



Notice of Intent to Award

Solicitation Number	RFQ 394375	Award Date	8/21/2025 1:37 PM CDT
Solicitation Title	Architectural & Engineering Design Services for New or Expanded Richland Park Branch Library (A&E)		
Buyer Name	Gary C. Clay	Buyer Email	Gary.Clay@nashville.gov
BAO Rep	Evans W. Cline	BAO Email	Evans.Cline@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	Gresham Smith	Company Contact	Jeff Kuhnhenh
Street Address	222 2nd Ave S., Suite 1400		
City	Nashville	State	TN
		Zipcode	37201

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.

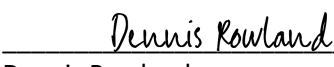
A copy of this notice will be placed in the solicitation file and sent to all offerors.

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
Purchasing Agent & Chief Procurement Officer

RFQ 394375 Architectural and Engineering Design Services for a New or Expanded Richland Park Branch Library (A&E)											
Evaluation Committee Score Sheet											
	1	2	3	4	5	6	7	8	9	10	11
Offeror	ANECNOTE, PLC	Barge Design Solutions, Inc.	Bauer Askew Architecture PLLC	Dryden Architecture and Design, PLLC	GHP, Inc.	Gresham Smith	HASTINGS Architecture, LLC	HMK Architects PLLC	Kline Swinney Associates, LLC	Smith Gee Studio, LLC	Wier Boerner Allin Architecture, PLLC
Contract Acceptance	Attached exceptions taken of contract presented	yes, Accept Contract as Presented	yes, Accept Contract as Presented	yes, Accept Contract as Presented	yes, Accept Contract as Presented	yes, Accept Contract as Presented	yes, Accept Contract as Presented	yes, Accept Contract as Presented	yes, Accept Contract as Presented	yes, Accept Contract as Presented	yes, Accept Contract as Presented
General Management Plan (50 points)	42	43	39	35	40	46	44	40	42	38	42
Experience and Qualifications (50 points)	40	45	39	35	40	47	46	39	38	42	43
Total Evaluation Scores	82	88	78	70	80	93	90	79	80	80	85

Evaluation Comments

ANECNOTE, PLC General Management Plan (50 points)	
Strengths	<ul style="list-style-type: none"> * proposal provides several good projects with LEED Gold certification * proposal provided an adequate dispute resolution approach * not involved in current legal litigation * the Principle is involved in the OC process/plan
Observations	<ul style="list-style-type: none"> * Proposal demonstrates significant reliance on consultant for LEED certification * Proposal failed to adequately identify risks specific to this type of project, rather generic response * QC procedure close out lacks adequate detail, sparse

Evaluation Comments

ANECNOTE, PLC Experience and Qualifications (50 points)	
Strengths	<ul style="list-style-type: none"> * Firm has experience as Construction Manager at Risk (CMAR) * Firm's reference projects were of similar size, scope, and complexity * Proposal demonstrates experience with many LEED certified projects * Six accredited LEED employees
Observations	<ul style="list-style-type: none"> * project manager and project architect have little to no library construction experience * proposal failed to provide dates of projects on resumes

Evaluation Comments

Barge Design Solutions, Inc. General Management Plan (50 points)	
Strengths	<ul style="list-style-type: none"> * Value Engineering section demonstrates a system approach, a collaborative approach * not involved in current legal litigation * Lots of LEED projects, Gold and Platinum * Proposal demonstrates willingness to listen to community, owner, the staff with respect to Design
Observations	<ul style="list-style-type: none"> * Quality Control section more about tools utilized than the process * Proposal demonstrates significant reliance on consultant for LEED experience * proposal lacks clarity regarding who is leading the project

Evaluation Comments

Barge Design Solutions, Inc. Experience and Qualifications (50 points)	
Strengths	<ul style="list-style-type: none"> * Proposal demonstrate experience with Library construction projects * 70+ years of experience * Firm's reference projects were of similar size, scope, and complexity. * LEED experience * community engagement is a plus * considered and discussed outdoor space * Using Library specific design firm
Observations	<ul style="list-style-type: none"> * Of firm's reference projects only two were CMAR's * Prime firm has limited experience with Library construction projects

Evaluation Comments

Bauer Askew Architecture PLLC General Management Plan (50 points)	
Strengths	<ul style="list-style-type: none"> * consultant for LEED certification has over (75) LEED projects * not involved in current legal litigation
Observations	<ul style="list-style-type: none"> * overall the proposal lacked detail, many sections were considered "sparse" * Proposal demonstrates significant reliance on consultant for LEED certification, Mechanical firm with over (75) LEED projects

