



Notice of Intent to Award

Solicitation Number	399399	Award Date	12/2/2025 7:13 AM CST
Solicitation Title	Mill Ridge Park Phase II		
Buyer Name	Marissa Conklin	Buyer Email	Marissa.Conklin@nashville.gov
BAO Rep	Brianna Minter	BAO Email	Brianna.Minter@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	Bulley & Andrews Rocky City, LLC	Company Contact		David Linden	
Street Address	830 Crescent Centre Drive, Suite 140				
City	Franklin	State	TN	Zipcode	37067

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.

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Yes, the EBO Program is applicable.

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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.

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Yes, monthly reporting is applicable.

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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

Zak Kelley

(Initial)

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Scoring and Justification

Offeror/Evaluation Criteria	Cost (40)	Supplier Qualifications Requirements (30)	Supplier Experience Requirements (30)	Total Points (100)
Baron Construction, LLC	40.00	15.00	15.00	70.00
Bulley & Andrews Rocky City, LLC	30.22	27.00	29.00	86.22

Cost Evaluation Breakdown

Offeror's Name	Bids	SBE	Cost Evaluation (32 Pt Max)	SBE/SDV Evaluation (8 Pt Max)	Total Cost Points (40Pt)
Baron	\$10,116,766.00	\$526,400.00	32.00	8.00	40.00
Bully	\$10,711,657.00	\$991,899.00	30.22	0.00	30.22

Baron Construction, LLC	
Strengths	Weaknesses
Proposed organization chart which meets expectations.	Proposed team did not include any details of subcontractors which is below expectations.
Provided 4 completed projects with information provided which meets expectations.	Proposed key individuals and dedicated time to project is missing which is significantly below expectations.
Provided projects currently in progress and provided all details which meets expectations.	Only 1 out of the 4 projects provided matched size/scope of project and is lacking specific details which is significantly below expectations.
Provided documentation of license with the State of TN which meets expectations.	Availability section is missing which is significantly below expectations.
Provided there are no claims/suits which meets expectations.	

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Scoring and Justification

<p>Provided general methodology and approach information which meets expectations.</p> <p>Provided risks, key activities, record keeping and monitoring which meets expectations.</p> <p>Provided capacity and approach to the different phases of construction which meets expectations.</p>	<p>Scheduling and cost control systems was lacking details which is below expectations.</p> <p>Subcontractors information was missing from Firm's practices and processes which is below expectations.</p> <p>Approach to maintaining safety and coordinating all aspects of work on the site was lacking details which is below expectations.</p> <p>EMR provided was above the standard which is significantly below expectations.</p> <p>EMR was not provided for any subcontractors which is below expectations.</p> <p>The list of any major safety related incidents in the past 2 years was missing which is below expectations.</p>
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Bulley & Andrews Rocky City, LLC	
Strengths	Weaknesses
<p>Proposed key individuals including subcontractors for this project with detailed information which meets expectations.</p> <p>Proposed project team with percentage of time to be dedicated to project was clear and specific which meets expectations.</p> <p>Provided detailed organizational chart with detailed information which is above expectations.</p> <p>Provided relevant projects with Parks experience over the last 6 years which meets expectations.</p> <p>Provided detailed list of projects in progress which meets expectations.</p>	<p>A few of the proposed experience projects lack scope to this project which is below expectations.</p> <p>No mention of plumbing work which is part of project and is below expectations.</p> <p>Overlook of name, stated Mill Creek instead of Mill Ridge which is below expectations.</p>

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Scoring and Justification

<p>Provided firm's license with the State of TN which meets expectations.</p> <p>Provided availability and stated no claims/suits which meets expectations.</p> <p>Provided great methodology and approach with details provided which is above expectations.</p> <p>Identified risks, key activities, record keeping which meets expectations.</p> <p>Provided a good schedule and cost control systems and approach to construction phases.</p> <p>Provided great layout, scope, phases if awarded this project, very detailed of process which is significantly above expectations.</p> <p>Provided great safety plan and how to manage project site which is above expectations.</p> <p>Provided firm's EMR and subcontractors EMR which meets expectations.</p>	
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BAO Small Business Assessment Sheet

BAO Specialist: Brianna Minter

Contract Specialist: Marissa Conklin

Date: 11/25/2025

Department Name: Parks

RFP/ITB Number: 399399

Project Name: Mill Ridge Park Phase II Construction

Primary Contractor*	Prime Bid Amount	Total Proposed SBE (\$)	SBE Subs approved?	SBE (%)	Comments
Bulley & Andrews Rocky City LLC	\$10,711,657	\$ 991,899.00	YES	9%	The Prime is not a metro approved SBE. Prime proposed the utilization of The Cleaning Leaders LLC, Triple Steel, A&S Electric Inc, Crown Paving LLC, Beard Property Maintenance Inc, and Great Southern Recreation LLC and Cost Incentive has been applied.



Statement of M/WBE Utilization

Proposer's/Firm's Name:	Proposer's Phone #:
Solicitation Title:	Proposer's Email Address:
Solicitation #:	Amount Self-performed :
Proposer's/Firm's Ownership:	Total Bid Amount:
Proposed EBO Goal (%): _____ MBE% _____ WBE%	EBO Goal Met? (Y/N)

The following MWBE* subcontractor(s)/supplier(s) will be utilized for the performance of this project:									
			Certificate	* MBE/WBE	Code #	Description of Work	MBE/WBE	Percent	
MBE/WBE Firm Name	MBE/WBE Firm Address	Phone/E-Mail	Type (MBE or WBE)	Group Type *	UNSPS/NAICS		Dollars (\$)	of Total Contract	
1									
2									
3									
4									
5									
6									
7									

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

**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.*

For Internal Office Use ONLY	
Has Prime Complied with EBO Goal?	If No, Good Faith Efforts Met?

BAO Representative:	Metro Buyer: _____	Project Manager: _____	Date:
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Total MBE Subcontracting	_____ %	\$ _____
Total WBE Subcontracting	_____ %	\$ _____
Total MBE/WBE Participation:	_____ %	\$ _____

BAO Notes: