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Requests for Quotes

Demolition of FN-200 Building at McGhee Tyson Airport

Solicitation Number: Q1623

Due Date: 2:00 p.m. (Eastern Standard Time) on April 28, 2016

Check KCDC's web page for addenda and changes before submitting your quote

Pre-Quote Meeting: 10:00 a.m. on April 20, 2016 in the 3rd Floor, East Side, Conference Room of the main terminal at McGhee Tyson Airport. Come to the waiting room, sign in and then proceed to the secured area.

Questions: Submit questions to purchasinginfo@kcdc.org

Deliver Quotes to: Knoxville's Community Development Corporation
Purchasing Division
901 Broadway N.E.
Knoxville, Tennessee 37917

Faxed/Emailed Responses are acceptable: **Yes** **No**

Award Results: KCDC posts both a summary of the quotes received and the award decision to its web page at:

<http://www.kcdc.org/en/DoingBusiness/SolicitationResults.aspx>

Electronic Copies: Vendors are encouraged to use the MS Word version of this document. If you need an electronic copy, send an email requesting it to purchasinginfo@kcdc.org.

KNOXVILLE'S COMMUNITY DEVELOPMENT CORPORATION



1. **BACKGROUND AND INTENT**

- a. Knoxville's Community Development Corporation (KCDC) is the public housing and redevelopment agency for the City of Knoxville and for the County of Knox in Tennessee. KCDC, from time to time, conducts work for other governmental entities. KCDC is conducting this solicitation and demolition for the Metropolitan Knoxville Airport Authority.
- b. This is a request for quotes-not sealed bids. KCDC could simply contact three vendors, obtain quotes and move forward but KCDC has chosen to solicit written bids from all interested parties. However, this is not a formal sealed bid and the normal formal sealed bidding requirements do not apply to this solicitation.
- c. KCDC, as Agent for the Metropolitan Knoxville Airport Authority ("Owner"), is seeking qualified vendors to submit quotes for the Demolition of FN-200 Building at McGhee Tyson Airport.

The work includes, but is not limited to, demolition and removal of a single building designated as FN-200, the former Airport fire station; installation of a temporary construction entrance, installation of temporary fencing; and installation of permanent security fencing, soil compaction, grading, and sodding.

It is KCDC's intent to issue a Notice of Award within 5 calendar days after opening price quotes.

2. **CHANGES AFTER AWARD**

It is possible that after award KCDC will need to revise the service needs or requirements specified in this document. KCDC reserves the right to make such changes after consultation with the Vendor. Should additional costs arise, KCDC reserves the right to accept these charges provided the Vendor documents the increased costs. KCDC reserves the right to add or delete sites (properties) as needs change.

3. **CODES AND ORDINANCES**

All work covered is to be done in full accord with national, state and local codes, ordinances and orders that are in effect at the time the work is performed. The successful Vendor and any sub-vendors must meet and fulfill all requirements of the local building department and fire jurisdiction. This property is within the corporate limits of the City of Alcoa.

4. **CONTACT POLICY**

The Vendor may not contact anyone other than the KCDC's Purchasing Division from the issuance of this solicitation until award about matters pertaining to this solicitation. Information obtained from an unauthorized officer, agent, or employee of KCDC will not affect the risks or obligations assumed by the Vendor or relieve the Vendor from fulfilling any of the conditions of the resulting award for the purpose of this project. Additionally, such contact can disqualify the Vendor from participation in the solicitation process.

5. **DAMAGE**

The awarded Vendor is responsible for all damage to buildings, equipment, grounds, premises and all other types of potential damage resulting service provision as requested herein.

6. **DRAWINGS**

KCDC has posted the drawings for this project to its webpage.

7. **EMPLOYEES**

Vendor will:

- a. Only allow personnel thoroughly trained and skilled to work on the job.
- b. Have sufficient personnel to complete the work in a timely manner.
- c. Enforce strict discipline and good order among his/her employees.
- d. Provide at least one employee on every job assignment with the ability to speak, read, write and understand the English language in order for KCDC's representatives to communicate effectively with the Vendor.

8. **ENTRANCE TO KCDC SITES**

Vendor employees are not to be on the job premises unless they are working on the project. Acquaintances, family members, assistants or any person not working on the project, will not accompany employees unless said person is an authorized employee of the Vendor.

9. **EVALUTION:**

KCDC will arrive at the "lowest and best" solution for the final award. This may or may not entail simply awarding to the Vendor quoting the lowest cost.

All responses are subject to a determination of "responsive" and "responsible" prior to award. KCDC is the sole judge as to "responsiveness" and "responsibility" of Vendors.

KCDC reserves the right to request additional information from Vendors to assist in the evaluation process. This includes references and business capacity information.

10. **GENERAL INSTRUCTIONS**

KCDC no longer inserts "General Instructions to Vendors" in the solicitation document. Instead, these instructions are at www.kcdc.org. Click on "Doing Business With KCDC" where you will find a link to the instructions. By submitting a response to this solicitation, the Vendor accepts the responsibility for downloading, reading and abiding by the terms and conditions set forth in KCDC's "General Instructions to Vendors." Vendors may wish to review certain applicable HUD instructions on KCDC's webpage.

11. **IDENTIFICATION**

The Vendor's employees **will** have proper identification displayed, at all times, while the job site. All employees **must** wear a company uniform or have picture identification badges or other company identification at all times. Vendor vehicles are to have placards (on the doors or in the windshield) that identify the company name.

