HENDERSON COUNTY
RIVERPORT

Henderson County Riverport

Warehouse Roofing Project KYTC Grant Submittal

April 10, 2019

Greg Pritchett

Port Director

Greg.pritchett@hendersonport.com

Office 270-826-1636 Ext 5

Kentucky Transportation Cabinet
Division of Planning

Kentucky Riverport Improvement (KRI) Application

Project Title: Roof Replacement Main Warehouse

Authority Name: Henderson County Riverport **Application Year:** 2019

Applicant Contact Information

Address: 6200 Riverport Road

City: Henderson State: Kentucky Zip Code: 42420

Contact Person: Greg Pritchett Contact Title: Port Director

Contact Phone Number: 270-860-9710 Contact Email Address: greg.pritchett@henders

Project Information

Project Type: Roof Restoration How long will project take? 3 month

Project facilities: ☒ Owned by Riverport Authority ☐ Leased to:

Briefly describe the project and its intended purpose:

Henderson County Riverport owns approximately 42,000 square foot warehouse built in 1980. The desire is to restore the roof.

Does applicant plan to use their own manpower, equipment, or materials on the project (Force Account) or competitively bid out all work related to the project? **Bid Out**

Current # trucks per day: 10 Trucks per day after project: 10

Current # train cars per week: 3 Train cars per week after project: 3

Current # barges per week: 2 Barges per week after project: 2

How will the project increase jobs? No

How will the project increase efficiency? Retain existing warehouse and Jobs

Project Funding

Total Project Cost: $240000 Amount of KRI Funding requested: $120000

Applicant Match Amount: $120000 Applicant Match Percent (50% minimum): 50%

Applicant Match Source: Cash Reserves Please see attached Balance Sheet

FOR INTERNAL USE ONLY; DO NOT WRITE IN THIS AREA

Date Received:	4/15/19		WTAB Approval	☐ Yes	☐ No	Notification of Award:	
Application Complete?	☒ Yes	☐ No	Secretary Approval	☐ Yes	☐ No	MOA #:	
Eligible Applicant?	☒ Yes	☐ No	Award Amount:			Notice to Proceed:	
Permits Needed?	☐ Yes	☒ No	Award Date:				

Permits / Approvals

Has the applicant consulted with state and federal agencies on the project (US Army Corps of Engineers, US Coast Guard, US Fish and Wildlife Service, Kentucky Division of Water, Kentucky Heritage Council, etc.)? Not Applicable

Has state and federal agency consultation determined permits are needed? Not Applicable

Have all required permits (environmental, encroachment, etc.) been obtained? Not Applicable

Submission Checklist (see guidance document for details)

- ☒ Cover Sheet;
- ☒ Kentucky Riverport Improvement Application;
- ☒ Statement of Work;
- ☒ Scope of Work;
- ☒ Project Schedule/Timeline;
- ☒ Certification of the ability to provide the minimum of 50% match requirement;
- ☒ Maps, Aerial Photos, Drawings, and Photographs, as needed;
- ☒ Engineering Plans, Schematics, Details, Drawings of the proposed project, as needed;
- ☐ Copies of all correspondence or evidence of consultation that has occurred with state and federal agencies, if applicable;
- ☒ Annual Affidavit for Bidders, Offerors and Contractors from applicant (if not already on file);
- ☒ Documentation of Port Planning.

Final Submission

Completed applications and all required attachments must be submitted electronically in PDF format and in paper format. Mailed and emailed applications shall be received by the Division before May 1st. PDF copies shall be sent via email to KYTC.ModalPrograms@ky.gov. Two (2) stapled or bound copies must be mailed to:

Kentucky Transportation Cabinet
Division of Planning – KRI Application
200 Mero Street
Frankfort, Kentucky, 40622

Certification

I have read the Riverport Improvement Project Guidance Document and understand and agree to abide by what is stated therein. I agree that incomplete applications, applications missing any of the above required supporting documents, or applications received after the deadline, will be deemed ineligible by Division staff without consideration for KRI funds and returned to the applicant. I also hereby certify, subject to the provisions of KRS 523.100 (unsworn falsification to authorities), that the above information is true and correct to the best of my knowledge.

