

TEAM	KENTUCKY TRANSPORTATION CABINET		TC 59-113	
KENTUCKY	Department of Highways		Rev, 08/2026	
TRANSPORTATION CABINET DIVISION OF PLANNING		Page 1 of 3 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.kv.gov/MultimodalFreight/Pages/KPRCM.aspx See the guidance document for required attachments and acceptable methods for submittal.				
SECTION 1: APPLICANT INFORMATION				
PUBLIC RIVERPORT NAME		OST	RE UEST	
West Kentucky Regional Riverport Authority (WKRRA)				
STREET ADDRESS	CITY	STATE	ZIP	
437 Ohio Street	Wickliffe	KY	42087	
CONTACT NAME TITLE	PHON	EMAIL		
Jerry Pace, Executive Director	270-559-1487	jppace@brtc.net		
SECTION 2: PROJECT DESCRIPTION				
PROJECT TITLE		DURATION		
Replacing Warehouse		20 months 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.) This project will be the first major project undertaken by the WKRRA since becoming an active port. It will establish the foundation for WKRRNs tong-term goal of developing the facility into a regional hub for the inland waterways transportation system. The initial project will replace a warehouse that was recently destroyed by storm damage. The replacement facility will accommodate at least one existing river-based business and may be designed to accommodate a second river-based business, depending upon final project requirements and available funding. Project will be completed approximately in April 2028.				
Select ONE: C] Applicant plans to use their own manpower, equipment, or materials on the project (Force Account). Applicant plans to competitively bid out ail work related to the project.				
TRAFFIC	CURRENT	AFTER PROJECT		
Trucks per day				
Train cars per week				
Barges per week				
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			
Application Eligible Permits	Date Received: tion Complete? ☐ Yes ☐ No ible Applicant? ☐ Yes ☐ No Permits Needed? ☐ Yes ☐ No	WTAB Approval ☐ Yes ☐ No Sec. Approval ☐ Yes ☐ No Award Amount: _____ Award Date: _____	Notification of Award: _____ MOA #: _____ Notice to Proceed: _____

TEAM — KENTUCKY	KENTUCKY TRANSPORTATION CABINET Department of Highways	TC 59-113 Rev. 08/2026
TRANSPORTATION CABINET DIVISION OF PLANNING Page 2 of 3 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. The proposed project, the construction of a new 15,000 SF office and warehouse space, will house two current private inland maritime industry partners and meet their needs.		
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.) The goal is to assist current maritime operators, that currently use the Ohio and Mississippi River confluence basins for transportation of goods and provide services to maritime industry. The project will possibly help existing operators or create new operators that will sustain or create new employment.		
C. DESCRIPTION OF THE PROPOSED PROJECT'S ABILITY TO IMPROVE SAFETY, PRESERVE INFRASTRUCTURE, AND IMPROVE (Text is limited to the space provided below.) The proposed project, the construction of a new 15,000 SF office and warehouse space, will preserve and update current infrastructure on the 30(+/-) acre site by rebuilding a new warehouse using modern building design and materials. The current structure was damaged by straight line winds (see photos) due to the age of the structure and design.		
D. DESCRIPTION OF THE PROPOSED PROJECT'S READINESS & DELIVERABILITY AND LIKELIHOOD THE PROJECT CAN PROCEED EFFICIENTLY AND SUCCESSFULLY (Text is limited to space provided below.) The West Ky Riverport Board has already retained an architect for preliminary design work that has started. The city of Wickliffe has retained engineers to begin site planning and preparations.		

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.)

Utilizing HB 900 funds award of \$2 million and other grant or loan proceeds of \$1.6 million, funds will be available to cover the architect estimates of \$3.6 million for the project.

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.)

The confluence is a natural hub of the inland waterways and Wickliffe is located there. Freight brought to Wickliffe can easily be rerouted to the northern Mississippi River and the Ohio River which will increase all Kentucky ports return on investments.

TEAM KENTUCKY TRANSPORTATION CABINET TC 59-113 KENTUCKY Department of Highways

Rev.

