM LLC	\$91,300.00		No	False
<u>100 Miscellaneous Specialties</u>				
Atlas Companies	\$184,922.00	\$184,922.00	Yes	True
<u>123 Casework</u>				

Alliance Corporation
Low Bids by Division - All Proposals

Report Date: 01/21/2025

<u>Contractor Name</u>	<u>Bid Amount</u>	<u>Low Bid Amount</u>	<u>Low Bid?</u>	<u>Compliant?</u>
US Specialties	\$254,800.00	\$254,800.00	Yes	True
Atlas Companies	\$259,195.00		No	True
<u>127 Bleachers and Athletic Equipment</u>				
Toadvine Enterprises	\$440,549.00	\$440,549.00	Yes	True
<u>140 Hydraulic Elevator</u>				
DC Elevator-Lou	\$116,130.00	\$116,130.00	Yes	True
Executive Elevator Company	\$119,925.00		No	True
<u>210 Fire Protection</u>				
Premier Fire & Security	\$359,475.00	\$359,475.00	Yes	True
Twin Lakes Fire	\$702,490.00		No	True
<u>220 Plumbing and HVAC</u>				
Lusk Mechanical	\$4,642,502.00	\$4,642,502.00	Yes	True
Cochran Mechanical	\$6,700,641.27		No	True
Knights Mechanical	\$5,160,000.00		No	True
<u>260 Electrical</u>				
Advanced Electrical Systems	\$5,895,000.00	\$5,895,000.00	Yes	True
Knight Electric	\$6,693,750.00		No	True

Alliance Corporation
Low Bids by Division – All Proposals

Report Date: 01/21/2025

<u>Contractor Name</u>	<u>Bid Amount</u>	<u>Low Bid Amount</u>	<u>Low Bid?</u>	<u>Compliant?</u>
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TK Stone Middle School Renovation
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Grand Total: \$21,596,131.97

Alliance Corporation
Low Bids by Division – Solutions Only

Report Date: 01/21/2025

<u>Contractor Name</u>	<u>Bid Amount</u>	<u>Low Bid</u>
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TK Stone Middle School Renovation

Solution - 23-019 - TK Stone Middle School Renovation (Base Bid)	\$21,596,131.97
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015 Site Excavation

CRS Construction	\$1,057,590.00	True
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020 Asphalt paving

Riverside Paving Construction	\$292,619.00	True
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030 General Trades

Alliance Corporation	\$1,556,000.00	True
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031 Concrete

Covenant Concrete Construction	\$1,072,720.00	True
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040 Masonry

Parco Constructors Group, LLC	\$2,314,500.00	True
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050 Steel

Stewart Richey Construction	\$681,500.00	True
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075 Roofing

Insulated Roofing	\$938,104.97	True
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080 Steel Doors, Frames, Flush Wood Doors and Finish Hardware

Atlas Companies	\$229,000.00	True
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084 Aluminum Entrances and Storefronts

Central KY Glass	\$443,690.00	True
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092 Gypsum Board Assemblies

Grayhawk LLC	\$436,000.00	True
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093 Tiling

NPM LLC	\$86,900.00	True
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095 Acoustical Panel Ceilings

Bennetts Contracting	\$165,000.00	True
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Alliance Corporation
Low Bids by Division – Solutions Only

Report Date: 01/21/2025

<u>Contractor Name</u>	<u>Bid Amount</u>	<u>Low Bid</u>
<u>096 Resilient Tile Flooring and Carpet</u>		
Spectra Contract Flooring	\$187,130.00	True
<u>099 Painting and Joint Sealants</u>		
A & A Contracting	\$242,000.00	True
<u>100 Miscellaneous Specialties</u>		
Atlas Companies	\$184,922.00	True
<u>123 Casework</u>		
US Specialties	\$254,800.00	True
<u>127 Bleachers and Athletic Equipment</u>		
Toadvine Enterprises	\$440,549.00	True
<u>140 Hydraulic Elevator</u>		
DC Elevator-Lou	\$116,130.00	True
<u>210 Fire Protection</u>		
Premier Fire & Security	\$359,475.00	True
<u>220 Plumbing and HVAC</u>		
Lusk Mechanical	\$4,642,502.00	True
<u>260 Electrical</u>		
Advanced Electrical Systems	\$5,895,000.00	True

