



Notice of Intent to Award

Solicitation Number	394372	Award Date	7/3/2025   11:55 AM CDT
Solicitation Title	CMAR for Fire Station 25		
Buyer Name	Brad Wall/Christina Alexander	Buyer Email	christina.alexander@nashville.gov
BAO Rep	Angie Martin	BAO Email	angie.martin@nashville.gov

Awarded Supplier(s)

In reference to the above solicitation and contingent upon successful contract negotiation, it is the intent of the Metropolitan Government of Nashville and Davidson County to award to the following supplier(s):

Company Name	Reeves Young, LLC	Company Contact	Jennifer Kinsey
Street Address	4101 Charlotte Ave., Ste E205		
City	Nashville	State	TN
		Zipcode	37209

Company Name		Company Contact	
Street Address			
City		State	
		Zipcode	

Company Name		Company Contact	
Street Address			
City		State	
		Zipcode	

Certificate of Insurance

The awarded supplier(s) must submit a certificate of insurance (COI) indicating all applicable coverage required by the referenced solicitation. The COI should be emailed to the referenced buyer no more than 15 days after the referenced award date.

Equal Business Opportunity Program

Where applicable, the awarded supplier(s) must submit a signed copy of the letter of intent to perform for any and all minority-owned (MBE) or woman-owned (WBE) subcontractors included in the solicitation response. The letter(s) should be emailed to the referenced business assistance office (BAO) rep no more than two business days after the referenced award date.

☒ Yes, the EBO Program is applicable.

☐ No, the EBO Program is not applicable.

Monthly Reporting

Where applicable, the awarded supplier(s) will be required monthly to submit evidence of participation and payment to all small (SBE), minority-owned (MBE), women-owned (WBE), LGBT-owned (LGBTBE), and service disabled veteran owned (SDV) subcontractors. Sufficient evidence may include, but is not necessarily limited to copies of subcontracts, purchase orders, applications for payment, invoices, and cancelled checks.

Questions related to contract compliance may be directed to the referenced BAO rep.

☒ Yes, monthly reporting is applicable.

☐ No, monthly reporting is not applicable.

Public Information and Records Retention

Solicitation and award documentation are available upon request. Please email the referenced buyer to arrange.

A copy of this notice will be placed in the solicitation file and sent to all offerors.

Right to Protest

Per MCL 4.36.010 – 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.

\_\_\_\_\_  
Assistant Purchasing Agent (Initial)

Dennis Rowland

Dennis Rowland

Purchasing Agent & Chief Procurement Officer

RFQ #394372 Nashville Fire Department Fire Station 25 Construction Manager at Risk Services						
	American Constructors, Inc.	Baron Construction, LLC	Dowdle Construction Group LLC	M.A. Mortenson Company	Messer Construction Co.	Nabholz Construction Corporation
Cost/Pricing (40 Points)	40.00	36.82	39.05	38.38	37.79	39.05
Experience and Qualifications (30 Points)	28.00	15.00	20.00	25.00	28.00	27.00
General Management Plan (30 Points)	29.00	15.00	22.00	28.00	28.00	27.00
<b>Total (100 Points)</b>	<b>97.00</b>	<b>66.82</b>	<b>81.05</b>	<b>91.38</b>	<b>93.79</b>	<b>93.05</b>

#### American Constructors, Inc.

**Strengths** - The offeror has strong CMAR experience working with Metro and public safety facilities. 95% of CMAR projects to date. Experienced Project Executive and Project Manager. The offeror's key staff has been with the organization for many years. Strong mix of sustainable projects, specifically, the offeror demonstrated LEED certified projects of silver and gold status. The offeror provided five (5) relevant reference projects to what Metro is seeking to procure in the resulting contract. The offeror demonstrated a strong process for tracking and reporting. The offeror has a strong process for value engineering. Detailed listing of risks associated with this type of project. Consistent staff for the preconstruction and construction phase. The offeror demonstrated a strong approach to managing budgets. The offeror provided a 13-month construction schedule.

**Weaknesses** - The estimated level of commitment for the PM and Superintendent proposed is a concern. The offerors description for their approach to dispute and claims resolution was generic and brief.