08/2026

TRANSPORTATION CABINET DIVISION OF PLANNING Page 3 of 3 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 applicable
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
Jerry Pace, Executive Director		10/27/2026

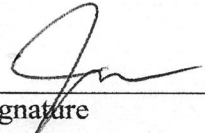
Completed applications and all required attachments must be submitted electronically in PDF format. Paper copies will not be accepted. Emailed applications must be received by the Division by date indicated in call for projects. PDF copies shall be sent via email to the address indicated in the call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

ETHAN THOMAS
NOTARY PUBLIC

As a
swear
that

COMMISSION # KYNP1
COMMISSION EXPIRES MAR
LARGE • KENTUCKY
1 epee
MARCH 2030

STATE
AT
duly authorized representative for the Contractor, I
and affirm under penalty of perjury, that the
Contractor has not knowingly violated campaign
finance laws of the Commonwealth of Kentucky and
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 offeror understands that the Commonwealth retains the
right to request an updated affidavit at any time.


Signature
Executive Director
Title

JERRY
Printed Name
10-2-2026
Date

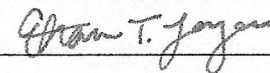
Bidder or Offeror Name:

Address:

Commonwealth of Kentucky Vendor
Code (If known):

2nd day of October, 2026

Subscribed and sworn to before
me this

Notary:  # KYNP112729

State
of: Ky
of: Ballard

County of: My Commission Expires:

3<1030_____

Scope of Work - WKRRRA Port Warehouse Replacement Project

Project Purpose

This project will be the first major project undertaken by the WKRRRA since becoming an active port. It will establish the foundation for WKRRRA's long-term goal of developing the facility into a regional hub for the inland waterway transportation system.

The long-term objective is to move as much freight as possible from the nation's highways to the inland waterways, providing efficient waterborne transportation access to a significant portion of the continental United States. The project will support the growth of river-based commerce and strengthen the port's ability to serve existing and future businesses.

Project Scope

The initial project will replace a warehouse that was recently destroyed by storm damage. The replacement facility will accommodate at least one existing river-based business and may be designed to accommodate a second river-based business, depending upon final project requirements and available funding.

The project will include the following major activities:

1. Storm-Damaged Site Remediation o WKRRRA will seek other funding sources to finance the project and Coordinate with the City to utilize other funding sources associated with the storm damage.
 - o Demolish the damaged warehouse and remove storm-damaged materials and debris.
 - o Clean and prepare the site.
 - o Bring the site to the appropriate grade and prepare it for new construction.
2. Procurement and Bidding o Initiate the bidding process for the professional services and constructionrelated services required for the project.
 - o Target commencement of the bidding process by November 1, 2026.
3. Architectural and Engineering Services
 - o Following award of the appropriate professional services contract, begin architectural and engineering design immediately.

- o Develop plans and specifications for the replacement warehouse and associated site improvements.
- o Target initiation of architectural drawings by December 30, 2026.
- 4. Construction
 - o Following completion of design, permitting, and procurement requirements, engage a qualified construction contractor.
 - o Current project schedule identifies June 1, 2027 as the target date for contractor engagement.
 - o Construct a replacement warehouse suitable for continued river-based commercial operations.
 - o Incorporate the needs of at least one existing river business and evaluate the feasibility of accommodating a second business.

The project is intended to:

- o Replace critical warehouse capacity lost because of storm damage.
- Restore and improve the site for continued commercial use.
- o Support at least one existing river-based business and potentially accommodate a second business.
- Establish the first major infrastructure project supporting WKRRRA's development as an active port.
- o Create additional capacity for waterborne freight operations.
- Support the long-term objective of shifting freight transportation from highways to the inland waterway system.
- o Establish a foundation for future port development and expansion.

Preliminary Schedule

Milestone	Target Date
	November 1, 2026
Begin bidding/procurement process	December 30, 2026
Begin architectural drawings/design	Date to be confirmed
Complete storm-damage demolition, cleanup, and site grading using available insurance funds	June 1, 2027
Engage construction contractor	To be established following design and contracting
Complete warehouse replacement	

Project Outcome

Upon completion, WKRRA will have a new warehouse facility replacing the structure destroyed by the recent storm. The facility will provide needed capacity for existing river-based businesses while establishing additional infrastructure for future port activity.

This project represents the first step in WKRRA's broader strategy to develop an active inland port and increase the use of the inland waterway system for freight transportation.