Printed Name Greg Pritchett Signature

Title Executive Director Date 4-18-2019

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Warehouse Roofing Project KYTC Grant Submittal

Statement of Work:

The main and first warehouse constructed in 1980 is approximately a 42,000 square concrete and metal structure. The existing building and roof is approaching 40 years old and ready for restoration work. As you can see from the cover page satellite photo portions of the roof have already been repaired to stop water leaks.

Scope of Work

The general plan is to have the roof inspected for structural integrity then place a synthetic sheet material over the top of the existing metal roof. The port in 2016 and 2017 purchased this same roof material and installation. The cost for this work including roof stabilization, gutter adjustments was in the range of $7.00/square foot and will cover the remaining roof area of approximately 35,000 square feet. Please see attached sheet for roofing product example.

Project Schedule/Time Line

June 2-June 11, 2019 Advertise for Bids with Contractor

June 12 – June 14, 2019 Review Bids and award Project

July 1-September 1, 2019 Start and Complete the project

HENDERSON COUNTY
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DURO-LAST® 50-MIL MEMBRANE

Advantages:
Duro-Last® 50-Mil (DL50) membrane is an excellent choice for projects requiring a long lasting, energy efficient roofing membrane. The membrane is available in custom-fabricated sections or as roll goods. A complete line of custom-prefabricated accessories is available for the DL50 membrane.

Description:
DL50 membrane is composed of PVC film laminated to both sides of a reinforcement fabric (weft-inserted scrim).

Duro-Last membranes must not be used with Duro-Last EV membranes.

PVC Film - Proprietary thermoplastic PVC formulation of resins, plasticizers, stabilizers, biocides, flame retardants, and U.V. absorbents.

- PVC film above weft-inserted scrim – 28 mil

Weft-Inserted Scrim - An 18 x 14 polyester fabric construction with weft insertion, composed of 840 x 1000 denier threads, provides superior tear and puncture resistance. The polyester thread is treated to prevent wicking.

Total Thickness – 50 mil, nominal.

Weight – 0.29 lb. per square foot.

Colors – White, tan, gray, dark gray and terra cotta.

R-Value – 0.1 $ft^2 \cdot °F \cdot hr/Btu$.

Available Configurations:
Custom-fabricated Sections – DL50 is available in custom-fabricated sections as listed within the *Ordering and Estimating* section on the Duro-Last website.

Roll Good – Typical Dimensions

Width	Length (max.)	Roll Area	Approx. Weight	Approx. Coverage[1]
64 inches	100 ft.	534 sq. ft.	155 lb.	483 sq. ft.
64 inches	50 ft.	267 sq. ft.	78 lb.	241 sq. ft.
32 inches	100 ft.	267 sq. ft.	78 lb.	217 sq. ft.
12 inches	100 ft.	100 sq. ft.	29 lb.	N/A
8 inches	100 ft.	67 sq. ft.	20 lb.	N/A

[1] Assuming 6-inch overlap.

Energy Efficiency:
White DL50 membrane is an excellent product for complying with California Title 24, LEED® and other energy efficiency programs requiring the use of a highly reflective roof membrane. It is an ENERGY STAR® qualified product.

Cool Roof Rating Council (CRRC)

	CRRC ID	Solar Reflectance		Thermal Emittance		Solar Reflective Index (SRI)	
		Initial	3-yr	Initial	3-yr	Initial	3-yr
White	0610-0001	0.88	0.68	0.87	0.84	111	82
Tan	0610-0005	0.39	0.33	0.89	0.89	43	35
Gray	0610-0004	0.47	0.40	0.89	0.89	54	45
Dark Gray	0610-0006	0.26	0.25	0.88	0.89	26	25
Terra Cotta	0610-0009	0.26	0.24	0.89	0.88	26	23

LEED & LEED-EB Credits - White DL50 membrane alone can obtain 1 credit in either U.S. Green Building Council's LEED or LEED-EB programs. In combination with other design criteria the membrane may help attain other credits.

