

# **REQUEST FOR QUALIFICATIONS (RFQ)**

**For**

**DESIGN-BUILD SERVICES**

**For**

**AIRLINE TERMINAL PROJECT**

**ISSUED: December 17, 2025**

**Natchez–Adams County Airport (HEZ)**

**Adams County, Mississippi**

**RESPONSES DUE 4:00PM CT ON DECEMBER 24, 2025**

## **1. Public Notice.**

Adams County (the “County”), owner and operator of Natchez–Adams County Airport (“HEZ”), invites statements of qualifications from experienced Design-Build teams to provide Design-Build (“DB”) services for the Airline Terminal Project at HEZ (the “Project”).

This RFQ is Step 1 of a two-step procurement process. The RFQ is issued for the purpose of identifying and shortlisting the most qualified Design-Build teams based on qualifications only. No pricing, fees, or cost information shall be submitted or evaluated as part of this RFQ. Shortlisted firms will be invited to participate in Step 2, the Request for Proposals (“RFP”), in accordance with 2 CFR Part 200.320 and FAA Advisory Circular 150/5100-14E, Appendix G.

## **2. Project Description.**

### **2.1 General Description**

The Project consists of the adaptive reuse and renovation of an existing approximately 10,000-square-foot aircraft hangar into a small commercial airline passenger terminal to support scheduled air service at HEZ beginning on July 1, 2026. Attached Exhibit A shows floor & site plan.

### **2.2 Building Program (Terminal Components)**

The renovated terminal is anticipated to include, at a minimum:

- (a) Passenger ticket counters
- (b) TSA passenger screening checkpoint
- (c) TSA checked baggage screening area
- (d) Passenger hold room
- (e) Baggage claim / baggage room
- (f) Four (4) public restrooms (two men’s, two women’s)
- (g) Mother’s room / lactation room
- (h) One (1) passenger boarding gate

### **2.3 Site and Airside Work**

The Project also includes limited exterior and airside work, including:

- (a) Selective site demolition
- (b) Limited paving and site improvements
- (c) Airside lighting improvements

- (d) Airfield striping
- (e) Security fencing and airside separation improvements

All work will be performed at an active public-use airport, requiring careful coordination with airport operations and FAA requirements.

## **2.4 Project Schedule**

Commercial airline service to HEZ will commence on July 1, 2026. The selected Design-Builder must achieve substantial completion by June 24, 2026.

## **3. Project Delivery Method: Design-Build.**

The County intends to utilize a Design-Build project delivery method pursuant to Miss. Code Ann. § 31-7-13.1 and applicable FAA guidance. Under this delivery method, the selected Design-Build team will be responsible for providing integrated design, preconstruction, and construction services for the Project in accordance with the requirements set forth in the subsequent Request for Proposals (“RFP”).

Selection under this RFQ shall be conducted solely for the purpose of shortlisting qualified Design-Build teams based on qualifications only. No pricing, fees, or cost information shall be submitted or evaluated as part of this RFQ. Pricing shall be submitted and evaluated in the RFP phase in accordance with the procedures and evaluation methodology established by the County, consistent with 2 C.F.R. § 200.320(b)(2), Mississippi law, and FAA Advisory Circular 150/5100-14E, Appendix G.

## **4. Funding and Federal Requirements.**

The Project is anticipated to be funded in part with Federal Aviation Administration (FAA) grant funds, other state grants (see Section 4.1), and funds directly from Adams County. As such, the Project must comply with all applicable federal procurement and contracting requirements.

### **4.1 Mississippi State Funding**

The project is anticipated to be funded with the following:

- (a) Grants from the Mississippi Development Authority (“MDA”)
- (b) Grants from the Mississippi Strategic Multi-Model Investments Fund (“SMIF”): This is a strategic, multi-modal investments fund established by the Mississippi legislature.

### **4.2 Federal Funding**

The Project is anticipated to be funded with the following:

- (a) FAA AIG entitlement grant(s)

- (b) FAA ATP discretionary grant(s)
- (c) FAA passenger facility charge (“PFC”)

### **4.3 Federal Contract Provisions**

Applicable FAA federal contract provisions (the “Federal Provisions”) are required in the Design-Build contract. For clarity, the Federal Provisions are included in this RFQ as Exhibit B.

### **4.4 DBE Statement**

Pursuant to 49 C.F.R. § 26.51(h) (Interim Final Rule, effective October 3, 2025), Disadvantaged Business Enterprise (DBE) contract goals are currently suspended pending reevaluation of Unified Certification Programs (UCPs). Accordingly, the DBE section of this contract is omitted pending further guidance from the Mississippi Department of Transportation or the U.S. Department of Transportation.

### **4.5 No Collusion, Bribery, or Conflict of Interest**

By responding to this RFQ, the respondent shall be deemed to have represented and warranted that its RFQ submittal is not made in connection with any competing firm submitting a separate response to this RFQ and is in all respects fair and without collusion or fraud. Furthermore, the respondent certifies that neither it, any of its affiliates or subconsultants, nor any employee of any of the foregoing, has bribed, or attempted to bribe, any County Staff, or other government official at the Local, State or Federal level, in connection with this RFQ.

