

**Seattle-Tacoma International Airport
 Airport Dining & Retail Program Leasing
 Request for Proposals – RFP26-1 FB, SR, and CR All Packages Questions and Answers
 Question Set #1**

Question No.	Pack	Question	Response
1	ALL	Is there a smaller unit available that a small business could bid on independently?	Yes, see RFP 26-1FB Package FB1SB and RFP 26-1SR Packages SR1SB and SR2SB for Small Business Only opportunities.
2	SR	I would be curious to see the DWG and elevation plans of the units CT-04 and CT-11. Would you be able to share those?	The Lease Outline Drawing is in the RFP, but we do not have elevation drawings.
3	FB	<p>Thank you for sending Addendum No. 1 for the SEA Airport Dining & Retail RFP. I am writing to clarify how the updated language applies to my proposal before final submission today.</p> <p>My current business is operating as a retail tea concept. At present, I sell boxed, flower-forward, fruit, and true tea blends. In addition, my King County permit for tea service is currently in pending status.</p> <p>With that context, I wanted to confirm how the updated language in the addendum applies to my proposal. My understanding is that, for the FB packages, the concept must be a branded coffee concept, and that hot and cold teas may be offered as part of that concept. I would be grateful if you could please confirm whether a tea-forward concept would be considered responsive, or whether tea is only permitted as a secondary offering within a coffee concept.</p> <p>I would also appreciate clarification on the “one streetside location in operation” requirement, specifically whether my current Pacific Place store location would satisfy that requirement.</p> <p>Additionally, if a proposal has already been prepared, could you please confirm whether the required action today is:</p> <ol style="list-style-type: none"> To sign and attach the Addendum No. 1 confirmation page, and 	<p>Proposer’s concept must comply with the Addendum description of:</p> <p>Packages FB1SB, FB2, and FB3 – Shall offer hot and cold gourmet coffee beverages and may...</p> <p>Package FB4 – Shall offer hot and cold gourmet coffee beverages and flavored energy drink and may...</p> <p>Teas may be offered as a secondary beverage.</p> <p>Proposer’s must show where their one (1) street location is for their proposed concept.</p> <p>Proposals are due not later than 3:00 PM pacific May 14, 2026. Failure to acknowledge any issued addendum(s) will result in a 5 point deduction for each addendum issued.</p>

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		2. to update the Section 10.2.2 narrative to address appeal across different generations?	
4	FB	With regards to FB1SB - If we are certified ACDBE does that mean we qualify as an Small Business? Or is the Small Business a certification we would need to complete with OWMBE?	There is no small business certification required. Based on the financial information provided by Proposers and the Port will compare that against the NAICS Code provide and the United States Small Business Administration's size standards.
5	ALL	Are there existing Tenant Improvement items (HVAC, Electrical, Plumbing) in the space that we can reuse?	This was included in the RFP. Reference Exhibit 2: Tenant Playbook.
6	ALL	Would it be possible to extend the RFP submission deadline by two to four weeks? Additional time would allow us to prepare a more comprehensive and thoughtful proposal.	See Addendum No. 2 for each RFP 26-1 FB, SR, and CR
7	ALL	Are we permitted to submit two different concepts under the same entity?	For different packages yes. For example: FB1SB – Concept 1 (Scott's Coffee) FB2 – Concept 2 (Bridget's Coffee)
8	FB	The Concept Description (Section 5.1) for the F&B packages states that "Proposers must demonstrate that proposed concept has at least one (1) streetside location in operation." While I can understand the Port's reluctance to award a lease to an unproven concept, having just one other location in existence anywhere (especially on the street) would not seem to offer much assurance that the awardee would be a successful operation, or even frankly provide a "Northwest sense of place." A streetside coffee concept appeals to a very different type of customer than concepts in airports, where speed of service and the ability to handle significant volumes in short periods of time is paramount. Would the airport consider either (1) removing this requirement (so that respondents can propose any coffee concept	All proposals within the F&B packages must comply with Section 5.1. The Port will not be making any further modifications to this Section.

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		they choose, regardless of how many locations currently exist), or (2) making this requirement meaningful by increasing the required number of existing street-side or non-traditional locations to at least 5?	
9	FB	Coffee Program Requirements Can proposers develop and operate their own coffee program (with a roasting partner), or is preference given to established coffee brands with existing multi-unit operations? Combining hood coffee and successful fast food program can increase average ticket sales	Yes, so long as the Proposer’s concept meets the requirements in Section 5.
10	ALL	Sales Mix Data Is it possible to provide a breakdown of historical sales by category (beverage vs. food) for each package location?	The Port does not have that information available.
11	FB	Small Business Qualification (FB1SB) Can a locally owned bakery expanding into a coffee-forward concept qualify under NAICS 722515 for the small business set-aside package?	Yes, as long as the Proposer’s concept meet the requirements in Section 5 and the Proposers qualifies as a Small Business. (See question 4 response)
12	ALL	Back-of-House / Storage Capacity Can the Port provide additional detail regarding storage, refrigeration, and commissary access available to concessionaires for these units?	Storage space is limited and may not be available. Proposers should incorporate as much storage in their back of house as possible. We are unsure of access to refrigeration and a commissary. This would be the Proposers responsibility.
13	ALL	March 17th meeting record , unfortunately, even though I was part of email lists, I never gotten this specific email for this round of leases	The meeting was not recorded, but the Presentation is available at exploresea.org/leasing
14	ALL	We have registered for the hybrid event and are ready to send our documents. Where is the best place to send them?	Please review Section 8 of the RFP

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15	ALL	Total # of enplanements in concourse N for 2024 Total # of enplanements in concourse N for 2025 Total # of enplanements in all of SEA for 2024 Total # of enplanements in all of SEA for 2025	The Port does not collect enplanement data by Concourse. Total enplanements for 2024 – 26,294,672 Total enplanements for 2025 – 26,316,569
16	ALL	How does the DOT’s Interim Final Rule and related Guidance dated September 30, 2025 impact the ACDBE and DBE requirements in this procurement? How are respondents supposed to move forward with ACDBEs whose certifications will or have been annulled as a result?”	There is no ACDBE requirement for this RFP. Proposers should review Section 3 Small Business Requirements.
17	CR	Please provide the last three years of annual sales for location CA-11.	Please note that these sales reflect the current Duty Free operation that is in this location and not Convenience Retail: 2023 - \$1,790,489 2024 - \$2,098,469 2025 - \$2,860,841
18	ALL	Please provide enplanements broken down by Concourse.	The Port does not collect enplanement data by Concourse. Total enplanements for 2024 – 26,294,672 Total enplanements for 2025 – 26,316,569
19	ALL	Page limitations and submittal requirements state that responses are limited to a maximum of 200 pages, including requested financial information. Can you confirm which documents do not count towards the total page count? Can price lists, menus, resumes, tabs/section dividers be excluded?	Tabs and dividers are excluded from the page count (unless they answer questions listed in the RFP).

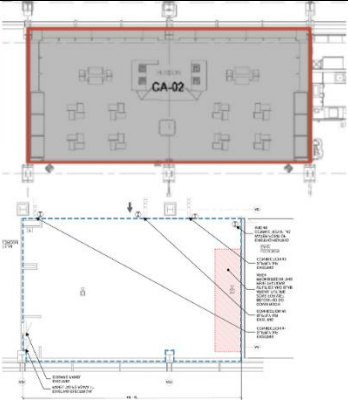
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20	ALL	Section 10.1.9 – Copy of latest financial statement: Please confirm that proposers are required to submit complete financial statements, and that only items (a), (b), and (c) will be included in the page count limit.	Proposers should include a Balance Sheet and Income Statements for the last three (3) fiscal years. All pages submitted as part of this requirement count towards the overall page count.
21	ALL	Will the airport consider an extension to the RFP deadline?	See response to question 6
22	ALL	Under General Milestones (Section 10.2.2,) the Lease currently lists subsections (A), (C), and (D) though (D) is blank - can you please confirm if there is a subsection (B) as well as whether there is content for subsection (D)?	Prior to execution all subsections in the Sample L&C Agreement will be updated.
23	ALL	In Section 1.11, the definition of "Delay Damages" references a dollar amount set forth in Section 10.2.2 but there is not currently a dollar amount reflecting in 10.2.2 - can you please clarify if there is a dollar amount associated with Delay Damages in this Section or should we strictly reference the dollar amount listed in the Summary of Key Lease Terms?	Prior to execution all subsections in the Sample L&C Agreement will be updated.
24	ALL	Are QR codes allowed in proposals?	No QR codes or hyperlinks are not permitted and will not be reviewed by the evaluation panel.
25	CR	Location CA-02 on Exhibit 1 Lease Outline Drawings states, 1,705 Sq. Ft, On page 57 in the Tenant Handbook it states 1,260 St. Ft., which one is the correct square footage.	Proposers should use the LOD provided in the Tenant Handbook.
26	CR	Can you confirm that location NE-01 LOD page 52 states 1,374 square feet is correct?	Yes that is the current approximate square footage.
27	ALL	Can you confirm the storage rate per square foot per year for onsite covered storage and office space?	If storage is available enclosed is the current rate (subject to change)

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			<p>Base Rent. Concessionaire will pay as rent (“Base Rent”) for the Supplemental Premises at the rate of fifteen dollars and 00/100 cents (\$15.00) per square foot per year for the first four hundred (400) square feet of those Supplemental Premises designated as storage on the Premises Notice and at the rate of sixty dollars and 00/100 cents (\$60.00) per square foot per year for those Supplemental Premises designated as storage on the Premises Notice in excess of the first four hundred (400) square feet and at the rate of thirty dollars and 00/100 cents (\$30.00) per square foot per year for the first one hundred fifty (150) square feet of those Supplemental Premises designated as office on the Premises Notice and at the rate of one hundred and twenty dollars and 00/100 cents (\$120.00) per square foot per year for those Supplemental Premises designated as office on the Premises Notice in excess of the first one hundred fifty (150) square feet, plus applicable taxes.</p>
28	ALL	In the L&C Agreement there are highlighted yellow, green sections. Can you clarify what the highlighted green sections refer to specifically on pages 4, 7, 26 and 59?	The highlighted sections are for Port use to finalize the L&C Agreement with the Selected Proposers.
29	CR	For CA-02 there seems to be a discrepancy in the LOD size. In the meetings notes the LOD is shown in RED expanding right to the column A22, however in the RFP the LOD (shown in blue) stops in between A22 and A23. Please advise.	Proposers should use the LOD provided in the Tenant Handbook.


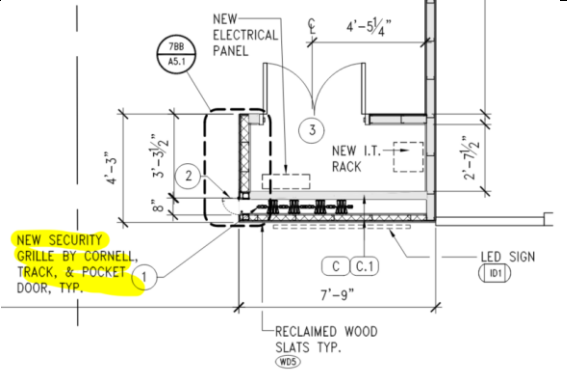
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30	CR	<p>For CA-02 there seems to be a discrepancy in the square footage. Please confirm which is correct: PDF floor plan 1,260sqft, SEA RFP presentation 1,705sqft</p>	<p>Proposers should use the LOD provided in the Tenant Handbook.</p>
31	CR	<p>Please confirm the photo refers to the CA-02 space. It appears to be larger than the LOD drawing provided. The right of the middle column looks tighter compared to the photo.</p>	<p>Proposers should use the LOD provided in the Tenant Handbook.</p>

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		<p>LOCATION CA-02 Location: Concourse B Approximate Area: 1000 Square Feet Category: Concessions Retail</p> <p>CA-02 PLAN</p>	
32	CR	For CA-02 what is the ceiling height and bulkhead store opening height?	The approximate height is 9'-0" above finish floor. Selected Proposers to field verify extract dimensions.
33	CR	For CA-02 what do the existing closure grilles look like? Are they coming from the center column?	All security grills will be demoed. Selected Proposers will need to design and install new grills. The existing condition encloses the grills on the left and right opening of the space. Example below:

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34	CR	For CC-12 what is the ceiling height and bulkhead store opening height?	The approximate height is 9'-0" above finish floor. Selected Proposer to field verify extract dimensions.
35	CR	For CC-12 what is the closet in the back left of the store for? is there any electrical inside? Can this be demolished? (Area indicated in yellow)	Please refer to the RFP document and Package CR1. There is not a storage closet at this lease location. General response: yes, walls and electrical may be demolished and or relocated by the Selected Proposer.


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36	CR	<p>For CC-12 there seems to be a discrepancy in the LOD size. Please confirm which is correct: PDF Floor plan 1,779sqft or 1,705sqft?</p>	<p>Proposers should use the LOD provided in the Tenant Handbook.</p>
37	CR		<p>The Selected Proposer can field verify.</p>


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38	CR	For CD-04 what is the ceiling height and bulkhead store opening height?	The approximate height is 9’-0” above finish floor. Selected Proposer to field verify extract dimensions.
39	CR	For CT-17 what is the ceiling height and bulkhead store opening height?	The approximate height is 9’-0” above finish floor. Selected Proposer to field verify extract dimensions.
40	CR	For CT-17 there seems to be a discrepancy in the LOD size. RFP summary 3,348sqft, LOD 3,300sqft?	Proposers should use the LOD provided in the Tenant Handbook.
41	CR	For CT-17 what is the storefront bulkhead height where tenant finishes are allowed? (Area indicated with blue line)	Storefront opening height is approximately 9’-0” above finish floor. Top of storefront is approximately 17’-0” above finish floor.


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42	CR	For CT-17 can TV screens be installed on the storefront bulkhead?	Defer to the Port of Seattle Architectural Standards and Guidelines. Digital Display signs (LED/LCD screens) are not allowed for main identification signage at storefronts. Promotional digital display signage is allowed and subject to Port approval for location.


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43	CR	For CT-17 please confirm if the existing closure is overhead roll down	All security grills will be demoed. Selected Proposer will need to design and install new grills.

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44	CT	For CT-17 please confirm if the secondary side entrance is a side closure grille	All security grills will be demoed. Selected Proposer will need to design and install new grills.

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45	CR	<p>For CT-17 is the lowered bulkhead inside of the store structural or a design feature? (Indicated in blue)</p>	<p>Selected Proposer will be given As-Builts of the existing lease space. The TASCRC project will remove existing ceilings and soffits.</p>

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46	CR	For NE-01 what is the ceiling height and bulkhead store opening height?	This information is not available, Selected Proposer will be able to field verify.
47	SR	For RFP 26-1SR packages SR1SB and SR2SB is there any access to connect to water (i.e. small utility sink and laundry) even if proposer had to pay to connect to main supply	Please review Section 7.2 of the RFP
48	SR	For RFP 26-1SR packages SR1SB and SR2SB is there any opportunity for nearby storage in the airport, and what would the square footage and costs be?	See response to question 27

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49	SR	Section 1.3.4: For the RFP 26-1SR Packages SR1SB and SR2SB, the NAICS code stated in Section 5 is 458110: Clothing & Clothing Accessories Retailers. Does this limit the proposers to this code only Or can respondents be other NAICS codes that satisfy the definition of Specialty Retail in Section 1.7 and meet the United States Small Business Administration definition of a Small Business?	Proposers should review Section 5 of the RFP for allowable concepts.
50	ALL	Can the Port provide enplanement information per Concourse & Satellite for 2024, 2025 and YTD 2026 with a breakout of international travelers in each?	See response to question 18
51	ALL	Section 10.1.4 (c) (ii) Gross Sales for the last 2 years: Can the gross sales for the last three years include a partial year?	Yes just state it in your response to the question.
52	ALL	Section 11.2.2 Evaluation Criteria: What is the numerical difference between exceeding many (Outstanding) or some (Very Good) of the requirements outlined in Sections 10.1 through 10.6?	There is not set number, it will be determined by the evaluation panel during their review.
53	ALL	Is Form A.7 Capital Investment and Key Firms supposed to be submitted under Tab 10.1 or the Proposal Forms section of the proposal	Please include as part of your response to Section 10.1.
54	ALL	Re Page 25 Submittal Requirements: do we provide Forms A.1 to A.8 as a separate PDF file AND Forms A.1, A.2, A.3, and A.6 as another separate PDF file to be considered for an L&C Agreement?	All forms can be included in the proposal and do not need to be a sperate file, except the excel version of form A.9
55	ALL	Where do we demonstrate that we meet the Small Business Requirement?	See response to question 4.
56	ALL	What is the definition of “Preferred Employer” as stated in section 10.5.1?	There is no set definition.
57	ALL	Regarding airside concourses remaining open 24/7- Will passengers already airside be able to remain airside overnight (even when TSA is not open) or will they be cleared out by security to the non-sterile part of the airport?	No passengers will remain on the secure side of the airport.

