



Notice of Intent to Award

Solicitation Number	399452	Award Date	11/20/2025   9:00 AM CST
Solicitation Title	General Repair and Maintenance 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	Lee Company	Company Contact		Kristie Reed	
Street Address	4057 Rural Plains Circle				
City	Franklin	State	TN	Zipcode	37064

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 #399452 – General Repair and Maintenance Services

Company Name	Qualifications and Experience (30 Points)	Methodology and Approach (30 Points)	Cost Criteria (40 Points)	Financial Offer	Contract Exceptions (Y/N)	Total Points (100)
Evolution Maintenance, Inc	23.00	25.00	32.08	\$38,015,500.00	No	80.08
Henderick Inc	17.00	12.00	40.00	\$30,493,012.98	No	69.00
Lee Company	30.00	30.00	23.10	\$52,807,850.25	No	83.10
Leland, Inc	13.00	26.00	17.41	\$70,041,176.51	No	56.41

Evolution Maintenance, Inc	
Strengths	Weaknesses
<ul style="list-style-type: none"><li>Offeror demonstrates their years’ experience performing general repair and maintenance services and met expectations in this regard.</li><li>Offeror demonstrates their understanding of the contract scope and how they will perform general repair and maintenance services and meet expectations in this regard.</li><li>Offeror provides a narrative describing how the offeror will manage and prioritize responses to Metro calls for service and meet expectations in this regard.</li></ul>	<ul style="list-style-type: none"><li>In relation to the list of proposed technicians and resumes, three of the full-time dedicated technicians that will be performing general maintenance service and repairs had limited experience and is slightly below expectations in this regard.</li><li>Two of the offeror’s reference project examples were not relevant and of similar size and scope to what Metro is seeking and is slightly below expectations in this regard.</li><li>In relation to how the offeror manages the performance and completion of service, offeror’s narrative lacks understanding that the offeror will use Metro’s work order system and provide Metro with dedicated service technicians only and is slightly below expectations.</li></ul>

Henderick Inc	
Strengths	Weaknesses
<ul style="list-style-type: none"><li>Offeror demonstrates their years’ experience performing general repair and maintenance services and met expectations in this regard.</li><li>Offeror provided only one relevant reference project example of similar size and scope and meets expectations in this regard.</li><li>Offeror demonstrates their understanding of the contract scope and how they will perform general repair and maintenance services and meet expectations in this regard.</li></ul>	<ul style="list-style-type: none"><li>In relation to the list of proposed technicians and resumes, offeror’s list of full-time dedicated technicians that will be performing general maintenance service and repairs had limited experience and is below expectations in this regard.</li><li>Several of the offeror’s reference project examples were not relevant and of similar scope to what Metro is seeking and are below expectations in this regard.</li><li>Offeror’s narrative describing how they will manage and prioritize responses to Metro calls for service lacks detail and lacks an understanding of Metro’s expected response times and is below expectations in this regard.</li><li>In relation to how the offeror manages the performance and completion of service during standard Metro workdays and hours, and weekend/holiday service, the narrative provided lacks detail and is below expectations in this regard.</li></ul>

Lee Company	
Strengths	Weaknesses
<ul style="list-style-type: none"><li>Offeror demonstrates a detailed narrative of their years’ experience performing general repair and maintenance services and is above expectations in this regard.</li><li>Offeror provided 13 full-time dedicated technicians that will be performing general maintenance service and repairs, provided detailed resumes for the proposed technicians, and is above expectations in this regard.</li><li>Offeror provided relevant reference project examples of similar size and scope and meets expectations in this regard.</li><li>Offeror demonstrates a detailed understanding of the contract scope and how they will perform general repair and maintenance services and are above expectations in this regard.</li><li>Offeror provided a detailed narrative describing how they will manage and prioritize responses to Metro calls for service and are above expectations in this regard.</li></ul>	<ul style="list-style-type: none"><li>No specific deficiencies were identified.</li></ul>

<ul style="list-style-type: none"><li>In relation to how the offeror manages the performance and completion of service during standard Metro workdays and hours, weekend/holiday service, service during non-routine hours, and emergency service the narrative provided was detailed and above expectations in this regard.</li></ul>	
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Leland, Inc	
Strengths	Weaknesses
<ul style="list-style-type: none"><li>Offeror demonstrates their years’ experience performing general repair and maintenance services and met expectations in this regard.</li><li>Offeror demonstrates their understanding of the contract scope and how they will perform general repair and maintenance services and meet expectations in this regard.</li><li>Offeror provides a narrative describing how they will manage and prioritize responses to Metro calls for service and meet expectations in this regard.</li></ul>	<ul style="list-style-type: none"><li>Offeror failed to provide a specific list of full-time dedicated technicians that will be performing general maintenance service and repairs and resumes of the proposed technicians and is significantly below expectations in this regard.</li><li>Offeror’s reference project examples were not relevant and of similar scope to what Metro is seeking and is below expectations in this regard.</li><li>In relation to how the offeror manages the performance and completion of service, offeror referenced they would provide ten (10) dedicated service technicians instead of thirteen (13) technicians as requested by Metro and is slightly below expectations in this regard.</li></ul>

