

Request for Quotes	
<b>Solicitation name/number</b>	Restoration Services for 1308 Callaway Q2502
<b>Upload responses by</b>	2:00 p.m. on July 26, 2024
<b>Upload your response to</b>	<p><a href="#"><u>Upload your Quote by clicking this link</u></a></p> <ul style="list-style-type: none"> <li>• <b><u>All bids/proposals must be submitted through the Vendor Registry platform as one document.</u></b></li> <li>• When uploading bids/proposals, be sure to upload all required solicitation documents.</li> <li>• Upload your response as ONE document.</li> </ul> <p>Bids/proposals delivered by email, fax, USPS or in person will be rejected.</p>
<b>Post Questions to</b>	<p><a href="#"><u>Post Your Question by clicking this link</u></a></p> <p>by 6:00 p.m. on July 22, 2024.</p> <p style="text-align: center;"><b>KCDC will not accept questions via email or telephone.</b></p>
<b>Site Visit</b>	KCDC will be at the site on July 18 <sup>th</sup> from 9:00 to 12:00 to allow for site visits.
<b>Award results</b>	KCDC posts the award decision to its web page at: <a href="#"><u>Click here for www.KCDC Bids Results</u></a>
<b>Open Records/Public Access to Documents</b>	All document provided to KCDC are subject to the Tennessee Open Meetings Act (TCA 8-44-101) and open records requirements.
<b>Check KCDC's webpage for addenda and changes before submitting your response.</b>	



## General Information

### 1. Background and Intent

- a. Knoxville's Community Development Corporation ("KCDC") is the public housing authority for the City of Knoxville and for Knox County in Tennessee. KCDC's affordable housing property portfolio includes more than 26 properties with approximately 3,600 dwelling units. In addition to operating its public housing apartments, KCDC oversees approximately 4,097 Section 8 Vouchers and 76 Moderate Rehabilitation units. Additionally, KCDC serves as the redevelopment agency for the City of Knoxville, managing redevelopment areas, TIFs, and PILOTs.
- b. Definition/Clarification: KCDC uses "suppliers" as inclusive of various words describing interested parties often called "bidders," "contractors," "firms," "proposers" and "vendors."
- c. This solicitation's goal is to contract with a supplier to restore KCDC's property at 1308 Callaway). The supplier shall furnish all labor, materials and equipment to restore the fire damaged apartments as detailed herein. In general, this work is to restore this apartment to its pre-fire state. Appliances are not included in this work.
- d. See the Scope of Work section for the technical details. Note this information is from KCDC's insurance estimator TENCO Services Inc. and is the basis for the Scope of Work.

### 2. Changes after Award

KCDC reserves the right to make changes after award upon consultation with the supplier. Should additional costs arise, the supplier must document increased costs. KCDC reserves the right to accept or reject and negotiate these charges. Generally, such changes will not be of a "cardinal" nature.

### 3. Codes and Ordinances

All work covered is to be performed in full accord with national, state and local codes, ordinances and orders that are in effect at the time the work is performed.

### 4. Contact Policy

**Only** contact KCDC's Procurement Division about this solicitation from the issuance of this solicitation until award. Information obtained from an unauthorized officer, agent, or employee will not affect the risks or obligations assumed by the supplier or relieve the supplier from fulfilling any of the conditions of the resulting award for this project. Such contact can disqualify the supplier from the solicitation process.

### 5. Employees

Supplier will:

- a. Provide at least one employee on every job assignment with the ability to speak, read, write and understand English so owner's staff can communicate effectively with them.
- b. Ensure that employees have proper identification displayed while on the job site. Employees, while on site, must wear a company uniform or have photo identification displayed.
- c. Employee's parking vehicles (whether corporately or privately owned) must ensure that company identification is on the vehicles. This may be by placards on the vehicle's side, laminated paper with the company name placed on the dashboard or other means.

**6. Entrance to Sites**

Supplier's employees are not to be on KCDC premises unless they are working on a KCDC project. Acquaintances, family members, assistants or any person not working on KCDC's behalf will not accompany employees on KCDC sites.

**7. Equipment**

Supplier shall provide all necessary equipment, materials, supplies, et cetera needed for the work. Include the cost for such equipment, materials and supplies in the price quoted. KCDC staff is not to be asked for the loan of equipment.

**8. Evaluation**

KCDC will award on a "lowest and best" basis. KCDC alone determines (using the National Institute of Governmental Procurement's definition and other relevant sources as appropriate) the supplier's "responsive" and "responsible" status prior to award. Responsible means a business with the financial and technical ability to perform the requirements of the solicitation and subsequent contract.

**9. General Instructions to Suppliers**

KCDC's General Instructions to Suppliers are at [www.kcdc.org](http://www.kcdc.org). Click on "Procurement" and the link to the instructions. The supplier's submittal means acceptance of the terms and conditions found in KCDC's "General Instructions to Suppliers." The following paragraphs in the General Instructions to Suppliers do not apply: 46b, 46c, 46d, 46e, 46f, 54, 59, 60 and 67.

**10. Insurance**

- a. See Appendix 1. These insurances and levels are required and not optional. If you or your insurance agent have concerns or believe that some coverages are not necessary, email [procurementinfo@kcdc.org](mailto:procurementinfo@kcdc.org) detailing any requested changes before this solicitation's due date. The supplier will include all insurance costs in the base bid.
- b. Note that KCDC's Insurance Appendix has changed and now requires your signature as well as that of your insurance agent(s).

- c. Upon notice of intent to award, your insurance agent will email questions and the proposed Certificate of Insurance (COI) to [dmartin@kcdc.org](mailto:dmartin@kcdc.org) for review.

