



Rhode Island Airport Corporation

March 20, 2023

**ADDENDUM NO. 005
Notice of Intent for Competitive Negotiations (NOI) No. 32311RR
Rhode Island T. F. Green International Airport
Food & Beverage Opportunities**

Prospective proposers and all concerned are hereby notified of the following changes in the Notice of Intent for Competitive Negotiations (NOI) document related to No. 32311RR. These changes shall be incorporated in and shall become an integral part of the contract documents.

NOI Document Corrections:

1. Please ~~strike through~~ the **square footage (1,472)** listed for **Dunkin' Donuts Coffee, North** concourse indicated in **Table 2 on page 4** of the NOI document, and replace with the **highlighted** text changes below:

<u>Location</u>	<u>Concept Name</u>	<u>Concept Type</u>	<u>(Sq Ft)</u>
North	Dunkin' Donuts	Coffee	860

Answers to Questions Submitted to RIAC Procurement:

1. Have all the individual concept square footages been verified/confirmed? Can RIAC provide as-built plans of the existing spaces?

Yes. RIAC will make as-built drawings available to awarded proposer(s).

2. Does the Dunkin' North square footage (1472 sq ft) include some of the actual Bowtie space?

No. Please see correction above, highlighted in yellow, addressing the correction in square footage in that location.

3. The current food court locations have access to the same communal kitchen, which makes sense when one company owns all the concepts. Is the kitchen space included in



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the square footage that is listed for each concession space or is it separate?

RIAC will work with the awarded proposer(s) to determine the utilization of the kitchen, including the space division, as appropriate.

4. If multiple different vendors are awarded spaces in the food court, who will have access to the kitchen? Will different companies be expected to share that space?

This will be a part of the negotiation phase, though it is conceivable to divide the kitchen.

5. If no one bids on the Starbucks space in the food court, could it potentially be demolished with the Brighton space?

No. There is no intention to demolish the Starbucks space.

6. Can a vendor propose a concept that is different than the food category desired by RIAC for each location? Will such a proposal be disqualified? For example, will RIAC consider a proposal for a coffee concept in a space designated for burgers or a taco concept in a space designated for coffee/pastries?

Yes. A vendor can propose a different concept and will not be disqualified.

7. Will RIAC consider a proposal to combine multiple spaces for one concept or to split a current space for multiple concepts?

Yes. All responsive bid concepts will be considered.

8. Is there a plan for the former Brooks Brothers space?

This location is part of the retail program.

9. Will the Federal Tavern be a food and beverage concept sometime in the future?

No. This space is being removed from the food and beverage program. It is intended to be a lounge space and is not part of this NOI process.

10. With the food court seating getting reworked (removal of small retail shop behind former Starbucks) what does that mean for the those bidding on food court concepts? How does



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that effect the \$450/sqft capital investment?

RIAC's investment in additional seating or potential build-out of common areas does not impact the operator's requirement for capital investment detailed in the NOI.

11. Are there any restrictions on beer/wine/liquor sales pre-TSA at the former Starbucks?

No, however, the operator is required to obtain all necessary permitting.

12. Is there a per sqft. capital improvement cost for seating?

This is included as part of the total capital investment.

13. What type of branding opportunities are there that's part of the internal advertising? For example, directional signage as you walk out of the terminal towards baggage claim.

The operator could pay to add signage at the established Terminal Advertising rate for areas outside the leasehold. In addition, the airport's website and mobile app include food and beverage operators at the airport.

14. Can we have the floor plan of the airport F&B locations in a CAD, JPEG or a working format?

Please see question 1 above for a response.

####END OF ADDENDUM###