12. **INSURANCE**

Vendor shall purchase and maintain such commercial general liability with a designated construction project general aggregate limit endorsement, comprehensive automobile liability, pollution liability, and other insurance as is appropriate for the work being performed and furnished and as will provide protection from claims set forth below which may arise out of or result from Vendor's performance and furnishing of the work and Vendor's other obligations under the contract documents, whether it is to be performed or furnished by Vendor, by any subcontractor, by anyone directly or indirectly employed by any of them to perform or furnish any of the work, or by anyone for whose acts any of them may be liable:

- a. Claims under workers' or workmen's compensation, disability benefits and other similar employee benefit acts;
- b. Claims for damages because of bodily injury, occupational sickness or disease, or death of Vendor's employees;
- c. Claims for damages because of bodily injury, sickness or disease, or death of any person other than Vendor's employees;
- d. Claims for damages insured by personal injury liability coverage which are sustained (a) by any person as a result of an offense directly or indirectly related to the employment of such person by Vendor, or (b) by any other person for any other reason;
- e. Claims for damages, other than to the work itself, because of injury to or destruction of tangible property wherever located, including loss of use resulting therefrom;
- f. Claims arising out of operation of laws or regulations for damages because of bodily injury or death of any person or for damage to property;
- g. Claims for damages because of bodily injury or death of any person or property damage arising out of the ownership, maintenance or use of any motor vehicle;
- h. Claims for bodily injury and property damage as a result of a pollution incident; and
- i. Claims for remediation costs as a result of pollution incidents resulting from Vendor's operations.
- j. The insurance required by this paragraph (12) shall include the specific coverages and be written for no less than the limits of liability and coverages specified in paragraph 12l or required by law, whichever is greater. The commercial general liability insurance shall include completed operations insurance. All Vendor policies must include a Waiver of Subrogation in favor of

Owner and KCDC. All of the policies of insurance so required to be purchased and maintained (or the certificates or other evidence thereof) shall contain a provision or endorsement that the coverage afforded will not be canceled, materially changed or renewal refused until at least thirty days prior written notice has been given to Owner, and KCDC by certified mail. All such insurance shall remain in effect until final payment and at all times thereafter when Vendor may be correcting, removing or replacing defective Work in accordance with these specifications.

- k. Vendor shall protect, defend, indemnify and hold harmless the Owner and its Commissioners, officers and employees and KCDC and its Commissioners, officers and employees from and against any and all liabilities, losses, suits, claims, judgments, fines or demands arising by reason of injury or death of any person or damage to any property or of the alleged violation of any laws or ordinances, including all reasonable costs for investigation and defense thereof (including but not limited to attorney fees, court costs and expert fees) of any nature whatsoever arising out of or incident to the Contract Documents and/or the use or occupancy of the Airport by, or out of the acts or omissions of, Vendor's officers, agents, employees, subcontractors, contractors, any person or organization directly or indirectly employed by any of them to perform or furnish any of the Work or anyone for whose acts any of them may be liable, regardless of where the injury, death or damage may occur, unless such injury, death or damage is caused predominantly by the negligence of the agents, servants or employees of the Owner and/or KCDC. The Owner and/or KCDC shall give to Vendor prompt and timely notice of any such claim or action against it. The Owner and/or KCDC shall be entitled to choose counsel to represent it at Vendor's expense in connection with matters covered by the provisions of this section, and said provision shall survive the expiration or earlier termination of this Agreement. Vendor and its insurer, or either of them, shall have the right to compromise and defend all claims, actions, suits or proceedings to the extent of Vendor's interest therein; and in connection therewith the parties hereto agree to cooperate fully with each other and with Vendor's insurer in the defense thereof.

In any and all claims against Owner, its Commissioners, officers, and employees or KCDC or any of their consultants, agents or employees by any employee of Vendor, any SubContractor, any person or organization directly or indirectly employed by any of them to perform or furnish any of the Work or anyone for whose acts any of them may be liable, the indemnification obligation under paragraph 12 k above shall not be limited in any way by any limitation on the amount or type of damages, compensation or benefits payable by or for Vendor or any such SubContractor or other person or organization under workers' or workmen's compensation acts, disability benefit acts or other employee benefit acts.

- l. The limits of liability for the insurance required by paragraph 12 shall provide coverage for not less than the following amounts or greater where required by law:
1. Workers' Compensation, etc.:
 - (a) State: Statutory
 - (b) Applicable Federal Statutory (e.g. Longshoreman's)
 - (c) Employer's Liability: \$1,000,000

2. Commercial General Liability with a designated construction project general aggregate limit endorsement for the Project:
 - (a) Bodily Injury and Property Damage: \$5,000,000 Combined Single Limit (Per Occurrence)
 - (b) The Vendor's General Liability insurance shall provide coverage for the following: (1) Premises - Operations, (2) Independent Contractors, (3) Products/Completed Operations Hazard, (5) Underground Hazard, (6) Broad Form Property Damage, and (7) Personal Injury.
3. Comprehensive Automobile Liability:
 - (a) Bodily Injury and Property Damage: Combined Single Limit (Per Occurrence) \$1,000,000
 - (b) The Vendor's Comprehensive Automobile Liability Insurance shall provide coverage for Bodily Injury and Property Damage Per Occurrence for owned, hired and non-owned vehicles.
 - (c) If privately owned vehicles (P.O.V.) are used in Air Operation Area (A.O.A.), the certificate of insurance shall state that employees' P.O.V. are covered under this policy.
4. Vendor's Pollution Liability:
 - (a) Bodily Injury, Property Damage, and Remediation: \$1,000,000
 - (b) Vendors Pollution Liability shall provide coverage for third party claims for bodily injury, property damage, and remediation costs as a result of pollution incidents resulting from Vendor's operations.
5. The Metropolitan Knoxville Airport Authority, its Commissioners, Officers, and Employees; and, its staff and consultants shall be named as additional insured with respect to the above policies (excluding Worker's Compensation) with right of notice in the policy. Knoxville's Community Development Corporation its Commissioners, Officers, and Employees shall be named as additional insured with respect to the above policies (excluding Worker's Compensation) with right of notice in the policy
- m. Vendor shall purchase and maintain such Protective and Contractual Bodily Injury Liability Insurance and such Protective and Contractual Property Damage Liability Insurance as shall be required by any public bodies or utility companies whose property, facilities, or right-of-way may be affected by the Work to be done under this Contract.