#### 11. Invoicing/Ordering

- a. Until a purchase order is in place, work is not to be performed nor are goods to be delivered. KCDC does not have a legal obligation to pay for the work performed prior to the issuance of a purchase order. /
- b. Suppliers must submit invoices within 90 days of the delivery of goods or services. KCDC may refuse invoices submitted after the 90-day threshold. KCDC prefers invoices arrive within 10 days following the end of the month in which goods or services were supplied.
- c. Suppliers are subject to Tennessee sales and use tax on all materials and supplies used in the performance of a contract, whether such materials and supplies are purchased by the supplier, produced by the supplier, or provided to the supplier by KCDC, pursuant to Tennessee Code Annotated 67-6-209.
- d. Invoices must:
  - Be sequentially numbered so that there is no duplication.
  - Show a date that is after the work is complete or goods delivered
  - List the purchase order number
  - Breakdown pricing according to the award structure
  - Reference the bid number
  - Reference the site and apartment number serviced
- e. KCDC wants all invoices emailed to [apadmin@kcdc.org](mailto:apadmin@kcdc.org) . You may copy the requestor on the email. Do not send invoices by any other means.

#### 12. Licensure

Suppliers must be properly licensed by the State of Tennessee and all other authorities having authority. Throughout the term of this contract, the supplier shall keep the required licensure.

#### 13. Liquidated Damages

Liquidated damages shall apply at \$100.00 per calendar day for each day beyond the scheduled completion date and such provision shall be included in the contract for construction. However, KCDC will consider explanatory information if it provides a valid reason for delays in schedule.

#### 14. Measurements and Drawings

Drawings are not provided. Accurate measurements are the sole responsibility of the supplier.

**15. Permits**

The supplier shall obtain and pay for all permits required to complete the required scope of work. In addition, supplier shall arrange, schedule, and pay for all required final inspections by state, local, or independent certified inspecting authorities necessary for issuance of all required KCDC utilization permits concerning completed work.

**16. Safety Data Sheets (SDS)**

Safety Data Sheets (SDS) for each item must be left when the items are installed. Suppliers must be certain the brand(s) they are offering are labeled by the manufacturer with appropriate hazardous material symbols where applicable.

**17. Safety/OSHA Guideline Compliance**

- a. The supplier shall be responsible for providing and for the placement of barricades, tarps, plastic, flag tape and other safety/traffic control equipment required to protect the public, surrounding areas, equipment and vehicles.
- b. The supplier shall ensure that the flow of vehicular traffic be impeded as little as possible during the project. The safety of the public is of prime concern to KCDC and all costs associated are the responsibility of the supplier.
- c. The supplier shall ensure that its employees exercise all necessary caution and discretion to avoid injury to persons or damage to property.
- d. All buildings, appurtenances and furnishings shall be protected by the supplier from damage, which might be done or caused by work performed under this award. Such damages to the foregoing shall be repaired and/or replaced by approved methods so as to restore the damaged areas to their original condition at the sole expense of the supplier.
- e. Supplier shall perform scope of work in accordance with all applicable OSHA standards including but not limited to: CFR1910.144, CFR1910.145, and CFR1926.200. At no additional cost to KCDC, caution and, or danger tape as well as proper signage shall be posted on-site at any time work is being performed or a potential hazard is present to workers, KCDC tenants, KCDC staff, or to the general public.
- f. Supplier shall comply with all other OSHA and TOSHA safety standards that apply to this scope of work.

**18. Smoke Free Policy**

KCDC's Smoke Free policy is applicable to you, your employees and subcontractors. The policy mandates:

- No smoking on any KCDC property

- No e-vape or similar usage on any KCDC property
- The Smoke Free policy applies in personal or corporate vehicles on KCDC’s property

**19. Weather**

Since this solicitation calls for liquidated damages if the supplier exceeds the guaranteed number of days for completion, allowances are needed for excessive inclement weather.

a. Extensions of Contract Time

If the basis exists for an extension of time in accordance with this solicitation, then an extension of time based on weather may be granted only for the number of weather delay days in excess of the number of weather days listed as the Standard Baseline for that month.

b. STANDARD BASELINE FOR AVERAGE CLIMATIC RANGE

The Standard Baseline is the normal and anticipated number of calendar days for each month during which adverse weather will prevent activity. Suspension of activity for the number of days each month as listed in the Standard Baseline is to be included in the work and not eligible for an extension of the contract time. The baseline is:

JAN	FEB	MAR	APR	MAY	JUN	JULY	AUG	SEP	OCT	NOV	DEC
10	10	10	10	11	8	11	7	9	7	8	12

c. ADVERSE WEATHER AND WEATHER DELAY DAYS

1. Adverse weather is the occurrence of one or more of the following conditions which prevents only exterior activity or access to the site within a twenty-four-hour period:

- a. Precipitation (rain, snow, or ice) in excess of one-tenth inch (0.10”) liquid measure.
- b. Temperatures which do not rise above 32 degrees Fahrenheit by 10:00 a.m.
- c. Standing snow in excess of one inch (1.00”).

2. Adverse weather may include, if appropriate, “dry-out” or “mud” days when all of the following are met:

- a. For rain above the Standard Baseline.
- b. Only if there is a hindrance to site access or site work, such as excavation, backfill, and footings.

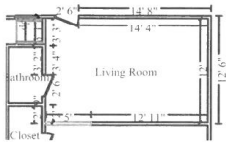
- c. At a rate no greater than one make-up day for each day or consecutive days or rain beyond the Standard Baseline that total 1.0 inch or more liquid measure, unless specifically recommended otherwise by the owner.
  3. A weather delay day occurs only if adverse weather prevents work on the project for 50 percent or more of the supplier's scheduled workday, including a weekend day or holiday if the supplier has scheduled construction activity that day.
- d. Documentation and Submittals
  1. Submit Daily Jobsite Work Log showing which and to what extent activities were affected by weather on a monthly basis.
  2. Submit actual weather data to support a claim for the time extension obtained from nearest NOAA weather station or other independently verified source approved by the owner at the beginning of the project.
  3. Maintain a rain gauge, thermometer, and clock at the jobsite. Keep daily records of precipitation, temperature, and the time of each occurrence throughout the project.
  4. Use the Standard Baseline data provided in this section when documenting actual delays due to weather in excess of the average.
  5. Organize claim and documentation to facilitate evaluation on a basis of calendar month periods, and submit in accordance with the procedures for claims established by the owner.
- e. Approval by Owner
  1. If the extension of the contract time is appropriate, it will occur in accordance with the provisions of this solicitation.
  2. Extra costs shall not be incurred by the owner for any extra time increase to the contract.

