



METROPOLITAN  
KNOXVILLE  
AIRPORT  
AUTHORITY

Request for Proposal  
for Landscape Improvements Project  
at  
McGhee Tyson Airport  
Alcoa, TN

Issue Date:  
January 19, 2022

Proposal Due Date:  
February 11, 2022

METROPOLITAN KNOXVILLE AIRPORT AUTHORITY  
P.O. Box 15600  
Knoxville, TN 37901  
Phone: (865) 342-3001

METROPOLITAN KNOXVILLE AIRPORT AUTHORITY

Landscape Improvements Project

REQUEST FOR PROPOSAL

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## **I. Notice (Advertisement)**

Proposals will be received by the Metropolitan Knoxville Airport Authority (MKAA) for a Respondent to provide Landscaping Improvements Project. A Request for Proposal (RFP) package, which includes a Scope of Work describing the required services, can be obtained online at [www.flyknoxville.com](http://www.flyknoxville.com) under the “Do Business @ TYS” tab or by emailing Michael Giles at [Michael.Giles@tys.org](mailto:Michael.Giles@tys.org).

A pre-proposal meeting will be held on Friday, January 28, 2022, at 2:00 PM. The meeting will be held at the 510 Center, 2950 Airfield Service Drive, Alcoa, TN 37701. Detailed information and noted exhibits will be available during the meeting.

Four (4) copies of the proposal must be submitted to the Administrative Offices of the Metropolitan Knoxville Airport Authority no later than 2:00 PM local time on Friday February 11, 2022.

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## II. Business, Contract, and Proposal Requirements

### DBE Program

Firms shall comply with the MKAA approved DBE Program (available at [www.flyknoxville.com](http://www.flyknoxville.com)) to ensure disadvantaged business enterprises as defined in 49 CFR Part 26 have the maximum opportunity to participate in the performance of contracts and subcontracts and shall not be discriminated against on the basis of race, color, national origin, disability, or sex in the award and performance of DOT assisted contracts or other contracts defined by the MKAA.

### Title VI Solicitation Notice

The Metropolitan Knoxville Airport Authority (MKAA), in accordance with the provisions of Title VI of the Civil Rights Act of 1964 (78 Stat. 252, 42 USC §§ 2000d to 2000d-4) and the Regulations, hereby notifies all bidders or offerors MKAA will affirmatively ensure any contract entered into pursuant to the advertisement, [select disadvantaged business enterprises or airport concession disadvantaged business enterprises] will be afforded full and fair opportunity to submit bids in response to the invitation and will not be discriminated against on the grounds of race, color, or national origin in consideration for an award.

### Response Costs

All costs incurred in preparing the response to the RFP, participating in the RFP process, and negotiating with the MKAA, whether or not an award is granted, shall be solely the responsibility of the Respondent. All materials and documents submitted by the Respondent in response to the RFP will become the property of the MKAA and shall not be returned to the Respondent.

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#### Contractual Requirements

**Choice of Law.** The laws of the State of Tennessee must govern the operation and enforceability of any resulting Agreement from this Request for Proposal. Any action or legal proceeding arising out of or related to any resulting Agreement from the Request for Proposal must be brought in the state courts of Knox County, Tennessee, or in the federal court in the district where the Airport is located.

**Indemnification.** MKAA cannot indemnify the selected Company in any resulting Agreement from this Request for Proposal with respect to any matters.

**Confidentiality.** MKAA cannot agree to confidentiality provisions in any resulting Agreement from the Request for Proposal due to open records laws.

**Federal Aviation Administration Provisions.** The selected Respondent must agree to comply with Civil Rights provisions and any other applicable Federal Aviation Administration requirements in any resulting Agreement from the Request for Proposal.

**Written Agreement Required.** The selected Respondent will be required to enter into a written agreement with the Metropolitan Knoxville Airport Authority to provide all services required in the RFP.

**Procurement and Ethics Requirements.** The Respondent must agree to comply with all normally accepted procurement and ethics standards.

**Civil Rights Provisions.** Metropolitan Knoxville Airport Authority, for itself, assignees, and successors in interest agrees to comply with Nondiscrimination Acts and Authorities, which will be noted in the resulting contract or agreement.

#### Right to No Award or Partial Award

Award will be made to the Respondent(s) with the most qualified and/or responsive proposal which may or may not be the lowest cost (if applicable), if awarded. MKAA reserves the right to reject all responses, reject portions of any response, or accept the response(s) deemed most advantageous to MKAA. In addition, MKAA reserves the right to modify the terms of the RFP at any time. MKAA will provide the Respondents with written notice of cancellation or modification.

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#### Rejection of Responses / Cancellation of RFP

MKAA reserves the right to reject any or all responses to the RFP, including, but not limited to, any response containing exceptions to the minimum requirements and/or specifications or fails to meet the minimum requirements and/or specifications in whole or in part. Responses containing terms and conditions other than those specified herein may be considered nonresponsive. Partial or incomplete responses may be rejected. MKAA reserves the right to reject responses or penalize Respondents who do not follow the requirements of the RFP and, likewise, to waive any informalities, technicalities, or omissions therein. Responses having any erasures or corrections shall be initialed in ink by the Respondent. Unsigned responses will be considered nonresponsive.

Also, MKAA reserves the right to reject any response when a parent, subsidiary, affiliate, or predecessor in interest of the Respondent has pending litigation or claims with MKAA, or if any response includes a proposed subcontractor or supplier having pending litigation or claims with MKAA, if MKAA determines, in its sole discretion, such litigation or claims may adversely affect the ability of the parties to work efficiently and effectively under any purchase order resulting from the RFP, or for any other reason as determined by MKAA. MKAA further reserves the right to cancel the RFP process at any time.

#### Explanation by Addendum Only

No interpretation of the meaning of any provision in the RFP or the correction of any apparent ambiguity, inconsistency, error, or any other matter pertaining to the RFP shall be made orally. Every request for interpretation or for additional information regarding this RFP shall be made in writing, via email to Michael Giles, Purchasing Manager, at [Michael.Giles@tys.org](mailto:Michael.Giles@tys.org) with the subject line "Landscape Improvements Project". All inquiries must be received before February 9, 2022. Should an Addendum be issued, the Respondent must acknowledge receipt on the proposal form.

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#### No-Contact Policy

The Chairman of the Board of Commissioners of the MKAA has imposed a no-contact policy on the selection process. The no-contact policy is intended to prohibit any potential proposer from engaging in any direct or indirect lobbying of any Board Member, MKAA staff member, other persons or organization who may be involved in the RFP process. The no-contact policy is effective between the date the RFP is issued and the date of the approval of the Service Agreement by the Board of Commissioners. Questions submitted in writing for clarifications of the information contained in the RFP are not prohibited by the policy.

#### Insurance

The Respondent shall furnish and keep in force for the life of the agreement Workmen's Compensation Insurance for all workers employed on the job and a certificate of insurance as required by the Metropolitan Knoxville Airport Authority.

#### Term of Agreement and Fees

The MKAA intends to enter into an agreement with the selected Respondent commencing approximately March 2022 and continuing until completion of the project (estimated 12 months to complete).

The Respondent and/or MKAA will create a mutually agreed upon timeline with the goal of completing the project in 3 months.

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**III. Schedule for Selection (and Submission Requirements)**

Schedule for Selection

Notice Publication Dates	January 19, 2022
Pre-Proposal Meeting	January 28, 2022
Appointments Available	As Needed
Last Day for Question Submittal	February 9, 2022
Proposals Due	February 11, 2022
Interviews, if needed	February 14-18, 2022
Board Approval of Contract	March 16, 2022
Contract Commencement	Estimated March 17, 2022

Pre-Proposal Meeting

Only pre-bid meeting has been scheduled. The date and time are **Friday, January 28, 2022 at 2:00 PM**. The meeting will be held at the 510 Center, 2950 Airfield Service Drive, Alcoa, TN 37701. All interested parties are encouraged to participate.

Proposal Content and Submission

All proposals must include a cover letter indicating the Respondent's name, address, telephone number, and email address. An authorized representative of the firm must sign the proposal in ink.

Proposals shall contain all required information outlined in the RFP.



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#### Evaluation Criteria

The selection committee will consider all documents submitted in response to the RFP and the selection will be based on the most responsive bid. All Responses must reference and note the drawings (Exhibit A).

1. Irrigation Installation/Maintenance Experience
2. Demolition and Installation Experience
3. Management/Staffing
4. Additional Items, including a Timeline
5. Cost per drawings (Exhibit A)

#### Submission Procedure

Proposals shall be submitted no later than 2:00 PM local time on February 11, 2022, addressed by regular surface mail to:

Michael Giles, Purchasing Manager  
Metropolitan Knoxville Airport Authority  
PO Box 15600  
Knoxville, TN 37901

Or by courier or hand-delivered to;

Michael Giles, Purchasing Manager  
3rd Floor Admin. Offices  
Metropolitan Knoxville Airport Authority  
2055 Alcoa Highway  
Alcoa, TN 37701

Four (4) copies of the proposal shall be submitted. The exterior of the submittal package needs to contain: Respondent Name, RFP Title, and Date Mailed or Delivered.

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#### **IV. Scope and Qualifications**

A. Project Name – Landscaping Improvements Project

B. Project Scope and Intent Statement

The Metropolitan Knoxville Airport Authority (MCAA) is soliciting proposals from qualified firms (Respondent or Respondents) to provide Landscaping Demolition and Installation Services for selected areas of MCAA property.

The Scope under this RFP includes the following elements:

1. Demolition and/or Retention of existing Landscaping per drawings (Exhibit A)
2. Demolition and Installation of impacted irrigation areas per drawings (Exhibit A)
3. Installation of Plants, Shrubs, Flowers, Trees, etc. per drawings (Exhibit A)

C. Definitions and Applicable Documents

- a. Landscaping/Project Drawings
- b. Bid Form including evaluation criteria

D. Requirements/Minimum Work Standards

- a. Coordination with MCAA about schedule and phasing of work.
- b. Tennessee One Call guidelines to be followed.
- c. All areas of work to be maintained clean and free of debris throughout each workday.
- d. Providing of all required maintenance of traffic, including work zone traffic control. Traffic Control plans must be created and reviewed with MCAA.
- e. Perform work according to the drawings attached to this document.
- f. All Debris/Trash to be removed by Respondent (no onsite disposal of demolition or construction materials is provided and/or permitted)

E. Deliverables, Reports, and Delivery Dates

- a. Preliminary Timeline approved by MCAA due February 25, 2022
- b. Estimated Project Start Date: March 18, 2022
- c. Submittal of As-Built Construction Drawings not more than 45 days after designer certified date of substantial completion.

## V. Work Requirements

### Minimum Qualifications:

1. The Respondent shall have a minimum of five (5) years of continuous and recent experience in providing Landscaping Improvements such as demolition, installation, and maintenance.
2. The Respondent shall have a minimum of five (5) years of continuous and recent experience in providing Irrigation Service and Maintenance to include demolition and installation.
3. The Respondent must be qualified and licensed to conduct business in the State of Tennessee. If not qualified and licensed, the Respondent must confirm in writing that, if selected, such licensing will be obtained within thirty (30) days following notice of selection.
4. The Respondent will supply labor and equipment (including trucks and lifts) to perform the work.
5. The Respondent must show proof of an EMR Safety Rating of < 1 (E-Mod Letter or Letter from the Insurance Carrier).
6. Required Insurance Documentation as previously noted.
7. If awarded a Contract, to execute and deliver to MKAA, within ten (10) days after the receipt of Notice of Intent to Award the Contract, a satisfactory performance and payment bond in an amount equal to one hundred percent (100%) of the Contract Amount. In addition, Certificates of Insurance for the coverage must be submitted at the same time.

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#### **VI. Exhibits**

- Exhibit A – Landscaping Drawings
- Exhibit B – Bid Form including Evaluation Matrix

Sheet Index	
L000	Cover Sheet
L001	Entrance Sign Demolition Plan
L002	Parking Entrance Demolition Plan
L003	Terminal Demolition Plans
L004	Terminal Exit Demolition Plan
L005	Parking Garage Exit Demolition Plan
L006	Back of Parking Garage Demolition Plan
L100	Entrance Sign Planting Plans
L101	Parking Entrance Planting Plans & Schedule
L102	Terminal Planting Plans & Schedule
L103	Terminal Exit Planting Plans & Schedule
L104	Parking Garage Exit Planting Plan & Schedule
L105	Back of Parking Garage Planting Plan & Schedule
L200	Plant Schedule, Notes & Details
IRR1	Irrigation Zone Plan, Notes, & Specifications
IRR2	Irrigation Zone Plans

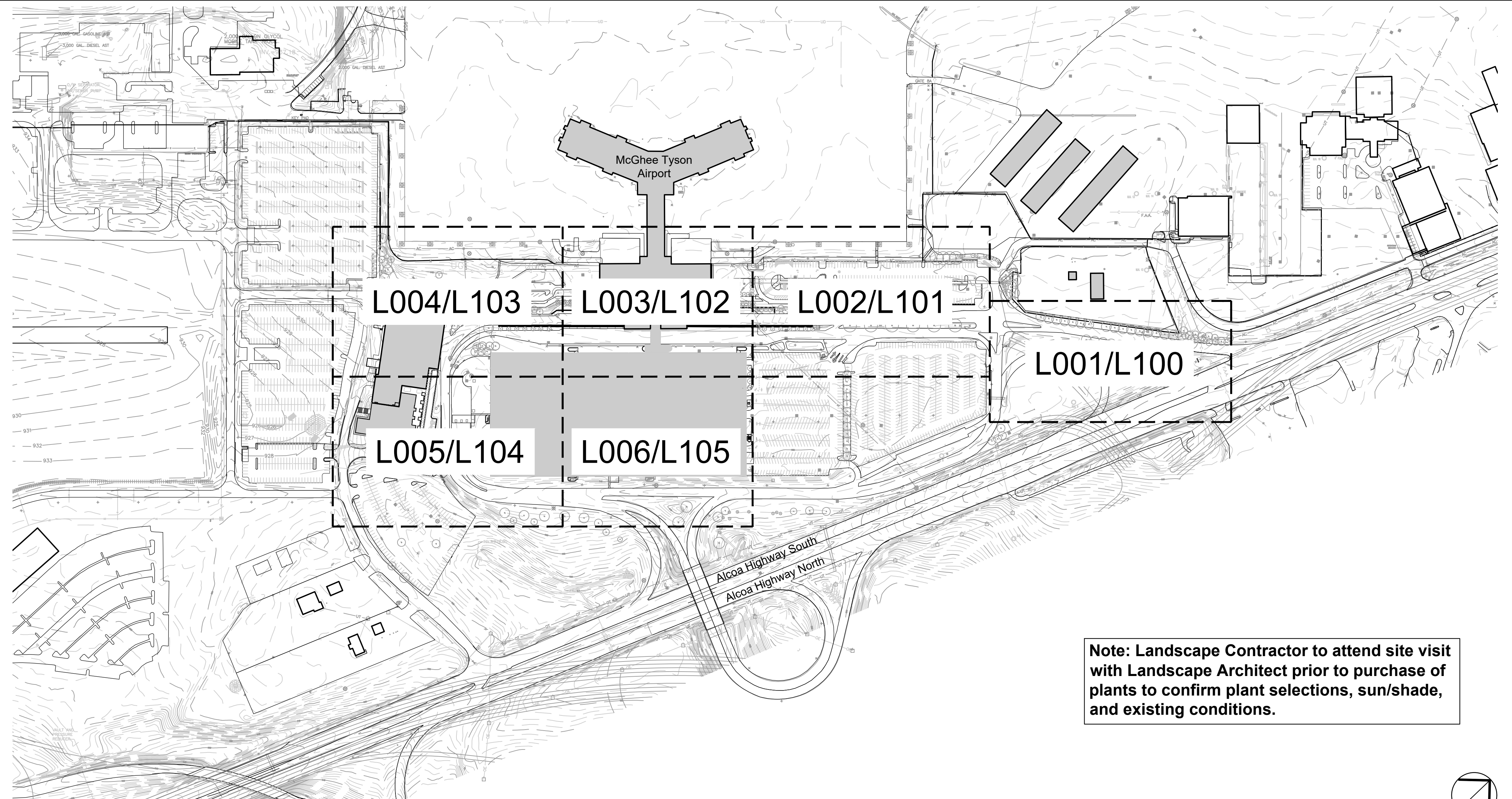


**Site Preparation Notes**

- The Contractor shall make all necessary construction notifications and apply for and obtain all necessary construction permits.
- The Contractor shall be solely responsible for job safety and all construction means and methods.
- Prior to beginning construction, the contractor shall walk the site with Metropolitan Knoxville Airport Authority (Owner) and Landscape Architect to gain a thorough understanding of the project, including any special considerations and constraints.
- Prior to beginning any excavation work, the contractor shall notify all utility companies in accordance with the "dig safe" notification procedures promoted by respective utility companies. The telephone number for Tennessee One Call is 1800-351-1111.
- It is the Contractor's responsibility to locate all utility lines. Care should be taken during all excavations near utility lines. Utilities shown on plans are approximate and based on as-built plans provided by MKAA. Contractor to verify all utility locations prior to any excavation.
- It is the Contractor's responsibility to verify all conditions in the field and report discrepancies between plans and actual conditions to the Landscape Architect or Owner immediately.
- All areas outside the limit of work disturbed during construction to be restored to their original condition at no cost to the Owner.
- All items requiring removal shall be removed to full depth to include base material and footings or foundations as applicable, and legally disposed of off-site by the Contractor.
- Before any plant material is removed, the contractor shall arrange an on-site meeting with the Owner and Landscape Architect to determine those plants that are to be removed, protected, or re-located. All existing trees and shrubs to remain shall be protected throughout the time of construction, as noted on plans and directed by the Owner.
- Extend designated limit of work as necessary to accomplish rough grading, erosion control, or tree protection with prior approval from Owner.
- Protect all existing pavement. No heavy vehicles to be stored or driven on sidewalks without protection. Contractor is responsible for any and all damage during construction. Any damage that occurs during construction must be fixed to it's pre-construction condition. Coordinate with Landscape Architect or Owner regarding a record of existing conditions.
- The Contractor shall be responsible to coordinate his schedule of this project with MKAA.
- Consult all of the drawings and notes for coordination requirements before commencing construction.
- Landscape Contractor shall attend site visit with Landscape Architect prior to purchase of plants to confirm plant selections, sun/shade, and existing conditions.

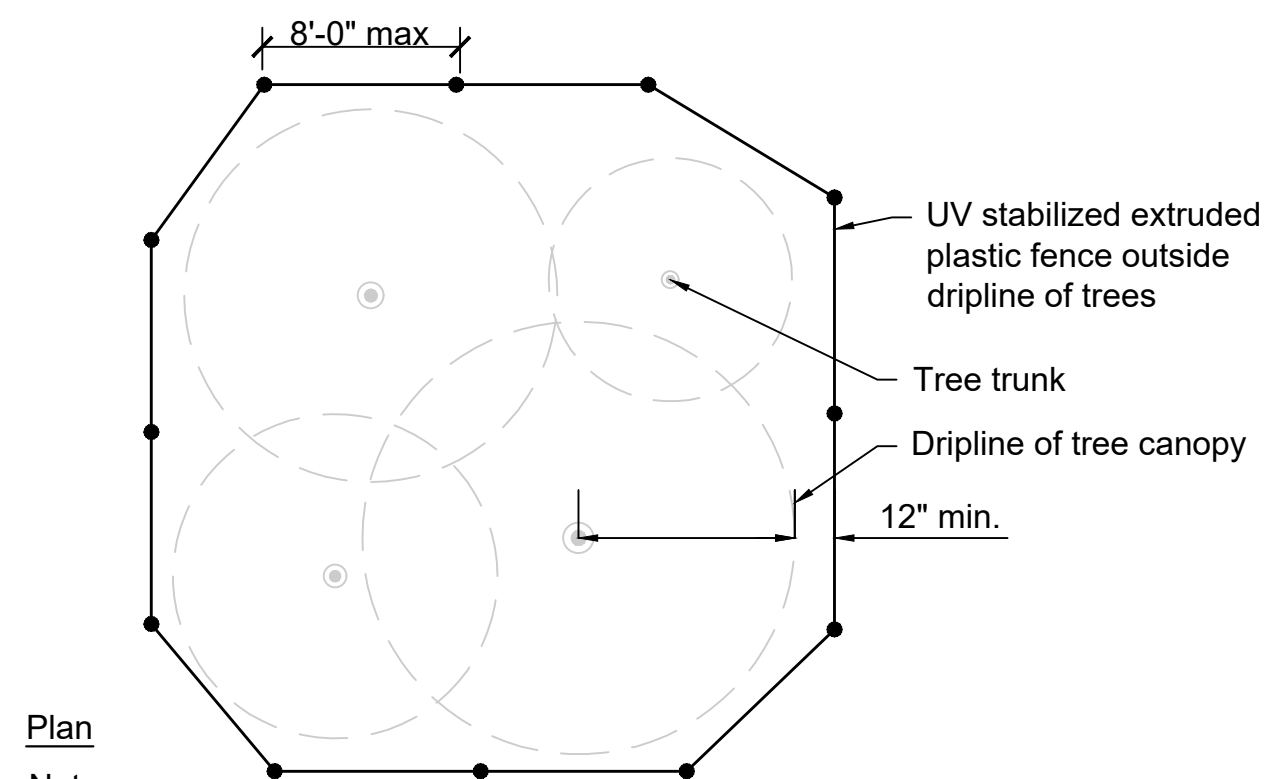
**General Notes**

- Base plans compiled from files provided by MKAA. Contractor to verify site conditions and report all discrepancies to the Landscape Architect and Owner's Representative.

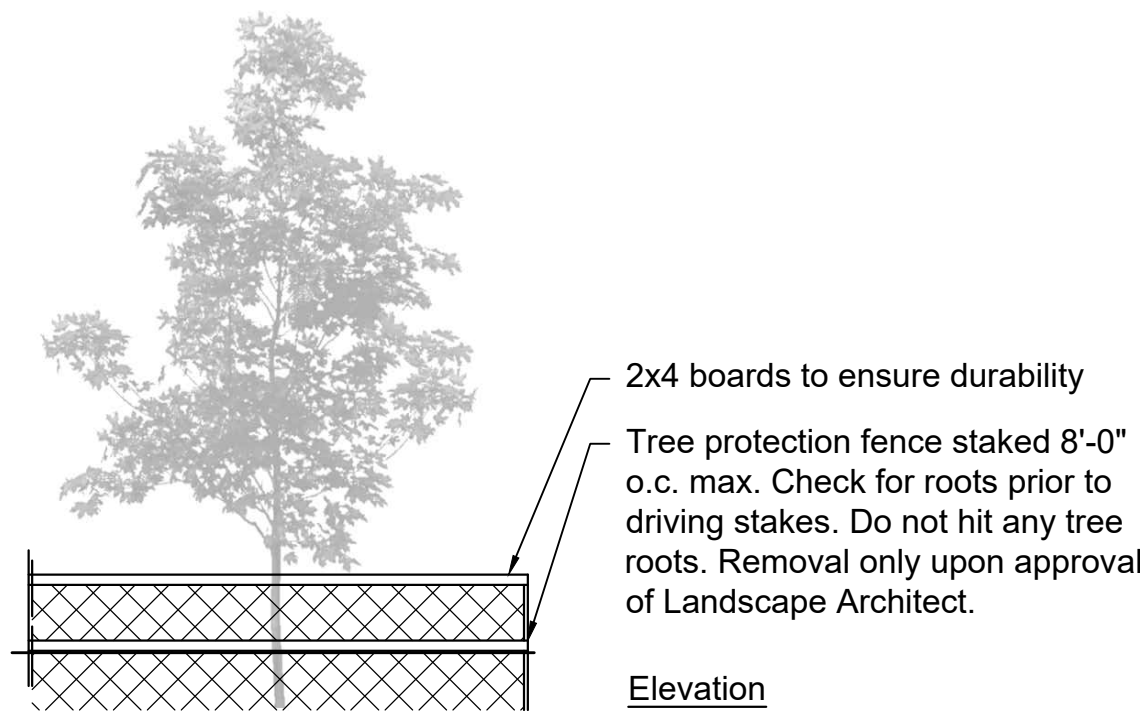


**Note: Landscape Contractor to attend site visit with Landscape Architect prior to purchase of plants to confirm plant selections, sun/shade, and existing conditions.**

1 Overall Site Plan  
Scale: 1"=200'-0"



- Notes:**
- Do not store any machinery or materials within area of the protection fence.
  - The fence shall be installed as close as possible to the dripline to prevent any damage to the existing trees.



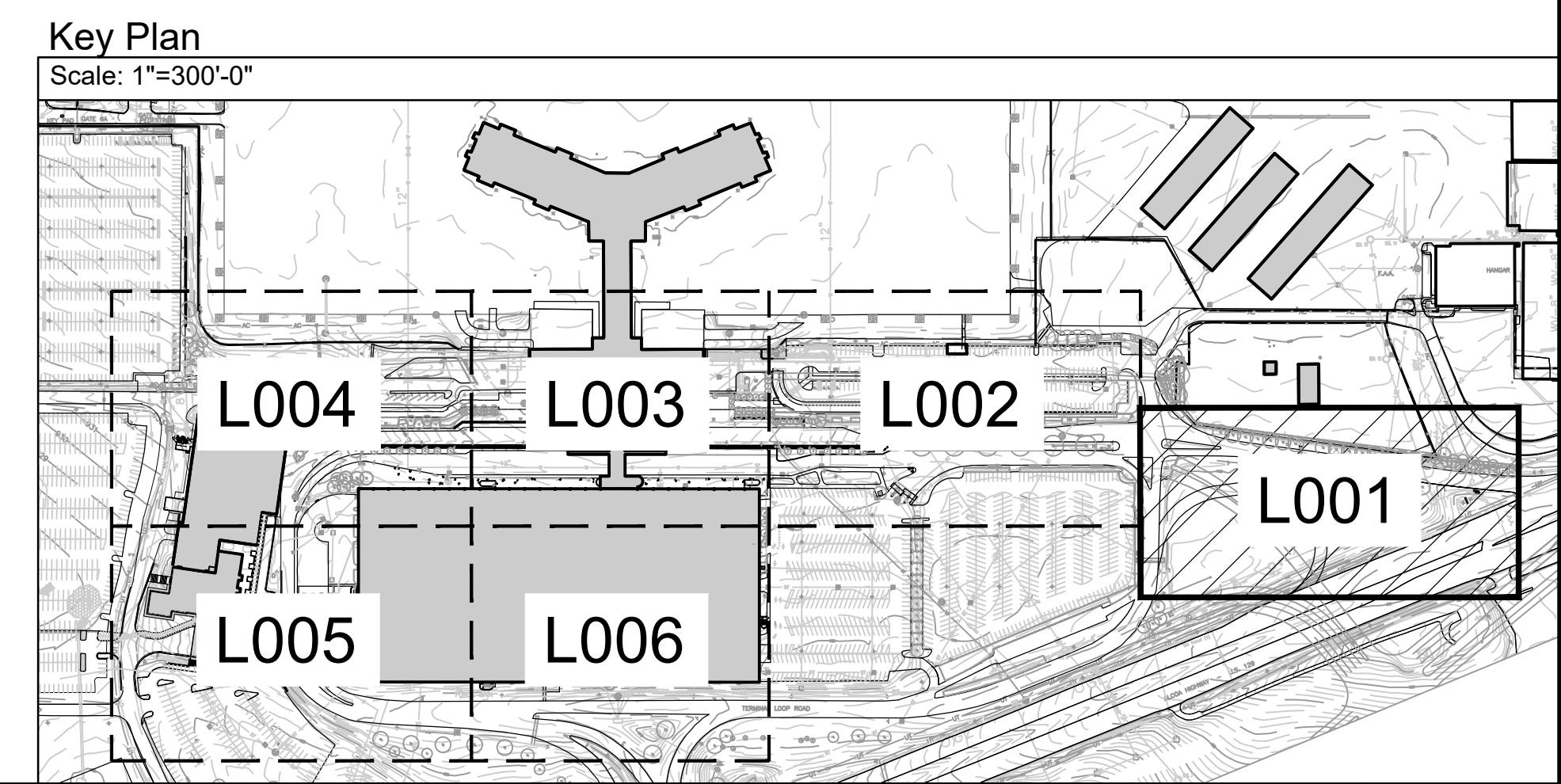
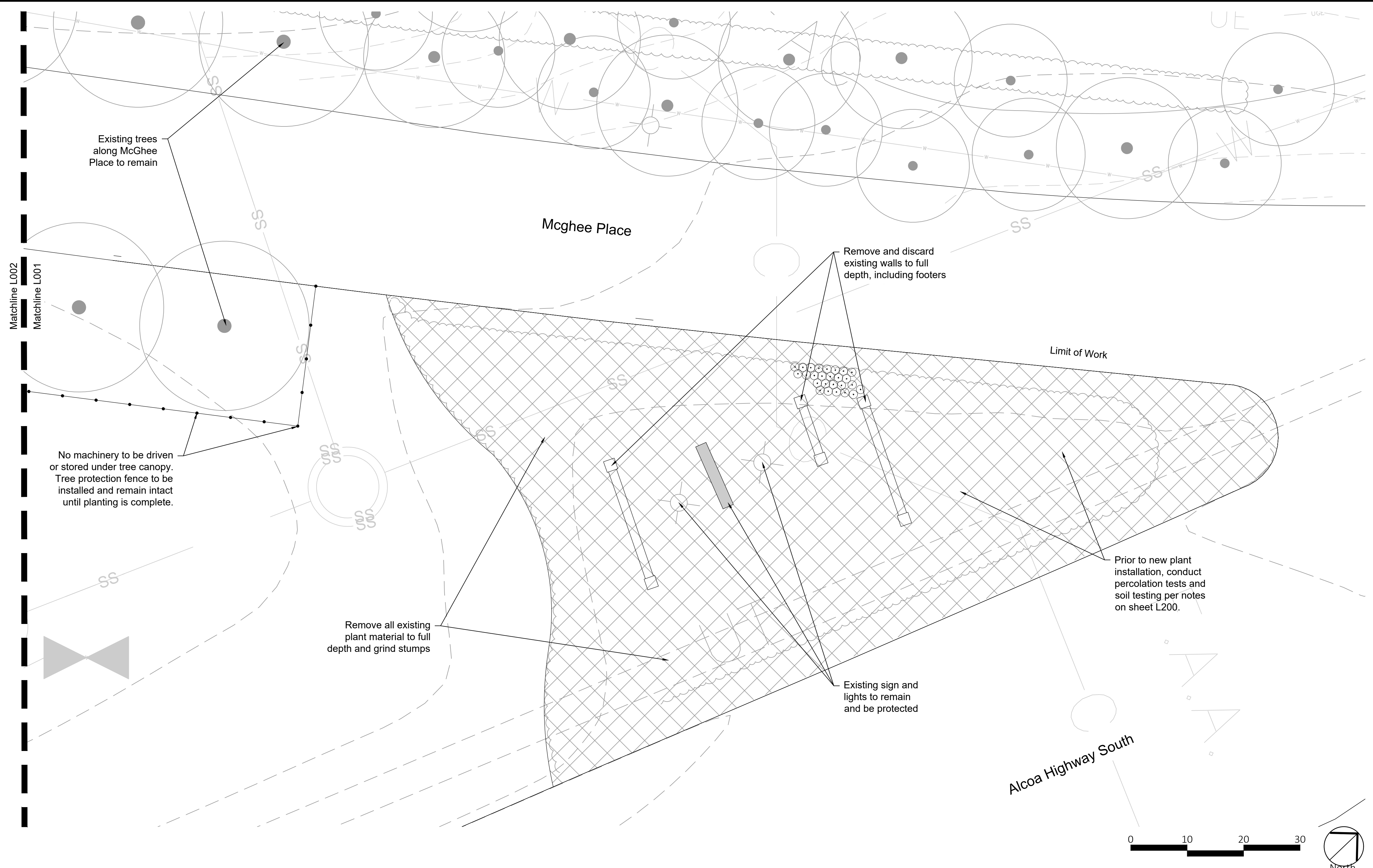
- Abbreviations:**
- B&B: Ball & Burlap
  - CAL: Caliper
  - CT: Clear Trunk
  - HGT: Height
  - FTG: Full to ground
  - GAL: Gallon
  - MIN: Minimum
  - MT: Multi-trunk
  - OC: On Center
  - DBH: Diameter at breast height

**Master Plant Schedule**

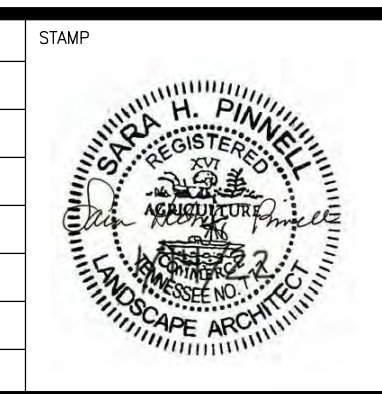
Key	Quantity	Botanical Name	Common Name	Size*	Notes
<b>SHADE TREES</b>					
AR	5	Acer rubrum 'October Glory'	October Glory Red Maple	3" cal.	6' CT- Central leader, full, well branched
AS	10	Acer saccharum 'Legacy'	Legacy Sugar Maple	3" cal.	6' CT- Central leader, full, well branched
LT	13	Liriodendron tulipifera	Tulip Poplar	3" cal.	6' CT- Central leader, full, well branched
LTA	18	Liriodendron tulipifera 'Arnold'	Arnold Tulip Poplar	3" cal.	6' CT- Central leader, full, well branched, narrow form
QA	3	Quercus alba	White Oak	3" cal.	6' CT- Central leader, full, well branched
QS	2	Quercus shumardii	Shumard Oak	3" cal.	6' CT- Central leader, full, well branched
<b>ORNAMENTAL TREES</b>					
AG	7	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	8' hgt. min.	MT, 3 cane min., full, well branched, white flowers
CC	12	Cercis canadensis 'Appalachian Red'	Appalachian Red Redbud	2" cal.	Central leader, full, well branched, pink flowers
CV	26	Chionanthus virginicus 'Prodigy'	Prodigy American Fringe Tree	3" cal.	Central leader, full and well branched, white flowers
HV	7	Hamamelis virginiana 'Harvest Moon'	Harvest Moon Witch Hazel	12' hgt.	MT, 3 cane min., tree form, full and well branched, yellow flowers
MV	25	Magnolia virginiana var. australis	Sweetbay Magnolia	10' hgt. min.	MT, 3 cane min., full, well branched, white flowers
<b>SHRUBS</b>					
HQA	25	Hydrangea quercifolia 'Alice'	Alice Oak Leaf Hydrangea	3 gal. - 24" min. hgt.	5' o.c., full and dense, white flowers
HQS	85	Hydrangea quercifolia 'Snow Queen'	Snow Queen Oak Leaf Hydrangea	3 gal. - 24" min. hgt.	4' o.c., full and dense, white flowers
NH	75	Itea virginica 'Henry's Garnet'	Henry's Garnet Virginia Sweetspire	3 gal. - 24" min. hgt.	4' o.c., full and dense, white flowers
JHW	124	Juniperus horizontalis 'Wiltoni'	Blue Rug Juniper	3 gal.	3' o.c., full and dense
JHY	97	Juniperus horizontalis 'Youngstown'	Youngstown Andorra Juniper	3 gal.	4' o.c., full and dense
JN	43	Jasminum nudiflorum	Winter Jasmine	3 gal.	Full and dense, space as shown
RD	62	Raphiolepis x delacourii 'Georgia Petite'	Georgia Petite Indian Hawthorn	3 gal.	3' o.c., full and dense, white flowers
TD	333	Taxus x media 'Densiflomis'	Yew	3 gal. - 24" min. hgt.	4' o.c., full and dense
<b>GROUNDCOVERS &amp; PERENNIALS</b>					
AC	230	Achillea x 'Coronation Gold'	Coronation Gold Yarrow	1 gal.	18" o.c., full and dense, yellow flowers
CE	1,575	Carex elata 'Aurea'	Bowles Golden Sedge	1 gal.	2' o.c., full and dense
CS	718	Carex cherokeensis	Cherokee Sedge	1 gal.	2' o.c., full and dense
DE	105	Dryopteris erythrosora 'Brilliance'	Brilliance Autumn Fern	1 gal.	2' o.c., full and dense
ET	196	Echinacea tennesseensis	Tennessee Coneflower	1 gal.	2' o.c., full and dense, purple flowers
PAL	316	Perovskia atriplicifolia 'Little Spire'	Little Spire Russian Sage	1 gal.	2' o.c., full and dense, purple flowers
RF	155	Rudbeckia fulgida 'Goldsturm'	Goldsturm Black-eyed Susan	1 gal.	2' o.c., full and dense, yellow flowers
SA	11,275	Sisyrinchium angustifolium 'Luceme'	Lucerne Blue-Eyed Grass	1 gal.	12" o.c., full and dense, blue flowers
<b>ORNAMENTAL GRASSES</b>					
BG	914	Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition Blue Grama Grass	1 gal.	30" o.c., full and dense
<b>LAWN</b>					
Sod	4,865	Festuca arundinacea	Turf-type Tall Fescue	sf	

\* If the specified size is not available, plant quantity may need to be adjusted based on available size. Contractor to confirm any changes with the Landscape Architect prior to purchase.

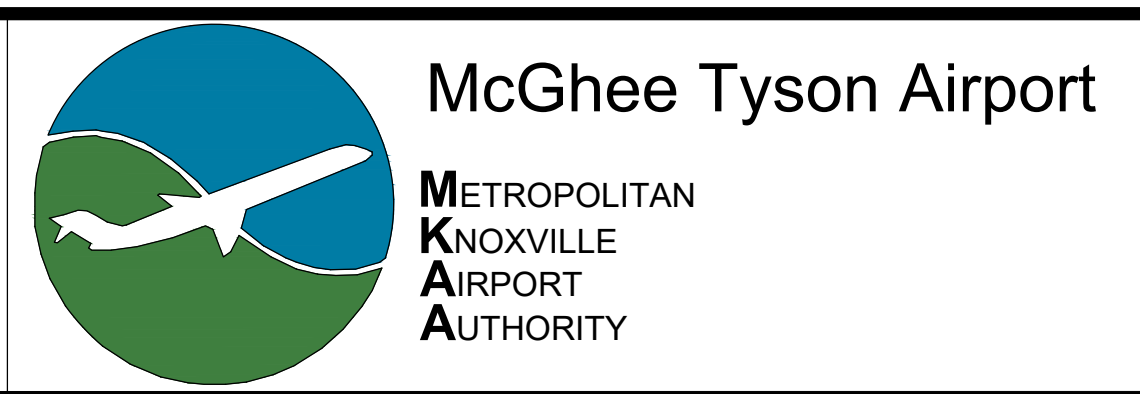
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	CHECKED BY		CONSULTANT	McGhee Tyson Airport	FILE NAME		REV. NO.	
	APPR. BY		SHEET TITLE	Cover Sheet	DWG. NO.	L000		
	SCALE: 1"=200'-0"		SUBMITAL	100% Landscape Plans	CHECKED BY			
	GRAPHIC SCALE							



NO.	DATE	REVISION	BY	CK.	APPR.

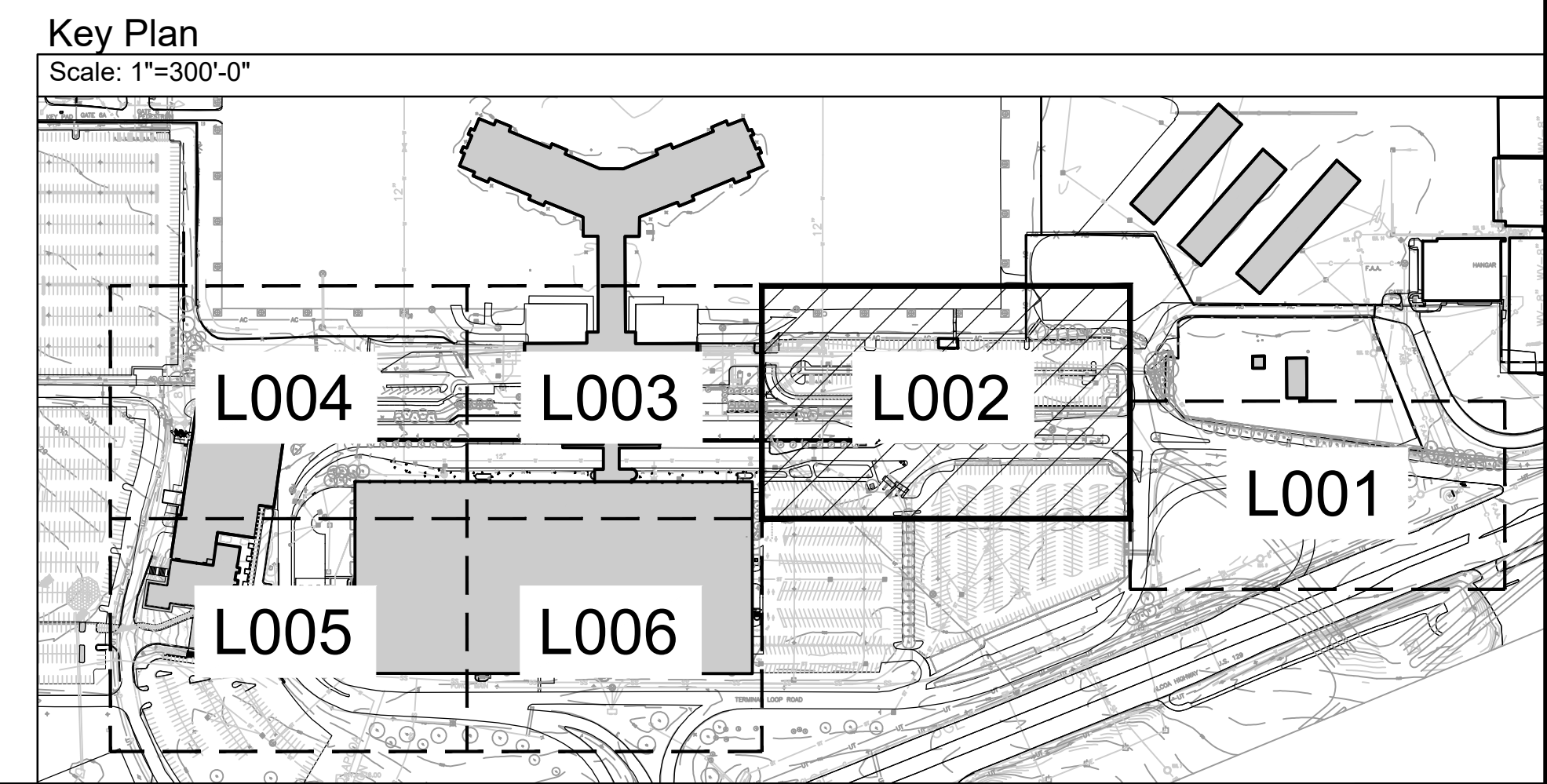
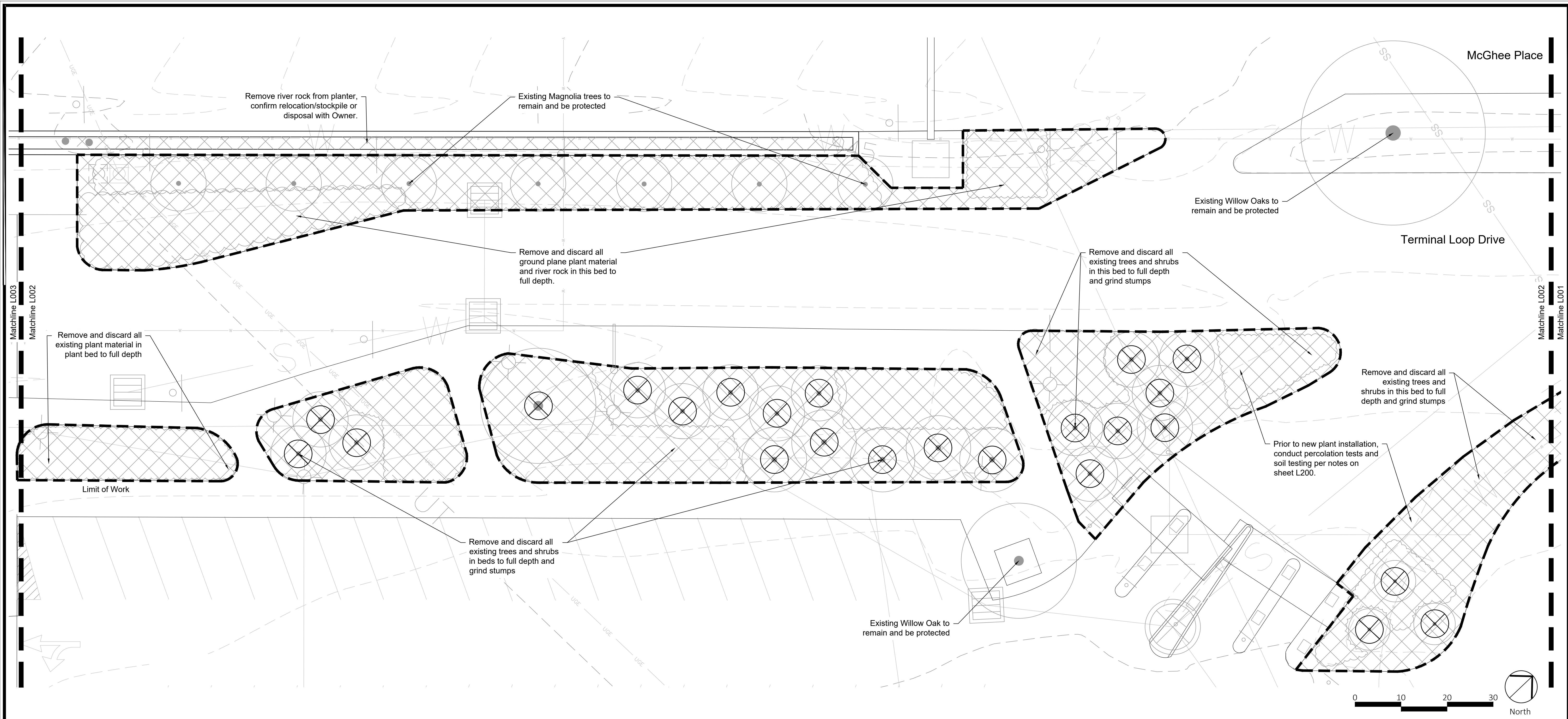


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GRAPHIC SCALE  
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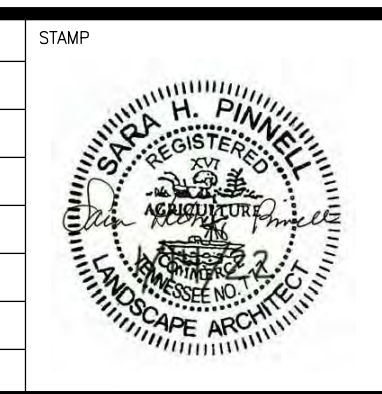


PROJECT NAME  
McGhee Tyson Airport Landscape Improvements December 2021  
SHEET TITLE  
Entrance Sign Demolition Plan  
SUBMITTAL  
100% Landscape Plans  
CHECKED BY  
ABS/LGG  
DATE  
01.14.22  
MKAA PROJECT NO.

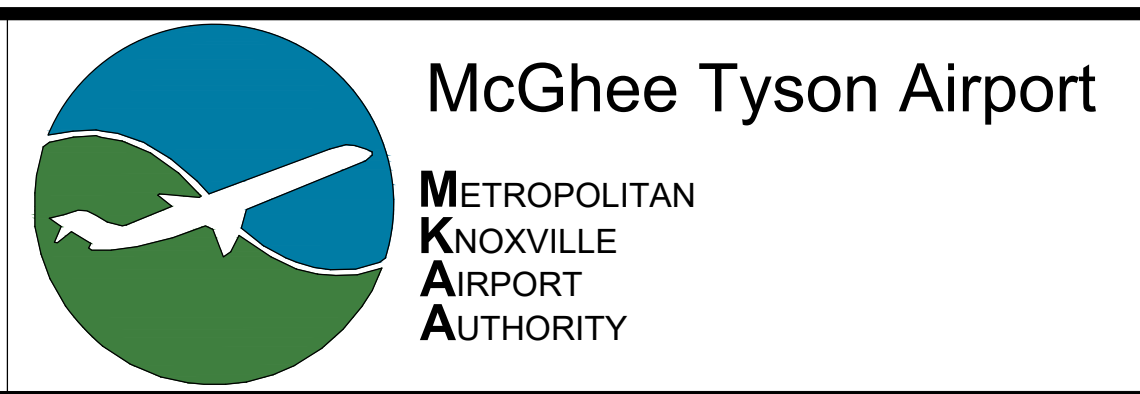
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21-046  
DATE  
01.14.22  
FILE NAME  
REV. NO.  
DWG. NO.  
**L001**



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PROJECT NAME McGhee Tyson Airport Landscape Improvements December 2021	JOB NO. 21-046	DATE 01.14.22
SHEET TITLE Parking Entrance Demolition Plans	FILE NAME	REV. NO.
SUBMITAL 100% Landscape Plans	CHECKED BY ABS/LGG	DATE 01.14.22
MKAA PROJECT NO.	DWG. NO. <b>L002</b>	







Matchline L004

Matchline L005

Remove and discard existing Holly trees along parking garage to full depth and grind stumps

Existing Laurel hedges to remain and be protected

Remove and discard existing Holly trees along parking garage to full depth and grind stumps

Existing Laurel hedges to remain and be protected

Limit of Work

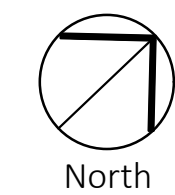
Remove and discard existing Juniper at parking garage to full depth and grind stump

Remove and discard all existing Bradford Pears (14 Qty.) along parking garage to full depth and grind stumps

Existing river rock in median to remain

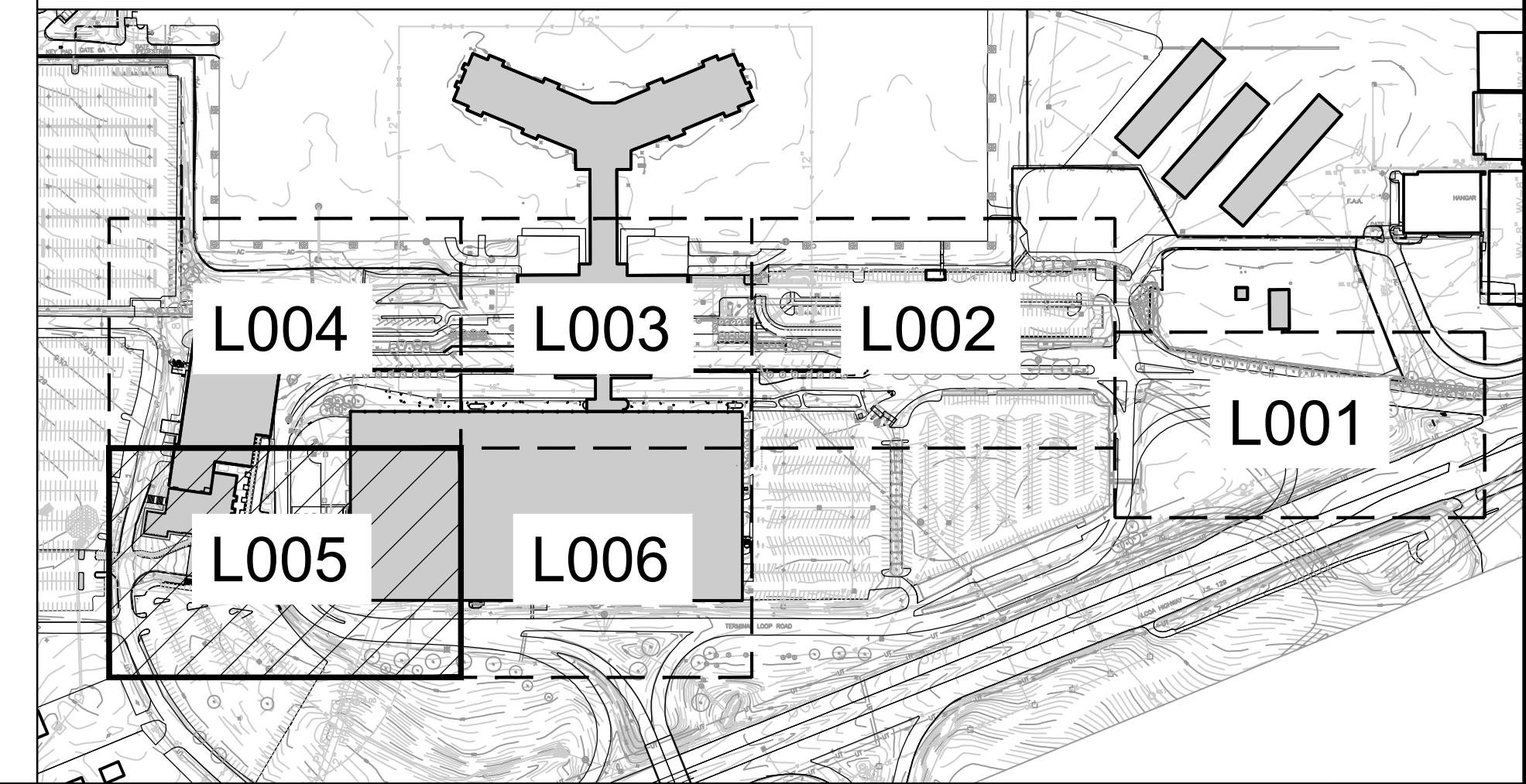
Existing trees to remain

Matchline L005  
Matchline L006

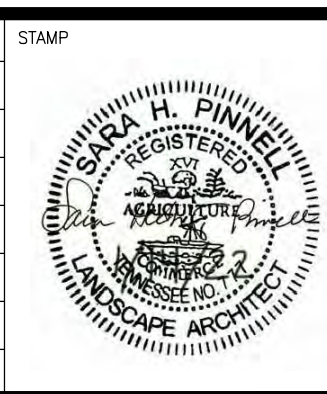


Key Plan

Scale: 1"=300'-0"



NO.	DATE	REVISION	BY	CK.	APPR.



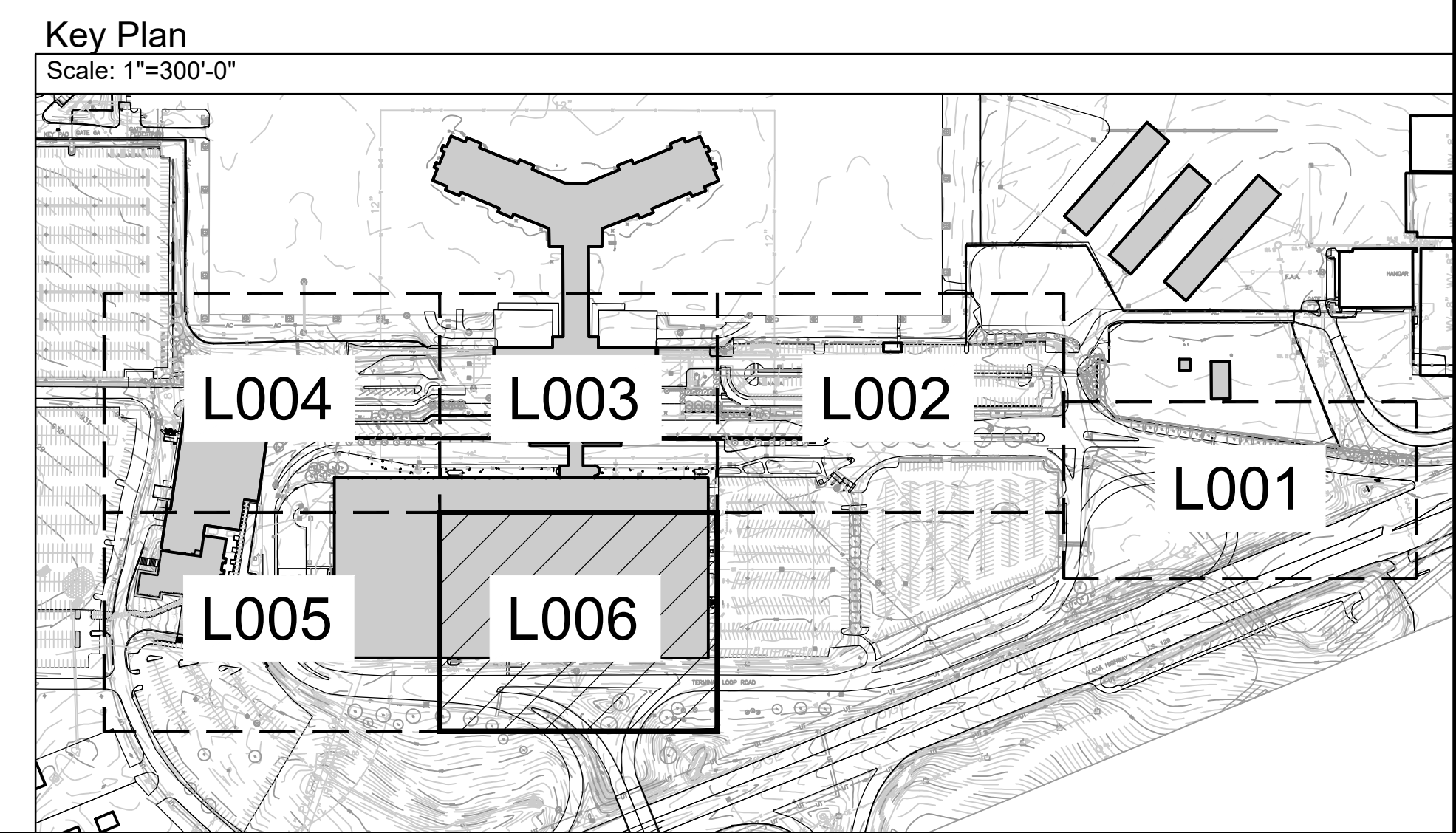
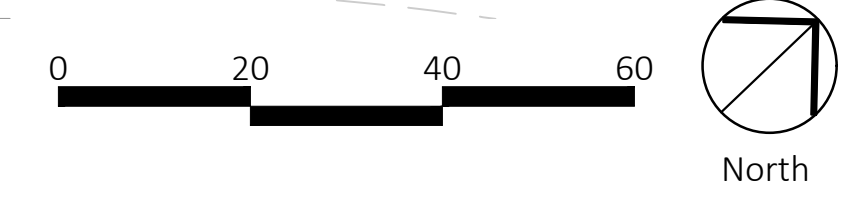
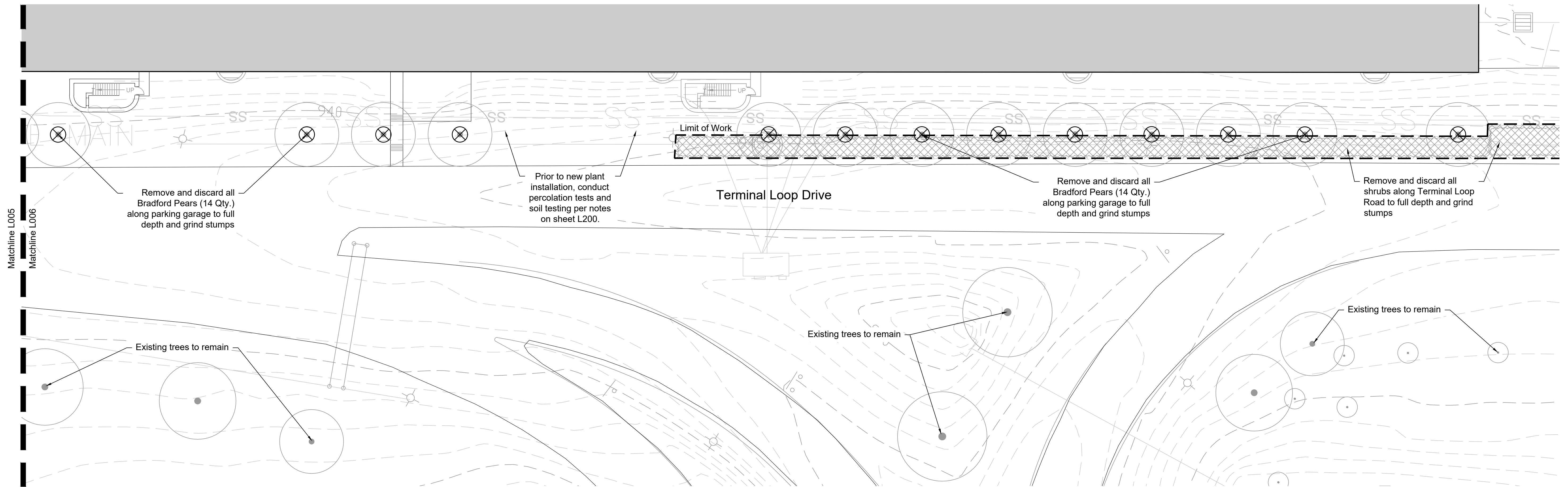
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GRAPHIC SCALE

CONSULTANT

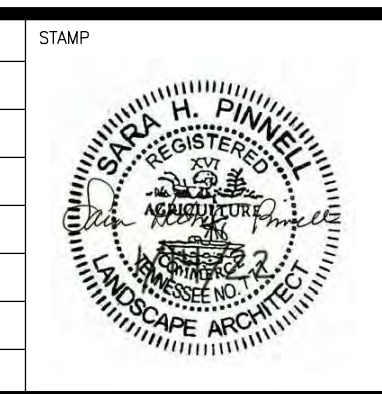
hedstrom  
LANDSCAPE ARCHITECTURE  
info@hedstromdesign.com 110 West Magnolia Ave.  
Knoxville, TN 37917  
865.529.0013 www.hedstromdesign.com

McGhee Tyson Airport  
METROPOLITAN  
KNOXVILLE  
AIRPORT  
AUTHORITY

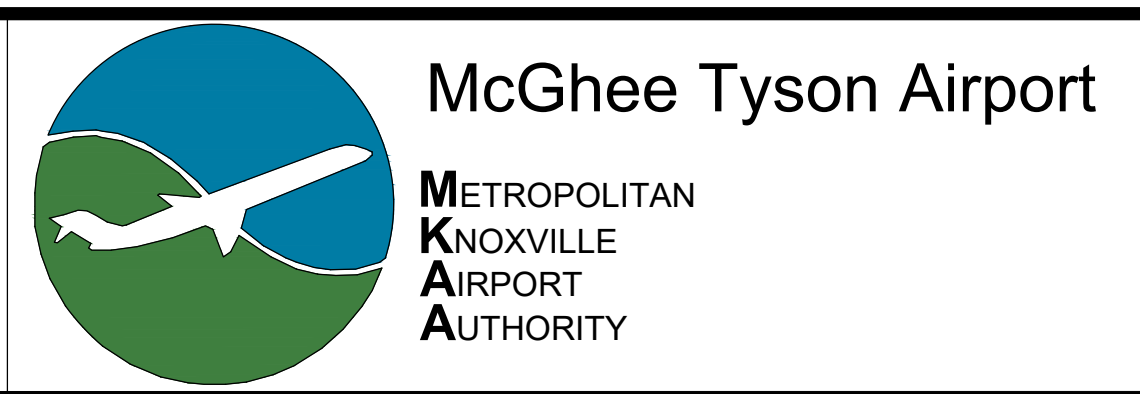
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SHEET TITLE Parking Garage Exit Demolition Plan	FILE NAME	REV. NO.
SUBMITAL 100% Landscape Plans	CHECKED BY ABS/LGG	DATE 01.14.22
MKAA PROJECT NO.		DWG. NO. <b>L005</b>



NO.	DATE	REVISION	BY	CK.	APPR.



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MKK APPR.  
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GRAPHIC SCALE



PROJECT NAME  
McGhee Tyson Airport Landscape Improvements December 2021

SHEET TITLE  
Back of Parking Garage Demolition Plan

SUBMITTAL  
100% Landscape Plans

CHECKED BY  
ABS/LGG

DATE  
01.14.22

MKAA PROJECT NO.

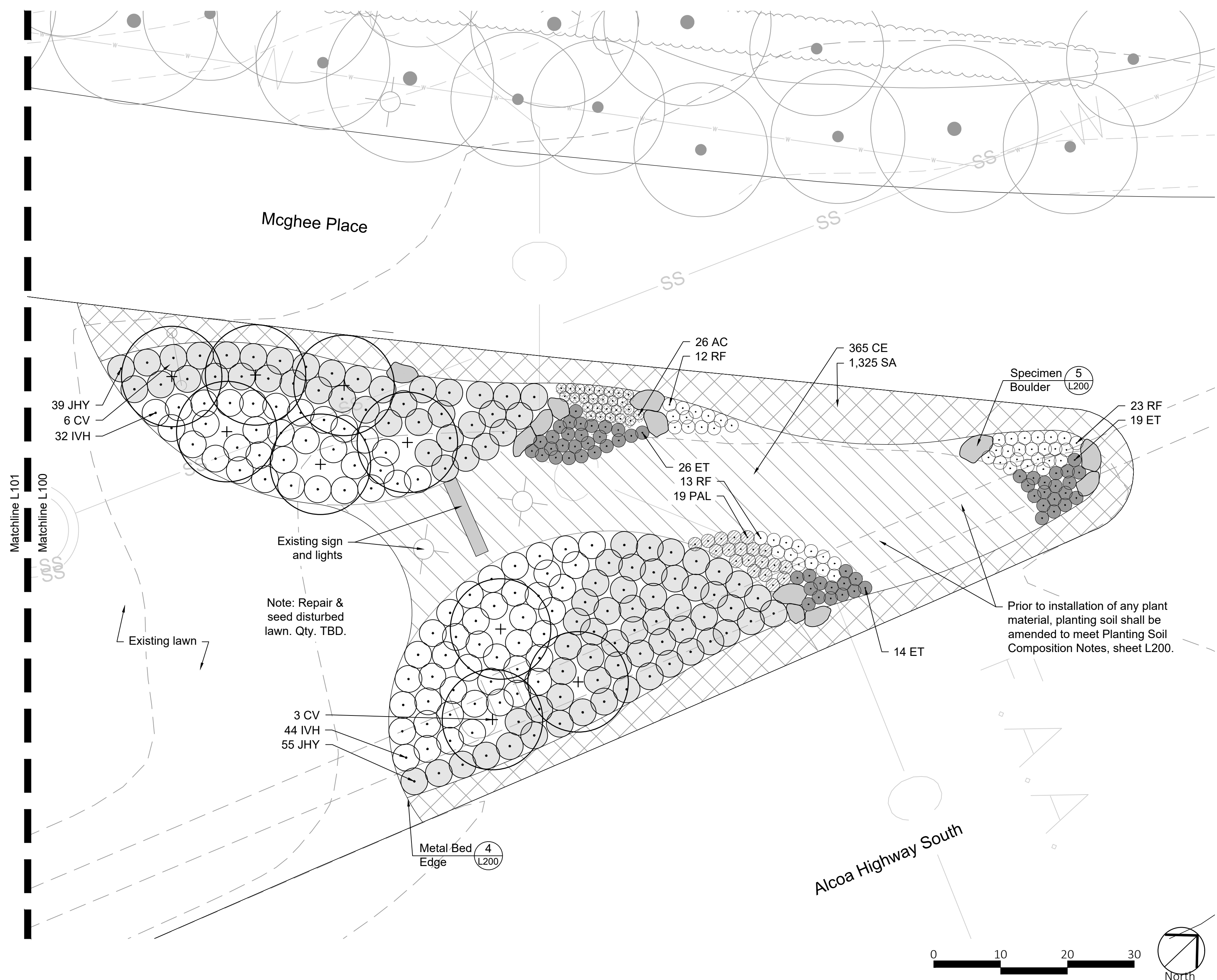
JOB NO.  
21-046

DATE  
01.14.22

FILE NAME

REV. NO.

