



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

September 6, 2019

Jeff Tinsley
Bell & Associates Construction
Post Office Box 363
Brentwood, TN 37024
Re: RFQ# 1338661, Permanent Supportive Housing and Services Center

Dear Mr. Tinsley:

The Metropolitan Government of Nashville and Davidson County (Metro) has completed the evaluation of submitted solicitation offer(s) to the above RFQ# 1338661, Permanent Supportive Housing and Services Center. This letter hereby notifies you of Metro's intent to award to **Bell & Associates Construction**, contingent upon successful contract negotiations. Please provide a certificate of Insurance indicating all applicable coverages within 15 business days of the receipt of this letter.

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.

Additionally the awardee will be required to submit evidence of participation of and contractor's payment to all Small, Minority, and Women Owned Businesses participation in any resultant contract. This evidence shall be submitted monthly and include copies of subcontracts or purchase orders, the Prime Contractor's Application for Payment, or invoices, and cancelled checks or other supporting payment documents. Should you have any questions concerning this requirement, please contact **Christopher Wood**, BAO Representative, at **(615) 862-6710** or at christopher.wood@nashville.gov.

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 Buyer **Genario Pittman** by email at genario.pittman@nashville.gov Monday through Friday between 8:30am and 3:30pm.

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.

Procurement Division

730 Second Avenue South, Suite 112
P.O. Box 196300
Nashville, Tennessee 37219-6300

www.Nashville.gov
Phone: 615-862-6180
Fax: 615-862-6179

RFQ# 1338661 Permanent Supportive Housing and Services Center				
	American Constructors, Inc.	Bell & Associates Construction	Hardaway Construction Corp.	R.G. Anderson Company, Inc.
Evaluation Criteria (Max Points)				
Experience and Qualifications (15 Points)	13	12	12	15
General Management Plan (15 Points)	13	15	10	13
Capacity to Perform (15 Points)	13	12	12	13
Project Approach (15 Points)	14	15	12	13
Diversity Plan (10 Points)	7.5	8.5	10	7.5
Cost Criteria (30 Points)	29.55	29	30	29.43
Total (100 Points)	90.05	91.50	86.00	90.93
Strengths & Weaknesses				

American Constructors, Inc. (90.05 Points)

Strengths: Firm provided a detailed overview of their firm and the number of years in business. Firm provided a detailed description of their background experience and qualifications to accomplish the project. Firm provided reference projects of similar size, scope, and complexity.

Weaknesses: Firm's description of a completed LEED Certified project lacked specific details. Firm's identification of anticipated risks for the project lacked specific details. Firm's identification of key activities and/or challenges directly related to the project lacked specific details. Firm's description of their policy and/or approach to ensure the project will be environmentally friendly lacked specific details. Firm's Gantt Chart lacked specific details. Firm's description of their ability to construct buildings on a small urban site with limited lay down areas lacked specific details. Firm's method to ensure prompt payment of SMWSDVBs lacked specific details.

Bell & Associates Construction (91.50 Points)

Strengths: Firm provided a detailed overview of their firm and the number of years in business. Firm provided detailed design management, shop drawing, quality control, safety, & permitting plans. Firm provided detailed risks associated with the project and detailed countermeasures. Firm provided detailed key activities and/or challenges related to the project. Firm provided a detailed description of their policy and/or approach to ensure that the project will be environmentally friendly. Firm provided a detailed description of how they will approach the project and ensure it is completed in accordance with the scope of work.

Weaknesses: Firm provided reference projects that are not complete. Firm failed to provide five (5) reference projects of similar size, scope, and complexity. Firm's description of how work for Metro will be prioritized given their current projects and obligations lacked specific details. Firm's Gantt Chart lacked specific details. Firm failed to discuss target unbundling or maintaining a database for the diversity plan.

Hardaway Construction Corp. (86.00 Points)

Strengths: Firm provided a detailed overview of their firm and the number of years in business. Firm has not had any licensing violations during the past five years. Firm provided a detailed description of their ability to construct buildings on a small urban site with limited lay down areas. Firm provided a detailed diversity plan.

