

KENTUCKY PUBLIC RIVERPORT CONSTRUCTION AND MAINTENANCE (KPRCM) APPLICATION

INSTRUCTIONS: A guidance document is provided to assist in completing the application packet and may be accessed at <https://transportation.ky.gov/MultimodalFreight/Pages/KPRCM.aspx>
See the guidance document for required attachments and acceptable methods of submittal.

SECTION 1: APPLICANT INFORMATION

PUBLIC RIVERPORT NAME	TOTAL PROJECT COST	KPRCM FUND	
Paducah McCracken County Riverport Authority	\$1,250,000.00	#####	\$1,250,000.00
STREET ADDRESS	CITY	STATE	ZIP
2000 Wayne Sullivan Drive	Paducah	KY	42002
CONTACT NAME & TITLE	PHONE	EMAIL	
James H. Garrett, Executive Director	270.556.7734	jgarrett@paducahriverport.org	

SECTION 2: PROJECT DESCRIPTION

PROJECT TITLE	DURATION
Warehouse 20,000 sq.ft.	8 months 0 weeks

FACILITIES AFFECTED BY THE PROPOSED PROJECT

☒ Owned by Riverport Authority ☐ Leased to:

DESCRIPTION OF THE PROPOSED PROJECT (Provide a brief project description and the proposed work to be completed. Text is limited to the space provided below.)

During PMCR's 2021 PIDP Grant a 70' x 300' concrete pad was poured with a loading dock and access ramp. This pad area represents a 21,000 sq.ft. warehouse opportunity. PMCR proposes to construct a new 20,000 sq.ft warehouse on this site.

Select ONE: ☐ Applicant plans to use their own manpower, equipment, or materials on the project (Force Account).
☒ Applicant plans to competitively bid out all work related to the project.

TRAFFIC	CURRENT	AFTER PROJECT
Trucks per day	85	85
Train cars per week	0	0
Barges per week	8	8

SECTION 3: PERMITS AND APPROVALS

	YES	NO
Has the applicant consulted with state and federal agencies (US Army Corps of Engineers, US Coast Guard, US Fish & Wildlife Service, KY Division of Water, KY Heritage Council, etc.)?	☐	☒
Has state and federal agency consultation determined permits are needed?	☒	☐
Have all required permits (environmental, encroachment, etc.) been obtained?	☐	☒

FOR KYTC USE ONLY

Date Received: _____	WTAB Approval ☐ Yes ☐ No	Notification of Award: _____ MOA #: _____ Notice to Proceed: _____
Application Complete: ☐ Yes ☐ No	Sec. Approval ☐ Yes ☐ No	
Eligible Applicant? ☐ Yes ☐ No	Award Amount _____	
Permits Needed? ☐ Yes ☐ No	Award Date: _____	

KENTUCKY PUBLIC RIVERPORT CONSTRUCTION AND MAINTENANCE (KPRCM) APPLICATION

SECTION 4: PROJECT EVALUATION

A. DESCRIPTION OF THE PROPOSED PROJECT'S CRITICALITY AND TRANSPORTATION IMPACT ON RIVERPORT OPERATIONS AND KENTUCKY'S MULTIMODAL FREIGHT NETWORK *(Text is limited to the space provided below.)*

Currently PMCRA has 75,000 sq.ft. of useable warehouse space on the site. All 75,000 sq.ft. are being fully utilized and under long term contract. PMCRA has had several potential customers, including a major current customer, requesting additional warehouse space. The largest major (90%) of these products are delivered by barge and shipped out by truck. This additional warehouse space will allow Riverport East an opportunity to grow with PRCO and develop new customers that will generate additional barging and trucking opportunities in Western Kentucky.

B. DESCRIPTION OF THE PROPOSED PROJECT'S ECONOMIC DEVELOPMENT IMPACT AND ABILITY TO SUPPORT ECONOMIC GROWTH, JOBS, INDUSTRY, AND PRIVATE INVESTMENT *(Text is limited to the space provided below.)*

Currently, PRCO, large refractory brick manufacturer, in Graves County, Kentucky is positioning themselves for growth opportunities in the U.S. steel industry. PRCO is scheduled to receive a third manufacturing press in the next year. This will increase their productivity up to 50% requiring an equal increase in raw material inventory. This new warehouse space will position PMCRA to support PRCO and other customers in the future. Note, PRCO plans to add another shift (15-20 employees) to support the future production increases.

