

Every Child Every Day

SUPERINTENDENT
TONYA HORNE-WILLIAMS

BOARD CHAIR DISTRICT 1
LINDA GEARHEART

VICE CHAIR DISTRICT 4
KEITH SMALLWOOD

MEMBER DISTRICT 2
DR. CHANDRA VARIA

MEMBER DISTRICT 3
WILLIAM NEWSOME, JR

MEMBER DISTRICT 5
STEVE SLONE

Consent Agenda Item (Action Item): Consider/Approve awarding a construction contract to the lowest bidder, Standafer Builders, Inc. for the Central Office Track Renovations.

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

Fiscal/Budgetary Impact: The initial BG-1 cost is \$943,000.00

History/Background: This project will include the replacement of the existing track, jump events, and throwing events. The existing premier fence will be replaced with new chain-link fencing and gates. The project also provides for new loose track equipment, including pole vault, high jump, and hurdles. In addition, a new asphalt lot and a concrete plaza will be constructed between the restrooms and the grandstands.

- September 22, 2025: Consider/Approve Initial BG-1 for the Central Office Track Renovations. (Order# 20739)
- February 23, 2026: Approval of Construction Documents. (Order #20835)
- February 23, 2026: Approval for Request for Advertisement for bids for the Central Office Track Renovations. (Order #20835)
- February 23, 2026: Approval of BG-3 for the Central Office Track Renovations. (Order#10836)
- March 18, 2026: Bids were received for the Central Office Track Renovations in accordance with Kentucky Revised Statutes (KRS 424.260) and the Kentucky Department of Education's (KDE) guidelines for public school construction projects.

A total of three 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 Standafer Builders, INC.
Bidder #2 Oheil Site Solutions
Bidder #3 Elliott Contracting INC.

Recommended Action: To approve awarding a construction contract be awarded to the lowest bidder, Standafer Builders, Inc. for the Central Office Track Renovations.

Contact Person(s): Kevin O'Quinn, 606-874-9569

Director

Superintendent

Date: March 20, 2026

The Floyd County Board of Education does not discriminate on the basis of race, color, national origin, age, religion, marital status, sex, or disability in employment, educational programs, or activities as set forth in Title IX & VI, and in Section 504.



rosstarrant architects

architecture · civil engineering · landscape architecture · interior design

March 19, 2026

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

Re: **Letter of Recommendation**
Floyd Central High School Track Renovation
Eastern, Kentucky
BG 26-084
RTA 22034

Upon receipt and review of bids received on March 18, 2026, for the above referenced project, we find no reason not to recommend that a construction contract be awarded to the low bidder Standafer Builders, Inc. The proposed bid alternate pricing is a \$105,000 addition for the demolition and replacement of the existing chain-link fence and gates, and as such, we recommend that the Board accept this bid alternate in addition to the base bid of \$1,336,000.00.

Upon selection of the contractor and alternates, the Board should make a motion to award a construction contract to bidder Standafer Builders, Inc.

We have attached a copy of the Bid Tabulation Form for your review. If you have any questions or concerns, please don't hesitate to contact us.

Sincerely,

Kevin McCalla, PLA, ASLA
Associate | Senior Landscape Architect

/kam

Enclosures

c: Sarah Lamere ,Michael Hughes, Mary Lynne Lange – RTA
Xavier Hassert - STW
File 22034
LOR260319-22034



BID-TABULATION

Floyd Central HS Track Renovation

RTA PROJECT NO. 22034

March 18, 2026

BIDDER		BID BOND	ADDENDA	BASE BID	Alternate 01 Fence/Gate Replacement	TOTALS
1	Standafer Builders, INC. P.O. Box 247 1178 West Main West Liberty, KY 41472	YES	1	\$ 1,336,000.00	\$ 105,000.00	\$ 1,441,000.00
2	OHEIL Site Solutions 2109 E Social Row Rd. Dayton, OH 45458	YES	1	\$ 1,322,000.00	\$ 120,000.00	\$ 1,442,000.00
3	Elliott Contracting INC. P.O. BOX 3038 Pikeville, KY 41502	YES	1	\$ 1,455,000.00	\$ 277,830.00	\$ 1,732,830.00
4						
5						
6						
7						
8						

BG No. 26-084

Date: 03/18/2026 To: (Owner) Floyd County Board of Education

Project Name: Floyd Central High School Track Renovation Bid Package N/A

City, County: Prestonsburg, Floyd County, Kentucky

Name of Contractor: Standafei Bldgs Inc

Mailing Address: P.O. Box 247 West Liberty KY 41472

Business Address: 1178 West Main St W. Liberty Ky Telephone: 606 743-4435

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 (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:

1,336,000

Use Figures

one million three hundred thirty six thousand zero Dollars & zero Cents

Use Words

Use Words

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	Fence/Gate Replacement	<u>105,000</u>		<input type="checkbox"/>
Alt. Bid No. 2				<input type="checkbox"/>
Alt. Bid No. 3				<input type="checkbox"/>
Alt. Bid No. 4				<input type="checkbox"/>
Alt. Bid No. 5				<input type="checkbox"/>
Alt. Bid No. 6				<input type="checkbox"/>
Alt. Bid No. 7				<input type="checkbox"/>
Alt. Bid No. 8				<input type="checkbox"/>
Alt. Bid No. 9				<input type="checkbox"/>
Alt. Bid No. 10				<input type="checkbox"/>

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

LIST OF PROPOSED SUBCONTRACTORS:

List on the lines below each major branch of work and the subcontractor involved with that portion of work. If the branch of work is to be done by the Contractor, so indicate.