Evaluation Comments

Bauer Askew Architecture PLLC Experience and Qualifications (50 points)	
Strengths	<ul style="list-style-type: none"> * worked on CMAR at Columbia State
Observations	<ul style="list-style-type: none"> * Proposal is unclear as to the extend of Firm's experience as Construction Manager at Risk (CMAR) * Proposal does not adequately demonstrate firm's experience with Library construction projects * Firm's reference projects does not appear to be of similar size, scope, or complexity. Several are

* Value Engineering section lacks detail
* A large project has completion date in 2029 and is a concern for capacity
* dispute resolution section lacks detail
* Identifying risks anticipated on this type of project and countermeasures lacks necessary details and is generalized as opposed to specific for CMAR projects

from the consultant.
* firm is relying heavily on Library consultant

Evaluation Comments	
Dryden Architecture and Design, PLLC	
General Management Plan (50 points)	
Strengths	
* General manager provides good attention to detail in the Design phase * not involved in current legal litigation	
Observations	
* overall the proposal lacked detail, many sections were considered "sparse" * Value Engineering section lacks detail * Proposal demonstrates significant reliance on consultant for LEED experience * Identifying risks anticipated on this type of project and countermeasures is rather generic and lacks necessary examples/details	

Evaluation Comments	
Dryden Architecture and Design, PLLC	
Experience and Qualifications (50 points)	
Strengths	
* work in Nashville area, civic and public architecture	
Observations	
* overall the proposal lacks detail regarding experience and qualifications * Proposal does not adequately demonstrate experience with Library construction projects * Firm's reference projects were not of similar size, scope, or complexity. * limited LEED experience	

Evaluation Comments	
GHP, Inc.	
General Management Plan (50 points)	
Strengths	
* Proposal provides (8) point quality control measures * Value Engineering process involves the Owner early in the process * Dispute resolution section demonstrates a reasonable approach with communication * not involved in current legal litigation * Proposal Identified several risks anticipated on this type of project and countermeasures	
Observations	
* Key people working on other Metro projects, appear to be near capacity and a concern * Value Engineering section lacks detail * LEED certification discussion lacks substance and detail, how to achieve LEED status is missing * Proposed project team has relatively low percentage commitment (approx. 12%) to the project and is unclear as to who leads the Design effort	

Evaluation Comments	
GHP, Inc.	
Experience and Qualifications (50 points)	
Strengths	
* 25+ years of experience working with Metro	
Observations	
* overall the proposal's Experience and Qualifications section lacked detail * Proposal is unclear as to the extend of Firm's experience as Construction Manager at Risk (CMAR) * Proposal does not adequately demonstrate experience with new construction Library projects * Org chart is somewhat unclear as to who the Principle in charge and who is driving the vision of the project	

Evaluation Comments	
Gresham Smith	
General Management Plan (50 points)	
Strengths	
* Proposal provides a comprehensive quality control plan and process * LEED certification plan/process for energy shows good performance * Proposal Identified project specific (CMAR) risks and possible solutions, demonstrating good thought process * good strategy to achieve desired LEED certification level * proposal provides good understanding of conflict and dispute resolution	
Observations	
* Value Engineering section does not appear specific to CMAR's * Quality Control section appears to be more of a copy and paste * current legal litigation - several claims as they are a very large firm, most settled or dismissed	

Evaluation Comments	
Gresham Smith	
Experience and Qualifications (50 points)	
Strengths	
* Firm has experience as Construction Manager at Risk (CMAR) * Firm's reference projects were of similar size, scope, and complexity. * proposal lists three Library specific consultants * proposal provides a thoughtful Design Process * significant number of LEED projects * capacity is not a concern as firms has (26) offices from which to pull key individuals	
Observations	
* Prime firm has Limited experience with Library construction projects	

Evaluation Comments	
HASTINGS Architecture, LLC	
General Management Plan (50 points)	
Strengths	
* proposal generally lacked necessary detail * proposal provides solid plan for LEED certification and a solid team * not involved in current legal litigation	

Evaluation Comments	
HASTINGS Architecture, LLC	
Experience and Qualifications (50 points)	
Strengths	
* Firm has experience as Construction Manager at Risk (CMAR) and is firm's preferred method * Proposal demonstrates experience with Library construction projects * Firm's reference projects were of similar size, scope, and complexity.	

* capacity/availability is good as three of five projects completing within next few months
Observations
* Quality Control section lacked detail and was rather generic
* Proposal did not adequately addressed Value Engineering and was rather generic
*Proposal is lacking good examples when identifying risks anticipated on this type of project and countermeasures; rather boilerplate.