Weaknesses: Firm's design team lacked experience with scope of work. Firm's organizational chart lacked specific details. Firm failed to identify anticipated risks associated with the project and failed to provide countermeasures to minimize identified risks. Firm failed to identify key activities and/or challenges directly related to the project. Firm failed to describe their policy and/or approach for ensuring the project will be environmentally friendly. Firm's description of how work for Metro will be prioritized given their current projects and obligations lacked specific details. Firm's Gantt Chart lacked specific details. Firm shows multiple projects in design phase (workload). Firm's description of their approach to the project to ensure it is completed in accordance with the scope of work lacked specific details. Firm failed to describe their process in incorporating Metro's input for Metro Departments housed on the lower levels. Firm failed to describe their process in incorporating Metro's input for segregation and security relating living units.

R.G. Anderson Company, Inc. (90.93 Points)

Strengths: Firm provided a detailed overview of their firm and the number of years in business. Firm provided detailed descriptions of key individuals and subcontractors that will be utilized in providing the management and services defined in the scope of work. Firm provided a detailed description of their background, experience and qualifications to accomplish the project. Firm provided detailed risks associated with the project and detailed countermeasures. Firm provided detailed key activities and/or challenges related to the project. Firm provided a detailed Gantt Chart. Firm provided a detailed description of their ability to construct buildings on a small urban site with limited lay down areas.

Weaknesses: Firm's quality control and safety plans lacked specific details. Firm's description of their policy and/or approach to ensure the project will be environmentally friendly lacked specific details. Firm's description of how work for Metro will be prioritized given their current projects and obligations lacked specific details. Firm failed to provide projects in the design phase. Firm's description of their process for incorporating Metro's input for the project lacked specific details. Firm's description of their approach to communicating with Metro when issues arise to ensure the project will remain on schedule lacked specific details. Firm's strategic approach and methodology to ensure maximum participation by SMWSDVB suppliers lacked specific details.

Enter Solicitation Title & Number Below

Permanent Supportive Housing and Services Center; RFQ# 1338661

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Offeror's Name	Bids	RFP Cost Points
Hardaway Construction Corp.	\$20,633,798.53	30.00
American Constructors, Inc.	\$20,947,565.03	29.55
R.G. Anderson Company, Inc.	\$21,034,241.65	29.43
Bell & Associates Construction	\$21,343,950.91	29.00

PNP Compliance Results Form

Department Name: General Services
RFP/ITB Number: 1338661, 1
Procurement Name: Permanent Supportive Housing and Services Center

Primary Contractor	PNP Compliant (Yes/No)	Determination Comments/% of Participation Proposed or Bid
Bell & Associates	Yes	Bell & Associates successfully completed GFE outreach to three certified MWBEs: Moody Nolan (MBE), Wilmot, Inc., (WBE) and Aerial Innovations (WBE). All MWBEs were accepted.

*Denotes Contractor with whom follow up was required
 Date :8/26/2019
 Metro Buyer: Genario Pittman
 BAO Rep: Christopher S. Wood

Pittman, Genario (Finance - Procurement)

From: Wood, Christopher (Finance - Procurement)
Sent: Monday, August 26, 2019 2:57 PM
To: Pittman, Genario (Finance - Procurement)
Cc: Moore, Rebecca (Finance - Director's Office)
Subject: RFP 1338661 Permanent Supportive Housing and Services Center.pdf
Attachments: RFP 1338661 Permanent Supportive Housing and Services Center.pdf

Hi Genario,

I have reviewed and attached the PNP Compliance Determination for the subject lined referenced above. Bell & Associates appears to be in compliance with their PNP outreach. In addition Bell & Associates did acknowledge the 20% SBE requirement for this solicitation.

Christopher S. Wood

Director/Finance Manager

Department of Finance

[Office of Minority and Women Business Assistance \(BAO\)](#)

Metropolitan Government of Nashville and Davidson County

730 2nd Avenue South, 1st Floor; PO Box 196300

Nashville, TN 37219-6300

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