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58	ALL	Please confirm whether a MAG obligation applies during Year 1 of the lease term, and if so, how it is calculated.	No, MAG will commence after one (1) full year of operation and will be identified in the final L&C Agreement.
59	ALL	Regarding Form A9, are respondents expected to expand the financial projection table to cover the full lease term beyond 2031, or is the five-year window the required scope of submission?	Only the five (5) projection is required as part of the RFP.
60	ALL	Regarding Form A9, if our anticipated opening date is later than 2027, should we adjust the projection columns to reflect our actual projected opening year, or submit the form as templated with a written notation explaining the variance?	No, just note that 2027 is a partial year.
61	ALL	If a concessionaire requires storage space, what is the associated cost, and how is it determined?	See response to question 27
62	CR	I wanted to point out that a couple of units are missing Exhibit 2s in the Tenant Handbook. Let me know if you want me to submit this as a formal question. Missing in Exhibit 2 Tenant Handbook: CC-12 (package CR-1) CA-11 (package CR-2)	See Appendix A
63	ALL	Are you able to provide the range for sales per square feet for the different types of F&B retailer? This information will be helpful in our planning and projection efforts, allowing us to better align our assumptions with current market performance	Average sale per square foot per year for: Coffee: \$3,000.00 Specialty Retail: \$1,400.00 Convenience Retail: \$5,000.00
64	FB	For the coffee locations, it says no cooking of food is allowed, but is reheating food allowed to offer a greater variety of options for passengers and airport employees?	See Appendix A
65	ALL	Please confirm whether covers and tabs are to be counted toward the 200-page maximum for the proposal submission, or whether they may be excluded from that limit.	See response to question 19.
66	ALL	In Form A7, do we submit a form for each package or for each store in the package?	Form A.7 is required for each location in the package.

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67		In Form A9, enplanements are prepopulated but not specific to a terminal. Based on your statement “respondent is responsible for independently developing their own projections for this submittal”, Do we have the flexibility to update per Terminal?	Yes
68		Clarification of tenant supplied water meter: <ul style="list-style-type: none"> • RFP LOD drawings (page 57, 58, 59, 60, 61) specifically call out backflow device and water meter. • Per RFP page 93, section 12.5: “Water, Natural Gas, and Sewerage. To the extent water or natural gas is required by Concessionaire for its operations, Concessionaire shall – at its cost – furnish, install and maintain a water and natural gas meter for the Premises at a location and of a type specified by the Port.” Are the existing water meters to be used or should we include a new meter in our pricing? 	Proposers and associated design teams can verify the useful life of existing water meters and can propose re-use.
69		Clarification of grease waste line at space CA-08: <ul style="list-style-type: none"> • Grease waste (3” cast iron) is outside of LOD at space CA-08. Will above-slab waste lines be allowed to go outside of LOD to connect to this Grease waste line, or will a new line be required to be cored through floor within footprint of LOD? 	A point of connection will be provided by the TASCOR project. Existing grease waste lines below slab will be upgraded to stainless steel to be code compliant. Future tenant will be required to core new holes for future tie-ins.
70		Clarification of CAD format with project: Tenant Design Manual Page 13 calls for AutoCAD as-built record drawings, however during the Seattle RFP meeting on 3/17/2026 it was stated that BIM would be required. Please confirm the desired CAD standard for transfer of files.	BIM will be required for this project. A BIM kickoff meeting will be scheduled with Selected Proposers.
71		Clarification of Siemens DDC system scope and required submittals per Tenant Process Manual (referenced in RFP): 1) Submittals (Page 30 of Tenant Process Manual)	Please defer to the Port’s Design Standards and Guidelines Port of Seattle .

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	<p>What DDC-specific submittals are required (e.g., shop drawings, control sequences, integration diagrams, commissioning docs)?</p> <p>Are these reviewed by the Port, Siemens, or both?</p> <p>2) Responsibility (Page 30 of Tenant Process Manual) When must Siemens be engaged?</p> <p>Are DDC submittals part of the standard review cycle and if so, what sort of review duration should we expect?</p> <p>Are DDC components allowed as deferred submittals?</p> <p>Should DDC submittals be included in the construction submittal log?</p> <p>What commissioning and close-out documentation is required?</p> <p>3) Pre-Demolition Coordination (Page 28 of Tenant Process Manual) What documentation is required before engaging Siemens for DDC protection prior to demolition?</p>	
72	<p>Clarification of local plumbing requirements for 3 compartment sinks:</p> <p>Seattle F&B RFP references Tenant Process Manual. Tenant Process Manual (page 35) references King County Health Department website for Permanent Food venue permitting.</p> <p>King County Health Department website includes a pre-operational checklist:</p> <p>https://cdn.kingcounty.gov/-/media/king-county/depts/dph/documents/health-safety/food-safety/pre-operational-inspection-checklist-</p>	<p>Proposer should defer to a licensed Mechanical/Plumbing designer to answer this question.</p>

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		<p>en.pdf?rev=5bd882456285446a97ecd50199243049&hash=F4A35F61B4A455290EAC2A389BF3F6E5)</p> <p>Page 2 of 3 of that checklist states “I have met the drain requirements by the local plumbing department for the 3-compartment sink.”</p> <p>Please confirm what the drain requirements are for 3-compartment sink plumbing at Permanent Food Venues.</p>	
73	CR	Given the large number of retail brand relationships, would the airport consider an appendix with each letter of authorization, so as to not have it count towards the page limit?	Brand Authorization Letters are not required for each brand item sold within a Convenience Retail location.
74		Given the number of entities, partners per package and the voluminous nature in financials, would the airport respectfully consider excluding the financials from the 200-page maximum for the proposal submission.	No
75	CR	Please clarify if existing electric locations are to remain for all locations within Packages CR-1, CR-2, CR-3, & CR-4, or if we are able to relocate.	This was included in the RFP. Reference Exhibit 2: Tenant Playbook.
76	CR	For Package CR-1, is there a secondary LOD from the Tenant Playbook that can be provided for Unit CC-12?	See response to question 62.
77	ALL	On MAG, RFP states that beginning on January 1st, 2028, concessionaire shall begin paying MAG based on 85% of the total percentage fee paid to the airport the prior year. Would you please clarify how this will be calculated since this would be the first year of operations?	The final L&C Agreement will have the MAG start date on it. Selected Proposers will get at least 12 months before MAG commences.
78	ALL	Would it be possible to have forms A7, A8, and A10 in excel?	Excel versions have been uploaded for download and emailed to all registered companies.
79	ALL	Partnering / Networking:	No further outreaches are being scheduled at this time.

