

**Request for Information – Corporate Hangar Re-Development
& FBO Assignment**



Peachtree City Airport Authority

Atlanta Regional Airport – Falcon Field (KFFC)

7 Falcon Drive, Peachtree City, GA 30269

Issue Date: April 24, 2026

Proposal Due Date: June 1, 2026 by 2:30 p.m. EST

INTRODUCTION

The Atlanta Regional Airport – Falcon Field (FFC), Peachtree City Airport Authority, Peachtree City, Georgia is classified in the National Plan of Integrated Airport System (NPIAS) as a General Aviation reliever airport for the Atlanta metropolitan area.

This RFI is for two Phases.

SCOPE OF WORK

Phase One: The project consists of approximately 9.1 acres of developed property west of the Fixed Based Operator (FBO) and has a taxi lane on the western portion running alongside of the parcel for access to adjoining parcels with corporate hangars for ADG-III to IV aircraft. The site has multiple connecting existing hangars which the airport looks to redevelop. Proposals should provide programmatic details for redeveloping the existing site and providing a schematic design concept for development of a corporate hangar or hangars for as a corporate campus to house Airplane Design Group (ADG)-III to IV aircraft (Gulfstream 6 or Global Express, for example). The existing hangars should be demolished as part of the proposed development scope of work.

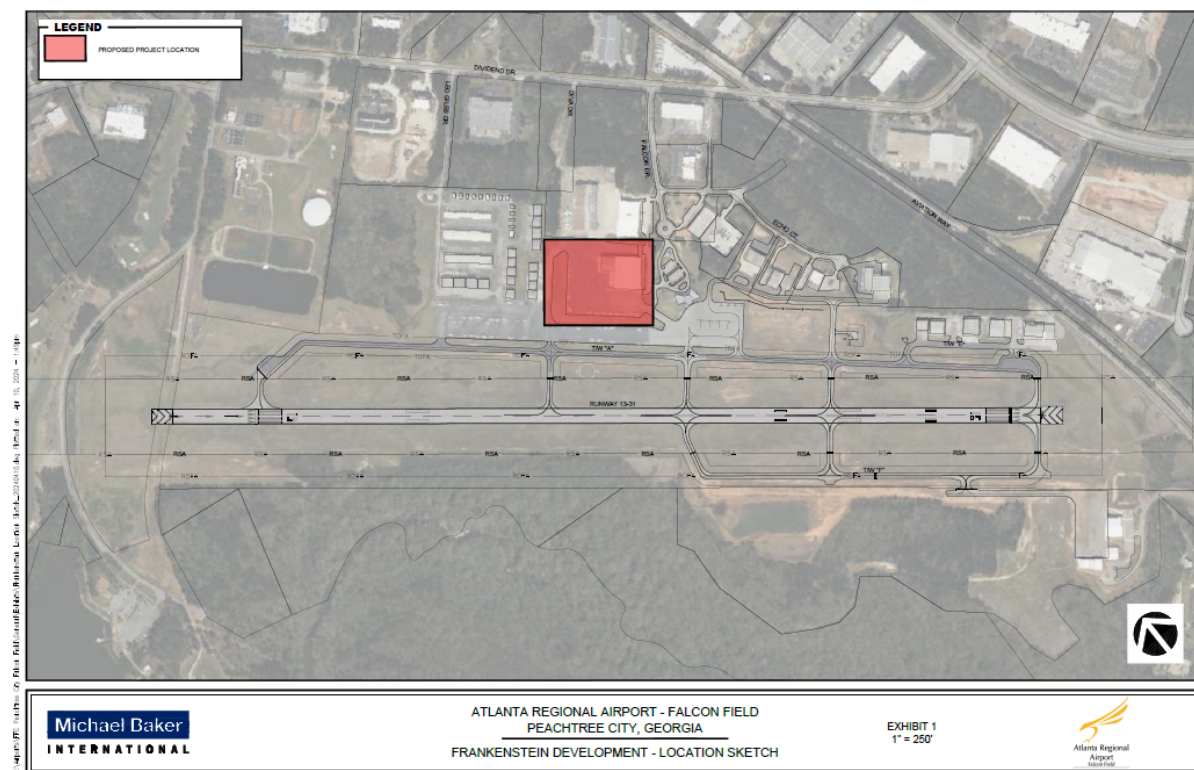
The airport desires proposals for this phase to include a lease for the tract, which will be for direct aeronautical activities. A description for a proposed hangar redevelopment and overview should be provided with schematic layout.

