

JGR Manager (Initial)



Notice of Intent to Award

Solicitation Number	RFQ GG000044	Award Date	4/20/2026 2:08 PM CDT
Solicitation Title	CMAR for Main Library Courtyard Renovations		
Buyer Name	Christina Alexander	Buyer Email	christina.alexander@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	Bulley and Andrews Rocky City LLC	Company Contact		Brian Koelsch	
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.

☒ 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.

Dennis Rowland
Dennis Rowland
Purchasing Agent & Chief Procurement Officer

ZK (Initial)
Zak Kelley



RFQ GG000044 CMAR for Main Library Courtyard Renovation

Company Name	Experience and Qualifications (30 Points)	General Management Plan (30 Points)	Cost Criteria (40 Points)	Total Points (100)
Bulley and Andrews Rocky City LLC	28	28	40.00	96.00
Dowdle Construction Group LLC	22	10	39.35	71.35

Bulley and Andrews Rocky City LLC	
Strengths	Weaknesses
• Described firm's background, experience and qualifications to accomplish this project. Included number of years company has been in business under the current name, described name change circumstances. Exceeded Metro’s expectations. • Described firm's experience with the Construction Management at Risk (CMAR) delivery approach with a guaranteed maximum price (GMP) for projects of similar size RFP. Met Metro’s expectations. • Provided project organizational chart with proposed structure, interrelationships, and interactions of the proposed CMAR personnel. Met Metro’s expectations. • Described proposed roles and estimated involvement for the key personnel during preconstruction, construction and/or throughout the project. Included resumes. Met Metro’s expectations. • Provided a minimum of three (3) references for completed projects within the past five (5) years for facilities of a similar size, scope, and complexity. Reference information was included. Met Metro’s expectations. • Described firm's approach to preconstruction services including firm's relationship with architect and Owner, assuring safety compliance, firm's safety rating, and approach to making sure project is completed in a safe manner. Exceeded Metro’s expectations. • Described firm's process and methodologies used for tracking and reporting construction progress, schedule, scope changes, and accounting information. Met Metro’s expectations. • Described firm's role and participation in the value engineering process. Exceeded Metro’s expectations. • Provided list of committed projects for next two years for prime and sub-contractors with start and scheduled completion dates. Met Metro’s expectations. • Identified risks firm would anticipate on this type of project and provided countermeasures that would be employed to minimize those risks. Identified key activities and/or challenges directly related to this type of project. Met Metro’s expectations. • Included preliminary schedule for the project. Met Metro’s expectations.	• Proposed onsite team has limited courtyard experience. Does not meet Metro’s expectations. • Failed to address firm’s approach to dispute and claims resolution. Does not meet Metro’s expectations.

Dowdle Construction Group LLC	
Strengths	Weaknesses
• Described firm's background, experience and qualifications to accomplish this project. Included number of years company has been in business under the current name. Met Metro’s expectations. • Provided project organizational chart with proposed structure, interrelationships, and interactions of the proposed CMAR personnel. Met Metro’s expectations. • Described proposed roles and estimated involvement for the key personnel during preconstruction, construction and/or throughout the project. Included resumes. Met Metro’s expectations. • Described firm's process and methodologies used for tracking and reporting construction progress, schedule, scope changes, and accounting information. Met Metro’s expectations.	• Failed to address firm's experience with Construction Management at Risk (CMAR) delivery approach as it relates to guaranteed maximum price (GMP) for projects of similar size as this RFP. Does not meet Metro’s expectations. • Failed to provide a minimum of three (3) references for completed projects within the past five (5) years for facilities of a similar size, scope, and complexity. Reference information must include the following: Project Name & Location Owner/Agency Contact Name, Address, Phone Number, and Email Address Project description, including size Schedule duration (Include Original Schedule and Actual Completed Schedule). Provide explanation for any discrepancy greater than 3 months Budget (Include Owners original budget and Final Construction Cost. Provide explanation for any discrepancy greater than 10%. Does not meet Metro’s expectations. •Failed to address firm’s safety approach/process. Does not meet Metro’s expectations. • Lacked detail describing firm's role and participation in the value engineering process. Does not meet Metro’s expectations. • Failed to provide committed projects during the next two years for key personnel including location of project, owner's name and contact information, project role (prime or sub-contractor, project manager, etc.), with start and scheduled completion dates. Does not meet Metro’s expectations. • Lacked detail identifying risks firm would anticipate on this type of project and providing countermeasures that would be employed to minimize those risks. Failed to identify key activities and/or challenges directly related to this type of project. Failed to describe firm's approach to dispute and claims resolution. Does not meet Metro’s expectations. • Failed to include a preliminary schedule for the project. Does not meet Metro’s expectations.

Enter Solicitation Title & Number Below			
CMAR for Main Library Courtyard Renovation; RFQ GG000044	Lowest Bid		
		\$4,253,037.63	40
Offeror's Name	Bids	Evaluation Amount	RFP Cost Points
Bulley & Andrews Rocky City LLC	\$4,253,037.63		40.00
Dowdle Construction Group LLC	\$4,323,696.00		39.35

Certificate Of Completion

Envelope Id: 0AA86E68-389E-84C0-80FC-5E4F6168CBA9

Status: Completed

Subject: Intent to Award - RFQ # GG000044 for CMAR for Main Library Courtyard Renovations

Source Envelope:

Document Pages: 4

Signatures: 1

Envelope Originator:

Certificate Pages: 2

Initials: 2

Christina Alexander

AutoNav: Enabled

730 2nd Ave. South 1st Floor

Envelopeld Stamping: Enabled

Nashville, TN 37219

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

christina.alexander@nashville.gov

IP Address: 170.190.198.185

Record Tracking

Status: Original

Holder: Christina Alexander

Location: DocuSign

4/20/2026 1:24:27 PM

christina.alexander@nashville.gov

Security Appliance Status: Connected

Pool: StateLocal

Signer Events

Signature

Timestamp

Terri L. Ray

terri.ray@nashville.gov

Finance Manager

Metropolitan Government of Nashville and Davidson County

Security Level: Email, Account Authentication (None)

Signature Adoption: Pre-selected Style

Using IP Address: 170.190.198.185

Sent: 4/20/2026 1:26:37 PM

Viewed: 4/20/2026 1:50:17 PM

Signed: 4/20/2026 1:50:38 PM

Electronic Record and Signature Disclosure:

Not Offered via Docusign

Zak Kelley

Zak.Kelley@Nashville.gov

Finance Manager

Metro Nashville Government

Security Level: Email, Account Authentication (None)

Signature Adoption: Drawn on Device

Using IP Address: 174.212.171.33

Signed using mobile

Sent: 4/20/2026 1:50:39 PM

Viewed: 4/20/2026 1:57:19 PM

Signed: 4/20/2026 1:58:08 PM

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: 170.190.198.185

Sent: 4/20/2026 1:58:09 PM

Viewed: 4/20/2026 2:08:10 PM

Signed: 4/20/2026 2:08:16 PM

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
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Notary Events	Signature	Timestamp
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Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	4/20/2026 1:26:37 PM
Certified Delivered	Security Checked	4/20/2026 2:08:10 PM
Signing Complete	Security Checked	4/20/2026 2:08:16 PM
Completed	Security Checked	4/20/2026 2:08:16 PM

Payment Events	Status	Timestamps
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