

**REQUEST FOR QUALIFICATIONS**  
**Georgia B. Williams Nursing Home Building Rehabilitation Design**  
**For**  
**Georgia B. Williams Nursing Home Inc.**  
**Date of Issue: August 16, 2023**  
**Response Deadline: September 18, 2023 3:00 PM**  
**Contact: [gbw@beasbabies.org](mailto:gbw@beasbabies.org)**  
**For Questions: Joseph Thomas, (229) 344-6516**

**Background:** The Georgia B. Williams Nursing Home was established as a birthing center by third generation African American midwife Beatrice Borders in 1941, in honor of her mother. The Home remained in operation until 1971 after which it became the first Black-owned licensed daycare center in Mitchell County, operated by Beatrice’s adopted daughter-in-law, Arilla. Beatrice aided the birth of more than 6,000 babies over the course of her career. The Home was one of the only safe places for African American mothers to give birth in rural southwest Georgia during segregation and the Jim Crow era. The house was built as a four room cottage with wood shingle roof and later transformed into a front gable Craftsman bungalow, to allow for the addition of birthing center spaces at the rear, under the same roof. After the closing of the daycare in 2001, the house sat vacant for many years. As a result, the house has suffered significant deterioration. In 2011, the house was individually listed to the National Register of Historic Places. In 2021, a Preservation Plan for the house was drafted and the house was listed as one of the 11 Most Endangered Historic Places by the National Trust for Historic Preservation. In 2022 and 2023 the house was stabilized using grant monies to include the removal of deteriorated additions. More information can be found at the website [www.beasbabies.org](http://www.beasbabies.org).

**Scope:** The Georgia B. Williams Nursing Home at 176 Dyer Street, Camilla, GA, will undergo historic rehabilitation and be converted for use as a Museum of the Southern African American Midwife with funding from the National Park Service. The goal is to restore the building to its configuration during the period of significance (1941-1971). See (Exhibit A) (Exhibit B).

- Work will be performed according to the **Secretary of the Interior’s Standards for Rehabilitation** with a goal of saving as much historic material as possible.
- A preservation architect will lead the design process to include
  - space planning and final layout design,
  - full building rehabilitation design to include specifications as needed,
  - the creation of construction documents to include MEP design,
  - assistance with contractor selection, and
  - construction administration.
- The 2021 Preservation Plan for the Georgia B. Williams Nursing Home shall be used as a guide for the building’s rehabilitation, the report can be found at [www.beasbabies.org](http://www.beasbabies.org)
- The remediation of lead-based paint and asbestos should be anticipated.
- Architect will provide quarterly reports to client per grant requirements

**Project Schedule:** All design and construction activities conclude with the final completion of the project by September 15, 2025.

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| • Release of RFQ   | August 16    |
| • Deadline for written questions and clarifications (3:00pm) | August 31    |
| • Deadline for submissions of qualifications (3:00pm)        | September 18 |

- Owner completes qualification evaluations and establishes shortlist September 30
- Complete interviews of short-listed firms (if necessary) October 15
- Notify selected Design Consultant and begin contract negotiations October 25
- Complete contract negotiations and award contract October 31

**Architect Qualifications/Selection:**

Architects qualified to provide architectural and engineering services will be selected based on demonstrated competence and qualification related to historic rehabilitation design, to include the following criteria:

- The person/firm must meet the qualifications referenced in 36 CFR 61
- The person/firm must have experience and performed satisfactorily on previous similar projects for properties listed in or determined eligible for listing to the National Register of Historic Places
- The person/firm must have adequate experience and/or staff to perform the work required
- The person/firm’s proposed time schedule for the work and a history of meeting time schedules on prior similar work

**Submission of Proposals:**

Interested parties are invited to submit a proposal that describes how they would undertake the project, including a proposed schedule, that addresses the criteria listed above. The proposal must address the following:

- Cover letter addressed to the Board of Directors, GBWNH Inc.
- A list of the types of services for which the person/firm is qualified
- Resumes of principals, key staff, and subconsultants that would be involved in the project and the role each person on the team will play in the project
- Experience/past projects of person/firm in providing requested scope of services. Include the date of the project, project budget, and contact person as a reference
- Approach to historic rehabilitation projects and the retention of historic material
- Prior experience with federally funded projects
- Estimated time schedule to include frequency of site visits

**Proposals are due via email in a single file Adobe PDF file to [gbw@beasbabies.org](mailto:gbw@beasbabies.org) with the subject line: “Design Phase - GBWNH Rehabilitation”**

**Proposals must be received no later than September 15, 2023 at 3:00 p.m.**

**Proposal Evaluation and Selection:**

All proposals properly received before the deadline will be evaluated by the GBWNH Board based on the following criteria:

- Qualifications and Experience 30%
- References 10%
- Proposed Time Schedule 20%
- Approach to Salvaging Historic Material 20%
- Availability to Visit the Site During Construction 20%

The contract will be awarded to the firm/individual who is deemed most qualified, all evaluation criteria considered. Unsuccessful proposals will be notified as soon as possible. GBWNH Inc. Board of Directors reserved the right to reject any and all responses deemed unqualified, unsatisfactory, or inappropriate.