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		Since I was not able to attend the pre-proposal meeting, are there any additional opportunities to connect with potential partners (operators, designers, or contractors), or is outreach expected to be done independently at this stage?	
80	ALL	Small Business Qualification (FB1SB): For proposers submitting on FB1SB, can you confirm whether SBA size qualification alone is sufficient, or if any formal certification or additional documentation is expected at the time of submission?	See response to question 4.
81	FB	Operational Scale Expectations: Given the historical performance of the CA-01 unit, are there specific throughput or service-time benchmarks the Port expects operators to design around, or is this left entirely to the proposer’s operational plan?	Proposals will be evaluated based on the responses received in Section 10.
82	ALL	Build-Out Scope: Are there any known constraints or limitations (beyond the base utility matrix) that have impacted prior operators in this location that proposers should be aware of when planning design and equipment?	There are no additional known constraints or limitations.
83	FB	Evaluation Weighting: Without requesting specific scoring details, can you share whether concept/operations or financial offer tends to carry more weight in the evaluation process for this type of package?	Proposers should review Section 11.2.
84	FB	Addendum No. 1 was revised to say the proposed concept may offer “a limited selection of bottled waters and/or juices.” It looks like soft drinks were removed from the original sentence included in the RFP. Is the operator still allowed to offer bottled soda or other soft drinks that may not typically be considered water or juice?	Proposals must comply with Section 5.

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SECTION 5: SCOPE OF LEASE

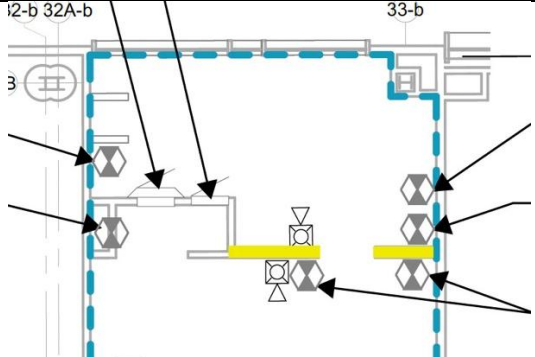
5.1 USE OF PREMISES

The Selected Proposer will have the right to occupy and operate the Premises as herein set forth, and for other business purposes necessary and incidental thereto, but not for any other purpose.

Package No.	Location ID	NAICS Number	Concept Description
FB1SB	CA-01	722515	<p>NATIONAL, REGIONAL, OR LOCAL BRANDED COFFEE CONCEPT.</p> <p>Proposers must demonstrate that proposed concept has a least one (1) streetside location in operation.</p> <p>Proposed concept may offer gourmet coffee beverages, energy drinks and/or smoothies. Concept may offer pastries, pre-made sandwiches, pre-packaged foods, and bottled juice, soft drinks, and water.</p> <p>Menu should appeal to a wide variety of customers and include breakfast, lunch, and dinner and at a minimum:</p> <ul style="list-style-type: none"> ➢ Selections specifically oriented to a priced for children ➢ Selection of menu items that address dietary restrictions which may include items such as gluten-free, vegetarian, and vegan offerings. <p>ON-SITE COOKING IS NOT PERMITTED AT THIS LOCATION(s).</p> <p>Alcoholic Beverages are not Permitted and if offered as part of the Proposal, the Proposal will be deemed Non-Responsive.</p>
FB-2	CA-08		
FB-3	CC-14		
FB-4	CT-19		

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85	FB	For CB-07 location can the wall (labeled yellow below) of the backhouse be moved?	Yes, Selected Proposer can remove, relocate, or build new walls. This particular wall will be left in place for potential reuse. Metal stud framing will be exposed and any existing electrical that is routed through the metal stud cavity will remain. Further modifications will be the responsibility of the Selected Proposer.														

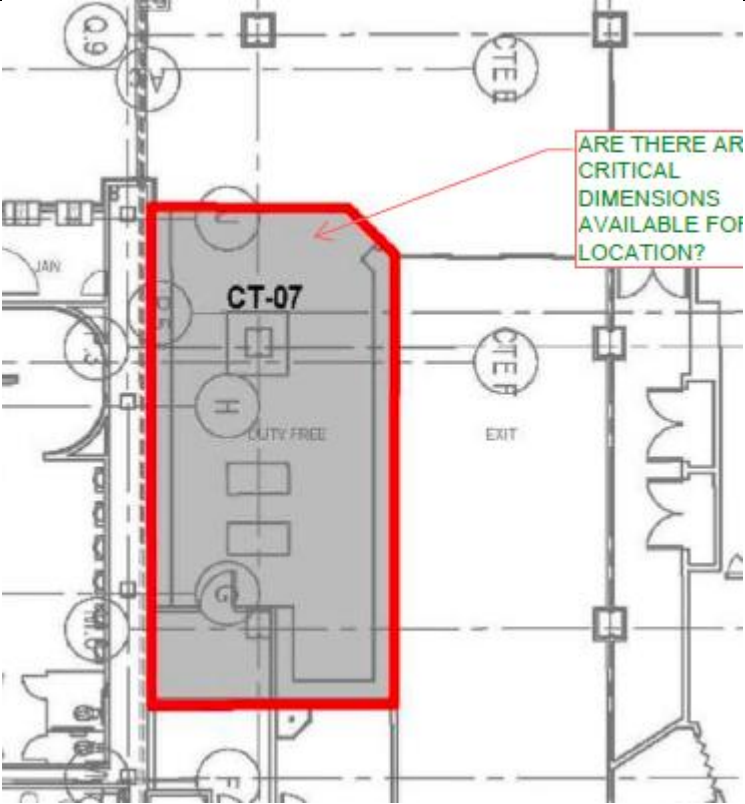
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86	FB	For CA-01 location, since the left wall will be opened for the extended room, will the column that aligned with that wall be moved or is it still in staying in that location?	Selected Proposer can modify, relocate, or install new walls that work for their concept and/or space use.
87	ALL	We understand that tab pages that include the name and number of the section at the beginning of each section, forms A7 and A9, are not counted toward the 200-page limit. Is this correct?	See response to question 19.
88	ALL	Could you please confirm whether the joint venture agreement is not included in the 200-page count?	Correct
89	ALL	Are there any font size and style (e.g., Condensed) restrictions?	There are no restriction, however Proposer should be aware that the Evaluation Panel will be reviewing their proposal on computer screens.
90	ALL	Are 17" x 11" pages considered as one single standard page?	Yes
91	ALL	Please provide the formal definition of "On Site Cooking" for this RFP.	See response to question 64.
92	ALL	Is reheating or warming (microwave, convection oven, hot holding) considered "cooking"?	See response to question 64.

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93	ALL	Are there restrictions on the method or equipment for heating?	See response to question 64.
94	ALL	Are there restrictions on thawing, portioning, slicing, or other minor prep of pre manufactured products on site?	Selected Proposer will comply with all King County Health District requirements on safe food handling.
95	ALL	Are there restrictions related to allergens or cross contact prevention that affect allowable on site assembly (e.g., requirement for separate prep areas or equipment)?	See response to question 94.
96	ALL	Façade elevations were not included in the RFP, as they were for the CCE Expansion. We are following the Storefront section of the 2025 Architectural Standards and Guidelines (pages 257-264), but it would be helpful to know the exact extent of the materials allowed on the façade along with dimensions and size any restrictions for the Main ID Signage.	Selected Proposer will be given As-Builts of associated lease spaces. Yes, the 2025 Architectural Standards and Guidelines should be referenced.
97	FB	CC-14: Per 2025 Architectural Standards and Guidelines (page 264) digital screens can be used as permanent promotional signage on the façade if they follow requirements on pg. 262. Are there any size requirements/restrictions on the screens? Or guidelines on location?	If the Proposer is successful, this will require further conversation with ADR and the F&I architectural stakeholders.
98	FB	CA-01 is it possible to expose the windows in the new addition? This would be in accordance with the 2025 Architectural Standards and Guidelines (page 286) section on Natural Lighting.	If the Proposer is successful, this will require further conversation with ADR and the F&I architectural stakeholders.
99	FB	Provided Lease Outline drawings (pages 58-60) show some intermediary walls from existing tenant. Please confirm interior walls can be removed or modified in proposed designs.	Confirmed, existing interior walls can be removed or modified.
100	SR	Are any critical dimensions available for space CT-07, similar to those shown on page 2 of the PDF?	See Appendix A

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101	SR	In lieu of, we are hoping to verify the column grid centerline distances shown on page 3. This will help verify spatiality	See response to question 62.
102	FB	Section 5 states that “On-Site Cooking is Not Permitted.” Could the Port please clarify whether operators may reheat or finish pre-prepared food items on-site (for example, warming pastries or heating pre-made sandwiches)? If reheating or finishing pre-prepared items is permitted, please confirm whether equipment such	See response to question 64.