- n. Vendor will provide such additional information in respect of insurance provided by him as the Owner and/or KCDC may reasonably request. Failure by Owner and/or KCDC to give any such notice of objection within the time provided shall constitute an acceptance of such insurance purchased by Vendor as complying with the Contract Documents.
- o. Certificates in triplicate from the insurance carrier stating the limits of liability and expiration date shall be filed with KCDC before operations are begun. Certificates shall not merely name the types of policy provided but shall specifically refer to this Contract and shall contain a separate express statement of compliance with each of the requirements as set forth in this Article. The certificates shall, in addition to the information relative to the insurance required, contain the following:
 - (1) Inception and expiration dates of insurance policy.
 - (2) Limits of liability provided (Public Liability and Property Damage).
 - (3) Coverage provided, including special hazards if required.
 - (4) Name of insurance company.
 - (5) Policy Number.
 - (6) Additional interests covered.
 - (7) Statement that the Explosion, Collapse, and Underground exclusions do not apply.
 - (8) Certificate shall reflect self-insured retention applicable to any Contract of insurance.
 - (9) Excess liability certified Contracts must state underlying insurance requirements.
 - (10) Project number and nature of work.

No certificate will be accepted which exculpates the issuer or reduces any rights conferred on the Owner and KCDC by the above certificates, nor will they be accepted unless the certificates bear a live signature of a direct representative of a company authorized to do business in Tennessee.

No certificate will be accepted unless the person signing the certificate certifies, in a separate letter, his exact relationship with the insurance carrier or carriers indicated in the certificate.

The Owner and/or KCDC may, at /their discretion, modify or waive any of the foregoing requirements.

No Contract of insurance containing a "claims made" insuring agreement will be acceptable unless the Vendor offering such insurance to fulfill the requirements of this Contract agrees that each such Contract of insurance shall be renewed for the entire existence of the Vendor, their successors or assigns; and that on termination of such coverage which is not replaced by a similar Contract with the required limits of liability, a "tail policy" will be purchased with limits not less than those required by this Contract.

13. **INVOICING/ORDERING**

- a. Until a purchase order is in place, work is not to be performed nor are goods to be delivered. If a Vendor performs work without a purchase order in place, KCDC does not have a legal obligation to pay for the work.



- b. Invoices must:
1. Be numbered
 2. Have a date on them that is after the work is completed or goods delivered
 3. Show the purchase order number
 4. Breakdown pricing according to the award structure.
 5. Be suitable for scanning since KCDC does not maintain paper records. KCDC strongly encourages Vendors to supply computer generated or typed invoices instead of hand completed invoices.
- c. Invoices must be submitted within 90 days of the date the goods or services were.
- d. KCDC is exempt from all taxes levied by the State of Tennessee, its cities and counties, as well as most federally imposed taxes. However if Vendors purchase goods for KCDC, the Vendor must pay sales or “use tax.” Upon the placement of a purchase order or the award of a contract, KCDC will provide a State of Tennessee Governmental Sales Tax Exemption form to the Vendor. Taxes shown on KCDC’s invoices will not be paid.
- e. KCDC normally pays by electronic transfer (ACH) only. KCDC does not issue checks. Vendors will need to set up their access to KCDC’s Vendor Portal to track actual payments made.

14. **PERMITS**

The Vendor shall obtain and pay for or cause its subcontractors to obtain and pay for all permits required to complete required work. In addition, Vendor shall arrange, schedule, and pay for or cause its subcontractors to 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.

15. **QUESTIONS**

Submit questions pertaining to this document via email with “Questions about Demolition Services” in the subject line, at least five days prior to the due date to purchasinginfo@KCDC.org.

16. **SITE EXAMINATION**

- a. Vendors are required to visit the site and become fully acquainted and familiar with conditions as they exist and the operations to be carried out. The Vendor shall make such investigations as necessary so that they may fully understand the scope of the work and related facilities and complexities that may be encountered when executing the work. See the photographs attached.
- b. The failure or omission of the Vendor to receive or examine the solicitation document or any part of the specifications, or to visit the site(s) and acquaint themselves as to the nature and location of the work, the general and local conditions and all matters which may in any way affect performance shall not relieve the Vendor of any obligation to perform as specified herein. Vendor understands the intent and purpose hereof and its obligations hereunder and that it shall not make any claim for, or have any right to damages resulting from any misunderstanding or misinterpretation of the resulting agreement, or because of any lack of information.



- c. By submitting a response to this solicitation, each Vendor is certifying that they have inspected the site and have read the solicitation and all appendices and addenda. The failure or omission of any Vendor to receive or examine any form, instrument or document shall in no way relieve the Vendor from any obligation in respect to its bid.

17. **SUBCONTRACTORS**

Subcontractors must:

- a. Be approved by KCDC prior to beginning work.
- b. Not be on federal Debarment Lists.
- c. Carry the insurance coverages as outlined herein.
- d. Not be changed without KCDC's permission.