**Questions and Clarifications:**

Questions and clarification requests are due by email to [gbw@beasbabies.org](mailto:gbw@beasbabies.org) with the subject line: “Design Phase - GBWNH Rehabilitation” by August 31, 2023 at 3:00 p.m. Answers to questions will be shared with any/all interested parties.

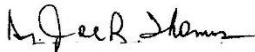
**Non-Discrimination Required:**

It is the policy and commitment of GBWNH Inc. that it does not discriminate based on race, age, color, sex, national origin, physical or mental disability, or religion.

**Federal Compliance Standards:**

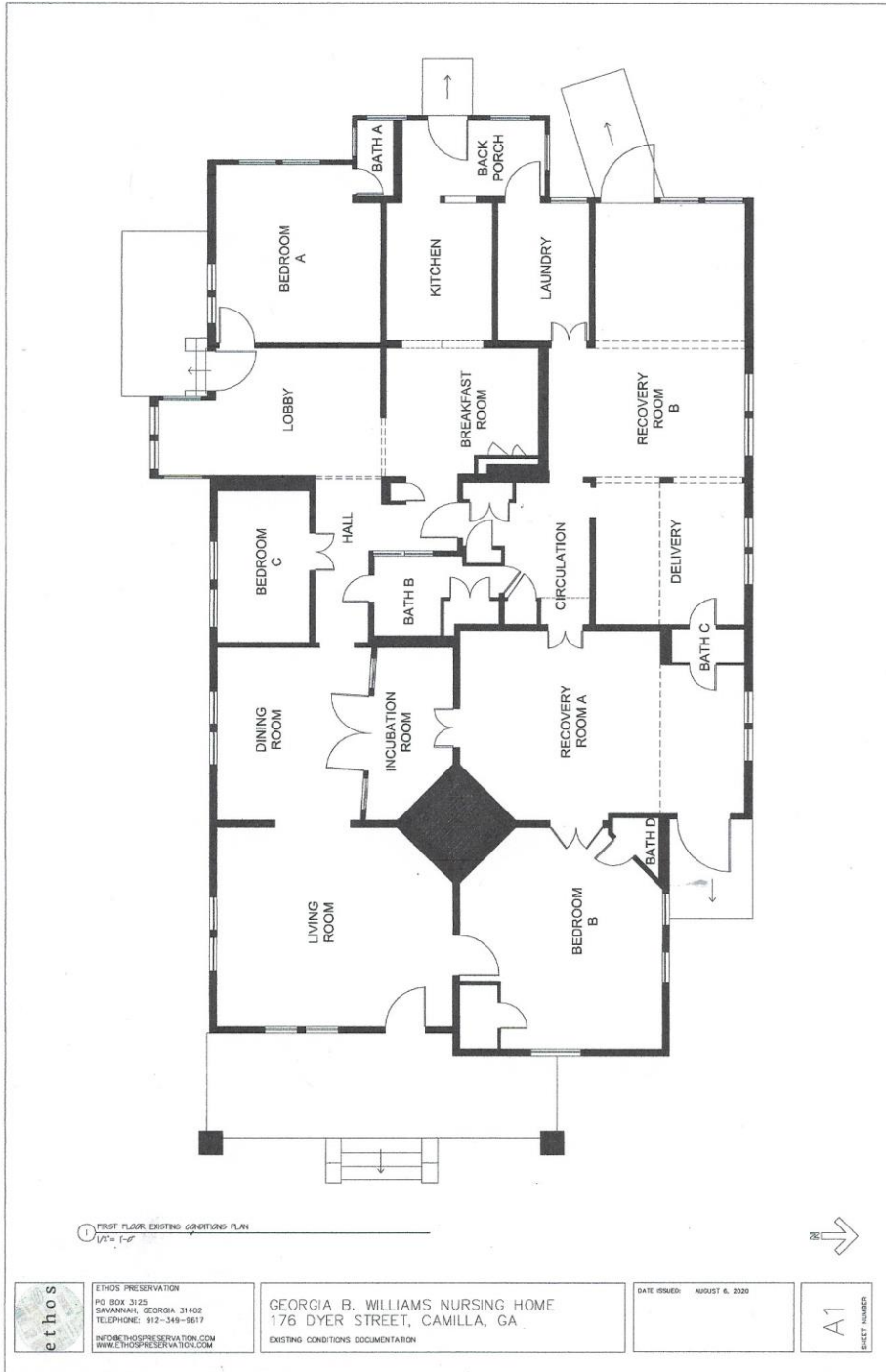
This project is funded by an African American Civil Rights grant administered by the National Park Service. Interim quarterly reports to the NPS are required by the grant agreement. The consultant will work with GBWNH Inc. to provide necessary reporting on work completed and hours of work devoted to the project during the quarter. The person/firm must adhere to all applicable Federal Compliance Standards.

Respectfully,



Dr Joseph Thomas  
(President)

Exhibit A – House Configuration During Period of Significance (1941-1971)



**Exhibit B:** Only the color has changed since the founder's death. The edifice will return to the color at the time of Mrs. Borders' death in November 1971.



HISTORIC GEORGIA B WILLIAMS NURSING HOME

Photo by Charlie Miller

**Picture Compliments of Georgia DNR Historic Preservation**