

DATE:

04/23/2024

AGENDA ITEM (ACTION ITEM):

Consider / Approve the bid award with Monarch Construction Company for the Central Office construction project (BG #24-084) and corresponding contract pending Board Attorney review.

APPLICABLE BOARD POLICY:

01.1 Legal Status of the Board; 04.31 Authority to Encumber and Expend Funds; 702 KAR 4:050 Building Sites; Inspection & Approval

HISTORY/BACKGROUND:

The Board previously approved the initial BG-1 (24-084) and schematic design for the Central Office construction project on September 11, 2023, then approved construction documents and drawings March 4, 2024. Sealed bids for this project were received and opened on April 17, 2024. Members of the Operations team evaluated the bids received from Graybach LLC and Monarch Construction Company using the bidder scoring matrix from section "001153 – Qualification of Bid Proposal" document included in the American Institute of Architects (AIA) bid documents provided to all bidders. After a review of bid amounts, firm experience and qualifications, business practice, and references, the Operations team selected Monarch Construction Company as the best bid and recommended contractor to complete the project, to include accepting bid alternates 1, 2, 3, and 4 in addition to the base bid.

FISCAL/BUDGETARY IMPACT:

\$23,001,000 base bid and bid alternates

RECOMMENDATION:

Approve the bid award to Monarch Construction Company for the Central Office construction project (BG #24-084) and agree to enter into a construction contract with Monarch Construction Company pending Board Attorney review.

CONTACT PERSON:

Matt Rigg, Chief Operations Officer

Principal/Administrator



District Administrator



Superintendent



RE: BG No. 24-084
New Board Office
Bid Recommendation

2024.04.23

Dear Dr. Webb:

On Wednesday, April 17, 2024, the two following base bids were received for the Kenton County School District New Board Office project:

Graybach, LLC	\$22,290,300.00
Monarch Construction Company	\$22,888,000.00

Addressee

Dr. Henry Webb
Superintendent
Kenton County School
District
1055 Eaton Drive
Ft. Wright, KY 41017

Submitted By

eMBOSS Design^{PSC}
906 Monmouth Street
Newport, KY, 41071

A third bid received from a subcontractor bidding only a portion of the work was rejected. We also received alternate bids for the following items:

Alternate No. 1: Provide 43 STC rated double pane glass wall system at designated conference rooms.

Alternate No. 2: Provide HVAC controls by preferred vendor.

Alternate No. 3: Provide door hardware by Scheduled Manufacturer for locksets, deadlocks, panic exit devices, door closers, and automatic door operators.

Alternate No. 4: Provide pre-action fire suppression system in designated storage rooms.

The attached Bid Tabulation dated April 17, 2024 lists the prices received for the alternates listed above from all Bidders.

The design team offered comments regarding completeness of the forms of proposal, listed subcontractors, and submitted pricing immediately following the bid opening. Post-bid documentation was received from both bidders in the time allocated.

District Staff convened in the days following the bid to conduct the bid qualification procedures as outlined in Section 001153 "Qualification of Bid Proposal" of the bid specifications. The process of ranking the Bidders is based upon the District Staff's investigations and interviews with the Bidders' references. This ranking process resulted in District Staff determining Monarch Construction Company as having the Best and Lowest Bid. The table below lists their alternate bid values.

embosdesign.com
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906 Monmouth Street
Newport, KY 41071

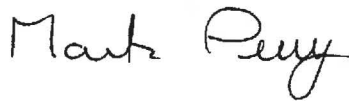


Alternate No. 1	\$65,000.00
Alternate No. 2	No Cost Change
Alternate No. 3	No Cost Change
Alternate No. 4	\$48,000.00

Based on review of the bids by the design team after the bid opening and the results of the bid qualification process conducted by District Staff, we recommend accepting the base bid from **Monarch Construction Company**, including all listed Alternates, for a total contract value of **\$23,001,000.00**.

Sincerely,

e/MBOSS Design^{PSC}



Mark Perry
Sr. Project Manager

CC Mr. Matthew Rigg, Chief Operations Officer

Bid Tabulation

Bid Opening: Wednesday, April 17, 2024 - 2:00pm

New Board Office

Kenton County School District

	Bidder	Base Bid	Alternate #1	Alternate #2	Alternate #3	Alternate #4	Total with ALL Alternates	KDE Form of Proposal (pages 1 thru 3 and 11)	Addendum Acknowledged - (4)	Bid Bond (AIA) A310	Non- Collusion Affidavit	List of Suppliers and Mfrs (within (1) hr)	Unit Prices (Within (1) hr)
			STC rated glass modular wall in lieu of std storefront	HVAC controls by Siemens	Door hardware	Pre-action wet pipe fire suppression		Y/N	#'s	Y/N	Y/N	Y/N	Y/N
1	Twin Lakes Fire	Rejected	Rejected	Rejected	Rejected	Rejected	Rejectd						
2	Greybach	\$22,290,300.00	\$64,108.00	No Cost Change	No Cost Change	\$48,527.00	\$22,402,935.00	Y	4	Y	Y	Y	Y
3	Monarch	\$22,888,000.00	\$65,000.00	No Cost Change	No Cost Change	\$48,000.00	\$23,001,000.00	Y	4	Y	Y	Y	Y
4													
5													
6													
7													
8													
9													

Required by 3:30 On Wednesday, April 17: List of Suppliers and Manufacturers, Unit Prices. Email to: mperry@embosssdesign.com

Required by 2:30 On Thursday, April 18 : A305 Contractor's Qualification Statement.

THEN Direct Material Purchases.

**THE KENTON COUNTY SCHOOL DISTRICT
NEW CONSTRUCTION BOARD OFFICE (BG 24-084)
BID TABULATION**

BID (60 points Possible)							
Bidder	Base Bid	Alternate 1 - STC rated glass modular wall in lieu of STD storefront	Alternate 2 - HVAC controls by Siemens	Alternate 3 - Door hardware	Alternate 4 - Pre-action wet pipe fire suppression	Total	Points Awarded
Graybach	\$ 22,290,300	\$ 64,108	\$ -	\$ -	\$ 48,527	\$ 22,402,935	60.00
Monarch	\$ 22,888,000	\$ 65,000	\$ -	\$ -	\$ 48,000	\$ 23,001,000	58.40

FIRM EXPERIENCE & QUALIFICATIONS (15 Points Possible)				
	Evaluator 1	Evaluator 2	Evaluator 3	Avg Score
Graybach	12	11	12	11.67
Monarch	14	13	14	13.67
BUSINESS PRACTICE (10 Points Possible)				
	Evaluator 1	Evaluator 2	Evaluator 3	Avg Score
Graybach	7	7	7	7.00
Monarch	9	8	9	8.67
REFERENCES (15 Points Possible)				
	Reference 1	Reference 2	Reference 3	Avg Score
Graybach*	8	8	8	8.00
Monarch*	12	13	13	12.67

*The Board reserves the right to provide the sole reference score since this company has been a vendor for The Board within the past five years

TOTALS (100 Points Possible)					
	BID	FIRM EXPERIENCE & QUALIFICATIONS	BUSINESS PRACTICE	REFERENCES	TOTAL POINTS
Graybach	60.00	11.67	7.00	8.00	86.67
Monarch	58.40	13.67	8.67	12.67	93.40

= Best Overall Evaluated Bidder