The listing of more than one subcontractor in a work category shall invalidate the bid.

The listing of the bidder as the subcontractor for a work category certifies that the bidder has in current employment, skilled staff and necessary equipment to complete that category. The architect/engineer will evaluate the ability of all listed subcontractors to complete the work and notify the owner. Listing of the bidder as the subcontractor may invalidate the bid should the architect's review indicate bidder does not have skilled staff and equipment to complete the work category at the time the bid was submitted.

A maximum of 40 subcontractors will be acceptable with each bid. Do not add supplemental sheets for subcontractors to this document.

The bidder shall submit the list of subcontractors with the bid.

	BRANCH OF WORK (to be filled out by the Architect)	SUBCONTRACTOR (to be filled out by the contractor)
1.	Earthwork/Grading/Storm	General Contractor
2.	Asphalt	Moutian Ent.
3.	Concrete	General Contractor
4.	Running Track Surface Installer	Tennis Tech.
5.	Fencing	Interstate Fence
6.	Electrical	SSW Electrical
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17.		

LIST OF PROPOSED SUPPLIERS AND MANUFACTURERS:

List on the lines below each major material category for this project and the suppliers and manufacturers involved with that portion of work. Listing the supplier below means the Contractor is acknowledging authorization from the Supplier to include the Supplier in this bid.

The listing of more than one supplier or manufacturer in a material category shall invalidate the bid.

A maximum of 40 suppliers and manufacturers will be acceptable with each bid. Do not add supplemental sheets for suppliers to this document.

The bidder shall submit the list of suppliers and manufacturers within one (1) hour of the bid.

	<u>MATERIAL DESCRIPTION BY SPECIFICATION DIVISION AND CATEGORY</u> (to be filled out by the Architect or Contractor)	<u>SUPPLIER</u> (to be filled out by the Contractor)	<u>MANUFACTURER</u> (to be filled out by the Contractor)
1.	Concrete	Wells Grp	Well Grp.
2.	Asphalt	Mountain Ent.	Mountain Materials
3.	Athletic Track Equipment	Spars Field Spectatics	Dura Zone Can send complete list
4.	Running Track Surface	Tennis Technologie	Tennis Technologie
5.	Fencing	Interstate Fence	Interstate Fence
6.	Sports Lighting	Musco	MUSCO
7.			
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UNIT PRICES:

Indicate on the lines below those unit prices to determine any adjustment to the contract price due to changes in work or extra work performed under this contract. The unit prices shall include the furnishing of all labor and materials, cost of all items, and overhead and profit for the Contractor, as well as any subcontractor involved. These unit prices shall be listed in units of work.

A maximum of 40 unit prices will be acceptable with each bid. Do not add supplemental sheets for unit pricing to this document.

The bidder shall submit the list of unit prices within one (1) hour of the bid.

	<u>WORK</u> (to be filled out by the Architect)	<u>PRICE / UNIT</u> (to be filled out by the Contractor)	<u>UNIT</u> (to be filled out by the Contractor)
1	Trench Earth Excavation and Off-site Disposal, Replacement with DGA, Installed and Compacted (Allowance No. 1)	\$ 40	/CY
2	1-inch EMT Conduit, installed	\$ 4.00	/LF
3	3 #12 Conductor – Installed in conduit	\$ 3.00	/LF
4	3 #4 Conductor – Installed in conduit	\$ 15.20	/LF
5	120-volt, 20 amp, single pole circuit breaker, installed	\$ 84.00	/EA
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SECTION 004140 - BIDDER'S QUALIFICATION

PART 1 GENERAL

1.01 BIDDER'S QUALIFICATION

Company Name: Standofer Bldrs Inc

Mailing Address:

P.O. Box 247
W. Liberty Ky 41472

Shipping Address:

1178 West Main St.
West Liberty Ky 41472Telephone: 606-743 4435
Fax Number: 606 743 7401
Email (if applicable): standboemrtc.com

Projects completed within the last five (5) years with a similar type of construction, directly related to educational function, if possible:

Wolfe Co. Track / Soccer Fields \$ 4.5 Million
Owner: Wolfe Co. Board of Edu Telephone: _____

Menifee Co Track / Soccer Fields \$ 4 million
Owner: Menifee Co Board of Edu Telephone: _____

Rowan Co. Sports Fields Upgrade \$ 4,372,000
Owner: Rowan Co. Board of Edu Telephone: _____

Morgan Co. Tennis Courts and Track \$ 2,668,000
Owner: Morgan Co Board of Edu Telephone: 606-743 8002

Prestonsburg Track Upgrades \$ 1.2 million
Owner: Floyd Co. Board of Edu Telephone: _____

We now have the following jobs under contract and bonded:

Apple Nexus Fit up	\$ 2,000.00
Wild Cat Cannabis	\$ 700,000.00
Rowan Co. Senior Cit.	\$ 1,648,280
Perry Co. Ext Garage	\$ 2,050,000
UK/St. Claire Parking Upgrades	\$ 400,000
Morgan Co. Retort	\$ 1,000,000
South Fork Elkview	\$ 700,000
Breathitt ATC	\$ 13,492,500

Personnel: The superintendent on site for the project is scheduled to be:

Jeff Standifer

The project manager in the office for the project is scheduled to be:

Ricky Lewis

END OF SECTION

SECTION 004142 - BIDDER'S FINANCIAL STATEMENT

PART 1 GENERAL

1.01 BIDDER'S QUALIFICATIONS

The Bidder's Qualifications together with the attached affidavit are required by the conditions of the Invitation to be executed and submitted within 24 hours as part of the Proposal if requested.