DWG. NO.  
**L006**



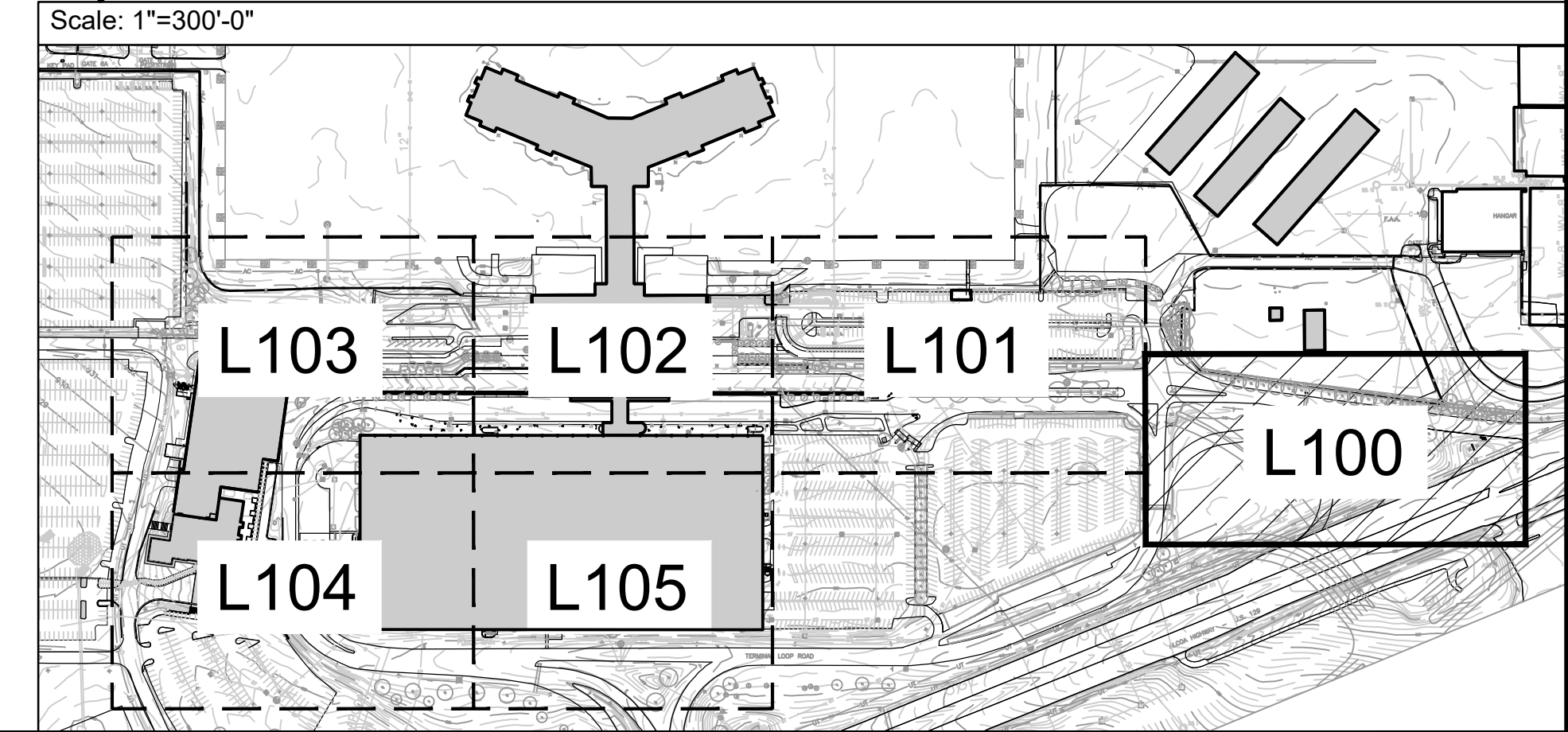
**Plant Schedule**

Key	Quantity	Botanical Name	Common Name	Size*	Notes
<b>ORNAMENTAL TREES</b>					
CV	9	<i>Chionanthus virginicus</i> 'Prodigy'	Prodigy American Fringe Tree	3" cal.	Central leader, full and well branched, white flowers
<b>SHRUBS</b>					
IVH	76	<i>Itea virginica</i> 'Henry's Garnet'	Henry's Garnet Virginia Sweetspire	3 gal. - 24" min. hgt.	4' o.c., full and dense, white flowers
JHY	94	<i>Juniperus horizontalis</i> 'Youngstown'	Youngstown Andorra Juniper	3 gal.	4' o.c., full and dense
<b>GROUNDCOVERS &amp; PERENNIALS</b>					
AC	26	<i>Achillea</i> x 'Coronation Gold'	Coronation Gold Yarrow	1 gal.	18" o.c., full and dense, yellow flowers
CE	365	<i>Carex elata</i> 'Aurea'	Bowles Golden Sedge	1 gal.	2' o.c., full and dense, gold foliage
ET	59	<i>Echinacea tennesseensis</i>	Tennessee Coneflower	1 gal.	2' o.c., full and dense, pink-purple flowers
PAL	19	<i>Perovskia atriplicifolia</i> 'Little Spire'	Little Spire Russian Sage	1 gal.	2' o.c., full and dense, purple flowers
RF	48	<i>Rudbeckia fulgida</i> 'Goldsturm'	Goldsturm Blackeyed Susan	1 gal.	2' o.c., full and dense, yellow flowers
SA	1,325	<i>Sisyrinchium angustifolium</i> 'Lucerne'	Lucerne Blue-Eyed Grass	1 gal.	12" o.c., full and dense, blue flowers

\* If the specified size is not available, plant quantity may need to be adjusted based on available size. Contractor to confirm any changes with the Landscape Architect prior to purchase.

**Note: See Sheet L000 for Master Plant Schedule. See Sheet L200 for Planting Notes and Details.**

**Key Plan**



NO.	DATE	REVISION	BY	CK.	APPR.

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APPR. BY: [Signature]

SCALE: 1"=10'-0"

GRAPHIC SCALE: 0 2 4

**hedstrom**  
LANDSCAPE ARCHITECTURE

110 West Magnolia Ave.  
Knoxville, TN 37917  
605.329.0013

**McGhee Tyson Airport**

**METROPOLITAN KNOXVILLE AIRPORT AUTHORITY**

PROJECT NAME: McGhee Tyson Airport Landscape Improvements December 2021

SHEET TITLE: Entrance Sign Planting Plan & Schedule

DATE: 01.14.22

100% Landscape Plans

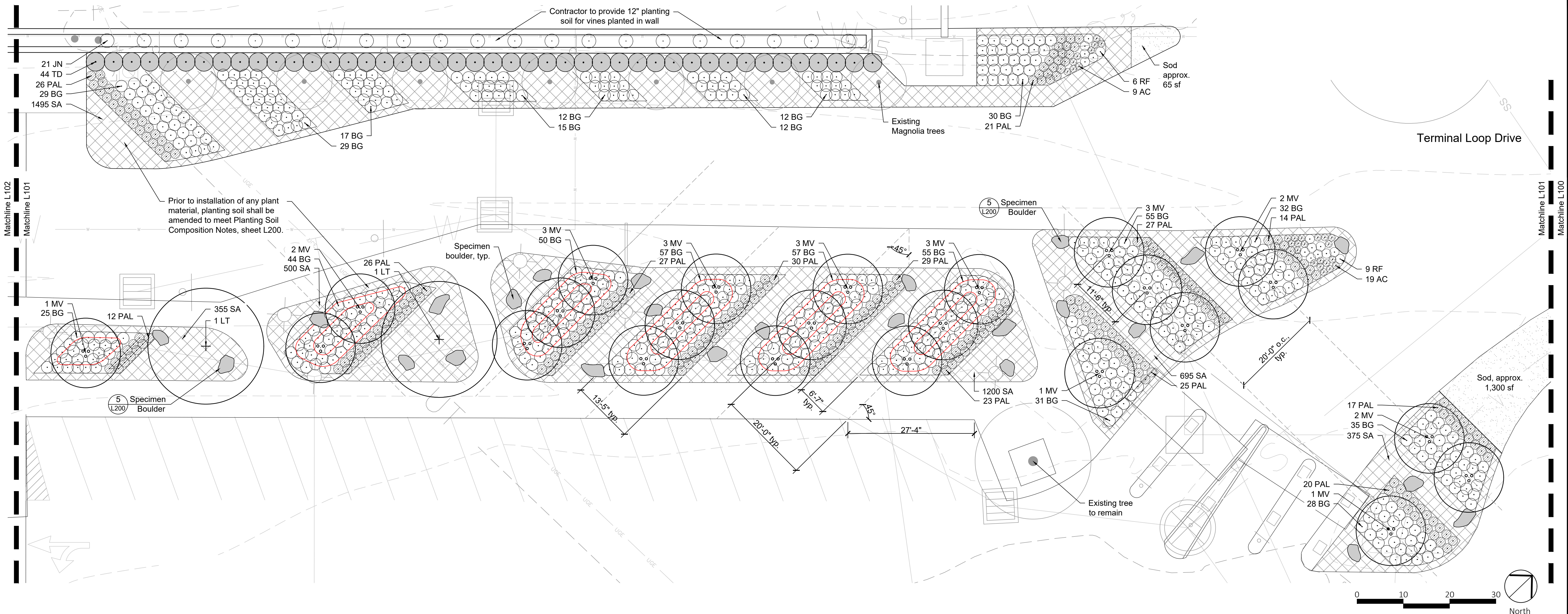
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DATE: 01.14.22

FILE NAME: [Blank]

REV. NO.: [Blank]

DWG. NO.: **L100**



**Plant Schedule**

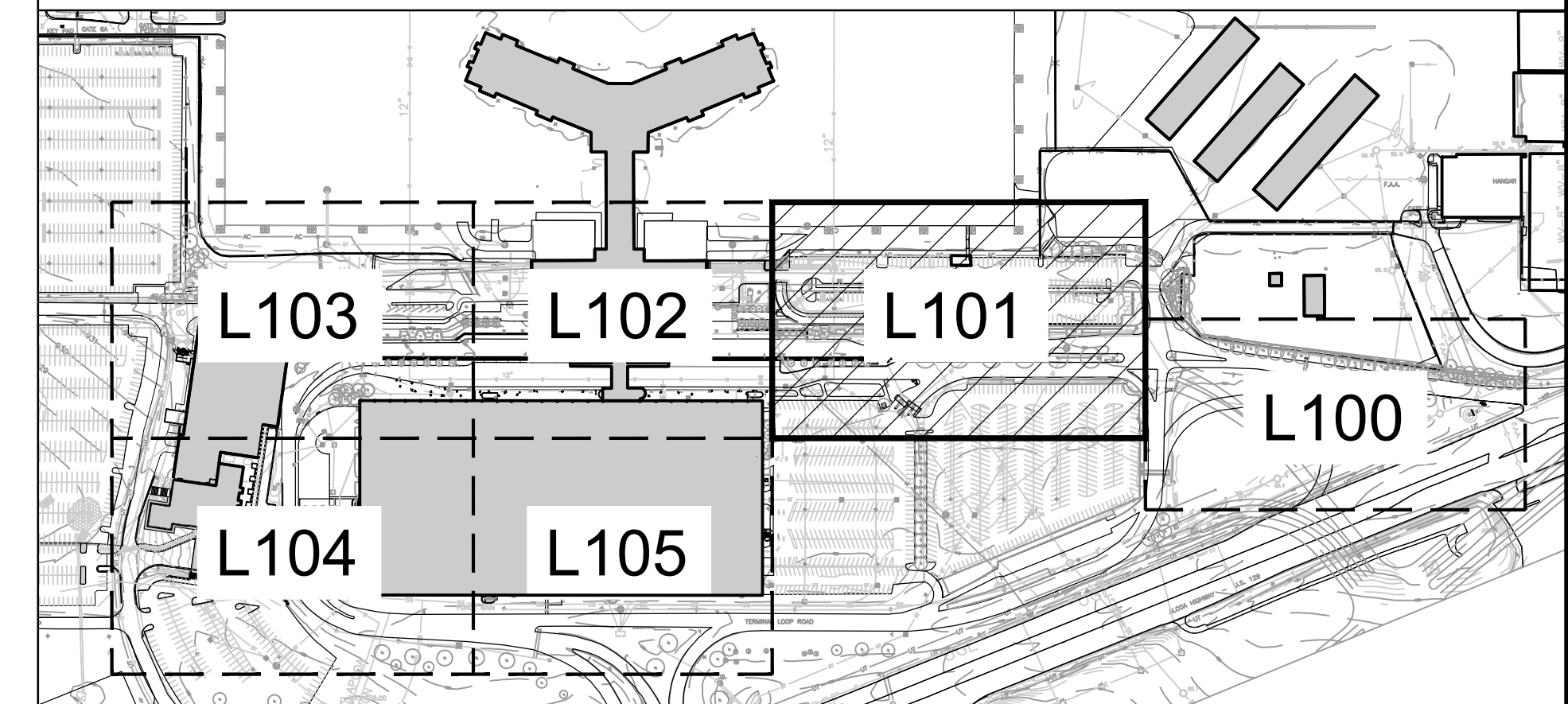
Key	Quantity	Botanical Name	Common Name	Size*	Notes
<b>SHADE TREES</b>					
LT	2	Liriodendron tulipifera	Tulip Poplar	3" cal.	6' CT-Central leader, full, well branched
<b>ORNAMENTAL TREES</b>					
MV	24	Magnolia virginiana var. australis	Sweetbay Magnolia	10' hgt. min.	MT, 3 cane min., full, well branched, white flowers
<b>SHRUBS</b>					
JN	21	Jasminum nudiflorum	Winter Jasmine	3 gal.	Full and dense, space as shown
TD	44	Taxus x media 'Densiflora'	Yew	3 gal. - 24" min. hgt.	4' o.c., full and dense
<b>GROUNDCOVERS &amp; PERENNIALS</b>					
AC	28	Achillea 'Coronation Gold'	Coronation Gold Yarrow	1 gal.	18" o.c., full and dense, yellow flowers
PAL	297	Perovskia atriplicifolia 'Little Spire'	Little Spire Russian Sage	1 gal.	2' o.c., full and dense, purple flowers
RF	15	Rudbeckia fulgida 'Goldsturm'	Goldsturm Black-eyed Susan	1 gal.	2' o.c., full and dense, yellow flowers
SA	4,620	Sisyrinchium angustifolium 'Lucerne'	Lucerne Blue-Eyed Grass	1 gal.	12" o.c., full and dense, blue flowers
<b>ORNAMENTAL GRASSES</b>					
BG	625	Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition Blue Grama Grass	1 gal.	30" o.c., full and dense
<b>LAWN</b>					
Sod	1,365	Festuca arundinacea	Turf-type Tall Fescue	sf	

\* If the specified size is not available, plant quantity may need to be adjusted based on available size. Contractor to confirm any changes with the Landscape Architect prior to purchase.

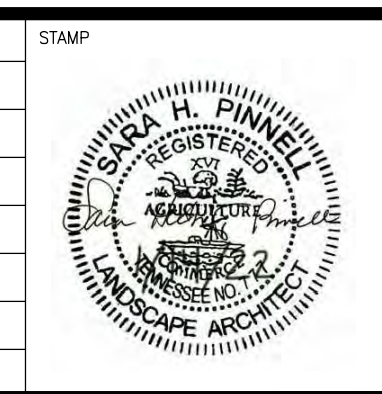
**Note: See Sheet L000 for Master Plant Schedule. See Sheet L200 for Planting Notes and Details.**

**Key Plan**

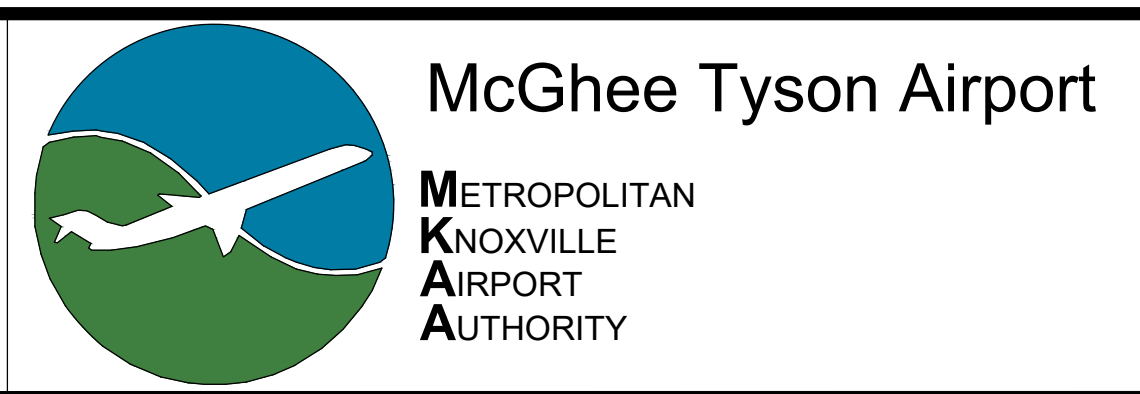
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NO.	DATE	REVISION	BY	CHK.	APPR.



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MKK APPR.  
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GRAPHIC SCALE



PROJECT NAME  
McGhee Tyson Airport Landscape Improvements December 2021

SHEET TITLE  
Parking Entrance Planting Plan & Schedule

SUBMITTAL  
100% Landscape Plans

CHECKED BY  
ABS/LGG

DATE  
01.14.22

MKAA PROJECT NO.

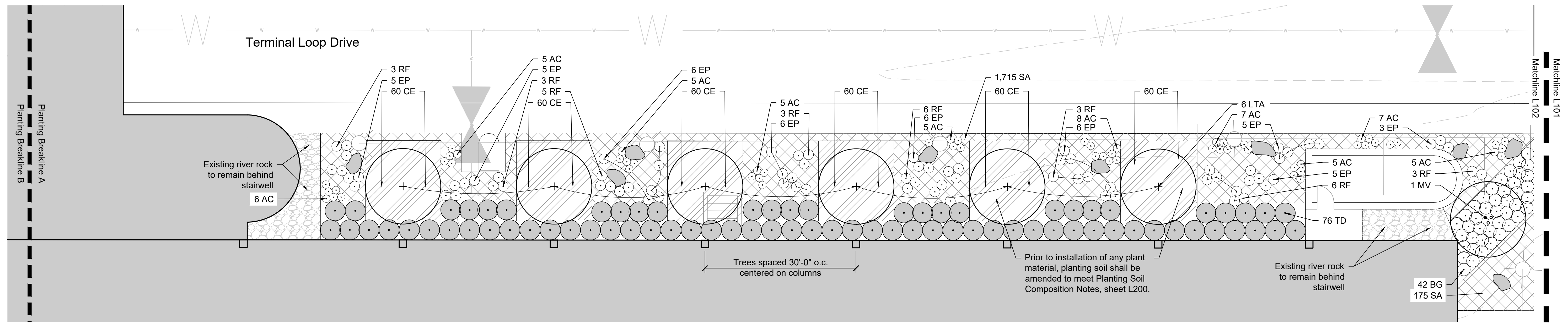
JOB NO.  
21-046

DATE  
01.14.22

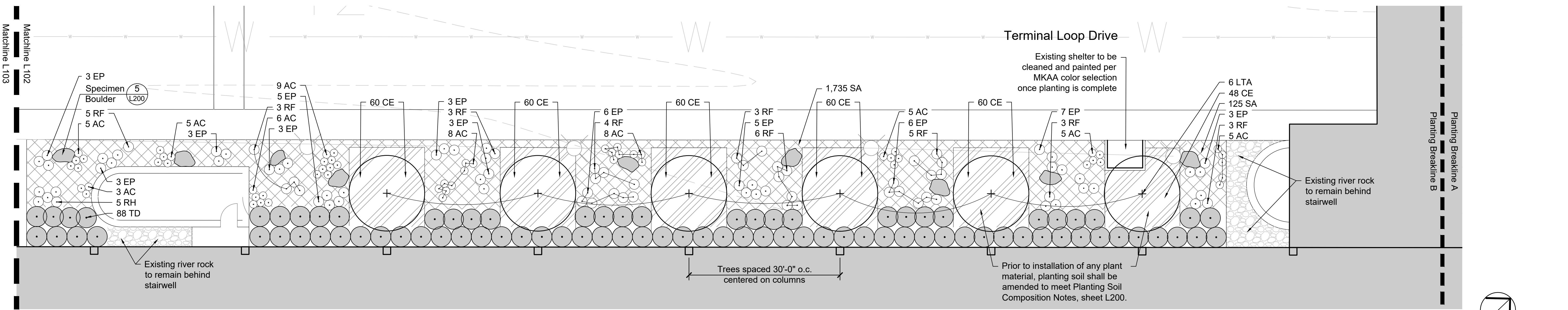
FILE NAME

REV. NO.