## 20. Work Hours

KCDC's work hours are Monday through Friday day from 7:30 a.m. until 4:00 p.m. and supplier work is normally performed during these hours. Afterhours work or work on Saturdays, Sundays or holidays requires KCDC's advance approval since KCDC staff is normally not present at those times.

## Scope of Work

### CALLOWAY Main Level



Living Room	Height: 8'
459.24 SF Walls	216.00 SF Ceiling
675.24 SF Walls & Ceiling	216.00 SF Floor
24.00 SY Flooring	55.00 LF Floor Perimeter
60.00 LF Ceil. Perimeter	

Missing Wall - Goes to Floor

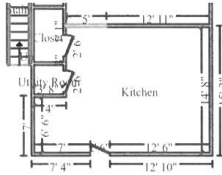
5' X 6' 8"

Opens into KITCHEN

DESCRIPTION	QTY
<b>Ceiling Repair:</b>	
1. R&R 5/8" drywall - hung, taped, floated, ready for paint	216.00 SF
2. Seal the ceiling w/PVA primer - one coat	216.00 SF
3. Paint the ceiling - two coats	216.00 SF
4. R&R Light fixture	2.00 EA
<b>Wall Repairs:</b>	
5. R&R Batt insulation - 10" - R30 - unfaced batt	216.00 SF
6. R&R 1/2" drywall - hung, taped, floated, ready for paint	459.24 SF
7. Seal the walls w/PVA primer - one coat	459.24 SF
8. Paint the walls - two coats	459.24 SF
<b>Floor Repairs:</b>	
9. R&R Snaplock Laminate - simulated wood floor - Standard grade	216.00 SF
10. R&R Baseboard - 3 1/4"	55.00 LF
11. Paint baseboard - one coat	55.00 LF
12. R&R Quarter round - 3/4"	55.00 LF
13. Seal & paint base shoe or quarter round	55.00 LF
<b>Final:</b>	
14. Final cleaning - construction - Residential	216.00 SF

NOTES:





**Kitchen**

**Height: 8'**

553.33 SF Walls	290.00 SF Ceiling
843.33 SF Walls & Ceiling	290.00 SF Floor
32.22 SY Flooring	68.33 LF Floor Perimeter
73.33 LF Ceil. Perimeter	

Missing Wall - Goes to Floor

5' X 6' 8"

Opens into LIVING\_ROOM

**DESCRIPTION**

**QTY**

**Ceiling Repair:**

15. R&R 5/8" drywall - hung, taped, floated, ready for paint	290.00 SF
16. Seal the ceiling w/PVA primer - one coat	290.00 SF
17. Paint the ceiling - two coats	290.00 SF
18. R&R Light fixture	2.00 EA

**Wall Repairs:**

19. R&R Batt insulation - 10" - R30 - unfaced batt	290.00 SF
20. R&R 1/2" drywall - hung, taped, floated, ready for paint	553.33 SF
21. Seal the walls w/PVA primer - one coat	553.33 SF
22. Paint the walls - two coats	553.33 SF

**Floor Repairs:**

23. R&R Snaplock Laminate - simulated wood floor - Standard grade	290.00 SF
24. R&R Baseboard - 3 1/4"	68.33 LF
25. Paint baseboard - one coat	68.33 LF
26. R&R Quarter round - 3/4"	68.33 LF
27. Seal & paint base shoe or quarter round	68.33 LF

**Cabinets:**

28. R&R Cabinetry - lower (base) units	15.00 LF
29. R&R Cabinetry - upper (wall) units	15.00 LF
30. R&R Sink - double basin - Standard grade	1.00 EA
31. R&R Sink faucet - Kitchen	1.00 EA

**Final:**

32. Final cleaning - construction - Residential	290.00 SF
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NOTES:



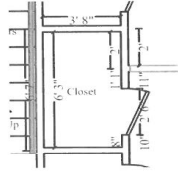
**Bathroom**

**Height: 8'**

161.33 SF Walls	23.53 SF Ceiling
184.86 SF Walls & Ceiling	23.53 SF Floor
2.61 SY Flooring	20.17 LF Floor Perimeter
20.17 LF Ceil. Perimeter	

<b>DESCRIPTION</b>	<b>QTY</b>
<b>Ceiling Repair:</b>	
33. R&R 5/8" drywall - hung, taped, floated, ready for paint	23.53 SF
34. Seal the ceiling w/PVA primer - one coat	23.53 SF
35. Paint the ceiling - two coats	23.53 SF
36. R&R Light fixture	1.00 EA
<b>Wall Repairs:</b>	
37. R&R Batt insulation - 10" - R30 - unfaced batt	23.53 SF
38. R&R 1/2" drywall - hung, taped, floated, ready for paint	161.33 SF
39. Seal the walls w/PVA primer - one coat	161.33 SF
40. Paint the walls - two coats	161.33 SF
<b>Floor Repairs:</b>	
41. R&R Snaplock Laminate - simulated wood floor - Standard grade	23.53 SF
42. R&R Baseboard - 3 1/4"	20.17 LF
43. Paint baseboard - one coat	20.17 LF
44. R&R Quarter round - 3/4"	20.17 LF
45. Seal & paint base shoe or quarter round	20.17 LF
<b>Bathroom:</b>	
46. R&R Vanity - Standard grade	4.00 LF
47. Vanity top - Detach & reset	4.00 LF
48. Sink - single - Detach & reset	1.00 EA
49. Toilet - Detach & reset	1.00 EA
<b>Final:</b>	
50. Final cleaning - construction - Residential	23.53 SF

NOTES:



**Closet**

**Height: 8'**

158.67 SF Walls	22.92 SF Ceiling
181.58 SF Walls & Ceiling	22.92 SF Floor
2.55 SY Flooring	19.83 LF Floor Perimeter
19.83 LF Ceil. Perimeter	

**DESCRIPTION**

**QTY**

**Ceiling Repair:**

51. R&R 5/8" drywall - hung, taped, floated, ready for paint	22.92 SF
52. Seal the ceiling w/PVA primer - one coat	22.92 SF
53. Paint the ceiling - two coats	22.92 SF
54. R&R Light fixture	1.00 EA