- A. A permanent place of business is maintained at: 1178 West Main St.
West Liberty Ky 41472
- B. The following construction Plant and Equipment will be made available for use of this Contract:
See attached
- C. Adequate finances are possessed as indicated: (Note: A prepared Company certified financial statement may be substituted in lieu of the following.)
Conditions at close of business _____, 20____

1.02 ASSETS

see FS attached

- A. Cash in bank and on hand \$ _____
- B. Receivable Notes, Accounts, Money Earned, Interest, Guarantee Loan \$ _____
- C. Stocks and Bonds \$ _____
- D. Real Estate, Furniture and Fixtures, and Materials \$ _____
- E. Equipment (After depreciation) \$ _____
- F. Other Assets (Name) \$ _____
- Total Assets: \$ _____

1.03 LIABILITIES

- A. Payable Notes, Accounts, Interest, Loans \$ _____
- B. Real Estate Encumbrances \$ _____
- C. Other Encumbrances (Name) \$ _____
- D. Reserves \$ _____
- E. Capital Stock Paid Up (All Classes) \$ _____
- F. Surplus - Net Worth \$ _____

In addition to the foregoing, a complete and detailed certified financial statement will be furnished if required.

In the event the Contract is awarded the undersigned, surety bonds will be furnished by:

Atlantic Specialty Insurance Company

(Surety Company)

Signed: 
Gladys D. Rogers, Attorney-in-fact
(Representative of Surety Company)

Agent: AssuredPartners NI, LLC

Address: 5905 E. Galbraith Road, Suite 5000
Cincinnati, OH 45236

END OF SECTION

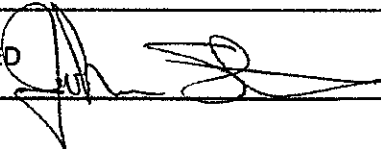
TIME LIMIT FOR EXECUTION OF CONTRACT DOCUMENTS:

In the event that a bidder's proposal is accepted by the Owner and such bidder should fail to execute the contract within ten (10) consecutive days from the date of notification of the awarding of the contract, the Owner, at his option, may determine that the awardee has abandoned the contract. The bidder's proposal shall then become null and void, and the bid bond or certified check which accompanied it shall be forfeited to and become the property of the Owner as liquidated damages for failure to execute the contract.

The bidder hereby agrees that failure to submit herein above all required information and/or prices can cause disqualification of this proposal.

Submitted by:

NAME OF CONTRACTOR / BIDDER: Standafei Bldrs Inc.

AUTHORIZED  REPRESENTATIVE'S
Signature

NAME:

AUTHORIZED REPRESENTATIVE'S NAME John Standafei (printed):

AUTHORIZED REPRESENTATIVE'S TITLE: Vice President

NOTICE: Bid security must accompany this proposal if the Base Bid price is greater than of \$25,000.

This form shall not be modified.



Standafer Builders, Inc.

Financial Statements

December 31, 2025



Independent Auditors' Report

To the Shareholders of
Standafer Builders, Inc.

Opinion

We have audited the financial statements of Standafer Builders, Inc. (the Company), which comprise the balance sheet as of December 31, 2025, and the related statements of operations and retained earnings and cash flows for the year then ended, and the related notes to the financial statements.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Company as of December 31, 2025, and the results of its operations and its cash flow for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS). Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Company and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Company's ability to continue as a going concern within one year after the date that the financial statements are available to be issued.

Standafer Builders, Inc.Balance Sheet
December 31, 2025**Assets****Current Assets**

Cash	\$ 597,447
Contracts receivable, net	4,210,309
Costs of estimated earnings in excess of billings on uncompleted contracts	425,765
Other assets	11,400
Accounts receivable, related parties	<u>25,842</u>

Total current assets 5,270,763

Right-of-Use Asset, Net, Operating Lease 446,886

Property and Equipment, Net 2,030,994

Total assets \$ 7,748,643

Liabilities**Current Liabilities**

Current portion of operating lease obligation	\$ 59,236
Accounts payable	1,173,844
Accrued expenses	67,917
Billings in excess of costs and estimated earnings on uncompleted contracts	<u>35,182</u>

Total current liabilities 1,336,179

Long-Term Portion of Operating Lease Obligation 387,650

Total liabilities 1,723,829

Shareholders' Equity

Common stock; no par value 10,000 shares authorized, issued, and 10,000 shares outstanding	112,775
Retained earnings	<u>5,912,039</u>

Total shareholders' equity 6,024,814

Total liabilities and shareholders' equity \$ 7,748,643

See notes to financial statements

Standafer Builders, Inc.

