



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

Issue Paper

DATE:

04/14/2026

AGENDA ITEM (ACTION ITEM):

Consider / Approve the bid award with Monarch Construction for the Kenton Elementary Renovation (BG #25-352) 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 and design development plans for the Kenton Elementary renovation project on May 5, 2025, then approved construction documents and drawings on February 2, 2026. Sealed bids for this project were received and opened on April 7, 2026. Members of the Operations team evaluated the bids received from Conger Construction Group, Marrillia Design & Construction, and Monarch Construction. 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 1 (matching door hardware to existing hardware - \$0 change), bid alternate 2 (matching Siemens HVAC controls to controls in use throughout the district - \$687,000 add), alternate #3 (additional overflow roof drains - \$215,000 add), alternate #4 (water source heat pumps provided by Thermal Equipment - \$0 change), and alternate #5 (Baller Rally II gym flooring by Ecore - \$35,000 add) in addition to the base bid.

FISCAL/BUDGETARY IMPACT:

\$18,937,000 total construction cost consisting of the base bid and bid alternates 1 – 5 to be funded by a General Obligation bond.

RECOMMENDATION:


Approve the bid award to Monarch Construction for the Kenton Elementary Renovation (BG #25-352) 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
KENTON ELEMENTARY RENOVATION (BG 25-352)
BID TABULATION**

COST (60 points Possible)								
Bidder	Base Bid	Alternate #1 <i>B.O.D Door Hardware</i>	Alternate #2 <i>HVAC Controls</i>	Alternate #3 <i>Additional Overflow Drains</i>	Alternate #4 <i>WSHP by Thermal Equipment</i>	Alternate #5 <i>Baller Rally II by Ecore</i>	Total with Selected Alternates	Points Awarded
Marrillia Design & Construction	\$ 19,790,000.00	\$ -	\$ -	\$ 266,500.00	\$ -	\$ 83,700.00	\$ 20,140,200.00	56.19
Conger Construction Group	\$ 21,045,496.00	\$ -	\$ -	\$ 117,853.00	\$ -	\$ 90,100.00	\$ 21,253,449.00	52.66
Monarch Construction	\$ 18,000,000.00	\$ -	\$ 687,000.00	\$ 215,000.00	\$ -	\$ 35,000.00	\$ 18,937,000.00	60.00

FIRM EXPERIENCE & QUALIFICATIONS (15 Points Possible)				
	Evaluator 1	Evaluator 2	Evaluator 3	Avg Score
Marrillia Design & Construction	0	0	0	0.0
Conger Construction Group	0	0	0	0.0
Monarch Construction	15	15	15	15.0
BUSINESS PRACTICE (10 Points Possible)				
	Evaluator 1	Evaluator 2	Evaluator 3	Avg Score
Marrillia Design & Construction	0	0	0	0.0
Conger Construction Group	0	0	0	0.0
Monarch Construction	10	10	10	10.0
REFERENCES (15 Points Possible)				
	Evaluator 1	Evaluator 2	Evaluator 3	Avg Score
Marrillia Design & Construction	0	0	0	0.0
Conger Construction Group	0	0	0	0.0
Monarch Construction	15*			15.0

TOTALS (100 Points Possible)					
	COST	FIRM EXPERIENCE & QUALIFICATIONS	BUSINESS PRACTICE	REFERENCES	TOTAL POINTS
Marrillia Design & Construction	56.19	0.0	0.0	0.0	56.19
Conger Construction Group	52.66	0.0	0.0	0.0	52.66
Monarch Construction	60.00	15.0	10.0	15.0	100.00

Marrillia Design & Construction and Conger Construction Group 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 and Monarch Construction, since they have been a vendor for District within the past five years.

= Best Overall Evaluated Bidder



RE: BG No. 25-352
Renovation
Kenton Elementary School

2026.04.15

Dear Dr. Webb:

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

On Tuesday, April 7, 2026, the three following base bids were received for the Kenton Elementary renovation project:

Monarch Construction Co.	\$18,000,000.00
Marrillia Design & Construction	\$19,790,000.00
Conger Construction	\$21,045,496.00

Submitted By
e/BOSS Design^{PSC}
906 Monmouth Street
Newport, KY, 41071

We also received alternate bids for the following items:

- Alternate No. 1: Provide basis of design door hardware.
- Alternate No. 2: Provide HVAC Controls (DDC) by preferred vendor.
- Alternate No. 3: Provide additional overflow roof drains where designated.
- Alternate No. 4: Provide WSHPs by Thermal Equipment Sales.
- Alternate No. 5: Provide Baller Rally II by Ecore at gymnasium.

The attached Bid Tabulation dated April 7, 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	No Change
Alternate No. 2	\$687,000.00
Alternate No. 3	\$215,000.00
Alternate No. 4	No Change
Alternate No. 5	\$35,000.00

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., including all listed Alternates, for a total contract value of \$18,937,000.00.

Sincerely,

eMBOSS Design^{PSC}



Mark Perry
Sr. Project Manager

CC Mr. Matthew Rigg, Chief Operations Officer

BID TABULATION
 KENTON ELEMENTARY SCHOOL

4/7/2026

Bid No.	Bidder	Base Bid	Alternate #1 - Door hardware by Schlage/LCN/Von Duprin	Alternate #2 - HVAC Controls by Siemens	Alternate #3 - Additional overflow roof drains	Alternate #4 - WSP's by Thermal Equipment Sales	Alternate #5 - Baller Rally II resilient athletic flooring by Ecora in Gym	Alternates Subtotal	Total with accepted Alternates	Unit Prices (Within one(1) hour of bid)	ADDENDUMS 1-5?	LIST OF SUBCONTRACTORS
										Y/N		
1	Monarch Construction	\$ 18,000,000.00	No change	\$ 687,000.00	\$ 215,000.00	No change	\$ 35,000.00	\$ 937,000.00	\$ 18,937,000.00	Y	Y	Y
2	Marrillia Design & Construction	\$ 19,790,000.00	No bid	No bid	\$ 266,500.00	No bid	\$ 83,700.00	\$ 350,200.00	\$ 20,140,200.00	N	Y	Y
3	Conger Construction	\$ 21,045,496.00	No change	No change	\$ 117,853.00	No change	\$ 90,100.00	\$ 207,953.00	\$ 21,253,449.00	N	Y	Y
1												
6												
7												

This list reflects preliminary scoring.