Job Specific Information

1. **SUMMARY OF WORK**

a. **PROJECT SCHEDULE**

The successful Vendor shall provide a draft demolition schedule within five days after the Notice to Proceed. The schedule shall identify the Vendor's plan for accomplishing the work in accordance with these specifications within the contract time. The demolition schedule shall include a list of manpower and equipment to be utilized.

b. **PROJECT MEETINGS**

Weekly project meetings will be required to review operational safety, demolition progress, project schedule, et cetera.

c. **PROJECT SPECIFIC SAFETY CRITERIA**

The work will occur at McGhee Tyson Airport, and will be subject to the Owner's security requirements for contracts to conduct work at McGhee Tyson Airport. The Vendor shall limit all operations to the work areas specified in this solicitation. Access to other areas of the airport is prohibited without approval of the Owner. Airport staff shall have authority over all issues that affect airport operations, security, or safety. The Owner will conduct periodic inspections to observe the Vendor following all safety procedures.

d. **WORK HOURS**

The Vendor shall base the project demolition schedule on a five-day workweek. From the effective date of the Notice to Proceed, the Vendor and its subcontractors shall work diligently and continuously to the completion of the project without any unjustified delays or non-working periods except for legal holidays, Saturdays, Sundays, or as may be directed or approved by the Owner. The Owner must authorize additional scheduled work hours in advance. Priorities of work extensions are extended hours during the workweek, Saturday work, or Sunday work.

e. **VENDOR TIME**

The Vendor Time is the number of calendar days stated herein allowed for completion of the contract counting from the effective date of the Notice to Proceed and including all Saturdays, Sundays, holidays and non-working days. All calendar days elapsing between the effective dates of the Owner's order to suspend and resume all work, due to causes not the fault of the Vendor, shall be excluded. The Vendor Time for this work is ninety (90) days.

f. **VENDOR'S WORK AND RESPONSIBILITIES**

Unless directed otherwise, the Vendor's work and responsibilities include, but are not limited to the following:

1. Providing and paying for labor, materials, equipment, tools, machines, facilities, and services necessary for proper execution and completion of work.
2. Paying required fees and taxes.
3. Securing and paying for permits, fees, licenses, inspections, connection and tap charges as necessary for proper execution and completion of work (as applicable at time or receipt of quote).
4. Enforcing strict discipline and good order among employees
 - a. Smoking is only permitted within existing designated airport smoking areas.
 - b. Vendor employees shall not bring family members or animals onto project site.
5. Maintaining required egress and other requirements accordance with governing codes and ordinances throughout the work.
6. Disposing of demolition debris and other non-usable items on a regular basis in a legal facility. Do not allow debris to accumulate. Do not leave food waste to attract rodents.
7. Maintain a secure state in all areas used by the Vendor.
8. Compliance with all OSHA and TOSHA requirements.
9. Ensuring that all subcontractors are familiar with requirements of these specifications, and the work of their sections related to their work.
10. Giving and/or posting required notices.
11. Providing a hazard free project site.
12. Providing a skilled workforce for the assigned tasks.

13. Protect and indemnify KCDC and MKAA and its representatives against claims or liability arising from or based on the violation of any such law, ordinance, regulation, order, or decree, whether by the Vendor, its employees, subcontractors and suppliers, or any others engaged by the Vendor.
14. Should the Vendor's unapproved activities relating to the performance of the work be in violation of any of the above laws or regulations and cause fines and/or penalties to be assessed against KCDC and/or MKAA, said fines and/or penalties may be deducted from monies due the Vendor.

2. **DEMOLITION SAFETY**

a. **COORDINATION**

1. A pre-demolition conference will be conducted by the Owner and KCDC to discuss operational safety, testing, quality control, quality acceptance, security, safety, labor requirements, environmental factors, and other issues. It will be held prior to the beginning of demolition. All associated parties related to the demolition are required to attend.
2. A weekly progress meeting will be held throughout the duration of the project to discuss demolition, safety, the schedule, and other related issues.

b. **AREAS AND OPERATIONS AFFECTED BY DEMOLITION ACTIVITY**

This project will not require any closures to Airport Operations Areas (AOAs). Vendor equipment and personnel shall be confined to the immediate project limits only. Access to all other areas of the airport is strictly prohibited.

c. **VENDOR ACCESS**

The specifications found herein clearly mark all Vendor access points, staging areas and stockpile locations for the project. Construction vehicle and equipment parking will only be permitted within the designated project limits. All vehicles and equipment located on airport property will be required to maintain a flag or flashing light on the vehicle at all times. The flag shall be a minimum of 3-foot by 3-foot square having a checkered pattern of international orange and white squares at least 1 foot on each side. During inclement weather, restricted visibility or darkness all equipment must be lit. The flashing light shall be mounted to the uppermost part of the vehicle.

d. **WILDLIFE MANAGEMENT**

1. Trash – Vendor shall keep project area clean of food scraps and trash at all times. If Vendor or demolition personnel locate trash or debris outside of the project limits, Vendor shall notify the airport operations immediately.
2. Standing Water – No standing water will be permitted within the project limits at any time during the duration of the project.

3. Tall Grasses and Seeds – All seeding during the project shall consist of grass seed specified in the project specifications to reduce plan and seed types that attract wildlife.
4. Poorly Maintained Fencing and Gates – Any fencing and access gates damaged by the Vendor during project will be replaced immediately to maintain airport security and to limit wildlife access to airport.
5. Disruption of Existing Wildlife Habitats – No wildlife habitat exists inside the project limits. If wildlife is observed on Owner property, the Vendor will notify airport operations immediately.

e. **FOREIGN OBJECT DEBRIS (FOD) MANAGEMENT**

The Vendor will be required to maintain a power-broom, water truck (or sourced water supply), and other necessary equipment on site for cleaning and maintaining the site. All areas will be washed, swept, and cleaned prior at the end of each day or as practical.

f. **HAZARDOUS MATERIALS MANAGEMENT**

The Vendor is responsible for expeditiously containing and cleaning up any spills or leaks. Vendor shall follow Best Management Practices regarding equipment fueling, containment, inspect and storage of hazardous materials. Any leaks or spills that take place on Owner property will require the Vendor to notify airport operations immediately.

g. **NOTIFICATION OF DEMOLITION ACTIVITIES**

The following information details procedures for the immediate notification of Airport personnel, as applicable, of any conditions that may impact the operational safety of the airport.