Statement of Cash Flows

Year Ended December 31, 2025

Cash Flows From Operating Activities	
Net income	\$ 1,867,658
Adjustments to reconcile net income to net cash provided by operating activities:	
Depreciation and amortization	529,576
Amortization of operating right-of-use asset	54,290
Gain on sale of equipment	77,420
(Increase) decrease in assets:	
Contracts and retainage receivable, net	(2,598,064)
Note receivable	118,748
Contract assets	92,399
Other assets	(11,400)
Increase (decrease) in liabilities:	
Accounts and retainage payable	849,671
Contract liabilities	(825,772)
Accrued expenses	40,540
Accrued distributions	(16,975)
Operating lease liability	(54,290)
Net cash provided by operating activities	<u>123,801</u>
Cash Flows From Investing Activities	
Proceeds from sale of equipment	93,468
Purchase of property and equipment	<u>(402,383)</u>
Net cash used by investing activities	<u>(308,915)</u>
Cash Flows From Financing Activities	
Distributions to shareholders	<u>(2,522,306)</u>
Net decrease in cash	(2,707,420)
Cash, Beginning	<u>3,304,867</u>
Cash, Ending	<u>\$ 597,447</u>

See notes to financial statements

Standafer Builders, Inc.

Notes to Financial Statements

December 31, 2025

The Company utilizes the loss rate method in determining its lifetime expected credit losses on its receivables. This method is used for calculating an estimate of losses based primarily on the Company's historical loss experience. In determining its loss rates, the Company evaluates information related to its historical losses, adjusted for current conditions and further adjusted for the period of time that can be reasonably forecasted. Qualitative and quantitative adjustments related to current conditions and the reasonable and supportable forecast period consider all the following: past due receivables, the customer creditworthiness, changes in the terms of receivables, effect of other external forces such as competition, and legal and regulatory requirements on the level of estimated credit losses in the existing receivables. For receivables that are not expected to be collected within the normal business cycle, the Company considers current and forecasted direction of the economic and business environment. Such forecasted information includes: GDP growth, unemployment rates and interest rates amongst others.

Current expected credit losses are not significant at December 31, 2025 and December 31, 2024. There was no credit loss expense recognized in the year ended December 31, 2025.

Property, Equipment and Depreciation

Property and equipment are recorded at cost. Depreciation is computed using the straight-line method over the estimated useful lives for trucks and trailers, buildings, computers, and machinery and equipment, which generally range from five to thirty-nine years, and the shorter of the estimated useful life or the term of the related lease for leasehold improvements. Expenditures for major additions and improvements are capitalized and minor replacements, maintenance and repairs are charged to expense as incurred. Gain or loss from the retirement or other disposition of assets is included in other income (expense).

Property and equipment is evaluated for impairment whenever events or changes in circumstances indicate the carrying value of an asset may not be recoverable from the estimated future cash flows expected to result from its use and eventual disposition. If expected cash flows are less than the carrying value, an impairment loss is recognized equal to an amount by which the carrying value exceeds the fair value of the assets. The Company believes no impairment of property and equipment exists at December 31, 2025.

Leases

At lease inception, leases are classified as either finance leases or operating leases with the associated right-of-use asset and lease liability measured at the net present value of future lease payments. Operating leases are expensed on a straight-line basis as lease expense over the noncancelable lease term. Expenses for finance leases are comprised of the amortization of the right-of-use asset and interest expense recognized based on the effective interest method.

The Company has made the following accounting policy elections with regard to its lease accounting:

- The Company does not separate lease and nonlease components for all asset classes.
- When the rate implicit in the lease is not determinable, rather than use the Company's incremental borrowing rate, the Company uses a risk-free discount rate for the initial and subsequent measurement of lease liabilities for all asset classes.
- The Company does not to apply the recognition requirements to all leases with an original term of 12 months or less, for which the Company is not likely to exercise a renewal option or purchase the asset at the end of the lease; rather, short-term leases will continue to be recorded on a straight-line basis over the lease term.

Standafer Builders, Inc.

Notes to Financial Statements
December 31, 2025

2. Revenue From Contracts With Customers

The Company recognizes construction contract revenue over time, as performance obligations are satisfied, due to the continuous transfer of control to the customer. Under its construction contracts, the Company provides its customers with a significant service of integrating a complex set of tasks and components into a single project or capability, and are therefore generally accounted for as single performance obligations. For contracts with multiple performance obligations, the Company allocates the transaction price to each performance obligation using its best estimate of the standalone selling price of each distinct good or service in the contract. In cases where the Company does not provide the distinct good or service on a standalone basis, which is more prevalent than not, the primary method used to estimate standalone selling price is the expected cost plus a margin approach, under which the Company forecasts its expected costs of satisfying a performance obligation and then adds an appropriate margin for that distinct good or service. The Company recognizes revenue using the cost-to-cost input method, based primarily on contract costs incurred to date compared to total estimated contract costs.

The Company evaluates whether two or more contracts should be combined and accounted for as one single contract and whether the combined or single contract should be accounted for as more than one performance obligation. This evaluation requires significant judgment and the decision to combine a group of contracts or separate a combined or single contract into multiple performance obligations could change the amount of revenue and profit recorded in a given period.

Contract costs include all direct material, labor and subcontractor costs and indirect costs related to contract performance. Customer-furnished materials, labor and equipment and in certain cases, subcontractor materials, labor and equipment, are included in both contract revenue and costs when management concludes that the Company is acting as a principal rather than as an agent. Customer-furnished materials are only included in contract revenue and costs when the Company has visibility into the amount the customer is paying for the materials or there is a reasonable basis for estimating the amount. Costs incurred that do not contribute to satisfying the Company's performance obligations are excluded from the cost input calculation as these amounts are not reflective of the Company transferring control to the customer. Excluded costs include both uninstalled materials and abnormal costs. Abnormal costs comprise wasted materials, wasted or rework labor and other resources to fulfill a contract that were not reflected in the price of the contract. The Company typically includes a limited allowance for material overages and labor inefficiencies in its contract cost estimates and by extension in the contract price. The Company recognizes revenue, but not profit, on certain uninstalled materials. Profit on uninstalled materials is recognized as the materials are installed and control is transferred to the customer. Uninstalled materials are not significant at December 31, 2025.