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		as high-speed ovens, panini presses, microwaves, steam tables, or warming cabinets would be allowed. Additionally, if such equipment is permitted, please clarify whether targeted exhaust only would be required or if a Type II hood would be necessary.	
103	FB	The Tenant Handbook has the following notation for space CA-01, CC-14, and CT-19: "No-go zone for wet areas. Future utilities and slab penetrations are prohibited in this area." Could the Port please clarify that if existing utilities/penetrations exist and we do not intend on revising them, that those existing utilities/penetrations can stay.	Each tenant space will have no existing plumbing penetrations. The TASCRC project will demo existing floor sinks and drains and patch back the existing slab. No-go zone for wet areas need to be maintained.
104	ALL	Are there as-built drawings, or a more detailed floor plan, for our use during the RFP phase?	Available as-builts will be provided to the Selected Proposers
105	ALL	Is there a set page size for the RFP response?	Refer to Section 8 of the RFP.
106	ALL	Are all forms supposed to be submitted in a separate PDF or are they supposed to be included in the response PDF? Or both?	See response to question 54.
107	ALL	Is it ok if we submit all content sections for each unit space we're bidding on?	Refer to Section 10 of the RFP
108	ALL	When do we submit Form A.11 to let the Port know we will be submitting proposals electronically?	That form can be submitted now.
109	FB	Regarding the statement "Proposers must demonstrate that proposed concept has a least one (1) streetside location in operation," can you please clarify whether the proposing entity itself must have an existing street-side operation, or if it is acceptable for the proposed concept (e.g., a franchised coffee brand) to have street-side locations, even if the proposing entity does not?	See response to question 8.
110	FB	For the LOD in Concourse A, the units have pillars on both sides. Could you please advise whether signage can be attached to these pillars, or if you would prefer that	Future discussions will need to take place with ADR and Port F&I Architectural stakeholders.

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		we design around them? Alternatively, does the airport prefer to keep these areas open and limit design elements to only what is required within the LOD?	
111	FB	For Space CC-14, the legend indicates that there is routing/ducting for a Type 2 hood at grid lines 41.5-c and E, however it is not shown on the unit lod plan. Please provide the full plan with these specific grids so that we can understand where the type 2 hood is located.	See response to question 235.
112	FB	For Space CC-14, please confirm if any exterior exhaust equipment (for Type 2 hood) needs to be replaced.	Yes, all Proposers should account for new infrastructure. Assume no reuse for exhaust fans. Some infrastructure will be left in place to keep the pathway for future tenants infrastructure.
113	FB	For Space CC-14, please confirm that a dishwasher would require a Type 2 hood. If yes, please confirm that a dishwasher is not required by the POS unless required by King County Health.	Proposers are expected to vet this question through licensed design team members.
114	FB	For Space CC-14, please confirm that the POS does not require turbo chefs to utilize a Type 2 hood.	See response to question 64.
115	FB	For Space CC-14, please confirm a standard refrigerator with an internal evaporator pan is allowed in the no-go plumbing zone.	Plumbing penetrations in no go zone are permitted. If the refrigerator requires no penetrations in the slab, it should be acceptable.
116	FB	For Space CC-14, can plumbing from a 3-comp sink be routed over (not through) the floor slab in the no-go plumbing zone to an area outside of it.	Plumbing penetrations in no go zone are permitted. If the 3 comp sink requires no penetrations in the slab, it should be acceptable.
117	FB	For Space CC-14, what is the height of the space to the underside of the ceiling structure?	Existing ceiling height is approximately 9'-7". Selected Proposers will be given As-Builts.
118	FB	For Space CC-14, will we be allowed to maintain the existing slab penetrations and re-use them if desired?	No. All existing penetrations will be removed and patched back by the TASCRC project.

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119	FB	For Space CC-14, if desired by the tenant, will we be allowed to re-use the existing hvac system, routing, and/or rooftop equipment and curbs?	Routing and curbs could potentially be reused. Not equipment. Point of connection will be provided for HVAC.
120	FB	For Space CC-14, please provide the rooftop existing conditions plan for this space that shows where the existing hvac system rooftop equipment is locate.	See response to question 235.
121	FB	For Space CC-14, is heating of pre-made sandwiches or food in a turbochef or similar appliance permitted in this location? Please confirm that this is not considered on-site cooking.	See response to question 64.
122	ALL	Co-brand / partnership structure "Is a proposer permitted to feature a licensed partner brand within the concept — where a separate local company's products are sold under a brand license and supply agreement — while company XXX remains the sole operator and sole party to the L&C Agreement? Is disclosure of such an arrangement required in the proposal?"	So long as the proposed concept meets the requirements of Section 5.
123	ALL	Small Business qualification "To qualify as a Small Business proposer for FB1SB, which NAICS code applies (722515), and what is the SBA size standard revenue threshold? Is revenue calculated based solely on the proposing entity, or does it include affiliated entities?"	See response to question 4.
124	ALL	CA-21 kiosk impact on LPA exemption "Company XXX currently operates under a separate incubator kiosk agreement at CA-21. Does this existing location count toward the three-location threshold for the Small Business Labor Peace Agreement exemption? If FB1SB is awarded, would that be location two — keeping us within the exemption?"	Proposers should fully understand the requirements of Section 4 prior to submitting a proposal.
125	ALL	One design for multiple packages "If a proposer submits on multiple FB packages with the same concept, is a separate Unit Design response (Section 10.3) and separate Capital Investment Form (Form A.7) required for each package, or can one design submission cover multiple packages where the concept is identical?"	Proposers should review Section 10 for what sections are required when proposing the same concept for each package.
126	ALL	Utilities "Are utilities (electricity, water, gas, HVAC) included in the percentage rent for FB1SB, or metered and billed separately? If separate, can the Port provide estimated monthly utility costs? Additionally, what are the electrical capacity limits	Proposers should review Section 12 Utilities of the Sample L&C Agreement included in the RFP.

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		for FB1SB (CA-01) — specifically whether dedicated circuits are available for soft serve equipment and refrigeration?"	
127	ALL	Pricing policy "The Port's pricing policy requires street price plus a maximum of 10%. For brands that operate street-side Seattle locations with variable or seasonal pricing, how is 'street price' defined — nearest location, average across locations, or at time of lease execution?"	Proposers should review Exhibit D of the Sample L&C Agreement for any pricing adjustments.
128	FB	Menu scope / daypart requirement "The RFP requires the menu to cover breakfast, lunch, and dinner dayparts. Is a proposer required to offer sandwiches specifically, or is it sufficient to offer pre-packaged grab-and-go items — including cupcakes, pastries, and packaged foods — that satisfy the daypart requirement without made-to-order food preparation?"	Proposals must comply with Section 5.
129	ALL	Live operational data in financial submission "XXX" is opening a SEA incubator kiosk (CA-21) in May 2026 — before the May 14 proposal deadline. May we include projected and early actual financial data from CA-21 alongside historical financials to demonstrate current SEA operational capability in the financial capability section?"	Proposers should review question 10.1.9 for the financial information requirements.
130	ALL	Given that the proposal timeline is less than 90 days from release to the submittal due date, will the Port consider extending the deadline to early June to allow for a full 90-day period for proposal preparation?	See response to question 6.
131	ALL	Do forms need to be separate files or is a collated version of Forms preferred?	See response to question 54.
132	ALL	Please confirm Submittal Requirements 8.3.2 are three different ways to submit and Proposer can pick one option?	Correct Proposer can choose one (1) of the three (3) submittal options available.
133	ALL	Are separating tab dividers counted toward page count?	See response to question 19.
134	ALL	If a table of contents page is used, will it count towards page count?	See response to question 19.