#### Baron Construction, LLC

**Strengths** - The offeror has been in business for 37 years.

**Weaknesses** - The offerors proposal in the experience and qualifications section lacked overall quality. The offeror demonstrated weak sustainability experience. Site superintendent has limited experience. The estimated level of commitment for the project executive is a concern. The offerors reference projects were not of similar size and scope to what Metro is seeking in the resulting contract. Unclear if the reference projects were completed within the past ten (10) years. Unclear organizational chart. Resumes lacked detail of the roles for each person. The offerors description of CMAR experience lacked detail. The offerors descriptions of processes and methodologies lacked detail. The offeror failed to identify specific risks associated with this project. The offerors approach to dispute and claims resolution lacked detail. Value engineering process was more supply chain as opposed to value engineering. The offeror provided a longer construction schedule. Based on the list of committed projects, Metro is unclear of the key personnel roles. The offeror failed to provide the key personnel involved in the committed projects.

#### Dowdle Construction Group LLC

**Strengths** - The offeror has experience working with Metro. The offeror has a dedicated permit expeditor. Detailed listing of risks and countermeasures.

**Weaknesses** - The offerors experience more design build and renovation focused as opposed to CMAR. The offerors resume failed to address what was requested, such as project size, description, and owner contact information. The offerors description of experience implementing sustainable design lacked detail. The offerors reference projects included only one (1) Fire Station, not recent, and other reference projects were not of similar size and scope. The offeror failed to provide their schedule duration for their reference projects. Project manager is to start within two weeks prior to mobilization. Project Manager and General Superintendent have limited experience with Fire Station construction. The offerors descriptions of processes and methodologies lacked detail. The offeror failed to specifically provide a list of committed projects for key personnel for the next two (2) years as requested.

#### M.A. Mortenson Company

**Strengths** - The offeror has strong CMAR experience with 440 plus projects of similar size within the past ten years. The offeror demonstrated a strong staffing plan. The offeror demonstrated a strong and concise process for reporting. Detailed listing of risks and countermeasures. The offeror provided a 12-month construction schedule. The offeror provided a site logistics plan demonstrating a proactive approach to this project.

**Weaknesses** - The offerors reference projects didn't demonstrate any Fire Station construction experience. The resumes for the Project Manager and Superintendent do not demonstrate experience with relevant project types. The offerors description of their experience integrating sustainable criteria lacked detail. Some of the offerors reference projects didn't include the schedule discrepancy. The offerors value engineering process lacks detail. The offerors description of their dispute and claims resolution was a change order process rather than addressing their firm's approach. The offeror failed to specifically provide a list of committed projects for key personnel for the next two (2) years as requested.

#### Messer Construction Co.

**Strengths** - The offeror has an excellent safety record. The offeror demonstrated significant experience working with Metro and constructing Fire Stations. The offerors reference projects were relevant to what Metro is seeking in the resulting contract. The offeror included a safety manager. The offeror provided strong preconstruction services, particularly the clash detection. Detailed listing of risks and countermeasures. The offeror provided a 12-months construction schedule. The offeror provided a thorough description of processes and methodologies.

**Weaknesses** - The offerors description of their CMAR delivery was brief and lacked detail. The offeror is only proposing two individuals on site. Based on the information submitted in the offerors proposal the site staffing was lite. Time involvement of the account executive acting as project manager is low throughout all phases of the project. The offerors description of their firms' background and experience lacked detail. The offerors description of their experience implementing sustainable design lacked detail. The offerors description for their approach to dispute and claims resolution was generic and brief. The offerors account executive time on currently committed projects until Fall of 2028 is a concern.

#### Nabholz Construction Corporation

**Strengths** - The offeror demonstrated an excellent safety record. The offeror demonstrated a good staffing mix between preconstruction and construction phases involving safety and quality team members and subject matter experts. The offeror has strong CMAR experience with 2600 CMAR projects. Good demonstration of involvement with LEED certification process. The offerors reference projects were relevant to what Metro is seeking in the resulting contract. The offeror demonstrated a strong process for tracking and reporting. The offeror provided a 13-month construction schedule. The offerors list of committed projects demonstrated the availability of staff/team members.

**Weaknesses** - The offeror's description of their CMAR delivery approach lacked detail. The proposed staff has limited specific Fire Station construction experience. The offerors list of litigations is of concern to Metro. The offerors description of their dispute and claims resolution was a change order process rather than addressing their firm's approach. The offerors identification of risks was general and not project specific.