List of Responsible Owner Representatives:

- Doug Hill – (865) 755-8881
- Bryan White – (865) 342-3040

In case of emergency, dialing 911 will be the first response. Once emergency services have been contacted, Vendor shall contact the airport police. Emergency services will be coordinated with airport police.

- Airport Police – (865) 342-3088
- Airport Fire Department – (865) 342-3088

Airport Rescue and Fire Fighting (ARFF) activities will be coordinated with airport police. The project limits are not expected to interfere with any ARFF activities. Any damage or impacts to airport NAVAIDs or utilities equipping NAVAIDs shall be immediately reported to the airport project manager who will then contact appropriate or necessary agencies.

h. INSPECTION REQUIREMENTS

1. Daily Inspections – Daily inspections by the Owner will be conducted to verify construction activities are not impacting airport operations or airport safety. Areas of project found deficient in any way will require immediate attention and/or repair by the Vendor. Airport personnel shall have the right to halt demolition immediately due to airport safety issues.
2. Fence Inspection – Fence inspections by airport personnel or Airport Police and the Vendor will be required during the removal and installation of any fencing to verify proper installation of fence and airport security before Vendor may proceed with demolition. Areas of fence found deficient in any way will require immediate attention and/or repair by the Vendor.
3. Final Inspections – Any areas of the project completed by the Vendor shall be thoroughly inspected by airport staff. Prior to the completion of the project, the Vendor, the Owner, and KCDC will perform substantial and final completion inspections. This will involve project walkthroughs to check conformity with these specifications. Any non-conforming areas will be remedied prior to issuance of certificate of final completion.

i. UNDERGROUND UTILITIES

Prior to performing any demolition-related activities, the Vendor is responsible for contacting the TN 811 (Call-Before-You Dig) to schedule utility locates within the demolition area. If at any point during demolition a utility disruption occurs, Vendor shall immediately contact airport operations.

j. PENALTIES

Any noncompliance with airport rules, regulations, and operational safety plans will involve immediate removal of involved parties from the project at the sole discretion of the airport police and/or airport personnel.

k. HAZARD MARKING AND LIGHTING

All Vendor equipment shall be clearly marked at all times. See paragraph 9 for equipment marking requirements.

l. OTHER LIMITATIONS

The use of tall equipment (cranes, concrete pumps, et cetera), open flame welding or torches, electrical blasting caps, explosives of any kind, and flare pots shall be strictly prohibited during demolition activities.

3. DEMOLITION OF EXISTING STRUCTURE

a. **GENERAL**

1. Prior to all work, Vendor shall become thoroughly familiar with the site, the site conditions and all portions of the work contained within this section. The Vendor shall be responsible for removing and disposing of all items associated with the demolition.
2. All materials removed by the Vendor shall become the property of the Vendor. The Vendor shall be responsible for disposing of removed materials at a state-approved disposal facility.
3. The Vendor shall be responsible for obtaining all permits required to complete the work.

b. **UTILITIES**

The Vendor shall coordinate all work associated with utility removal and abandonment within the limits of the site. It is anticipated that all utility disconnects will be completed by the various utility companies. Any remaining materials, such as pole removal, manholes, vaults, miscellaneous service lines and materials, or other utility features in which the utility company will not remove, shall be removed by the Vendor. This work shall include:

1. Removal of all power, telephone and communication wires from the connection points at each building to the main service as determined by the utility provider.
2. Disconnection of the existing natural gas lines. This disconnect will include gas company procedures for locating, excavating, terminating, and if necessary relocating this main line in order to provide continued service to existing customers.
3. Abandonment of existing domestic water services. This work will include the shutting off of the water service, removal of meter, demolition of meter vault, removal of tap at mainline, and removal of all appurtenances. Vendor shall provide all excavation, shoring, trench safety systems, compaction, backfill and paved trench repair as necessary for removal of service tap a mainline connection.
4. Abandonment of existing sanitary sewer services. This work will include cutting and capping the sewer service pipe a minimum of 3-feet below existing grade.
5. Decommissioning of the domestic well. This work shall include abandonment and capping of domestic wells in accordance with state code. A water well driller licensed in the State of Tennessee shall complete all decommissioning work.
6. Vendor is responsible for having all public and private utilities located. Vendor is responsible for marking the locations of existing and removed utilities on drawings.

c. **TEMPORARY STONE CONSTRUCTION ENTRANCE**

The Vendor shall install a stabilized stone pad with filter fabric underliner located at the point of vehicular ingress and egress pursuant to the drawings.

