

In accordance with 17 AAC 42.400(a) – The following should be published: November 20, 2023, through January 18, 2024 (60 days) in the Alaska Online Public Notice System.

REQUEST FOR PROPOSALS (RFP): The State of Alaska, Department of Transportation and Public Facilities requests proposals for the non-exclusive rights and obligations to Concourse C Amenities Concession ADA-32495 in the South Terminal of the **Ted Stevens Anchorage International Airport**. **NATURE OF RIGHTS AND OBLIGATIONS:** The Concourse C Amenities Concession seeks the non-exclusive right to redevelop, renovate, lease and management of a service(s), a retail venture, or a food and beverage concession, located in the Concourse C, serving airline passengers, Airport employees, and other users of the Airport. The Premises will be made available “as-is.” **CONCESSION SPACE: Suite C2132** consisting of **600 sq. ft.** **TERM:** 5 YEARS (March 1, 2024 to February 28, 2029.) **FEES:** The Concessionaire shall pay the State percentages of the Concessionaire’s monthly gross revenues, based on submitted proposals and subsequent negotiations between the State and the Concessionaire; plus additional rent for the build-out period and for any support space(s). The Airport may also require a Minimum Annual Guarantee from the Concessionaire as part of the negotiated Concession Agreement. **CAPITAL INVESTMENT:** The successful proposer will be required to make a commitment to its proposed investment in the Amenities build-out and as Proposed in the RFP. **MINIMUM QUALIFICATIONS:** Within the past six (6) years, at least twenty-four (24) months of experience an Amenities operations at an airport, or comparable venture. Furthermore, all proposers must demonstrate that whether as an individual, an entity, or through an employed/contracted local manager, they possess the knowledge and experience to coordinate and execute any proposed design and build-out of the renovated Amenities Concession in C Concourse.

Request For Proposal (RFP) copies can be found at State of Alaska, Online Public Notice (OPN) website:

<http://notice.alaska.gov/213301>

All addenda and amendments will be posted online to the OPN Public Notice website.

Copies of the RFP, Sample Concession Agreement, and other pertinent documents are available between the hours of 8:00 AM and 4:00 PM (Alaska time), Monday through Friday, from the ANC Airport Leasing Office, or by calling the Leasing Office at (907) 266-2420 or (907) 266-5626. Request for copies of any documents will be subject to a fee, the posted rate of \$0.25 per page. All addenda and amendments will be posted online to the OPN Public Notice.

An optional pre-proposal conference will be held at 10:00 AM (Alaska time) on Tuesday, December 7, 2023. Interested participants will meet at the Airport Staff Offices, 3rd Floor check in desk. The Administrative offices are located in between the North and South Terminals, at 5000 West International Airport Rd, Room C3890, 3rd Floor. Access Door to elevator is located off Tower Road or off the connector hall between North and South Terminal. Parking at the North Terminal is recommended. The nonrefundable processing fee for each proposal submitted is \$100.00. There is also a \$5,000.00 deposit required with each proposal; the Airport will fully refund the deposits of unsuccessful proposers. Comments, questions, and requests for information may be submitted in writing to: April Velasco (April.Velasco@alaska.gov), Leasing Office, Ted Stevens Anchorage International Airport, PO Box 196960, Anchorage, Alaska 99519-6960, **and must be received by 4:00 PM AKST on or before January 18, 2024.**

DOT&PF operates Federal Programs without regard to race, color, national origin, sex, age, or disability. Full Title VI Nondiscrimination Policy: dot.alaska.gov/tvi_statement.shtml. To file a complaint, go to: dot.alaska.gov/cv/rts/titlevi.shtml.

DOT&PF complies with Title II of the Americans with Disabilities Act of 1990. Individuals with disabilities who may need auxiliary aids, services, and/or special modifications to participate in public meetings or who require special accommodations while gathering information on this file, should contact the Airport Leasing Office at (907) 266-2420 or Alaska Relay at telephone number: 711. Requests should be made at least 5 days before the accommodation is needed to make any necessary arrangements.

The Department reserves the right to correct technical defects in lease language, the premises' description, lease term, or the purposes of the lease, and to reject any or all applications when doing so is in the best interests of the Department.

BY: April Velasco
April Velasco
Concession Leasing Specialist

DATE: 11/20/2023

I hereby certify that this notice was posted at Ted Stevens Anchorage International Airport, North and South Terminals, in view of the general public for a period of at least **60 calendar** days from November 20, 2023 to January 18, 2024.

SIGNATURE: _____
TITLE: _____
DATE: _____