



**Chattanooga Metropolitan Airport Authority
Request for Proposals for
Terrazzo Flooring System**

OVERVIEW AND PURPOSE

The Chattanooga Metropolitan Airport Authority is seeking proposals from firms to provide all labor, materials, and provisions necessary to remove existing carpeted flooring system, prepare surface, and install terrazzo flooring in the Airline Ticketing and Baggage/Ground Transportation wings of the airport terminal.

SCOPE OF SERVICES

Interested firms are to provide itemized, detailed proposals for their services. Proposals should itemize the costs for carpet and associated adhesive removal, floor preparation, terrazzo floor installation, and removal and replacement of thresholds/track for approximately 11,300 sq feet in Airline Ticketing and approximately 12,750 sq feet in Baggage/Ground Transportation.

Additional itemized costs that should be considered include safe disposal of materials, security badges, dust control wall erection and relocations, floor protection, and cleaning services during demo and installation activities, with the bulk of contracted work occurring during evening/overnight hours. This list of other costs is not exhaustive and additional items should be included after review of the specifications and details below.

Proposals should include the total price of work based on three options as shown below:

Option 1: Price for all work located only in Airline Ticketing

Option 2: Price for all work located only in Baggage/Ground Transportation

Option 3: Price for all work located in both the Airline Ticketing and Baggage/Ground Transportation areas

PROJECT SPECIFICATIONS

This project is taking place in an active mass transit environment with multiple airport tenants being directly affected. During the entire timeline of the project, no airline ticket counter, rental car counter or baggage claim system can be 100% taken out of service and must be able to serve airport customers in no more than a reduced capacity. Floor protection must be used on any surfaces that are not fully ready to accept foot traffic but are necessary for tenant business to take place.

The Airport Authority has an established relationship with the firm, DPM Surface Care, to coat and maintain existing terrazzo surfaces in the terminal. The selected bidder will be required to use DPM Surface Care to place the finish coating on new terrazzo floor sections as they are poured, polished, and punch listed. DPM Surface Care has provided allowance figures below to be included with all bids:

Option 1 Allowance: \$25,425.00

Option 2 Allowance: \$28,687.50

Option 3 Allowance: \$54,112.50

The Airport Authority has an established relationship with the firm, Young Electric Co., for electrical work inside the terminal. The selected bidder will be required to use Young Electric Co., to provide power as needed based on the bidder's equipment requirements. (See Water and Power) Young Electric Co., has provided allowance figures below to be included with all bids:

Option 1 Allowance: \$8,137.50

Option 2 Allowance: \$8,137.50

Option 3 Allowance: \$16,275.00

SCHEDULE OF EVENTS

The following is a general timeline for the project:

Release RFP	September 11, 2025
Pre-Bid Meeting	September 25, 2025
Questions Due	October 2, 2025
Addendum Posted	October 9, 2025
Proposals Due	October 16, 2025
Selection Committee Recommendation to Board	October 20, 2025

Pre-Bid Meeting will be held at the CMAA Board Room at 9:00am (local time) on Thursday, September 25th. The Board Room is located to the right of the TSA Security Checkpoint entrance through the double doors.

EVALUATION CRITERIA

25%	Experience: Past performance references of firm. Provide client names, address and contact information for at least three (3) terrazzo floor contracts completed which are similar in scope to this requirement. Proof of certification or membership in a terrazzo trade association (NTMA, etc.) requested for the terrazzo installer.
25%	Proposed Schedule/Timeline & Phasing Plan
50%	Total Cost

FLOORING PATTERN

See Attachment B for scaled drawings of the proposed flooring pattern for both building wings. Of note, the spaces inside the door vestibules are not part of the project, but the interior door threshold/tracks should be taken into account to ensure that there are no issues with door function after floor installation. Terrazzo in the Airline Ticketing area stops short of the ticket counters, with space as noted in the layout in front and behind the counters remaining as carpet at this time.

PHASING

Prospective bidders are requested to provide a phasing plan in their proposal, with the understanding that airline, car rental, and baggage drop operations cannot be taken 100% out of service if affected by a phase. Multiple phases can be worked at the same time, so long as they can be done so in a safe manner. Prospective bidders are encouraged to attend the pre-bid meeting so that they can view the affected spaces. CMAA will review phasing plans with a bidder prior to award of the contract to confirm it is in conformance with requirements listed above.