**Wall Repairs:**

55. R&R Batt insulation - 10" - R30 - unfaced batt	22.92 SF
56. R&R 1/2" drywall - hung, taped, floated, ready for paint	158.67 SF
57. Seal the walls w/PVA primer - one coat	158.67 SF
58. Paint the walls - two coats	158.67 SF

**Floor Repairs:**

59. R&R Snaplock Laminate - simulated wood floor - Standard grade	22.92 SF
60. R&R Baseboard - 3 1/4"	19.83 LF
61. Paint baseboard - one coat	19.83 LF
62. R&R Quarter round - 3/4"	19.83 LF
63. Seal & paint base shoe or quarter round	19.83 LF

**Final:**

64. Final cleaning - construction - Residential	22.92 SF
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NOTES:



**Utility Room**

**Height: 8'**

113.33 SF Walls	12.53 SF Ceiling
125.86 SF Walls & Ceiling	12.53 SF Floor
1.39 SY Flooring	14.17 LF Floor Perimeter
14.17 LF Ceil. Perimeter	

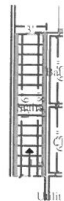
CALLOWAY

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DESCRIPTION	QTY
<b>Ceiling Repair:</b>	
65. R&R 5/8" drywall - hung, taped, floated, ready for paint	12.53 SF
66. Seal the ceiling w/PVA primer - one coat	12.53 SF
67. Paint the ceiling - two coats	12.53 SF
68. R&R Light fixture	1.00 EA
<b>Wall Repairs:</b>	
69. R&R Batt insulation - 10" - R30 - unfaced batt	12.53 SF
70. R&R 1/2" drywall - hung, taped, floated, ready for paint	113.33 SF
71. Seal the walls w/PVA primer - one coat	113.33 SF
72. Paint the walls - two coats	113.33 SF
<b>Floor Repairs:</b>	
73. R&R Snaplock Laminate - simulated wood floor - Standard grade	12.53 SF
74. R&R Baseboard - 3 1/4"	14.17 LF
75. Paint baseboard - one coat	14.17 LF
76. R&R Quarter round - 3/4"	14.17 LF
77. Seal & paint base shoe or quarter round	14.17 LF
<b>Final:</b>	
78. Final cleaning - construction - Residential	12.53 SF

NOTES:



Missing Wall

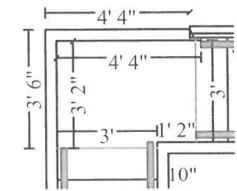
**Stairs**

**Height: 19' 3"**

394.84 SF Walls	40.50 SF Ceiling
435.34 SF Walls & Ceiling	70.36 SF Floor
7.82 SY Flooring	32.37 LF Floor Perimeter
27.17 LF Ceil. Perimeter	

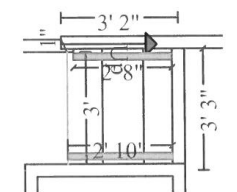
3' X 19' 2 15/16"

Opens into Exterior



Missing Wall  
Missing Wall

Subroom: Stairs1 (2)		Height: 9' 10"
85.57 SF Walls	13.00 SF Ceiling	
98.57 SF Walls & Ceiling	13.00 SF Floor	
1.44 SY Flooring	8.67 LF Floor Perimeter	
8.67 LF Ceil. Perimeter		
3' X 9' 10 1/2"	Opens into STAIRS	
3' X 9' 10 1/2"	Opens into STAIRS2	



Missing Wall

Subroom: Stairs2 (1)		Height: 9' 10"
47.54 SF Walls	8.72 SF Ceiling	
56.26 SF Walls & Ceiling	18.06 SF Floor	
2.01 SY Flooring	6.31 LF Floor Perimeter	
5.50 LF Ceil. Perimeter		
3' X 9' 10 1/2"	Opens into STAIRS1	

DESCRIPTION	QTY
<b>Ceiling Repair:</b>	
79. R&R 5/8" drywall - hung, taped, floated, ready for paint	62.22 SF
80. Seal the ceiling w/PVA primer - one coat	62.22 SF
81. Paint the ceiling - two coats	62.22 SF
82. R&R Light fixture	1.00 EA
<b>Wall Repairs:</b>	
83. R&R Batt insulation - 10" - R30 - unfaced batt	62.22 SF
84. R&R 1/2" drywall - hung, taped, floated, ready for paint	527.96 SF
85. Seal the walls w/PVA primer - one coat	527.96 SF
86. Paint the walls - two coats	527.96 SF
<b>Floor Repairs:</b>	
87. Remove Carpet - Standard grade	101.42 SF
88. Carpet - Standard grade	116.63 SF
15 % waste added for Carpet - Standard grade.	
89. R&R Baseboard - 3 1/4"	47.35 LF
90. Paint baseboard - one coat	47.35 LF
91. R&R Quarter round - 3/4"	47.35 LF
92. Seal & paint base shoe or quarter round	47.35 LF
<b>Doors:</b>	
93. R&R Interior door unit - Standard grade	6.00 EA
<b>Final:</b>	
94. Final cleaning - construction - Residential	101.42 SF

CONTINUED - Stairs

DESCRIPTION QTY

NOTES:

Level 2



Master

Height: 8'

336.00 SF Walls	110.00 SF Ceiling
446.00 SF Walls & Ceiling	110.00 SF Floor
12.22 SY Flooring	42.00 LF Floor Perimeter
42.00 LF Ceil. Perimeter	

DESCRIPTION QTY

**Wall Repairs:**

95. R&R Batt insulation - 10" - R30 - unfaced batt	110.00 SF
96. 1/2" - drywall per LF - up to 2' tall	42.00 LF
97. Seal the walls w/PVA primer - one coat	336.00 SF
98. Paint the walls - two coats	336.00 SF

**Floor Repairs:**

99. Carpet - Standard grade	126.50 SF
15 % waste added for Carpet - Standard grade.	
100. Baseboard - 3 1/4"	42.00 LF
101. Paint baseboard - one coat	42.00 LF
102. Quarter round - 3/4"	42.00 LF
103. Seal & paint base shoe or quarter round	42.00 LF

**Final:**

104. Final cleaning - construction - Residential	110.00 SF
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CONTINUED - Master

