

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES
TED STEVENS ANCHORAGE INTERNATIONAL AIRPORT (TSAIA)
Addendum No. 2
Issue Date: December 18, 2023

REQUEST FOR PROPOSALS CONCOURSE C AMENITIES SUITE C2132 ADA-32495

The following changes and/or additions are hereby made to subject Request For Proposal (RFP):

1. **Responses to Questions and Comments to Date**: Questions & Answers, identified as Addendum No. 2 dated December 18, 2023.

All other terms, conditions and specifications remain unchanged.

An electronic (.pdf) copy of the Request For Proposal is available at State of Alaska's website under Online Public Notices or this link <http://notice.alaska.gov/213301>. It is your responsibility to periodically check the website for any addenda.

ANY QUESTIONS REGARDING ADDENDUM No. 2 MUST BE SUBMITTED IN WRITING TO APRIL.VELASCO@ALASKA.GOV NO LATER THAN FINAL DATE FOR COMMENTS/QUESTIONS AS REFERENCED IN RFP NO LATER THAN 4:00 PM AKST ON JANUARY 8, 2024. Please reference the Concession Agreement number ADA-32495.

The Proposal must be provided as further detailed in the Terms of Request and Instructions for Proposers or defined therein must be delivered as described in the RFP and must be received by the Airport's Leasing Department by January 18, 2024, by 4:00 pm AKST Time, or as later extended by written amendment (Proposal Deadline).

Addendum No. 2
Concourse C – Suite C2132
Concession Agreement ADA-32495

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RESPONSE TO QUESTIONS AND COMMENTS TO DATE:

The following is provided by the State of Alaska, Department of Transportation & Public Facilities, Ted Stevens Anchorage International Airport in response to questions received relating to the for Concourse C Amenities Concession Agreement ADA-32495 Request For Proposals (RFP) document.

No statement provided in these questions/comments shall be deemed a modification in any way of the RFP. The only addition to, or modification of any part of the RFP must be included in an amendment.

QUESTION #1: Can you explain to us how security screening works for employees and products in to the terminal?

STATE RESPONSE #1: EMPLOYEES-Before gaining access to secured areas within the terminal, Concessionaires and their employees must be issued a badge which will either be a Security Identification Display Area (SIDA) or a Sterile badge, both types of badges will be valid for two years. Concessionaires that hold SIDA badges may use designated access points as directed by ANC Security and may still be subject to random screenings upon entering the secured area. Concessionaires with “Sterile Area” badges are allowed to go through the TSA security to gain access to sterile areas only and are subject to TSA screening procedures. The Concessionaire will be billed for each person's Badge fee of one hundred dollars (\$100.00). The one-hundred-dollar badge fee covers the cost of the following; Criminal History Records Check (CHRC), Security Threat Assessment (STA), fingerprinting, parking, and training.

PRODUCT-The flow of product from the outside of ANC to the Concessionaire’s leasehold in the secured area is as follows and may be updated or revised as needed:

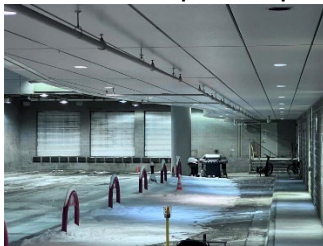
A) The Delivery Driver will check in at the Loading Dock Security Trailer. The Security Trailer is staffed 24/7.



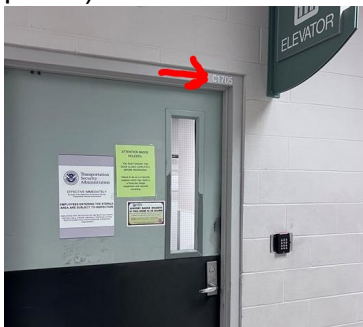
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B) After the Security Guard has cleared the Delivery Driver, the driver will be allowed to proceed to the Loading Dock. The concessionaire's staff member (CSM) will need to meet the delivery driver at the loading dock to receive the product in a timely fashion. The CSM will then either deliver the product to an approved leased storage space as negotiated or to a secured area adhering to the following screening process, so that transport of products into the secured area of the airport may occur.



C) If the product needs to be transported to your leasehold within the secured Concourse area, the CSM will then need to proceed out of the loading dock area and down the hall to the telephone located across from door C1705 (See red arrow in photo).