	Orion Building Corporation	Reeves Young, LLC	Solomon Builders, Inc.	The Parent Company, Inc.	W.E. O'Neil Construction Co. Of Tennessee
Cost/Pricing (40 Points)	38.56	39.36	39.44	39.38	37.45
Experience and Qualifications (30 Points)	18.00	29.00	22.00	24.00	26.00
General Management Plan (30 Points)	18.00	29.00	20.00	26.00	26.00
<b>Total (100 Points)</b>	<b>74.56</b>	<b>97.36</b>	<b>81.44</b>	<b>89.38</b>	<b>89.45</b>

#### Orion Building Corporation

**Strengths** - The offeror has experience working with Metro. The offeror will provide weekly drone video for progress updates. The offeror demonstrated a strong dispute and claims resolution process. The offeror provided a 12-month construction schedule.

**Weaknesses** - The extent of the offerors CMAR experience was not specifically described in their proposal. The offeror failed to provide specific projects where their firm provided CMAR services. The offeror failed to demonstrate experience with Fire Stations or public safety reference projects. The offerors two-to-four-month preconstruction design phase referenced in the proposal is less than what is anticipated for this project. Project resumes failed to include reference project completion dates. The offerors reference projects were not of similar size and scope to what Metro is seeking in the resulting contract. The offerors sustainability section was brief and lacked detail. The offerors identification of risks was general and not project specific. A large portion of their projects were at the early stages of development, which would cause concern of the availability of staff. The offerors description of approach to preconstruction services and process for tracking and reporting lacked detail. The offerors list of committed projects lacked key personnel involvement to determine capacity.

#### Reeves Young, LLC

**Strengths** - The offeror has over 30 completed Fire Stations and public safety projects. The offeror has strong CMAR experience with 350 completed CMAR projects. The offeror demonstrated strong and recent Fire Station experience. The offeror demonstrated a strong CMAR delivery and approach. The offeror demonstrated a good staffing mix between preconstruction and construction phases involving safety and quality team members. The offeror provided strong sustainability approach and experience. The offeror provided relevant reference projects to what Metro is seeking to procure in the resulting contract. The offeror provided a 12-month construction schedule.

**Weaknesses** - Preconstruction Manager had no Fire Station construction or public safety experience. The offerors description of their experience implementing sustainable design criteria lacked detail. Description of value engineering services and involvement lacked detail.

#### Solomon Builders, Inc.

**Strengths** - The offeror has strong CMAR experience with 80 percent of their work being CMAR type projects. The offeror demonstrated a strong and concise disputes and claims process. Deep connection with subconsultant market. The offeror demonstrated a good approach to preconstruction services and cost estimating.

**Weaknesses** - Emphasis on self-performed trades. The offerors reference projects were not of similar size and scope to what Metro is seeking in the resulting contract. Project Manager only 5 to 10 percent involvement during preconstruction phase. The offeror failed to include requested information on their resumes (owner contacts with phone numbers and the roles and responsibilities on similar projects performed). The proposed team does not have a lot experience with Fire Station construction. The offerors value engineering process lacked detail. The proposed construction schedule appears optimistic. The offerors identification of risks was generic and not project specific.

#### The Parent Company, Inc.

**Strengths** - The offeror has a good safety record. The offeror demonstrated public safety experience. The offeror demonstrated CMAR experience with 90 percent of projects being CMAR type projects. The offeror demonstrated a good allocation of key staff between preconstruction and construction. The offeror demonstrated knowledge of specific tasks related to implementing sustainable criteria for LEED certified projects. The offeror provided a strong value engineering process. The offeror provided a strong dispute and claims process.

**Weaknesses** - Senior Project Manager and Superintendent lacked Fire Station experience. The company has only one (1) recent Fire Station. The offerors description of their firm's background and experience lacked detail. 25 percent of involvement for the project manager during preconstruction phase is lite. The offeror only provided two (2) completed reference projects because one of their reference projects is still ongoing and not completed as requested. The offerors description of their tracking and reporting processes were generic and brief. The offerors risk identification and countermeasures were generic and brief.