TK Stone Middle School Renovation
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Grand Total: \$21,596,131.97

Alliance Corporation
Low Bids by Division - All Proposals

Report Date: 01/21/2025

Contractor Name	Bid Amount	Low Bid Amount	Low Bid?	Compliant?
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TK Stone Middle School Renovation

23-019 - TK Stone Middle School Renovation With Alternates 1, 2, 3, 4, 5, 6, 7, 9, 11, 13	\$22,581,097.97
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015 Site Excavation

CRS Construction	\$1,057,590.00	\$1,057,590.00	Yes	True
Dirtworks Unlimited	\$1,309,500.00		No	True
Kauffeld Brothers	\$1,190,000.00		No	True
Scotty's Contracting	\$1,565,676.00		No	True

020 Asphalt paving

Riverside Paving Construction	\$292,619.00	\$292,619.00	Yes	True
Scotty's Contracting	\$328,781.65		No	True

030 General Trades

Alliance Corporation	\$1,620,300.00	\$1,620,300.00	Yes	True
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031 Concrete

Covenant Concrete Construction	\$1,072,720.00	\$1,072,720.00	Yes	True
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040 Masonry

Parco Constructors Group, LLC	\$2,430,700.00	\$2,430,700.00	Yes	True
Carmicle Masonry	\$3,055,000.00		No	True

050 Steel

Stewart Richey Construction	\$681,500.00	\$681,500.00	Yes	True
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075 Roofing

Insulated Roofing	\$938,104.97	\$938,104.97	Yes	True
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080 Steel Doors, Frames, Flush Wood Doors and Finish Hardware

Atlas Companies	\$283,260.00	\$283,260.00	Yes	True
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Alliance Corporation
Low Bids by Division – All Proposals

Report Date: 01/21/2025

<u>Contractor Name</u>	<u>Bid Amount</u>	<u>Low Bid Amount</u>	<u>Low Bid?</u>	<u>Compliant?</u>
<u>084 Aluminum Entrances and Storefronts</u>				
Central KY Glass	\$633,770.00	\$633,770.00	Yes	True
<u>092 Gypsum Board Assemblies</u>				
Grayhawk LLC	\$436,000.00	\$436,000.00	Yes	True
Bennetts Contracting	\$775,000.00		No	True
NPM LLC	\$266,000.00		No	False
M & M INTERIORS	\$567,317.00		No	True
A & A Contracting	\$490,600.00		No	True
<u>093 Tiling</u>				
NPM LLC	\$86,900.00	\$86,900.00	Yes	True
Rosa Mosaic & Tile	\$129,985.00		No	True
Spectra Contract Flooring	\$89,900.00		No	True
CDI Flooring	\$105,093.00		No	True
<u>095 Acoustical Panel Ceilings</u>				
Bennetts Contracting	\$165,000.00	\$165,000.00	Yes	True
NPM LLC	\$198,300.00		No	False
M & M INTERIORS	\$231,737.00		No	True
Grayhawk LLC	\$221,000.00		No	True
A & A Contracting	\$255,000.00		No	True
<u>096 Resilient Tile Flooring and Carpet</u>				
Spectra Contract Flooring	\$393,930.00	\$393,930.00	Yes	True
CDI Flooring	\$542,584.00		No	True
M & M INTERIORS	\$523,137.00		No	True
Bennetts Contracting	\$535,000.00		No	True
<u>099 Painting and Joint Sealants</u>				
A & A Contracting	\$242,000.00	\$242,000.00	Yes	True
NPM LLC	\$99,700.00		No	False
<u>100 Miscellaneous Specialties</u>				
Atlas Companies	\$184,922.00	\$184,922.00	Yes	True
<u>123 Casework</u>				