### **4.6 Title VI Solicitation Notice.**

The County, in accordance with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d et. seq.), 49 CFR Part 21, and related nondiscrimination requirements, hereby notifies all bidders or offerors that it will affirmatively ensure that for any contract entered into pursuant to this solicitation, all businesses will be afforded full and fair opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, national origin (including limited English proficiency), creed, sex, age, or disability in consideration for an award.

## **5. RFQ Schedule.**

| <b>Milestone</b>                | <b>Date</b>                               |
|---------------------------------|---|
| RFQ Issued                      | Wednesday, December 17, 2025              |
| Deadline for RFQ Questions      | Monday, December 22, 2025                 |
| RFQ Responses Due               | Wednesday, December 24, 2025 by 4:00pm CT |
| Shortlist Notification          | Monday, December 29, 2025                 |
| RFP Issued to Shortlisted Firms | Tuesday, December 30, 2025                |
| RFP Proposals Due               | Thursday, January 22, 2026                |

The County reserves the right to modify this RFQ and schedule by addendum.

## **6. RFQ SUBMISSION REQUIREMENTS**

### **6.1 Submission Format**

- (a) One (1) electronic PDF submission
- (b) Maximum 25 pages, excluding resumes and reference forms
- (c) Standard 8.5" x 11" format (foldouts permitted for graphics)
- (d) Minimum font point size 10

### **6.2 Content of Submission**

- (a) Firm profiles
- (b) Resumes for Contractor Project Manager and Superintendent; and for Lead Architect / Engineer
- (c) Prior Design-Build experience
- (d) Prior construction experience
- (e) Prior design experience
- (f) 3 (three) references from Contractor and 2 (two) references from Architect / Engineer

### **6.3 Submission Deadline**

RFQs must be received no later than 4:00 PM Central Time on December 24, 2025.

### **6.4 Point of Contact**

All communications regarding this RFQ shall be directed to:

| <b>Name</b>  | <b>Title</b>                  | <b>Email</b>                |
|--------------|-------------------------------|-----------------------------|
| Carl Beasley | Airport Director, HEZ Airport | cbeasley@adamscountymys.gov |

Unauthorized contact with County board members, staff, or consultants after the release of this RFQ may result in disqualification.

## **7. Minimum Team Requirements.**

Each respondent shall identify:

- (a) A single Design-Build entity responsible for the Project; or
- (b) A legally formed Design-Build team consisting of:
  - I. A licensed General Contractor (lead or co-lead); and
  - II. A licensed Architect/Engineer

## **8. Selection Criteria.**

RFQs will be evaluated using the following criteria:

### **8.1 Relevant Design-Build Experience (30 points)**

Experience delivering projects of similar size and complexity, including:

- (a) Aviation facilities
- (b) Adaptive reuse or renovation projects
- (c) Projects delivered using Design-Build

### **8.2 Key Personnel (25 points)**

Experience and qualifications of proposed:

- (a) Project Executive
- (b) Project Manager
- (c) Lead Designer / Architect
- (d) Superintendent
- (e) Preconstruction Manager

### **8.3 Project Approach and Understanding (20 points)**

Demonstrated understanding of:

- (a) Active airport construction constraints
- (b) FAA coordination requirements
- (c) Phasing and operational continuity

### **8.4 Safety Record and Program (10 points)**

Firm safety program, EMR, and relevant safety performance history.

### **8.5 Financial Capacity and Bonding (10 points)**

Demonstrated financial strength and ability to bond the Project (minimum of \$4,000,000 payment and performance bond)

### **8.6 Responsiveness and Quality of Submittal (5 points)**

**Total Possible Points: 100**

## **9. Shortlisting.**

The County anticipates shortlisting up to three (3) Design-Build teams to receive the RFP. Shortlisted firms will be notified in writing in accordance with the Schedule section of this RFQ.

## **10. Reserved Rights.**

The County reserves the right to:

- (a) Reject any or all RFQs
- (b) Waive informalities or technical defects
- (c) Request clarification or additional information
- (d) Modify or cancel this RFQ at any time

## **11. Legal Provisions.**

- (a) **Public Records.** All RFQ submissions and related materials received by Adams County may constitute public records subject to disclosure pursuant to the Mississippi Public Records Act, Miss. Code Ann. § 25-61-1 et seq. Submissions may be made available for public inspection unless an applicable statutory exemption applies. Firms claiming any portion of their submission as confidential shall clearly mark such information and identify the specific statutory basis for nondisclosure. Adams County makes no representation that such information will be withheld and shall not be liable for disclosure required by law.

## **12. Costs of Preparation.**

All costs incurred in responding to this RFQ are the sole responsibility of the respondent.

### **Exhibits to this RFQ:**

Exhibit A: Floor plan and site plan

Exhibit B: Federal Contract Provisions

**END OF RFQ**