



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

# Issue Paper

**DATE:**

04/17/2026

**AGENDA ITEM (ACTION ITEM):**

Consider / Approve the bid award with Monarch for the Taylor Mill Elementary Renovation (BG #26-253) 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 January 5, 2026, then approved construction documents and drawings on March 2, 2026. Sealed bids for this project were received and opened on April 15, 2026. Members of the Operations team evaluated the bids received from Maxwell Construction, Monarch Construction, Rising Sun Development, and Schrudde and Zimmerman. After a review of bid amounts, firm experience and qualifications, business practice, and references, the Operations team selected Monarch Construction as the best bid and recommended contractor to complete the project, to include accepting bid alternate bid alternate 2 (matching Siemens HVAC controls to controls in use throughout the district – no additional cost) and alternate #3 (additional overflow roof drains – no additional cost) in addition to the base bid.

**FISCAL/BUDGETARY IMPACT:**

\$17,115,000.00 total construction cost consisting of the base bid and bid alternates 2 and 3 to be funded by a General Obligation bond.

**RECOMMENDATION:**

Approve the bid award to Monarch Construction for the Taylor Mill Elementary Renovation (BG #26-253) and agree to enter into an AIA A101 contract with Monarch Construction pending Board Attorney review.

**CONTACT PERSON:**

Matt Rigg, Chief Operations Officer

\_\_\_\_\_  
*Principal/Administrator*

  
\_\_\_\_\_  
*District Administrator*

  
\_\_\_\_\_  
*Superintendent*

**THE KENTON COUNTY SCHOOL DISTRICT  
TAYLOR MILL ELEMENTARY RENOVATION (BG 26-253)  
BID TABULATION**

<b>COST (60 points Possible)</b>							
Bidder	Base Bid	Alternate #1 <i>Add Lighting in Crawl Spaces</i>	Alternate #2 <i>HVAC Controls</i>	Alternate #3 <i>Door Hardware</i>	Alternate #4 <i>Delete 4-1/2" Polysio &amp; modifications to Metal Wall Panels</i>	Total with Selected Alternates	Points Awarded
Maxwell Construction	\$ 16,942,000.00	\$ 27,000.00		\$ 7,193.00	\$ (18,000.00)	\$ 16,958,193.00	60.00
Monarch Construction	\$ 17,115,000.00	\$ 29,000.00			\$ (18,000.00)	\$ 17,126,000.00	59.41
Schrudde & Zimmerman	\$ 18,115,000.00	\$ 29,000.00		\$ 21,000.00	\$ (18,000.00)	\$ 18,147,000.00	55.79
Rising Sun Developing	\$ 17,300,000.00	\$ 31,000.00			\$ 16,000.00	\$ 17,347,000.00	58.62

<b>FIRM EXPERIENCE &amp; QUALIFICATIONS (15 Points Possible)</b>				
	Evaluator 1	Evaluator 2	Evaluator 3	Avg Score
Maxwell Construction	15.00	15.00	15.00	15.0
Monarch Construction	15.00	15.00	15.00	15.0
Schrudde & Zimmerman	0.00	0.00	0.00	0.00
Rising Sun Developing	13.00	13.00	9.00	11.67

<b>BUSINESS PRACTICE (10 Points Possible)</b>				
	Evaluator 1	Evaluator 2	Evaluator 3	Avg Score
Maxwell Construction	10.00	10.00	10.00	10.00
Monarch Construction	10.00	10.00	10.00	10.00
Schrudde & Zimmerman	0.00	0.00	0.00	0.00
Rising Sun Developing	10.00	10.00	10.00	10.00

<b>REFERENCES (15 Points Possible)</b>				
	Reference 1	Reference 2	Reference 3	Avg Score
Maxwell Construction	13.00	15.00		14.00
Monarch Construction	15.00*			15.00
Schrudde & Zimmerman	0.00	0.00	0.00	0.00
Rising Sun Developing	14.00	14.00		14.00

<b>TOTALS (100 Points Possible)</b>					
	COST	FIRM EXPERIENCE & QUALIFICATIONS	BUSINESS PRACTICE	REFERENCES	TOTAL POINTS
Maxwell Construction	60.00	15.00	10.00	14.00	99.00
Monarch Construction	59.41	15.00	10.00	15.00	99.41
Schrudde & Zimmerman	55.79	0.00	0.00	0.00	55.79
Rising Sun Developing	58.62	11.67	10.00	14.00	94.29

Schrudde & Zimmerman submitted a bid, but did not provide the additional required documentation. They were awarded "0" points for this section of the evaluation.

\*The Board reserves the right to provide the sole reference score for Monarch Construction, since they have been a vendor for District within the past five years.

= Best Overall Evaluated Bidder



RE: BG No. 26-253  
Renovation  
Taylor Mill Elementary School

2026.04.22

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

Dear Dr. Webb:

On Wednesday, April 15, 2026, the four following base bids were received for the Taylor Mill Elementary renovation project:

Maxwell Construction	\$16,942,000.00
Monarch Construction Co.	\$17,115,000.00
Rising Sun Development	\$17,300,000.00
Schrudde & Zimmerman	\$18,115,000.00

**Submitted By**  
**eMBOSS Design** PSC  
906 Monmouth Street  
Newport, KY, 41071

We also received alternate bids for the following items:

- Alternate No. 1: Add lights in crawl spaces
- Alternate No. 2: Provide HVAC Controls (DDC) by preferred vendor.
- Alternate No. 3: Provide basis of design door hardware.
- Alternate No. 4: Delete additional 4-1/2" polyiso insulation and metal wall panel modifications at indicated areas of existing roof

The attached Bid Tabulation dated April 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 only Monarch Construction Co. 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 Co. as having the Best and Lowest Bid. The table below lists their alternate bid values.

Alternate No. 1	\$29,000.00
Alternate No. 2	No change
Alternate No. 3	No change

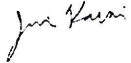


Alternate No. 4	(18,000)
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Based on review of the bids by the design team after the bid opening and the results of the bid qualification process conducted by District Staff, we recommend accepting the base bid from **Monarch Construction Co.**, and Alternates 2 & 3 for a total contract value of **\$17,115,000.00**.

Sincerely,

eMBOSS Design<sup>PSC</sup>



Jim Kaiser  
Sr. Project Manager

CC Mr. Matthew Rigg, Chief Operations Officer



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**embosdesign.com**  
(859) 431-8612

906 Monmouth Street  
Newport, KY 41071

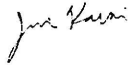


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