



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

April 9, 2018

Darek Bell
Bell & Associates Construction
P.O. Box 363
Brentwood, TN 37024

Re: **RFQ # 1024668, Construction Manager at Risk (CMAR) Headquarters design and construction**

Dear Mr. Bell:

The Metropolitan Government of Nashville and Davidson County (Metro) has completed the evaluation of submitted solicitation offer(s) to the above RFQ # 1024668 for Construction Manager at Risk (CMAR) Headquarters design and construction. This letter hereby notifies you of Metro's intent to award to Bell & Associates Construction, contingent upon successful contract negotiations.

Depending on the file sizes, the responses to the procurement solicitation and supporting award documentation can be made available either by email, CD for pickup, or in person for inspection. If you desire to receive or review the documentation or have any questions, please contact Genario Pittman by email at genario.pittman@nashville.gov Monday through Friday between 8:30am and 3:30pm.

If the Procurement Nondiscrimination Program requirements were a part of this solicitation, the awardee must forward a signed copy of the "Letter of Intent to Perform as Subcontractor/Subconsultant/Supplier/Joint Venture" for any minority/women-owned business enterprises included in the response to the Business Assistance Office within two business days from this notification. Should you have any questions concerning this requirement, please contact JoeAnn Carr, BAO Representative, at (615) 880-2338 or at joeann.carr@nashville.gov.

Thank you for participating in Metro's competitive procurement process.

Sincerely,

A handwritten signature in blue ink that reads "Michelle A. Hernandez Lane".

Michelle A. Hernandez Lane
Purchasing Agent

Cc: Solicitation File
Other Offerors

Pursuant to M.C.L. 4.36.010 Authority to resolve protested solicitations and awards.

A. Right to Protest. Any actual or prospective bidder, offeror or contractor who is aggrieved in connection with the solicitation or award of a contract may protest to the Purchasing Agent. The protest shall be submitted in writing within ten (10) days after such aggrieved person knows or should have known of the facts giving rise thereto.

RFQ 1024668 Construction Manager at Risk (CMAR) DCSO Headquarters design and construction-Round 1					
Evaluation Team Score Sheet					
Offeror	Bell & Associates Construction	Doster Construction	Batten & Shaw, Inc.	HARDAWAY CONSTRUCTION CORP.	Messer Construction Co.
Experience and Qualifications of Firm (45 Points)	42	41	30	38	42
Personnel Experience (35 Points)	33	32	28	33	33
Management Plan and Approach (15 Points)	15	14	9	11	14
SBE/SDV Plan (5 Points)	4.00	3.50	2.00	4.50	4.75
Total Evaluation Scores- Round 1	94.00	90.50	69.00	86.50	93.75

RFQ 1024668 Construction Manager at Risk (CMAR) DCSO Headquarters design and construction -Round 2					
Evaluation Team Score Sheet					
Offeror	Bell & Associates Construction	Doster Construction	Batten & Shaw, Inc. (did not advance to round 2)	HARDAWAY CONSTRUCTION CORP.	Messer Construction Co.
Project Methodology, Approach and Schedule (35 Points)	30	31		30	27
Cost (65 Points)	64.47	64.15		65	64.72
Total Evaluation Scores- Round 2	94.47	95.15		95.00	91.72

Cumulative Total Scores (Rounds1-2)	188.47	185.65	69.00	181.50	185.47
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Evaluation Comments

Bell & Associates Construction

Strengths - Reference projects were of similar size, scope, and complexity. Provided detail on EMR and safety process. Provided detail showing that firm has experience on this type of scope of work. Provided detail on BIM software and how it would be utilized during the project. Provided detail on team members that showed relevant experience and work history on this type of project. Provided detailed risk plan. Discussed in detail how the firm would team up with Metro and the current work Metro has done on this project to make sure all parties are satisfied. Provided detail on commitment to SMWBE participation. Provided detail on efforts to ensure prompt payments, monitoring and reporting. Provided a detailed description of firm's design approach. Provided a detailed management plan for quality control and safety. Provided detailed countermeasures to mitigate risks on the project.

Weaknesses - Firm used Metro as one of their reference projects yet Metro states that firm is struggling to meet BAO compliance on current Metro projects. Provided resumes lacked detail. Strategic approach section lacked detail. Firm's proposed schedule for the project does not meet Metro's needs. Firm failed to address community engagement and coordination with MDHA during the project.

Doster Construction

Strengths - Provided detail explanation on how the project team would progress from start to finish. Detailed that proposed structural engineer has experience in Police building projects. Provided detail on previous hospital projects of similar complexity. Provided detailed approach on how firm would conduct community outreach. Provided detail on BIM software and how it would be utilized during the project. Provided detail on strategic approach to maximizing SMBWBE. Provided a detailed schedule for the project. Provided a detailed management plan for safety. Provided detailed countermeasures to mitigate risks on the project.