#### W.E. O'Neil Construction Co. Of Tennessee

**Strengths** - The offeror has a long history and multiple projects with the CMAR delivery; specifically, 380 plus CMAR projects. The offeror demonstrated a strong staff mix from preconstruction to construction. The offeror demonstrated good experience with sustainable projects. Regional director of safety listed on their project team. The offerors reference projects were relevant to what Metro is seeking to procure in the resulting contract. The offeror demonstrated a good preconstruction process. Detailed overall project schedule. The offeror demonstrated good continuous budget management.

**Weaknesses** - Lite on CMAR experience with Fire Station construction and public safety experience. Construction phase staffing was lite. The offerors level of involvement during the preconstruction phase is low. The offerors reference projects in the resumes were unclear if they were completed within the past five (5) years. The offerors description of their dispute and claims resolution was a change order process rather than addressing their firm's approach. The offerors value engineering process was brief and generic. The offerors reporting and tracking methodology not specific. The offerors committed project list doesn't indicate which individual team members are involved.

Enter Solicitation Title & Number Below		
Nashville Fire Department Fire Station 25 Construction Manager at Risk Services; RFQ #394372	Min. SBE/SDV Requirement	Total Cost Points
	13.00%	40.00
Offeror's Name	Bids	RFP Cost Points
American Constructors, Inc	\$12,816,414.84	40.00
Baron Construction, LLC	\$13,923,400.00	36.82
Dowdle Construction Group LLC	\$13,128,136.00	39.05
M.A. Mortenson Company	\$13,356,020.00	38.38
Messer Construction Co	\$13,567,267.26	37.79
Nabholz Construction Corporation	\$13,129,560.00	39.05
Orion Building Corporation	\$13,295,985.00	38.56
Reeves Young, LLC	\$13,023,530.00	39.36
Solomon Builders, Inc	\$12,999,318.00	39.44
The Parent Company, Inc	\$13,019,576.00	39.38
W.E. O'Neil Construction Co. of Tennessee	\$13,689,267.17	37.45

BAO Small Business Assessment Sheet

BAO Specialist: Angie Martin
Contract Specialist: Brad Wall
Date: 6/25/25

Department Name: General Services
RFP/ITB Number: 394372

Project Name: Fire Station 25 CMAR Services					
Primary Contractor*	Prime Bid Amount	Total Proposed SBE/SDV (\$)	Acknowledged SBE/SDV Requirement	SBE/SDV Requirement (%)	Comments
Reeves Young, LLC	\$TBD	\$TBD	Yes	13%	The prime <b>IS NOT</b> a metro Approved SBE. Acknowledged 13% SBE/SDV requirement over life of the project and consequences of misrepresentation. <b>Proposed subs:</b> Charlie Irwin Painting, Civil Infrastructure Associates, LLC, Beard Property Maintenance, American Commercial Industrial Electric, LLC (all %'s TBD)

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Statement of M/WBE Utilization

Proposer's/Firm's Name: Reeves Young, LLC		Proposer's Phone #: 404-516-04025	
Solicitation Title: Nashville Fire Department Fire Station 25 CMAR		Proposer's Email Address: jkinsey@reevesyoung.com	
Solicitation #: 394372		Amount Self-performed : TBD based on written permission	
Proposer's/Firm's Ownership: Non-M/WBE		Total Bid Amount: TBD (CMAR Project: Final Budget TBD after Documents are Priced)	
Proposed EBO Goal (%): 11 MBE% 3 WBE%		EBO Goal Met? (Y/N) YES	

The following MWBE\* subcontractor(s)/supplier(s) will be utilized for the performance of this project:

				Certificate Type	* MBE/WBE Group Type *	Code # UNSPS/NAICS	Description of Work	MBE/WBE Dollars (\$)	Percent of Total Contract
MBE/WBE Firm Name		MBE/WBE Firm Address	Phone/E-Mail	(MBE or WBE)					
1				Select	Select				
2	Tiny's Construction	1262 Lewis Street, Nashville, TN 37209	615-333-9155;will@tinysconstruct	WBE	Select	72103003	Demolition	TBD	TBD
3	Music City Masonry	525 Green Lane, Nashville, TN 37189	615-876-8715; brandy@musiccity	WBE	Select	72102500	Masonry	TBD	TBD
4	John Bouchard & Sons	1024 Harrison Street, Nashville, TN 37203	615-690-0167; travis.worley@jbo	WBE	Select	72102200	Electrical	TBD	TBD
5	McInerney & Assoc.	2879 Union Road, White House, TN 37188	207-333-1334; tsurgis@mcinerna	WBE	Select	30170000	Glazing	TBD	TBD
6	Beard Property Maintenance	2808 Foster Avenue, Nashville, TN 37210	615-311-6289; dmhytche99@hotr	MBE	Select	238110	Concrete, Landscaping	TBD	TBD
7				Select	Select				

I am the duly authorized representative and certify the facts and representations contained in this form and supporting documents are true and correct.