D) See photo below, red arrow is pointing at to the phone that is located across from door C1705, pick up the handset and the phone will automatically dial the Security Guard twenty-four hours a day, seven days a week. The Security Guard will go to the security screening area to meet the CSM to perform a security screening for products that need to be transported into the secured area.

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D) Continued:



E) CSM will need to meet the Security Guard at this screening station (see table in photo), located between the loading dock and door C1705. CSM should properly load/stack product so that screening may promptly take place. As the CSM will need to lift and turn over every single item that is being requested to pass through security. The Security Guard will inspect using the mirror as seen in the picture to inspect the underside of the cart or any mode of transport being utilized to transport items.



F) Upon completion of security inspections, the CSM will be escorted to door C1705. Security will then swipe their badge to admit CSM through the door with the product. CSM will pass through the door to the secured side and then immediately swipe their badge to confirm to Security that CSM has approved security clearance. Security will confirm that CSM's badge is cleared. If CSM's badge flags as not allowed to continue into the secured area. CSM and product must exit the secured area. Then take corrective measures for badge issues to be addressed appropriately with the ANC Badging office (907)266-2409.

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QUESTION # 2: Are there certain hours we can receive deliveries?

STATE RESPONSE #2: See State Response #1, A.

QUESTION #3: Can delivery drivers bring in the product or do we need to meet them at the gate?

STATE RESPONSE #3: See State Response #1, B.

QUESTION #4: What are the costs for employee parking?

STATE RESPONSE #4: See State Response #1.

QUESTION #5: What are the costs for getting badges?

STATE RESPONSE #5: See State Response #1.

QUESTION #6: How long does the badging process take?

STATE RESPONSE #6: Typically for the background checks of the badging process can take as long as seven to ten business days, but could take longer.

QUESTION #7: The sales numbers reported for 2019 in space C2132, that does not include the sales from the Cinnabon located in B Concourse, correct?

STATE RESPONSE #7: Correct, the data provided was information associated specifically with leasehold in suite C2132.

QUESTION #8: Is it possible to get the sales data for Starbucks (Post-Security)?

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STATE RESPONSE #8: Reported Sales Summary

<i>Calendar Year 2018</i>	<i>Calendar Year 2019</i>
\$2,040,967.00	\$2,196,491.00

QUESTION #9: Is it possible to get the sales data for McDonald's?

STATE RESPONSE #9: Reported Sales Summary

<i>Calendar Year 2018</i>	<i>Calendar Year 2019</i>
\$4,753,603.00	\$5,202,505.00

QUESTION #10: Will all current equipment in the space be left: 3 Compartment Sink, Grease Trap, and the Reach in Cooler?

STATE RESPONSE #10: Yes, the space will be leased "as-is".

QUESTION #11: Can we use an electronic oven?

STATE RESPONSE #11: All appliances will be vetted through the building permitting process.

QUESTION #12: Do we need a hood for our oven?

STATE RESPONSE #12: All appliances will be vetted through the building permitting process.

QUESTION #13: We don't use knives, but we do use pizza cutters. Will this be a problem?

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STATE RESPONSE #13: It will depend on the type of pizza cutter that will be used and the protocol that will be needed to manage it. Please see the following examples.

Per TSA a round pizza cutter similar to the one pictured below would not need to be controlled in the Sterile area.



However, per TSA a pizza cutter similar to style pictured below would need to be controlled in the “Sterile” area utilizing a written log record of each use or tethering to counter method.



QUESTION #14: The RFP says 600 sq feet but exhibit B lists it at 735-can we confirm which one is accurate?

STATE RESPONSE #14: Previous historical exhibits may have listed different square footage as negotiated. However, in respect to this RFP 600 sq. ft. is the size of space for consideration. The RFP document as follows as published found at:

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

RFP can be found under the “Attachments” file named “ADA-32495 Suite C2132 RFP Final.pdf”, This document has ninety-nine total pages, and four references are found as follows:

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- 1) ADA-32495 Suite C2132 RFP Final.pdf -Page 4 of 99.
- 2) ADA-32495 Suite C2132 RFP Final.pdf -Page 7 of 99.
- 3) ADA-32495 Suite C2132 RFP Final.pdf -Page 96 of 99.
- 4) ADA-32495 Suite C2132 RFP Final.pdf -Page 97 of 99.