DWG. NO.  
**L101**



1 Terminal Planting Plan A  
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2 Terminal Planting Plan B  
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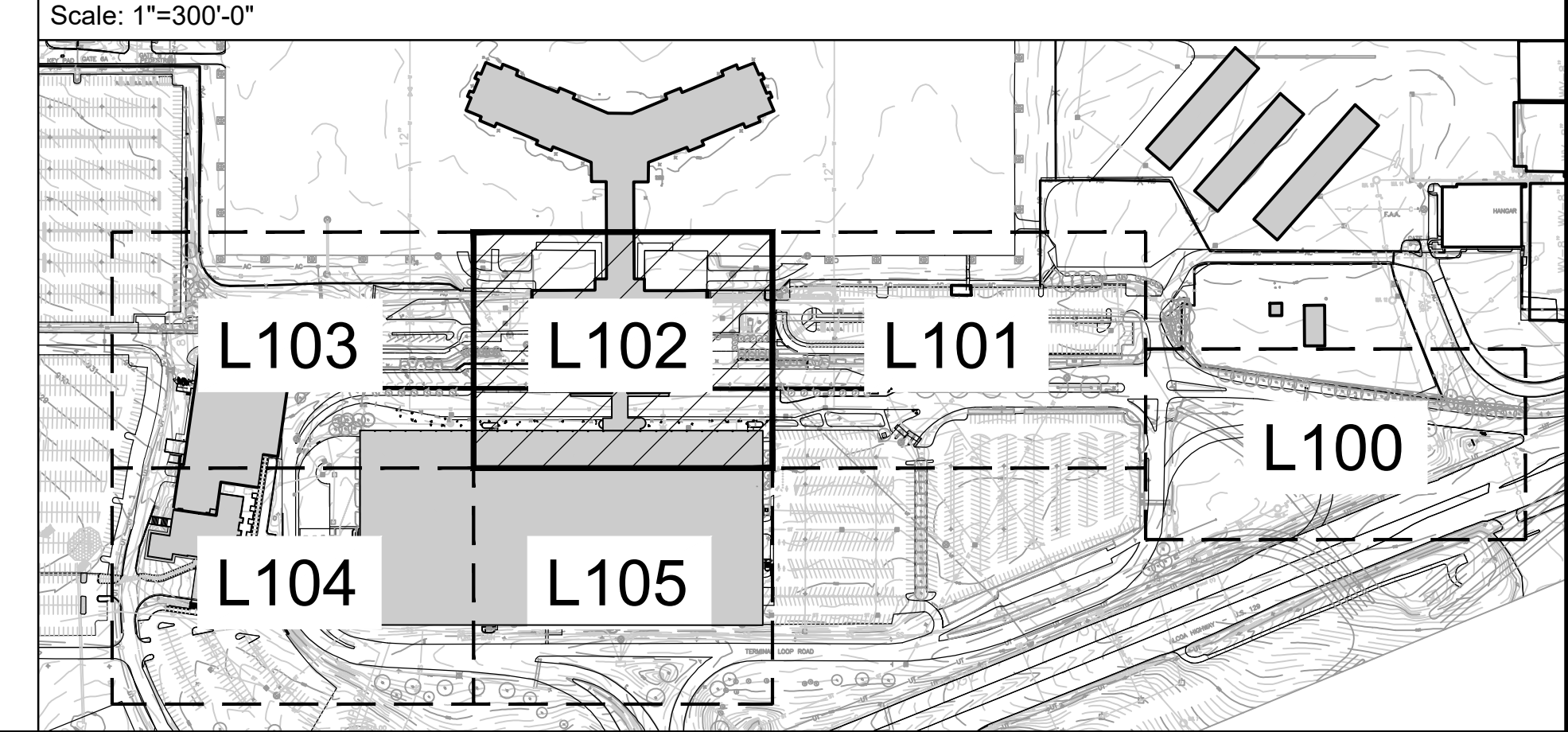
Plant Schedule

Key	Quantity	Botanical Name	Common Name	Size*	Notes
<b>SHADE TREES</b>					
LTA	12	Liriodendron tulipifera 'Arnold'	Arnold Tulip Poplar	3" cal.	6' CT-Central leader, full, well branched, narrow form
<b>ORNAMENTAL TREES</b>					
MV	1	Magnolia virginiana var. australis	Sweetbay Magnolia	10' hgt. min.	MT, 3 cane min., full, well branched, white flowers
<b>SHRUBS</b>					
TD	164	Taxus x media 'Densiflora'	Yew	3 gal. - 24" min. hgt.	4' o.c., full and dense
<b>GROUNDCOVERS &amp; PERENNIALS</b>					
AC	117	Achillea x 'Coronation Gold'	Coronation Gold Yarrow	1 gal.	18" o.c., full and dense, yellow flowers
CE	708	Carex elata 'Aurea'	Bowles Golden Sedge	1 gal.	2' o.c., full and dense, gold foliage
ET	97	Echinacea tennesseensis	Tennessee Coneflower	1 gal.	2' o.c., full and dense, purple flowers
RF	69	Rudbeckia fulgida 'Goldsturm'	Goldsturm Blackeyed Susan	1 gal.	2' o.c., full and dense, yellow flowers
SA	3,750	Sisyrinchium angustifolium 'Lucerne'	Lucerne Blue-Eyed Grass	1 gal.	12" o.c., full and dense, blue flowers
<b>ORNAMENTAL GRASSES</b>					
BG	42	Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition Blue Grama Grass	1 gal.	30" o.c., full and dense

\* If the specified size is not available, plant quantity may need to be adjusted based on available size. Contractor to confirm any changes with the Landscape Architect prior to purchase.

Note: See Sheet L000 for Master Plant Schedule. See Sheet L200 for Planting Notes and Details.

Key Plan



	DESIGNED BY	CONSULTANT	PROJECT NAME	JOB NO.	DATE
	CHECKED BY	McGhee Tyson Airport	McGhee Tyson Airport Landscape Improvements December 2021	21-046	01.14.22
	APPR. BY	METROPOLITAN KNOXVILLE AIRPORT AUTHORITY	SHEET TITLE	FILE NAME	REV. NO.
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GRAPHIC SCALE	DATE:	01.14.22			

L102

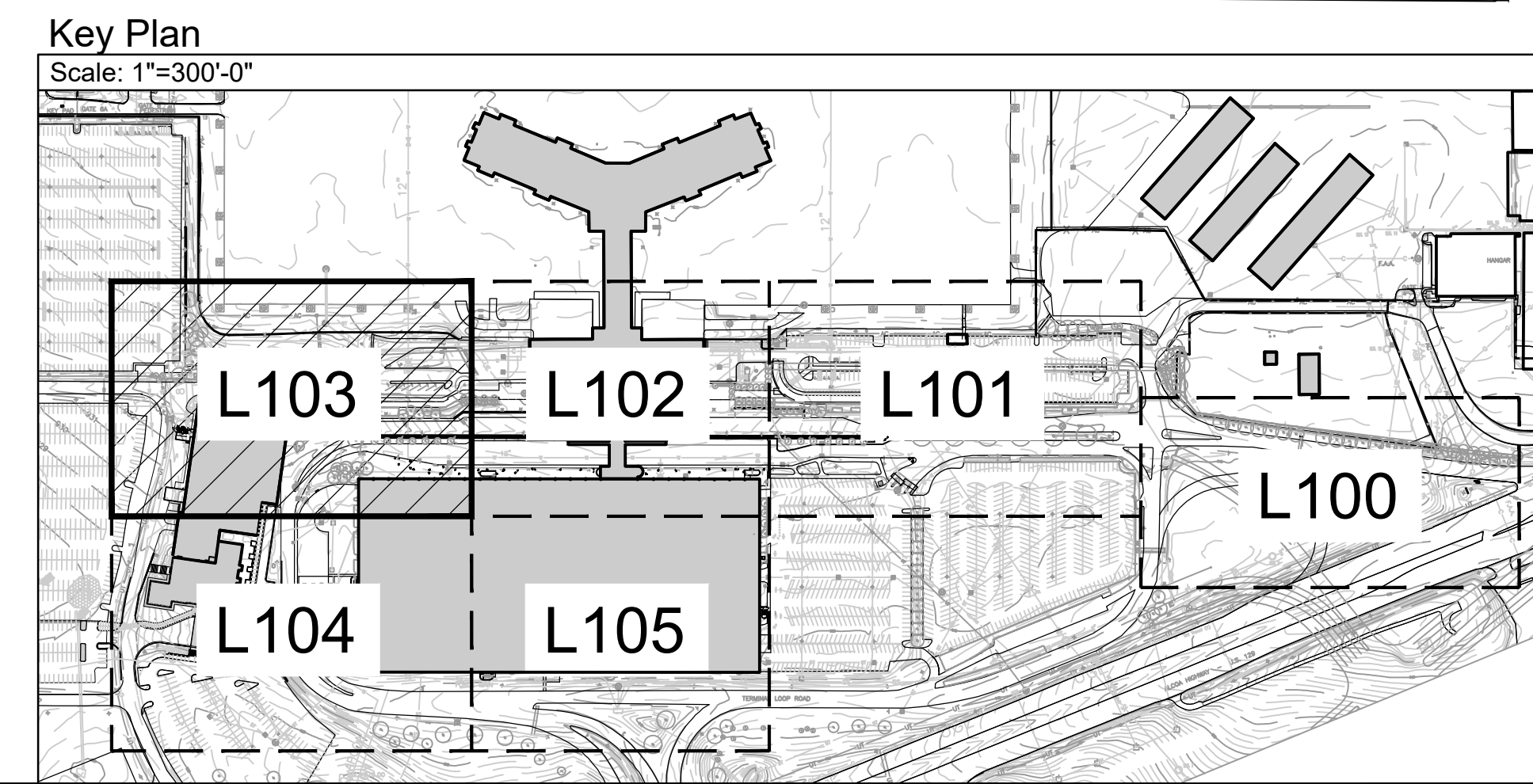
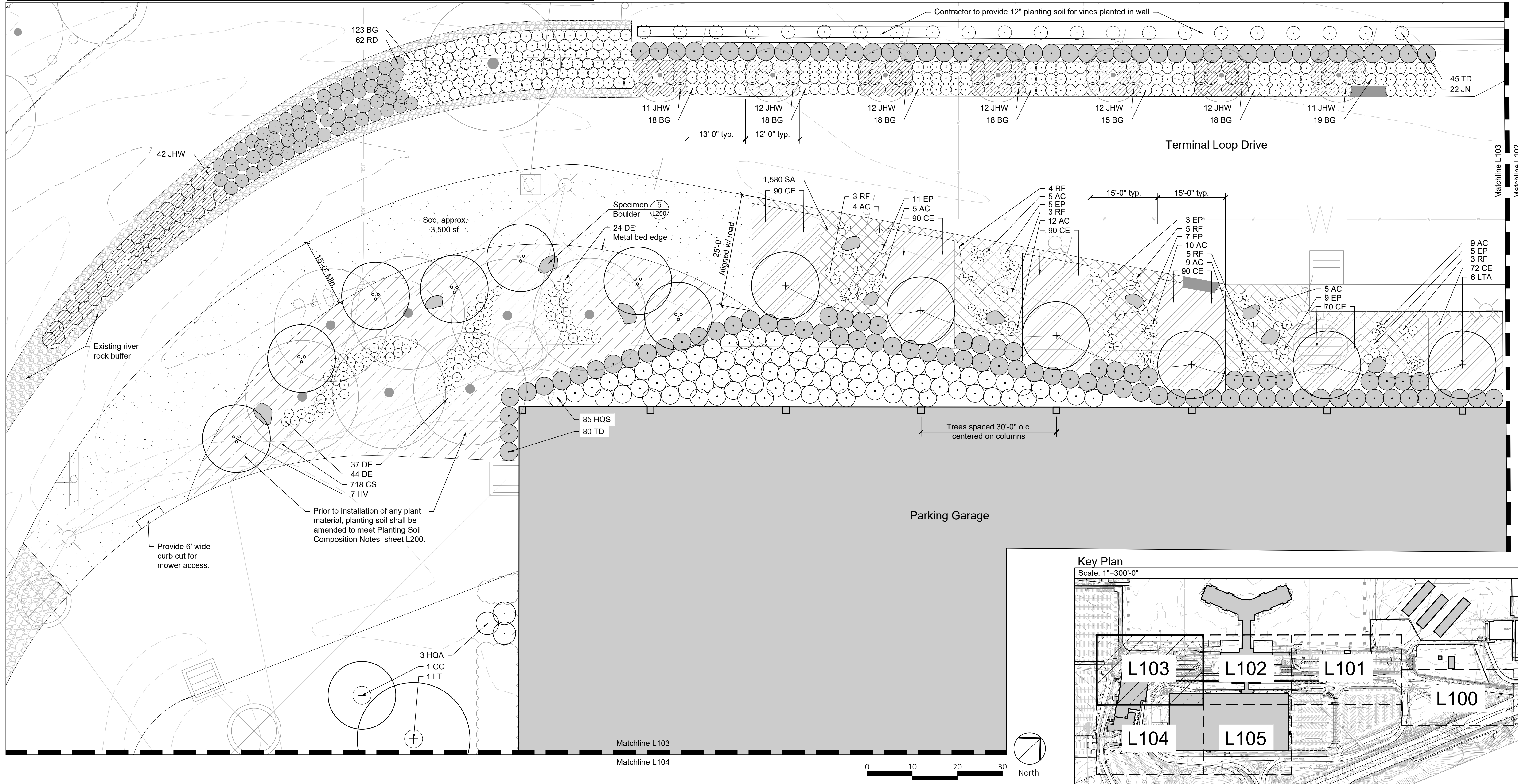
Plant Schedule

Key	Quantity	Botanical Name	Common Name	Size*	Notes
<b>SHADE TREES</b>					
LTA	6	Liriodendron tulipifera 'Arnold'	Arnold Tulip Poplar	3" cal.	6' CT- Central leader, full, well branched, narrow form
LT	1	Liriodendron tulipifera	Tulip Poplar	3" cal.	6' CT- Central leader, full, well branched
<b>ORNAMENTAL TREES</b>					
CC	2	Cercis canadensis 'Appalachian Red'	Appalachian Red Redbud	2" cal.	Central leader, full, well branched, pink flowers
HV	7	Hamamelis virginiana 'Harvest Moon'	Harvest Moon Witch Hazel	10' hgt.	MT, 3 cane min., tree form, full and well branched, yellow flowers
<b>SHRUBS</b>					
HQA	3	Hydrangea quercifolia 'Alice'	Alice Oak Leaf Hydrangea	3 gal. - 24" min. hgt.	5' o.c., full and dense, white flowers
HQS	85	Hydrangea quercifolia 'Snow Queen'	Snow Queen Oak Leaf Hydrangea	3 gal. - 24" min. hgt.	4' o.c., full and dense, white flowers
JHW	124	Juniperus horizontalis 'Wiltonii'	Blue Rug Juniper	3 gal.	3' o.c., full and dense
JN	22	Jasminum nudiflorum	Winter Jasmine	3 gal.	full and dense, space as shown
TD	125	Taxus x media 'Densiformis'	Yew	3 gal. - 24" min. hgt.	4' o.c., full and dense
RD	62	Rhaphiolepis x delacourii 'Georgia Petite'	Georgia Petite Indian Hawthorn	3 gal.	3' o.c., full and dense, white flowers

<b>GROUNDCOVERS &amp; PERENNIALS</b>					
AC	59	Achillea x 'Coronation Gold'	Coronation Gold Yarrow	1 gal.	18" o.c., full and dense, yellow flowers
CE	502	Carex elata 'Aurea'	Bowles Golden Sedge	1 gal.	2' o.c., full and dense, gold foliage
CS	718	Carex cherokeensis	Cherokee Sedge	1 gal.	2' o.c., full and dense
DE	105	Dryopteris erythrosora 'Brilliance'	Brilliance Autumn Fern	1 gal.	2' o.c., full and dense
ET	40	Echinacea tenesseeensis	Tennessee Coneflower	1 gal.	2' o.c., full and dense, purple flowers
RF	23	Rudbeckia fulgida 'Goldsturm'	Goldsturm Blackeyed Susan	1 gal.	2' o.c., full and dense, yellow flowers
SA	1,580	Sisyrinchium angustifolium 'Lucerne'	Lucerne Blue-Eyed Grass	1 gal.	12" o.c., full and dense, blue flowers
<b>ORNAMENTAL GRASSES</b>					
BG	247	Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition Blue Grama Grass	1 gal.	30" o.c., full and dense
<b>LAWN</b>					
Sod	3,500	Festuca arundinacea	Turf-type Tall Fescue	sf	

Note: See Sheet L000 for Master Plant Schedule. See Sheet L200 for Planting Notes and Details.

\* If the specified size is not available, plant quantity may need to be adjusted based on available size. Contractor to confirm any changes with the Landscape Architect prior to purchase.



NO.	DATE	REVISION	BY	CHK.	APPR.

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 CHECKED BY: \_\_\_\_\_  
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 MKK APPR. \_\_\_\_\_  
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STAMP: [Professional Seal of Hedstrom Landscape Architecture]

CONSULTANT: [Hedstrom Landscape Architecture Logo]

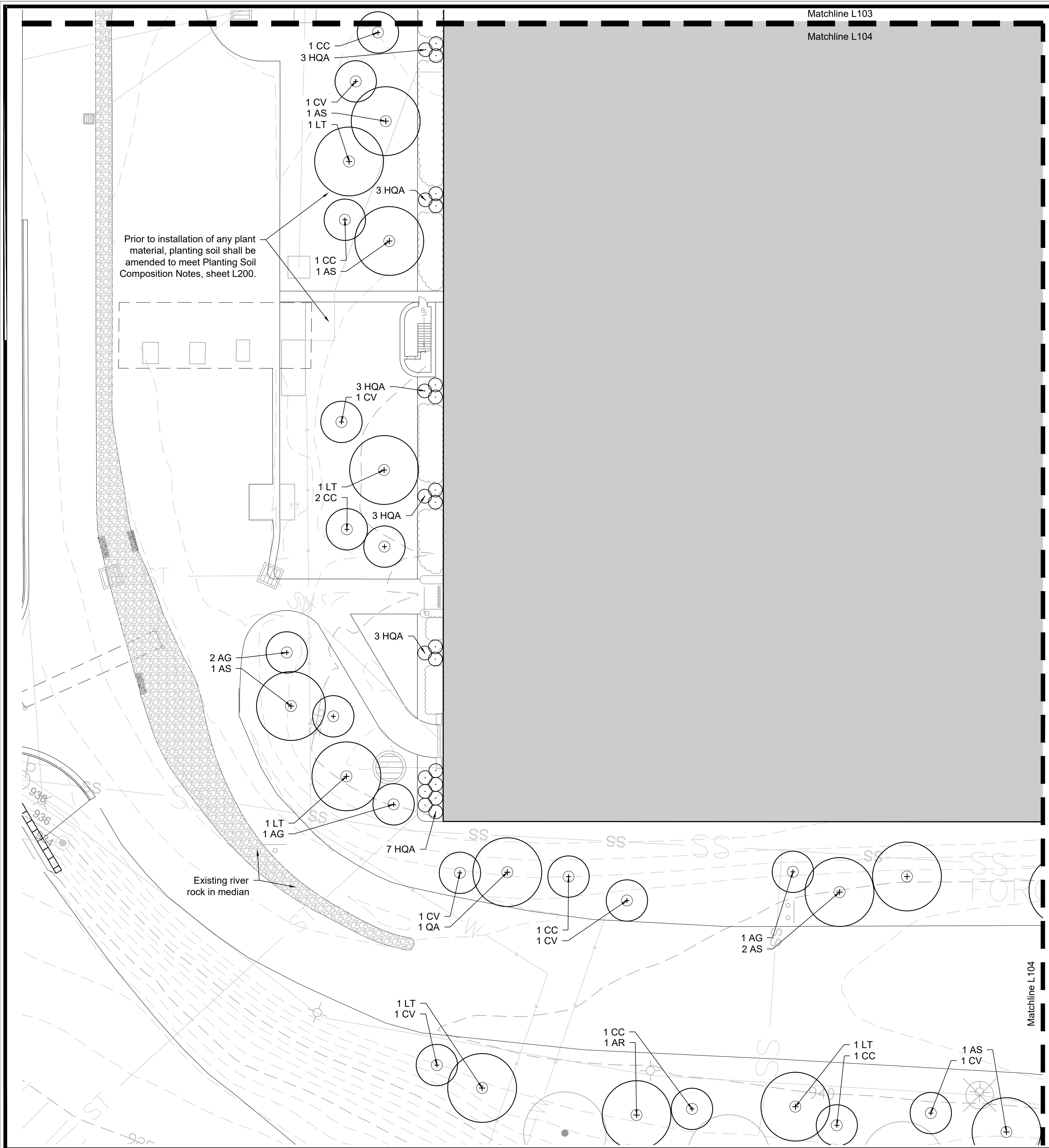
**McGhee Tyson Airport**  
 METROPOLITAN KNOXVILLE AIRPORT AUTHORITY

PROJECT NAME: McGhee Tyson Airport Landscape Improvements December 2021  
 SHEET TITLE: Terminal Exit Planting Plan  
 SUBMITTAL: 100% Landscape Plans  
 CHECKED BY: ABS/LGG  
 DATE: 01.14.22  
 MKAA PROJECT NO.: \_\_\_\_\_

JOB NO.: 21-046  
 DATE: 01.14.22  
 FILE NAME: \_\_\_\_\_  
 REV. NO.: \_\_\_\_\_

DWG. NO.: **L103**

Matchline L103  
Matchline L104



Plant Schedule

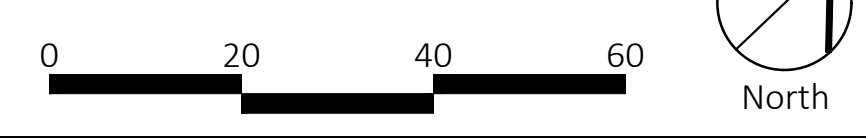
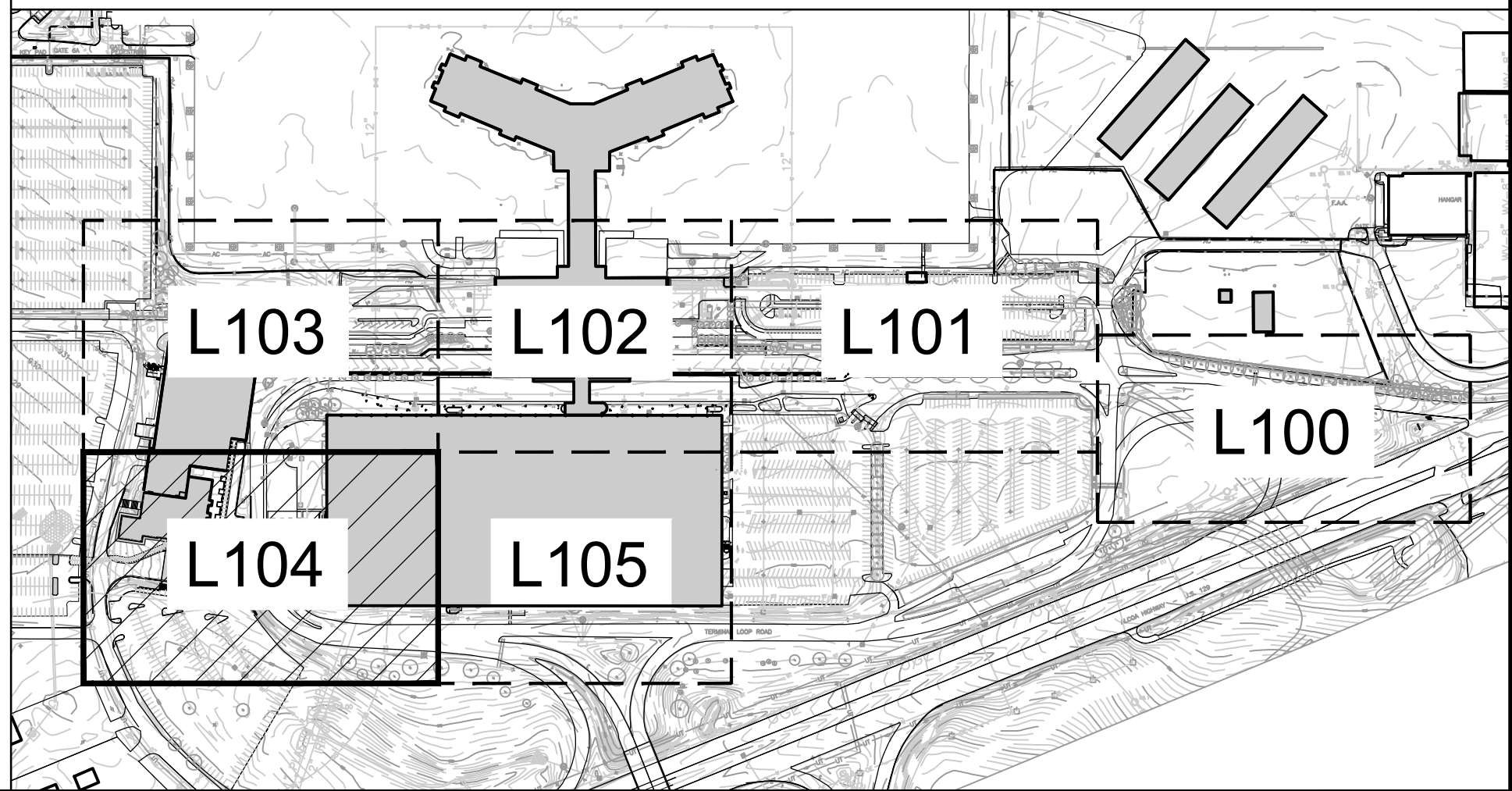
Key	Quantity	Botanical Name	Common Name	Size*	Notes
<b>SHADE TREES</b>					
AR	4	<i>Acer rubrum</i> 'October Glory'	October Glory Red Maple	3" cal.	6' CT-Central leader, full, well branched
AS	6	<i>Acer saccharum</i> 'Legacy'	Legacy Sugar Maple	3" cal.	6' CT-Central leader, full, well branched
LT	5	<i>Liriodendron tulipifera</i>	Tulip Poplar	3" cal.	6' CT-Central leader, full, well branched
QA	1	<i>Quercus alba</i>	White Oak	3" cal.	6' CT-Central leader, full, well branched
<b>ORNAMENTAL TREES</b>					
AG	4	<i>Amelanchier x grandiflora</i> 'Autumn Brilliance'	Autumn Brilliance Serviceberry	8' hgt. min.	MT, 3 cane min., full, well branched, white flowers
CC	6	<i>Cercis canadensis</i> 'Appalachian Red'	Appalachian Red Redbud	2" cal.	Central leader, full, well branched, pink flowers
CV	6	<i>Chionanthus virginicus</i> 'Prodigy'	Prodigy American Fringe Tree	3" cal.	Central leader, full and well branched, white flowers
<b>SHRUBS</b>					
HQA	22	<i>Hydrangea quercifolia</i> 'Alice'	Alice Oak Leaf Hydrangea	3 gal. - 24" min. hgt.	5' o.c., full and dense, white flowers

\* If the specified size is not available, plant quantity may need to be adjusted based on available size. Contractor to confirm any changes with the Landscape Architect prior to purchase.