Changes to total estimated contract cost or losses, if any, are recognized in the period in which they are determined as assessed at the contract level. Project mobilization costs are generally charged to the project as incurred when they are an integrated part of the performance obligation being transferred to the customer. Pre-contract costs are capitalized and amortized over the length of the contract.

Customer payments on contracts are typically due within 30 to 60 days of billing, depending on the contract. The payment terms of the Company's contracts from time to time require the customer to make advance payments as well as interim payments as work progresses. Advance payments generally are not considered a significant financing component as the Company expects to recognize those amounts in revenue within a year of receipt as work progresses on the related performance obligation.

The Company has not identified any economic factors that would impact the nature, amount, timing or uncertainty of revenue and cash flows.

Standafer Builders, Inc.

Notes to Financial Statements

December 31, 2025

Contract liabilities include billed amounts typically resulting from revenue under long-term contract when the cost-to-cost input method of revenue recognition is utilized and the revenue recognized is less than the amount billed to customers, and have been included as "Billings in excess of costs and estimated earnings on uncompleted contracts" under the caption "Contract liabilities" on the balance sheets. The Company anticipates that substantially all such amounts will be settled within one year.

Warranties

The Company provides limited warranties to customers for work performed under its contracts that typically extend for a limited duration following substantial completion of work on a project. Such warranties are not sold separately and do not provide customers with a service in addition to assurance of compliance with agreed-upon specifications.

Accordingly, these types of warranties are not considered to be separate performance obligations. Historically, warranty claims have not resulted in material costs incurred.

Practical Expedients

If the Company has a right to consideration from a customer in an amount that corresponds directly with the value of the Company's performance completed to date, the Company recognizes revenue in the amount to which it has a right to invoice for services performed.

The Company does not adjust the contract price for the effects of a significant financing component if the Company expects, at contract inception, that the period between when the Company transfers a service to a customer and when the customer pays for that service will be one year or less.

Contracts Receivable and Retainage

Contracts receivable at December 31, 2025 and January 1, 2025 include the following:

	December 31, 2025	January 1, 2025
Completed contracts	\$ 1,320,944	\$ 315,958
Contracts in progress	1,872,005	1,099,395
Retainages	1,017,360	234,018
Less allowance for doubtful accounts	-	(37,126)
Total	<u>\$ 4,210,309</u>	<u>\$ 1,612,245</u>

Retainages are due upon completion of contracts. Based on estimated contract completion dates, the retainages at December 31, 2025 will be collected in 2026.

Standafer Builders, Inc.

Notes to Financial Statements
December 31, 2025

3. Property and Equipment

Property and equipment consist of the following at December 31, 2025:

Trucks and trailers	\$	1,492,817
Building		179,052
Computer and equipment		32,212
Machinery and equipment		3,742,231
Total property equipment		5,446,312
Less accumulated depreciation		3,415,318
Total	\$	2,030,994

Depreciation expense was \$529,576 for the year ended December 31, 2025.

4. Retirement Plan

The Company maintains a SIMPLE 401(k) plan for all eligible employees. Participants may make voluntary contributions to the plan pursuant to a salary reduction agreement. Employer matching contributions for the year ended December 31, 2025 totaled \$15,622.

5. Leases

Right-of-use assets represent the Company's right to use an underlying asset for the lease term, while lease liabilities represent the Company's obligation to make lease payments arising from the lease. Right-of-use assets and lease liabilities are recognized at the commencement date of a lease based on the net present value of lease payments over the lease term.

Certain leases include options to renew or terminate the lease. The exercise of lease renewal or early termination options is at the Company's sole discretion. The Company regularly evaluates the renewal and early termination options and when they are reasonably certain of exercise, the Company includes such options in the lease term. Additionally, upon adoption of ASC 842, the Company made judgments regarding lease terms for certain of its real property leases that were in month-to-month status or that contained auto-renewal clauses.

In determining the discount rate used to measure the right-of-use assets and lease liabilities, the Company uses the rate implicit in the lease, or if not readily available, the Company uses a risk-free rate based on U.S. Treasury note or bond rates for a similar term.

Right-of-use assets are assessed for impairment in accordance with the Company's long-lived asset policy. The Company reassesses lease classification and remeasures right-of-use assets and lease liabilities when a lease is modified and that modification is not accounted for as a separate new lease or upon certain other events that require reassessment in accordance with Topic 842. The Company made significant assumptions and judgments in applying the requirements of Topic 842. In particular, the Company:

- Evaluates whether a contract contains a lease, by considering factors such as whether the Company obtained substantially all rights to control an identifiable underlying asset and whether the lessor has substantive substitution rights;
- Determines whether contracts contain embedded leases;
- Evaluates leases with similar commencement dates, lengths of term, renewal options or other contract terms, which therefore meet the definition of a portfolio of leases, whether to apply the portfolio approach to such leases;

Standafer Builders, Inc.

Notes to Financial Statements

December 31, 2025

6. Concentration of Credit Risk

The Company maintains its cash and cash equivalents in bank deposit accounts, which at times, may exceed federally insured limits. The Company has not experienced any losses in such accounts. Management believes the Company is not exposed to any significant credit risk related to its cash and cash equivalents.

