

**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 REQUEST
Paducah-McCracken County Riverport Authority		\$ 520,000.00	\$520,000.00
STREET ADDRESS	CITY	STATE	ZIP
2000 Wayne Sullivan Drive	Paducah	KY	42002
CONTACT NAME & TITLE	PHONE	EMAIL	
James H. Garrett, Executive Director	270-442-9326	jgarrett@paducahriverport.org	

SECTION 2: PROJECT DESCRIPTION

PROJECT TITLE	DURATION
Scale House Replacement	9 months 0 weeks

FACILITIES AFFECTED BY THE PROPOSED PROJECT

☒ Owned by Riverport Authority ☐ Leased to:

Briefly describe how the project will improve public riverport facilities and infrastructure, to capture the economic and trade potential offered by water transportation.: (Text limited for accurate printing. Attach additional pages as needed.)

The Scale House serves as the central control building for all the functions necessary to operate a bulk yard handling approximately 450,000 tons annually. PMCR Scale House activities include truck weighing, central communication systems, belt scale monitoring, customer ticketing, and customer communications. Furthermore, though its primary purpose is to the coordinate bulk yard operations, the building serves as a central location for operational management and employee functions necessary to support the equipment operators and maintenance on a daily basis. The 450,000 tons of sand, rock, fertilizer, petroleum coke, and Livlite supports an estimated 600 jobs within the construction, agricultural, and manufacturing sectors in McCracken County and several surrounding counties. Bulk Yard Operations represents **55%** of the annual revenue generated at the Riverport.

The replacement of the existing 50 year old scale house building is necessary for continual operations of the bulk yard. The deterioration of the windows and doors allows significant levels of sand to penetrate the interior spaces settling in the electronic systems. Currently, PMCR does not have any other building structure suitable as a replacement.

This grant funding will be utilized to construct an approximate 1,366 square foot scale house building including parking facilities. The building will allow for continual operations of the 450,000 tons of annual bulk material for the foreseeable future. Therefore guaranteeing PMCR can deliver vital construction, agricultural, and manufacturing products to Western Kentucky.

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	7	7

FOR KYTC USE ONLY

Date Received:	WTAB Approval <input type="checkbox"/> Yes <input type="checkbox"/> No	Notification of Award: _____ MOA #: _____ Notice to Proceed: _____
Application Complete? <input type="checkbox"/> Yes <input type="checkbox"/> No	Sec. Approval <input type="checkbox"/> Yes <input type="checkbox"/> No	
Eligible Applicant? <input type="checkbox"/> Yes <input type="checkbox"/> No	Award Amount: _____	
Permits Needed? <input type="checkbox"/> Yes <input type="checkbox"/> No	Award Date: _____	

**KENTUCKY PUBLIC RIVERPORT CONSTRUCTION AND MAINTENANCE (KPRCM) APPLICATION****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.)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Has state and federal agency consultation determined permits are needed?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Have all required permits (environmental, encroachment, etc.) been obtained?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SECTION 4: SUBMISSION CHECKLIST *(See guidance document for details.)*

- ☒ Kentucky Public Riverport Construction and Maintenance Application
- ☒ 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 applicable
- ☒ Required Affidavit for Bidders, Offerors and Contractors from applicant