1. The proposed project shall include but is not limited to proposed project design, construction, management, operation and maintenance of an aircraft hangar/hangar complex and must include the most current hangar structure technology and all details regarding the proposed hangar structure.
2. The proposed hangar development must be able to house aircraft no smaller than a Gulfstream 5, or with a wingspan of 84 to 117 feet wide.
3. Successful Lessee is required to submit a 7460-1 to the (FAA) Office of Obstruction Evaluation/Airport Airspace Analysis (OE/AAA) and must receive a favorable determination prior to commencing construction.
4. The best proposal for the hangar development, will include their concept of the site with the following inclusions being considered; taxi-lane, and apron layouts suitable for accommodating general aviation aircraft; airfield access; potential utility corridors; and vehicular access and automobile parking are accommodating to the airport.
5. Other factors to consider that will be evaluated are FAA design standards (BRL, OFA, RSA, TSA, critical areas, etc.), airport topography, lease boundaries, airport property limits,

geotechnical information, stormwater management considerations, and FAR Part 77 airspace evaluation requirements. A formal submittal to FAA for airspace review will be requested by the selected proposer during the preliminary design phase of the development program.

6. The airport has determined that a fuel facility will NOT be constructed on this property.
7. The description must include, but not be limited to the following:
 - a) Lounge/Office spaces
 - b) Hangar aircraft support systems
 - c) Ramps/aprons, and
 - d) All available information.
8. Responders shall provide a Proposed Lease Rate per Square Foot, to be considered by the Airport Authority. The highest and best use scenario will be considered. The Lease Rate per Square Foot should be based on parcel size. Ground Lease may be on a long-term basis, i.e. thirty (30) years or twenty (20) years plus a ten (10) year extension, depending upon the proposed project.

The lessee will be responsible for all maintenance, (routine and/or emergency), of all facilities and capital improvements, maintenance of insurance, on any part of the facility, capital improvements, ramps, parking areas, access control gates, etc. The successful responder shall comply with all current code requirements in regard to improvements to all parts of the leasehold area.





Phase Two: A lease/proposal for FBO management including the fuel farm. The parcel is approximately 8.5 acres.

The airport authority is interested in entertaining a lease/proposal for management/operating the FBO with fuel farm to be managed by a third party which is located 25 miles southwest of Atlanta at 7 Falcon Drive, Peachtree City, Georgia 30269. The airport provides convenient access to hotels, conference centers, restaurants, and recreational activities. Falcon Field is approximately three miles south of Peachtree City's central business district. The airfield has one asphalt runway; Runway 13/31 which is 5,768 feet long and is equipped with a precision instrument landing system. An Air Traffic Control Tower is in the design phase with a projected commissioning date in 2028.

The FBO building is 6,648 square feet which includes a pilot lounge with shower, front desk area, two conference rooms, six offices, two sets of men and women restrooms and one extra unisex restroom, three storage closets one with washer & dryer connections and large foyer with open views of the ramp area. The FBO has just completed a \$280,000 renovation of the interior. It has a fuel farm with two 15 fifteen-thousand-gallon fuel tanks (Jet-A & AvGas) and they lease four fuel trucks, one 3000-thousand-gallon Jet-A truck, one 5000-thousand-gallon Jet-A truck, and two 1,000-gallon AvGas trucks which they lease from Perry Brothers, its fuel provider. The FBO has 46 auto parking spaces.