Alliance Corporation
Low Bids by Division – All Proposals

Report Date: 01/21/2025

<u>Contractor Name</u>	<u>Bid Amount</u>	<u>Low Bid Amount</u>	<u>Low Bid?</u>	<u>Compliant?</u>
US Specialties	\$254,800.00	\$254,800.00	Yes	True
Atlas Companies	\$259,195.00		No	True
<u>127 Bleachers and Athletic Equipment</u>				
Toadvine Enterprises	\$440,549.00	\$440,549.00	Yes	True
<u>140 Hydraulic Elevator</u>				
DC Elevator-Lou	\$116,130.00	\$116,130.00	Yes	True
Executive Elevator Company	\$119,925.00		No	True
<u>210 Fire Protection</u>				
Premier Fire & Security	\$359,475.00	\$359,475.00	Yes	True
Twin Lakes Fire	\$702,490.00		No	True
<u>220 Plumbing and HVAC</u>				
Lusk Mechanical	\$4,735,828.00	\$4,735,828.00	Yes	True
Knights Mechanical	\$5,160,000.00		No	True
Cochran Mechanical	\$6,700,641.27		No	True
<u>260 Electrical</u>				
Advanced Electrical Systems	\$6,155,000.00	\$6,155,000.00	Yes	True
Advanced Electrical Systems	\$6,155,000.00		No	True
Knight Electric	\$6,956,250.00		No	True

Alliance Corporation
Low Bids by Division - All Proposals

Report Date: 01/21/2025

<u>Contractor Name</u>	<u>Bid Amount</u>	<u>Low Bid Amount</u>	<u>Low Bid?</u>	<u>Compliant?</u>
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TK Stone Middle School Renovation
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Grand Total: \$22,581,097.97

Alliance Corporation
Low Bids by Division – Solutions Only

Report Date: 01/21/2025

<u>Contractor Name</u>	<u>Bid Amount</u>	<u>Low Bid</u>
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TK Stone Middle School Renovation

23-019 - TK Stone Middle School Renovation With Alternates 1, 2, 3, 4, 5, 6, 7, 9, 11, 13	\$22,581,097.97
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015 Site Excavation

CRS Construction	\$1,057,590.00	True
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020 Asphalt paving

Riverside Paving Construction	\$292,619.00	True
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030 General Trades

Alliance Corporation	\$1,620,300.00	True
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031 Concrete

Covenant Concrete Construction	\$1,072,720.00	True
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040 Masonry

Parco Constructors Group, LLC	\$2,430,700.00	True
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050 Steel

Stewart Richey Construction	\$681,500.00	True
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075 Roofing

Insulated Roofing	\$938,104.97	True
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080 Steel Doors, Frames, Flush Wood Doors and Finish Hardware

Atlas Companies	\$283,260.00	True
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084 Aluminum Entrances and Storefronts

Central KY Glass	\$633,770.00	True
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092 Gypsum Board Assemblies

Grayhawk LLC	\$436,000.00	True
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093 Tiling

NPM LLC	\$86,900.00	True
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095 Acoustical Panel Ceilings

Bennetts Contracting	\$165,000.00	True
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Alliance Corporation
Low Bids by Division – Solutions Only

Report Date: 01/21/2025

<u>Contractor Name</u>	<u>Bid Amount</u>	<u>Low Bid</u>
<u>096 Resilient Tile Flooring and Carpet</u>		
Spectra Contract Flooring	\$393,930.00	True
<u>099 Painting and Joint Sealants</u>		
A & A Contracting	\$242,000.00	True
<u>100 Miscellaneous Specialties</u>		
Atlas Companies	\$184,922.00	True
<u>123 Casework</u>		
US Specialties	\$254,800.00	True
<u>127 Bleachers and Athletic Equipment</u>		
Toadvine Enterprises	\$440,549.00	True
<u>140 Hydraulic Elevator</u>		
DC Elevator-Lou	\$116,130.00	True
<u>210 Fire Protection</u>		
Premier Fire & Security	\$359,475.00	True
<u>220 Plumbing and HVAC</u>		
Lusk Mechanical	\$4,735,828.00	True
<u>260 Electrical</u>		
Advanced Electrical Systems	\$6,155,000.00	True

TK Stone Middle School Renovation
Grand Total: \$22,581,097.97



rosstarrant architects

architecture · civil engineering · landscape architecture · interior design

January 21, 2025

Mr. Paul Mullins
Superintendent
Elizabethtown Independent Schools
219 Helm Street
Elizabethtown, KY. 42701

Re: **Letter of Recommendation**
Renovations and Additions to T K Stone Middle School
323 Morningside Drive
Elizabethtown, KY. 42701
BG 24-207
RTA 23016

Dear Mr. Mullins,

RTA and its consultants have reviewed the Forms of Proposal from Bidders dated December 19, 2024, and Electrical Rebid dated January 17, 2025 for Renovations and Additions to T K Stone. This letter summarizes our evaluation of those forms of proposal and award recommendation.