MATERIAL SPECIFICATIONS

Terrazzo

- Key Resin Company #108 Epoxy Terrazzo Matrix
- Color 1 – White, Key Resin – KR 202137
 - 15% Clear Glass #0
 - 15% Clear Glass #1
 - 10% One sided Mirror #1
 - 60% Amazing White #1
 - Polish: 400 Grit
- Color 2 – Colonnade Gray, Key Resin – KR 202135
 - 15% Clear Glass #0
 - 15% Clear Glass #1
 - 10% One sided Mirror #1
 - 30% GA White #0
 - 30% GA White #1
 - Polish: 400 Grit

Primer

- Key Resin #502 Epoxy Primer
- Key Resin #597 MVT Penetrating Primer

Crack-Isolation Membrane

- Key Resin #580 Flexible Epoxy Membrane

Divider Strips

- National Metal Shapes Zinc 3/8" H x 1/8" W

Floor Finish (to be completed by DPM Surface Care)

- Ultra Durable Technologies EPIC Water-Based Urethane Topcoat – Matte Finish

DUST CONTROL

The airport terminal is regularly active with customer traffic 20+ hours per day, and never closes. This fact, combined with working around multiple airport tenants, requires that the work spaces during dust generating portions of the project be as close to 100% contained as possible. A dust barrier system is the Airport Authority's expectation. Any dust and other particulate matter that is not caught by dust barriers must be cleaned prior to 4:00 AM, and more frequently should it be in passenger/guest gathering areas. Any dust exposure to ceiling mounted air return vents must be minimized with the use of air vent filters in work areas.

MATERIAL STORAGE

All terrazzo materials will be stored underneath the airport terminal in Baggage Claim inside the Secured Area. Equipment trailers will also be able to be stored in this area. CMAA will provide additional storage options for materials that could be negatively affected by temperatures. Access to this area requires applying for an airport security badge. Additional details on security badging detailed below.

Transferring of materials from the storage area to interior worksites, especially the Airline Ticketing area, should be monitored for cleanliness and taken care of while the shift is taking place. Creating a pathway using temporary floor protection materials has been used previously with success to transfer materials and equipment long distances in the building.

MATERIAL DISPOSAL

Disposal of demolished materials, dust bags and other flooring construction waste must be done in accordance with local and state laws. A dumpster will need to be provided by the selected bidder and will be placed inside the Secured Area at Baggage Claim for disposal of construction waste.

WATER AND POWER

Hose bibbs are located in the first-floor restroom facilities in both the Ticketing and Baggage wings, and in multiple exterior locations along the wings. Power will need to be provided by a licensed electrician, based on the needs of the prospective bidder's equipment requirements. Precautions must be taken with hoses and power cabling to avoid tripping hazards while actively being used in the presence of customer foot traffic, and stowed safely when not in use. See Project Specifications section above in reference to bidder's power needs and pricing.

AIRPORT BADGING

Access to the material storage area requires an airport security badge. This requires an application to be filled out and signed off by an authorized signatory. Additional forms of ID are required to be submitted along with the application, and can be found at the bottom of Page 4 of the Badge Application (link below). Fingerprints will be taken and a criminal background check must be passed in order to receive a badge. The total fee for the badging process is \$95 per badge application.

It is highly recommended that a limited number of personnel that will regularly be on shift during the project receive a badge. One badged employee is allowed to escort up to 5 non-badged employees at a time into the secured area, so not all personnel will need to receive a badge for this project. All non-badged employees will have to remain in public areas of the terminal, unless directly escorted by a badged employee. A non-badged employee may not be left unattended by a badged escort at any time when operating in the secured area.