Authorized Representative (Printed Name/Title) *Please ensure to save the document as a PDF and refrain from printing and signing it.*	Date
Jennifer Kinsey	06/24/2025

\*Note: MWBE is defined as business enterprise maintaining a significant business prescience in the Program Area & performing a commercial useful function that is owned by one or more of the following: (1) African Americans (2) Native Americans, (3) Hispanic Americans, (4) Asian Americans, and (5) Women.

Has Prime Complied with EBO Goal?	YES	For Internal Office Use ONLY	If No, Good Faith Efforts Met?	BAO Only
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BAO Representative: Angie Martin	Metro Buyer: Brad Wall	Project Manager: Ava Elsaghir	Date: 06/25/25
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Total MBE Subcontracting	TBD	%	\$ TBD
Total WBE Subcontracting	TBD	%	\$ TBD
Total MBE/WBE Participation:	TBD	%	\$ TBD

BAO Notes:

Prime acknowledges they can meet both M/WBE subcontracting goals. Consistent with the procurement code, actual dollar amounts and percentages will confirmed during contract negotiations.

## Certificate Of Completion

Envelope Id: 79A2851C-E224-49E3-9466-285F16E6CEBD  
 Subject: Intent to Award - RFQ # 394372 for CMAR for Fire Station 25  
 Source Envelope:  
 Document Pages: 6  
 Certificate Pages: 2  
 AutoNav: Enabled  
 Envelopeld Stamping: Enabled  
 Time Zone: (UTC-06:00) Central Time (US & Canada)

Status: Completed  
 Envelope Originator:  
 Christina Alexander  
 730 2nd Ave. South 1st Floor  
 Nashville, TN 37219  
 christina.alexander@nashville.gov  
 IP Address: 170.190.198.185


## Record Tracking

Status: Original 7/3/2025 8:40:39 AM	Holder: Christina Alexander christina.alexander@nashville.gov	Location: DocuSign
Security Appliance Status: Connected	Pool: StateLocal	
Storage Appliance Status: Connected	Pool: Metropolitan Government of Nashville and Davidson County	Location: Docusign

## Signer Events

Gary Clay gary.clay@nashville.gov Asst. Purchasing Agent Security Level: Email, Account Authentication (None)	  Signature Adoption: Uploaded Signature Image Using IP Address: 170.190.198.185	Sent: 7/3/2025 8:42:07 AM Viewed: 7/3/2025 9:10:44 AM Signed: 7/3/2025 10:08:21 AM
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**Electronic Record and Signature Disclosure:**  
 Not Offered via Docusign

Dennis Rowland Dennis.Rowland@nashville.gov Purchasing Agent & Chief Procurement Officer Security Level: Email, Account Authentication (None)	  Signature Adoption: Pre-selected Style Using IP Address: 2600:1004:b12e:86:cdc4:8011:cc17:64e1 Signed using mobile	Sent: 7/3/2025 10:08:23 AM Viewed: 7/3/2025 11:55:50 AM Signed: 7/3/2025 11:55:55 AM
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**Electronic Record and Signature Disclosure:**  
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In Person Signer Events	Signature	Timestamp
Editor Delivery Events	Status	Timestamp
Agent Delivery Events	Status	Timestamp
Intermediary Delivery Events	Status	Timestamp
Certified Delivery Events	Status	Timestamp
Carbon Copy Events	Status	Timestamp
Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps

Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	7/3/2025 8:42:08 AM
Certified Delivered	Security Checked	7/3/2025 11:55:50 AM
Signing Complete	Security Checked	7/3/2025 11:55:55 AM
Completed	Security Checked	7/3/2025 11:55:55 AM
Payment Events	Status	Timestamps