LEED Credit Category	Duro-Last Attribute
Sustainable Sites Credit 7.2 Heat Island Effect: Roof	Solar Reflective Index (SRI) SRI = 111

LEED-EB Credit Category	Duro-Last Attribute
Sustainable Sites Credit 6.2 Heat Island Effect: Roof	ENERGY STAR Qualified Thermal Emittance = 0.87

NSF/ANSI 347 PLATINUM CERTIFIED

Warranty:
The following warranties are available for projects utilizing DL50 membrane. Contact Duro-Last for warranty details.

Available Warranties				
Supreme	15-Year NDL Warranty	20-Year NDL Warranty – 15 Years Consequential Damages And 5 Years Material		20-Year NDL Warranty – 15 Years Consequential Damages And 5 Years Material and Labor
Ultra	15-Year NDL Hail Warranty[1]	15-Year NDL Hail & High Wind Warranty[1]	15-Year NDL High Wind Warranty[1]	20-Year NDL High Wind Warranty[1]
Basic	15-Year NDL Warranty[1]		20-Year NDL Warranty[1]	
Residential	15-Year Residential Material Limited Warranty[1]		20-Year Residential Material Limited Warranty[1]	

[1] Excludes consequential damage coverage.

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		Year 1		Year 2		Year 3		Year 4		Year 5			
Asset #	Asset Name	Maintenance Spending	Capital Spending	Maintenance Spending	Capital Spending	Maintenance Spending	Capital Spending	Maintenance Spending	Capital Spending	Maintenance Spending	Capital Spending		
1	Bin	$ 1.03	$ -	$ -	$ 84,872.00	$ 1.09	$ -	$ 1.13	$ -	$ 1.16	$ -		
2	Bulk Warehouse	$ 1,545.00	$ -	$ 1,591.35	$ -	$ 1,639.09	$ -	$ 1,688.26	$ -	$ 1,738.91	$ -		
3	Crane 1	$ 12,360.00	$ -	$ 12,730.80	$ -	$ 13,112.72	$ -	$ 13,506.11	$ -	$ 13,911.29	$ -		
4	Dolphins	$ 947.09	$ -	$ 975.50	$ -	$ 1,255.95	$ -	$ 1,417.04	$ -	$ 2,081.94	$ -		
5	Dry Fertilizer Facility	$ 15,872.62	$ -	$ 16,348.80	$ -	$ 16,839.26	$ -	$ 17,344.44	$ -	$ 17,864.77	$ -		
6	Fencing	$ 2,995.67	$ -	$ 3,085.54	$ -	$ 3,178.11	$ -	$ 3,273.45	$ -	$ 3,371.66	$ -		
7	Forklift 1	$ -	$ 72,100.00	$ 3,182.70	$ -	$ 3,278.18	$ -	$ 3,376.53	$ -	$ 3,477.82	$ -		
8	Forklift 2	$ 3,862.50	$ -	$ 4,972.97	$ -	$ 6,402.70	$ -	$ -	$ 78,785.62	$ 3,477.82	$ -		
9	Forklift 3	$ 3,862.50	$ -	$ 4,972.97	$ -	$ 6,402.70	$ -	$ -	$ 78,785.62	$ 3,477.82	$ -		
10	Forklift 4	$ 3,090.00	$ -	$ 3,182.70	$ -	$ -	$ 10,927.27	$ 3,376.53	$ -	$ 3,477.82	$ -		