During the year ended December 31, 2025, the Company had two customers that individually accounted for over 10% of contract revenues. In total these two customers accounted for approximately 55% of contract revenues. Contract receivables and retainage receivables outstanding related to these customers amounted to approximately \$670,871 at December 31, 2025.

7. Commitments and Contingencies

The Company is involved in various legal disputes that arose in the ordinary course of business with regard to work performed by subcontractors or work performed by the Company, for owners of projects. Legal disputes often take years to resolve; consequently, the Company's legal counsel is usually unable to predict that the possibility of an unfavorable outcome is remote. However, it is the Company's position that the legal disputes are either without merit or that any damages are the responsibility of other parties as a result of insurance coverage or other contractual obligations. Accordingly, management believes the resolution of these legal disputes will not have a material effect on the financial position and the results of operations of the Company.

Some customers, particularly in connection with new construction, require the Company to post performance and payment bonds issued by a surety. If the Company fails to perform under the terms of a contract or to pay subcontractors and vendors who provided goods or services under a contract, the customer may demand that the surety make payments or provide services under the bond. The Company may be required to reimburse the surety for any expenses or outlays it incurs. The Company is not aware of any losses to its surety in connection with bonds the surety has posted on the Company's behalf, and does not expect such losses to be incurred in the foreseeable future.

8. Related Parties

Common Control Leasing Arrangements

The Company conducts certain of its warehousing, selling and administrative functions from a facility leased from a related real estate entity. The related real estate entity is owned directly by the shareholders of the Company. The lease expense on this lease was \$96,000 for 2025.

The Company may be subject to additional losses to the extent of any financial support that it voluntarily provides in the future.

Standafer Builders, Inc.

Supplementary Schedule of Contracts in Progress
Year Ended December 31, 2025

Contract	Total Contract			From Inception to December 31, 2025					At December 31, 2025		Year Ended December 31, 2025		
	Contract Price	Estimated Cost at Completion	Estimated Gross Profit	Contract Revenue	Cost of Revenues Earned	Gross Profit Gross Profit	Billings to Date	Estimated Cost to Complete	Costs & Estimated Earnings in Excess of Billings	Billings in Excess of Costs and Estimated Earnings	Revenues Earned	Cost of Revenues	Gross Profit
BreathH ATC & Bus Garage	\$ 13,042,876	\$ 10,519,598	\$ 2,523,278	\$ 13,042,876	\$ 10,519,598	\$ 2,523,278	\$ 13,017,426	\$ -	\$ 25,450	\$ -	\$ 8,744,864	\$ 7,369,817	\$ 1,374,847
Southfork Elkview Phase 2	1,529,180	1,355,542	173,638	974,178	863,560	110,618	837,665	491,952	136,513	974,178	863,560	110,618	
Rowan County Senior Center	1,744,135	1,324,609	419,526	1,707,920	1,297,105	410,815	1,530,324	27,594	177,596	1,707,920	1,297,105	410,815	
Pinnacle Park	1,889,815	1,244,867	644,948	1,569,815	1,244,857	324,958	1,857,815	-	12,000	362,915	208,356	154,559	
Apple Nexus Fit-Up	2,883,275	2,111,803	771,472	844,814	618,760	226,054	856,120	1,493,034	(11,306)	844,814	618,709	226,045	
Perry County Extension Garage	1,494,502	1,068,695	425,807	208,607	149,172	59,435	134,401	919,523	74,208	208,607	149,172	59,435	
AML-James Stepp Slide	661,464	575,080	86,384	637,588	554,322	83,266	661,464	20,758	(23,976)	637,588	554,322	83,266	
Total	\$ 23,025,247	\$ 18,200,194	\$ 4,825,053	\$ 18,085,798	\$ 15,247,393	\$ 2,838,405	\$ 18,665,215	\$ 2,952,801	\$ 425,766	\$ (35,182)	\$ 13,480,688	\$ 11,061,141	\$ 2,419,545

 **AIA** Document A310™ - 2010

Bid Bond

CONTRACTOR:

(Name, legal status and address)

Standafar Builders, Inc.
1178 West Main Street
West Liberty, KY 41472

SURETY:

(Name, legal status and principal place of business)

Atlantic Specialty Insurance Company
605 Highway 169 North, Suite 800
Plymouth, MN 55441

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

OWNER:

(Name, legal status and address)

Floyd County Board of Education
442 KY Route 550
Prestonsburg, KY 41622

BOND AMOUNT: Five Percent (5%) of the Total Bid Amount

PROJECT:

(Name, location or address, and Project number, if any)

Floyd Central High School Track Renovation
Lexington, KY

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

Signed and sealed this 18th day of March, 2026.

Standafar Builders, Inc.