C. DESCRIPTION OF THE PROPOSED PROJECT'S ABILITY TO IMPROVE SAFETY, PRESERVE INFRASTRUCTURE, AND IMPROVE RESILIENCY *(Text is limited to the space provided below.)*

In discussions with potential users we have tentative plans to store all of the graphite products in this new warehouse. Graphite products create slipping hazards. The new concrete floor is textured to lessen this risk. Secondly, by inventoring all the graphite products in a central location, PMCRA will increase our efficiency in loading this product onto delivery trucks.

D. DESCRIPTION OF THE PROPOSED PROJECT'S READINESS & DELIVERABILITY AND LIKELIHOOD THE PROJECT CAN PROCEED EFFICIENTLY AND SUCCESSFULLY *(Text is limited to the space provided below.)*

First, the concrete pad has been completed and is ready for the warehouse to be built utilizing this new pad. PMCRA has had meetings with six different bulk storage and warehouse construction companies over the last two months. PMCRA has explored multiple options to meet the Riverport's future needs. The quote included herein is from a vendor who recently constructed a similar warehouse for another Kentucky Riverport. Electric power is readily available on the west end of the concrete pad.

E. DESCRIPTION OF THE PROPOSED PROJECT'S FINANCIAL LEVERAGE & PARTNERSHIP AND WHETHER THE PROJECT LEVERAGES OUTSIDE INVESTMENT OR PARTNERSHIPS *(Text is limited to the space provided below.)*

The cost of the construction would be fully funded utilizing KPRCM grant funds. No outside or additional funding will be required.

F. DESCRIPTION OF THE PROPOSED PROJECT'S STRATEGIC IMPORTANCE TO KENTUCKY AND BROADER STATEWIDE TRANSPORTATION AND ECONOMIC SIGNIFICANCE *(Text is limited to the space provided below.)*

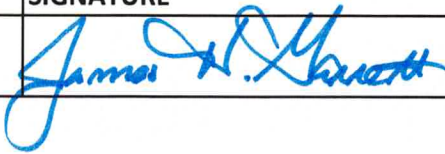
This new warehouse project will play a significant role in supporting the growth of current manufacturers and provide much needed warehouse space for new customers. Today, with PMCRA at 100% warehouse utilization, this new warehouse space will allow PMCRA to begin once again marketing the riverport services to better serve the community.

**KENTUCKY PUBLIC RIVERPORT CONSTRUCTION AND MAINTENANCE (KPRCM) APPLICATION****SECTION 5: SUBMISSION CHECKLIST** *(See guidance document for details.)*

- ☒ Kentucky Public Riverport Construction and Maintenance (KPRCM) Application (TC 59-113)
- ☒ Statement of Work
- ☒ Scope of Work
- ☒ Purchase quote or cost estimate for the project
- ☒ Project Schedule/Timeline
- ☒ 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 app
- ☒ Required Affidavit for Bidders, Offerors and Contractors from applicant

SECTION 6: CERTIFICATION

I have read the Kentucky Public Riverport Construction and Maintenance 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 KPRCM funds and returned to applicant. I also hereby certify, subject to the provision of KRS 523.100 (unsworn falsification to authorities), that the above information is true and correct to the best of my knowledge.

PRINTED NAME & TITLE	SIGNATURE	DATE
James H. Garrett		September 30, 2026

Completed applications and all required attachments must be submitted electronically in PDF format. Paper copies will not be accepted. Emailed applications must be received by the Division by date indicated in call for projects. PDF copies shall be sent via email to the address indicated in the call for projects.



Kentucky Public Riverport Construction & Maintenance (KPRCM) Application

New Warehouse 20,000-square-foot



Point of Contact: James H. Garrett
Applicant: Paducah-McCracken County Riverport Authority
Applicant Address: 2000 Wayne Sullivan Drive, Paducah, KY 42003
Phone: Office (270) 442-9326 - Ext 3610
Cell (270) 556-7734
Email: jgarrett@paducahriverport.org

Total Project Cost: \$ 1,250,000.00

Grant Funding Application

This grant funding will be utilized to design and construct a 20,000-square-foot warehouse on an existing 70' x 300' concrete pad.

PMCRA has 75,000-square-feet of warehouse that is currently being utilized at 100% capacity. Both current and new customers have requested additional warehouse space be made available at the riverport for growth opportunities.

PMCRA has performed an extensive review of available sites with the riverport boundaries and have identified the development of this concrete pad to be the most economical way to add this much needed warehouse space.

Qualifications and Eligibility

The Paducah-McCracken County Riverport Authority (PMCRA) was founded in 1964 by the legislative bodies of McCracken County and the City of Paducah. The operating facility is located on the Tennessee River between river mile markers 1.3 and 2.0 on the left descending bank, near the confluence of the Ohio and Tennessee Rivers.