SECTION 5: CERTIFICATION

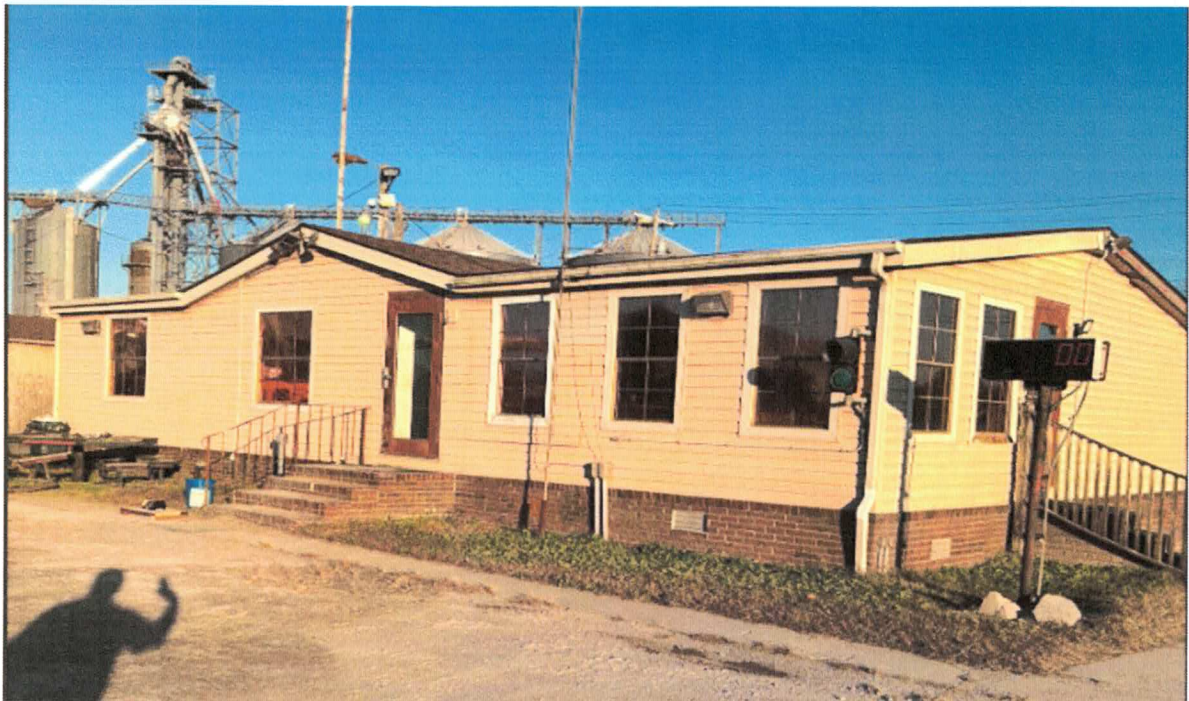
I have read the Kentucky Public Riverport Construction and Maintenance Project Guidance Document and understand and agree to abide by what is stated therein. I agree that incomplete applications, applications missing any of the above required supporting documents, or applications received after the deadline, 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, Executive Director		11/13/2025

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: KYTC.ModalPrograms@ky.gov



Kentucky Public Riverport Construction & Maintenance (KPRCM) Application
Scale House Replacement



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: igarrett@paducahriverport.org

Total Project Cost: \$ 520,000.00

Grant Funding Application

PMCRM Bulk Yard operates out of a vintage double wide modular constructed Scale House office building. The approximate date of construction is 1975. The building was originally constructed with a wooden structure and vinyl exterior siding. The interior was constructed of a fiberboard panel and linoleum tile floors. The building has deteriorated to the point where the cost of repairs far exceeds the remaining life expectancy of the structure. The flooring, specifically high wear areas, such as the scale house operators' desk area, has been replaced multiple times and has sagging flooring as the floor joists have deteriorated and require complete replacement. The window framing has rotted to the point of open holes around the window frames. The level of deterioration around the windows and doors allows sand dust to penetrate the interior and settle in the sensitive electronic system controlling the truck scales, belt scales, and communication systems. During the summer of 2025, rodents destroyed the scale communications and electronic wiring on three occasions, shutting down bulk yard operations for three days.

All Bulk Yard activities including truck weighing, central communication systems, belt scale monitoring, customer ticketing, and customer communications are all based out of the Scale House. This includes all the truck scale computer and electronic systems, bulk yard computer systems, central radio systems, and safety equipment. Furthermore, though its primary purpose is to coordinate bulk yard operations, the building serves as a central location for operational management and employee functions including locker rooms, restroom facilities, frontline supervision workspaces, and lunchroom. In general, the Scale House serves as the central hub of all functions required to operate a 450,000 plus ton bulk yard. The 450,000 tons of sand, rock, fertilizer, petroleum coke, and Livlite support an estimated 600 jobs within the construction, agricultural, and manufacturing sectors in McCracken County and several surrounding counties. This represents **55%** of the annual revenue generated at the Riverport. PMCRM serves as the primary source of concrete sand for construction and is the sole provider of the sand for all the concrete being used to build the new Kentucky Lock on the Tennessee River.