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135	ALL	What are the submission requirements for a proposed subtenant/sub-concessionaire?	At a minimum Proposer should state they intend to enter into a sublease with a prospective company and provide information in the response to Section 10 about the proposed subtenant.
136	ALL	If a Proposer is utilizing a subtenant, can the page limit increase if subtenants need to provide most or all information requested in the RFP requirements?	No, the page limit still remains at 200.
137	ALL	Does the Joint Venture Operating Agreement need to be executed at the time of submittal?	No, a draft is acceptable.
138	ALL	Are Small Business/ACDBE partners required to be certified at the time of submission?	There is no certification required with the submission, see response to questions 4 and 16.
139	ALL	Are applicable NAICS codes required by Small Business/ACDBE partners at the time of submission?	See response to question 138.
140	ALL	Would the Port release historical rent paid to the airport by year?	See Appendix A
141	ALL	Please confirm if Exhibit K – Evidence of Labor Peace Agreement & Exhibit L – Certification of no receipt of Labor Notice must be executed at time of submission?	Proposers should review the requirements of Section 4 of the RFP
142	ALL	Form A.1 states “Proposer must acknowledge all addendum(s) issued by the port. Failure to acknowledge all addendum(s) will result in an automatic five (5) point deduction from proposers total score for each addendum(s) not acknowledged”. Please confirm placement of Addendum confirmations within the bid.	Either at the beginning or end of the Proposal.
143	CR	Section 8.2.2 – Page Limitations Submittal Requirements states “If Proposers are submitting the SAME CONCEPT on multiple packages for each RFP (FB, SR, or CR); then Proposers only need to submit one (1) response to: Section 10.1, 10.2, 10.4, 10.5, & 10.6” - Please clarify what “SAME CONCEPT” means in this context. If we submit the exact same concept, for example, “SEA-TAC TRAVEL STORE” for three	For the purpose of this RFP, “same concept” for Package CR1, CR2, and CR3 is the convenience retail concept as defined in Section 5.

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		different packages (CR1, CR2, and CR3), does this mean we only need to provide one set of responses for Sections 10.1, 10.2, 10.4, 10.5, and 10.6? OR, is “Same Concept” defined as the same category of concept? If we are proposing different named/themed Convenience Retail stores, we would not repeat those sections for each category?	<p>If the Store names and offering for each package are different then Proposer should submit an additional response to Section 10.2 as well as Section 10.3 and Form A.7.</p> <p>Proposers are still not permitted from submitting more than one concept per package, but for this RFP the following is permitted:</p> <p>Example:</p> <p>Permitted Package CR1: CA-02: Scott Convenience CC-12: Seattle Convenience</p> <p>NOT PERMITTED Package CR1: CA-02: Scott Convenience or Happy Shops CC-12: Seattle Convenience or Happy Shops</p>
144	CR	If we are submitting a bid for packages CR1, CR2, CR3, and CR4 will we need four (4) separate secure folders from the Port for submission per package?	Packages CR1, CR2, CR3 can be one file and CR4 a sperate file.
145	ALL	What is the availability, location, and cost of remote storage space within the terminals?	See response to question 27.
146	ALL	Background question 10.1.3 states “Provide examples of any customer satisfaction comments, survey results, rating, awards, etc. that company has received for operating the proposed concept(s).” - Please clarify if “proposed concept(s)” refers to similar concepts we currently operate, not the concepts we are proposing.	Example is Food and Beverage the required concept is coffee, not a specific coffee brand, therefore customer comments should reflect coffee no jewelry.

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147	ALL	Financial Capability Question 10.1.9 - If the Proposer intends to form a newly formed joint venture upon award, will the Proposer be required to submit one or three years of Financial Statements (Balance Sheets & Income Statements)?	Each joint venture partner should include financial information requested in question 10.1.9.
148	ALL	Please provide historical sales for CA-12, CA-14, and NE-5.	CA-12 (currently a Hudson) 2023 - \$3.5M 2024 - \$4.6M 2025 – \$4.3M CA-14 (CA-14 is not part of this RFP) NE-05 (Should be NE-01 and is currently vacant)
149	CR	Will the airport allow convenience operators to merchandise outside the lease line with rolling fixtures like the current operator?	No, the Selected Proposer must stay within their lease lines.
150	All	When did unit CC-03 close for construction?	Unsure of this question there is no CC-03
151	SR	Can a retail concept include multiple sub-brands or shop-in-shops?	Yes so long as they meet the requirement of Section 5.
152	ALL	How is the security deposit determined? The lease says it will be based on the proposer’s pro forma but does not outline the methodology used in that calculation.	The Selected Proposers Security Deposit will be based on their proforma and rent proposed. At a minimum it will equal six (6) months of anticipated revenue to the Port.
153	ALL	For multi-unit packages, is the financial offer required to be submitted at the package level, or can proposers structure rent differently by individual unit? Additionally, how will the Port score financial offers in the latter scenario?	If the concept is the same but a different rent structure is being proposed, Proposers should include Form A.8 for each package.
154	CR	For the CT-11 location, are proposers permitted to include packaged, giftable alcoholic beverages for off-premise consumption as part of the retail offering?	All merchandise offered must comply with Section 5.
155	CR	Are local/regional gifts (e.g. candles, greeting cards, etc.) allowed for sale in the convenience retail locations?	Yes
156	CR	Are souvenirs (e.g. key chains, magnets, stickers, etc.) allowed for sale in the convenience retail locations?	Yes

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157	CR	Are accessories (e.g. hats, socks, scarves, etc.) allowed for sale in the convenience retail locations?	Yes
158	ALL	If the Port were to implement a Centralized Receiving and Distribution Facility (CRDF), what costs should proposers anticipate? Is there a planned implementation date for a CRDF?	The are not current plans to institute a Centralized Receiving and Distribution Center. However, if TSA requirements change this may be implemented.
159	ALL	The convenience retail leases states that MAG begins January 1, 2028 and is calculated as 85% of the prior calendar year’s percentage rent. Since the units are expected to open in 2028 and there would be no prior full calendar year of operations, can the Port clarify how MAG will be applied in the first year? Specifically, will the initial year operate on percentage rent only?	See response to question 58.
160	CR	For Package CR1, CA-02 is scheduled to open in January 2028 and CC-12 in October 2028. Can the Port provide an example of how MAG will be calculated and applied during the first year of operations given the staggered openings? Specifically, will MAG be determined and applied at the package level or individually by unit, and how will the MAG calculation account for a partial year of operations?	See response to question 58.
161	ALL	Form A.9 Proforma Template shows 2027 as year 1. Given that the units are not expected to open until 2028, can the Port provide an updated proforma?	For the basis of this RFP assumes a full year of operations in 2027.
162	ALL	To support accurate sales forecasting, can the Port provide historical enplanement data by concourse? If unavailable, can the Port share an estimated percentage distribution of passenger traffic across concourses?	See response to question 18.
163	ALL	When is Concourse A duty free construction expected to begin and end?	Estimate is sometime in 2028.
164	ALL	How is the Concourse A duty free construction expected to impact traffic in Concourse A?	There is no gating impact for this construction.
165	ALL	Can the Port confirm whether a standard sales inflation assumption should be used across all proposals for consistency, or if proposers should apply their own forecasting assumptions?	Proposers should use their own assumptions. It is recommended you state those assumptions in your proforma.