(Principal)

(Seal)

(Witness)

(Title)

Atlantic Specialty Insurance Company

(Surety)

(Seal)

(Witness)

(Title) Gladys D. Rogers, Attorney-In-Fact





Power of Attorney

KNOW ALL MEN BY THESE PRESENTS, that ATLANTIC SPECIALTY INSURANCE COMPANY, a New York corporation with its principal office in Plymouth, Minnesota, does hereby constitute and appoint: Audria Coleman, G. Dale Derr, Gladys D. Rogers, Kathrine Adele Krekeler, Katie Rose, Kelsey Becker, Liz Talbott, Mark Nelson, Meghan Schraer, Nancy Nervec, Randal T. Noah, Tammy Masterson, Tiffany Gobich, Trinity Lukens, each individually if there be more than one named, its true and lawful Attorney-in-Fact, to make, execute, seal and deliver, for and on its behalf as surety, any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof; provided that no bond or undertaking executed under this authority shall exceed in amount the sum of: unlimited and the execution of such bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof in pursuance of these presents, shall be as binding upon said Company as if they had been fully signed by an authorized officer of the Company and sealed with the Company seal. This Power of Attorney is made and executed by authority of the following resolutions adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the President, any Senior Vice President or Vice-President (each an "Authorized Officer") may execute for and in behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and affix the seal of the Company thereto; and that the Authorized Officer may appoint and authorize an Attorney-in-Fact to execute on behalf of the Company any and all such instruments and to affix the Company seal thereto; and that the Authorized Officer may at any time remove any such Attorney-in-Fact and revoke all power and authority given to any such Attorney-in-Fact.

Resolved: That the Attorney-in-Fact may be given full power and authority to execute for and in the name and on behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and any such instrument executed by any such Attorney-in-Fact shall be as binding upon the Company as if signed and sealed by an Authorized Officer and, further, the Attorney-in-Fact is hereby authorized to verify any affidavit required to be attached to bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof.

This power of attorney is signed and sealed by facsimile under the authority of the following Resolution adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the signature of an Authorized Officer, the signature of the Secretary or the Assistant Secretary, and the Company seal may be affixed by facsimile to any power of attorney or to any certificate relating thereto appointing an Attorney-in-Fact for purposes only of executing and sealing any bond, undertaking, recognizance or other written obligation in the nature thereof, and any such signature and seal where so used, being hereby adopted by the Company as the original signature of such officer and the original seal of the Company, to be valid and binding upon the Company with the same force and effect as though manually affixed.

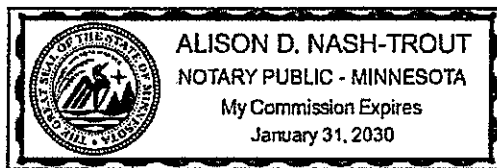
IN WITNESS WHEREOF, ATLANTIC SPECIALTY INSURANCE COMPANY has caused these presents to be signed by an Authorized Officer and the seal of the Company to be affixed this first day of January, 2023.

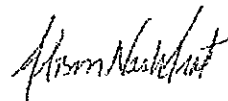
STATE OF MINNESOTA
HENNEPIN COUNTY



By 
Sarah A. Kolar, Vice President and General Counsel

On this first day of January, 2023, before me personally came Sarah A. Kolar, Vice President and General Counsel of ATLANTIC SPECIALTY INSURANCE COMPANY, to me personally known to be the individual and officer described in and who executed the preceding instrument, and she acknowledged the execution of the same, and being by me duly sworn, that she is the said officer of the Company aforesaid, and that the seal affixed to the preceding instrument is the seal of said Company and that the said seal and the signature as such officer was duly affixed and subscribed to the said instrument by the authority and at the direction of the Company.

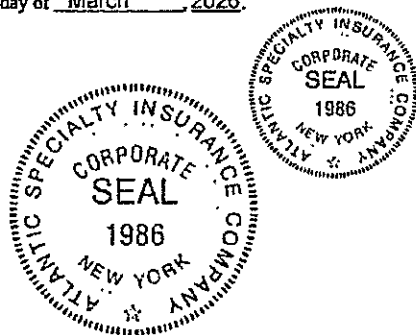



Notary Public

I, the undersigned, Secretary of ATLANTIC SPECIALTY INSURANCE COMPANY, a New York Corporation, do hereby certify that the foregoing power of attorney is in full force and has not been revoked, and the resolutions set forth above are now in force.

Signed and sealed. Dated 18th day of March, 2026.

