

**Seattle-Tacoma International Airport
 Airport Dining & Retail Program Leasing
 Request for Proposals – RFP 23-IDF Questions and Answers
 Question Set #1 CLARIFICATIONS**

Question No.	Question	Response
5	<p>Original Question: It is our understanding from the Nov22 meeting that One World airlines would be moving to use Concourse A. This implies a shuffling of the location of the airline ticket counters. We are trying to estimate traffic flows by airline to each of the two duty free locations. Would you please provide the anticipated locations of the airline ticket counters in 2027.</p> <p>Clarifying Question: Would you please confirm that the answer provided in #5 is correct.</p>	<p>Original Answer: The Port is in the process of an airline realignment. At this time foreign flag carriers are anticipated to be gated on Concourse A.</p> <p>Delta international destinations on South Concourse.</p> <p>Clarifying Answer: Currently there are no airline ticket counter moves with the realignment.</p> <p>However, it is the Ports intentions to maximize Concourse A and South Concourse with international departing flights.</p> <p>The Port does not have specific airline gating for the realignment available at this time.</p>
22	<p>Original Question: Please share LODs for all spaces to be developed. The materials included in the RFP and pre-proposal presentation make it appear that the precise lease lines are up to interpretation.</p> <p>Clarifying Question: Response refers to Section 5.6 for the South Concourse LOD which is</p>	<p>Original Answer: Please see Section 5.3, 5.6, and Addendum No. 1</p> <p>Clarifying Answer: The blue area in the enclosed drawing is the total area that the Port will lease</p>

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the organic blue shaded diagram shown below. This is in contradiction to the Pre-application meeting when it was suggested to use the line drawing shown in Section 5.7. As directed at that meeting and in the RFP, we acknowledge that only the written responses are binding so we will disregard The Section 5.7 line drawing for LOD/lease line purposes. Please confirm this is the correct interpretation.



to the Selected Proposer. The LOD provided is an estimate of that lease area.



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Original Question:
 Can we propose alternate lease lines?

Clarifying Question:
 Response states no alternate lease lines can be proposed. Please confirm that the boundaries shown in the organic blue diagrams are hard limits and are to be considered the lease lines. If allowable, we

Original Answer:
 No

Clarifying Answer:
 Based on the drawing provided in the clarifying question, the Port may consider alternate interior lease lines

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	<p>would like to propose using these LOD diagrams as a basis for the overall area (square footage) of duty-free and the general diagram of the duty-free areas and concourse circulation walkways (quantity and width) but suggest adjustments to the exact area boundaries to provide our preferred design aesthetic, better functionality and consumer experience. For example, would we be allowed to suggest the below adjustments shown in red for Concourse A if the overall area and walkway widths match the LOD? Or would this disqualify the entire RFP bid submission?</p> 	<p>so long as:</p> <ol style="list-style-type: none"> 1. Egress and code requirements are maintained. 2. Visual sightlines for the Capital Hill Food Hall store front are not obstructed 3. Port infrastructure is maintainable including but not limited to FIDS Screens and Advertising spaces.
<p>39</p>	<p>Original Question: Would the airport consider allowing tenants to use the space highlighted below in pink (labeled ADR) to be used as part of the duty-free retail program?</p>	<p>Original Answer: As part of the South Concourse location the Port has identified storage for the Selected Proposer. If the Selected Proposer chooses to utilize said storage locations for retail, they may do so.</p>

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However, no additional storage locations in the South Concourse will be provided by the Port.

Clarifying Answer:

After review of the overall space for South Concourse (see question 22). The ADR Storage space is not available for the Selected Proposers use.

All Proposers should understand that the storage space allocated for both Concourse A (three (3) locations totaling 3,225 sq feet) and South Concourse (three (3) locations totaling 6,441) will be subject to the storage and office space rates.