This grant funding will be utilized to construct an approximate 1,366 square foot scale house building including parking facilities. The building will continue to function in an improved capacity ensuring bulk yard operations for decades to come.

Qualifications and Eligibility

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 marker 1.3 and 2.0 on the left descending bank, near the confluence of the Ohio and Tennessee Rivers.

PMCRA is a major transhipper 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 75,000 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

Construct a new Scale House building immediately in front of the existing Scale House. This will allow the scale house operations to stay in operation until the new building is commissioned. Upon completion, the existing Scale House building will have a full

demolition and disposal. The vacated area will be repurposed as an employee parking lot.

The design will include spaces specifically designated to house the electronic equipment. Covered access for truck drivers to receive scale ticketing with outdoor accessible restroom facility. A safe space to serve as storm shelter.

Scope of Work

Peck Flannery Gream Warren (PFGW) is under contract to develop the architectural design and costs estimate. PFGW held multiple meetings with the PMCRA staff to review the needs and potential improvements over the existing facility layout to more efficiently manage the flow of scale house functions.

Construction will include placement of new utilities, foundations, wood framing, block exterior, shingle or metal roof, drywall walls and ceilings, laminate flooring, steel doors, and central HVAC system. The building will meet all state and city building codes.

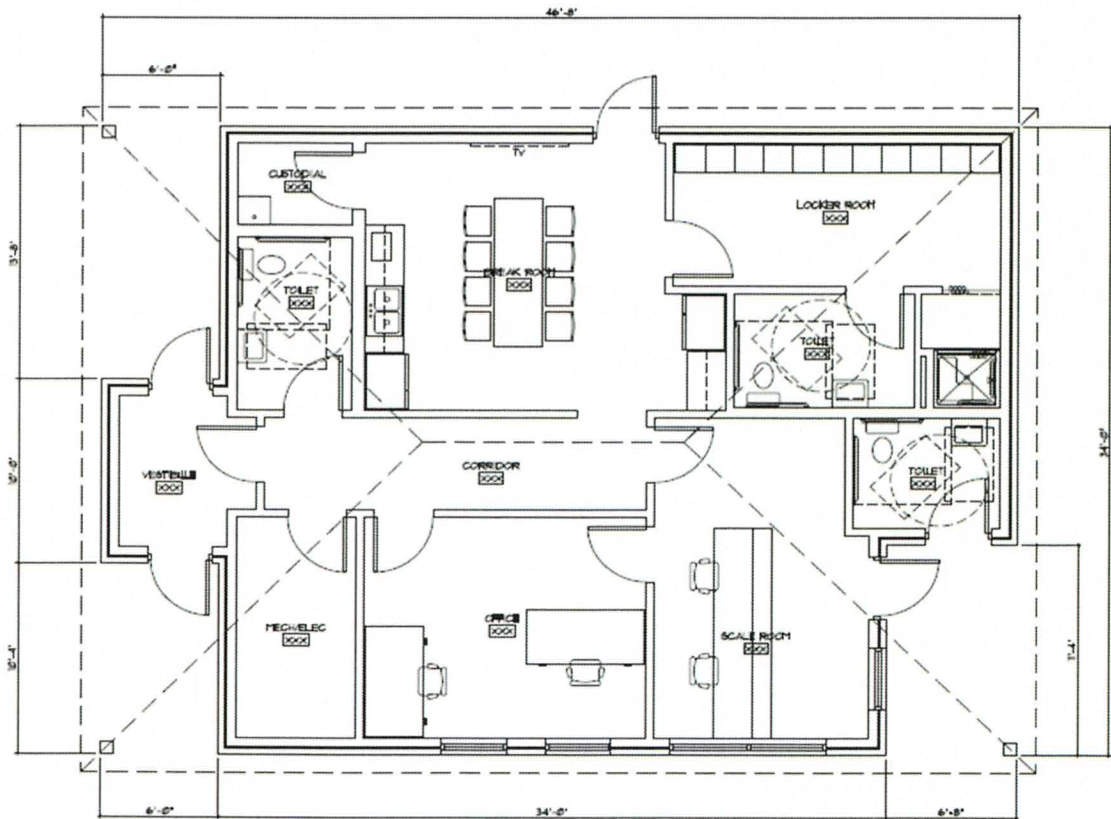
Upon completion of the new building, the existing building will be demoed, and the original building location will be repurposed with a solid surface parking area for bulk yard employees.