DESCRIPTION	QTY
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NOTES:



**Bathroom**

**Height: 8'**

192.00 SF Walls	35.16 SF Ceiling
227.16 SF Walls & Ceiling	35.16 SF Floor
3.91 SY Flooring	24.00 LF Floor Perimeter
24.00 LF Ceil. Perimeter	

DESCRIPTION	QTY
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**Wall Repairs:**

105. R&R Batt insulation - 10" - R30 - unfaced batt	35.16 SF
106. 1/2" - drywall per LF - up to 2' tall	24.00 LF
107. Seal the walls w/PVA primer - one coat	192.00 SF
108. Paint the walls - two coats	192.00 SF

**Floor Repairs:**

109. Carpet - Standard grade	40.43 SF
15 % waste added for Carpet - Standard grade.	
110. Baseboard - 3 1/4"	24.00 LF
111. Paint baseboard - one coat	24.00 LF
112. Quarter round - 3/4"	24.00 LF
113. Seal & paint base shoe or quarter round	24.00 LF

**Bathroom:**

114. R&R Vanity - Standard grade	3.00 LF
115. Vanity top - Detach & reset	3.00 LF
116. Sink - single - Detach & reset	1.00 EA
117. Toilet - Detach & reset	1.00 EA

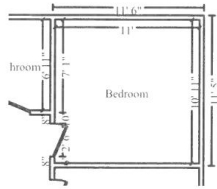
**Final:**

118. Final cleaning - construction - Residential	35.16 SF
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CONTINUED - Bathroom

**DESCRIPTION** **QTY**

NOTES:



**Bedroom**

**Height: 8'**

350.67 SF Walls	120.08 SF Ceiling
470.75 SF Walls & Ceiling	120.08 SF Floor
13.34 SY Flooring	43.83 LF Floor Perimeter
43.83 LF Ceil. Perimeter	

**DESCRIPTION** **QTY**

**Wall Repairs:**

119. R&R Batt insulation - 10" - R30 - unfaced batt	120.08 SF
120. 1/2" - drywall per LF - up to 2' tall	43.83 LF
121. Seal the walls w/PVA primer - one coat	350.67 SF
122. Paint the walls - two coats	350.67 SF

**Floor Repairs:**

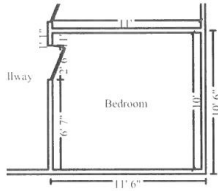
123. Carpet - Standard grade	138.10 SF
15 % waste added for Carpet - Standard grade.	
124. Baseboard - 3 1/4"	43.83 LF
125. Paint baseboard - one coat	43.83 LF
126. Quarter round - 3/4"	43.83 LF
127. Seal & paint base shoe or quarter round	43.83 LF

**Final:**

128. Final cleaning - construction - Residential	120.08 SF
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NOTES:





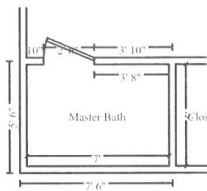
**Bedroom**

**Height: 8'**

336.00 SF Walls	110.00 SF Ceiling
446.00 SF Walls & Ceiling	110.00 SF Floor
12.22 SY Flooring	42.00 LF Floor Perimeter
42.00 LF Ceil. Perimeter	

DESCRIPTION	QTY
<b>Wall Repairs:</b>	
129. R&R Batt insulation - 10" - R30 - unfaced batt	110.00 SF
130. 1/2" - drywall per LF - up to 2' tall	42.00 LF
131. Seal the walls w/PVA primer - one coat	336.00 SF
132. Paint the walls - two coats	336.00 SF
<b>Floor Repairs:</b>	
133. Carpet - Standard grade	126.50 SF
15 % waste added for Carpet - Standard grade.	
134. Baseboard - 3 1/4"	42.00 LF
135. Paint baseboard - one coat	42.00 LF
136. Quarter round - 3/4"	42.00 LF
137. Seal & paint base shoe or quarter round	42.00 LF
<b>Final:</b>	
138. Final cleaning - construction - Residential	110.00 SF

NOTES:



**Master Bath**

**Height: 8'**

192.00 SF Walls	35.00 SF Ceiling
227.00 SF Walls & Ceiling	35.00 SF Floor
3.89 SY Flooring	24.00 LF Floor Perimeter
24.00 LF Ceil. Perimeter	

DESCRIPTION	QTY
<b>Wall Repairs:</b>	
139. R&R Batt insulation - 10" - R30 - unfaced batt	35.00 SF

CALLOWAY

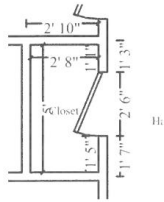
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CONTINUED - Master Bath

DESCRIPTION	QTY
140. 1/2" - drywall per LF - up to 2' tall	24.00 LF
141. Seal the walls w/PVA primer - one coat	192.00 SF
142. Paint the walls - two coats	192.00 SF
<b>Floor Repairs:</b>	
143. Carpet - Standard grade	40.25 SF
15 % waste added for Carpet - Standard grade.	
144. Baseboard - 3 1/4"	24.00 LF
145. Paint baseboard - one coat	24.00 LF
146. Quarter round - 3/4"	24.00 LF
147. Seal & paint base shoe or quarter round	24.00 LF
<b>Final:</b>	
148. Final cleaning - construction - Residential	35.00 SF

NOTES:



**Closet**

**Height: 8'**

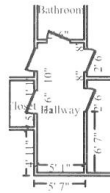
122.67 SF Walls	13.33 SF Ceiling
136.00 SF Walls & Ceiling	13.33 SF Floor
1.48 SY Flooring	15.33 LF Floor Perimeter
15.33 LF Ceil. Perimeter	

DESCRIPTION	QTY
<b>Wall Repairs:</b>	
149. R&R Batt insulation - 10" - R30 - unfaced batt	13.33 SF
150. 1/2" - drywall per LF - up to 2' tall	15.33 LF
151. Seal the walls w/PVA primer - one coat	122.67 SF
152. Paint the walls - two coats	122.67 SF
<b>Floor Repairs:</b>	
153. Carpet - Standard grade	15.33 SF
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CONTINUED - Closet

