

## NOTICE TO AIRPORT CONSULTANTS

The Council Bluffs Airport Authority (Sponsor) is hereby soliciting Statement of Qualifications from consultants for airfield development projects that are anticipated to occur within the next five Federal fiscal years 2022 to 2026 at the Council Bluffs Airport (CBF) located in Council Bluffs, Iowa. Subject to receipt of Federal funding and/or State and Local funding, these projects may include the following:

1. **Construct North Executive Campus Phase 1 – Design.** The proposed North Executive Campus is a 36-acre site to support future general aviation activities located between Runways 18/36 and 14/32 at the north end of the airfield. The FAA has issued a Categorical Exclusion (CATEX) determination for the North Executive Campus so no further NEPA review is required.

This first phase includes taking the overall conceptual design outlined in the Sponsor's Programming Document to at least a 30 percent design level in accordance with FAA standards. Elements of this design effort include, but are not limited to, topographic survey, geotechnical exploration, design of all taxiway/taxilane and apron geometrics, aircraft pavement sections, taxiway edge lighting systems, roadways and parking lots, utilities for vertical infrastructure, storm water management features (including coordination with the Iowa DNR), and associated site improvements. Phase 1 will also include the complete design and bidding of Phase 2 Grading and Drainage Improvements, the first construction project, as described below.

Subsequent projects will include design (from 30% to Final), bidding, and construction observation services. These projects are expected to be phased over the next several years as outlined herein. The extent and timing of each construction project will depend on availability of funding, including FAA and Iowa DOT grant funding eligibility requirements and local City of Council Bluffs building codes.

2. **Construct North Executive Campus Phase 2 – Grading and Drainage Improvements.** This project includes rough grading of the entire site (approximately 36) in preparation for future projects and installation of storm sewer infrastructure and storm water management features to meet Federal, State, and Local requirements. This project will likely include relocation of an FAA-owned ILS communication/data cable that runs along the west side of Taxiway B. A Reimbursable Agreement will be required for the FAA to review the design and provide on-site resident engineering services related to this cable's relocation.
3. **Construct North Executive Campus Phase 3 – Construct East Taxilane (Paving, Marking, Lighting).** This project includes construction of a taxilane (800' x 35') parallel to Taxiway B and a connector taxiway (180' x 35'). This project may include additional pavement along the west side of the parallel taxilane for aircraft parking. Relocation of the airport's AWOS system is anticipated since it will conflict with ultimate development plans. A Reimbursable Agreement may be required for the FAA to flight check the relocated AWOS.
4. **Construct North Executive Campus Phase 4 – Construct Access Road and Site Utilities.** This project includes construction of an access road (1,040' x 25') and site utilities from McPherson Avenue to the project site. Storm sewer infrastructure (main line) and storm water management features were installed in previous phases of the project. Site utilities include storm sewer pipe and inlets, sanitary sewer pipe and leaching field, water main extension, gas and electrical service, and overhead street lighting.
5. **Construct Middle Portion of Parallel Taxiway Bravo (1,100' x 35').** This project closes a gap in Parallel Taxiway Bravo (between Taxiway Charlie and Crosswind Runway 14/32) to create a full-length parallel taxiway to Runway 18/36. Taxiway edge lighting is to be included.
6. **Rehabilitate Runway 18/36 (5,500' x 100') and 14/32 (3,650' x 60').** Scope of work includes crack sealing, joint resealing, spall repairs, select slab replacement, and remarking of the runway and possibly taxiways up to and including runway holding position markings.

7. **Construct North Executive Campus Phase 5 – Construct West Taxilane (Paving, Marking, Lighting).** This project includes construction of a taxilane (90' x 35') east of and parallel to Runway 14/32 and a connector/entrance taxiway (500' x 35') to the approach end of Runway 14.
8. **Construct North Executive Campus Phase 6 – Construct Transient Aircraft Parking Aprons.** One apron is located at the north side of the campus and the other apron is located at the south end (where the East and West Taxilanes intersect). Each apron measures approximately 8,350 sq. yds and will include taxiway edge lighting. To accommodate Federal funding constrains, construction may need to be completed in separate Federal fiscal years/grants.
9. **Construct North Executive Campus Phase 7 – Construct Partial Parallel Taxiway to Runway 14/32.** This project constructs a partial parallel taxiway (1,100' x 35') to Runway 14/32 from the Runway 14 entrance taxiway (constructed in a previous phase) to Taxiway Charlie. This project also constructs a taxilane (100' x 35') from this partial parallel taxiway to the West Taxilane.

These projects have been developed from the Sponsor's North Executive Campus Programming Document (PD) and Airport Capital Improvement Plan (CIP) prepared by HDR, Inc.. A copy of the PD, CIP, and project Data Sheets will be made available upon request.

The services to be provided may include, but are not limited to, preliminary design, final design, bidding, construction observation, and incidental special services such as geotechnical/subsurface investigations and topographic surveying.

In selecting a consultant, the Sponsor is using a qualifications-based selection process conforming to FAA Advisory Circular 150/5100-14E *Architectural, Engineering, and Planning Consultant Services for Airport Grant Projects*. Fee information will not be considered in the selection process and shall not be submitted with the Statement. Fees will be negotiated for projects as federal funds become available. The agreement(s) between the Sponsor and the selected consultant will be subject to all applicable Federal Rules and Regulations as identified in AC 150/5100-14E.

Consultants will be rated by a selection committee according to the following selection criteria and the weight given to each:

1. Capability to perform all aspects of the projects (10%)
2. Relevant experience of key personnel (20%)
3. Knowledge of FAA standards, policies, and procedures (10%);
4. Recent experience with comparable projects at similarly-sized airports (10%);
5. History of meeting schedules and staying within budget (20%); and
6. Understanding of the project's potential challenges and Sponsor's concerns (30%).

The Sponsor intends to select the most qualified firm directly from submittals but reserves the option to short list up to five (5) of the highest rated firms and perform phone, informal, and/or formal interviews.

Statements must be concise and contain no more than thirty (30) pages excluding the front and back covers and the two-page transmittal letter. Statements of Qualification are to be submitted electronically by email to: [andybiller@cbairport.com](mailto:andybiller@cbairport.com) with subject line: "Airport Statement of Qualifications" and request delivery/read receipts to confirm receipt.

All statements must be received by 3:00 p.m. on October 29, 2021. Statements received after this deadline will not be considered. The Sponsor reserves the right to reject any and/or all Statements. Submittals will become property of the Sponsor.

**Inquiries:**

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