Building Budget

Components (Based on a 150' x 100' PEMB)		Allocation %	Total Cost
Substructure		10.2%	\$314,389.61
Shell - Superstructure		22.2%	\$684,259.74
Shell - Exterior enclosure		24.0%	\$739,740.26
Shell - Roofing		8.4%	\$258,909.09
Interiors		6.8%	\$209,593.07
Services - Plumbing		1.5%	\$46,233.77
Services - HVAC		5.7%	\$175,688.31
Services - Fire Protection		5.5%	\$169,523.81
Services - Electricat		8.4%	\$258,909.09
Equipment & Furnishings		1.6%	\$49,316.02
Special Construction		5.7%	\$175,688.31
		Sub-Total	\$3,082,251.08
Architectural & Engineer Fees			\$308,225.11
Soft Costs		5%	\$154,112.55
		Total*	\$3,554,588.74

*Total without site work Due to the information available at this time of this study and the information that the site is in the AE flood plain and without Civil Engineering Assessment Site/Earthwork has not been considered in the budget and will have to be analyzed in he future.

End of Preliminary
Budgeting

Ballpark Square Foot Cost Estimates and

Project Dates

Milestone

Project Start Date: 10/01/2017
Project End Date: 10/31/2017
Current Milestone: Design and Development of the
Project and the associated costs

Project Status: In Progress

Copy 1 - 10/01/2017

Target Dates

Actual 2017

Project Start Date: 10/01/2017
Project End Date: 10/31/2017
Current Milestone: Design and Development of the
Project and the associated costs

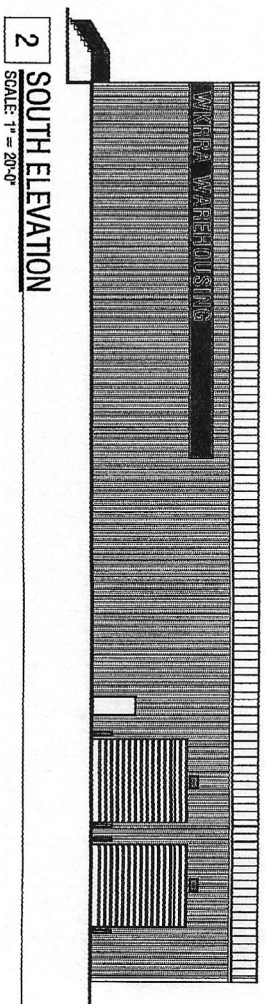
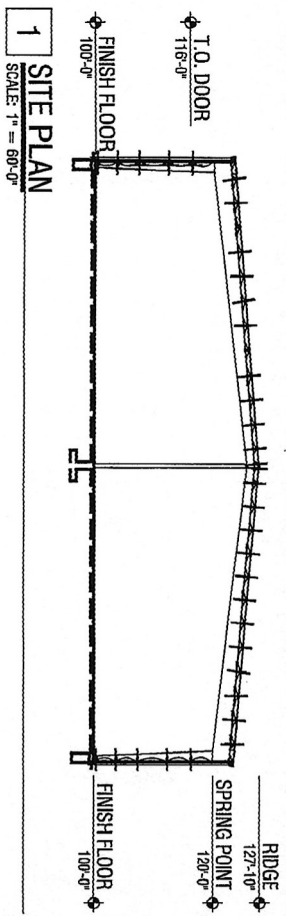
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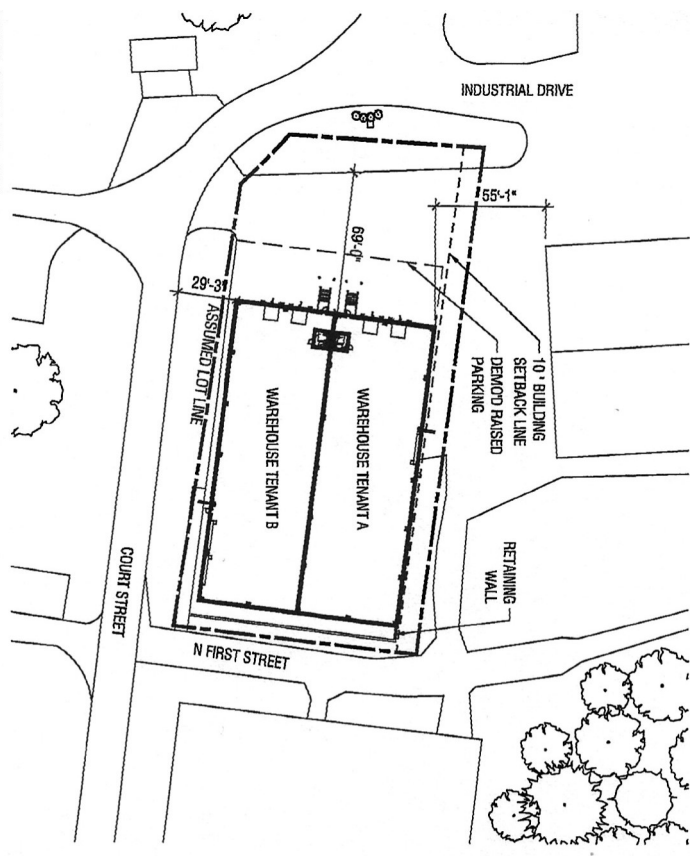
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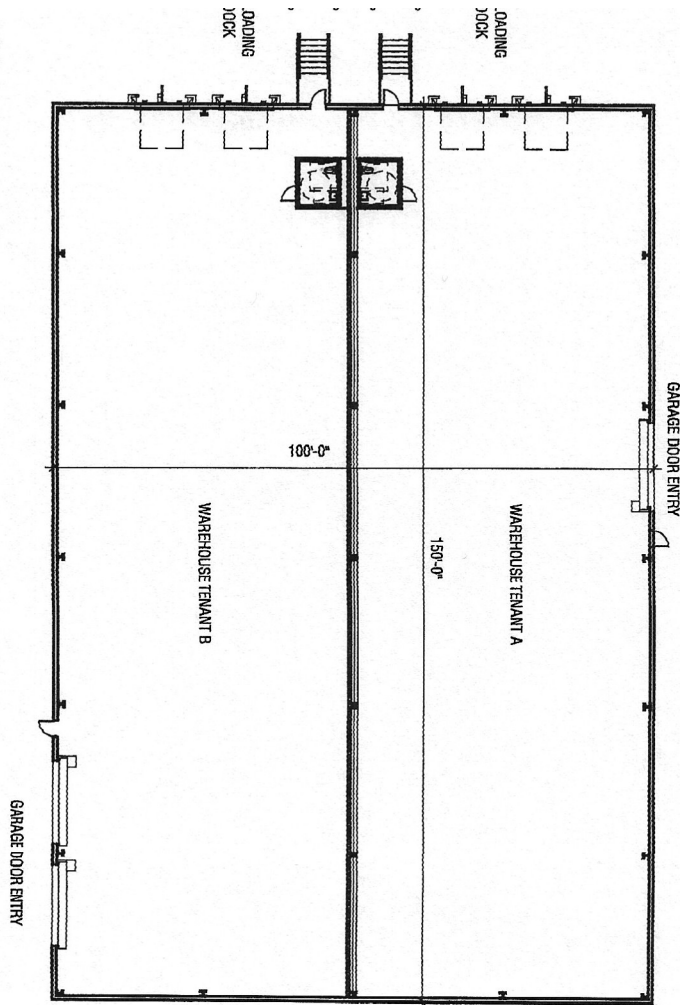
STREET

