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Enc.

Issue Paper

DATE:

01/22/2026

AGENDA ITEM (ACTION ITEM):

Consider / Approve the bid award with Ashley Builders Group for the River Ridge Elementary Site Expansion Plan (BG #24-173) and corresponding construction 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 (24-173) on December 4, 2023 and approved construction documents for the River Ridge Elementary School Site Expansion project on December 1, 2025. Sealed bids for the project were received and opened on January 15, 2026. Members of the Operations team evaluated the bids received from Ashley Builders Group, Delmae LLC, Riegler Blacktop, and Schrudde & Zimmerman, Inc. After a review of bid amounts, firm experience and qualifications, business practice, and references, the Operations team selected Ashley Builders Group as the best evaluated bid and recommended contractor to complete the project, to include accepting bid alternate 1 (replacement of select parking lot lights and light poles).

FISCAL/BUDGETARY IMPACT:

\$3,919,000 base bid and bid alternate 1

RECOMMENDATION:

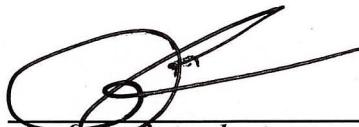
Approve the bid award with Ashley Builders Group for the River Ridge Elementary Site Expansion Plan (BG #24-173) and corresponding construction contract pending Board Attorney review.

CONTACT PERSON:

Matt Rigg, Chief Operations Officer

Principal/Administrator


District Administrator


Superintendent

**THE KENTON COUNTY SCHOOL DISTRICT
RIVER RIDGE SITE EXPANSION (BG 24-173)
BID TABULATION**

COST (60 points Possible)

Bidder	Base Bid	Alternate #1 Replace Pole Lights	Total with Selected Alternates	Points Awarded
Ashley Builders	\$ 3,888,800.00	\$ 30,200.00	\$ 3,919,000.00	60.00
Schrudde & Zimmerman	\$ 4,025,000.00	\$ 30,600.00	\$ 4,055,600.00	57.91
Delmae	\$ 6,584,000.00	\$ 28,800.00	\$ 6,612,800.00	18.76
Riegler Blacktop	\$ 3,995,000.00	\$ 24,000.00	\$ 4,019,000.00	58.47

FIRM EXPERIENCE & QUALIFICATIONS (15 Points Possible)

	Evaluator 1	Evaluator 2	Evaluator 3	Avg Score
Ashley Builders	15	15	12	14.0
Schrudde & Zimmerman	15	15	14	14.7
Delmae	0	0	0	0.0
Riegler Blacktop	0	0	0	0.0

BUSINESS PRACTICE (10 Points Possible)

	Evaluator 1	Evaluator 2	Evaluator 3	Avg Score
Ashley Builders	10	10	10	10.0
Schrudde & Zimmerman	10	10	10	10.0
Delmae	0	0	0	0.0
Riegler Blacktop	0	0	0	0.0

REFERENCES (15 Points Possible)

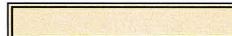
	Evaluator 1	Evaluator 2	Evaluator 3	Avg Score
Ashley Builders	13	15	15	14.3
Schrudde & Zimmerman	15*			15.0
Delmae	0	0	0	0.0
Riegler Blacktop	0	0	0	0.0

TOTALS (100 Points Possible)

	COST	FIRM EXPERIENCE & QUALIFICATIONS	BUSINESS PRACTICE	REFERENCES	TOTAL POINTS
Ashley Builders	60.00	14.0	10.0	14.3	98.33
Schrudde & Zimmerman	57.91	14.7	10.0	15.0	97.58
Delmae	18.76	0.0	0.0	0.0	18.76
Riegler Blacktop	58.47	0.0	0.0	0.0	58.47

*Riegler Blacktop and Delmae submitted bids, but did not provide the Contractor's Qualification Statement (A305 document). They were awarded "0" points for this section of the evaluation.

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



= Best Overall Evaluated Bidder



RE: BG No. 24-173
Site Expansion Project
River Ridge Elementary School

2026.01.23

Dear Dr. Webb:

On Thursday, January 15, 2026, the four following base bids were received for the River Ridge Elementary site expansion project:

Ashley Builders	\$3,888,800.00
Riegler Blacktop	\$3,995,000.00
Schrudde & Zimmerman, Inc.	\$4,035,000.00
Delmae, LLC	\$6,584,000.00

We also received alternate bids for the following items:

Alternate No. 1: Replace additional pole lights.

The attached Bid Tabulation dated January 15, 2026 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 all 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 Ashley Builders as having the Best and Lowest Bid. The table below lists their alternate bid values.

Alternate No. 1	\$30,200.00
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Addressee

Dr. Henry Webb
Superintendent
Kenton County School
District
2044 Tuscanyview Dr.
Covington, KY 41017

Submitted By

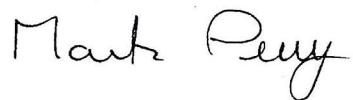
eMBOSS Design^{PSC}
906 Monmouth Street
Newport, KY, 41071



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 Ashley Builders, including all listed Alternates, for a total contract value of \$3,919,000.00.

Sincerely,

eMBOSS Design^{PSC}

A handwritten signature in black ink that reads "Mark Perry". The signature is fluid and cursive, with "Mark" on the top line and "Perry" on the bottom line.

Mark Perry
Sr. Project Manager

CC Mr. Matthew Rigg, Chief Operations Officer

Bid Tabulation

Bid Opening: Thursday, January 15, 2026 - 2:00pm

River Ridge Campus Expansion

	Bidder	Base Bid	Alternate #1			Total with ALL Alternates	KDE Form of Proposal (pages 1 thru 3 and 11) Addendum #s Acknowledged - (3)	Bid Bond (AIA) A310	Non-Collusion Affidavit	List of Suppliers and Mfrs (within (1) hr)	Unit Prices (Within (1) hr)
			Replace Pole Lights				Y/N	#s	Y/N	Y/N	Y/N
1	Ashley Builders	\$3,888,800.00	\$30,200.00			\$3,919,000.00	Y	3	Y	Y	Y
2	Riegler Blacktop	\$3,995,000.00	\$24,000.00			\$4,019,000.00	Y	3	Y	Y	Y
3	Schrudde & Zimmerman	\$4,035,000.00	\$30,600.00			\$4,065,600.00	Y	3	Y	Y	Y
4	Delmae	\$6,584,000.00	\$28,000.00			\$6,612,000.00	Y	3	Y	Y	Y
5											
6											
7											
8											

Required by 3:30 On Thursday, January 15: List of Suppliers and Manufacturers (page 4 & 5 FOP), Unit Prices (page 6 FOP). Email to: matthew.rigg@kenton.kyschools.us and mperry@embossdesign.com

Required by 3:30 On Friday, January 16 : A305 Contractor's Qualification Statement. **Hand deliver to Mr. Matt Rigg at KCSD Central Office *DO NOT EMAIL***

Then Direct Material Purchases within(4) days after conclusion of qualification of bid proposal process.