

**REQUEST FOR QUALIFICATIONS (RFQ)
PROFESSIONAL AIRPORT DESIGN, ENGINEERING,
ARCHITECTURAL & CONSTRUCTION INSPECTION/ADMINISTRATION
CONSULTANT SERVICES
FOR THE DECATUR COUNTY INDUSTRIAL AIR PARK – BAINBRIDGE, GEORGIA**

The Decatur County Board of Commissioners is seeking a qualified aviation consulting firm to provide professional design, engineering, architectural, and construction inspection/administration services, including, but not limited to, geotechnical/subsurface investigations and topographic surveying, environmental assessments, preliminary and final design, and bidding, at the *Decatur County Industrial Air Park* in Bainbridge, Georgia.

It is the intent of the Decatur County Board of Commissioners to enter into a Master Agreement with a consultant for the upcoming five (5) year period. The selected consultant will negotiate and enter into individual work authorizations/task orders for services based on the scope of work, with the Decatur County Board of Commissioners on an assignment-by-assignment basis during the term of the Master Agreement.

The services are limited to projects that the Decatur County Board of Commissioners expects to initiate within five (5) years of the effective date of the Master Agreement. The Decatur County Board of Commissioners reserves the right to initiate additional procurement actions for projects and work items included in the initial procurement.

The selection of the consultant will comply with 49 USC § 47107(a) (17), 2 CFR §200.320, and FAA Advisory Circular 150/5100-14 *Architectural and Engineering Consultant Services for Airport Grant Projects*, and applicable Georgia statutes and laws, as amended. Responding firms/teams must possess a current pre-qualification by the Georgia Department of Transportation in Area Classes No. 2.09 Airport Design and 8.02 Airport Construction Administration and Observation.

The consultant and any subconsultants proposed shall not discriminate based on race, color, national origin, or sex in the performance of this contract. Disadvantaged Business Enterprise (DBE) utilization is required for federally funded projects over \$250,000. The DBE Goal for FY2026 is 7.48%. Proposed DBE firms are to be certified by the Georgia Uniform Certification Program. The consultant shall carry out applicable requirements of 49 CFR Part 26 in the award and administration of all Federally-assisted contracts. Failure by the Consultant to carry out these requirements is a material breach of the contract, which may result in the termination of the contract or such other remedy as the Decatur County Board of Commissioners deems appropriate.

The Decatur County Board of Commissioners reserves the right to reject any submissions to this RFQ, request clarification, or waive informalities/technicalities if they are deemed in the best interest of the Decatur County Board of Commissioners. The Decatur County Board of Commissioners is not liable for any costs incurred by the consultant in the preparation or presentation of a response to this request.

Scope of Services

The scope of work to be included in the Master Agreement may include, but is not limited to, the following:

- a. Prepare Project Funding Applications and Capital Improvements Program (CIP) Documents.
- b. Perform Design, Bidding and Negotiation, Construction Administration, and Resident Inspection Services.
- c. Assist with DBE Program Overall Goal Updates / Program Administration.
- d. Construct/Rehabilitate Airfield Drainage Systems.
- e. Construct/Rehabilitate Airfield Pavement, Lighting, and NAVAIDs/ILS Improvements.
- f. Construct/Rehabilitate Airport Buildings (Terminal / Hangars / Maintenance).
- g. Construct/Rehabilitate Airport Roadways and Parking Lots.
- h. Install/Upgrade Airport Fencing and Security Systems.
- i. Obstruction Removal
- j. Improve Runway/Taxiway Safety Areas/Object Free Areas
- k. Land Acquisition
- l. Such other airport-related work as the Decatur County Board of Commissioners may deem necessary.

Projects are limited to those in the attached project list and may be accomplished over multiple years, task orders, and Federal and State grants. Projects or work elements not included in this list or agreement may require additional procurement actions to ensure compliance with Federal and State requirements and to ensure qualification of staffing for specialized tasks. The addition of a similar project or work element without additional procurement action requires the Georgia Department of Transportation's written approval of the Decatur County Board of Commissioners request and justification to forego a separate procurement action.