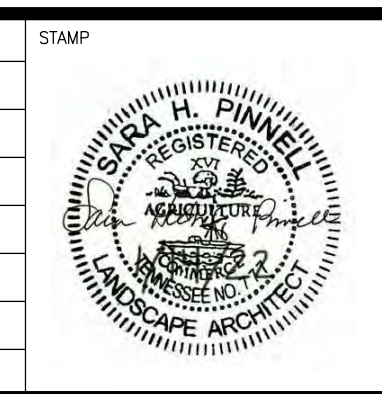
**Note: See Sheet L000 for Master Plant Schedule. See Sheet L200 for Planting Notes and Details.**

Key Plan

Scale: 1"=300'-0"



NO.	DATE	REVISION	BY	CHK.	APPR.



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CHECKED BY  
APPR. BY  
MKK APPR.  
SCALE 1"=20'-0"  
GRAPHIC SCALE

CONSULTANT

hedstrom  
LANDSCAPE ARCHITECTURE  
info@hedstromdesign.com 110 West Magnolia Ave.  
Knoxville, TN 37917  
865.529.0012 www.hedstromdesign.com

McGhee Tyson Airport  
METROPOLITAN  
KNOXVILLE  
AIRPORT  
AUTHORITY

PROJECT NAME  
McGhee Tyson Airport Landscape Improvements December 2021

SHEET TITLE  
Parking Garage Exit Planting Plan & Schedule

SUBMITTAL  
100% Landscape Plans

CHECKED BY  
ABS/LGG

DATE  
01.14.22

MKAA PROJECT NO.

JOB NO.  
21-046

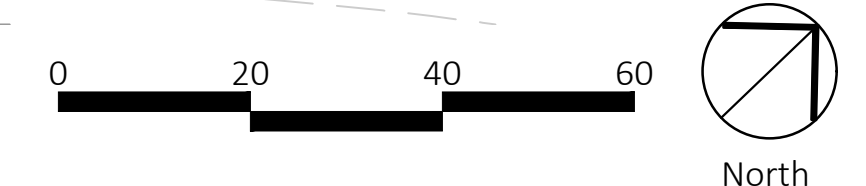
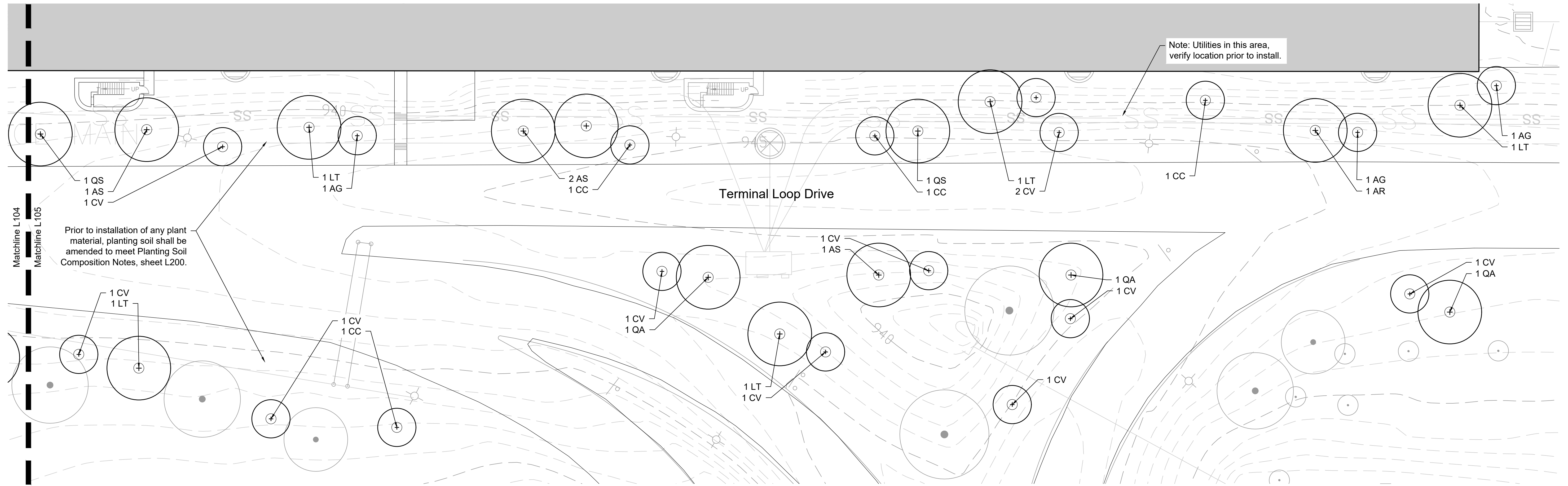
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FILE NAME

REV. NO.

DWG. NO.  
**L104**





**Plant Schedule**

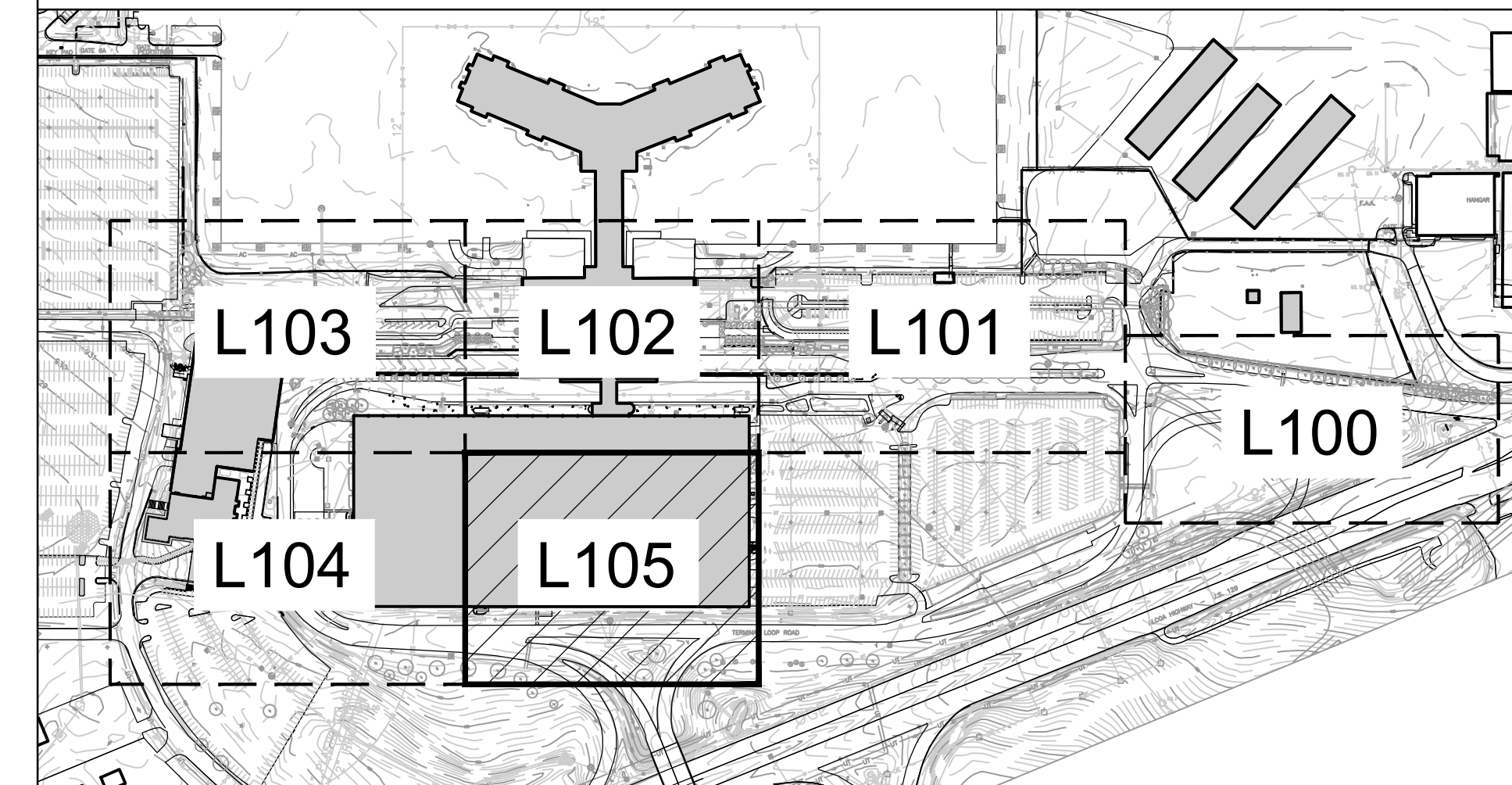
Key	Quantity	Botanical Name	Common Name	Size*	Notes
<b>SHADE TREES</b>					
AR	1	<i>Acer rubrum</i> 'October Glory'	October Glory Red Maple	3" cal.	6' CT- Central leader, full, well branched
AS	4	<i>Acer saccharum</i> 'Legacy'	Legacy Sugar Maple	3" cal.	6' CT- Central leader, full, well branched
LT	5	<i>Liriodendron tulipifera</i>	Tulip Poplar	3" cal.	6' CT- Central leader, full, well branched
QA	2	<i>Quercus alba</i>	White Oak	3" cal.	6' CT- Central leader, full, well branched
QS	2	<i>Quercus shumardii</i>	Shumard Oak	3" cal.	6' CT- Central leader, full, well branched
<b>ORNAMENTAL TREES</b>					
AG	3	<i>Amelanchier x grandiflora</i> 'Autumn Brilliance'	Autumn Brilliance Serviceberry	8' hgt. min.	MT, 3 cane min., full, well branched, white flowers
CC	4	<i>Cercis canadensis</i> 'Appalachian Red'	Appalachian Red Redbud	2" cal.	Central leader, full, well branched, pink flowers
CV	11	<i>Chionanthus virginicus</i> 'Prodigy'	Prodigy American Fringe Tree	3" cal.	Central leader, full and well branched, white flowers

\* If the specified size is not available, plant quantity may need to be adjusted based on available size. Contractor to confirm any changes with the Landscape Architect prior to purchase.

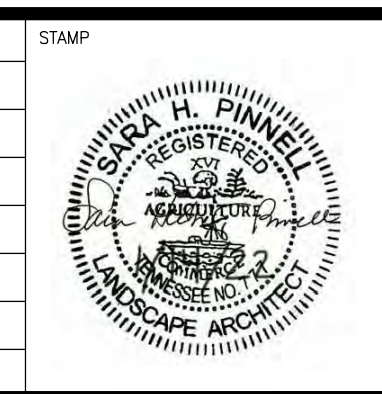
**Note: See Sheet L000 for Master Plant Schedule. See Sheet L200 for Planting Notes and Details.**

**Key Plan**

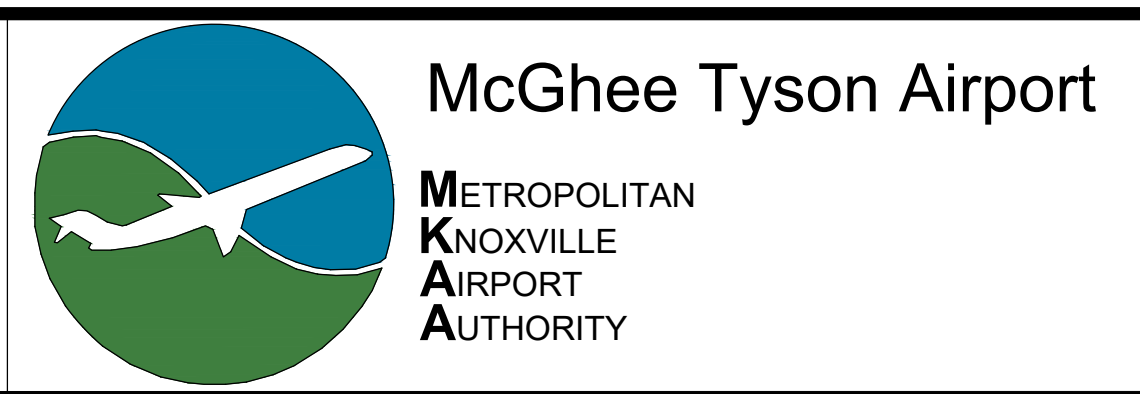
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PROJECT NAME  
McGhee Tyson Airport Landscape Improvements December 2021

SHEET TITLE  
Back of Parking Garage Planting Plan & Schedule

SUBMITTAL  
100% Landscape Plans

CHECKED BY  
ABS/LGG

DATE  
01.14.22

MKAA PROJECT NO.

JOB NO.  
21-046

DATE  
01.14.22

FILE NAME

REV. NO.

DWG. NO.  
**L105**

## Planting Notes

- Contractor shall verify all existing conditions in the field and report any discrepancies to the Landscape Architect or Owner's Representative prior to starting work.
- The Contractor shall locate and verify all existing utility lines prior to planting and report any conflicts to the Landscape Architect or Owner's Representative.
- Contractor's base bid to include all materials, labor, permits, equipment, tools, insurance, etc. to perform the work as described in the contract documents.
- Contractor to complete work within schedule established by Owner.
- Contractor to provide one year warranty for all material from date of substantial completion. Contractor to provide interim maintenance (watering, pruning, fertilizing, guying, mowing, trimming, adequate drainage of ponding areas, edging, weeding, mulching, and general landscape clean-up) until substantial completion notice is provided by the Landscape Architect or Owner's Representative. Application of insecticides/herbicides must be approved by Landscape Architect or Owner's Representative prior to use on site.
- No planting shall occur until soil sample results have been received from all planting areas and soils are properly amended based on the results of the soil tests. See Soil Sample Notes on this sheet.
- No planting shall occur until percolation testing has been completed and soils have been properly amended to drain. See Percolation Test Notes on this sheet.
- All new plant material shall conform to the guidelines established for nursery stock published by the American Association of Nurserymen, Inc. In addition, all new plant material for the project shall be of the highest specimen quality. Plant material delivered to the site that does not meet the requirements stated herein may be rejected by the Landscape Architect or Owner's Representative.
- All new plants shall be balled and burlapped or container grown unless otherwise noted on the plant list.
- Any proposed substitutions of plant species shall be made with plants of equivalent overall form, height, branching habit, flower, leaf, color, fruit, and culture only as approved by the Landscape Architect or Owner's Representative.
- Do not assume trunk flare will be exposed at the nursery. Contractor to expose trunk flares to check for root girdling. Pull mulch away from the trunk flare of trees and from the base of all shrubs.
- No plant material shall be planted before acceptance of rough grading. The finished grade shall not cover any part of the tree trunk flare. See tree planting detail.
- Planting plans are not layout plans. Plants may need to be shifted in the field, based on the existing conditions. Stake location of all proposed trees and planting areas for approval by the Landscape Architect or Owner's Representative prior to the commencement of planting. Coordinate with the Landscape Architect or Owner's Representative prior to any changes.
- Shade trees to be planted a minimum of 5' from sidewalks, water line, sewer line or manholes. Evergreen and ornamental trees to be planted a minimum of 3' from sidewalks, water line, sewer line or manholes.
- Prepare all shrub beds with planting soil to a minimum depth matching the depth of shrub root balls; prepare perennial beds with a minimum of 12" planting soil; prepare groundcover beds with a minimum of 6" planting soil.
- All plant beds are to receive one and a half inches (1.5") of finely shredded hardwood mulch.
- Mulch rings around shade trees in lawn areas to be a minimum diameter of 4' and a minimum of 3' around ornamental and evergreen trees. If evergreen trees are specified as full to ground, mulch ring to extend a minimum of 12" beyond the edge of plant.
- Thoroughly water trees and shrubs during the first 24 hours after planting. Wet the soil to a depth of 18-24". When runoff starts, stop watering, let the water soak in and repeat until the proper depth is wet.
- All lawn areas disturbed by construction operations inside and outside the limit of work shall be prepared and seeded as noted herein. All areas to be seeded or sodded shall receive soil preparation as noted herein prior to seeding or sodding, unless otherwise noted on plan. Square footage of sod quantities is approximate and is an estimate of the disturbed areas. Contractor to verify quantities prior to purchase and installation.

## Percolation Test Notes

- Dig a hole 18- 24" deep & a minimum of 6" wide.
- Fill hole with water to the top and let drain for several hours. Ideally let the hole pre-wet over night and test the following day.
- Refill hole to within a couple inches of the top.
- To aid in measurement, place a stick across the top of the hole and use a second stick to mark periodic drops in water level; mark side of hole; or mark soil on side of hole with nail or stick.
- Measure drop in water level after 30 minutes and one hour. If possible measure drop in water level the next day.
- Determine drop in water level per hour. If water level in hole drops more than one inch per hour, it is well drained and suitable for all plant species.

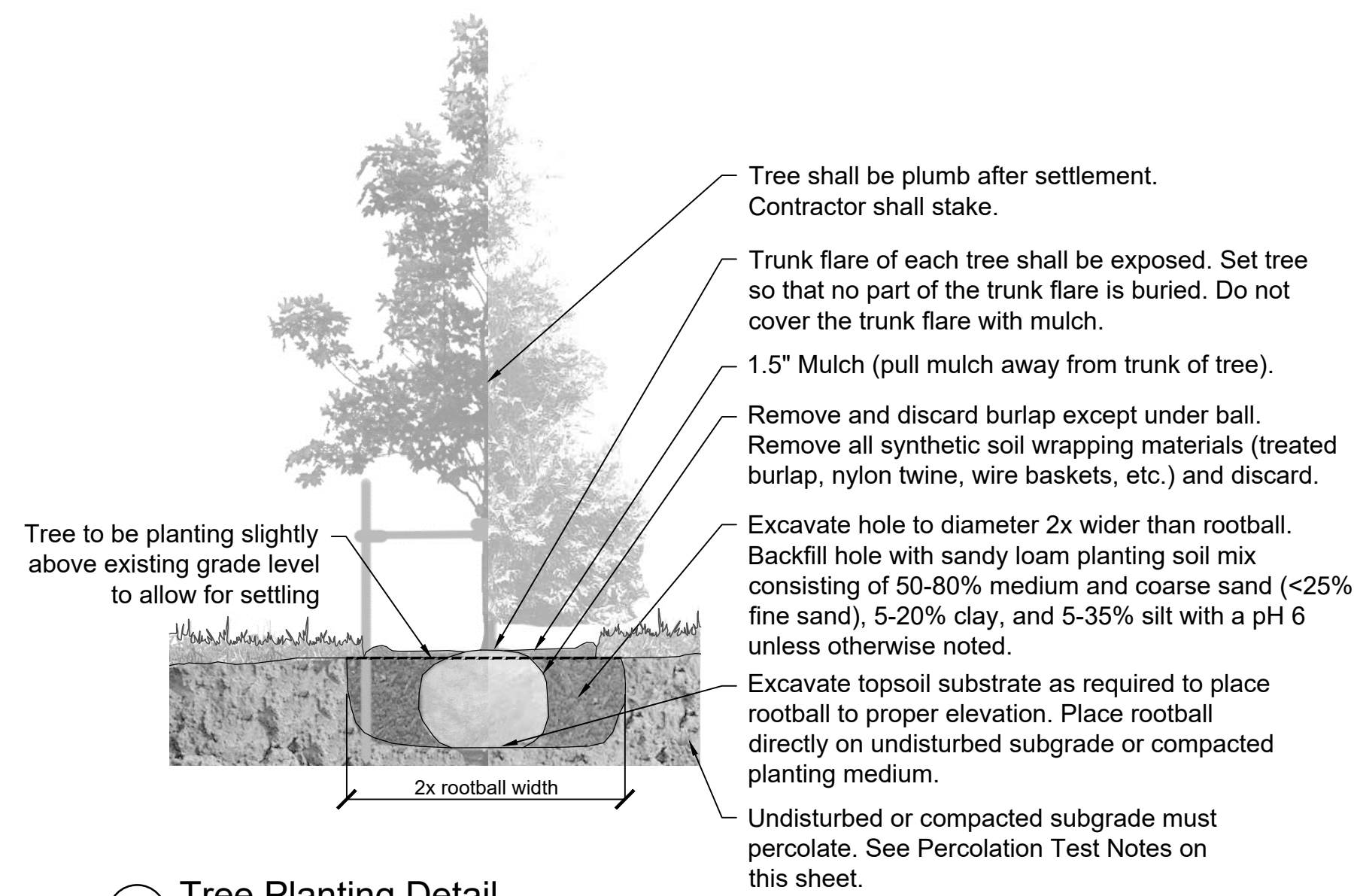
## Existing Soil Sampling Notes

- Using a spade, dig a v-shape hole to a 6" depth; then cut a thin slice of soil from one side of the hole. Place the slice in a plastic bucket, do not use a metal bucket. Mix slices together and fill a plastic sample bag with three (3) cups of dirt. The sample bags can be ziploc bags that are labeled with the project name and sample number.
- A well mixed composite from 10 to 20 random locations should be subsampled to make the three (3) cup sample.
- Mark the plan to show soil sample locations.
- Send samples to Waypoint Analytical Labs, Inc., 2790 Whitten Road, Memphis, Tennessee 38133, (901) 213-2400, waypointanalytical.com.
- Results to be copied to the Owner.