PMCRA is a major transshipper of bulk commodities servicing 14 counties in western Kentucky along with substantial shipments to TN, IL, and MO. Commodities transshipped through the port support State and Federal roadway projects, the expansion of the Kentucky Lock & Dam, commercial and residential construction projects, two manufacturing facilities employing over eighty (80) Kentuckians and the agriculture industry in Kentucky and the adjoining states. Our business partners have conveyed that the port directly supports over 600 jobs, not including those associated with the river industry or the four-state agriculture community.

The following picture provides an aerial view of the PMCRA facilities. These include a General Cargo Berth (GCB) and shoreside laydown cargo area. A separate Bulk Commodity Berth (BCB) is used to discharge barges that are fed via conveyor to a 20-acre Bulk Commodity storage and transshipment yard. The Port also has over 100,000 square feet of warehousing, office buildings, and additional outdoor storage areas. The two current areas associated with the Port's Radioactive Materials License (RAM) that are utilized for UF-6-cylinder storage and transshipments are also identified in the picture.

Paducah-McCracken County Riverport Authority – Aerial View



Statement of Work

This warehouse will be bid as a design and construction project. The warehouse will require two equipment access doors of adequate height to operate forklifts and delivery trucks safely. The wall and ceiling height will accommodate a minimum of 16' of clearance for the stacking of supersacks to maximize the use of the space. The warehouse will be equipped with an adequate lighting package.

Scope of Work

Each bidder will develop a design to meet all the requirements necessary to safely operate a 20,000 sq.ft warehouse. The contractor will be responsible for securing the city's construction permits.

An evaluation will be performed to determine if the existing concrete pad is sufficient for mounting the structural components or if an additional foundation will need to be added around the perimeter of the pad.

A metal sheathing or fabric material warehouse will be constructed on the existing concrete pad. The warehouse will include a minimum of two (2) 16' x 16' electric roll up access doors and an adequate number of access doors. A lighting package will be added to adequately light the warehouse for continuous operations.

Project Purchase Quote and Cost Estimate

PMCRA has met with several warehouse contractors that construct both metal and fabric warehouses. Though we plan to evaluate both types of structures, we have received a wide range of estimates. We are confident the quote included herein from Youngblood Excavation Contracting best illustrates the cost for constructing a 20,000 square foot warehouse on the current site.

The quote from Youngblood Excavating Contracting is for a total of **\$1,097,815.00**. This quote did not include geotechnical testing, additional foundation work, insulation, or a contingency. These additional items are estimated to bring the total project costs to \$1,250,000.00.

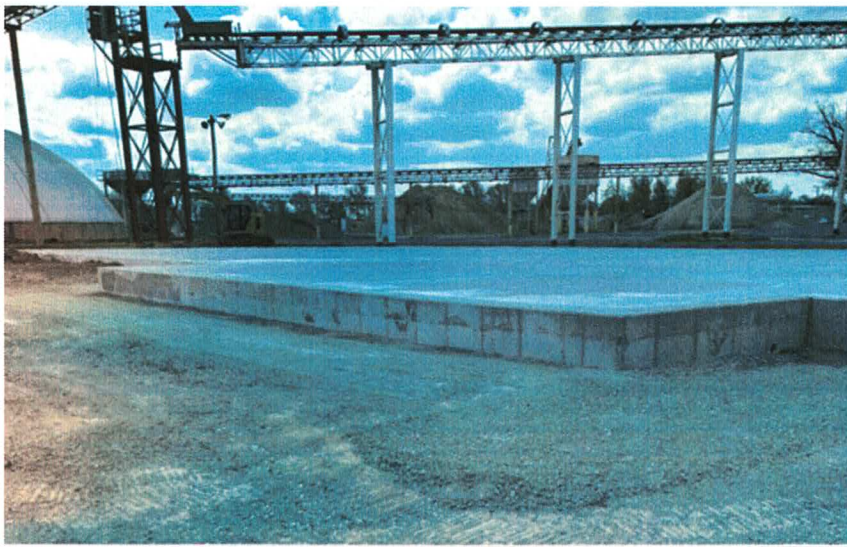
The Youngblood Excavating Contracting quote is included under Exhibit A.

Project Schedule and Timeline

The bidding process will commence within 30 days of grant award agreement execution. A three-week bidding period will be scheduled. Upon agreement signature, the contractor will be allocated a six (6) month period to construct the warehouse and complete all the necessary utility connections.

Maps, Engineering Plans, or Consultation Correspondences





Recently constructed concrete pad with loading dock



Conceptual Drawing

Consultations with Federal or State Agencies

The City of Paducah Director of Planning, Carol Gault and Les Fugate, Chief Building Inspector-Fire Prevention Division reviewed the project summaries and communicated the following permits would be required:

- Pre-permit submittal meeting would need to be held prior to submitting permit applications.
- Building Permit
- Mechanical Permit
- Electrical Permit

Summary

On behalf of my colleagues at PMCRA, our business partners, and the citizens of the City of Paducah, McCracken County, and the adjacent Western Kentucky counties that we service, I would like to thank you for your consideration of this critical infrastructure refurbishment project within our facility. Should you have any questions or require any additional clarification, please do not hesitate to contact me.

Respectfully submitted,



James H. Garrett
Executive Director
Paducah-McCracken Country Riverport Authority

Exhibit A

PMCRA

New Warehouse

Construction Quote



111 Pioneer Industrial LN
Mayfield, KY 42066
270-247-1400 fax 270-247-1408

09/24/2026

Paducah McCracken County Riverport Authority
2000 Wayne Sullivan Dr
Paducah, KY

Mr. James Garrett,

Re: New Warehouse and Roof Replacement at Current Warehouse Location

Youngblood Excavating and Contracting proposes to furnish all labor, material, and equipment to complete the following scope of work.

115 Locust Drive Location

- | | |
|--|----------------|
| 1. Building construction and foundations | \$1,037,835.00 |
| ○ Red Iron Building Package | |
| ○ Building Erection | |
| ○ Foundation within existing slab | |
| ○ 2 – 16' x 16' Sectional Doors | |
| ○ Fire Suppression | |
| ○ Permits and Design | |
| 2. Lighting Package (Allowance) | \$ 60,000.00 |

Exclusions are as follows.

Geotechnical and concrete testing is not included in this proposal.

Rock excavation nor material required to replace rock removed voids is not included.

Unsuitable soil removal or replacement is not included.

Winter conditions are not included in this proposal.

We appreciate the invitation to quote this project and look forward to future opportunities.