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166	ALL	Would the Port be open to considering differentiated rent structures based on the number of packages awarded (e.g., tiered percentage rent for multiple awards), or must each package rent proposal stand alone?	The rent for each package is stand alone.
167	ALL	Can the Port clarify the lease commencement date for each package, particularly where units have staggered opening schedules? Specifically, will the lease term begin at the package level (e.g., tied to a fixed date or first unit opening), or will commencement be tied to each individual unit’s opening date? 10.5.2 - Can the additional pages for Form A.10 not be counted toward page count?	Lease commencement will be confirmed with the Selected Proposer for each package. No, those pages count toward the overall page total.
168	ALL	10.4.2 - Can the additional information submitted to support the financial proforma not be counted against the page limit?	No, those pages count toward the overall page total.
169	ALL	Can the page limit increase from 200 to 250 pages?	No
170	ALL	10.1.4 - Does Proposer need to show three years for rent and average transaction value as requested for gross sales?	Proposers should fully answer each item requested in this question and state N/A if not applicable.
171	ALL	Is there a maximum height for floor fixtures?	Not all designs must comply with current building and fire codes.
172	ALL	Under 10.4 Financial Offer and Proforma section the requirements are listed as “10.5.1” and 10.5.2, should these be 10.4.1 & 10.4.2?	Yes that is a misnumber.
173	CR	LODs for locations CC-12 (package CR-1) and CA-11 (package CR-2) were not included in the Exhibit 2 Tenant Handbook, will the Port release these LOD’s?	See response to question 62.
174	ALL	To confirm, are the utilities that cannot be moved limited to the points of connection at the tenant’s leased area, and do not include the points of distribution within the leased space?	Points of connection identified.
175	ALL	Can the Port please confirm that moving electrical panels is allowed if the tenant pays for the cost?	Confirmed. Electrical Panels and Demarc panels need to reside in the same general location.

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176	ALL	Can the Port please provide either ceiling heights or elevations for all locations?	Selected Proposers will be given As-Built to existing lease spaces.			
177	CR	Are coolers allowed to be installed in space CT-11 (Package CR4)?	Proposers must comply with the Tenant Playbook provided as part of the RFP.			
178	ALL	Sections 7.3 and 7.4 are referenced in the RFP but we could not locate them. Are these included in the exhibits or provided elsewhere?	There are no Sections 7.3 and 7.4 in the RFP, please disregard.			
179	ALL	Section 14 disclaims Port liability regardless of cause. Would the Port consider adding a carve-out for negligence or willful misconduct?	Proposers should review Section 8.8 of the RFP.			
180	ALL	Section 16.5 seems quite broad with a waiver of termination rights under both existing and future law. Would the Port consider narrowing this provision, so it does not waive our rights under future laws?	See response to question 179.			
181	ALL	Section 19.2 allows the Port to require relocation, reduction, or closure of the premises for operational, safety, security, or convenience reasons. Would the Port consider limiting this to operational, safety, or security needs, and/or providing reimbursement for relocation costs and business interruption?	See response to question 179.			
182	ALL	There are discrepancies between the square footage listed on the LOD vs. Tenant Handbook for the below locations. Please confirm the correct square footage.	CA-02 uses the Tenant playbook All other square footages are estimated.			
		Package CR1		Location #	LOD Sq. Ft.	Tenant Handbook Sq. Ft.
		CR1		CA-02	1,705 sf	1,260 sf
		Package CR2		Location #	LOD Sq. Ft.	Tenant Handbook Sq. Ft.
		CR2		CD-04	1,348 sf	1,340 sf
		Package CR3		Location #	LOD Sq. Ft.	Tenant Handbook Sq. Ft.
CR3	CT-17	3,348 sf	3,300 sf			

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		CR3	NE-01	1,374 sf	1,233 sf	
		Package CR4	Location #	LOD Sq. Ft.	Tenant Handbook Sq. Ft.	
		CR4	CB-07	993 sf	970 sf	
		CR4	CB-08	1,802 sf	1,756 sf	
		SR6	CT-11	1,101 sf	1,014 sf	
183	ALL	Are there any drawings showing dimensions of the space.				Please refer to the Tenant Playbook drawings.
184	ALL	Are there any elevations for the space				No
185	ALL	Are there any drawings/pictures showing the location within the airport concourse where this is going				See Appendix A
186	ALL	If one of our existing SeaTac Airport lease locations expires before the end of 2026, does it still count toward the three location threshold in the Labor Harmony exception total?				Proposers should review Section 4.4 of the RFP.
187	ALL	Regarding the labor harmony peace agreement. If you currently have two locations at SEA and get awarded two new locations, does that mean that both of these new locations have to sign a labor harmony agreement? Or is it only one of them?				Proposers should review Section 4 of the RFP.
188	FB	Page 17, section 5.1- proposer must indicate they have at least one street side location in operation. Does it have to be the same brand streetside location being proposed? Or if we have coffee experience can that be shown another way? Is it any type of F&B business?				All proposed concepts must comply with Section 5.

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189		At CA-01 the current Starbucks bulkhead does not appear to meet the 2025 design guidelines as described ‘The forward most line of the storefront is set to align with the top of the column. In width, the storefront must be kept 18” away from the column’ but seems to align with the signage zone definition which can extend up to 18” past the column. Can you clarify if the bulkhead is considered part of the signage zone or the storefront?	Bulkhead will be demolished.
190		At CA-01 will the bulkhead that is in the concourse past the security gate that has the Starbucks signage be demolished or is it the tenants responsibility to maintain, modify, or demolish for new design?	Confirmed. It will be demolished.
191		Are security gates required at the F&B locations or will an alternative security system be approved for limited closed hours?	All proposed opening must comply with the Airport Design Standards.
192		Can we move the data Demarc location as part of the tenant project?	Yes. Existing Demarc Panel and Electrical panel should be co-located per the Exhibit 2: Tenant Playbook.
193		Can we move the electrical panel location as part of the tenant project?	Yes. Existing Demarc Panel and Electrical panel should be co-located per the Exhibit 2: Tenant Playbook.
194	FB	In CC-14 is FOH/BOH demarcation set or can this adjust?	That is up to the Proposer.
195		At CC-14, the tenant’s (Le Grand Comptoir) header finish impedes into the neutral pier space and even overlaps onto the CC-14 header. Will you be demolishing back a portion of their header to redefine the neutral pier area or can you further define what type of transition should take place at this location?	Existing storefront finishes including signage will be demolished.
196		Are there any specific Concourse C storefront requirements as the 2025 Design Standards do not elaborate beyond the CCE and notes about neutral piers?	The 2025 Architectural Standards & Guidelines need to be referenced for this RFP solicitation.
197	ALL	Form A.11 - The Port will provide an upload folder that authorized individual(s) can access until 3:00 PM Pacific Time on April 27, 2026. Please confirm that this date	Correct

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		does not represent the final proposal submission deadline, and that we will still be able to submit our proposal up to the RFP’s official deadline of May 14, 2026.	
198	ALL	Are there are goals or restrictions around sourcing local Pacific Northwest vendors?	Proposers should review Section 8.7.
199	ALL	Who pays for tenant improvement costs (Port vs. operator) and if there are cost allowances?	All design and construction are at the cost of the Proposer.
200	ALL	Are there any specific accessibility expectations above code minimums?	See response to question 171.
201	ALL	For Technology, are there any point of sale system integration requirements (airport payment systems, gift card, contactless pay, etc. that needs to be implemented in the operation?	No
202	FB	<p>We are writing to respectfully request a clarification regarding the Minimum Qualifications set forth in Section 1.3.1 of RFP 26-1 (Food and Beverage Packages), as they apply to our specific situation.</p> <p>Our firm has over three (3) years of successful, continuous, and recent management experience operating an airport concession at an international airport. That concession encompasses both a retail component and a grab-and-go food and beverage component, and has been operated under a single concession agreement. We believe this experience reflects a meaningful level of operational complexity and competence directly relevant to the Food and Beverage locations being solicited under this RFP.</p> <p>Our proposed concept would be a franchised food and beverage operation. In this arrangement, we — the Proposer — would serve as the franchisee and direct operator of the concession. The franchisor would provide brand standards, training, and operational support in its capacity as franchisor only, and would not hold any ownership interest, partnership stake, or joint venture role in the concession. The</p>	Proposers should review Section 10.1.