[Link to CMAA Security Badge Application \(Fillable PDF\)](#)

WORKING HOURS

Outside of carpet and glue removal, terrazzo mix pours, polishing, and sealant application, previous work in the building has been conducted in the evening hours due to noise and logistics. The airline ticket counters are typically done with passenger check-in functions by 8:00 PM daily, and re-open at approximately 4:00 AM. The baggage claim belts are typically active between 9:00 AM and 12:30 AM. The rental car counters located in baggage claim are open from 8:00 AM until evening reservations are completed. The operating hours of the airline and rental spaces are subject to change in flight schedules and interruptions from weather or other issues. Working hours for high noise producing activities are recommended as follows: Ticketing - 7:30 PM to 3:30 AM, Car Rental & Baggage – 10:00 PM to 7:00 AM.

QUESTIONS & PROPOSAL SUBMISSION

Prospective bidders are solely responsible for carefully examining this RFP and any addenda, and seek clarification of any ambiguity, conflict, omission or error.

All such questions, in order to be considered, must be sent via email to thuff@chattairport.com at by 2:00 pm local time on Thursday, October 2nd. Questions should be directed by email only; phone calls will not be accepted. Any unauthorized contact shall not be used as a basis for responding to this RFP and may result in the disqualification of the prospective bidder's submittal.

Only the written interpretation or correction so given by the authorized Chattanooga Metropolitan Airport Authority representative shall be binding and prospective. Prospective bidders hereby informed that no other agent, or employee, of Chattanooga Metropolitan Airport Authority is authorized to provide information concerning, or to explain or interpret, the RFP.

Such interpretations or corrections, as well as any additional provisions that Chattanooga Metropolitan Airport Authority may decide to include, will be posted on the Chattanooga Metropolitan Airport Authority website on October 9th as an addendum to the RFP documents and binding on all prospective bidders. A prospective bidder's failure to request an interpretation or correction shall preclude such contractor from thereafter claiming ambiguity, inconsistency or error which should have been discovered by a reasonably prudent analysis.

The RFP closing date is October 16th. Please provide an original Submittal by 2:00pm (local time) on this date to the following address:

Chattanooga Metropolitan Airport Authority
ATTN: Contract Administrator
Tamara Huff
1001 Airport Road, STE 14
Chattanooga, Tennessee 37421

OR email to thuff@chattairport.com, with "RFP Terrazzo" in the subject line followed by a call to confirm receipt of the Submittal at (423) 855-2210.

RESERVATION OF RIGHTS

Chattanooga Metropolitan Airport Authority reserves the right at its sole discretion to:

- Reject responses after the due date and time specified. The Chattanooga Metropolitan Airport Authority will not return late submittals. Late submittals will be destroyed by the Chattanooga Metropolitan Airport Authority 30 days after the opening date.
- Cancel the entire solicitation and re-advertise when in the Chattanooga Metropolitan Airport Authority's best interest.
- Accept or reject any and all submittals, waive any minor errors, informalities, and procedures without penalty to the extent permitted by law.
- Be the final judge as to which response is most qualified.
- Any of the following may cause the response to be considered non-responsive and be rejected:
 - a. Response contains items not specified
 - b. Response contains incorrect items
 - c. Response that does not respond in the manner specified
 - d. Response received by telephone, facsimile, or email

DISQUALIFICATION

Please note that any unauthorized contact by the prospective bidder during the bid or proposal process with an official or airport employee, other than the individual identified in this RFP shall cause the team to be immediately disqualified from participating in the bidding process.

TERMS AND CONDITIONS

1. Assignment – The prospective bidder shall, under no circumstances, assign any contract awarded as a result of this solicitation, or any part thereof to another party without express written permission of the Chattanooga Metropolitan Airport Authority.

2. Prospective Bidder's Cost to Develop a Response – Costs for developing a response to this solicitation are entirely the prospective bidder's obligation and shall not be chargeable in any manner to the Chattanooga Metropolitan Airport Authority.

3. Business License and Permits – The prospective bidder shall secure or maintain in force during the period covered by any contract resulting from this specification all licenses and permits required by law for the operation of their business, including a Tennessee Business License and Tennessee Contractor License when required.

4. Equal Employment Opportunity – The prospective bidder shall comply with all applicable state and federal laws addressing Equal Employment Opportunity.