Submission Requirements

Required information is to be presented in a manner that clearly illustrates the following:

1. Team Description/Background: A general description of the submitting firm, including firm size, and general information regarding all sub-consultant firms on the team.
2. Organizational Chart: Include clear illustration as to the Project Manager and key personnel representing the primary firm.
3. Resumes: Include for key personnel. Indicate each individual's qualifications and experience.
4. Relevant Experience: Qualifications and experience of the primary firm and subconsultants in the past five (5) years at general aviation airports similar in nature to the Decatur County Industrial Air Park.
5. Proximity to the Decatur County Industrial Air Park: Geographical location of the office that will be primarily responsible for assigned projects and where the work will be accomplished, as well as the location of any supporting offices that will likely be involved in this contract.
6. References: Contact name, agency name, and telephone number of at least three (3) current airport clients of the primary firm.
7. Regulatory Familiarity: Demonstrate familiarity with the Federal Aviation Administration (FAA) and State Aviation Programs.
8. Workload: Provide a brief summary of the primary firm's current workload and ability to meet schedules and deadlines.

Evaluation Criteria

The following criteria shall be used to select the consultant:

1. Capability to perform all or most aspects of the project and recent experience in airport projects comparable to the proposed tasks.
2. Key personnel's professional qualifications and experience and availability for the proposed project; their reputation and professional integrity and competence; and their knowledge of FAA and State regulations, policies, and procedures.
3. Capability to meet schedules or deadlines.
4. Quality of projects previously undertaken and capability to complete projects without having major cost escalations or overruns.
5. Qualifications and experience of sub-consultants regularly engaged by the consultant under consideration.
6. Capability of a branch office that will do the work to perform independently of the home office, or conversely, its capability to obtain necessary support from the home office.
7. Ability to furnish qualified inspectors for construction inspection.
8. Understanding of the projects' potential challenges and the sponsor's special concerns.
9. Degree of interest shown in undertaking the project and familiarity with and proximity to the geographic location of the airport.
10. Capability to incorporate and blend aesthetic and architectural concepts with the project design while accomplishing the basic requirements that transportation facilities be functional, safe, and efficient.
11. In meeting the Disadvantaged Business Enterprise (DBE) contract goal, evidence documenting the consultant met the DBE goal, or by documenting that it made adequate good faith efforts to meet the DBE goal.
12. Capability to conduct a Value Engineering (VE) study for projects that are particularly complex or have unique features.

Selection Process

Qualifications will be reviewed and evaluated by a Selection Committee based on the criteria listed herein. At the discretion of the Selection Committee, consultants may or may not be invited to participate in an interview. Interviews, if conducted, may be conducted via phone, informal and/or formal in-person and a short list of Consultants selected for an interview shall be notified at least seven days prior to the interview date.

All unsuccessful firms will be notified in writing no later than five days after the selection and contracting process is completed.

Submittal

All interested parties should submit four (4) copies of the Statement of Qualifications and one (1) copy on a USB, which shall contain no more than forty (40) pages, excluding tabs and a cover letter by April 13, 2026 at 5:00 p.m. local time. Statements received after this deadline will not be considered.

Responses are to be addressed to:

*Randy Williams, Operations Manager
P.O. Box 726
Bainbridge, Georgia 39818
rwilliams@decaturcountyga.gov*

The deadline for submittal is 5:00 p.m. local time, April 13, 2026. The Statement of Qualifications should be delivered in a sealed envelope or box clearly marked, "Airport Consulting Engineering Services." The Decatur County Board of Commissioners shall assume no responsibility for responses that are received after the deadline or submittals that are not properly addressed or identified.

All questions regarding this RFQ should be made prior to the submittal and addressed to the RFQ point of contact:

Randy Williams, Operations Manager
P.O. Box 726
Bainbridge, Georgia 39818
(229) 248-3030
rwilliams@decaturcountyga.gov

The deadline for questions is 4:00 p.m. local time, March 23, 2026.
Responses to questions will be provided by 4:00 p.m. local time, March 27, 2026.

Responding firms shall have no contact related to this solicitation with the Decatur County Board of Commissioners elected or appointed officials, members of the Decatur County Board of Commissioners Selection Committee, or Airport employees during this Statement of Qualifications process. Any such contact will subject the firm to immediate disqualification for consideration for this project. Contact may only be made to the designated point of contact for this RFQ listed above. Consultants can also request an airport site visit prior to the submitting.

This is a Request for Qualifications only. In accordance with FAA selection procedures, all selections should be qualification based. **No overhead rate, fees, or any cost information should be identified as part of this submission.**

CAPITAL IMPROVEMENT PROGRAM

Airport Name: Decatur County Industrial Air Park (BGE)
 Airport City: Bainbridge, GA
 Last Modified: August 13, 2025

GDOT PM: Ronnie Hall
 Runway(s): 09/27 (5,502' x 149'), 14/32 (5,003' x 100')
 RDC (Ex./Ult.): 09/27 (C-I/C-II), 14/32 (B-IV/B-II)

