

STATE OF ALASKA RFP NUMBER 726DVR7531

AMENDMENT NUMBER 1



Department of Labor & Workforce Development
Division of Administrative Services, Procurement
3301 Eagle Street, Ste 202
Anchorage, AK 99503

THIS IS NOT AN ORDER

DATE AMENDMENT ISSUED: 5/22/2026

RFP TITLE: Amendment # 1 - Full-Service Grill & Espresso Beverage Concession Business

This amendment is being issued to answer questions and make necessary adjustments/changes to the RFP:

Question #1 What is the earliest we can come into the building?

You have building access with your badge from 5:00 a.m. to 9:00 p.m. Grill service is available from 7:00 a.m. until 2:00 p.m. From 2:00 p.m. to 3:00 p.m., you must provide coffee service and grab-and-go items. During this time, it is recommended that you clean and prepare for the next day.

Question #2 What door do we access the building?

As a contractor, you are required to obtain a background check from the State Troopers. Once you are cleared, you will receive a building badge that allows you to access the facility. There are access doors located on the east and west sides of the building.

Question #3 What are the hours that we can access the café?

You have building access with your badge from 5:00 a.m. to 9:00 p.m.

Question #4 When was the last time someone ran the café?

The café was last opened in April 2026.

Question #5 How was the foot traffic?

Your daily foot traffic includes both building tenants and visitors. This site has potential, but you will need to rebuild loyalty among the building's tenants.

Question #6 Can we advertise?

Yes, you can advertise your business on Facebook and within the building. To do this, please email the BEP coordinator, who will then forward your request to the building facility manager for distribution. Additionally, you are allowed to place flyers in the elevators.

Question # 7 How well does the business do?

Before the pandemic, the site averaged \$15,000 in monthly revenue. Since then, there has been a shift in consumer spending, and the site is now averaging between \$7,000 and \$8,000. However, there is potential for business growth. You have access to the tenants in the Nesbett Courthouse, Boney Courthouse, and Snowden Building, as well as the visitors in all three buildings. Additionally, the courts will purchase meals for jurors.

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Question # 8 Is a sugar-free or vegetarian diet required?

The menu should feature vegetarian and other healthy options, such as salads and soups. In the grill section, offer items like hamburgers, cheeseburgers, paninis, hot sandwiches, and French fries. Consider having specials on Tuesdays, Wednesdays, or Thursdays, but avoid scheduling specials on Mondays or Fridays.

Question # 9 Are the TV screens for the menu?

Yes.

Question # 10 Is there training for the espresso/coffee machines?

Contact the contractor responsible for machine maintenance to request training quotes.

Question # 11 Are there any other expenses besides the internet?

As a contractor, you are also required to pay the first \$50 of a repair bill along with the monthly phone and internet bill.

Additional Comments:

- You should plan to budget at least \$5,000 for initial stock and supplies.
- We are considering reducing the hours of operation on Fridays due to low building occupancy.

Kathy O'Rourke _____

Kathy O'Rourke
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