Project Purchase Quote and Cost Estimate

PMCRA contracted PFGW to develop the architectural designs. The new design incorporated all improvements and efficiencies identified in discussions with the bulk yard employees and truck drivers. The design further considered the allowed space available without disrupting truck flow through the bulk yard.

The approved architectural design requires 1,366 square feet of space to incorporate design elements. This grant request is for a total of **\$520,000.**

Note, the cost estimate is attached as separate document.



CONCEPTUAL FLOOR PLAN

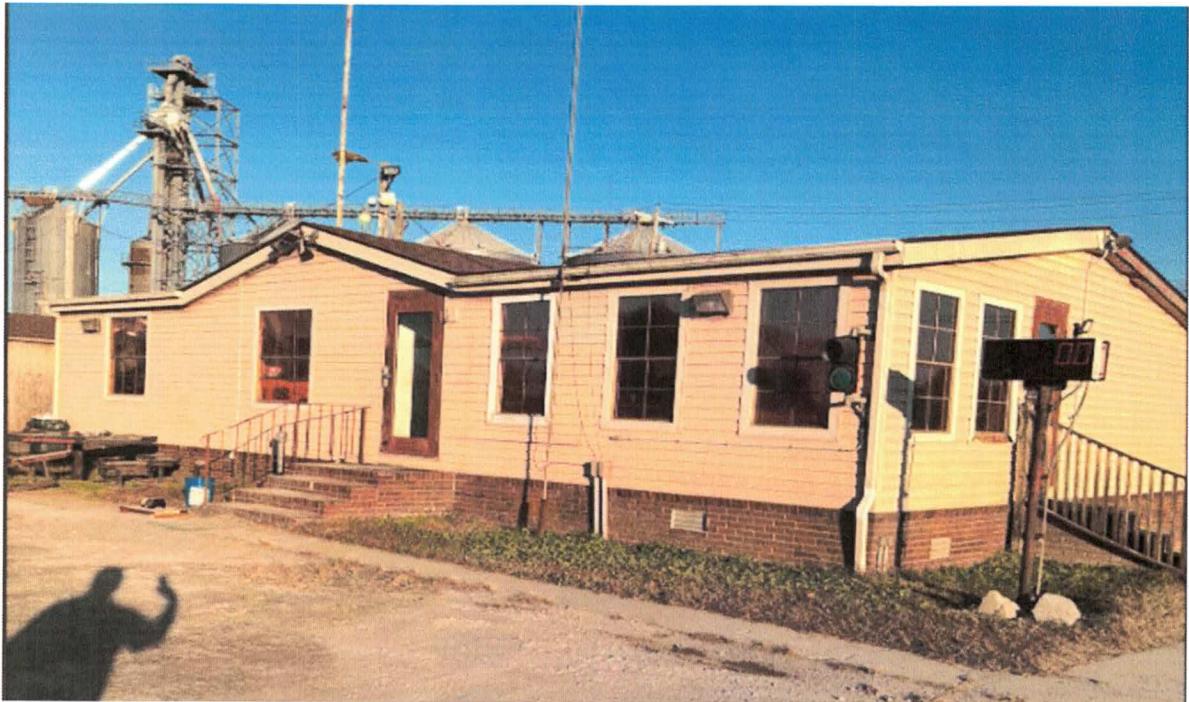
SCALE: 1/4" = 1'-0"

Project Schedule and Timeline

The schedule discussed with PFGW for this type of project including final architectural design, permitting, civil work, construction, demolition, and commissioning is estimated to be in a nine (9) month period from date of award.