5. Public Information – After the date specified for the opening of the response, all materials received relative to general service solicitations become public information and are available for inspection. Professional service solicitations become public upon award of contract. The Chattanooga Metropolitan Airport Authority treats submitted responses as public documents; therefore, proprietary or confidential information that is not intended for public review should not be included with the submittal. Prospective bidders can provide an explanation of why the information was not included. If the Chattanooga Metropolitan Airport Authority conducts interviews, the information can be presented

at that time. The Chattanooga Metropolitan Airport Authority reserves the right to retain all submittals, whether or not the submittal was selected or judged to be responsive.

6. Signatures – Responses must be signed in longhand by the prospective bidder with his/her usual signature in the designated areas within the solicitation documents. Submittals must be signed by any and all representatives legally authorized to contractually bind the Prospective bidder.

UNDERSTANDING OF REQUIREMENTS

It is the responsibility of each prospective bidder submitting a proposal to inquire about and to clarify any requirement of the RFP which is not understood. The Chattanooga Metropolitan Airport Authority will issue written responses and post these responses on the airport website; it is the responsibility of prospective bidders to check the website for any updates related to this RFP. Only electronic responses made by the Chattanooga Metropolitan Airport Authority to inquiries concerning procedures or specifications will be considered valid. Non-written questions from proposers and verbal responses by the Chattanooga Metropolitan Airport Authority should be limited to simple clarifications and will not be considered valid as part of the process.

INCURRING COST

The Chattanooga Metropolitan Airport Authority is not liable for any cost incurred by any prospective bidder interested in submitting an RFP, or any selected Prospective bidder, prior to the execution of a contract.

NEGOTIATION/ CONTRACT DEVELOPMENT WITH SELECTED BIDDER

In case the selected bidder's proposed cost of services exceeds the available funds of the Chattanooga Metropolitan Airport Authority, the Chattanooga Metropolitan Airport Authority reserves the right to negotiate the scope with the selected Prospective bidder to bring the price to within available funds.

MODIFICATION AND WITHDRAWAL OF PROPOSALS

Responses received by the Chattanooga Metropolitan Airport Authority may not be withdrawn within 90 days of submission. An authorized representative of the bidder must submit a signed, written request formally requesting their submittal to be withdrawn from the bidding process.

INDEMNIFICATION

The successful bidder shall indemnify and hold harmless the Chattanooga Metropolitan Airport Authority, its officers, boards, commissions, agents and employees against any and all claims, demands, causes of action, suits, proceedings, damages, costs or liabilities of every kind and nature whatsoever, including, but not limited to, damages for injury or death or damages to person or property, regardless of the merit of any of the same, including any attorney fees, accountant fees, expert witness or consultant fees, court costs, per diem, expense traveling and transportation expense, or other costs or expense arising out of or pertaining to the performance of this Agreement by the successful bidder and for which the bidder would otherwise be responsible unless resulting from the negligence of Chattanooga Metropolitan Airport Authority or its officers, boards, commissions, agents, or employees.

TERMINATION OF CONTRACT

Should the bidder fail to perform the work according to accepted methods, the Chattanooga Metropolitan Airport Authority has the right to terminate the contract immediately. In the event of termination pursuant to this paragraph, the Bidder shall be paid for all services provided through the date of termination less any fines, remedial costs or other fees that may be withheld.

CHATTANOOGA METROPOLITAN AIRPORT AUTHORITY RIGHTS

The Chattanooga Metropolitan Airport Authority reserves the right to reject any and all proposals, or to contact any submitting prospective bidder or reference prior to award for explanations or clarification. The Chattanooga Metropolitan Airport Authority reserves the right to waive any formalities and to award to the most responsive and responsible bidder.

PROPOSAL BINDING

The contents, in their entirety, of the proposal submitted by the accepted firm shall become an attachment to and part of the agreement between the bidder and the Chattanooga Metropolitan Airport Authority.

RETAINAGE

From the total of the amount determined to be payable on a partial payment of this contract, 5 percent of such total amount will be deducted and retained by Chattanooga Metropolitan Airport Authority for protection of their interests. Unless otherwise instructed by the Chattanooga Metropolitan Airport Authority, the amount retained will be in effect until the final payment is made. Retainage will be dispersed upon satisfactory completion of the project.

