

REQUEST FOR PROPOSAL
CONCESSIONS OPPORTUNITY

Addendum No. 5

November 14, 2017

Item	Change / Clarification
F&B-4: Texas Cuisine Revised LOD	Revised LOD for F&B-4 to expand patio seating https://www.dfwairport.com/concessions/solicitations/current/index.php

Questions	Answers
<p>Exhibit G – Workforce Composition show’s columns for percentages in each subcategory of ethnicity or race. Please clarify what number/information the Airport seeks to be represented in percentages in these columns.</p>	<p>The % column indicates the percent of the total number of full time employees. For example, Hispanic Officials and Managers number 64 in the attached sample document, which represent 9% of all employees. (64 / 728=9%)</p>
<p>Can we get access to more targeted enplanements statistics? Example: # of children/families that come through each terminal.</p>	<p>This data is not available.</p>
<p>We are ACDBE certified firm in Texas. Do we need to meet the MWBE certification requirement as well?</p>	<p>M/WBE Subcontracting/Supplier commitments are required for all packages. The M/WBE package-specific goal established for design and construction is 30% for each location. The successful proposer will be responsible for meeting each goal or making good faith effort to meet the goal and, explore all available options to achieve, to the maximum extent practicable, the goal through design and construction associated with the finish out of each location and the purchases of goods and services used in the daily operations.</p>
<p>Would you confirm which concepts are currently operating in the following locations please? F&B-1: A15 Sweet Snack RTL-7 C11 Convenience Retail RTL-8: C30 Electronics, Package RTL-9: D22 LS Travel Essentials with Coffee</p>	<p>F&B-1: A15 Icebox Café RTL-7: C11 DFW Travel Mart RTL-8: C30 Sierra News RTL-9: D22 LS Hudson News</p>
<p>Can a concessionaire be awarded more than one package?</p>	<p>Yes.</p>

<p>F&B-4: Section 2.02 states that we will accept the space “as is” regardless of any existing issues. We should be allowed to conduct a full physical inspection and audit of the space in order to be able to accurately forecast construction needs and costs. Will appreciate if you could kindly facilitate this inspection preferably before November 15, 2017.</p>	<p>No, inspections will be allowed upon award.</p>
<p>F&B-4: I am assuming there will be no ‘Space Acquisition Cost’ and ‘Space infrastructure Cost’ as called out in section 4.04. Kindly confirm.</p>	<p>Correct. Currently, there is no space acquisition or space infrastructure cost for these locations.</p>
<p>F&B-4: Need to confirm the current “patio seating area” will remain with D-NV101 location.</p>	<p>Yes. Please see the revised LOD for this package.</p>
<p>F&B-4: Need to confirm the 2100+/- Sq. ft. on space D-NV101 does not include the patio area. In the space layout plan the patio area is depicted as a different color which leads me to believe the 2100 sq. ft. is all interior.</p>	<p>Yes, this does include the patio area. Please see the revised LOD for this package.</p>
<p>F&B-4: Need current “as built” plans for Cool River.</p> <ul style="list-style-type: none"> a. Kitchen equipment – specs – does it stay? b. Hood specs, capacity and limitations. c. Electrical plan throughout – including the patio area. d. Water plan throughout. e. Seating – current plan – capacity inside and outside. f. Load bearing walls. g. Utility chases. 	<p>No, PDF drawings will be provided to the successful proposer. Please review the “Utility Assumption Matrix” in the Tenant Design Manual.</p>

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<p>F&B-4: 6) Patio Area</p> <ul style="list-style-type: none">a. Requirements of the railing for the patio area?b. Limitations of the railing for the patio area/<ul style="list-style-type: none">i. Height?ii. Color(s) <p>6) Patio Area</p> <ul style="list-style-type: none">a. Requirements of the railing for the patio area?b. Limitations of the railing for the patio area/<ul style="list-style-type: none">i. Height?ii. Color(s)	<p>Railing specifications are provided in the Tenant Design Manual.</p>
<p>F&B-4: Exterior Signage</p> <ul style="list-style-type: none">a. Size requirements / limitations?b. Design requirements / limitations?<ul style="list-style-type: none">i. Color(s)?ii. Brightness?iii. Materials?	<p>Signage specifications are provided in the Tenant Design Manual.</p>
<p>F&B-4: Storage</p> <ul style="list-style-type: none">a. Locationb. Sizec. Securityd. Dry / Refrigerated / Frozen	<p>If you need storage, please identify the amount needed and we will assist in finding available space.</p>
<p>F&B-4: Grab and Go Area</p> <ul style="list-style-type: none">a. Can we increase the size/footprint?b. Can we alter the current location of the GnG area?	<p>You may design the space according to your needs, but must remain within the allotted footprint.</p>
<p>F&B-4: Need a list of all current DFW Exclusive Rights Vendors and Services</p> <ul style="list-style-type: none">a. Foodb. Beverage (Coke is called out. Are there others?)c. Technologyd. Other.	<p>Please see the draft lease.</p>
<p>F&B-4: During Construction phase are there any restrictions on what time the work can be carried out.</p>	<p>Normal works hours are between 10:00 pm and 5:00 am.</p>

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F&B-4: Does the Raw Material and food brought in to Terminal D for sale at the location, have to go through regular TSA check lines or are their special fast track lines?	Supplies for your location should be delivered via the Terminal D dock.
F&B-4: Are there separate meters installed for each space for Water, Electricity, Gas etc.? If not how are the tenants billed?	No, tenants are billed through Operating and Maintenance (O&M) charges.
Is the .5% for Marketing inclusive of the \$24.07 O&M charges?	No.
Can leases be negotiated and/or changed after award?	No. Negotiations on leases will not be approved and the airport reserves the right to go to the next highest bidder.
Due to the page limitation are owners, partners and management bios acceptable, in lieu of resumes?	Yes.
Does the Cover Letter count towards the page limit?	Yes.
Tab 2.1, A) Brand #4 references Year-over-Year Sales growth. Would you like us to provide sales for the brand we are utilizing or our company's year over year sales for Exhibit E?	This will be for the proposing entity.
Tab 2.1 E) Operations Overview #2 requires 5 Health Department Scores, 5 Mystery Shop Scores, Customer Satisfaction Surveys and Current Landlord Operation Reviews – do all of these count towards the page limit?	Yes.
For RTL Package 6, will a design layout that features the majority of the 60% Café to be in the back but has a small portion in the front right next to the Books/Travel Essential portion still be acceptable?	Yes.

<p>F&B-4: Please confirm the dimension of the LOD for space D25. The space is much smaller than the current concept that exists and there is a large structural column in the plan (on the far left) that is not shown on the layout documents. Are there CAD drawings we can have from the airport to confirm structural and dimensions?</p>	<p>Please see the revised LOD for package F&B-4. PDF drawings will be provided to the successful proposer.</p>
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Please continue to check our website www.dfwairport.com/concessions for updates.