



FLOYD COUNTY BOARD OF EDUCATION  
Tonya Horne-Williams, Superintendent  
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Eastern, KY 41622  
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William Newsome, Jr., Board Chair - District 3  
Linda C. Gearheart, Vice-Chair - District 1  
Dr. Chandra Varia, Member- District 2  
Keith Smallwood, Member - District 4  
Steve Slone, Member - District 5

**Consent Agenda Item (Action Item):** Consider/Approve awarding a construction contract and associated direct purchase orders to Rising Sun Developing Inc. for the Betsy Layne Elementary School Gym Renovations.

**Applicable State or Regulations:** 702 KAR 4:160-Capital Construction Process

**Fiscal/Budgetary Impact:** The initial BG-1 cost is \$3,516,568.57 which will be paid from SFCC Bond Sale and Insurance proceeds.

**History/Background:** Bids were received for the Betsy Layne Elementary School Gym Renovations on October 15, 2025 in accordance with Kentucky Revised Statutes (KRS 424.260) and the Kentucky Department of Education's (KDE) guidelines for public school construction projects. The project involves removing and replacing bleachers and gym floor. The addition of new energy-effect windows and a state of the art music classroom. Also, removing existing ceiling acoustic spray insulation of the interior roof and replaced with foam insulation spray and new layer of acoustic spray. Make revisions to plumbing and HVAC.


A total of two bids were received and publicly opened. The bids were reviewed by the architect/engineer, RossTarrant for completeness, accuracy, and compliance with bid specifications.

Bidder #1 Rising Sun Developing Inc.  
Bidder #2 Allen Construction

**Recommended Action:** It is recommended that the Board of Education approve the award of contract for the Betsy Layne Elementary School Gym Renovations to Rising Sun Developing Inc. as the lowest bidder in the amount of \$3,286,000.

**Contact Person(s):**

Kevin O'Quinn, Director of Facilities  
606-874-9569

  
Director

  
Superintendent

**Date:** October 22, 2025



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November 21, 2023

Kevin O'Quinn  
Director of Facilities  
Floyd County Schools  
442 KY RT. 550  
Eastern, Kentucky 41622

Re: **Letter of Recommendation**  
Betsy Layne Elementary School Gym Renovation  
Betsy Layne, KY  
BG 25-434  
RTA 25013

Dear Mr. O'Quinn:

Upon receipt and review of bids received on October 15, 2025 for the above referenced project, we find no reason not to recommend that a construction contract and associated direct purchase orders be awarded to the lowest bidder, Rising Sun Developing. We have also reviewed the proposed bid alternate pricing and find it to be reasonable should the Board wish to accept bid alternate #1 for \$136,000.00 in addition to the base bid of \$3,150,000.00. Refer to attached bid tabulation for a full listing of base bid and alternate pricing.

If acceptable, the Board should consider a motion to award a construction contract and associated direct purchase orders to Rising Sun Developing and to approve a revised BG-1 form that reflects the total amount, including the bid alternate, if accepted.

If you have any questions or comments concerning the bids and this recommendation, please contact me at 859-254-4018 or mhughes@rosstarrant.com.

Sincerely,

Michael Hughes, AIA, LEED AP  
Project Manager

/mth

Enclosures

c: Mary Lynne Lange; Sarah Lamere  
File 25013-140  
Letter of Recommendation\_251021\_Rising Sun Developing

**BID-TABULATION**

Betsy Layne Elementary School Gymnasium Renovation

RTA PROJECT NO. 25013

October 15, 2025

BIDDER	BID BOND	ADDENDA (3)	ALT. #1 Bleachers	BASE BID	TOTAL
1 Rising Sun Developing Inc 2555 Palumbo Drive, Suite 100 Lexington, KY 40509	Yes	Yes	\$136,000.00	\$3,150,000.00	<b>\$3,286,000.00</b>
2 Allen Construction 2882 HWY, 460 West West Liberty, KY 41472	Yes	Yes	\$119,000.00	\$4,460,000.00	<b>\$4,579,000.00</b>