11	Forklift 5	$ 3,090.00	$ -	$ 3,182.70	$ -	$ 3,278.18	$ -	$ -	$ 11,255.09	$ 3,477.82	$ -		
12	Forklift 6	$ 3,090.00	$ -	$ 3,182.70	$ -	$ 3,278.18	$ -	$ 3,376.53	$ -	$ 3,477.82	$ -		
13	Forklift 7	$ 3,090.00	$ -	$ 3,182.70	$ -	$ 3,278.18	$ -	$ 3,376.53	$ -	$ 3,477.82	$ -		
14	FTZ Warehouse	$ 6,420.76	$ -	$ 6,613.39	$ -	$ 6,811.79	$ -	$ 7,016.14	$ -	$ 7,226.62	$ -		
15	General	$ 10,461.11	$ -	$ 10,774.95	$ -	$ 11,098.19	$ -	$ 14,288.93	$ -	$ 18,398.99	$ -		
16	Grain Facility	$ 6,029.13	$ -	$ 7,762.51	$ -	$ 9,994.23	$ -	$ 12,867.57	$ -	$ 16,566.99	$ -		
17	Loader 1	$ 342.67	$ -	$ 352.95	$ -	$ 454.42	$ -	$ 585.07	$ -	$ -	$ 69,556.44		
18	Loader 2	$ 1,030.00	$ -	$ 1,060.90	$ -	$ 1,092.73	$ -	$ 1,125.51	$ -	$ 1,159.27	$ -		
19	MainDock	$ 5,459.00	$ -	$ 5,622.77	$ -	$ 5,791.45	$ -	$ 7,456.50	$ -	$ 9,600.24	$ -		
20	Mower	$ 206.00	$ -	$ 212.18	$ -	$ 218.55	$ -	$ 225.10	$ -	$ 231.85	$ -		
21	Office	$ 515.00	$ -	$ 530.45	$ -	$ 546.36	$ -	$ 562.75	$ -	$ 579.64	$ -		
22	Outside Storage	$ 3,955.37	$ -	$ 5,082.54	$ -	$ 6,556.64	$ -	$ 8,441.67	$ -	$ -	$ 289,818.52		
23	Pavement	$ 206.00	$ -	$ 212.18	$ -	$ 218.55	$ -	$ 281.38	$ -	$ 362.27	$ -		
24	Rail	$ 3,090.00	$ -	$ 3,182.70	$ -	$ 3,278.18	$ -	$ 4,220.66	$ -	$ 5,434.10	$ -		
25	Small Dock	$ 515.00	$ -	$ 530.45	$ -	$ 546.36	$ -	$ 562.75	$ -	$ 579.64	$ -		
26	Tractor	$ 253.38	$ -	$ 260.98	$ -	$ 268.81	$ -	$ 346.09	$ -	$ 445.60	$ -		
27	Warehouse A	$ 5,548.10	$ -	$ 5,714.54	$ -	$ 5,885.97	$ -	$ 6,062.55	$ -	$ 6,244.43	$ -		
28	Warehouse B	$ 3,957.59	$ -	$ 4,076.32	$ -	$ 4,198.61	$ -	$ 4,324.57	$ -	$ 4,454.30	$ -		
29	Warehouse C	$ 3,090.00	$ -	$ 3,182.70	$ -	$ 3,278.18	$ -	$ 3,376.53	$ -	$ 3,477.82	$ -		
30	Roof Warehouse A		$ 240,000.00									Cap Program	Maintenance
31	Heavy Duty Forklift		$ 250,000.00										
	Calculated	$ 104,885.52	$ 562,100.00	$ 113,773.92	$ 84,872.00	$ 122,183.37	$ 10,927.27	$ 122,680.30	$ 168,826.32	$ 138,074.25	$ 359,374.96	$ 1,186,100.55	$ 603,597.35
	Maximum	$ 150,000.00	$ 562,100.00	$ 150,000.00	$ 250,000.00	$ 150,000.00	$ 250,000.00	$ 150,000.00	$ 250,000.00	$ 150,000.00	$ 360,000.00		
	Maximum Cap Program											$ 2,000,000.00	$ -

Maintenance Highlighted in Red once Past Service Life and considering replacement