INSURANCE

Information on insurance requirements can be found on Attachment A of this RFP.

Attachment A

Insurance Requirements

Vendors operating on the Chattanooga Metropolitan Airport Authority property are required to procure and maintain for the duration of their contract with the Authority insurance against claims for injuries to persons or damages to property that may arise from or in connection with the Vendor's operators, its agents, representatives, employees, or subcontractors. The cost of such insurance shall be the responsibility of the Vendor.

1. The Vendor shall carry liability insurance with a reliable company licensed to do business in the State of Tennessee.
2. The Vendor shall carry workers' compensation and employer's liability insurance (including applicable occupation disease provisions and all state endorsements) as required by the State of Tennessee.
3. All Risk (except for those items specifically excluded) Coverage, and Flood (if required by the Authority) Insurance and such other coverages as The Authority may reasonably elect to require in an amount adequate to cover the replacement cost of all personal property, decorations, trade fixtures, furnishings, equipment, and all contents therein. Business Interruption Insurance covering those risks referred to in (3) above in an amount equal to all Minimum Annual Rent and other sums payable under the Lease for a period of twelve (12) months commencing with the date of loss.
4. The Vendor shall carry Technology Errors & Omissions with Security and Privacy Liability coverage.
5. The Vendor shall maintain limits no less than the following:
 - a. GENERAL LIABILITY: \$1,000,000 combined single limit per occurrence for bodily injury, property damage, and personal injury with a \$2,000,000 general aggregate limit including products and completed operations coverage.
 - b. AUTOMOBILE LIABILITY: \$1,000,000 combined single limit per accident for bodily injury and property damage including hired and non-owned liability.
 - c. WORKER'S COMPENSATION: Statutory limits as required by Tennessee state law and employer's liability limits of \$1,000,000 per accident. Waiver of subrogation shall be in favor of the Authority.
5. All Insurance described herein shall be maintained by the Vendor for the full period of the contract and in no event will be terminated or otherwise allowed to lapse during the contract period without providing 30 days' notice of cancellation or non-renewal to the Authority. Each insurance policy shall be endorsed to the Authority. Further, Vendor shall notify the Authority immediately upon receipt of any suspension, cancellation, non-renewal or reduction of coverage of any policy.
6. The Authority shall be named as an additional insured under the Vendor's general liability and automobile liability policies by attaching Insurance Services Office Commercial General Liability Endorsement CG2009 (Additional Insured-Owners, Lessees, or Vendors-Form A) or its equivalent. The Vendor shall include all subcontractors as insureds under its policies or shall furnish separate certificates and endorsements for each subcontractor. All coverages for subcontractors shall be subject to all requirements stated herein.
7. The Vendor shall furnish the Authority with certificates of insurance with endorsements. The certificates and endorsements for each insurance policy are to be signed by a person authorized by that insurer to bind coverage on its behalf.
8. All certificates and endorsements are to be received and approved by the Authority before operations commence and Vendor shall deliver 15 days prior to the expiration of any policy and a certificate of insurance satisfactory to the Authority. The Authority reserves the right to require complete certified copies of all required policies, at any time.
9. Required certificates and endorsements should be submitted to:

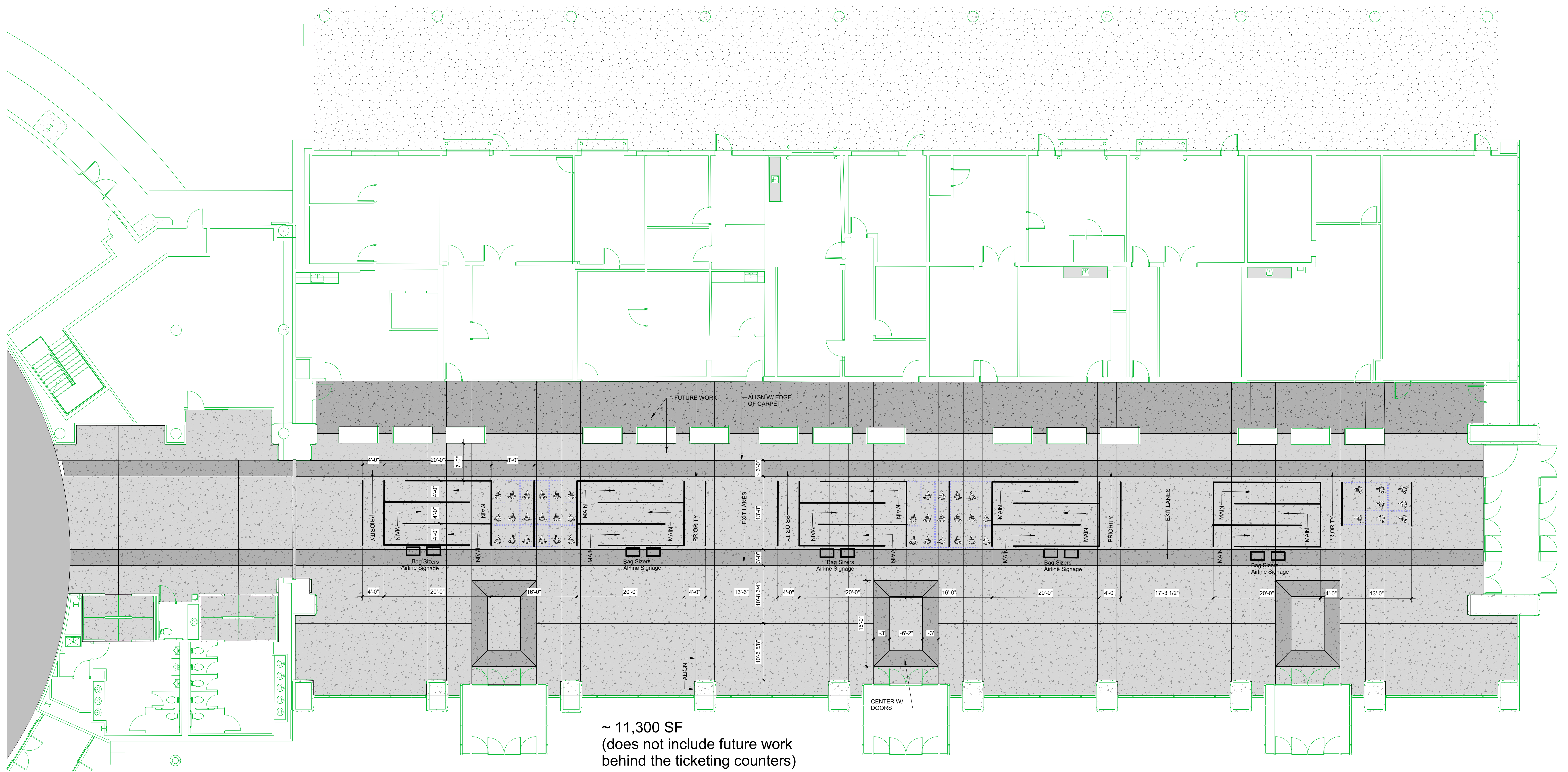
Chattanooga Metropolitan Airport Authority
Attn: Contracts Administrator
1001 Airport Road, Suite 14
Chattanooga, TN 37421

Waiver of Subrogation: The Authority shall not be liable for any damage by fire or other peril includable in the coverage afforded by an All Risk (except for those items specifically excluded) Insurance policy, (whether or not such coverage is in effect), no matter how caused it being understood that the Vendor will look solely to its insurer for reimbursement.