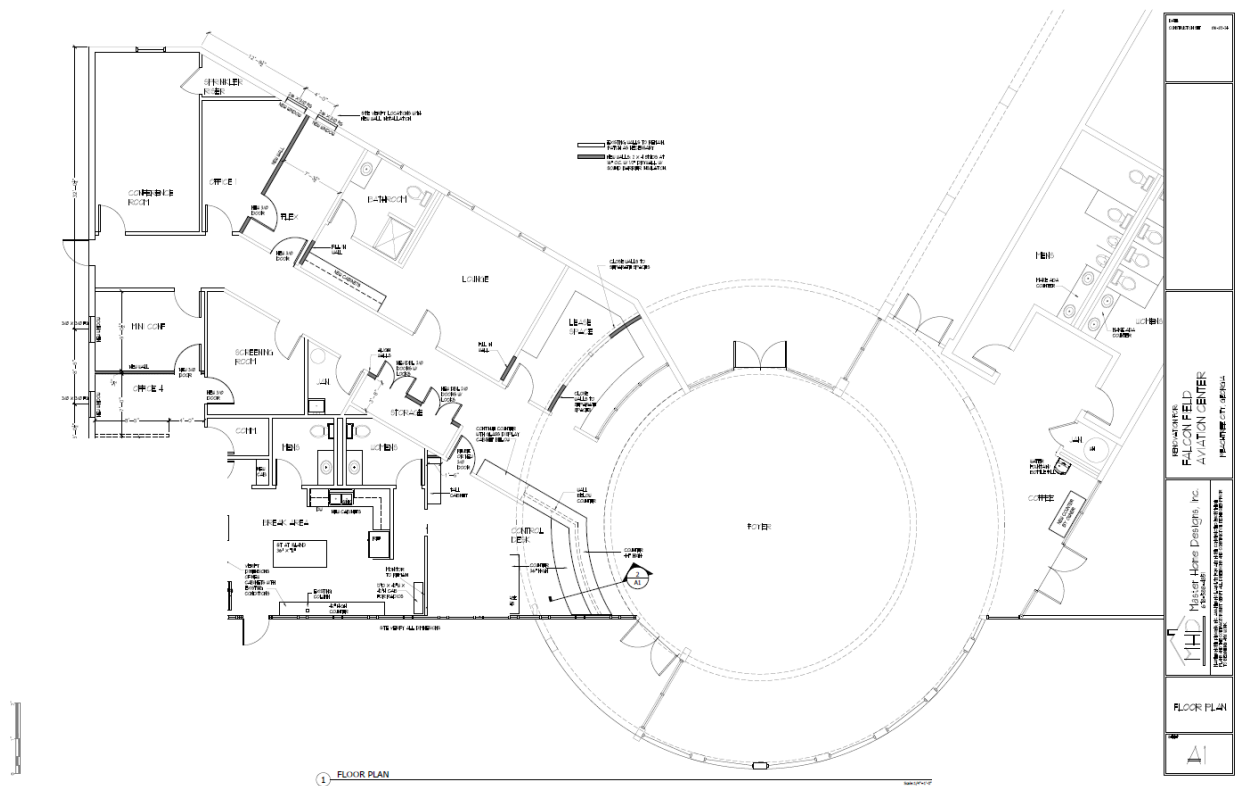
A proposal should include revenue projections based on the current and future fuel flowage policy.



1. The proposed management proposal should include but is not limited to any proposed future project designs or construction on the property, and management philosophy for the FBO. These plans will be reviewed by the airport authority prior to any award.
2. The best proposal for a new FBO, will include their concept of operation and management.
3. Responders shall provide a Proposed Lease Rate per Square Foot per annual, to be considered by the Airport Authority. The highest and best use scenario will be considered. The FBO lease structure may be on a long-term lease, i.e. thirty (30) years or twenty (20) years plus a ten (10) year extension, depending upon the proposal.

The lessee will be responsible for all maintenance, (routine and/or emergency), of all facilities, capital improvements, ramps, parking areas, access control gates, insurance, etc. The successful responder shall comply with all current code requirements in regard to improvements to all parts of the leasehold.

The airport has signed certain Grant Assurances and Certifications with the Federal Aviation Administration (FAA) for the receipt of federal funds. In doing so, property designated as “airport property” is to be used primarily for those projects supporting “direct aeronautical” activities. Direct aeronautical activities involve all those functions normally associated with basing, housing, and maintaining an aircraft or multiple aircraft on airport property.



A Pre-Submittal meeting will be scheduled. To attend please contact Ms. Hope Macaluso, Aviation Director at Atlanta Regional Airport – Falcon Field, hope@kffc.org 770.487.2225 by May 4, 2026. Zoom or Teams links will be available, but in-person attendance is encouraged.