1. TDOT #1 Course Aggregate (2- to 3-inch stone) is to be used.
2. The aggregate layer must be at least 10 inches thick; a minimum five inches of aggregate will be placed in a cut section to give the entrance added stability and to help secure the filter cloth separator. The fabric must extend the full width of the vehicular ingress and egress area and have a minimum 12-foot width.
3. If conditions on the site are such that the majority of the mud is not removed by the vehicles traveling over the stone, then the tires of the vehicles must be washed before entering the public road. Wash water must be carried away from the entrance to an approved settling area to remove sediment. All sediment shall be prevented from entering storm drains, ditches, or watercourses. A wash rack may also be used to make washing more convenient and effective.
4. The area of the entrance must be excavated a minimum of 5 inches and must be cleared of all vegetation, roots, and other objectionable material. The filter fabric underliner will then be placed the full width and length of the entrance. Following the installation of the filter cloth, the stone shall be placed to the specified dimensions. If wash racks are used, they should be installed according to manufacturer's specifications. Any drainage facilities required because of washing should be constructed according to specifications. Conveyance of surface water under entrance, through culverts, shall be provided as required. If such conveyance is impossible, the construction of a "mountable" berm with 5:1 slopes will be permitted. The filter cloth utilized shall be a woven or nonwoven fabric consisting only of continuous chain polymeric filaments or yarns of polyester. The fabric shall be inert to commonly encountered chemicals and hydrocarbons, be mildew and rot resistant, and conform to the physical properties noted in TDOT 2015 Standard Specifications for Road & Bridge Construction – Section 921.12 and QPL – Product Category 36, Geotextiles and Geosynthetics.
5. The entrance shall be maintained in a condition which will prevent tracking or flow of mud onto public rights-of-way. This may require periodic top dressing with additional stone or the washing and reworking of existing stone as conditions demand and repair and/ or cleanout of any structures used to trap sediment. All materials spilled, dropped, washed, or tracked from vehicles onto roadways or into storm drains must be removed immediately. The use of water trucks to remove materials dropped, washed, or tracked onto roadways will not be permitted under any circumstances.
6. The entrance shall remain in place and is to not be removed.
7. Refer to drawings for additional information.

d. **BUILDING DEMOLITION**

1. The Vendor shall remove from the existing structure to the top of the existing slab grade. Remove any protrusions from the slab so only a neat, flat, concrete slab remains. Grout any voids or holes in slab to allow water to run off.

2. All asbestos-containing materials (ACM) have been removed.
3. Unless specifically identified in the plans, none of the following features shall be demolished or removed:
 - a. Asphalt pavement
 - b. Existing manholes, fencing, piping or other miscellaneous structures
 - c. Existing drainage facilities and structures
 - d. Existing curbing and landscaping on the site including include shrubs, boulders and decorative structures
4. Vendor shall backfill and grade all depressions and excavations on the site to provide a smooth, level site. Fill material shall be placed in horizontal layers no more than 8-inches thick and each layer shall be compacted to 90% of the maximum density.
5. Vendor shall provide operations, labor and materials necessary to retain all runoff on the project site during demolition to include berming and trenching along the project perimeter. Temporary filters shall be installed on inlets to prevent runoff from accessing surface and subsurface drainage facilities. This protection shall be required throughout the course of the site demolition and cleanup.
6. It is the Vendor's responsibility to maintain a secure and safe working environment within the limits of demolition site, continuously through the course of demolition and cleanup.

4. **ENVIRONMENTAL RELATED SPECIFICATIONS**

a. **ODORS, STAINING OR OTHER EVIDENCE OF RELEASE**

General awareness of any strange odors, staining of other evidence of release, including the uncovering of any old septic systems or dry wells related to a floor drain or other identified drain.

1. The Vendor and any subcontractors and employees working at the subject property during demolition should be aware of any unusual odors, staining or other evidence of hazardous material or petroleum releases identified during the demolition process. Any such sign of a release must be immediately reported to the Vendor who will report it to the Owner to review the matter.
2. The Vendor is responsible for ensuring that all applicable local, State and Federal regulations are adhered to by his/her employees, subcontractors and assigns throughout this Scope of Work. This includes any Federal Occupational Safety and Health Administration (OSHA), Federal Aviation Administration (FAA), U.S. Environmental Protection Agency (EPA), State Tennessee Department of Environment and Conservation (TDEC), City of Knoxville and City of Alcoa requirements and any other applicable rules/regulations.

3. Any floor drains, dry wells or septic systems (except those solely related to domestic waste) is a potential receptacle of hazardous materials and petroleum products. Therefore, the soils surrounding the endpoint of any floor drainage system and any other area where fluids may have been released (i.e. via a break or leak in the piping system) must be sampled for hazardous material and petroleum products. The Vendor must be immediately notified if such a drainage system is uncovered during the demolition process. The Vendor must then ensure that the location of the system is adequately marked and notify the Owner before continuing. If contamination is found, the impacted soils must be removed under the management of the Owner's environmental consultant or Engineer until a clean sample is obtained.
4. The Owner will document the results of any work performed during this section. The form of the documentation will vary depending upon the extent of the work performed and the requirements of the regulatory agency.

b. **DUST CONTROL**

1. The Vendor shall carry out proper and efficient measures whenever and as often as necessary or as directed to reduce the dust nuisance and to prevent dust which as originated from Vendor's operations from damaging crops, dwellings, office buildings, terminals, or causing a nuisance or safety hazard to persons or aircraft.
2. The Vendor shall comply with all pertinent requirements of Federal, State and Local agencies which may have jurisdiction over dust control procedures and additives used to aid in dust abatement.
3. Owner and Vendor shall regularly (weekly) review the adequacy of dust control efforts and procedures to assure they are satisfactorily meeting the needs of the project.
4. All additives proposed for use as an aid in dust control shall be reviewed by Owner prior to application. The Vendor shall provide manufacturers' literature and recommended application rates.
5. The Owner shall supply the Vendor with an adequate water supply that can be metered.

5. **ENVIRONMENTAL RELATED SPECIFICATIONS**

a. **CHAIN-LINK FENCING**

This item shall consist of furnishing and erecting temporary and permanent chain link fence in accordance with these specifications.

