

**September 14, 2022**

**TO:** All Responders under Request for Proposal No. 22-500625

**FROM:** Department of Purchasing and Contracting, DeKalb County, Georgia

**ADDENDUM NO. 1**

Request for Proposal (RFP) No. 22-500625, Eastside Aviation Development on DeKalb Peachtree Airport, is hereby amended as follows:

- A. The Proposal Due Date has been **EXTENDED**. Proposals are now due on **Friday, October 21, 2022, by 3:00 PM EST**.
- B. The Submission of Questions Deadline has been **EXTENDED**. Questions are now due on Wednesday, **September 28, 2022, by 5:00PM**
- C. There is a second **MANDATORY Pre-Proposal Conference and Virtual Site Visit added**. The 2<sup>nd</sup> conference has been scheduled for **Wednesday, September 21, 2022 at 2:00PM EST**.  
**Zoom:** <https://dekalbcountyga.zoom.us/j/89477249883>  
**Password:** 561939

D. Modification to the Proposal:

**IV. CRITERIA FOR EVALUATION**

The following evaluation criteria and the maximum points stated below will be used as the basis for the evaluation of proposals.

- A. Technical Approach to the Project (25 points)
- B. Organizational Qualifications (20 points)
- C. Revenue to County (30 points)
- D. Project Management (15 points)
- E. Personnel (10 points)
- F. Optional Interview for Shortlisted Firms (10 points) – Bonus

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E. We have received questions pertaining to this Proposal. The County's responses are as follows:

**Question 1** Considering the breadth of the scope of this Request for Proposal, there is no way that Signature Flight Support is able to garner estimates, model and win support of its approving Board of Directors by the current submission date. With the inclusion of the requirement to develop the parallel taxiway and other infrastructure, would the County extend the proposal deadline to October 31, 2022 to provide responders sufficient time to prepare a complete and thoughtful proposal?

**Answer:** Refer to Addendum No. 1.

**Question 2** Can a tour of the subject property be scheduled?

**Answer:** A virtual tour of the site was conducted at the Mandatory Pre-Proposal Conference held on August 31, 2022. An additional virtual tour is scheduled. Refer to Addendum No. 1.

**Question 3** Section II.A.1. Can a hangar be designed to accommodate multiple Gulfstream 650s?

**Answer:** Yes. The Proposed hangar development may include multiple aircraft, to include but not be limited to Gulfstream 650 and Global Express 7500.

**Question 4** Is the Airport aware that the Global Express 7500 has larger dimensions than the G650?

**Answer:** Yes.

**Question 5** Should the Request for Proposal be amended to include the Global Express?

**Answer:** Yes.

**Question 6** Section II.A.2. What is the weight bearing capacity requirements for the parallel taxiway?

**Answer:** The taxiway is depicted to the standards for Group III aircraft (which includes Global Express 7500). Also, the Taxiway OFA for Group III is 85.5 ft from centerline to fixed or movable objects.

**Question 7** Section II.A.2. If future developments at the Airport utilize the parallel taxiway, will the successful responder be reimbursed by those future developers a proportionate share of the taxiway development costs?

**Answer:** Response will be forthcoming in Addendum No. 2.

**Question 8** Section II.A.2. Please explain further the intent of the "gate." Is this gate for access between the subject property and the taxiway?

**Answer:** No, the gate is for private gate access to successful responder's leasehold.  
**Question:** Is this gate for aircraft or vehicles?

**Answer:** Crew and Passenger Vehicles

**Question 9** Section II.A.3-7. Are there any minimum requirements, limitations, or design criteria for fuel facilities?

**Answer:** No. A fuel facility (farm) is welcome to accommodate successful responder's facility.

**Question 10** Section II.C. Would the County consider a longer term than 20 years, based on the level of investment?

**Answer:** Response will be forthcoming in Addendum No. 2.

**Question 11** Section II.F. Will the County or the successful responder be responsible for maintenance of the parallel taxiway?

**Answer:** Maintenance of the parallel taxiway will be the responsibility of the Airport.

**Question 12** Section III.B.3.k and l. Please clarify what information is being requested?

**Answer:** Response will be forthcoming in Addendum No. 2.

**Question 13** Section II.B.3. The RFP does not ask specifically for the proposed improvements investment amount. Should this be provided in this section of the proposal?

**Answer:** Response will be forthcoming in Addendum No. 2.

**Question 14** Section II.B.7. Please define "DeKalb County Firm"?

**Answer:** DeKalb firm" shall mean a business located and operated in DeKalb County, Georgia. 4 September 20, 2016 (1) For the purposes of this definition, to be "located" in DeKalb County means to have a physical presence within the geographic boundaries of DeKalb County such as having office space, a plant, warehouse, or other physical business facility presence (not including a post office box). To "operate" in DeKalb County means to be the current holder of a valid business license issued by DeKalb County.

**Question 15** Section IV. The evaluation of cost appears to be solely based on proposed per square foot rental rate, per gallon fuel flowage fee, and per quart fee. Should this evaluation criteria also include the projected revenue to be paid to the County?

**Answer:** Yes.

**Question 16** Section V.B. For sustainability reasons, would the County consider having the proposals be submitted solely electronically versus being printed and shipped?

**Answer:** No. Proposals must be submitted in accordance with Submittal Instructions in Section V.B only.

**Question 17** Section V.I. The Georgia Open Records Act allows for the non-disclosure of information identified as trade secrets. Will the County exclude information identified as trade secrets within a proposal if requested under the Georgia Open Records Act?

**Answer:** Response will be forthcoming in Addendum No. 2.

**Question 18** Attachment A.B. Please clarify if a "proposed fuel flowage fee" or the "price per gallon of product dispensed" is being submitted.

**Answer:** The Airport's fuel flowage fee is based on a cost per gallon.

**Question 19** A question regarding the RFP: I see the project allows a fuel farm to be constructed. Is the lessee able to sell fuel to transient aircraft at PDK and be a fixed base operator?

**Answer:** No.

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**Question 20** Attachment C. Please clarify if the references are for the responder or the contractor to be utilized by the responder?

**Answer:** Attachment C – references for responder.


**Question 21** Attachment D. Please clarify if the references for subcontractors of the responder or of the contractor?

**Answer:** Attachment D – references for subcontractors of the responder.

Questions 7, 12, 13 & 17 have been forwarded for additional County feedback. Response will be forthcoming in Addendum No. 2.

It is the responsibility of each responder to ensure all awareness of all addenda issued under this RFP. Please sign and return this addendum. You may email Kehinde Bodunrin, Procurement Agent, at [kbodunrin@dekalbcountyga.gov](mailto:kbodunrin@dekalbcountyga.gov) before the proposals are due to confirm the number of addenda issued.

All other conditions remain in full force and effect.



Kehinde Bodunrin  
Procurement Agent  
Department of Purchasing and Contracting

**ACKNOWLEDGMENT**

Date: \_\_\_\_\_

The above Addendum is hereby acknowledged:

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(NAME OF PROPOSAL)

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Title)