FY	Sponsor Priority	Project Description	Grant Breakdown (Federal/State/Local)				Total Project Cost	Federal Share			State Share		Local Share	
			100/0/0	90/5/5	90/0/10	0/75/25		0/0/100	Total	NPE	BIL	Other (D/SA)	Share	Share
2027	1	Rehab Rwy 9/27, Taxiways, Apron (Asphalt Surfaces) - Design		1			\$ 75,000	\$ 67,500	\$ -	\$ -	\$ -	\$ 3,750	\$ 3,750	\$ -
2027	2	Update DBE Plan, FY 27-29 (reimbursement)			1		\$ 15,000	\$ 13,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,500
2028	1	Rehab Rwy 9/27, Taxiways, Apron (Asphalt Surfaces) - Const.		1			\$ 600,000	\$ 540,000	\$ -	\$ -	\$ -	\$ 30,000	\$ 30,000	\$ 30,000
2028	2	Construct 10-Unit T-Hangar Building & Taxiway - Design			1		\$ 175,000	\$ -	\$ -	\$ -	\$ -	\$ 131,250	\$ 43,750	\$ 43,750
2029	1	Construct 10-Unit T-Hangar Building Site Prep - Construction		1			\$ 1,650,000	\$ 1,485,000	\$ 256,983	\$ -	\$ 1,228,017	\$ 82,500	\$ 82,500	\$ 82,500
2029	2	Construct 10-Unit T-Hangar Building - Construction		1			\$ 1,645,329	\$ -	\$ -	\$ -	\$ -	\$ 1,233,997	\$ 411,332	\$ 411,332
2029	3	Construct Corporate Hangar Building (incl. Site Prep) - Design		1			\$ 175,000	\$ 157,500	\$ -	\$ -	\$ 157,500	\$ 8,750	\$ 8,750	\$ 8,750
2030	1	Construct Corporate Hangar Building Site Prep - Const.		1			\$ 175,000	\$ 157,500	\$ -	\$ -	\$ 21,000	\$ 8,750	\$ 8,750	\$ 8,750
2030	2	Construct Corporate Hangar Building - Const.		1			\$ 175,000	\$ -	\$ -	\$ -	\$ -	\$ 131,250	\$ 43,750	\$ 43,750
2030	3	Update DBE Plan, FY 30-32 (reimbursement)			1		\$ 15,000	\$ 13,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,500
2030	4	Rehabilitate Terminal Apron Pavement, Ph. 3 - Design			1		\$ 57,711	\$ -	\$ -	\$ -	\$ -	\$ 43,283	\$ 14,428	\$ 14,428
2031	1	Rehabilitate Terminal Apron Pavement, Ph. 3 - Construction					\$ 1,333,333	\$ 1,200,000	\$ 150,000	\$ -	\$ 1,050,000	\$ 66,667	\$ 66,667	\$ 66,667
2031	2	Improve Airport (Security Fencing) - Design		1			\$ 65,000	\$ -	\$ -	\$ -	\$ -	\$ 48,750	\$ 16,250	\$ 16,250
2031	3	Rehabilitate Runway 9/27 & Taxiway Pavement - Design		1			\$ 175,000	\$ 157,500	\$ -	\$ -	\$ 157,500	\$ 8,750	\$ 8,750	\$ 8,750
2031	4	Acquire & Install Emergency Generator		1			\$ 135,000	\$ 121,500	\$ -	\$ -	\$ 121,500	\$ 6,750	\$ 6,750	\$ 6,750
						SUBTOTAL - FY 2027	\$ 90,000	\$ 81,000	\$ 81,000	\$ -	\$ -	\$ 3,750	\$ 3,750	\$ 5,250
						SUBTOTAL - FY 2028	\$ 775,000	\$ 540,000	\$ 540,000	\$ -	\$ -	\$ 161,250	\$ 161,250	\$ 73,750
						SUBTOTAL - FY 2029	\$ 3,470,329	\$ 1,642,500	\$ 256,983	\$ -	\$ 1,385,517	\$ 1,325,247	\$ 502,582	\$ 502,582
						SUBTOTAL - FY 2030	\$ 422,711	\$ 171,000	\$ 150,000	\$ -	\$ 21,000	\$ 183,283	\$ 68,428	\$ 68,428
						SUBTOTAL - FY 2031	\$ 1,708,333	\$ 1,479,000	\$ 150,000	\$ -	\$ 1,329,000	\$ 130,917	\$ 98,417	\$ 98,417
						TOTAL - FY 2027-2031	\$ 6,466,373	\$ 3,913,500	\$ 1,177,983	\$ -	\$ 2,735,517	\$ 1,804,447	\$ 748,427	\$ 748,427



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