1. Materials
 - a. Refer to drawing notes for material details.
 - b. All material shall conform to Federal Specification RR-F-191/4.

2. **Miscellaneous Fittings and Hardware**
Miscellaneous steel fittings and hardware for use with zinc coated steel fabric shall be of commercial grade steel or better quality, wrought or cast as appropriate to the article, and sufficient strength to provide a balanced design when used in conjunction with fabric posts, and wires of the quality specified herein.
3. Each roll of fabric shall carry a tag showing the kind of base metal (steel, aluminum, or aluminum alloy number), kind of coating, the gauge of the wire, the length of fencing in the roll, and the name of the manufacturer. Posts, wire, and other fittings shall be identified as to manufacturer, kind of base metal (steel, aluminum, or aluminum alloy number), and kind of coating.

b. **CONSTRUCTION AND INSTALLATION**

1. The fence shall be constructed in accordance with the plans and as specified using new materials. All work shall be performed in a workman like manner satisfactory to the Owner. Prior to beginning the work, the Vendor shall locate the position of the work by marking the fence line.
2. The new fence shall be permanently tied to the terminals of existing fences. The finished fence shall be plumb, taut, true to line and ground contour, and complete in every detail.
3. The Vendor shall install temporary fencing equivalent to existing fencing to maintain airport security during construction. In order to maintain airport security at all times, the Vendor shall arrange the work so that construction of the new fence will be completed prior to the removal of temporary fences.
4. All trees, brush, stumps, logs, and other debris which would interfere with the proper construction of the fence in the required location shall be removed a minimum width of 2 feet on each side of the fence centerline before starting fencing operations. The cost of removing and disposing of the material shall not constitute a pay item and shall be considered incidental to fence construction.
5. All posts shall be set in concrete at the required dimension and depth and at the spacing shown on the plans.
6. Posts should be spaced not more than 10 feet apart and should beset a minimum of 36 inches in concrete footings. The posts holes shall be in proper alignment so that there is a minimum of 6 inches of concrete on all sides of the posts.
7. The concrete shall be thoroughly compacted around the posts by tamping or vibrating and shall have a smooth finish slightly higher than the ground and sloped to drain away from the posts. All posts shall be set plumb and to the required grade and alignment. Vendor shall remove and replace all posts not set plumb. Materials shall not be installed on the posts, nor shall the posts be disturbed in any manner within 7 days after the individual post footing is completed.

8. Should rock be encountered at a depth less than the planned footing depth, a hole 2 inches larger than the greatest dimension of the posts shall be drilled to a depth of 12 inches. After the posts are set, the remainder of the drilled hole shall be filled with grout, composed of one part Portland cement and two parts mortar sand. Any remaining space above the rock shall be filled with concrete in the manner described above.
9. In lieu of drilling, the rock may be excavated to the required footing depth. No extra compensation shall be made for rock excavation.
10. No extra compensation shall be made for excavating post holes larger than specified or as shown on the plans due to the presence of cobbles or rock. If necessary to enlarge post holes because of the nature of the material excavated, the post holes shall be filled with concrete. No extra compensation shall be made for additional concrete in enlarged post holes.
11. Installation of temporary security fence posts shall be as directed by Owner. Use of sand bags to anchor temporary fence shall not be allowed. Eco-block or approved equivalent, or sand bags shall be used to anchor temporary fencing.
12. Wherever the new fence joins an existing fence, either at a corner or at the intersection of straight fence lines, a corner or anchor post shall be set at the junction and braced and anchored the same as for corner posts.
13. Electrical Grounds - Electrical grounds shall be constructed where a power line passes over the fence. The ground shall be installed directly below the point of crossing. The ground shall be accomplished with a copper clad rod 8 feet long and a minimum of 5/8 inch in diameter driven vertically until the top is 6 inches below the ground surface. A No.6 solid copper conductor shall be clamped to the rod and to the fence in such a manner that each element of the fence is grounded.
14. Removal of Existing Fence - The Vendor shall remove all fencing material including wire, wire mesh, fabric, slats and posts. Posts and any concrete anchors shall be removed to their full depth; it will not be acceptable to cut posts off at or below ground level. Holes shall be backfilled with native material and compacted to a density comparable to the adjacent undisturbed soil. Fencing that has been removed shall be salvaged to the Vendor or disposed of off-site. The Vendor shall dispose of concrete off-site.

The Vendor shall coordinate installation of the permanent chain-link fence with the removal of the temporary fence so there are no gaps in airport fencing and airport security is maintained at all times.

15. Cleaning Up - The Vendor shall remove from the vicinity of the completed work all tools, equipment, et cetera, used during construction. All rock excavated to install posts shall be disposed of off-site by the Vendor.

6. **SOD**

a. **DESCRIPTION**

This work consists of furnishing and placing sod at locations show on the drawings. The Vendor is directed to the Standard Specifications for Road and Bridge Construction, Tennessee Department of Transportation, January 1, 2015. This document is available online (https://www.tn.gov/assets/entities/tdot/attachments/TDOT_2015_Spec_Book_FINAL.pdf).

b. **GENERAL**


The Vendor shall provide new sod consisting of live, dense, well-rooted growth of permanent grasses, free from Johnson grass, nut-grass, and other undesirable grasses or weeds, that is well-suited for the intended purpose and for the soil in which it is to be planted. Correctly installed sod that does not meet these requirements shall be removed as directed by the Owner at no additional cost.


All sod shall be cleanly cut in strips having a reasonably uniform soil thickness of not less than 1 inch and a reasonably uniform width of not less than 8 inches and a length of not less than 12 inches.


