



# Rhode Island Airport Corporation

February 27, 2018

## ADDENDUM NO. 02 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.

Below are the responses to the additional questions (See Addendum No. 01 for previous questions) raised by potential respondents

1. Existing Restrooms - In which direction does the waste line serving the rest room run? **The waste lines run back into the building/concourse.** Is there a clean out outside on the paved area to discover if that is the direction of the waste lines? **No.** Are there any "as built" drawings or MEPs that show water lines, etc? **Yes; these can be viewed upon coordinated/scheduled request/meeting since they are not available electronically.**
2. Exterior views - Does the airport require the windows overlooking the concourse to be screened for security reasons? **No, this is not required.**
3. Egress - Please confirm that it is definitely a requirement that the space serve as an egress that requires a corridor to be constructed running across the front part of the lounge closest to the elevator and stairs. **No, this is not required.**
4. Security Cameras - Is it required that the security cameras currently located in the space remain? **Security cameras that view exit doors, SIDA access doors, and egress (stairwell and elevator) need to remain.**
5. General Contractors - If possible please provide a list of GCs that are badged and have recently done construction work in the airport. **See attached/provided.**
6. Airlines - Is it a mandatory requirement of PVD that the 'Common Use Lounge' must offer an access agreement to an airline that wishes to contract for lounge access with the lounge provider? Based on our projections, 3,000FT<sup>2</sup> will be needed by Year 5 in order to accommodate Norwegian Air and other lounge guests at peak demand times. **RIAC desires to include all airline partners and their customers in an equal opportunity manner for access to the lounge. Should the success of the lounge drive the need for future lounge improvements or alterations, RIAC would consider reasonable solutions to maintain the highest level of customer service and experience.**
7. Available Space - Given the question regarding airline access will RIAC reconsider incorporation of the rest rooms and vestibule into the overall lounge footprint offered? **Yes, RIAC will consider this an acceptable option however, it will be a requirement that restroom access for other airport employees be maintained and assumption of capital improvements as well as maintenance and janitorial services for the restrooms would then be the responsibility of**

**the Lounge Operator.** Is there a drawing showing the total sq ft of the vestibule and restrooms? **No, but the estimated total square footage of the existing vestibule (200 sq. ft.) and restrooms (300 sq. ft.) is approximately 500 square feet.**

8. Grease Interceptor - Please confirm there if there is a grease line? **No, there is not one nearby.** If not is an under-the-counter grease interceptor permissible? **Yes.**
9. Lease Term - Will RIAC consider a 10-year term versus 7 year or at minimum 7 years to help with capital investment amortization? **RIAC will provide guidance of this provision by 6PM 3/5/18 via Addendum No. 03.**
10. Concession Agreement
  - a. Section 2 - Article III -- provides RIAC the right to "recapture" the Assigned Premises at any time. In such event RIAC may offer substitute premises, but is not required to do so. This provision seems to be in conflict with Section 6.1, which gives the Concessionaire a broad general right to continuously use the Assigned Premises. Please assist in resolving this apparent conflict. We respectfully request that RIAC include a provision for payment to Concessionaire of unamortized or undepreciated capital expenses or any other expenses that may be incurred by Concessionaire in the event of a recapture of the Assigned Premises. **Please list this concern in section "D" "Exceptions to Standard Lease Agreement."**
  - b. Section 7.10 - if a lounge includes all food, beverages and other services in the price of access, the first sentence of this clause requiring individual product labeling should not apply. **Please list this concern in section "D" "Exceptions to Standard Lease Agreement."**
  - c. Section 7.14 - Promotions – does not seem appropriate for a common use lounge. We request deletion. **Please note that the Standard Lease Agreement indicates "if applicable."**
  - d. Section 7.18 - Method of Payment – request deletion of requirement to accept cash which is rarely used for lounge payment. **Please list this concern in section "D" "Exceptions to Standard Lease Agreement."**
  - e. Section 7.1 - the term "Net Book Value" is used in this Section but is not defined anywhere in the Agreement. Could RIAC please provide a definition? **The term "Net Book Value" will be removed from the Agreement.**
  - f. Section 7.26 - request deletion since street pricing does not apply to airport lounges. Or if clause is not deleted point of price comparison should be other airport lounges. **Please list this concern in section "D" "Exceptions to Standard Lease Agreement."**
  - g. Please provide estimate of utility costs for the premises. **RIAC is unable to provide this without a utility load profile.**
  - h. ACDBE - Refers to a minimum participation as outlined in the RFP but there is no amount listed. Is there a minimum required ACDBE participation? **RIAC is requiring proposers to demonstrate a good faith effort in utilizing Rhode Island certified ACDBE's. This would include the construction element (use of DBE's) and throughout the term of the lease.**
11. Are there any required vendors such as escorting/delivery, janitorial or other charges other than rent? **RIAC does not require the use of specific vendors**

**for these services however the cost of these services in relations to operating the lounge is the responsibility of the lounge operator.**

12. Is a performance/payment bond required to be carried by GC or the Tenant for construction of the lounge? **The lounge operator is required to have this bond.**
13. Is the RIAC the permitting authority for the lounge project or will the tenant be required to obtain a building permit through the City of Providence? We are trying to understand if there is a permit submission review and permit cost associated with this project. **The permitting process is through the State of Rhode; not the airport, nor the city in which the airport resides.**
14. Will RIAC handle the scope of work (and costs) associated with removal of the existing CCTV system in the proposed space and any removal/relocation of magnetic locks and card/badger readers for SIDA access doors leading to the tarmac in the existing gate room and support spaces? **RIAC will determine which cameras must remain, be relocated, or removed based on the proposer's design for the lounge. The work and cost associated with the relocation or removal of cameras will be the responsibility of the lounge operator.**
15. Can we view drawings and do a walk-through of the property with our Architect and Engineering firm? **Yes, the drawings are available to be viewed between the hours of 9:30am & 4:00pm Monday-Friday with 48 hour notice to [procurement@pvdairport.com](mailto:procurement@pvdairport.com). Walk-throughs with Architect and Engineering firms are permitted with 72-hour notice. Please note, a temporary badge will be required to be submitted 48 hours prior to walk-through for all parties. Please contact [procurement@pvdairport.com](mailto:procurement@pvdairport.com) for more information.**