



Kenton County School District | *It's about ALL kids.*

Issue Paper

DATE:

10/22/2025

AGENDA ITEM (ACTION ITEM):

Consider / Approve the bid award with Morel Construction for the White's Tower Elementary Renovation (BG #25-351) 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 schematic design for the White's Tower Elementary renovation project on May 5, 2025, then approved construction documents and drawings September 8, 2025. Sealed bids for this project were received and opened on October 9, 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 Morel Construction as the best bid and recommended contractor to complete the project, to include accepting bid alternate 1 (matching door hardware to existing hardware) and bid alternate 2 (matching Siemens HVAC controls to controls in use throughout the district) in addition to the base bid.

FISCAL/BUDGETARY IMPACT:

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

RECOMMENDATION:

Approve the bid award to Morel Construction for the White's Tower Elementary Renovation (BG #25-351) and agree to enter into an AIA A101 contract with Morel Construction pending Board Attorney review.

CONTACT PERSON:

Matt Rigg, Chief Operations Officer

Principal/Administrator



District Administrator



Superintendent

**THE KENTON COUNTY SCHOOL DISTRICT
WHITE'S TOWER ELEMENTARY RENOVATION (BG 25-351)
BID TABULATION**

COST (60 points Possible)					
Bidder	Base Bid	Alternate #1 <i>Door Hardware</i>	Alternate #2 <i>HVAC Controls by Siemens</i>	Total with Selected Alternates	Points Awarded
Ashley Builders	\$ 10,970,700.00	No Cost Change	No Cost Change	\$ 10,970,700.00	57.11
HGC Construction Co.	\$ 10,750,000.00	No Cost Change	No Cost Change	\$ 10,750,000.00	58.38
Monarch Construction	\$ 11,134,000.00	No Cost Change	No Cost Change	\$ 11,134,000.00	56.18
Morel Construction	\$ 10,467,000.00	No Cost Change	No Cost Change	\$ 10,467,000.00	60.00
Schrudde & Zimmerman	\$ 10,830,000.00	No Cost Change	No Cost Change	\$ 10,830,000.00	57.92

FIRM EXPERIENCE & QUALIFICATIONS (15 Points Possible)				
	Evaluator 1	Evaluator 2	Evaluator 3	Avg Score
HGC Construction Co.	13	13	13	13.0
Monarch Construction	15	15	15	15.0
Morel Construction	15	15	15	15.0
Schrudde & Zimmerman	15	15	14	14.7
BUSINESS PRACTICE (10 Points Possible)				
	Evaluator 1	Evaluator 2	Evaluator 3	Avg Score
HGC Construction Co.	10	10	10	10.0
Monarch Construction	10	10	10	10.0
Morel Construction	8	8	8	8.0
Schrudde & Zimmerman	10	10	10	10.0
REFERENCES (15 Points Possible)				
	Evaluator 1	Evaluator 2	Evaluator 3	Avg Score
HGC Construction Co.	14	15		14.5
Monarch Construction	13*			13.0
Morel Construction	15*			15.0
Schrudde & Zimmerman	15*			15.0

TOTALS (100 Points Possible)					
	COST	FIRM EXPERIENCE & QUALIFICATIONS	BUSINESS PRACTICE	REFERENCES	TOTAL POINTS
HGC Construction Co.	58.38	13.0	10.0	14.5	95.88
Monarch Construction	56.18	15.0	10.0	13.0	94.18
Morel Construction	60.00	15.0	8.0	15.0	98.00
Schrudde & Zimmerman	57.92	14.7	10.0	15.0	97.59

*Ashley Builders submitted a bid but did not provide the required unit prices. Their bid was not included in the evaluation.

*The Board reserves the right to provide the sole reference score for these companies, since they have done work with the District within the past five years

Morel Construction = Best Overall Evaluated Bidder