DESCRIPTION	QTY
15 % waste added for Carpet - Standard grade.	
154. Baseboard - 3 1/4"	15.33 LF
155. Paint baseboard - one coat	15.33 LF
156. Quarter round - 3/4"	15.33 LF
157. Seal & paint base shoe or quarter round	15.33 LF
<b>Final:</b>	
158. Final cleaning - construction - Residential	13.33 SF

NOTES:



Hallway	Height: 8'
305.33 SF Walls	71.17 SF Ceiling
376.50 SF Walls & Ceiling	71.17 SF Floor
7.91 SY Flooring	38.17 LF Floor Perimeter
38.17 LF Ceil. Perimeter	

DESCRIPTION	QTY
<b>Wall Repairs:</b>	
159. R&R Batt insulation - 10" - R30 - unfaced batt	71.17 SF
160. 1/2" - drywall per LF - up to 2' tall	38.17 LF
161. Seal the walls w/PVA primer - one coat	305.33 SF
162. Paint the walls - two coats	305.33 SF
<b>Floor Repairs:</b>	
163. Carpet - Standard grade	81.84 SF
15 % waste added for Carpet - Standard grade.	
164. Baseboard - 3 1/4"	38.17 LF
165. Paint baseboard - one coat	38.17 LF
166. Quarter round - 3/4"	38.17 LF
167. Seal & paint base shoe or quarter round	38.17 LF

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CONTINUED - Hallway

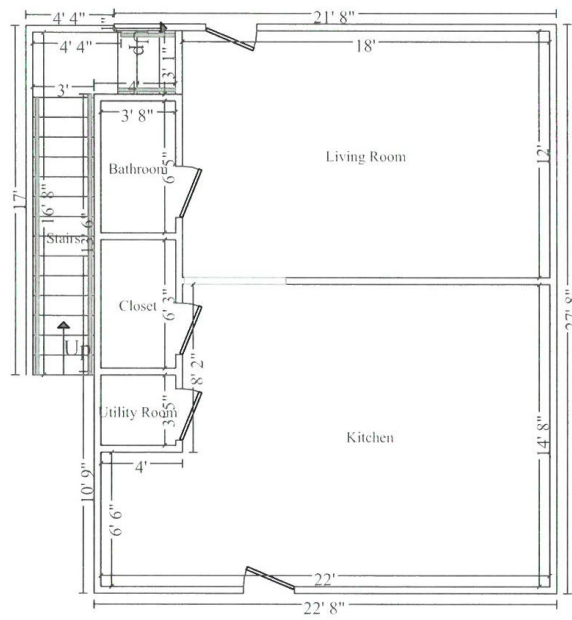
DESCRIPTION	QTY
<b>Doors:</b>	
168. R&R Interior door unit - Standard grade	6.00 EA
<b>Final:</b>	
169. Final cleaning - construction - Residential	71.17 SF
170. Dumpster load - Approx. 20 yards, 4 tons of debris	1.00 EA
<b>Mitigation:</b>	
171. Serve Pro Mitigation Invoice	1.00 EA

NOTES:

**Grand Total Areas:**

3,808.53 SF Walls	1,121.94 SF Ceiling	4,930.47 SF Walls and Ceiling
1,161.13 SF Floor	129.01 SY Flooring	454.18 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	458.17 LF Ceil. Perimeter
1,161.13 Floor Area	1,233.77 Total Area	3,111.33 Interior Wall Area
1,602.75 Exterior Wall Area	178.08 Exterior Perimeter of Walls	
0.00 Surface Area	0.00 Number of Squares	0.00 Total Perimeter Length
0.00 Total Ridge Length	0.00 Total Hip Length	

Main Level



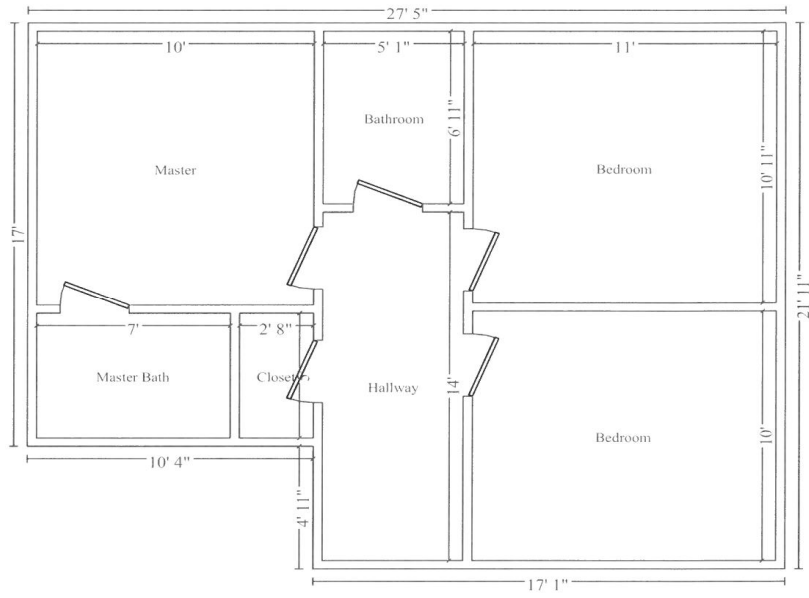
Main Level

CALLOWAY

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Level 2



Level 2  
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CALLOWAY

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***This and the preceding pages do not need to be returned to KCDC.***

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<b>Solicitation Document A</b>	<b>General Information about the Supplier and Cost</b>
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**Note: Complete all cells even if the answer is "Does not apply"**

**Sign Your Name to the Right of the Arrow** →

If completing this document in Adobe, an electronic signature is acceptable to KCDC.

Your signature indicates you agree to "KCDC's General Instructions to Suppliers" ([www.kcdc.org](http://www.kcdc.org)) and that you are authorized to bind the supplier. I represent that the supplier or its applicable representative(s) has reviewed the information contained in this Solicitation Package and that the information submitted is accurate.