Respectfully Submitted,

Kevin Kell

Youngblood Excavating and Contracting, LLC

**75' x 275' BUILDING
ON 100' x 300' CONCRETE SLAB**

BUILDING SIZE

Width: 75 feet (building)
Length: 275 feet (building)
Total Area: 20,625 sq ft

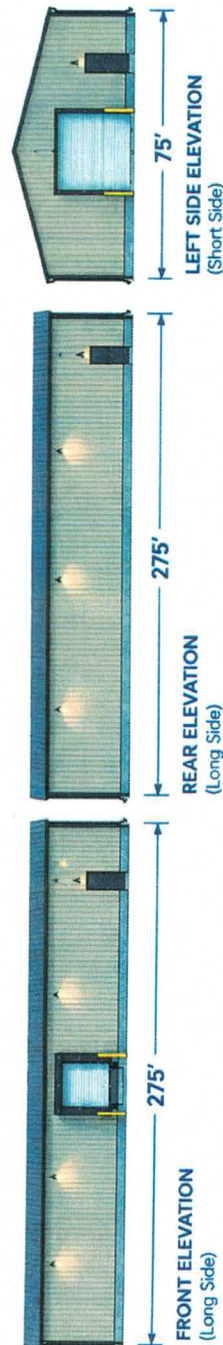
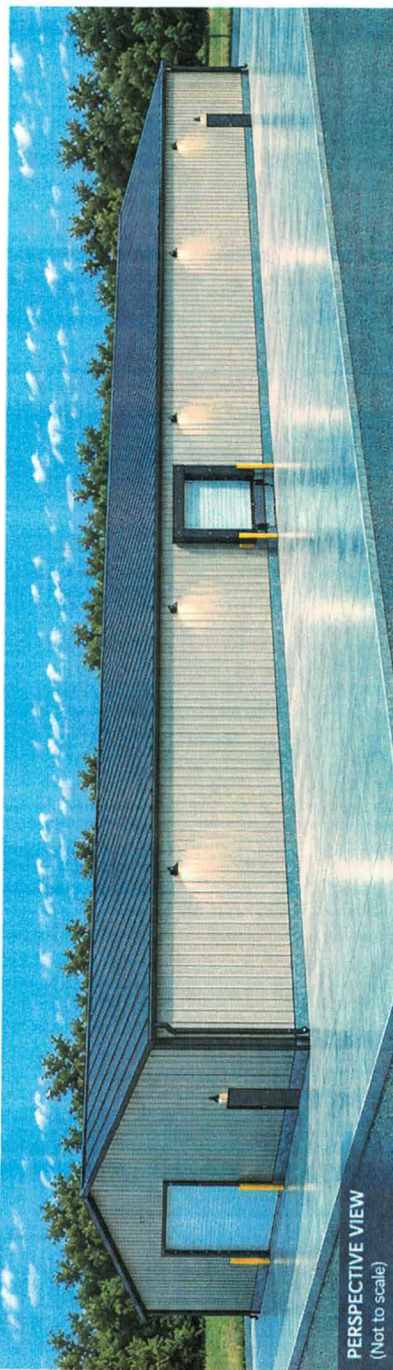
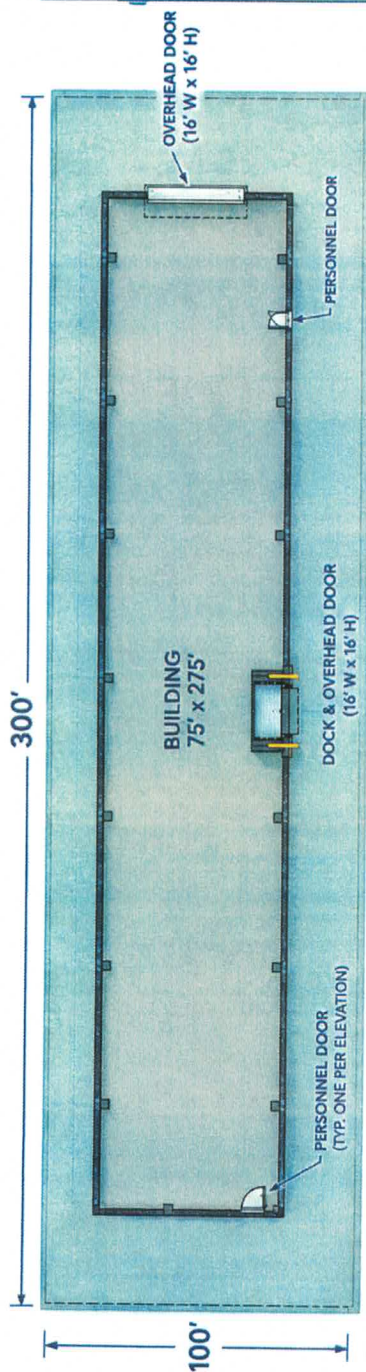
SLAB SIZE

Width: 100 feet (slab)
Length: 300 feet (slab)
Total Area: 30,000 sq ft

FEATURES (Concept)

- Open warehouse space (20,625 sq ft)
 - 1 dock with 16' x 16' overhead door (centered on long side)
 - 1 overhead door (16' x 16') on left side
 - 2 personnel doors (1 on each elevation)
 - 4 exterior wall lights (typical)
- Metal building construction (concept)

Note: This is a conceptual drawing. Dimensions and features can be adjusted to fit your needs.





**Required Affidavit for Bidders, Offerors
and Contractors**
(KRS 45A.110 & 45A.115)

Affidavit Effective for One (1) Year from Date of Execution

Instructions: Pursuant to KRS 45A.110 and 45A.115, a bidder, offeror, or contractor ("Contractor") is required to submit a Required Affidavit for Bidders, Offerors, and Contractors to be awarded a contract, or for the renewal of a contract. An authorized representative of the contracting party must complete the attestation below, have the attestation notarized, and return the completed affidavit to the Commonwealth.

Attestation

As a duly authorized representative for the Contractor, I swear and affirm under penalty of perjury, that that the Contractor has not knowingly violated campaign finance laws of the Commonwealth of Kentucky and that the award of a contract will not violate any provision of the campaign finance laws of the Commonwealth. For purposes of this attestation, "Knowingly" means that the bidder or offeror is aware or should have been aware of the existence of a violation. The bidder or offer understands that the Commonwealth retains the right to request an updated affidavit at any time.



Signature

Executive Director

Title

James H. Garrett
Printed Name

September 28th, 2026
Date

Bidder or Offeror Name: Paducah-McCracken County Riverport Authority
Address: 2000 Wayne Sullivan Drive
Paducah, KY 42003

Commonwealth of Kentucky Vendor Code (If known): _____

Subscribed and sworn to before me this 28 day of September, 2026.

State of: Kentucky Notary: Jessica L. McDowell

County of: McCracken My Commission Expires: July 22, 2027