Enter Solicitation Title & Number Below		
General Repair and Maintenance Services; RFQ #399452	Min. SBE/SDV Requirement	Total Cost Points
	11.00%	40.00
Offeror's Name	Bids	RFP Cost Points
Evolution Maintenance, Inc	\$38,015,500.00	32.08
Henderick Inc	\$30,493,012.98	40.00
Lee Company	\$52,807,850.25	23.10
Leland, Inc	\$70,041,176.51	17.41



Statement of M/WBE Utilization

Proposer's/Firm's Name: Lee Company	Proposer's Phone #: 615-948-6613
Solicitation Title: General Repair and Maintenance Services	Proposer's Email Address: taylor.scott@leecompany.com
Solicitation #: 399452,3	Amount Self-performed : N/A
Proposer's/Firm's Ownership: Non-M/WBE	Total Bid Amount: \$9,973,000.00
Proposed EBO Goal (%): 7 MBE% 7 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 Group Type *	Code # UNSPS/NAICS	Description of Work	MBE/WBE Dollars (\$)	Percent of Total Contract
			Type (MBE or WBE)						
1	Henderick, Inc	700 8th Ave S, Ste. 203, Nashville, TN 37210	615-668-2213/waddell@henderick	MBE	2	72141700	General Maintenance Services	\$498,650.00	5%
2	Material Handling Inc	1121 Elm Hill Pike, Nashville, TN 37210	833-277-9797/mikesain@mhisa.r	MBE	4	78121604	Forklift rental and leasing services	\$99,730.00	1%
3	Eagle Eye Safety and Protection	3214 Cynthia Ln, Nashville, TN 37207	615-926-6945/wilsonneep@gmail.c	MBE	2	55121700	Safety Signage	\$99,730.00	1%
4	Compass Partners, LLC	8205 Maryland Ln, Brentwood, TN 37027	615-429-1783/bridget@compassp	WBE	5	80111604, 80111707	Technician staffing needs	\$498,650.00	5%
5	John Bouchard & Sons Co.	1024 Harrison St, Nashville, TN 37203	615-256-0112/michael.jackson@jbc	WBE	5	72100000	Maintenance and Repair Services	\$99,730.00	1%
6	Titan Fastener & Supply LLC	935 Rep. John Lewis Way Sln, Nashville, TN 37203	615-734-3451/melissa@titanfastener	WBE	5	31162400	Industrial supplies, fasteners	\$99,730.00	1%
7	N/A	N/A	N/A	Select	Select	N/A	N/A	N/A	N/A

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.* <b>Taylor Scott   Director of Integrated Delivery FM²</b>	Date <b>10/17/2025</b>
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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 Complied with EBO Goal?	YES	For Internal Office Use ONLY	BAO Only
		If No, Good Faith Efforts Met?	

BAO Representative: Evans Cline	Metro Buyer: Brad Wall	Project Manager:	Date: 11/18/25
Total MBE Subcontracting	7 %	\$ 698110	
Total WBE Subcontracting	7 %	\$ 698110	
Total MBE/WBE Participation:	14 %	\$ 1396220	

BAO Notes:

BAO Small Business Assessment Sheet

BAO Specialist: Evans Cline
Contract Specialist: Brad Wall
Date: 11/18/25

Department Name: General Services
RFQ#: 399452

Project Name: General Repair and Maintenance Services

Primary Contractor*	Prime Bid Amount	Total Proposed SBE/SDV (\$)	Acknowledged SBE/SDV Requirement ?	SBE/SDV Requirement (%)	Comments
Lee Company	\$ 9,973,000.00	\$ 1,396,220.00	Yes	14%	The prime is not an approved SBE and acknowledged the 11% SBE/SDV requirement over the life of the contract. Prime proposed the utilization of the following SBEs: <b>Henderick Inc</b> \$498,650/5%, <b>Compass Partners, LLC</b> \$498,650/5%, <b>Titan Fastener and Supply LLC</b> \$99,730/1%.