THIS AND THE PREVIOUS PAGES DO NOT NEED TO BE RETURNED


Demolition of FN-200 Building at McGhee Tyson Airport Q1623
Solicitation Document A General Response and Cost Section


General Information about the Vendor


Sign Your Name to the Right of the Arrow 
 Your signature indicates that you have read and agree to "KCDC's General Instructions to Vendors" on www.kcdc.org.


Printed Name and Title 


Company Name 


Street Address 


City/State/Zip 

Contact Person (Please Print Clearly) 

Telephone Number 

Fax Number 

Cell Number 

Vendor's e-mail address (Please Print Clearly) 

Addenda

Addenda are posted at www.kcdc.org. Click on "Doing Business With KCDC" and then on "Open Solicitations" to find addenda. Please check for addenda prior to submitting a quote.

Acknowledge addenda have been issued by checking below as appropriate:

None <input type="checkbox"/>	Addendum 1 <input type="checkbox"/>	Addendum 2 <input type="checkbox"/>	Addendum 3 <input type="checkbox"/>	Addendum 4 <input type="checkbox"/>	Addendum 5 <input type="checkbox"/>
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Statistical Information

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 Americans <input type="checkbox"/>	White <input type="checkbox"/>
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As defined on KCDC's webpage ("General Instructions to Vendors"), this business qualifies as being:

Section 3 <input type="checkbox"/>	Small Business <input type="checkbox"/>	Woman Owned <input type="checkbox"/>
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Cost

Total Project Cost	\$
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Vendor: _____

1. Vendor fully understands the preparation and contents of the attached offer and of all pertinent circumstances respecting such offer;
2. Such offer is genuine and is not a collusive or sham offer;
3. Neither the said vendor 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, firm, 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 firm, or, to fix any overhead, profit, or cost element of the offer price or the offer price of any other firm, 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; and
4. 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 firm or any of its agents, representatives, owners, employees, or parties in interest, including this affiant.
5. The vendor is not ineligible for employment on public contracts because of a conviction or guilty plea or a plea of nolo contendere to violations of the Sherman Anti-Trust Act, mail fraud or state criminal violations with an award let by the State of Tennessee or any political subdivision thereof.
6. 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 responder.
7. No employee, officer or agent of the grantee or subgrantee 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 firm selected for award.
8. The grantee's or sub-grantee's officers, employees or agents will neither solicit nor accept gratuities, favors or anything of monetary value from vendors, potential vendors, or parties to sub-agreements.
9. By submission of this form, the vendor is certifying that no conflicts of interest exist.

The undersigned hereby acknowledges receipt of the above applicable laws and verifies that the proposal submitted in response to this solicitation is in full compliance with the listed requirements.

Signed by _____	
Printed Name _____	
Title _____	
Subscribed and sworn to before me this date	
By (Notary Public) _____	
My Commission Expires on _____	



AIRPORT CONSTRUCTION WORK RULES AND JOB CONDITIONS

The McGhee Tyson Airport has outlined work rules and job conditions that apply to construction projects. Items listed apply to vendors, personnel delivering materials, tradesmen, subcontractors, general contractors or their representatives.

1. Smoking is not permitted.
2. Due to safety, security and liability issues a vendor is required to have a supervisor on site when any subcontractor including Owner furnished equipment contracts are working on-site.
3. All companies/vendors providing goods and services within the Airport boundaries must submit copies of their Certificate of Liability Insurance and Workers Compensation Insurance prior to commencing work.
4. No alcohol, illegal drugs, firearms, dangerous weapons or explosives are allowed on the job site or Airport facilities. No prohibited items as defined by TSA are allowed inside the fence unless required for the job. Anyone in possession of above items will be removed from the project site and will be subject to fines.
5. Workers shall be courteous to the public. Fighting, profanity and loud music are prohibited and are grounds for removal.
6. Safety of the general public is of paramount concern. Construction operations shall not affect the public, tenants or airline operations.
7. The vendor will be responsible for daily cleanup of all miscellaneous waste generated or accumulated from their project. No burning of material is allowed on Airport property. Secure all materials to prevent from blowing into aircraft operation areas. All necessary efforts shall be undertaken to control foreign object debris (FOD). FOD is any object, live or not, located in an inappropriate location in the airport environment that has the capacity to injure airport or air carrier personnel and damage aircraft. FOD requirements are outlined in 14 CFR Part 139, Certification of Airports. Specifically §139.305(a)(4) states, "except as provided in paragraph (b) of this section, mud, dirt, sand, loose aggregate, debris, foreign objects, rubber deposits and other contaminants shall be removed promptly and as completely as practicable." (Also see AC 150/5210-24 - Airport Foreign Object Debris (FOD) Management for additional information.)
8. Good "housekeeping" practices are required such as minimizing dust.
9. A "Hot Work Authorization Permit" is required for any welding, cutting, soldering or brazing. An authorization form is available at the Airport Fire Department.

10. All employees involved with driving inside the fence are required to take the drivers training course.
11. Vendor parking shall be in designated areas only.
12. Vendors shall provide their own portable toilets.
13. Access gates and staging area to be determined for each specific project.
14. Vendors will be required to comply with industry standard safety programs and all applicable OSHA/TOSHA regulations. Major items include:
 - a. Hardhats are required at all times on the job site.
 - b. Construction employees are required to wear heavy sole work boots, full length pants and shirts. No tennis type shoes, shorts, tank tops or sleeveless shirts are allowed.
 - c. The vendor will need to have a competent safety person on-site, as defined by OSHA.

Appendix B Demolition of FN-200 Building at McGhee Tyson Airport Q1623 Site Map

