

JOHN COOPER, MAYOR

DEPARTMENT OF FINANCE

**METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY**

10/28/2020 | 7:05 AM CDT

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

Re: **RFQ #67156, Construction Manager for Infrastructure (Roads and Utilities) MLS Stadium Area**

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 #67156, Construction Manager for Infrastructure (Roads and Utilities) MLS Stadium Area. 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 Equal Business Opportunity (EBO) 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 **Jeremy Frye**, BAO Representative, at **(615) 862-6638** or at jeremy.frye@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 **Brad Wall** by email at brad.wall@nashville.gov Monday through Friday between 8:30am and 3:30pm.

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

Sincerely,

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 #67156 - Construction Manager for Infrastructure (Roads and Utilities) MLS Stadium Area			
	Bell & Associates Construction	Kiewit Infrastructure South Co.	Messer Construction Co.
Contract Acceptance	Accepted Contract Without Exceptions	Accepted Contract Without Exceptions	Proposed Contract Exceptions
Cost (35 points)	35.00	32.99	33.92
Experience and Qualifications (30 Points)	30.00	24.00	21.00
Management Plan (30 Points)	27.00	21.00	30.00
Project Schedule (5 Points)	5.00	5.00	5.00
Total (100 Points)	97.00	82.99	89.92

Bell & Associates Construction

Strengths - The offeror has provided construction management services for over 20 years and currently serves as Metro's "On-call" contractor for Davidson County's miscellaneous bridge and overpass projects. The offeror provided several examples of previous projects where the proposed team members have worked together. The offeror's reference projects were the most relevant as it relates to utility construction and coordination, roadway/street construction, and bridge construction when compared to the other proposals submitted. The offeror provided a detailed description of their approach to managing this project and insight into their capabilities to managing this project. The offeror provided a good description on the information management systems that would be employed to provide a clear picture of the status of the project. The offeror provided a good description of their capabilities and experiences in use of state-of-the-art preconstruction and construction service technologies.

Weaknesses - The offeror stated the Project Manager, Scott McKinney's availability is 50% during the design and construction phases.

Kiewit Infrastructure South Co.

Strengths - The offeror provided a strong representation of roadway/street construction and bridge construction examples within their reference projects. The offeror provided a good description of the anticipated risk and countermeasures that would be employed to minimize said risk.

Weaknesses - The offeror's description on previous projects where the proposed team members have worked together was limited and the information lacked detail. The offeror's representation of utility construction and coordination examples within their reference projects was limited when compared to the other proposals submitted. The offeror provided little information on how work for Metro will be prioritized given their current obligations. The offeror provided limited information on the information management systems that would be employed to provide a clear picture of the status of the project. The offeror's responses in the Management Plan section were not as clear when compared to other proposals submitted.

Messer Construction Co.

Strengths - The offeror provided a strong representation of utility construction and coordination examples within their reference projects. The offeror provided a detailed description of their project management plan. The offeror provided the best description of the anticipated risk and countermeasures that would be employed to minimize said risk when compared to other proposals submitted. The offeror provided a good description of their practices and processes for monitoring and managing construction activities in order to minimize requests for change orders. The offeror provided the best description of how they will coordinate all aspects of work within and outside of the construction site.

Weaknesses - With the exception of the Superintendent, the balance of the represented staff shown in the resumes displayed limited infrastructure experience when compared to other proposals submitted. The offeror's proposed site team didn't provide a clear indication of who the Engineer would be for Pinnacle Construction Partners. The offeror's representation of roadway/street construction and bridge construction examples within their reference projects were limited when compared to the other proposals submitted.

Enter Solicitation Title & Number Below		
Construction Manager for Infrastructure (Roads and Utilities) MLS Stadium Area; RFQ #67156	Min. SBE/SDV Requirement	Total Cost Points
	5.00%	35.00
Offeror's Name	Bids	RFP Cost Points
Bell & Associates Construction	\$19,081,373.21	35.00
Kiewit Infrastructure South Co.	\$20,242,920.84	32.99
Messer Construction Co.	\$19,689,148.32	33.92

EBO Compliance Results Form

Department Name: Sports Authority
RFP/ITB Number: RFQ #: 67156
Project Name: Construction Manager for Infrastructure
(Roads and Utilities) MLS Stadium Area

Primary Contractor	EBO Compliant (Yes/No)	Determination Comments/% of Participation Proposed or Bid
Bell & Associates Construction	Yes	<p>Proposer is compliant with the Equal Business Opportunity Program requirements having acknowledged the %5 MBE and 5% WBE goals as required by the Procurement Code.No subcontractors/subconsultants were included in our proposal. Subcontractors/Subconsultants will be solicited prior to issuing the design documents for bidding. Consistent with the Procurement Code, actual dollar amounts will be confirmed upon contract award.</p>

Date:10/06/2020

Metro Buyer:Brad Wall

BAO Rep: Jeremy Frye

BAO Small Business Assessment Sheet

BAO Specialist: Jeremy Frye

Contract Specialist: Brad Wall

Date: 10/06/2020

Department Name: Sports Authority

RFP/ITB Number: 67156

Project Name: Construction Manager for Infrastructure (Roads and Utilities) MLS Stadium Area

Primary Contractor*	Prime Bid Amount	Total Proposed SBE (\$)	Acknowledged SBE Requirement ?	SBE (%)	Comments
Bell & Associates Construction	\$ 19,081,373.21	IDIQ	Yes	5% Requirement	The prime not an approved SBE and acknowledge the 5% SBE requirement over the life of the contract