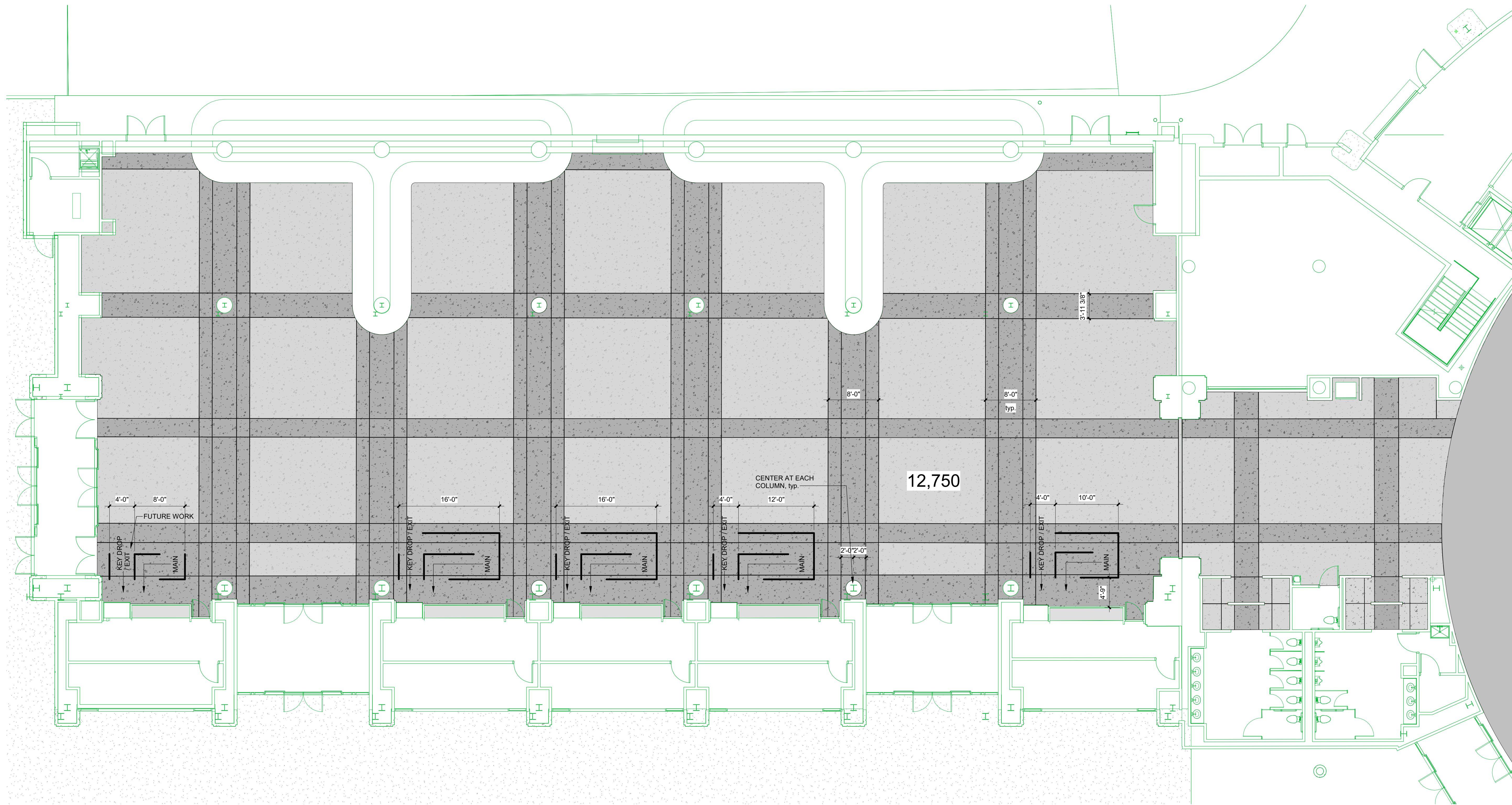
All of the aforesaid insurance shall be written by one or more A.M. Best's rated A-VII or better insurance companies.

Attachment B

Terrazzo Layouts



1		1st Floor Finish Plan -
TZ 01	1/8" = 1'-0"	Ticketing



1		1st Floor Finish Plan -
TZ 02	1/8" = 1'-0"	Baggage Claim

Attachment C
Allowance Figures

Estimate



10445 Cogdill Road
Knoxville, TN 37932
(865) 692-8337 / (865) 740-2805
invoices@dpmcare.com

ESTIMATE#	206181
DATE	09/11/2025
PO#	

CUSTOMER
Chattanooga Metropolitan Airport 1001 Airport Road Suite 14 Chattanooga, TN 37421

SERVICE LOCATION
Main Passenger Terminal 1001 Airport Road Suite 14 Chattanooga, TN 37421