The Form of Proposal documents submitted by bidders appeared to be properly executed, having completed the Form of Proposal document, acknowledged receipt of addenda, completed the Base Bid - Lump Sum information, and signed the Limit for Execution form as well as bonding information.

All bidders have furnished alternate bid prices when applicable as well as requested supplier/manufacturer and materials lists as needed.

We recommend accepting lowest and best bids for each package as well as alternates 1-7 ,9, 11, and 13.

Summary

RTA and its consultants have reviewed the Form of Proposal documents and recommend acceptance for a total of \$22,581,097.97 for the Renovations and Additions to T K Stone Middle School.

Sincerely,

Greg Hosfield, AIA, LEED AP BD+C
Senior Associate | Project Manager

/gh

c: Laith Ross, Mary Lynne Lange-RTA
File 23016
LOR250121-TKS-23016



Builders & Managers

RECOMMENDED ACTION TO BE TAKEN BY THE
ELIZABETHTOWN INDEPENDENT BOARD OF EDUCATION

For

T K STONE MIDDLE SCHOOL RENOVATION / BG #24-207

- I. Accept Base Bid plus Alternates 1, 2, 3, 4, 5, 6, 7, 9, 11 and 13.
- II. a. Award contracts and purchase orders totaling \$22,581,097.97 for the following bid packages:
 - BP 010 – Site Excavation
 - BP 020 – Paving
 - BP 030 – General Trades
 - BP 031 – Concrete
 - BP 040 – Masonry
 - BP 050 – Steel
 - BP 080 – Doors, Frames & Hardware
 - BP 084 – Aluminum Entrances & Storefronts
 - BP 092 – Gyp Board Assemblies
 - BP 093 – Tiling
 - BP 095 – Acoustical Panel Ceilings
 - BP 096 – Resilient Tile Flooring
 - BP 099 – Painting and Jt. Sealants
 - BP 100 – Miscellaneous Specialties
 - BP 123 – Casework
 - BP 127 – Bleachers & Gym Equipment
 - BP 142 – Elevator
 - BP 210 – Fire Protection
 - BP 220 – Plumbing and HVAC
 - BP 260 – Electrical
- III. Accept withdrawal letter from NPM LLC for Bid Packages 092 and BP 099 because of error in preparing Form of Proposal.
- IV. Authorize the Board Designee to execute the Requisition for Funds (Payment Application Form) upon execution of the same by the Architect and Construction Manager.
- V. Authorize the Board Designee to execute the BG#4 and BG #5 Forms (contract closeout documents) upon execution by the Architect.
- VI. Authorize the Board Designee to secure Builder's Risk Insurance, in the amount equal to 100% of the construction cost.

Nathan McClure \ NPM LLC

202 Whitehall St

Elizabethtown KY 42701

npmlucky@msn.com>

December 12, 2024

Elizabethtown Board of Education

Attn: Paul

Alliance Corporation

Attn: Ryan

Jeremy,

Please review and then forward this letter on to the recipients above.

Regarding the TK Stone bids submitted by NPM, LLC for Bid sections; Gypsum Board Assemblies 092, and Painting and joint sealants 099:

NPM is uncomfortable with the two bid sections above and would like to respectfully request the withdrawal of these two sections.

NPM Thanks everyone for their support, appreciates the time of all parties involved, and we look forward to bidding the next one.

