STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES
TED STEVENS ANCHORAGE INTERNATIONAL AIRPORT

Addendum No. 1

Issue Date: July 22, 2026

REQUEST FOR PROPOSAL CONCOURSE C AMENITIES CONCESSION
ADA-32658

<u>RESPONSE TO QUESTIONS AND COMMENTS DUE BY JULY 22, 2026</u>

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 Concession C Amenities ADA-32658 Request for Proposal (RFP) document.

No statement provided in these questions or 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.

<u>QUESTION #1</u>: I understand the lease term is there any room for a shorter one?

<u>STATE RESPONSE</u>: There is a five (5) year term from October 1, 2026 through September 30, 2031. Any change would require negotiation and Airport approval.

<u>QUESTION #2</u>: What if we aren't succeeding? What's the buy out?

<u>STATE RESPONSE</u>: There is no buy-out provision. The sample agreement contains a section on Cancellation by Concessionaire, but it is not a simple buy-out clause. Early termination would be governed by the negotiated agreement rather than payment of a predetermined fee.

<u>QUESTION #3</u>: Fixed for build-out period?

<u>STATE RESPONSE</u>: Yes. During the build-out period, the concessionaire pays a temporary Build-Out Rent based on the proposed dollar amount per square foot submitted in its proposal. That amount becomes fixed through negotiation and continues until the facility opens.

QUESTION #4: What's the rent? Fixed? Fixed + percentage of revenue? Gross or net?

STATE RESPONSE: The concession uses a combination of rent components: (1) Percentage Fee on Gross Revenues (minimum 10% for services/food/non-alcoholic beverages and 15% for retail/alcohol); (2) temporary Build-Out Rent; and (3) Additional Rent if support space is leased. The calculation is based on Gross Revenues, not net income.

QUESTION #5: Can we overflow out into the terminal? Like a host stand?

STATE RESPONSE: The concession layout may not interfere with ingress or egress. Additional space may be requested, but the Airport does not guarantee that any additional terminal space will be made available. A host stand outside the leased premises would require Airport approval.

QUESTION #6: Can we decorate above our space on the ledge?

STATE RESPONSE: Any modifications or installations affecting the space would require Airport review and approval through a Building Permit process.

QUESTION #7: Can we remove the waiting room stalls?

STATE RESPONSE: The concessionaire may propose reconfiguration of the space, but no modifications may occur until a Building Permit is approved. The concessionaire is responsible for all construction costs.

QUESTION #8: Can we install sinks?

STATE RESPONSE: No modifications may occur until a Building Permit is approved. All tenant improvements are at the concessionaire's expense and must meet Airport standards.

QUESTION #9: Can we hang a large chandelier from the ceiling over the space?

<u>STATE RESPONSE</u>: Potentially, but only if approved through the Building Permit process. Structural, seismic, and electric safety standards would all apply.

<u>QUESTION #10</u>: Any permits needed?

<u>STATE RESPONSE</u>: Yes. Construction, remodeling, and modifications require a Building Permit. Work must also comply with and all applicable codes.

<u>QUESTION #11</u>: After submitting the bid, when do we know if we got it?

<u>STATE RESPONSE</u>: Proposals are due July 27, 2026. The award date will be determined after evaluation which may take up to 2 weeks or more. The Airport will then issue a Notice of Intent to Negotiate, observes a 7-day protest period, and then begins negotiations with the highest-ranked proposer.

<u>QUESTION #12</u>: List of approved contractors? Or can we use anyone as long as they meet the clearance/security requirements?

<u>STATE RESPONSE</u>: The Airport does not have a list of approved contractors. Contractors working in the secure areas will need to satisfy Airport badging and security requirements.

<u>QUESTION #13</u>: What utility services are currently available in Room SB2040?

<u>STATE RESPONSE</u>: The location is offered “as-is”. The State will provide access to electrical, plumbing, heating/cooling, power, and data connections presently serving the Premises. Any additional capacity, extensions, connections, equipment, or utility infrastructure required for the proposer’s concept will be the responsibility of the selected concessionaire. Electric offered is a standard commercial 3-phase, 4-wire system (120/208 volt, 480/277 volt) . There are no floor drains or grease interceptors.

<u>QUESTION #14</u>: Are charcoal grills permitted in this concession space? If not, are natural gas grills or electric grills permitted?

<u>STATE RESPONSE</u>: Charcoal grills are prohibited. Natural gas grills are permitted to the extent natural gas equipment can be properly vented. All cooking equipment is subject to applicable fire and building codes and ventilation and fire-suppression requirements.

QUESTION #15: Does the space currently have a Type I commercial kitchen hood and exhaust system? If not, may one be installed?

STATE RESPONSE: The space does not have a Type I commercial kitchen hood and exhaust system. A proposer may include a new hood and exhaust system in its proposed design. Installation would be subject to feasibility, mechanical review, applicable codes, and issuance of a Building Permit. Approval is not guaranteed by the equipment included in a proposal.

QUESTION #16: Is there an existing grease exhaust duct?

STATE RESPONSE: No. A proposer may include a grease exhaust duct in their proposed design. It will require an approved Building Permit.

QUESTION #17: Is there an existing commercial kitchen fire-suppression system? If so, may the concessionaire connect to the existing fire suppression system, or will a new dedicated system be required?

STATE RESPONSE: There is not an existing commercial kitchen fire-suppression system. The concession space is connected to existing ANC fire suppression system. Whether a new dedicated system will be required must be determined during design and permitting (such as hood/duct) will be at the concessionaire's expense.

QUESTION #18: Could you provide any available information regarding passenger traffic in Concourse C?

STATE RESPONSE: The RFP provides passenger traffic in terms of enplanements and deplanements for both ANC and Concourse C. Passenger traffic at ANC is subject to seasonal fluctuations, airline scheduling, gate assignments, aircraft changes, irregular operations, and other factors. The Airport does not guarantee any particular passenger count or level of customer activity at the Premises.

QUESTION #19: Are there required minimum operating hours?

STATE RESPONSE: The proposal must include the proposed operating hours. Final required operating hours will be incorporated into Exhibit E of the negotiated Concession Agreement. Once approved, the concessionaire must operate during the hours stated in Exhibit E unless the Airport provides approval.

QUESTION #20: Is the sale of kosher wine and other alcoholic beverages permitted within this concession space, subject to obtaining all required State of Alaska licenses?

STATE RESPONSE: Alcoholic beverages are an eligible category of Amenities. The Sample Concession Agreement includes alcoholic beverages within the definition of Amenities. Alcohol and retail sales are subject to a minimum Percentage Fee of 15% of Gross Revenue.