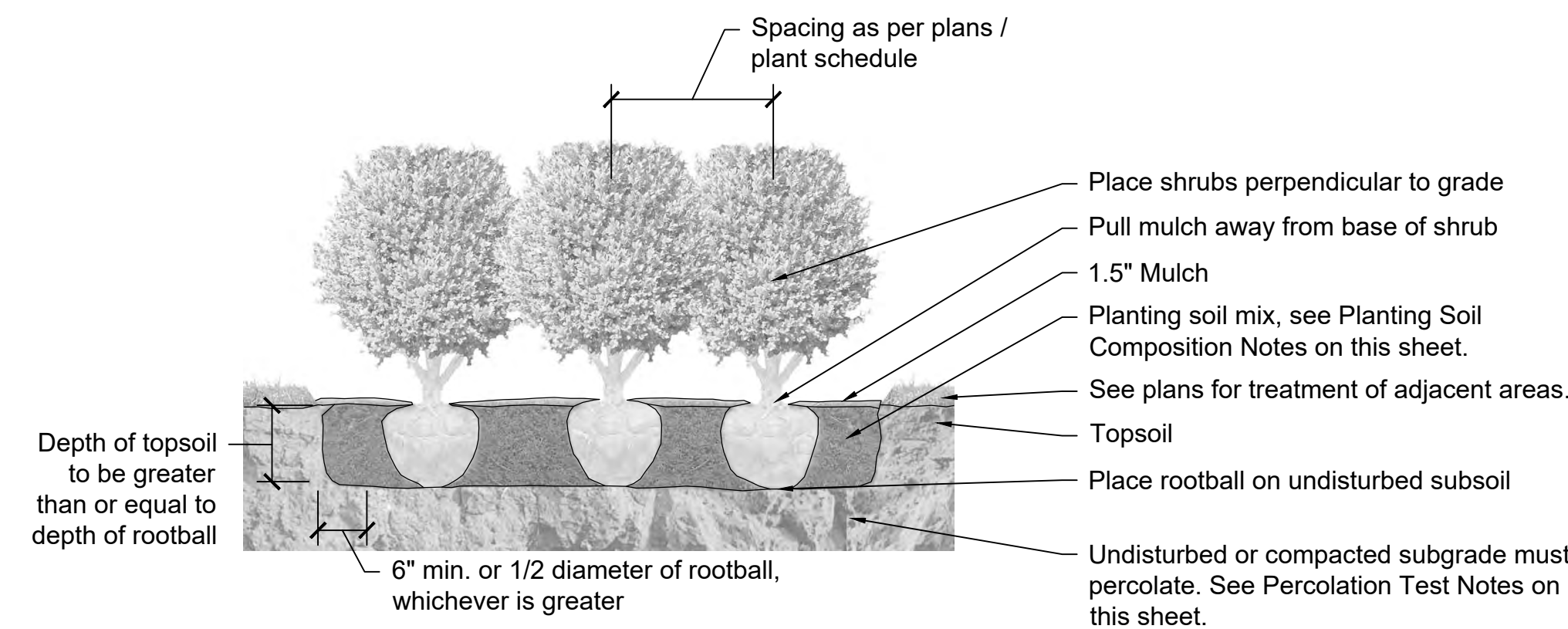
## Planting Soil Composition Notes

The Landscape Subcontractor shall provide sufficient planting soil to fulfill all planting operations required of the Contract Documents. Planting soil shall comply with the following notes:

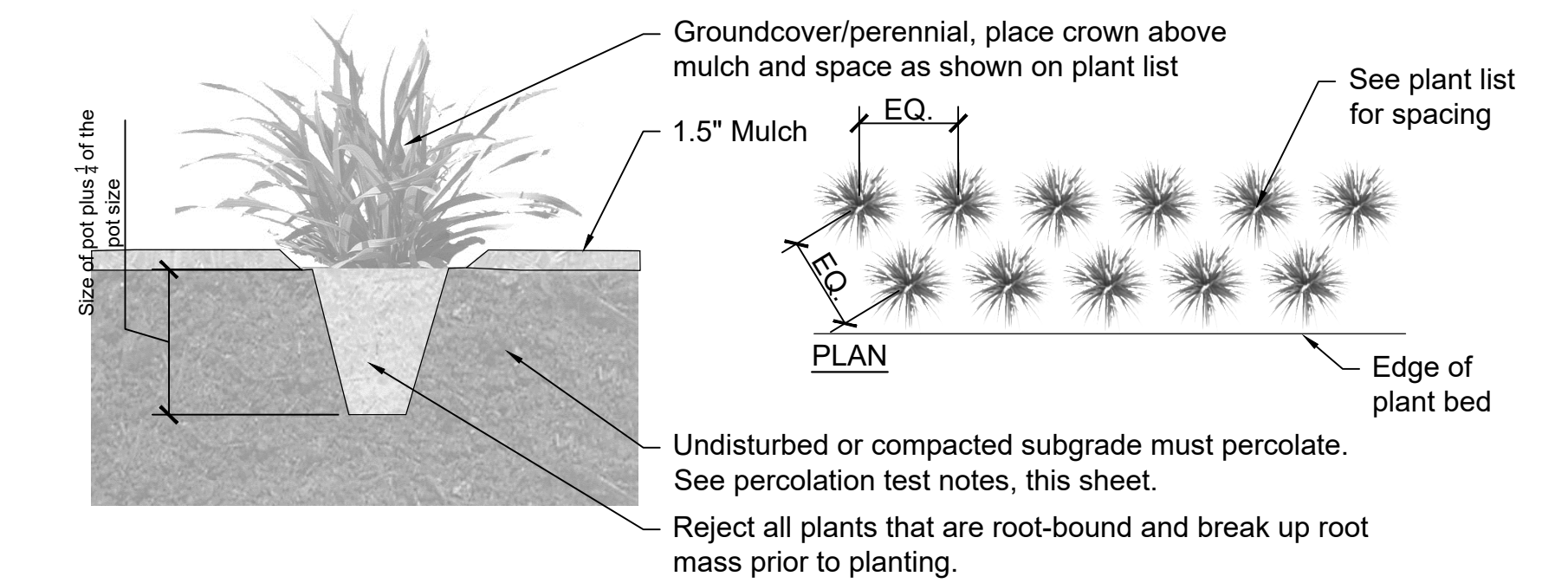
- Planting soil shall be topsoil stripped and stockpiled and meeting, or modified to meet, these notes.
- Textural Analysis of soil to be between sandy clay loam and clay loam, with a clay content between 15 and 25% and an organic content of 4% by dry weight.
- Planting soil shall be free of plants and their roots, debris and other extraneous matter. It shall be uncontaminated by salt water, foreign matter and substances harmful to plant growth. All soil to be free of all rocks, limestone, gravel, & foreign construction debris.
- Soil additives shall be used to counteract soil deficiencies as recommended by the soils analysis conducted by Waypoint Analytical. See Soil Sampling notes, this sheet.
- Soil pH target to be 6.0.
- Soil to be installed in maximum 6" lifts. Soil compaction rating to be 85%.
- Soil particle size shall have 90% passing rate on  $\frac{1}{2}$ " screen and 100% of material shall pass 1" screen.



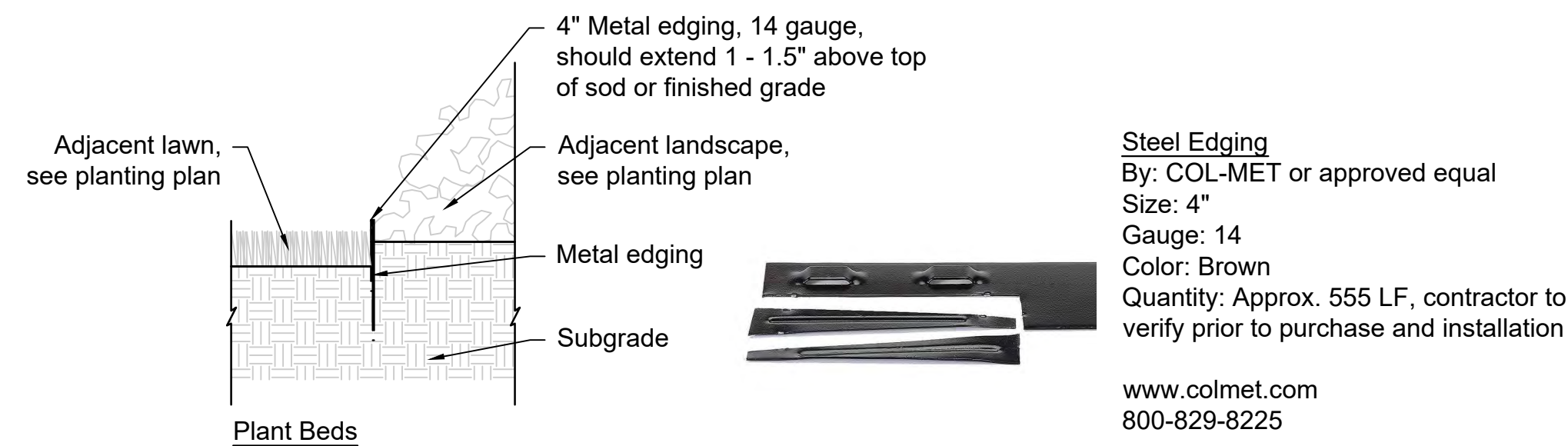
1 Tree Planting Detail  
Scale: NTS



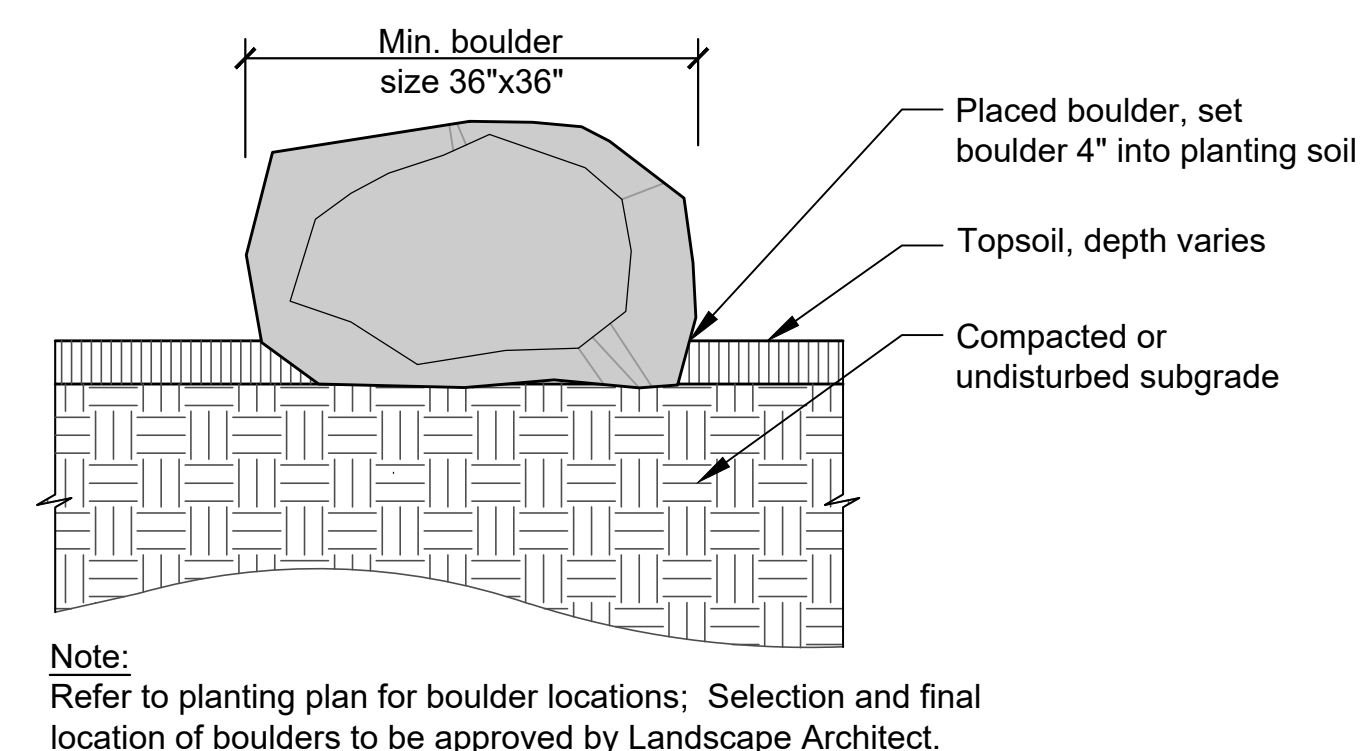
2 Shrub Planting Detail  
Scale: NTS



3 Groundcover/Perennial Detail  
Scale: NTS



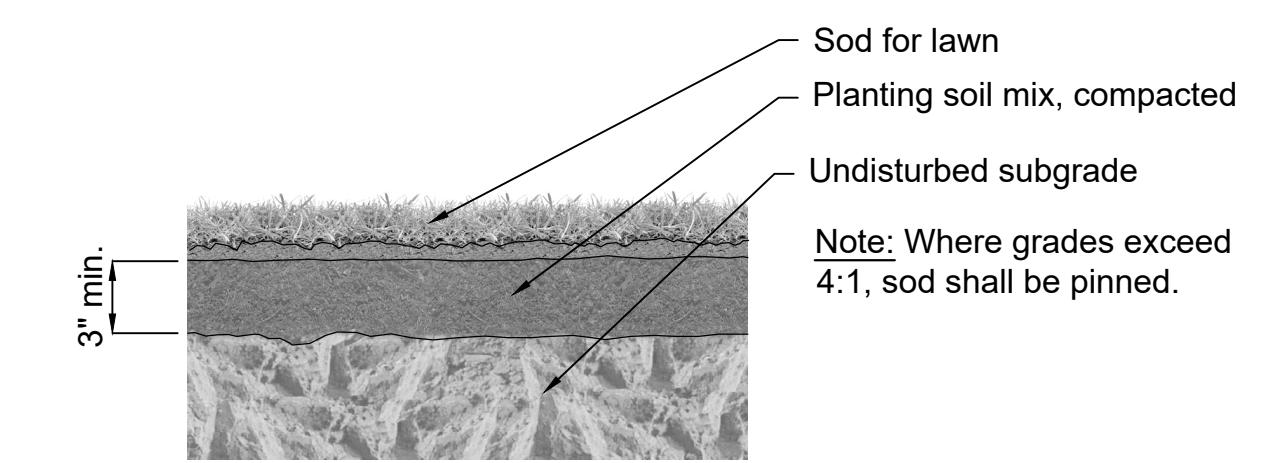
4 Metal Bed Edge  
Scale: NTS



5 Detail: Specimen Boulder  
Scale: NTS

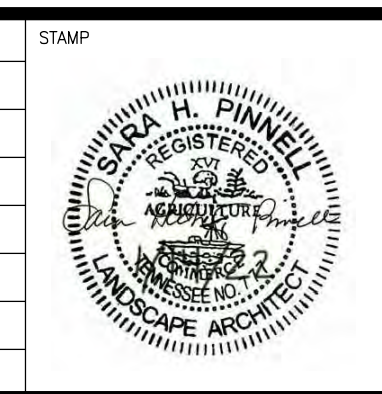
## Boulder Notes:

- Boulders to be locally sourced, naturally formed stones, and range in size from minimum 36" x 36" to maximum 48" x 48". Contractor to provide sample images of boulders for review of color, material, and form.
- Chinking stones to be a minimum of 8"- 12" to provide a maximum  $\frac{1}{2}$ " gap between boulders.
- Joints between boulders to be butt-tight with  $\frac{1}{2}$ " tolerance. Joints to have maximum 3 stones touching.
- Boulders to be secure in place and free from rocking, shifting, or any other movement when sat or walked on. Contractor to achieve stability through intentional stone placement, but if necessary  $\frac{1}{2}$ " mortar application can be used to secure them. Mortar is to be hidden from view from any angle.



6 Sod Detail  
Scale: NTS

NO.	DATE	REVISION	BY	CHK.	APPR.



DESIGNED BY	
CHECKED BY	
APPR. BY	
MK. APPR.	
SCALE	NTS
GRAPHIC SCALE	2 0 2 4

CONSULTANT

hedstrom  
LANDSCAPE ARCHITECTURE

info@hedstromdesign.com 110 West Magnolia Ave.  
www.hedstromdesign.com Knoxville, TN 37917  
605.329.0013

McGhee Tyson Airport

METROPOLITAN  
KNOXVILLE  
AIRPORT  
AUTHORITY

PROJECT NAME	McGhee Tyson Airport Landscape Improvements December 2021		
SHEET TITLE	Planting Notes & Details		
SUBMITAL	CHECKED BY	DATE	MKAA PROJECT NO.
100% Landscape Plans	ABS/LGG	01.14.22	

JOB NO.	DATE
21-046	01.14.22
FILE NAME	REV. NO.
DWG. NO.	
L200	

### Irrigation Notes and Specifications

**Irrigation Contractor qualifications:**

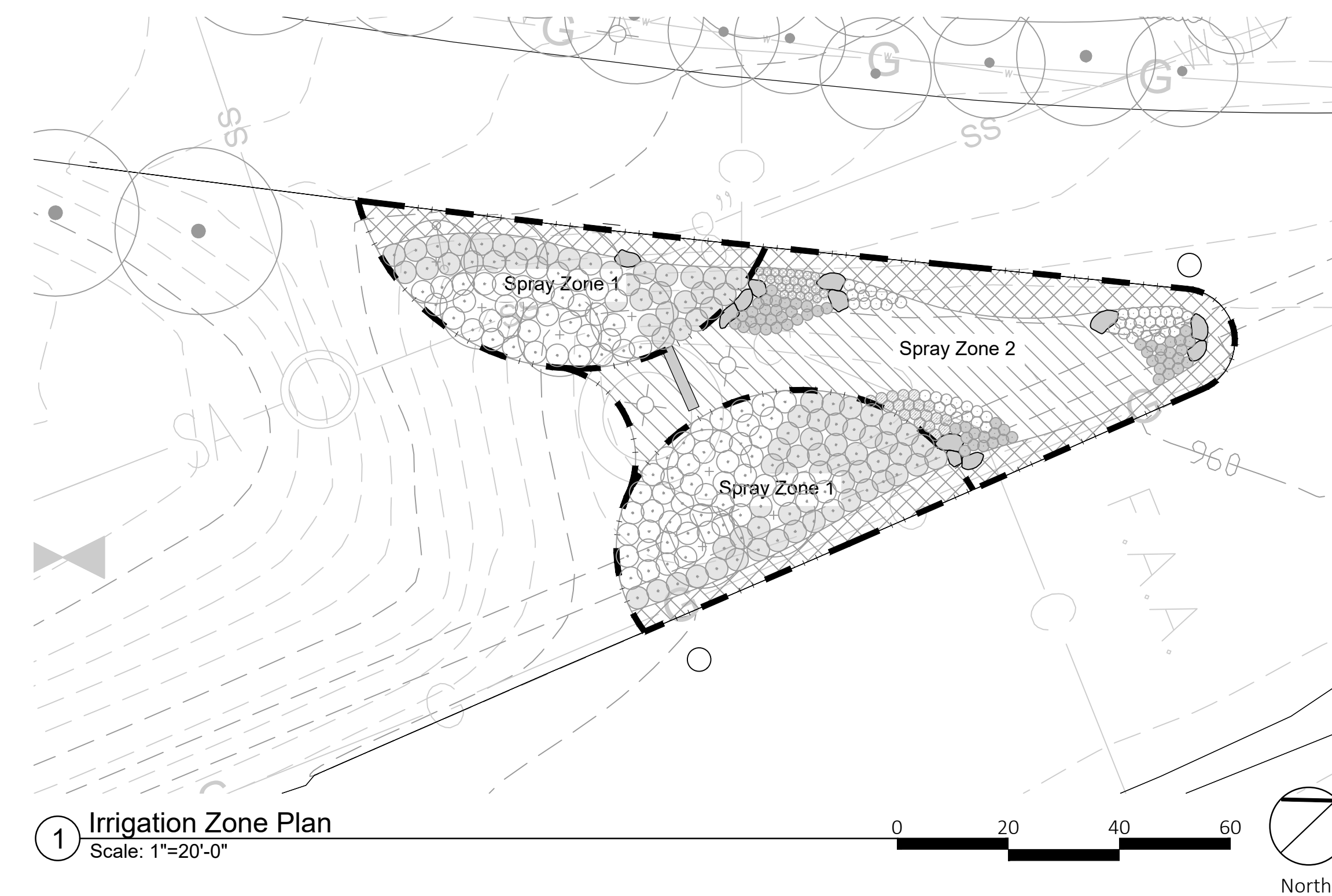
- Irrigation Contractor shall have a minimum of 5 years' experience on projects of this type and complexity. Provide two references, representing a recent and past installation.
- Irrigation Contractor shall obtain and pay for all necessary permits and approvals related to this work and submit copies of same for the Owner's records.
- Irrigation Contractor shall pay all one-time fees and charges related to this work, including water supply and metering. Coordinate with the water company as required for service arrangements. Irrigation contractor shall provide all work, including all power and control wiring, testing, adjusting, and start-up as required for a complete, properly functioning system.