Weaknesses - Firm's EMR score was high but did not provide detail on why. Not all reference projects were of similar size, scope, and complexity. Provided experience was not on projects similar to this scope of work. Provided detail on office renovation projects and not on full builds. Firm's management plan and approach lacked details. Lacked detail on past performance and efforts to ensure prompt payments. Pre-qualification process for trades lacked details (proposed approach restricts competition). Firm's methodology for working with design team lacked details. Management Plan for the permitting process lacked details.

Batten & Shaw, Inc.

Strength - Provided detail on commitment to SMWBE participation.

Weaknesses - Proposal did not provide the requested information for all 5 reference projects. Provided reference projects were not of similar size, scope and complexity. None of the reference projects detailed any LEED experience. Risk and Key challenge section lacked detail. Proposed senior project manager only has one year experience with the firm. Proposal had multiple errors. Management plan lacked detail. Technology proposal lacked detail. Team experience section lacked detail. Did not provide detail on past performance information. Lacked detail on strategic approach, prompt payments, monitoring and reporting.

HARDAWAY CONSTRUCTION CORP.

Strengths - Proposal provided a detailed opening letter/ introduction of the firm. Provided detail on the proposed architect and a current weapons facility project. Proposed team had experience on criminal justice projects of similar size, scope and complexity. Provided detail on commitment to SMWBE participation. Provided detail on strategic approach, monitoring, and reporting. Provided a detailed community engagement approach during the project. Provided a detailed methodology and approach to ensure successful completion of the project.

Weaknesses - Not all provided reference projects were of similar size, scope, and complexity. Lacked detail on firm's capacity on how they would be able to handle their own growth and a project of this size. Firm's EMR score was rising but did not provide detail on why. Proposal did not specify a safety person on the project team. Proposal discussed a lead consultant but Metro already has consultants in place as stated in the RFP. Lacked detail on efforts to ensure prompt payments. Firm's methodology and approach to working with the design team to ensure completion lacked uniformity (schedule does not meet Metro's needs). Firm's management plan for blasting lacked uniformity and consistency of approach. Firm listed project completion date of March 7, 2018.

Messer Construction Co.

Strengths - Proposed project team had relevant experience. Proposal provided detail on project team and how they would be utilized. Provided detail on experience on project management on projects of this scope of work. Provided detail on proposed design firm. Provided detail on BIM software and how it would be utilized during the project. Provided detailed explanation on management plan and approach. Provided detail on commitment to SMWBE participation. Provided detail on strategic approach, monitoring, and reporting. Provided detailed countermeasures to mitigate risks on the project.

Weaknesses - Proposal lacked detail on if references were Construction Manager at Risk projects or Design Builds. Did not provide a response to the request for narrative. Lacked detail on efforts to ensure prompt payments. Firm's project sequence lacked details. Firm's proposed schedule for the project does not meet Metro's needs. Firm's community engagement methodology during the project lacked details. Firm's methodology and approach to ensure successful completion of project lacked details.

Enter Solicitation Title & Number Below

Construction Manager at Risk (CMAR) DCSO Headquarters design and construction; RFQ# 1024668

65

Offeror's Name

Bids

RFP Cost
Points

Hardaway Construction Corp.

\$20,723,712.00

65.00

Messer Construction Co.

\$20,811,958.00

64.72

Bell & Associates Construction

\$20,895,424.00

64.47

Doster Construction

\$20,998,161.00

64.15

BAO SBE Assessment Sheet

BAO Specialist: JoeAnn Carr
Contract Specialist: Genario Pittman
Date: 04/03/18
Department Name: General Services
RFP/ITB Number: 1024668
Project Name: CMAR for DCSO Design and Construction Headquarters

Primary Contractor	SBE/SDV Requirement Acknowledged?	Comments
Bell & Associates Construction	Yes	SBE/SDV Plan: Proposer acknowledged the 20% participation of SBE/SDV over life of the project as required by the solicitation and has proposed Aerial Innovations of TN, Inc. @ .01%, Kiser +Vogrin Design @1.57% and Ross Bryan Associates @6.29%. SBE Final

PNP Compliance Results Form

Department Name: Water Services

RFP/ITB Number: 1024668

Procurement Name: Construction Manager at Risk (CMAR) DCSO Headquarters design and construction

Primary Contractor	PNP Compliant (Yes/No)	Determination Comments/% of Participation Proposed or Bid
Bell & Associates Construction	Yes	Bell & Associates Construction is compliant with the requirements of the Procurement NonDiscrimination Program having engaged in good faith effort outreach to registered, certified MWBEs: Aerial Innovations of TN, Inc. (Accepted @ .01%), JS Security Consulting, LLC (Declined) Moody Nolan (Declined) and Wilmot, Inc. (Declined). PNP Final

*Denotes Contractor with whom follow up was required

Date: 04/05/18

Metro Buyer: Genario Pittman

BAO Rep: JoeAnn Carr