**Printed Name and Title** →

**Legal Corporate Name** →

**Street Address** →

**City/State/Zip** →

**Contact Person (Please Print Clearly)** →

**Telephone Number** →

**Cell Number** →

**Supplier's E-Mail Address (Please Print Clearly)** →

**Addenda and Questions**

Questions raised during the bidding process are posted and answered on KCDC's portal. Suppliers must review these before uploading responses. Once these have been reviewed, certify so below:

I have read all the posted Questions and Answers: Yes

Addenda are at [www.kcdc.org](http://www.kcdc.org). Click on "Procurement" and then on "Open Solicitations" to find addenda. Please check for addenda prior to submitting a bid.

Acknowledge addenda have been issued by checking below as appropriate:

None       1       2       3       4       5

**Statistical Information (Check a box in each of the next four lines)**

1. This business is at least 51% owned and operated by a woman Yes  No

2. This business qualifies as a small business by the State of Tennessee  
*Total gross receipts of not more than \$10,000,000 average over a three-year period OR employs no more than 99 persons on a full-time basis* Yes  No

3. This business is at least 51% owned and operated by a veteran Yes  No

4. This business is owned & operated by persons at least 51% of the following ethnic background:

Asian/Pacific <input type="checkbox"/>	Black <input type="checkbox"/>	Hasidic Jew <input type="checkbox"/>	Hispanic <input type="checkbox"/>	Native American <input type="checkbox"/>	White <input type="checkbox"/>	Publicly Owned <input type="checkbox"/>
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**Prompt Payment Discount Statement**

A \_\_\_\_% prompt payment discount applies when KCDC makes payment in \_\_\_\_ days of invoicing.

**Cost**

**Total Project Cost** \$

**Calendar Days for Completion**

**The project will be completed within** **Calendar Days after the notice to proceed**

**Conflict of Interest**

1. No commissioner or officer of KCDC or other person whose duty it is to vote for, let out, overlook or in any manner superintend any of the work for KCDC has a direct interest in the award or the supplier providing goods or services.
2. No employee, officer or agent of the grantee or sub-grantee will participate in selection, or in the award or administration of an award supported by federal funds if a conflict of interest, real or apparent, would be involved. Such a conflict would arise when the employee, officer or agent, any member of his immediate family, his or her partner, or an organization, which employs, or is about to employ, any of the above, has a financial or other interest in the supplier selected for award.
3. The grantee's or sub-grantee's officers, employees or agents will neither solicit nor accept gratuities, favors or anything of monetary value from suppliers, potential suppliers, or parties to sub-agreements.
4. By submission of this form, the supplier is certifying that no conflicts of interest exist.

**Drug Free Workplace Requirements**

5. Private employers with five or more employees desiring to contract for construction services attest that they have a drug free workplace program in effect in accordance with TCA 50-9-112.

**Eligibility**

6. The supplier is eligible for employment on public contracts because no convictions or guilty pleas or pleas of nolo contendere to violations of the Sherman Anti-Trust Act, mail fraud or state criminal violations with an award from the State of Tennessee or any political subdivision thereof have occurred.

**General**

7. Supplier fully understands the preparation and contents of the attached offer and of all pertinent circumstances respecting such offer.
8. Such offer is genuine and is not a sham offer.

**Iran Divestment Act**

9. Concerning the Iran Divestment Act (TCA 12-12-101 et seq.), by submission of this bid/quote/proposal, each supplier and each person signing on behalf of any supplier certifies, and in the case of a joint bid/quote/proposal, each party thereto certifies as to its own organization, under penalty of perjury, that to the best of its knowledge and belief that each supplier is not on the list created pursuant to § 12-12-106.



**Accuracy of Electronic Copies**

10. If the supplier provides electronic copies of the bid/proposal/quote to KCDC, the supplier certifies that the information provided on paper and in the electronic format is identical unless specifically noted otherwise.

**General**

11. Neither the said supplier nor any of its officers, partners, owners, agents, representatives, employees or parties interest, including this affiant, has in any way colluded conspired, connived or agreed, directly or indirectly, with any other responder, supplier, or person to submit a collusive or sham offer in connection with the award or agreement for which the attached offer has been submitted or to refrain from making an offer in connection with such award or agreement, or collusion or communication or conference with any other supplier, or, to fix any overhead, profit, or cost element of the offer price or the offer price of any other supplier, or to secure through any collusion, conspiracy, connivance, or unlawful agreement any advantage against KCDC or any person interested in the proposed award or agreement.
12. The price or prices quoted in the attached offer are fair, proper and not tainted by any collusion, conspiracy, connivance, or unlawful agreement on the part of the supplier or any of its agents, representatives, owners, employees, or parties in interest, including this affiant.




**No Contact/No Advocacy Affidavit**

13. After this solicitation is issued, any contact initiated by any supplier with any KCDC representative concerning this solicitation is strictly prohibited-except for communication with the Procurement Division. My signature signifies that no unauthorized contact occurred.
14. To ensure the integrity of the review and evaluation process, respondents to this solicitation nor any firm representing them, may not lobby or advocate to KCDC staff or Board members. My signature signifies that no unauthorized advocacy occurred.

**Non-Boycott of Israel Affidavit**

15. Concerning the Non-Boycott of Israel Act (TCA 12-4-1 et seq.), by submission of this bid/quote/proposal, each supplier and each person signing on behalf of any supplier certifies, and in the case of a joint bid/quote/proposal, each party thereto certifies as to its own organization, under penalty of perjury, that to the best of its knowledge and belief that each supplier is not boycotting Israel pursuant to § 12-4-1 and will not during the term of any award. Note: Applicable only to contracts of \$250,000 or more and to suppliers with 10 or more employees.

The undersigned hereby acknowledges receipt of these affidavits and certifies that the submittal in response to this solicitation is in full compliance with the listed requirements. Failure to properly acknowledge issues concerning the above is grounds for bid rejection and may subject the signer to penalties as directed by the appropriate laws.

<b>Signed by</b> 	
<b>Printed Name</b> 	
<b>Title</b> 	

I have reviewed the insurance requirements Appendix with the bidder/proposer named below and have told the bidder/proposer that the required coverage will be available and have advised the bidder/proposer of any additional costs that may be entailed with the coverages.