WKRRA - WAREHOUSE REPLACEMENT





4 FLOOR PLAN
SCALE: 1" = 20'-0"



Progress Report
City of Wickliffe 30 Acre Site
August 2026

Contract: GEO PO-26-420

Project ID: 007-001

Task Order: 01

Submittal Date: September 1, 2026

Transmittal Number: 26-005

Project Manager: Oliver Douthitt (270) 564-8746

Deputy Project Manager: Sheryl Chino (270) 538-1506

Summary of Activities within the Reporting Period (August 1, 2026 — August 31, 2026)

- 1) GEO-HDR submitted the Aquatic Resources Delineation Report to the U.S. Army Corps of Engineers (USACE).

- 2) GEO-HDR submitted the Vegetation, Wildlife, and Habitat Survey Technical Memo to USACE.
- 3) GEO-HDR submitted the United States Fish and Wildlife Service (USFWS) Information for Planning and Consultation (IPaC) and application for an Approved Jurisdictional Determination.
- 4) GEO-HDR ordered a records review to support the Phase I Environmental Site Assessment.
- 5) The USACE review period began with report submittal. This review period is anticipated to last up to 90 days.

Summary of Upcoming Activities

- 1) GEO-HDR will not plan the archaeological work until the jurisdictional determination is approved by USACE. The determination will dictate how much archaeological work is required; starting early may result in unnecessary work being done and needless expense. Emails from Judge Cooper dated July 31, 2026, indicate that grant funds have been extended to December 2028. This will allow time for the jurisdictional determination to be completed prior to beginning archaeological work.
- 2) GEO-HDR will begin the Phase I Environmental Site Assessment.