Currently those rates are:

Storage:

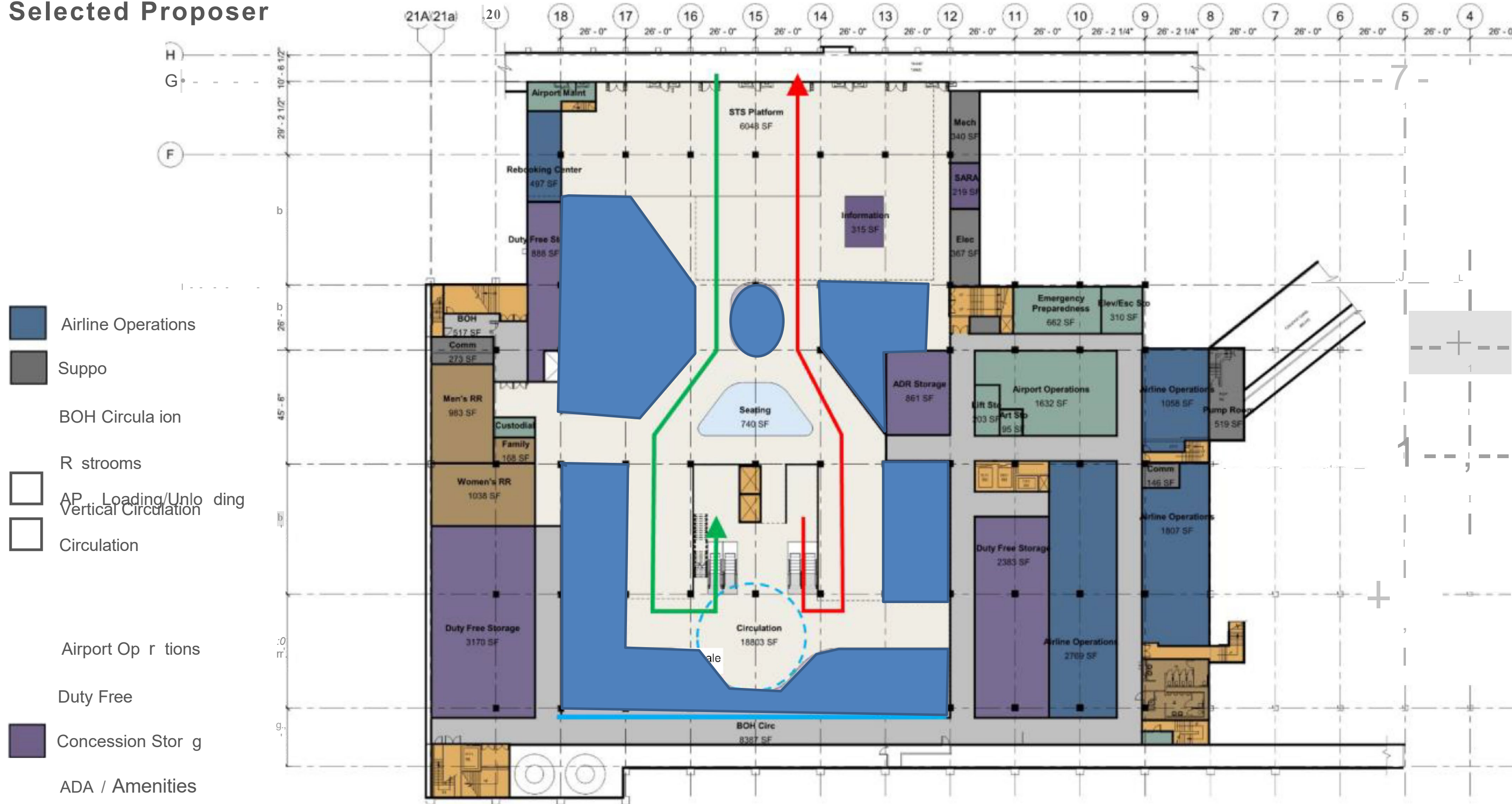
First 400 square feet:

\$15.00 per square foot per year

401 square feet or great:

\$60.00 per square foot per year

Blue area will be leased to Selected Proposer



- Airline Operations
- Suppo
- BOH Circulation
- Restrooms
- AP Loading/Unloading
- Circulation
- Airport Operations
- Duty Free
- Concession Storage
- ADA / Amenities