* significant number of LEED certified staff, using consultant Epstein Group
Observations
* project manager limited career experience

Evaluation Comments
HMK Architects PLLC
General Management Plan (50 points)
Strengths
* Proposal adequately addressed Value Engineering aligning with Metro goals, budget and program
* not involved in current legal litigation, (26) years without claims
* Proposal recognized Metro's ambiguity in our proposal regarding adding onto or constructing a new building.
Observations
* Quality Control section was rather generic and lacked necessary detail
* provided five steps of sustainability but overall the section lacks detail
* project examples provided lack dollar (value) amounts and key individual contributors %

Evaluation Comments
HMK Architects PLLC
Experience and Qualifications (50 points)
Strengths
* Firm has significant experience as Construction Manager at Risk (CMAR)
Observations
* Limited experience with Library construction projects
* Firm's reference projects were not of similar size, scope, or complexity. Provided two completed projects.
* Proposal is lacking dates key individuals worked on projects and roles specific for this project

Evaluation Comments
Kline Swinney Associates, LLC
General Management Plan (50 points)
Strengths
* proposal provided a phase based cost control method
* proposal provides solid, well thought-out approach to LEED certification
* proposal provides good strategy/approach to dispute resolution
Observations
* Dispute resolution section demonstrates good strategy but lacks detail
* Significant LEED experience appears to be lacking; team lacks experience completing LEED Gold facilities
* When Identifying anticipated risks and countermeasures, proposal was general, not project specific to CMAR's
* key employee(s) are currently working on four of five projects, leading to potential capacity concerns
* proposal is unclear as to Lead Designer

Evaluation Comments
Kline Swinney Associates, LLC
Experience and Qualifications (50 points)
Strengths
* Firm has experience as Construction Manager at Risk (CMAR)
* Firm's reference projects were of similar size, scope, and complexity.
* Significant Metro and public experience
* Community involvement and engagement is a plus
* 3D walkthroughs are provided in the design phase
Observations
* Limited experience with Library construction projects
* proposal listed only two certified LEED projects

Evaluation Comments
Smith Gee Studio, LLC
General Management Plan (50 points)
Strengths
* Included 720 Design a known Library Design firm
Observations
* overall the proposal lacked necessary detail
* Quality Control section provided limited detail
* Value Engineering section was rather generic and lacked necessary detail
* Dispute resolution section lacked necessary detail
* how to achieve LEED certification lacks detail
* (3) legal litigation in five years

Evaluation Comments
Smith Gee Studio, LLC
Experience and Qualifications (50 points)
Strengths
* Firm has significant experience as Construction Manager at Risk (CMAR)
* Discussions involving community engagement are a plus
Observations
* firm is relying heavily on 720 Design a Library Design firm
* Proposal does not adequately demonstrate experience with Library construction projects
* Firm's reference projects were not of similar size, scope, or complexity; one completed similar CMAR provided.
* LEED mostly residential rating systems as opposed to commercial office buildings


Evaluation Comments
Wier Boerner Allin Architecture, PLLC







Evaluation Comments
Wier Boerner Allin Architecture, PLLC

General Management Plan (50 points)
Strengths
<ul style="list-style-type: none">* Proposal provided a thorough quality control process* Firm provided a proactive approach to Value Engineering* Firm provided a good dispute resolution process* LEED certification section provides good approach to energy efficiency
Observations
<ul style="list-style-type: none">* key personal involved in \$50mil plus projects thru 2028* Proposal was general, not project specific when identifying anticipated risks and countermeasures


Experience and Qualifications (50 points)
Strengths
<ul style="list-style-type: none">* Firm's reference projects were of similar size, scope, and complexity.* partnering with HGA who has a lot of Library building and renovation experience plus substantial LEED Gold projects.
Observations
<ul style="list-style-type: none">* Proposal is somewhat unclear as to the extend of Firm's experience as Construction Manager at Risk (CMAR)* proposed team members of limited experience with Library construction projects* Firm's reference projects lacked detail regarding the firm's actual responsibility and involvement.


RE: Final Approval for RFQ 394375 Architectural and Engineering Design Services for a New or Expanded Richland Park Branch Library (A&E)


 Cline, Evans (Finance)
To: Clay, Gary (Finance)

  Reply  Reply All  Forward  

Thu 8/14/2025 10:33 AM

 You replied to this message on 8/14/2025 1:07 PM.

 394375 A&E Design Services for New or Expanded Richland Park Branch Library A&E EBO.pdf
436 KB

 394375 A&E Design Services for New or Expanded Richland Park Branch Library A&E.pdf
219 KB

Good morning. Please review the attached documents serving as BAO's final assessment. The awardee met the SBE requirement and met all EBO program requirements as well. The contract will require monitoring in B2Gnow.

Thanks.

