



Notice of Intent to Award

Solicitation Number	399490	Award Date	11/17/2025   2:44 PM CST
Solicitation Title	Commissioning Services		
Buyer Name	Brad Wall	Buyer Email	brad.wall@nashville.gov
BAO Rep	Evans 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	Facility Diagnostics, LLC	Company Contact	Mike Haney
Street Address	6210 Hwy 100, Ste 215		
City	Nashville	State	TN
		Zipcode	37205

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.

A valid protest must demonstrate that the purchasing agent did not follow the law, the regulations, or the dictates of the solicitation. Protests based upon subjective scoring are not appropriate and may be grounds for placing the actual or prospective bidder, offeror, or contractor on the list of suspended or debarred persons.

Dennis Rowland  
Dennis Rowland  
Purchasing Agent & Chief Procurement Officer

ZK (Initial)  
Zak Kelley



RFQ #399490 – Commissioning Services

Company Name	Qualifications and Experience (35 Points)	Project Approach and Capacity to Perform (35 Points)	Cost Criteria (30 Points)	Financial Offer	Contract Exceptions (Y/N)	Total Points (100)
Facility Diagnostics, LLC	35.00	35.00	23.99	\$7,987,500.00	Yes	93.99
Gresham Smith	31.00	32.00	17.01	\$8,635,309.39	No	80.01
ReDry LLC	10.00	10.00	24.00	\$5,987,500.00	No	44.00
Salas O'Brien	29.00	32.00	18.23	\$7,884,066.68	No	79.23

Facility Diagnostics, LLC	
Strengths	Weaknesses
<ul style="list-style-type: none"><li>The offeror demonstrates a thorough knowledge and understanding of the services being requested by the Metropolitan Government of Nashville and Davidson County “Metro”; specifically, they understand the underlying needs of Metro.</li><li>The offeror demonstrates knowledge of and experience with the LEED certification process; specifically, offeror recognizes Metro has green building standards, referenced 31 LEED certified projects, and thorough understanding of the rating scale.</li><li>The offeror provides three qualified Commissioning Authority individuals that have experience with the LEED certification process.</li><li>The offeror provides detailed resumes.</li><li>The offeror provides relevant reference projects to demonstrate their experience performing commissioning services on a range of project sizes and complexities.</li><li>The offeror provides detailed information on their proposed approach to managing the project expertly and efficiently.</li><li>The offeror provides a detailed approach for integrating the commissioning activities into design and construction; specifically, distributing a draft checklist early for the contractors so that expectations are clearly identified outlining goals.</li><li>The offeror outlined a structured method that takes complexity and risk into consideration when determining the appropriate level of commissioning effort for the various systems and equipment.</li></ul>	<ul style="list-style-type: none"><li>No specific deficiencies were noted.</li></ul>

Gresham Smith	
Strengths	Weaknesses
<ul style="list-style-type: none"><li>The offeror provides five qualified Commissioning Authority individuals that have experience with the LEED certification process.</li><li>The offeror demonstrated similar IDIQ contracts with the State of Tennessee and private sector clients.</li><li>The offeror provides a detailed approach for integrating the commissioning activities into design and construction; specifically, providing a clear understanding of the commissioning process.</li></ul>	<ul style="list-style-type: none"><li>The offeror’s description of their knowledge and understanding of the services being requested by the Metropolitan Government of Nashville and Davidson County “Metro” lacked detail.</li><li>Based on the information provided in the proposal, Metro is unclear of the level of knowledge and experience participation in projects pursuing LEED certification.</li><li>Resumes lacked detail on who the key Commissioning Authority team members are and how the team is structured in terms of leadership for a typical project.</li><li>The offeror’s reference projects highlighted several contracts of similar nature but lacked specific detail on the project team and services performed for specific projects.</li><li>The offeror’s description of their proposed approach to managing the project expertly and efficiently lacked detail; specifically, the description of the project team members participation was vague.</li><li>In relation to the approach to integrating commissioning activities, the offeror lacks detail on how they would foster teamwork and cooperation from contractors and designers.</li></ul>

	<ul style="list-style-type: none"><li>The offeror lacks detail on how they would specifically determine the appropriate level of commissioning effort for the various systems and equipment.</li></ul>
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ReDry LLC	
Strengths	Weaknesses
<ul style="list-style-type: none"><li>No specific strengths were noted.</li></ul>	<ul style="list-style-type: none"><li>Based on the proposal submitted, the offeror failed to demonstrate their knowledge and understanding of the services being requested.</li><li>The offeror failed to demonstrate specific experience with projects pursuing LEED certification.</li><li>Resumes lacked detail on project commissioning experience as requested.</li><li>The offeror’s projects were not relevant to Metro’s needs and failed to demonstrate that they were the principal commissioning firm.</li><li>The offeror’s description of their approach to project management was not based on the scope of services requested.</li><li>Offeror’s description of their approach for integrating specific commissioning activities lacked detail.</li><li>Offeror failed to provide a specific description of the various systems and equipment they would be determining the appropriate level of commissioning.</li></ul>

