

DATE:

09/22/2025

AGENDA ITEM (ACTION ITEM):

Consider / Approve the bid award with Radius Construction for the Piner Elementary Renovation (BG #25-353) and corresponding AIA A101 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 (#25-353) and schematic design for the Piner Elementary renovation project on May 5, 2025, then approved construction documents and drawings July 7, 2025. Sealed bids for this project were received and opened on September 3, 2025. Members of the Operations team evaluated the bids received from four companies 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 Radius Construction as the best bid and recommended contractor to complete the project, to include accepting bid alternate 1 in addition to the base bid.

FISCAL/BUDGETARY IMPACT:

\$2,956,700 base bid and bid alternate #1

RECOMMENDATION:

Approve the bid award to Radius Construction Company for the Piner Elementary Renovation (BG #25-353) and agree to enter into a AIA A101 contract with Radius Construction pending Board Attorney review.

CONTACT PERSON:

Matt Rigg, Chief Operations Officer

Principal/Administrator

District Administrator

Superintendent

**THE KENTON COUNTY SCHOOL DISTRICT
PINER ELEMENTARY RENOVATION (BG 25-353)
BID TABULATION**

COST (60 points Possible)				
Bidder	Base Bid	Alternate #1 Preferred HVAC Controls	Total with Selected Alternates	Points Awarded
Schrudde & Zimmerman, inc.	\$ 3,200,000.00	No Cost Change	\$ 3,200,000.00	55.06
Radius Construction	\$ 2,956,700.00	No Cost Change	\$ 2,956,700.00	60.00
Tekton Construction LLC	\$ 3,287,000.00	No Cost Change	\$ 3,287,000.00	53.30
HGC Construction Co.	\$ 3,230,000.00	No Cost Change	\$ 3,230,000.00	54.45
Leo J. Brielmaier Co.	\$ 3,346,000.00	No Cost Change	\$ 3,346,000.00	52.10

FIRM EXPERIENCE & QUALIFICATIONS (15 Points Possible)				
	Evaluator 1	Evaluator 2	Evaluator 3	Avg Score
Schrudde & Zimmerman, inc.	15	15	14	14.7
Radius Construction	15	15	15	15.0
HGC Construction Co.	13	13	13	13.0
Leo J. Brielmaier Co.	13	10	10	11.0
BUSINESS PRACTICE (10 Points Possible)				
	Evaluator 1	Evaluator 2	Evaluator 3	Avg Score
Schrudde & Zimmerman, inc.	10	10	10	10.0
Radius Construction	8	8	8	8.0
HGC Construction Co.	10	10	10	10.0
Leo J. Brielmaier Co.	8	13	8	9.7
REFERENCES (15 Points Possible)				
	Evaluator 1	Evaluator 2	Evaluator 3	Avg Score
Schrudde & Zimmerman, inc.	15*			15.0
Radius Construction	15	15	15	15.0
HGC Construction Co.	14	15		14.5
Leo J. Brielmaier Co.	15	15		15.0

TOTALS (100 Points Possible)					
	COST	FIRM EXPERIENCE & QUALIFICATIONS	BUSINESS PRACTICE	REFERENCES	TOTAL POINTS
Schrudde & Zimmerman, inc.	55.06	14.7	10.0	15.0	94.73
Radius Construction	60.00	15.0	8.0	15.0	98.00
HGC Construction Co.	54.45	13.0	10.0	14.5	91.95
Leo J. Brielmaier Co.	52.10	11.0	9.7	15.0	87.77

*Tekton Construction, LLC submitted a bid but did not provide the required unit prices, manufacturers, and A305 documents. Their bid was not included in the evaluation.

*Ashley Builders Group submitted a bid that did not include a cost for cleaning and sealing the existing masonry. They withdrew their bid due to not being able to hold the submitted number to include this.

*The Board reserves the right to provide the sole reference score, since Schrudde & Zimmerman has been a vendor of the Board of Education in the last five years

= Best Overall Evaluated Bidder