Photographs, Engineering Plans, or Consultation Correspondences

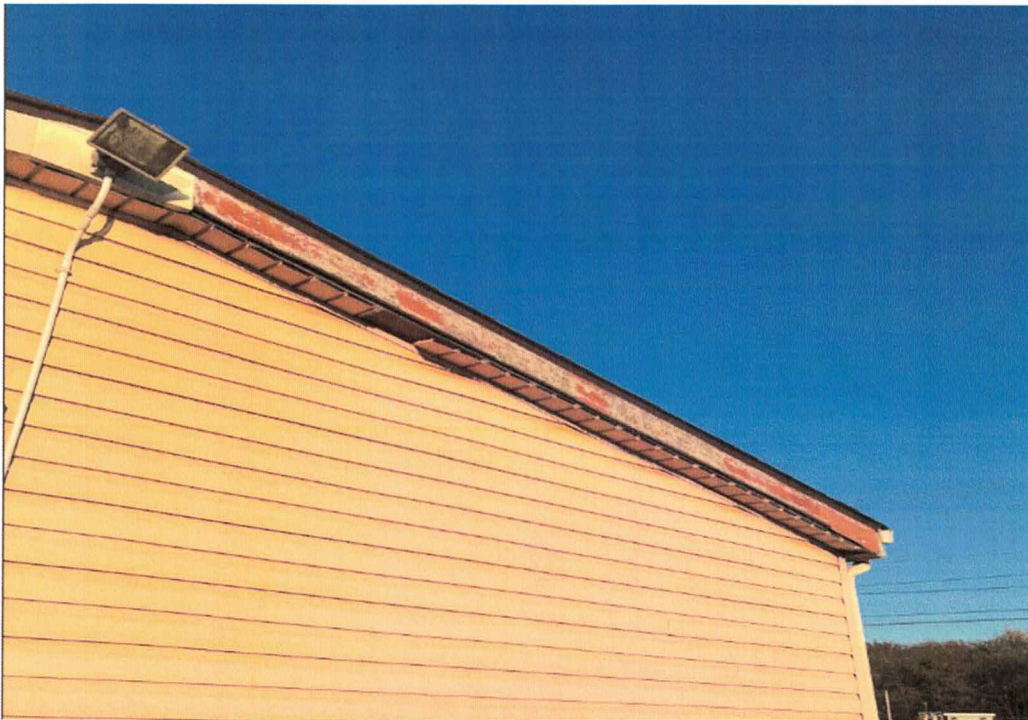
Included herein are photographs of the current conditions of the existing Scale House building :



