



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

Issue Paper

DATE:

02/19/2026

AGENDA ITEM (ACTION ITEM):

Consider / Approve the bid award with Schrudde and Zimmerman, Inc. for the Ryland Heights Elementary Renovation project, BG 25-354, 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:

On May 5, 2025, the Board approved the initial plans for the Ryland Heights Elementary School renovation project followed by approval of the final construction documents on January 5, 2026. Sealed bids for the project were received and opened on February 12, 2026. Members of the Operations team evaluated the bids received from Devere Construction, Monarch Construction, and Schrudde & Zimmerman, Inc. After a review of bid amounts, firm experience and qualifications, business practice, and references, the Operations team selected Schrudde & Zimmerman, Inc. as the best evaluated bid and recommended contractor to complete the project, to include accepting bid alternate 1 (district specific door hardware at \$0.00) and bid alternate 2 (district specific HVAC controls at \$205,000.00).

FISCAL/BUDGETARY IMPACT:

\$10,618,000 base bid and bid alternates 1 and 2.

RECOMMENDATION:

Approve the bid award with Schrudde and Zimmerman, Inc. for the Ryland Heights Elementary Renovation project, BG 25-354, 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
RYLAND HEIGHTS ELEMENTARY RENOVATION (BG 25-354)
BID TABULATION**

COST (60 points Possible)					
Bidder	Base Bid	Alternate #1 <i>B.O.D Door Hardware</i>	Alternate #2 <i>HVAC Controls</i>	Total with Selected Alternates	Points Awarded
Devere Construction	\$ 11,500,000.00	\$ -	\$ -	\$ 11,500,000.00	55.02
Schrudde & Zimmerman	\$ 10,413,000.00	\$ -	\$ 205,000.00	\$ 10,618,000.00	60.00
Monarch Construction	\$ 10,993,000.00	\$ -	\$ 205,000.00	\$ 11,198,000.00	56.72

FIRM EXPERIENCE & QUALIFICATIONS (15 Points Possible)				
	Evaluator 1	Evaluator 2	Evaluator 3	Avg Score
Devere Construction	0	0	0	0.0
Schrudde & Zimmerman	15	15	15	15.0
Monarch Construction	15	15	15	15.0
BUSINESS PRACTICE (10 Points Possible)				
	Evaluator 1	Evaluator 2	Evaluator 3	Avg Score
Devere Construction	0	0	0	0.0
Schrudde & Zimmerman	10	10	10	10.0
Monarch Construction	10	10	10	10.0
REFERENCES (15 Points Possible)				
	Evaluator 1	Evaluator 2	Evaluator 3	Avg Score
Devere Construction	0	0	0	0.0
Schrudde & Zimmerman	15*			15.0
Monarch Construction	15*			15.0

TOTALS (100 Points Possible)					
	COST	FIRM EXPERIENCE & QUALIFICATIONS	BUSINESS PRACTICE	REFERENCES	TOTAL POINTS
Devere Construction	55.02	0.0	0.0	0.0	55.02
Schrudde & Zimmerman	60.00	15.0	10.0	15.0	100.00
Monarch Construction	56.72	15.0	10.0	15.0	96.72

Devere Construction submitted a bid, 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 and Monarch Construction, since they have been a vendor for District within the past five years.

 = Best Overall Evaluated Bidder



RE: BG No. 25-354
Renovation
Ryland Heights Elementary School

2026.02.19

Addressee

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

Dear Dr. Webb:

On Thursday, February 12, 2026, the three following base bids were received for the Ryland Heights Elementary renovation project:

Schrudde & Zimmerman, Inc.	\$10,413,000.00
Monarch Construction Co.	\$10,993,000.00
Devere Construction Inc.	\$11,500,000.00

Submitted By

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

We also received alternate bids for the following items:

Alternate No. 1: Basis-of-Design door hardware.

Alternate No. 2: District preferred HVAC controls.

The attached Bid Tabulation dated February 12, 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 the two lowest bidders in the time allocated, with the highest bidder electing not to submit.

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 Schrudde & Zimmerman as having the Best and Lowest Bid. The table below lists their alternate bid values.

Alternate No. 1	No Cost Change
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embosdesign.com
(859) 431-8612

906 Monmouth Street
Newport, KY 41071



Alternate No. 2	\$205,000.00
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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 Schrudde & Zimmerman, Inc., including all listed Alternates, for a total contract value of \$10,618,000.00.

Sincerely,

eMBOSS Design^{PSC}



Mark Perry
Sr. Project Manager

CC Mr. Matthew Rigg, Chief Operations Officer