Insurance Agency 1 Name: \_\_\_\_\_

Authorizing Signature: \_\_\_\_\_

Insurance Agency 2 Name: \_\_\_\_\_

Authorizing Signature: \_\_\_\_\_

Insurance Agency 3 Name: \_\_\_\_\_

Authorizing Signature: \_\_\_\_\_

**Bidder's/Proposer's Statement and Certification:**

I certify that:

1. I have reviewed these requirements with my insurance agent(s).
2. If awarded the contract, I and my subcontractors (if any) will comply with the insurance requirements herein.
3. I/my insurance agency take no exceptions to the listed insurance requirements.
4. My subcontractors (if any) take no exceptions to the listed insurance requirements.

Bidder's Name: \_\_\_\_\_

Authorizing Signature: \_\_\_\_\_

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*Return this page with your bid.*

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**1. INSURANCE**

The Supplier shall maintain, at Supplier's sole expense, on a primary and non-contributory basis, at all times during the life of the contract insurance coverages, limits, and endorsements described herein. All insurance must be underwritten by insurers with an A.M. Best rating of A-: VI or better. Upon award, the Supplier shall provide Certificate(s) of Insurance and amendatory endorsements to KCDC evidencing said insurance coverages. **See paragraph "e" for exact naming of certificate holder and additional insureds.**

The Supplier agrees the insurance requirements herein as well as KCDC's review or acknowledgement, is not intended to and shall not in any manner limit or qualify the liabilities and obligations assumed by the Supplier under this contract. KCDC's failure to require a certificate of insurance, acceptance of a non-conforming certificate, or allowing the Supplier to commence work shall not operate as a waiver of these minimum insurance requirements or the liabilities and obligations assumed by the Supplier under this contract.

- a. Commercial General Liability Insurance:** occurrence version general liability insurance including contractual liability with a minimum combined single limit of \$1,000,000 per occurrence with \$2,000,000 in the aggregate covering the following perils: bodily injury, personal injury, and broad form property damage including products/completed operations for one year after completion of the Project(s). Limits must apply separately to the work/location in this contract.

Such insurance shall contain or be endorsed to contain a provision that includes **KCDC, its officials, officers, employees, and volunteers as additional insureds** with respect to the Supplier's ongoing and completed operations, providing coverage at least as broad as CG 20 10 07 04 and 20 37 07 04 endorsements. The coverage shall contain no special limitations on the scope of its protection afforded to the listed insureds.

- b. Commercial Automobile Liability Insurance:** in an amount not less than \$1,000,000 (combined single limit) for all owned, hired, and non-owned vehicles utilized by Supplier in connection with the Project. Coverage is to include coverage for loading and unloading hazards. Such insurance shall contain or be endorsed to contain a provision that includes **KCDC, its officials, officers, employees, and volunteers as additional insureds.**
- c. Workers' Compensation Insurance and Employers Liability Insurance:** Workers' Compensation Insurance with statutory limits as required by the State of Tennessee or other applicable laws.

**d. Other Insurance Requirements:**

1. Upon award, Supplier shall furnish KCDC with original Certificate(s) of Insurance and amendatory endorsements effecting coverage required by this section.
2. Provide a waiver of subrogation **for each required policy herein**. When required by the insurer, or should a policy condition not permit Supplier to enter into a pre-loss agreement to waive subrogation without an endorsement, the policy should be endorsed with a Waiver of Transfer of Rights of Recovery Against Others, or its equivalent. This waiver of subrogation requirement shall not apply to any policy which includes a condition specifically prohibiting such an endorsement, or voids coverage should supplier enter into such an agreement on a pre-loss basis.
3. A **minimum 30-day cancellation notice** for all insurances (by endorsement if necessary) is required.
4. Replace certificates, policies, and endorsements for any such insurance expiring prior to completion of services.
5. Maintain such insurance from the time services commence until services are completed or through such extended discovery/reporting/tail period as required. Failure to maintain or renew coverage or to provide evidence of renewal may be treated by KCDC as a material breach of contract.
6. Any deductibles and/or self-insured retentions greater than \$50,000 must be disclosed to and approved by KCDC prior to the commencement of services. Use of large deductibles and/or self-insured retentions will require proof of financial ability as determined by KCDC.
7. All policies must be written on an occurrence basis with the exception of Errors and Omissions Liability (E & O) / Professional Liability and Pollution Liability which may be claims made coverage.
8. Require all subcontractors to maintain during the term of the resulting contract commercial general liability insurance, automobile liability insurance, and workers' compensation/employers liability insurance (unless subcontractor's employees are covered by contractor's insurance) in the same manor and limits as specified for the Supplier.

**e. Certificate Holder and Additional Insureds:**

The **Certificate Holder and Additional Insured** shall be:

KCDC, its officials, officers, employees, and volunteers  
 901 N Broadway  
 Knoxville, TN 37917

- f. **Right to Revise or Reject:** KCDC reserves the right to revise any insurance requirement, including but not limited to, limits, coverages, and endorsements based on changes in scope of work/specifications, insurance market conditions affecting the availability or affordability of coverage.
- g. **No Representation of Coverage Adequacy:** The coverages, limits or endorsements required herein protect the primary interests of the Owner Entities, and the Supplier agrees in no way should these coverages, limits or endorsements required be relied upon when assessing the extent or determining appropriate types and limits of coverage to protect the Supplier against any loss exposures, whether as a result of the project or otherwise.

<b>Certificate Holder and Additional Insured</b>	KCDC, its officials, officers, employees, and volunteers 901 N Broadway Knoxville, TN 37917
<b>GL (Supplier &amp; Subcontractors)</b>	\$1M / \$2M (including contractual liability)
<b>Auto (Supplier &amp; Subcontractors)</b>	\$1M (owned, hired, & non-owned)
<b>WC &amp; Employers Liability (Supplier &amp; Subcontractors)</b>	Statutory limits
<b>30-day cancellation (Supplier &amp; Subcontractors)</b>	Required– must indicate on COI
<b>Primary non-contributory (Supplier &amp; Subcontractors)</b>	Required – must indicate on COI
<b>Waiver of Subrogation (Supplier &amp; Subcontractors)</b>	Required – must indicate on COI

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*This and the preceding 3 pages do not need to be returned to KCDC.*

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