Scale House Building



Deteriorated Window Frames



Deteriorated Fascia

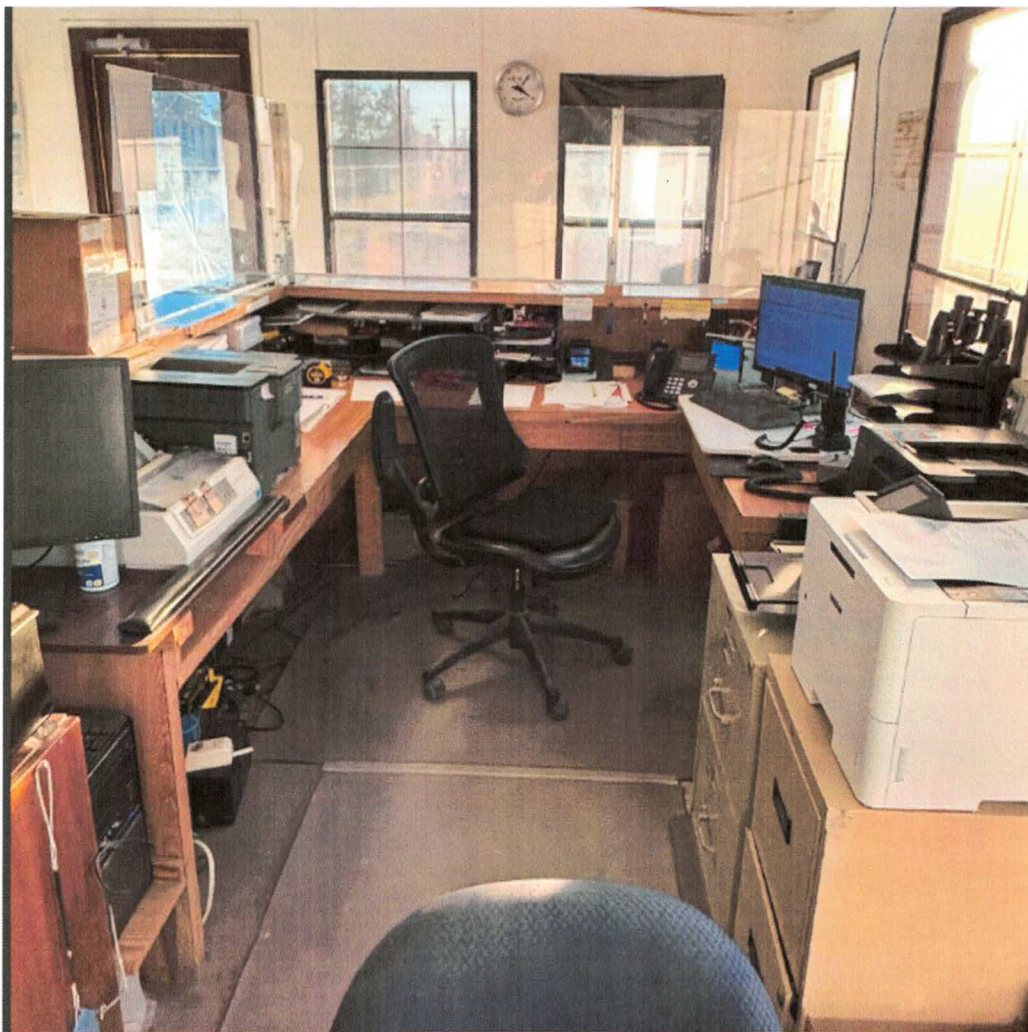




Deteriorated Ceiling – Above Scale Operator Desk



Main Hall – Flooring



Scale Operator Workspace

This is an example of the deteriorating floor with plastic sheathing covering the holes in the subflooring. The scale electronic systems are stored under the desk.

Consultations with Federal or State Agencies

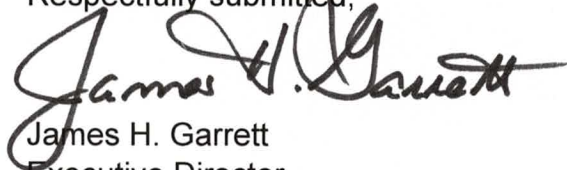
City construction permits will be required including building, mechanical, and electrical permits. No city engineering is required due to the size of the building.

Note, the Paducah Fire Department and Fire Prevention Division letter outlining the requirements is attached as a separate page.

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,

A handwritten signature in black ink, reading "James H. Garrett". The signature is fluid and cursive, with the first name "James" being the most prominent.