Evans W. Cline, CCA
Department of Finance - Business Assistance Office (BAO)
Metropolitan Government
Nashville & Davidson County
(O) 615-862-6137



Statement of M/WBE Utilization **A&E ONLY**

Proposer's/Firm's Name: Gresham Smith	Proposer's Phone #: 615.770.8432
Solicitation Title: A&E Design Services for New or Expanded Richland Park Branch Library (A&E)	Proposer's Email Address: jeff.kuhnhenh@greshamsmith.com
Solicitation #: 394375	Total Bid Amount: N/A
EBO Goal (%) : <u>9</u> MBE% <u>8</u> WBE%	EBO Goal Met? (Y/N) YES

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

	MBE/WBE Firm Name	MBE/WBE Firm Address	Phone/E-Mail	Certificate Type (MBE or WBE)	* MBE/WBE Group Type *	Code # UNSPS/NAICS	Description of Work
1	Logan Patri Engineering	630-C Southgate Ave., Nashville, TN 37203	615.726.2902 ext 2 / rpatri@logan	MBE <input type="checkbox"/>	4 <input type="checkbox"/>	81100000/72100000	Structural Engineering
2	CIA Engineers	307 Hickerson Dr., Murfreesboro, TN 37129	615.516.2852 / lsullivan@cia-engi	WBE <input type="checkbox"/>	5 <input type="checkbox"/>	8110	Civil Engineering
3	Hawkins Partners, Inc	110 S 10th St., 2nd Floor, Nashville, TN 37206	615.255.5218 / k.hawkins@hawkin	WBE <input type="checkbox"/>	5 <input type="checkbox"/>	81101517	Landscape Architecture
4	DF+H Services	PO Box 120371, Nashville, TN 37212	615.390.6131 / Angela@dfhservic	WBE <input type="checkbox"/>	5 <input type="checkbox"/>	81100000	MEP + Fire Protection
5	Dharam Consulting	1719 Chestnut St #300, Philadelphia, PA 19103	darostegui@dharamconsulting.co	MBE <input type="checkbox"/>	4 <input type="checkbox"/>	84111501	Cost Estimating
6				Select	Select		
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/Signature) Jeff Kuhnhenh, Director of Architectural Design	Date 5/13/25
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*Note: MWBE is defined as business enterprise maintaining a significant business presence 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 Acknowledged EBO Goals Achievement?	Yes <input type="checkbox"/>	For Internal Office Use ONLY <i>If No, Good Faith Efforts Met?</i>	BAO Only
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BAO Representative : Evans Cline **Metro Buyer:** Gary Clay

Project Manager: _____ **Date:** 8/14/25

BAO Notes:

Prime acknowledges they can achieve both MWBE subcontracting goals. Consistent with the procurement code, actual dollar amounts and percentages will be confirmed during negotiations.

BAO SBE Assessment Sheet

BAO Specialist: Evans Cline
Contract Specialist: Gary Clay
Date: 8/14/25
Department Name: Parks
RFP/ITB Number: 394375

Project Name: A&E Design Services for New or Expanded Richland Park Branch Library (A&E)

SBE/SDV Requirement		
Primary Contractor	Acknowledged?	Comments
Gresham Smith	Yes	Proposer acknowledged the 20% SBE/SDV participation expectation over the life of the project as required by the solicitation. The prime is not an approved SBE and proposed the engagement of SBE firms Logan Patri Engineering, Inc., CIA Engineers, and Hawkins Partners, Inc.

Certificate Of Completion

Envelope Id: 1E2BFACB-464E-419A-8220-3FB8A88F8F8F

Status: Completed

Subject: Complete with Docusign: ITA Package.pdf

Source Envelope:

Document Pages: 8

Signatures: 1

Envelope Originator:

Certificate Pages: 2

Initials: 1

Gary Clay

AutoNav: Enabled

730 2nd Ave. South 1st Floor

Envelopeld Stamping: Enabled

Nashville, TN 37219

Time Zone: (UTC-06:00) Central Time (US & Canada)

gary.clay@nashville.gov

IP Address: 170.190.198.185

Record Tracking

Status: Original

Holder: Gary Clay

Location: DocuSign

8/21/2025 8:03:10 AM

gary.clay@nashville.gov

Security Appliance Status: Connected

Pool: StateLocal

Storage Appliance Status: Connected

Pool: Metropolitan Government of Nashville and Davidson County

Location: Docusign

Signer Events

Signature

Timestamp

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: 170.190.198.185

Sent: 8/21/2025 8:07:25 AM

Resent: 8/21/2025 1:36:37 PM

Viewed: 8/21/2025 1:37:28 PM

Signed: 8/21/2025 1:37:40 PM

Electronic Record and Signature Disclosure:

Not Offered via Docusign

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: 8/21/2025 8:07:25 AM

Viewed: 8/21/2025 8:07:41 AM

Signed: 8/21/2025 8:07:57 AM

Electronic Record and Signature Disclosure:

Not Offered via Docusign

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	8/21/2025 8:07:25 AM
Certified Delivered	Security Checked	8/21/2025 8:07:41 AM
Signing Complete	Security Checked	8/21/2025 8:07:57 AM
Completed	Security Checked	8/21/2025 1:37:40 PM
Payment Events	Status	Timestamps