QUESTION #15: Is there space in front of the store that includes feet or does it begin at the existing front counter?

STATE RESPONSE #15: The Leasehold line begins at the counter. Could potentially be negotiated.

QUESTION #16: Are there CAD drawings or hilts from the last tenant?

STATE RESPONSE #16: No CAD drawings or hilts are available. However, as-builts may be available during the building permitting process.

QUESTION #17: Can you tell us about the “terminal storage” you might have for dry storage?

STATE RESPONSE #17: This may be further discussed during negotiations as it may depend on the type of business and demands for space versus availability.

QUESTION #18: Is there a bottled soda vendor for Coke currently delivering to the airport that we can be put in contact with?

STATE RESPONSE #18: No, ANC does not have contact information for a Coke vendor, as each Concessionaire is responsible for negotiating their own vendors and/or suppliers.

QUESTION #19: Do you have a list of food suppliers that currently deliver and already have badge access?

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STATE RESPONSE #19: Food suppliers are set up individually with each Concessionaire. ANC is not involved and therefore would not be able to provide this information. Please see State Response #1.

QUESTION #20: Is there a list of ACDBE vendors?

STATE RESPONSE #20: The Alaska Unified Certification Program (AUCP) Disadvantaged Business Enterprise (DBE) directory is updated daily, click here: <https://dot.alaska.gov/cvlrts/directory.shtml>. For additional information, please email the Civil Rights Contract Compliance Officer at sarah.starzec@alaska.gov or call [907-269-0845](tel:907-269-0845).

QUESTION #21: Is there contact info for the company that used to be called “Tuggles”?

STATE RESPONSE #21: ANC does not have contact information for a company known as Tuggles.

QUESTION #22: Is there a way to get the expedited permitting?

STATE RESPONSE #22: ANC will work hand-in-hand to ensure permitting is completed promptly. Concessionaire is also required to obtain Municipality of Anchorage permitting.

QUESTION #23: Is there a list for certified ACDBE Contractors?

STATE RESPONSE #23: Directory of ACDBEs may be found at the State of Alaska website following this path: DOT& PF, Civil Rights Office, AUCP, DBE Directory or at this link: <https://dot.alaska.gov/cvlrts/directory.shtml>.

QUESTION #24: What’s the process for a contractor getting ACDBE certified?

STATE RESPONSE #24: Certification Application Form (alaska.gov) with instructions may be found at <https://dot.alaska.gov/cvlrts/forms/ucp-app.pdf> or visit Alaska Disadvantaged Business Enterprise Program (AUCP), Civil Rights Office, Transportation & Public Facilities, State of Alaska for more information at Disadvantaged Business Enterprise (DBE) Program at: <https://dot.alaska.gov/cvlrts/aucp.shtml>

QUESTION #25: Who builds the barricade and what are the requirements?

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STATE RESPONSE #25: The Concessionaire is responsible for building the barricade. ANC Terminal Construction Standards may be found at:
https://dot.alaska.gov/anc/business/engineering/TerminalConstructionStds/terminal_construction_standards.shtml

QUESTION #26: Are there hour restrictions for contractors?

STATE RESPONSE #26: ANC strives to maintain a calm environment, particularly during late evening hours when some passengers might be seeking rest. While there are no specific time restrictions for contractors, it is important for ANC to be informed about the construction timeline. This allows for potential conflicts to be addressed and ensures a peaceful experience for all passengers by adjusting the scheduling accordingly.

QUESTION #27: What is the badging process and fees for Contractors?

STATE RESPONSE #27: See State Response #1.

QUESTION #28: Are Union Contractors required?

STATE RESPONSE #28: No, ANC does not require Union Contractors.

QUESTION #29: Who is responsible for HVAC?

STATE RESPONSE #29: The tenant is typically responsible for HVAC inside of the tenant's leasehold.

QUESTION #30: How many food options are there at this location?

STATE RESPONSE #30: Pre & Post security food locations are as follows:

Number of locations of full-service restaurants:	Number of locations of Fast Food:	<i>Number of retail locations where food may be purchased at:</i>
Six locations	<i>Eight locations</i>	<i>Nine locations</i>