

October 29<sup>th</sup>, 2025

TO: Suzanne P. Irwin, AIA

FROM: Sarah Siekkinen

RE: South Middle School HVAC Renovation  
Henderson, Kentucky  
BG 25-225  
RTA 24039

RTA has sent SPIN proposals to Solid Ground, S&ME, UES, and BFW . RTA has received and reviewed the SPIN proposals in summary:

Company	Notice for site work	Base Bid	Alt. #3	Total
Solid Ground	24 Hour	\$24,750	\$1,975	\$26,725
S&ME	N/A	N/A	N/A	N/A
UES	N/A	N/A	N/A	N/A
BFW	24 Hour	\$61,950	\$9,950	\$71,900

**Solid Ground**

Solid Ground presented a lump sum fee of \$24,750 for the project and an alternate #3 bid of \$1,975 for the project. A minimum of 24-hour notice must be provided to Solid Ground when services are needed.

**S&ME**

S&ME was non-responsive.

**UES**

UES declined to submit a proposal.

**BFW**

BFW presented a not to exceed fee of \$61,950 for the project and an alternate #3 bid of \$9,950 for the project. A minimum of 24-hour notice must be provided to BFW when services are needed.

**Conclusion**

Based on the cost, personnel proposed, and the scope of work to be performed, we are recommending that **Solid Ground** be awarded the Special Inspections and Construction Materials Testing. If you have any questions, please let us know.

END OF MEMORANDUM

Sincerely,

Sarah Siekkinen

Enclosures

c: Laith M. Ross, PE, LEED AP  
Michael B. Mays, PE  
File 24039-1A  
251029-SPIN-summary-24039



October 13, 2025

Ms. Sarah Siekkinen  
RossTarrant Architects  
e. ssiekkinen@rosstarrant.com  
p. (859) 254-4018

**Subject:           Proposal for Special Inspections  
                        Fleming Center Lavec  
                        Flemingsburg, Kentucky  
                        Proposal #122925**

Ms. Siekkinen,

Solid Ground Consulting Engineers, PLLC (Solid Ground) is pleased to provide you with this proposal for Special Inspections Services and Materials Testing for the proposed Fleming Center Lavec project in Flemingsburg, KY. This proposal details project information, proposed scope of services, schedule and estimated cost.

The project consists of a full building, approximately 119,730 square foot, HVAC replacement with associated grading, drainage, and pavement revisions.to be located at 800 S Alves St, Henderson, KY 42420. The proposed construction period scheduled for this project is from November 2025 and shall be completed on July 2027 (21 Months).

#### **Special Inspection and Material Testing Scope of Services**

We will perform Special Inspections and materials testing services for this project in accordance with the International Building Code (IBC).

##### Soils (KBC 1705.6)

- Observe materials below shallow foundations and grade beam to verify foundation remediation is in accordance with plans and specifications.
- Observe that foundation bearing conditions are in compliance with the recommendations contained in the requirements set forth in the project plans, specifications, and the geotechnical report.
- Observe that the subgrade has been prepared properly prior to fill placement and prior to slab on grade construction.
- Conduct density testing as specified in the KBC and the project specifications.

Concrete (KBC 1705.3)

- Observe reinforcing steel, as well as anchor bolts, during foundations (deep and shallow) and slab on grade construction.
- Sample and perform tests on plastic concrete in the field which includes slump, air content, temperature, and other tests required by the project specifications.
- Make 4 by 8 inch concrete cylinder specimens for compressive strength testing.
- Hydrate, test, and report concrete cylinder test specimens as required by the specifications.

Reinforced Masonry (KBC 1705.4)

- Observe the consistency of site-prepared mortar, placement of masonry units, and the construction of mortar joints and location of reinforcement and connectors.
- Verification of size and location of structural elements, type, size, and locations of anchors including details of anchorage of masonry to structural members, frames of other construction.
- Verify prior to grouting to ensure grout space is clean.
- Observe placement of grout.
- Observe construction of structural elements; to verify proper size, grade and type of reinforcement and protection of masonry during cold weather or hot weather.
- Observe construction to verify type, size grade and location of anchors.
- Observe preparation of required grout specimens and/or mortar specimens.

Steel Construction (KBC 1705.2)

- Perform structural steel inspections as per the project specifications.
- Perform field observations to verify the structural steel for compliance with the approved plan documents.
- Perform field observations of anchor bolts required for compliance with the approved plan documents.
- Perform continuous inspection on welds greater than 5/16".
- An inspection of the steel fabricator is not included in this proposal.

Wood Construction (KBC 1705.5)

- Perform field observations to verify the structural wood for compliance with the approved plan documents.
- Perform field observations of connections required for compliance to the plans.

Fire-Resistant Penetrations and Joints (KBC 1705.17)

- Fire-resistant penetrations and joints. In high-rise buildings or in buildings assigned to Risk Category III or IV in accordance with Section 1604.5, special inspections for through-penetrations, membrane penetration firestops, fire resistant joint systems, and perimeter fire barrier systems that are tested and listed in accordance with Sections 714.3.1.2, 714.4.1.2, 715.3 and 715.4 shall be in accordance with Section 1705.16.1 or 1705.16.2.

- Penetration firestops. Inspections of penetration firestop systems that are tested and listed in accordance with Sections 714.3.1.2 and 714.4.1.2 shall be conducted by an approved inspection agency in accordance with ASTM E 2174.
- Fire-resistant joint systems. Inspection of fire-resistant joint systems that are tested and listed in accordance with Sections 715.3 and 715.4 shall be conducted by an approved inspection agency in accordance with ASTM E 2393.

#### Site Related Testing

- Site Work specifications reference Transportation Cabinet's Standard Specifications for earthwork, concrete placement and asphalt placement.
- Earthwork compaction shall be tested in accordance with Section 206.03.03 of the KDOT Specs.
- Concrete shall be tested in accordance with IBC.
- Asphalt shall be tested in accordance with IBC.

#### Exclusions

- Wind or Seismic inspections.

#### Schedule

We request 24-hour notice prior to providing on-call personnel to enable us to schedule the work efficiently.

#### Compensation

**Special Inspections Lump Sum Fee: \$24,750.00**

**Alternate #5- Additional Irrigation Installation: \$1,975.00**

#### Authorization

Please sign the attached Proposal Acceptance Sheet and return one complete original of the proposal to us. This will act as authorization to proceed.

#### Payment Terms

The client understands that we will be compensated for performing the services in accordance with the scope of work detailed in this proposal. The client agrees to pay all charges not in dispute within 30 days of receipt of the invoice and recognizes that charges not paid within 30 days are subject to a late payment charge of 1.5 percent. The Client shall provide notification within 10 days of receipt of the invoice should the invoice contain charges the Client intends to dispute.



**Summary**

We appreciate the opportunity to provide this proposal to perform engineering services. We can begin work immediately upon our acceptance of this proposal. If you have any questions, we would be glad to address them. If this proposal is acceptable as written, please have the person responsible for payment sign one copy and return it to our office. That will be our indication to begin work. Once again, thank you for considering our firm for this project.

Very Truly Yours,

**SOLID GROUND CONSULTING ENGINEERS, PLLC**

SIGNATURE:

PRINTED NAME & TITLE: Emily Kerns – Staff Engineer

DATE: October 13, 2025

CLIENT or CLINET REP: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_

PRINTED NAME & TITLE: \_\_\_\_\_

DATE: \_\_\_\_\_

Please submit one copy to Solid Ground Consulting Engineers, PLLC by email correspondence or mail.