Billing Summary

- 1) GEO did not submit any invoices during this reporting period or charge from the holdings for ongoing engineering services. GEO will charge from the holdings when it is invoiced by subcontractors. To date, charges accrued for completed studies and deliverables are approximately \$24,000. When these and subsequent funds are drawn from the holdings a balance sheet will be provided.

COW Master Schedule 15SEP26

ID	WBS	Task Mode	Task Name	Duration	Start	Finish	Predecessor	Resource Names
1	1	★	Wetlands and Waters of the US Study/Habitat Survey	158 days	Mon 4/6/26	Wed 11/11/26		HDR
2	1.1	★	Planning and Prep	13 days	Mon 4/6/26	Wed 4/22/26		HDR
3	1.2	★	Internal Research/Prelim Mapping Prep	5 days	Wed 5/13/26	Tue 5/19/26	2	HDR
4	1.3	★	Wetlands/Waterbody Delineation and Habitat Assessment Field Survey	5 days	Thu 4/30/26	Wed 5/6/26	9	HDR
5	1.4	★	Delineation Report Production	30 days	Thu 5/7/26	Wed 6/17/26	4	HDR
6	1.5	★	Habitat Report Production	30 days	Thu 5/7/26	Wed 6/17/26	4	HDR
7	1.6	★	Section 106 NHPA Desktop Review	7 days	Wed 5/20/26	Thu 5/28/26		HDR
8	1.7	★	Submit Wetlands, Delineation, and Habitat report	0 days	Mon 8/10/26	Mon 8/10/26	5,6,7	HDR
9	1.8	★	Submittal of USFWS IPaC	0 days	Mon 8/10/26	Mon 8/10/26		HDR
10	1.9	★	Review Delineation Report and Request Approval Jurisdictional Determination to USACE	90 edays	Mon 8/10/26	Sun 11/8/26	8,9	USACE
11	1.10	★	USACE Verification Visit for Delineation Addendum to App. JD sub. To USACE	2 days	Mon 11/9/26	Tue 11/10/26	10	USACE
12	1.11	★	30-day Review Period for Approved JD with EPA	14 edays	Tue 11/10/26	Tue 11/24/26	11	HDR
13	1.12	★	USACE Approved JD issued	30 edays	Tue 11/24/26	Thu 12/24/26	12	EPA
14	1.13	★	Phase I Environmental Site Assessment	14 edays	Thu 12/24/26	Thu 1/7/27	13	USACE
15	3	★	Planning/Order EDR	31 days	Mon 9/7/26	Mon 10/19/26		GEO
16	3.1	★	Field Effort	14 edays	Mon 8/31/26	Mon 9/14/26		GEO
17	3.2	★	Report Production	2 days	Mon 9/14/26	Tue 9/15/26	16	GEO
18	3.3	★	Prepare Draft	33.38 edays	Wed 9/16/26	Mon 10/19/26	17	GEO
19	3.3.1	★	Technical Review	15 edays	Wed 9/16/26	Thu 10/1/26		GEO
20	3.3.2	★	Editorial Review	3 days	Thu 10/1/26	Mon 10/5/26	19	GEO
21	3.3.3	★	Quality Review	2 days	Tue 10/6/26	Wed 10/7/26	20	GEO
22	3.3.4	★	Managerial Review	2 days	Thu 10/8/26	Fri 10/9/26	21	GEO
23	3.3.5	★	Final Production	3 days	Mon 10/12/26	Wed 10/14/26	22	GEO
24	3.3.6	★	Submittal	2 days	Thu 10/15/26	Fri 10/16/26	23	GEO
25	3.3.7	★		0 days	Mon 10/19/26	Mon 10/19/26	24	GEO

From: Oliver Douthitt
<douthitto@geoconsultantscorp.com>
Sent: Friday, October 2, 2026 10:44 AM
To: Jerry Pace
CC: Tracy Hobbs
Subject: RE: [EXTERNAL] Re: Flood Plain report
Jerry,

We recently conducted the field effort to verify the elevation for the potential warehouse site. This data we collected will be provided to the City of Wickliffe for use on the warehouse project. Additionally, we will be available for any subsequent engineering work you require on this project.