This Power of Attorney expires
January 31, 2030




Kara L.B. Barrow, Secretary

Equipment List

Item number	Description	ID/Serial number	Manufacturer	Model	Model year	Capacity	Amount of insurance
1	Excavator	RKB01638	CAT	336 FL	2016		\$ 110,000.00
2	Dozer		CAT	D8L	1992		\$ 32,000.00
3	Dozer	8NC23928	CAT	D8R	2001		\$ 8,000.00
4	Roller	H2090399	HAMM	Double Drum	2000		\$ 52,470.00
5	Pump	1P9AP1508R330680	Putzmeister	Concrete	2006		\$ 33,178.00
6	Bucket	SVL75-2HW	Kubota	74 inch	2018		\$ 40,000.00
7	Bucket	SVL75-2HW	Kubota	74 inch	2016		\$ 40,000.00
8	Bucket w/ quick couple bucket	SVL75-2HW	Kubota	74 inch	2016		\$ 40,000.00
9	Excavator	26441	Kubota	KX0404R1TP	2000		\$ 40,000.00
10	Excavator	25552	Kubota	KX0404R1TP	2000		\$ 40,000.00
11	Excavator	26468	Kubota	KX0404R1TP	2000		\$ 40,000.00
12	Skid Steer	26468	Kubota	SUL75SHFW	2018		\$ 51,622.00
13	Leveler	12345	Somero	S485	2018		\$ 94,220.00
14	Paver	183044	Leeboy	8515E	2018		\$ 167,500.00
15	Track Hoe	CTEAG00452	CAT	320C	2003		\$ 30,000.00
16	Wiggle Truck	JAGF00600	CAT	730	2010		\$ 70,000.00
17	Wiggle Truck	LBIM00424	CAT	730	2011		\$ 100,000.00
18	Roller		HAMM	Compactor	2011		\$ 55,000.00
19	Dozer		CASE	1150K	2006		\$ 74,000.00
20	Track Hoe	CLHEK01204	CAT	322C	2005		\$ 30,000.00
21	Dozer		CAT	D5	2000		\$ 30,000.00
22	Wiggle Truck	7FN00964	CAT	D300E	2001		\$ 35,000.00
23	Wiggle Truck	CHTFF00714	CAT	730C	2015		\$ 150,000.00
24	Grader	0012MCV9F00890	CAT	12M	2011		\$ 83,000.00
25	Excavator		CAT	349			
26	Dozer	00D6TEHYT00329	CAT	D6T XL	2018		\$ 305,000.00
27	Compactor	H1791639	HAMM	2410 Compactor	2012		\$ 69,360.00
28	Paver	AP655TMH600576	CAT	AP655F	2021		\$ 130,000.00
29	Wiggle Truck		JOHN DEER	310E			\$ 180,000.00
30	Wiggle Truck		CAT	730			\$ 245,000.00
31	Excavator		CAT	308			\$ 95,000.00
32	Forklift		CAT	642			\$ 55,000.00
33	Excavator	DKSO1677	CAT	336	2019		\$222,600
34	Skid Loader	CATO298DCDY907712	CAT	299D3	2022		\$93,150
TOTAL							\$ 2,841,100.00

<u>Truck Number</u>	<u>Year</u>	<u>Make</u>	<u>Model/Description</u>	<u>VIN#</u>	<u>Driver</u>	<u>Weight</u>	<u>Year Purchased</u>
111	2005	CHEV	C 4500 FLATBED	1GBE4C1225F520060	shop	26,000	2010
110	2014	CHEV	SILVERADO X-CAB	1GB4CZC82EF141384	greg	10,000	2013
127	2023	CHEV	SILVERADO	1GB4YSEY9PF249817	wrecked	10,000	
	2014	CHEV	Express Wagon 3500	1GAZG1FG4E1178114		10,000	
130	2021	CHEV	SILVERADO	3GCNWAEF2MG333132	Phillip B	10,000	
131	2022	CHEV	Silverado	3GCNAAED0NG554016	Darren	10,000	
118	2006	CHEV	SILVERADO	1GBJC3RZ96E165747	Donnie	10,000	
	2007	DODGE	QUAD C	1D7KS28C17J501244	Mechanic	10,000	2022
126	2022	Ford	F150	1FTEW1EP4NFR95458		10,000	
401	1998	Ford	F800 Digger	1FDXF80C3WVA38285		26,000	
	2008	Ford	F250 Super Duty	1FTNF21598EE60413		6,000	
	2009	FORD	RANGER X-CAB	1FTYR14D09PA65057	Phillip B	10,000	2016
150	2021	FORD	F150 X-CAB	1FTEW1EB3MKD45215	Larry L.	10,000	2021
113	2016	FORD	F550 SUPER CREW	1FD0W5GT3GED30915	Dale	10,000	2017
112	2016	FORD	F550 SUPER CREW	1FD0W5GT5GED30916	Jeff	10,000	2017
116	2019	FORD	F550 SUPER CREW	1FD0W5GT2KED44278	Paving	10,000	2019
117	2020	FORD	F550 SUPER CREW	1FD0W5GT9LEC54384	David	22,000	2020
120	35	FORD	F350 SUPER CREW	1FD8W3FT4NEE79646	Byron	10,000	2022
124	2021	FORD	F150 SINGLE CAB	1FTMF1CB2MKD45088	RICK	6,000	2023
123	2022	FORD	F350 SUPER CREW	1FD8W3FTXNEF54575	Tyler	10,000	2023
129	2024	Ford	F450	1FD9W4GTXREG02204	John	14,000	
46	1996	FREIGHTLINER	TRACTOR	2FUFXBYB6TA838177		80,000	2008
77	1987	FREIGHTLINER	RED DUMP 7700	1FUYZRYB3HH402362		44,000	2008
37	1998	GMC	FLATBED	1GDM7H1C3WJ516761	tack oil truck	38,000	2007
79	2006	INTERNATIONAL	RED DUMP	1HTTVSBT56J373297		80,000	2010
38	1996	INTERNATIONAL	PAYSTAR	2HTTGAHT7TC058331		80,000	2006
31	1996	INTERNATIONAL	PAYSTAR	2HTTGAHT3TC058326		80,000	2006
	1996	INTERNATIONAL	PAYSTAR	2HTTGAHTXTC058324		80,000	2006
61	1993	INTERNATIONAL	8300 TRACTOR	1HSHKCAR4PH466352		55,000	2002
23	2006	INTERNATIONAL	TRIAXLE	1HTTYAHT36J316279		80,000	2009
114	1997	INTERNATIONAL	FLATBED HAULER	1HTSLAAM1VH471769		18,000	2018
52	2007	INTERNATIONAL	7600 DUMP WHITE	1HTWYAHT27JA76345		80,000	2016
51	2007	INTERNATIONAL	7600 DUMP RED	1HTWXAHT37J564016		80,000	2016
802	2001	INTERNATIONAL	WHITE FUEL LUBE TRUCK	1HTSCAAM01H386657		26,000	2023