Salas O'Brien	
Strengths	Weaknesses
<ul style="list-style-type: none"><li>The offeror provides a detailed approach for integrating the commissioning activities into design and construction; specifically, providing a clear understanding of the commissioning process.</li></ul>	<ul style="list-style-type: none"><li>The offeror’s description of their knowledge and understanding of the services being requested by the Metropolitan Government of Nashville and Davidson County “Metro” lacked detail.</li><li>Based on the information provided in the proposal, Metro is unclear of the level of knowledge and experience participating in projects pursuing LEED certification.</li><li>Offeror’s proposal lacked detail on who the key Commissioning Authority team members are and how the team is structured in terms of leadership for a typical project.</li><li>Offeror failed to provide specific project references for five (5) commissioning projects for which the proposer was the principal commissioning firm in the last five years.</li><li>The offeror’s description of their proposed approach to managing the project expertly and efficiently lacked detail; specifically, the description of the project team members participation was vague.</li><li>In relation to the approach to integrating commissioning activities, the offeror lacks detail on how they would foster teamwork and cooperation from contractors and designers.</li><li>The offeror lacks detail on how they would specifically determine the appropriate level of commissioning effort for the various systems and equipment.</li></ul>

Solicitation Title & Number			RFP Cost Points	RFP SBE/SDV Points	Total Cost Points
Commissioning Services; RFQ #399490			24	6	30
Offeror's Name	Total Bid Amount	SBE/SDV Participation Amount	RFP Cost Points	RFP SBE/SDV Points	Total Cost Points
Facility Diagnostics, LLC	\$7,987,500.00	\$7,108,875.00	17.99	6.00	23.99
Gresham Smith	\$8,635,309.39	\$431,765.46	16.64	0.36	17.01
ReDry LLC	\$5,987,500.00	\$0.00	24.00	0.00	24.00
Salas O'Brien	\$7,884,066.68	\$0.00	18.23	0.00	18.23



Statement of M/WBE Utilization

Proposer's/Firm's Name: Facility Diagnostics, LLC			Proposer's Phone #: 615.594.4452		
Solicitation Title: Commissioning Services			Proposer's Email Address: mhaney@fdllc-cx.com		
Solicitation #: 399490			Amount Self-performed : 86%		
Proposer's/Firm's Ownership: Non-M/WBE			Total Bid Amount: \$7,987,500		
Proposed EBO Goal (%): 6% MBE% 5% WBE%			EBO Goal Met? (Y/N) YES		

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

				Certificate						
MBE/WBE Firm Name			MBE/WBE Firm Address	Phone/E-Mail	Type (MBE or WBE)	* MBE/WBE Group Type *	Code # UNSPS/NAICS	Description of Work	MBE/WBE Dollars (\$)	Percent of Total Contract
1	DFH Services, PLLC		PO Box 120371, Nashville, TN 37212	615.390.6131	WBE	5	81101701	Electrical plan reviews.	\$399,375	5%
2	2KB Energy Services LLC		1750 Old Spring House Ln, Suite 206, Atlanta, GA 30338	404.398.4430	MBE	1	81100000	Net-zero planning, EV-charging infrastructure, energ	\$479,250	6%
3					Select	Select				
4					Select	Select				
5					Select	Select				
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) *Please ensure to save the document as a PDF and refrain from printing and signing it.*	Date
Mike Haney	10/13/2025

\*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	<input type="checkbox"/>	For Internal Office Use ONLY	If No, Good Faith Efforts Met?	BAO Only
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BAO Representative: Evans Cline	Metro Buyer: Brad Wall	Project Manager:	Date: 11/13/25
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Total MBE Subcontracting	6	%	\$ 479250
Total WBE Subcontracting	5	%	\$ 399375
Total MBE/WBE Participation:	11	%	\$ 878625

BAO Notes:

BAO Small Business Assessment Sheet

BAO Specialist: Evans Cline
Contract Specialist: Brad Wall
11/13/2025

Department Name: General Services
RFP/ITB Number: 399490

Project Name: Commissioning Services
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Primary Contractor*	Prime Bid Amount	Total Proposed SBE (\$)	SBE Subs approved?	SBE (%)	Comments
Facility Diagnostics, LLC	\$7,987,500.00	\$7,108,875.00	Yes	89	The prime is an approved SBE and proposed the utilization of SBE sub EnergyElectives LLC @\$239625/3%.