Port Planning Projects List

Google Maps Henderson County Riverport

Imagery ©2019 Google, Map data ©2019 Google 200 ft

Henderson County Riverport

Department of Transportation

You manage this Business Profile

6206 Riverport Rd, Henderson, KY 42420

R88R+3P Henderson, Union Township, KY

hendersonport.com

(270) 826-1636

Open now: 7:30AM–3:30PM

Photos

HENDERSON COUNTY RIVERPORT
Balance Sheet
As of April 8, 2019

	Apr 8, 19
ASSETS	
Current Assets	
Checking/Savings	
1022 · OLD NATIONAL BANK CD93294523	250,000.00
1000-00 · FIFTH THIRD BANK	149,745.22
1015-00 · FIELD & MAIN BANK SAVINGS	38,254.38
1016 · INDEPENDENCE BANK SAVINGS	245,327.59
1017-00 · FIELD & MAIN BANK WIRE ACCOUNT	124,231.44
1018 · FIELD & MAIN CD 553024	100,734.10
1019 · FIELD & MAIN CD 553016	100,677.64
1020 · FIELD & MAIN BANK CD 546606	211,142.12
Total Checking/Savings	1,220,112.49
Accounts Receivable	
1200-00 · ACCOUNTS RECEIVABLE	384,935.53
Total Accounts Receivable	384,935.53
Other Current Assets	
1030-00 · PETTY CASH	250.00
Total Other Current Assets	250.00
Total Current Assets	1,605,298.02
Fixed Assets	
2600 · GRANT RECEIVABLE	408,284.00
17000 · Accumulated Depreciation	-9,756,940.84
2000-00 · LAND	432,677.55
2001-00 · LAND-PURCHASE	1,790,159.76
2010-00 · LAND ENVIRONMENTAL REQUIREMENT	714,827.09
2100-00 · PORT FACILITIES	13,852,544.67
2200-00 · MACHINERY & EQUIPMENT	2,584,729.80
2300-00 · VEHICLES	16,200.00
2400-00 · OFFICE EQUIPMENT	164,622.32
Total Fixed Assets	10,207,104.35
Other Assets	
2700-00 · Construction in progress	56,302.44
2600-00 · Deferred Outflows	369,527.00
Total Other Assets	425,829.44
TOTAL ASSETS	**12,238,231.81**
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3000-00 · Accounts Payable	10,618.75
Total Accounts Payable	10,618.75
Other Current Liabilities	
24900 · KY Unemployment Fund	225.13
24740 · FICA Withholding	45.26
2478 · Federal Withholding	-69.19
24755 · KY Withholding	963.09
24800 · Retirement Withholding	22,562.52
24750 · Medical Insurance Payable	7,276.50
24700 · Life Insurance Withhled	268.03
24000 · Payroll Liabilities	279.56
24500 · AFLAC Withholding	-8.96
24650 · Dental Insurance Withholding	-14.64
3020-00 · ACCRUED PAYROLL AND ACC TAXES	16,863.76

HENDERSON COUNTY RIVERPORT
Balance Sheet
As of April 8, 2019

	Apr 8, 19
3025 · Accrued Incentive Pay Plan	20,023.64
3202-00 · ACCRUED INTEREST PAYABLE-F&M	8,486.30
Total Other Current Liabilities	76,901.00
Total Current Liabilities	87,519.75
Long Term Liabilities	
3360-00 · UNEARNED INCOME-SIG	97,588.18
3810-00 · LT NOTE PAYABLE-OV BANK	1,000,000.00
3850-00 · Unfunded Pension Liability	1,725,438.00
3900-00 · Deferred Inflows	202,704.00
Total Long Term Liabilities	3,025,730.18
Total Liabilities	3,113,249.93
Equity	
3860-00 · Unfunded OPEB liability	592,609.00
CONTRIBUTIONS IN AID OF CONSTR	4,303,215.96
DEFICIT-OCT 1994	85,732.26
DEVELOPMENT COMMISSION	445,875.61
ECONOMIC DEVELOPMENT ADMIN	1,374,493.00
FEDERAL GRANTS	375,000.00
LOCAL GOVERNMENTS	3,221.00
32000 · Unrestricted Net Assets	1,798,660.34
Net Income	146,174.71
Total Equity	9,124,981.88
TOTAL LIABILITIES & EQUITY	12,238,231.81

ANNUAL AFFIDAVIT FOR BIDDERS, OFFERORS AND CONTRACTORS

Affidavit Effective Date: _____
Affidavit Expiration Date: April 1, 2020
Maximum Length One-Year

REQUIRED AFFIDAVIT FOR BIDDERS, OFFERORS AND CONTRACTORS

FOR BIDS AND CONTRACTS IN GENERAL:

I. Each bidder or offeror swears and affirms under penalty of perjury, that to the best of their knowledge:

a. In accordance with KRS 45A.110 and KRS 45A.115, neither the bidder or offeror as defined in KRS 45A.070(6), nor the entity which he/she represents, has knowingly violated any provisions of the campaign finance laws of the Commonwealth of Kentucky; and the award of a contract to the bidder or offeror or the entity which he/she represents will not violate any provisions of the campaign finance laws of the Commonwealth.

b. The bidder or offeror swears and affirms under penalty of perjury that, to the extent required by Kentucky law, the entity bidding, and all subcontractors therein, are aware of the requirements and penalties outlined in KRS 45A.485; have properly disclosed all information required by this statute; and will continue to comply with such requirements for the duration of any contract awarded.

c. The bidder or offeror swears and affirms under penalty of perjury that, to the extent required by Kentucky law, the entity bidding, and its affiliates, are duly registered with the Kentucky Department of Revenue to collect and remit the sales and use tax imposed by KRS Chapter 139, and will remain registered for the duration of any contract awarded.

d. The bidder or offeror swears and affirms under penalty of perjury that the entity bidding is not delinquent on any state taxes or fees owed to the Commonwealth of Kentucky and will remain in good standing for the duration of any contract awarded.

e. The bidder or offeror swears and affirms under penalty of perjury that the entity bidding, is not currently engaged in, and will not for the duration of the contract engage in, the boycott of a person or an entity based in or doing business with a jurisdiction with which Kentucky can enjoy open trade, as defined in Executive Order No. 2018-905.

f. The bidder or offeror swears and affirms that the entity bidding, and all subcontractors therein, have not violated any of the prohibitions set forth in KRS 11A.236 during the previous ten (10) years, and further pledge to abide by the restrictions set forth in such statute for the duration of the contract awarded.

FOR "NON-BID" CONTRACTS (I.E. SOLE-SOURCE; NOT-PRACTICAL OR FEASIBLE TO BID; OR EMERGENCY CONTRACTS, ETC):

II. Each contractor further swears and affirms under penalty of perjury, that to the best of their knowledge:

a. In accordance with KRS 121.056, and if this is a non-bid contract, neither the contractor, nor any member of his/her immediate family having an interest of 10% or more in any business entity involved in the performance of any contract awarded, have contributed more than the amount specified in KRS 121.150 to the campaign of the gubernatorial slate elected in the election last preceding the date of contract award.

b. In accordance with KRS 121.330(1) and (2), and if this is a non-bid contract, neither the contractor, nor officers or employees of the contractor or any entity affiliated with the contractor, nor the spouses of officers or employees of the contractor or any entity affiliated with the contractor, have knowingly contributed more than $5,000 in aggregate to the campaign of a candidate elected in the election last preceding the date of contract award that has jurisdiction over this contract award.

c. In accordance with KRS 121.330(3) and (4), and if this is a non-bid contract, to the best of his/her knowledge, neither the contractor, nor any member of his/her immediate family, his/her employer, or his/her employees, or any entity affiliated with any of these entities or individuals, have directly solicited contributions in excess of $30,000 in the aggregate for the campaign of a candidate elected in the election last preceding the date of contract award that has jurisdiction over this contract.

As a duly authorized representative for the bidder, offeror, or contractor, I have fully informed myself regarding the accuracy of all statements made in this affidavit, and acknowledge that the Commonwealth is reasonably relying upon these statements, in making a decision for contract award and any failure to accurately disclose such information may result in contract termination, repayment of funds and other available remedies under law. If the bidder, offeror, or contractor becomes non-compliant with any statements during the affidavit effective period, I will notify the Finance and Administration Cabinet, Office of Procurement Services immediately. I understand that the Commonwealth retains the right to request an updated affidavit at any time.

Signature

Greg Pritchett
Printed Name

Executive Director
Title

April 10, 2019
Date

Company Name Henderson County Riverport

Address 6200 Riverport Road, Henderson Ky 42420

Commonwealth of Kentucky Vendor Code (if known) _____

Subscribed and sworn to before me by Greg Pritchett (Affiant) Executive Director (Title)

of Henderson County Riverport (Company Name) this 10 day of April ,20 19 .

Notary Public

[seal of notary]

My commission expires: 4-19-20