Respectfully,

Nathan McClure/NPM

CONTRACTOR	BASE BID	PO'S	ALT #1	ALT #2	ALT #3	ALT #4	ALT #5	ALT #6	ALT #7	ALT #9	ALT #11	ALT #13	ALTERNATES	AMOUNT	AMOUNT
CBS Construction	\$1,057,590.00	\$0.00											\$1,057,590.00	\$911,913.32	\$1,057,590.00
Drainage Pipe		\$145,676.68													
Riverside Paving & Contracting	\$292,619.00												\$292,619.00	\$292,619.00	\$292,619.00
Alliance Corporation	\$1,556,000.00								\$2,300.00	\$62,000.00		\$0.00	\$1,620,300.00	\$1,564,340.00	\$1,620,300.00
Atlas Enterprises	\$55,960.00														
Covenant Concrete Const	\$1,072,720.00											\$0.00	\$1,072,720.00	\$867,910.00	\$1,072,720.00
Vulcan Materials															
IM41		\$27,600.00													
		\$156,550.00													
Mills Supply	\$2,314,500.00									\$116,200.00		\$0.00	\$2,430,700.00	\$2,092,860.00	\$2,430,700.00
Parco Constructors		\$276,160.00													
Lee Building Products		\$61,680.00													
Mills Supply	\$681,500.00			\$0.00				\$0.00				\$0.00	\$681,500.00	\$585,240.00	\$681,500.00
Stewart Richey Construction		\$96,260.00													
Nucor Vulcraft	\$938,104.97			\$0.00					\$54,260.00			\$0.00	\$938,104.97	\$938,104.97	\$938,104.97
Insulated Roofing Contractors	\$229,000.00												\$283,260.00	\$40,502.00	\$283,260.00
Atlas Companies															
Atlas Enterprises	\$443,690.00	\$242,758.00		\$0.00					\$0.00	\$190,080.00		\$0.00	\$633,770.00	\$227,760.00	\$633,770.00
Central Kentucky Glass															
CKG Supply	\$436,000.00	\$406,010.00		\$0.00					\$0.00			\$0.00	\$436,000.00	\$369,000.00	\$436,000.00
Gravhawk															
FBM	\$86,900.00	\$67,000.00		\$0.00									\$86,900.00	\$69,900.00	\$86,900.00
NPH LLC		\$17,000.00													
Louisville Tile															
Bennett's Contracting	\$165,000.00			\$0.00					\$0.00				\$165,000.00	\$165,000.00	\$165,000.00
Spectra Contract Flooring	\$187,130.00			\$0.00								\$206,800.00	\$393,930.00	\$361,603.00	\$393,930.00
Ohio Valley Flooring		\$32,327.00													
A & A Contracting LLC	\$242,000.00			\$0.00					\$0.00			\$0.00	\$242,000.00	\$230,400.00	\$242,000.00
Sherwin Williams		\$11,600.00													
Atlas Companies	\$184,922.00			\$0.00									\$184,922.00	\$42,263.00	\$184,922.00
Atlas Enterprises		\$142,659.00													
US Specialties	\$254,800.00			\$0.00									\$254,800.00	\$34,300.00	\$254,800.00
US Specialties Holding		\$220,500.00													
Toadvine Enterprises	\$440,549.00												\$440,549.00	\$440,549.00	\$440,549.00
DC Elevator	\$116,130.00								\$0.00			\$0.00	\$116,130.00	\$73,521.00	\$116,130.00
Canton Elevator	\$42,609.00														
Premier Fire & Security	\$359,475.00			\$0.00					\$0.00			\$0.00	\$359,475.00	\$359,475.00	\$359,475.00
Lusk Mechanical	\$4,642,502.00			\$155,487.00	(\$62,161.00)				\$0.00	\$0.00		\$0.00	\$4,735,828.00	\$3,175,520.41	\$4,735,828.00
Allied Technologies		\$18,100.00													
Plumbers Supply		\$56,722.59													
Trane		\$1,291,110.00													
Bluegrass Hydronic Pumps		\$196,375.00													
Advanced Electrical Systems	\$5,895,000.00														
Eckart LLC		\$486,314.30										\$0.00	\$6,155,000.00	\$4,683,548.17	\$6,155,000.00
Everon		\$613,665.53													
Johnson Controls		\$83,296.00													
Musco Lighting LLC		\$287,976.00													
		\$0.00													
		\$0.00													
		\$0.00													
	\$21,596,131.97	\$5,056,769.10	\$155,487.00	\$155,487.00	(\$62,161.00)				\$56,560.00	\$368,280.00		\$206,800.00	\$27,581,097.97	\$17,524,328.87	\$22,581,097.97

Base & Alts	\$22,581,097.97
PO Total	\$5,056,769.10
Base & Alts - PO	\$17,524,328.87