**Irrigation system specifications:**

- The design should be based on the available water supply with water conservation as a focal point.
- Water supplies shall be taken from the underground site water supply main (with separate metering) if Owner wishes. Provide backflow prevention as required to comply with local codes.
- Recommended controller is the Pro-C series by "Hunter" or the ESF-Me3 controller by "Rain Bird" (for up to 22 stations).
- Sprinkler heads and related accessories shall be manufactured by "Rain Bird" or "Hunter" or other equivalent approved by the Owner or Landscape Architect. Installation shall be as designed and recommended by the manufacturer's authorized representative.
- Watering time for the property shall be between the hours of 2 am and 5 am or per Owner direction.
- This project includes the design and installation of an automatic, commercial grade, irrigation system. The design of the system and the system components will be submitted by the Landscape Contractor or Owner for approval prior to purchase of materials and installation.
  - Provide system water pressure/zone/head calculations.
  - Plan to include main line and zone pipe locations and head layout.
  - The design should take into consideration slope, sun, shade, and routing of piping that does not disrupt the root systems of large existing trees.
  - Provide nozzle types such as mini jets, misters, pop-up risers, adj. bubblers, adj. sprayers, dripper nozzles (emitters), backflow preventers, automatic control valves, timer, controllers, and all related accessories for new planting areas as indicated on the drawings.
  - The irrigation system shall be zoned as required to provide the most economical layout and pipe sizing and as per the site's microclimates. The system shall be designed and zoned to be compatible with a maximum of a 1-1/2" water meter size, unless otherwise approved by the Owner or Landscape Architect.
  - Controller shall have WiFi connection.
- All control valves shall be manufactured by "Rain Bird" or "Hunter" and shall be installed in concrete or HDPE valve boxes with heavy duty, vandal-proof covers. Boxes shall be black in color and set flush.
- Irrigation Contractor to ensure that valve box has enough room for expansion and enough room for maintenance operations such as valve removal and replacement.
- Irrigation Contractor should install unions on valves to allow for easy replacement, repair, and isolating valves before the remote-control valves.
- Controller shall be located (inside the mechanical room - interior of building). Check with Owner regarding exact location in room.
- Except as otherwise required by codes, main supply piping shall be schedule 40 PVC with solvent cemented joints, and branch piping shall be SDR 26, class 160, PVC 1120 and/or section 15c (pressure rated pipe) and/or local codes. Contractor shall ensure proper solvent-welding techniques are used and have this work as a part of the warranty. Threaded adaptors and threaded pipe for PVC shall be schedule 80, minimum. Solvent for PVC joints shall be NSF approved and per pipe manufacturer's recommendations. Minimum pipe size shall be 1/2".
- If the Contractor recommends piping above 4", mechanical joint fittings shall be properly installed, used, and properly thrust blocked to prevent pressure from separating joints.
- All valves and quick couplers shall be located 12" min. from sidewalks, curbs, asphalt areas, concrete paving, etc. (slopes excluded). The Irrigation Contractor shall install quick couplers at +/- 150 feet o.c. throughout the entire project.
- Backflow preventer shall be a reduced pressure backflow preventer.
- All exterior wiring shall be direct burial cable or shall be in schedule 40 PVC conduit. Minimum wire shall be 18 gauge for low voltage control wiring with size increase for longer runs as required to limit voltage drop for proper operation. Provide 120 volt power supply to the controller.
- Irrigation system should use multi-strand wire so that each valve is color coded and easily discovered if needed.
- Sleeves shall be installed by the Irrigation Contractor. Irrigation Contractor shall coordinate locations and size of sleeves with General Contractor prior to installation of walks, walls, curbs, drives, etc.
- Backfill shall be clean materials free of rocks larger than 2" and shall be compacted to prevent noticeable settlement and irregularities.
- Irrigation Contractor shall keep the premises clean and free of excess equipment, materials and rubbish incidental to the job during the installation. Upon completion of installation and before final acceptance, the Irrigation Contractor shall remove all material, equipment and debris resulting from this work. All paved areas shall be broom cleaned and the site left in a neat and acceptable condition as approved by the Landscape Architect or Owner.
- Irrigation system shall be cleaned during installation by flushing all components before final installation to ensure that no dirt/debris have entered the system. After flushing all piping shall be pressure tested until proven leak-free. Flushing and pressure testing shall be coordinated with installation of plantings to prevent damage to both plants and piping system.
- After all sprinkler heads and plantings are installed, adjust system for optimum coverage and coordination with plantings. Adjust all valves, alignments, and coverage for optimum performance for final approval by the Owner or Landscape Architect.
- Irrigation system shall be winterized by professionals familiar with similar systems.
- Irrigation system filter(s) shall be periodically checked and flushed clean to remove debris. At initial system start-up filter shall be checked every day for the first (3) three days.
- Irrigation Contractor shall recommend and set the program on the controller, provide thorough, detailed operating instructions for this specific system, and give verbal operating instructions to the Owner.
- Irrigation Contractor is responsible for submitting an as-built irrigation plan along with the operation manual for the irrigation system.

### General Notes

- Existing irrigation system is in place but in poor condition and needs updated. Contractor to provide irrigation plan for review by Owner.



1 Irrigation Zone Plan  
Scale: 1"=20'-0"

### Irrigation Sleeving Notes

- Sleeve locations are approximate and should be adjusted in the field as necessary.
- Provide all sleeving required under new walkway paving for site lights, and utilities. Sleeves shall be (2) 4" DIA. schedule 40 PVC piping, unless otherwise noted, at a depth of 12"-18" below grade and extending 1' beyond edge of paving.
- Pipe sleeves shall be required under all new concrete or paving areas.
- Stub up sleeve pipe uniformly at a minimum of twelve (12) inches above the ground surface. Cap with fluorescent orange paint for easy identification.

### Legend

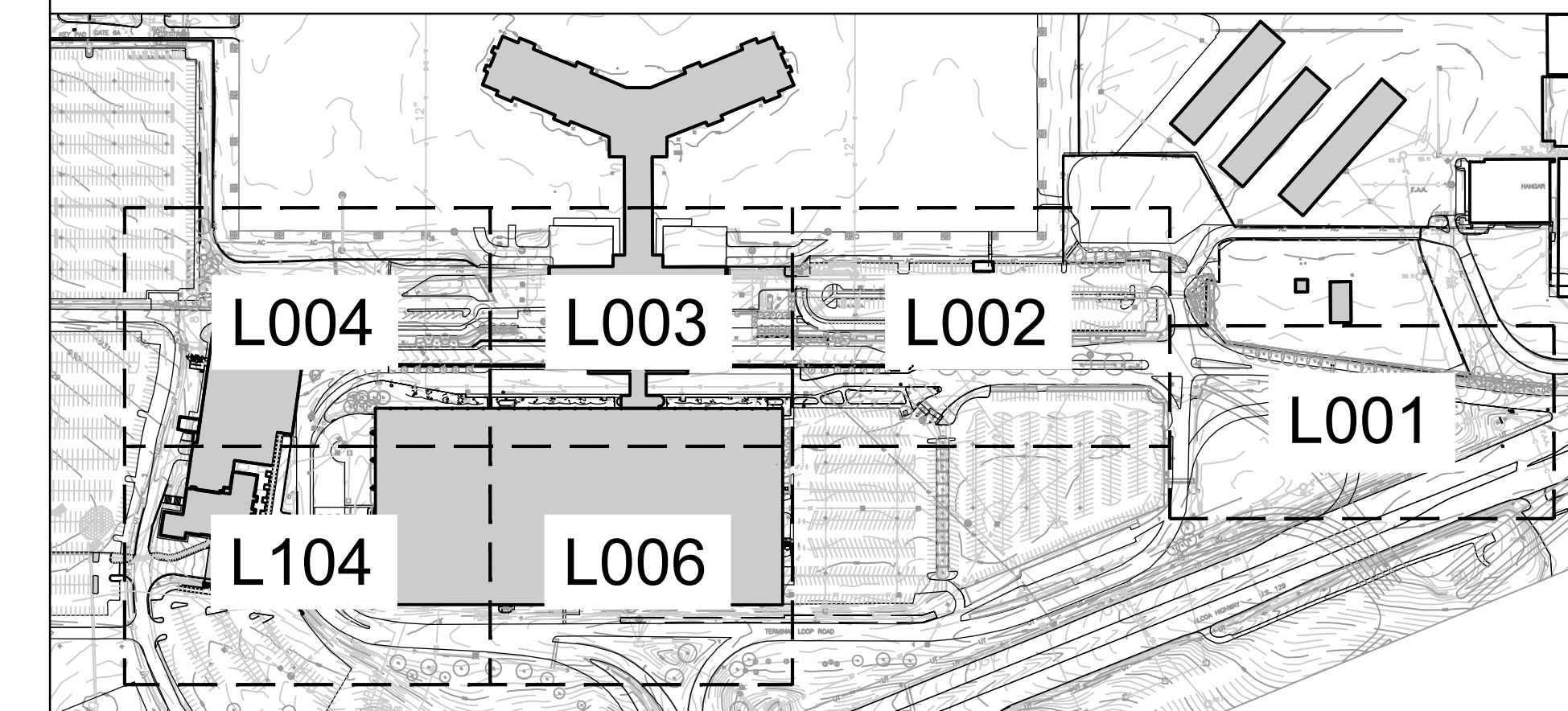
- Irrigation Zone Boundary
- (2) 4" Schedule 40 PVC Pipe

### Totals

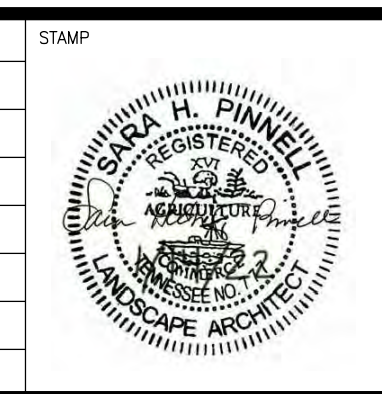
Irrigation Zones	15
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### Key Plan

Scale: 1"=300'-0"



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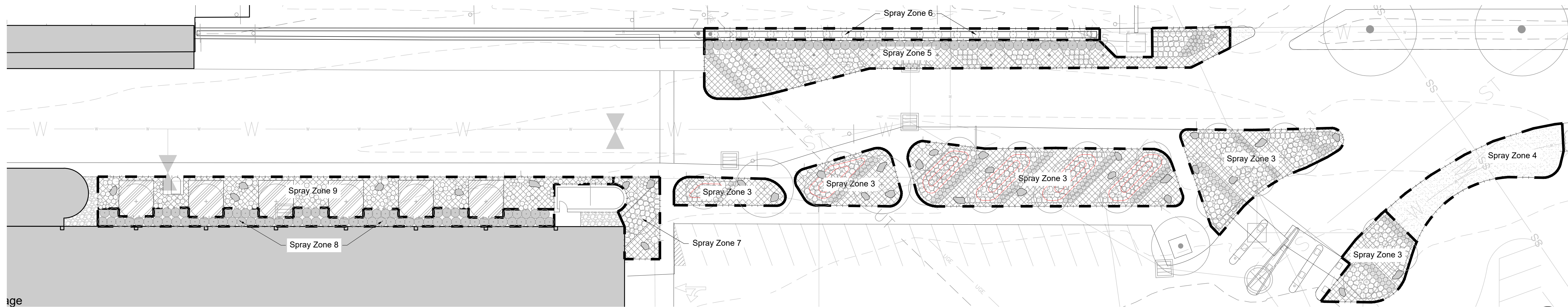
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APPR. BY  
MKK APPR.  
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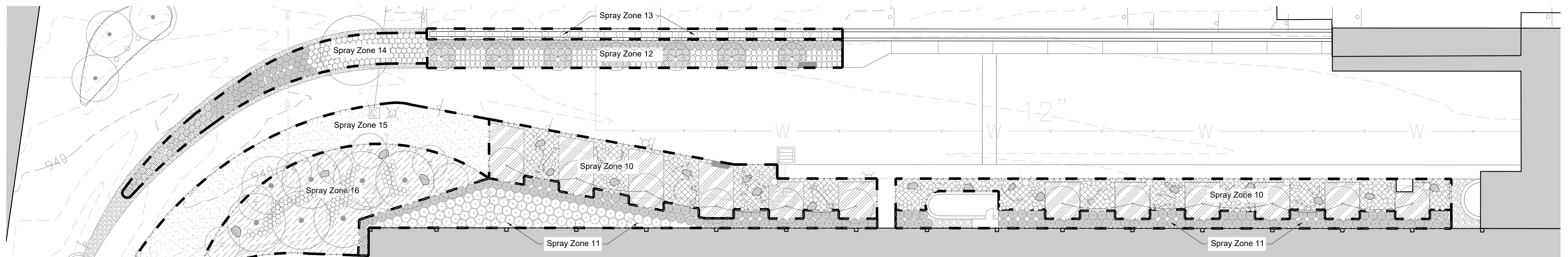
hedstrom  
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info@hedstromdesign.com 310 West Magnolia Ave.  
www.hedstromdesign.com Knoxville, TN 37917  
865.529.0013 ext.

McGhee Tyson Airport  
METROPOLITAN  
KNOXVILLE  
AIRPORT  
AUTHORITY

PROJECT NAME McGhee Tyson Airport Landscape Improvements December 2021	JOB NO. 21-046	DATE 01.14.22
SHEET TITLE Irrigation Zone Plans, Notes & Specifications	FILE NAME	REV. NO.
SUBMITAL 100% Landscape Plans	CHECKED BY ABS/LGG	DATE 01.14.22
MKAA PROJECT NO.	DWG. NO. <b>IRR1</b>	



1 Irrigation Zone Plan  
Scale: 1"=20'-0"



2 Irrigation Zone Plan  
Scale: 1"=20'-0"

**Irrigation Sleeving Notes**

1. Sleeve locations are approximate and should be adjusted in the field as necessary.
2. Provide all sleeving required under new walkway paving for site lights, and utilities. Sleeves shall be (2) 4" DIA. schedule 40 PVC piping, unless otherwise noted, at a depth of 12"-18" below grade and extending 1' beyond edge of paving.
3. Pipe sleeves shall be required under all new concrete or paving areas.
4. Stub up sleeve pipe uniformly at a minimum of twelve (12) inches above the ground surface. Cap with florescent orange paint for easy identification.

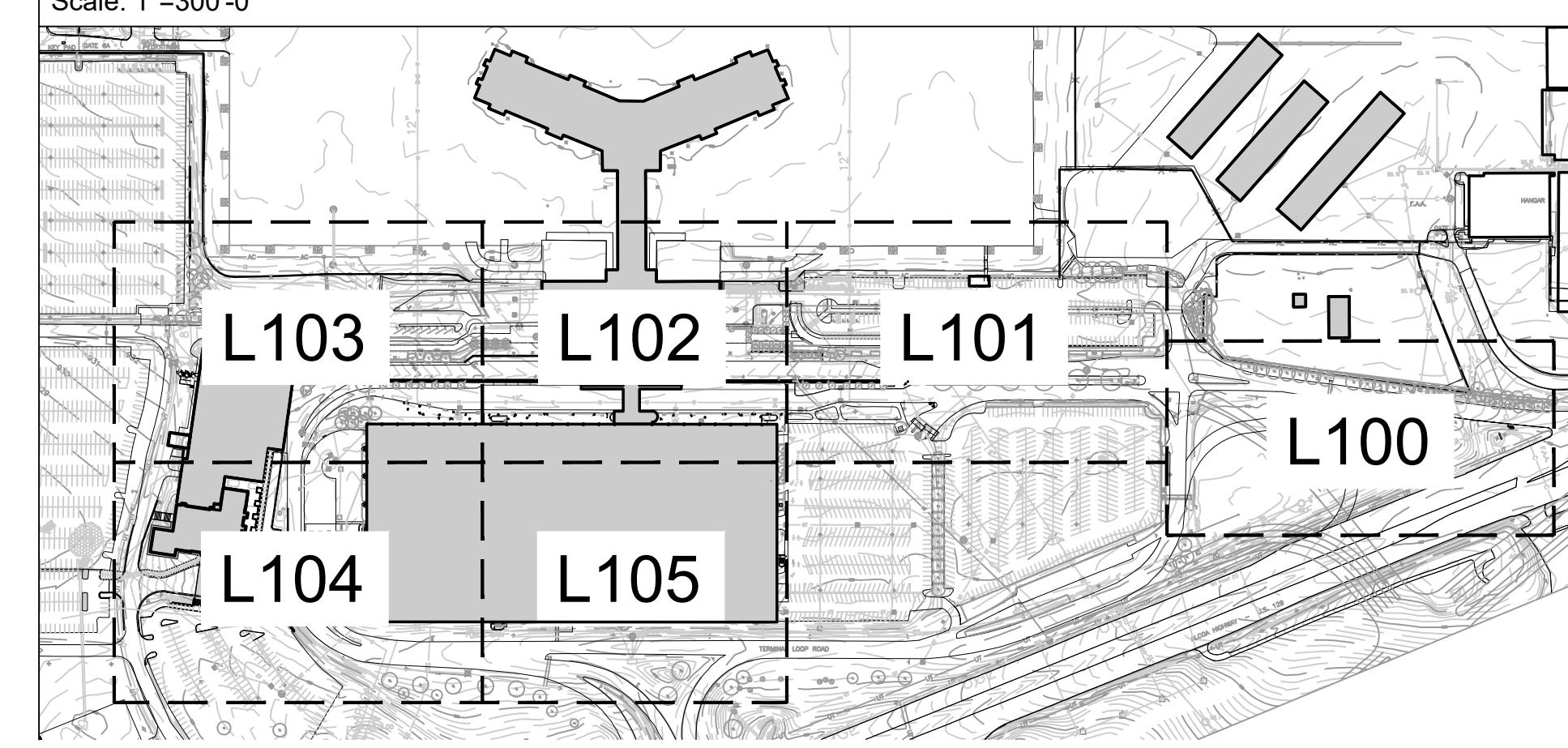
**Legend**

- | | — Irrigation Zone Boundary
- - - - - (2) 4" Schedule 40 PVC Pipe

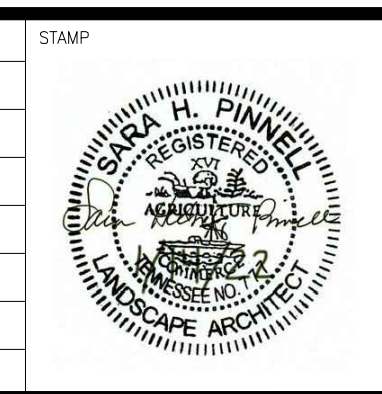
**Totals**

Irrigation Zones	15
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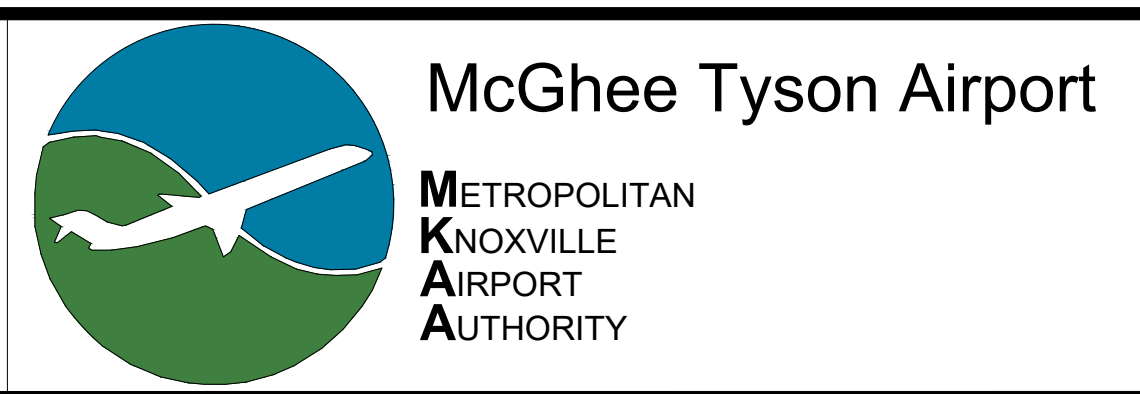
**Key Plan**



NO.	DATE	REVISION	BY	CK.	APPR.



DESIGNED BY  
CHECKED BY  
APPR. BY  
MKK APPR.  
SCALE: 1"=10'-0"  
GRAPHIC SCALE



PROJECT NAME McGhee Tyson Airport Landscape Improvements December 2021	JOB NO. 21-046	DATE 01.14.22
SHEET TITLE Irrigation Zone Plans	FILE NAME	REV. NO.
SUBMITAL 100% Landscape Plans	CHECKED BY ABS/LGG	DATE 01.14.22
MKA PROJECT NO.		DWG. NO. <b>IRR2</b>

## Proposal Form and Evaluation Points

Respondents are requested to respond to each of the following elements. Please use additional space as needed or attach additional documents.

State the Respondent's name, address, principal office, and type of entity. State the date of incorporation/organization and the state in which the Respondent is incorporated/organized. Indicate the former names, if any, under which the Respondent has conducted business and the years of operation under each name.

Business Name:

Address:

Type of Business:

Date and State of Incorporation/Organization:

Years in Business:

Former Names and Years in Business (If Any):

**\*\*\* Please attach specific business licenses and proof of EMR Safety Rating. \*\*\***

**1. Irrigation Installation and Maintenance Experience (up to 30 points)**

Demonstrate your ability to successfully provide irrigation installation and maintenance services, preferably at a business similar in size and complexity.

- A. List at least three (3) references for Respondent's work, specifically in providing irrigation and maintenance services similar to the work requested, with contact name, phone numbers, and addresses.

Reference #1

Reference #2

Reference #3

- B. Describe and/or List any Irrigation Licenses or Certifications

## 2. Project Implementation – Demolition and Installation (up to 20 points)

Demonstrate your ability to implement successful Landscaping Projects which include working knowledge of project drawings and working with a Landscape Architect.

Provide three (3) business references where you currently or have provided Landscaping Services and/or a Project with contact information.

Reference #1

Reference #2

Reference #3

### **3. Management and Staffing ( up to 20 points)**

Demonstrate the ability and qualifications of proposed staff in managing all aspects of the Landscaping Improvements Project.

- A. Attach resumes of the key individuals who will be assigned to the project, including the Project Manager. Provide information regarding their experience specific to Landscaping and associated equipment. Include any specific credentials, training, or licenses.
  
- B. Submit an organizational chart of Respondent personnel anticipated to be team members and the specific tasks they will perform.

### **4. Additional Items (up to 20 points)**

- A. Please attach any DBE, Minority-Owned, Veteran-Owned, TDOT, Woman-Owned, or other certificates that may apply.
  
- B. Please list or attach all other services, programs, or equipment your company can provide that will assist with overall demolition, installation, and safety.
  
- C. Provide a listing of additional services your company could supply to the Airport Authority.
  
- D. Submit an Estimated Timeline based on the information provided, estimated start date March 31, and ending in 3 months.



**5. Estimated cost to complete the project as directed by the drawings (Exhibit A) provided (up to 10 points)**

A. Proposed **TOTAL** cost for the entire project: \_\_\_\_\_

B. Proposed Demolition Cost of current landscaping: \_\_\_\_\_

C. Proposed Cost of Irrigation, Material and Labor included in each category.

a. Demolition: \_\_\_\_\_

b. Installation: \_\_\_\_\_

D. Plants Only Cost Breakdown, please attach a chart:

E. Total Labor Cost Breakdown: \_\_\_\_\_

F. Rate Sheet for Supplemental Services (if applicable).

6. Addendums

I have \_\_\_\_\_ , have not \_\_\_\_\_ received addendums for this RFP.

Following the evaluation of the written proposals, the Airport Authority may request additional information or to interview one or more of the Respondents. The submission of a proposal does not guarantee the right to an interview.

The MKAA reserves the right to reject any and all proposals or to accept any proposal that is deemed to be more advantageous to the MKAA.

Proposal made by:

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Company Name