Oliver T. Douthitt, PE, PMP
Project Engineer
GEO Consultants
325 Kentucky Ave.
Kevil, KY 42053
(270) 386-1259 (office) (270) 564-8746 (cell)
douthitto@geoconsuftantscorp.co
m
SBA Certified HUBZone & Woman-Owned Small Business

-----Original Message-----

From: Jerry Pace <jppace@brtc.net>
Sent: Friday, October 2, 2026 6:14 AM
To: Oliver Douthitt <douthitto@geoconsuttantscorp.com>
Cc: Tracy Hobbs <tracy@discoverballardcounty.com>
Subject: [EXTERNAL] Re: Flood Plain report

Please reply to this email so Tracy has it also Thanks

----- Original Message-----

From: "Jerry Pace" <jppace@brtc.net>
To: "Oliver Douthitt" <douthitto@geoconsultantscorp.com>
Sent: Friday, October 2, 2026 6:11:00 AM
Subject: Hood Plain report

Good morning sir

Did you file a flood plain report for the city and Judge Cooper on the lot in Wickliffe.

I need it or a statement about that for my submission TODAY FOR THE GRANT!

I will submit at 1:00 PM

From: Jerry Pace <jppace@brtc.net>
Sent: Friday, October 2, 2026 10:02 AM
To: Tracy Hobbs
Subject: Fwd: [Non-DoD Source] WKRRRA Grant Application - Replacing Warehouse

From: "Elcan, James M CIV CEMVM CEMVD (USA)"
<James.M.Elcan@usace.army.mil>

To: "Jerry Pace" <jppace@brtc.net> Sent: Friday, October 2, 2026
8:45:19 AM Subject: FW: [Non-DoD Source] WKRRRA Grant
Application Replacing Warehouse

Hello Jerry,

We will be glad to assist. If you would provide our office with a review request, we will be glad to provide a response to assist with your grant application.

Thanks,

Mitch acan

U.S. Army Corps of Engineers

Regulatory Division, Supervisory Biologist 167 N. Main st., B-202
Memphis, TN 38103 Office: (901) 544-0737 or toll free at 1-800-
317-4156 ext. 0737

Fax Number: (901) 544-0211

RRS REQUEST
SYSTEMon lifte permit applications,
rrs.usace.army.mil

From: Pitcock, Benjamin S CIV USARMY CEMVM (USA) <Benjamin.S.Pitcock@usace.army.mil> Sent:
Friday, October 2, 2026 8:40 AM

To: Elcan, James M CIV CEMVM CEMVD (USA) <James.M.Elcan@usace.army.mil>; Mcdermott, Robert D CIV USARMY
CEMVM (USA) <Robert.D.Mcdermott@usace.army.mil>

Subject: FW: [Non-DoD Source] WKRRRA Grant Application - Replacing Warehouse

For your SA

From: tracy@discoverbailardcounty.com

Sent: Friday, October 2, 2026 8:38 AM

To: Pitcock, Benjamin S CIV USARMY CEMVM (USA) <Benjamin.S.Pitcock@usace.army.mil>

Cc: Jerry Pace <ippace@brtc.net>

Subject: [Non-DoD Source] WKRRRA Grant Application - Replacing Warehouse

Mr. Pitcock,

I am helping West KY Regional Riverport Authority (WKRRRA) in Wickliffe, KY to prepare grant application due in today. A question on application needs copies of all correspondence or evidence of consultation that has occurred with state and federal agencies. We are covering our basis in case a permit is needed from the corps of engineers to replace the warehouse located off of Court Street adjacent to the railroad tracks. This building was severely damaged by storm a few weeks ago. Jerry Pace the Executive Director for WKRRRA requests that you contact him at ippace@brtc.net or 270-559-1487.

Thanks for your assistance in this matter,

Tracy Hobbs

Administrative Office Manager

Phone: 270-462-2394

Email:

tracy@discoverbalardcounty.com

297 Kentucky Avenue

Kevil, KY 42053

www.discoverbanardcountv.com

Thank You Jerry Pace



Rev. 9-16-22

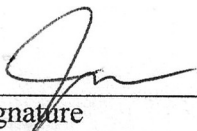
Required Affidavit for Bidders, Offerors and Contractors (RRS 45A.110 & 45A.115)

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

JCR

Printed N | _____

10 —2 - zoa c Title Date

Bidder or Offeror Name:

Address:

Commonwealth of Kentucky Vendor Code (If known):

Subscribed and sworn to before

me

this

State

of:

County of:

2nd day of October, 2026.

Notary: Ethan T. Langan # KYNP112729

ETHAN THOMAS LANGAN NOTARY PUBLIC STATE AT LARGE *KENTUCKY COMMISSION 12729 W EXPIRES MARCH 2030
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My Commission Expires: 3<1030