DESCRIPTION

Terrazzo Estimate		
Description	Rate	Total
Diamond Guard Ultra - Terrazzo (Matte) Location: Chattanooga Metropolitan Airport Area: Baggage		25,425.00
Diamond Guard Ultra - Terrazzo (Matte) Location: Chattanooga Metropolitan Airport Area: Ticketing		28,687.50

CUSTOMER MESSAGE
* This square footage price can be slightly reduced depending on the area we are able to coat each visit. This is based off of working in smaller sections with each coating covering roughly 1,000 sq ft so about 24 visits in total. ----- ** Please Note: Clean and remove debris, pH test surface, apply Diamond Guard Ultra. Allow 8 hours to properly cure. During the cure time, this space may not receive any foot traffic and must have proper ventilation (HVAC set to 72 - 78 degrees). It is suggested to secure this space or tape off with appropriate caution tape and signage. ----- *** DPM will not be liable for damage that occurs during the cure cycle.

Estimate Total:	\$54,112.50
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Budget

September 11, 2025

AL #S-41907 Exp. 7/31/26
AR #0431440623 Exp. 6/30/26
KY #CE64582 Exp. 9/30/26
SC #M105737 EL5 Exp. 10/31/27
VA #2705152534 Exp. 12/31/25

GA #EN211033 Exp. 6/30/26
FL #EC13008041 Exp. 8/31/26
NC #25031-U Exp. 12/15/25
TN #35916 CE-B Unlimited Exp. 1/31/26

WBE Certified - NWBOC

Disadvantaged Business Enterprise – TNUCP

To: CMAA
Email:

Job: Floor Grinder Power for Terrazzo
Chattanooga, TN

The following proposal is based on specifications, and prints dated 10/9/13 by Smith Engineering.

We hereby submit specifications and estimates for:

1. Will pull all electrical permits required for job.
2. Will provide and install a complete electrical system.
3. We are not responsible for damage to any unforeseen objects within the concrete floor while sawing, coring or drilling.
4. Price includes:
 - (1) location of power @ up to 480V 60A for floor grinder power at baggage we will supply breaker and up to 150' of cord
 - (1) location of power @ up to 480V 60A for floor grinder power at ticketing. we will supply breaker and up to 150' of cord
 - (floor care company to supply equipment pigtails and 200' of cord)

specifications, for the sum of:

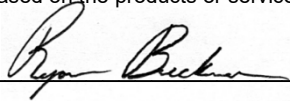
Sixteen Thousand Two Hundred Seventy Five Dollars.....(\$16,275.00).

Payment shall be due as follows: **Draws to be based on the percentage of work completed and material stored on the job site. Payment shall be due within 30 days of the invoice date.**

Any alteration or deviation from the above proposal specifications which result in extra costs shall be performed upon written orders only and shall become an extra charge over and above the estimate. This estimate is based on a mutually agreed upon contract. All agreements are contingent upon strikes, accidents, or delays beyond our control. This estimate does not include rock removal. Young Electric Co., Inc. (YECI) is not responsible for damaged underground utilities not marked by location service companies. Contractor/Customer shall carry fire, tornado, and other necessary insurance. If YECI, in its sole discretion, shall deem it necessary to employ an attorney to assert any right of YECI or enforce any obligation of Contractor/Customer, YECI shall be entitled to recover all costs and expenses thereby incurred, including, without limitation, the reasonable charges and expenses of the attorney so employed.

This proposal is contingent upon a lack of impact by any national emergency. Young Electric Co., Inc. (YECI) will use its best efforts to staff and supply this project to ensure the scheduled completion date is met but reserves the right to seek an excusable extension of time if YECI or its subcontractors/suppliers are unable to maintain planned crew sizes due to illness, supply shortages or governmental restraints on business, travel, and/or assembly. If the project is temporarily halted pursuant to the terms of the proposed contract/subcontract, YECI intends to seek additional costs associated with the suspension.

In the event tariffs are imposed or increased on the products or services covered by this proposal, the prices and terms outlined herein shall be subject to adjustment.

Authorized Signature  Ryan Buckner

Note: This proposal may be withdrawn by us if not accepted within five (5) days.