James H. Garrett
Executive Director

Paducah-McCracken Country Riverport Authority

OPINION OF PROBABLE COST				DATE PREPARED		PFGW FILE NO.	
				11/13/2025		2533	
PROJECT NEW OFFICE FACILITY - PADUCAH-McCRACKEN COUNTY RIVERPORT AUTHORITY				BASIS FOR ESTIMATE Programming Schematic Design Dev Constr Docs Other 11/13/2025			
LOCATION 2000 Wayne Sullivan Drive, Paducah, Kentucky 42003							
ARCHITECT/ENGINEER PFGW ARCHITECTS							
TOTAL BUILDING AREA			ESTIMATOR			CHECKED BY	
1,587 sf - Scale House			JAC				
	QUANTITY		NOTES			UNIT COST	TOTAL COST
	NO. UNITS	UNIT MEAS.				PER UNIT	
ADMINISTRATION AND SCALE HOUSE							
CIVIL							
Demolition of Existing Structure	1,500	SF				\$7	\$10,500
Site Work, Utilities, Storm Water	7,000	SF				\$10	\$70,000
Subtotal Civil							\$80,500
STRUCTURAL							
Foundation, Structure	1,587	SF				\$30	\$47,610
Subtotal Structural							\$47,610
ARCHITECTURAL							
Architetur and Interior Finishes	1,587	SF				\$65	\$103,155
Subtotal Architectural							\$103,155
MECHANICAL							
HVAC	1,366	SF				\$30	\$40,980
Subtotal Mechanical							\$40,980
PLUMBING							
Plumbing	1,366	SF				\$15	\$20,490
Subtotal Plumbing							\$20,490
ELECTRICAL							
Power, Lighting, Special Systems	1,587	SF				\$25	\$39,675
Subtotal Electrical							\$39,675
SUBTOTAL - SITE, STRUCTURAL, ARCHITECTURE, MPE (SCALE HOUSE)							\$332,410
SUBTOTAL - SITE AND BUILDINGS							\$332,410
General Conditions	20	%	Contractor mobilization, insurance, etc.			\$332,410	\$66,482
Contractor Overhead and Profit	8	%				\$398,892	\$31,911
TOTAL CONSTRUCTION COST							\$430,803
SOFT COSTS							
Permit Fee	1	EST				\$2,000	\$2,000
Site Survey	1	EST				\$6,000	\$6,000
Geotechnical Survey	1	EST				\$6,000	\$6,000
Testing and Inspections	1	EST				\$10,000	\$10,000
FFE - Fixtures, Furnishings, Equip	4	%				\$332,410	\$13,296
A/E Fee [Incl MPE, Civil, Structural]	8.00	%				\$430,803	\$34,464
Printing/Bid Costs	1	EST				\$2,500	\$2,500
Contingency	3	%				\$430,803	\$12,924
Inflation/Escalation	0	%				\$332,410	\$0
Subtotal Soft Costs							\$87,185



PFGW
ARCHITECTS

TOTAL FACILITY CONSTRUCTION

\$517,988

COST PER SQUARE FOOT (EXCLUDING SOFT COSTS)

Scale House

\$222 (Includes General Conditions and O&P)



**Paducah Fire Department
Fire Prevention Division**

Stephen D. Kyle, Fire Chief, skyle@paducahky.gov, 270-444-8521
J. Greg Cherry, Deputy Chief/Fire Marshal, gcherry@paducahky.gov, 270-444-8522
Les Fugate, Chief Building Inspector, lfugate@paducahky.gov, 270-444-8527
300 South 5th Street, P.O. Box 2267, Paducah, KY 42002-2267
Fax: (270) 444-8582
www.paducahky.gov

November 12, 2025

Mr. James H. Garrett
Executive Director
Paducah McCracken County Riverport Authority
2000 Wayne Sullivan Dr.
Paducah, KY 42003

Re: **Scale House Office Building
125 Locust Dr.
Paducah, KY 42003**

Mr. Garrett:

The Fire Prevention Division has reviewed your proposed project scope and can advise that building, mechanical and electrical permits will be required. Construction documents can be submitted to our office via the online portal.

Contact the Paducah Fire Department for any questions or clarifications.

Sincerely,

**Les Fugate
Chief Building Inspector
Paducah Fire Department
Fire Prevention Division
300 South 5th Street
Paducah, KY 42003
(270) 444-8527**



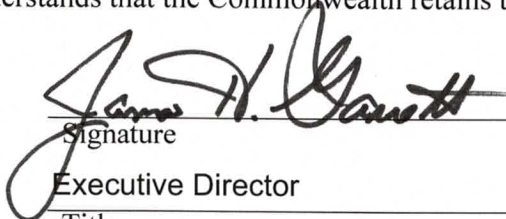
**Required Affidavit for Bidders, Offerors
and Contractors**
(KRS 45A.110 & 45A.115)

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

11/07/2025

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 07 day of November, 2025.

State of: Kentucky

Notary: 

County of: McCracken

My Commission Expires: July 22, 2027

