



Rhode Island Airport Corporation

February 12, 2018

ADDENDUM NO. 01 Request for Proposals No. 27643 Common Use Airport Lounge

Prospective Bidders and all concerned are hereby notified of the following changes in the Request for Proposals (RFP) document for the Common Use Airport Lounge at T. F. Green Airport, RFP No 27643. These changes shall be incorporated in and shall become an integral part of the contract documents.

Please note the following changes in key deadlines:

1. Questions concerning this RFP should be directed to procurement@pvdairport.com no later than 4:00PM February 22, 2018 EDT.
2. RIAC will respond to all relevant questions no later than 4:00PM March 1, 2018 EDT.
3. Proposals must be submitted no later than 1:00PM March 22, 2018 EDT.

Below are the responses to questions raised by potential respondents

1. Regarding the term of the standard concession agreement; how and when is the one, 5-year option triggered? **RIAC and the Awardee will determine the triggers prior to execution of the agreement.**
2. Is there an ACDBE goal for this RFP? If so, could the airport please provide a list of ACDBE Businesses? **While RIAC is not specifically listing a goal for this RFP, RIAC requires proposers to demonstrate a good faith effort in securing ADCBE's to participate. The list of approved ACDBE's can be found on the State of Rhode Island, Department of Administration, Office of Diversity, Equity & Opportunity website.**
3. Regarding the scoring criteria, how is the scoring weight distributed by section? **The selection Committee will develop any applicable scoring criteria as part of their review process.**
4. Is the space under gate 22 the only space available to be bid on? **Yes, RIAC is seeking proposals on a lounge for this space.** Can the proposer propose the use of another location? **No, RIAC has determined that there are currently no other suitable spaces for a lounge.**
5. Is it the intention of the Authority to allow non-lounge passengers to use these restrooms? **Yes.** If so, would the Authority permit lounge finishes in the restrooms and the vestibule? **Yes, proposers are encouraged to make improvements to the restrooms and vestibule to provide a high quality experience for all users.** Who will maintain the restrooms if utilized by lounge and non-lounge passengers? **RIAC will continue to provide maintenance and janitorial services to these restrooms.**

6. Is it possible to remove the wall show for public access to the restrooms? **Yes, however, proposers are required to maintain a layout/floor plan that provides proper security requirements as well as access to the restrooms for both lounge patrons and badged employees coming from and going out into the secure area (SIDA) hallway.**
7. Could as-builds for the space be provided? (MEP drawings chiefly). **RIAC staff made available drawings at the pre-proposal meeting.**
8. Where is the stairwell to/from the space? **The stairwell to the space is located next to the elevator (square with an "X" in the middle) shown in exhibit A.**
9. Please provide floorplans of the level the lounge is on as well as the level above to help provide better context of the leasehold location, positioning in the Concourse, proximity gate rooms, etc. (CAD preferred, but PDF will work). **In addition to Attachment A&B, RIAC staff made available plans at the pre-proposal meeting**
10. There is an existing electrical room/closed in the area that is hatched, indicating part of the leased space. However, the size of this elec closet seems as though it must remain (i.e. serving space other than the future lounge and restrooms. Are these panels dedicated to the proposed lounge or do the panels need to remain in place to service other spaces? **The existing electrical panels must remain and RIAC will require occasional access to this room as it serves utilities to other areas of the building. A portion of this room is available for proposers to locate lounge specific utilities in if desired.**