



DeKalb County
GEORGIA

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

MARKET SURVEY

Solicitation No.: RFP No. 21-500588 **Agent:** Jovan Hooper

Project Name: Westside Aviation Tract W-3 Development on DeKalb Peachtree Airport **Department:** Airport

Company	Contact #	Contact Person	Receive proposal? Yes/No	Non-Response Justification	Bid in Future
Romeo 9, LLC	404-431-0678	Jonathan Sweatman	No	Since the material and labor costs are right at 2.5x higher than when the RFP was first published, the budgets that go between initial proposal and completed construction could not make the numbers show economic sense.	Yes
NBA Aviation Architecture, LLC	770-331-9018	W. Mercer Dye	No	Could not find a way to make the development economically viable. It is a challenging site with limitations that restrict growth and income potential. That, on top of insane escalations in construction costs just was too much to overcome. Additionally, the current NFPA 409 fire code for hangars performing maintenance would have required many hundreds of thousands of dollars in additional fire suppression and fire flow effluent containment where there would be no land to place it.	Yes
Niles Bolton Associates	404-365-7600	Brian Whelan	No	Workload and material costs issue.	Yes



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Epps Aviation	770-458-9851	Daniel M. Lane	No	Workload and material costs issue.	Yes
Brink Design	404-542-6139	Bridget Ellgass	No	Unable to provide the full scope requested, as we deal mainly in design services. Unable to find the right construction/ development investing partner.	Yes
Lose Design	615-242-0040	Chris Camp	No	Workload and material costs issue.	Yes
Gamble and Gamble	404-875-7751	Lee Ann Gamble	No	Workload and material costs issue.	Yes
Results Summary	Contractors that were contacted have all expressed that they could not perform all of what scope requires and can only perform about 50% of the project due to inflated costs of materials. Project is of a special industry and is limited on available and qualified proposers who can successfully perform these types of services.				