

**INTERDEPARTMENTAL
MEMORANDUM**

TO: Mario A Evans, C.M., Airport Director, DeKalb Peachtree Airport

FROM: Jovan Hooper, Senior Procurement Agent, Purchasing & Contracting

SUBJECT: RFP No. 21-500588 – Westside Aviation Tract W-3 Development on DeKalb Peachtree Airport

DATE: August 30, 2021

One (1) proposal was received for the subject Request for Proposal (RFP). The Evaluation Committee reviewed the responsive proposals based on the evaluation criteria set forth in the RFP.

The resulting compiled scores are as follows:

Proposer	Cumulative Score	Price per Square Foot (approximately 0.4247 acre)
Trinity Development Group	84.0	\$0.63
		Grand Total
		\$2,574,949.29

After evaluation of the technical and revenue cost proposals, the evaluation committee recommends awarding the contract to the sole highest scoring Proposer: Trinity Development Group.

Please complete the attached Recommendation Form and return back to P&C by end of day **Friday, September 3rd, 2021**. If you have any questions, please feel free to reach out with any questions and/or concerns.

RFP No. 21-500588 – Westside Aviation Tract W-3 Development on DeKalb
Peachtree Airport

Recommended Proposer meets our approval.

Proposer Name: Trinity Development Group, Inc.

Amount: \$2,574,949.29

Funding:

General Enterprise 3 Digit Fund Code _____

CIP Line Item No. (if applicable): _____

Justification: REVENUE GENERATING

Approval:



Mario A. Evans, C.M.
Airport Director
DeKalb Peachtree Airport

Date: 9-7-2021

RFP Name:
Westside Aviation Tract W-3 Development on
PDK Airport



DeKalb County
G E O R G I A

Procurement Agent: Jovan Hooper

DEPARTMENT OF PURCHASING & CONTRACTING BID EVALUATION

Trinity Development Group

PRICE PER SQUARE FOOT FOR UNIMPROVED PROPERTY

Price per square foot for Lease of W-3 consisting of approximately

0.4247 acre (18,500 sq. ft.): **\$ 0.63 per Square Foot**

Cost Breakdown

ITEM	COST DESCRIPTION	COST ESTIMATE
1.000	Supervision & Office Expenses	\$74,180.00
1.500	General Conditions, Temporary Utilities, & Temp Labor	\$197,143.02
2.100	Demolition & Environmental	\$5,000.00
2.200	Grading & Excavating	\$25,000.00
2.300	Storm Drainage & Utilities	\$0.00
2.700	Paving & Striping	\$1,500.00
2.800	Retaining Walls	\$0.00
2.900	Landscaping & Irrigation	\$0.00
3.000	Concrete	\$282,880.00
4.000	Masonry	\$0.00
5.000	Structural Steel	\$89,500.00
6.000	Rough Carpentry, Finish Carpentry, & Millwork	\$34,000.00
7.000	Thermal & Moisture Protection	\$5,000.00
8.000	Doors & Windows	\$106,730.00
8.400	Aluminum Storefront & Glass	\$9,400.00
9.000	Drywall & Acoustical	\$22,000.00
9.600	Flooring	\$0.00
9.900	Painting & Wallcoverings	\$25,000.00
10.000	Specialties	\$12,000.00
11.000	Equipment	\$0.00
12.000	Furnishings	\$19,500.00

RFP Name:
Westside Aviation Tract W-3 Development on
PDK Airport

Procurement Agent: Jovan Hooper



DeKalb County
G E O R G I A

Trinity Development Group

PRICE PER SQUARE FOOT FOR UNIMPROVED PROPERTY

Price per square foot for Lease of W-3 consisting of approximately
0.4247 acre (18,500 sq. ft.): **\$ 0.63 per Square Foot**

Cost Breakdown

ITEM	COST DESCRIPTION	COST ESTIMATE
13.000	Metal Buildings	\$1,242,000.00
14.000	Elevators, Lifts, & Conveyors	\$0.00
15.300	Fire Sprinkler	\$0.00
15.400	Plumbing	\$35,000.00
15.700	HVAC	\$72,500.00
16.000	Electrical	\$126,260.00
Subtotal		\$2,384,593.02
Overhead & Profit (OH&P)		\$190,356.27
GRAND TOTAL		\$2,574,949.29

Number of Proposals Received: 1

Proposer Attended Mandatory Pre-Proposal Meeting & Site Visit	Yes
Proposer submitted cost revenue proposal in separate sealed envelope?	Yes
Proposer included cost in other areas outside of separate sealed envelope?	No
Federal Disbarment	No

Witness Signature: Saharah Allen Digitally signed by Saharah Allen
Date: 2021.08.30 15:02:04 -04'00'

Agent Signature: Jovan Hooper Digitally signed by Jovan Hooper
Date: 2021.08.30 15:54:59 -04'00'