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		<p>franchisor would have no party relationship to the License and Concession Agreement with the Port.</p> <p>Does management experience of over three (3) years operating an airport concession that includes both a retail component and a grab-and-go food and beverage component at an international airport satisfy the minimum qualification requirement under Section 1.3.1, even though the experience was not limited to a standalone food and beverage operation?</p> <p>Where a Proposer intends to operate a franchised food and beverage concept as the franchisee — with the franchisor providing only standard franchisor support and holding no ownership, equity, or partnership interest in the concession — does the Port consider the Proposer's own operational background (rather than the franchisor's) for purposes of evaluating the Section 1.3.1 minimum qualifications? In other words, is the franchisor's experience not required to be attributed to the Proposer for minimum qualification purposes given that the franchisor is not a party to the L&C Agreement and is not a joint venture partner?</p>	
203	FB	Section 5.1 prohibits on-site cooking at all four FB packages. Please confirm whether the following are permitted under this restriction: (a) panini/sandwich pressing, (b) reheating of pre-made items in convection or rapid-cook ovens, (c) steaming of milk and espresso preparation, and (d) blending of smoothies and frozen beverages.	See response to question 64.
204	FB	Section 5.1 prohibits alcoholic beverages at FB1SB through FB4. Given that the current operator at CT-19 is "Starbucks Evenings," which historically offered beer and wine, can the Port confirm that the no-alcohol restriction applies uniformly to FB4 and that proposals including any alcohol component will be deemed non-responsive?	All proposed concepts must comply with Section 5 of the RFP.
205	FB	Section 1.3.6 permits Proposers to submit only one (1) concept per package but allows submission on multiple packages. Can the Port confirm that a Proposer may	See response to Question 7.

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		submit the same concept across all three of FB2, FB3, and FB4 and/or for multiple packages across RFP 26-1 FB, SR, and CR?	
206	FB	Section 1.8 limits any Proposer to a maximum of three (3) package awards. Please confirm whether this three-package cap applies separately to RFP 26-1 FB, or whether it is a combined cap across RFP 26-1 FB, SR, and CR packages being solicited concurrently.	It is for FB RFP 26-1 FB packages only.
207	FB	If a Proposer submits the same concept on FB2, FB3, and FB4 and is named Selected Proposer on more than one, will the Port apply a single MAG calculation across the awarded packages, or will each package carry its own independent MAG and Financial Offer terms as submitted on Form A.8?	Each package is stand alone.
208	ALL	Section 1.8 requires Proposers submitting on multiple packages to indicate package preference order in the Cover Letter. If a Proposer's preferences cannot all be honored due to scoring on competing proposals, will the Port communicate with the Proposer before finalizing the package(s) awarded, or is the award decision made unilaterally based on the submitted preference list?	Yes
209	FB	Section 10.4.1 sets a minimum percentage rent of thirteen percent (13%). Will the Port disclose the percentage rent currently being paid by the existing operators at CA-08, CC-14, and CT-19, or at minimum confirm whether historical percentage rents have been at, above, or below the 13% floor?	The current effect rent received by current coffee operators is 13%.
210	FB	The 2023–2025 sales figures in Section 6.2 show meaningful year-over-year growth at all four locations. Will the Port confirm whether the 2025 figures shown reflect a full twelve months of operation, and whether any of the three units (CA-08, CC-14, CT-19) experienced extended closures, remodels, or operational disruptions during the 2023–2025 reporting period that should be considered when modeling forward sales?	2025 sales figures reflect a full year of operation. No closure occurred in these locations.
211	ALL	Will common-area maintenance (CAM), marketing fees, technology fees, food court janitorial fees (referenced in Section 7.1), or any other recurring tenant charges beyond percentage rent and MAG be assessed against the FB2, FB3, or FB4	Proposer should review the sample L&C Agreement.

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		locations? If so, please provide current rates or a reasonable estimate for pro forma purposes	
212	ALL	Will storage space be made available to the concessionaire? If so, please confirm the location(s) of all assigned storage areas relative to the awarded concession.	See response to question 27.
213	ALL	How are deliveries/logistics handled?	That will be the Selected Proposers' responsibility. They will provide a familiarization tour prior to opening.
214	FB	Section 7.2 references a Utility Matrix in Section 7.4 and warns that Selected Proposers will not be able to increase utility capacity post-award. The current RFP document appears to reference Section 7.4 without including the matrix in the body. Please confirm where the Utility Matrix for each of CA-08, CC-14, and CT-19 can be found, and whether it is included in Exhibit 2 (Tenant Playbook).	Reference Exhibit 2: Tenant Playbook. Example below:
215	FB	For each of CA-08, CC-14, and CT-19, will the Port confirm whether the existing operator's improvements (millwork, equipment, finishes, MEP) will be removed prior to turnover, or whether the space will be delivered with existing improvements in place that the Selected Proposer must demolish at its own cost?	The TASC project will demo all millwork, equipment, finishes, etc. The existing tenant will be responsible for removing loose equipment and furniture before the TASC project begins construction. Bidders of this RFP should expect a "cold shell".
216	ALL	Section 7.1 states that the Port "to the greatest extent possible" will provide shell conditions including demising walls, slab, unfinished ceiling, and utility tie-in locations. For each of CA-08, CC-14, and CT-19, will the Port specify the actual	Proposers should review the Tenant Playbook for the turnover condition of these spaces.

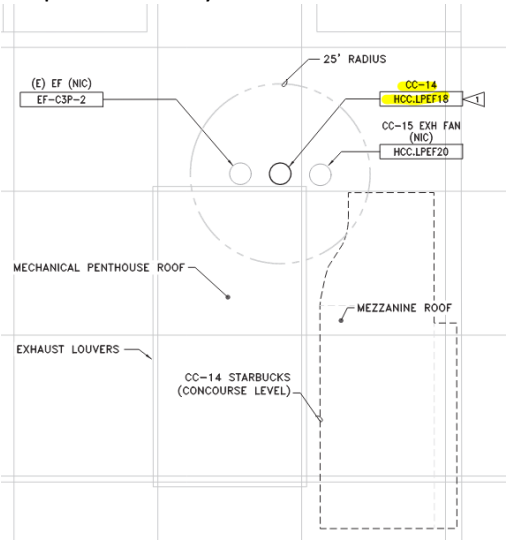
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		delivery condition expected at turnover (true shell vs. as-is with existing improvements)?	
217	FB	What is the estimated turnover date for each of CA-08, CC-14, and CT-19 to the Selected Proposer, and what is the expected build-out duration the Port anticipates between L&C Agreement execution and Services Begin date for each location?	Final turnover has not been determined by the Port.
218	ALL	Is the airport unionized for construction and/or concessionaires?	Selected Proposer will comply with Sections 4 (Labor Peace) and Section 7.1 Resolution 3735 (for Construction)
219	ALL	Section 4.4 exempts Proposers that are (1) a Small Business under SBA standards based on the NAICS code in the RFP and (2) will have three (3) locations or fewer under direct lease with the Port. For Proposers submitting on FB2, FB3, and FB4, can the Port confirm whether the three-location count is measured at the time of award, at the time of services beginning, or at any point during the term of the L&C Agreement?	At the time of award.
220	ALL	Section 10.5.2 references a 2026 Minimum Wage of \$20.74 per hour. Does this rate include any tip credit, and is the Port aware of any scheduled increases (City of SeaTac, Washington State, or Port-imposed) that Proposers should incorporate into their multi-year labor cost projections for the term?	The City of SeaTac adjusts the minimum wage annually. Proposer should review the Operating Standards and Pricing Policy as part of the Sample L&C Agreement.
221	ALL	Is there any state or city legislation in place that will require concessionaires to provide health benefits, paid time off, paid holidays, etc. over and above the prevailing wage?	The only requirement for construction is the payment of prevailing wages to your contractor and subcontractors.
222	FB	Section 10.2.4 requires all menu pricing to adhere to the Airport Pricing Policy referenced in Exhibit D of the L&C Agreement. For coffee concepts, is pricing benchmarked to street pricing of the proposed brand at its local Seattle-area locations, to a defined CPI/market basket, or to a different methodology? Please clarify the specific pricing parity formula that will apply.	Proposers should review Section 3 of the Pricing Policy.
223	FB	Will the Port disclose current operating hours at CA-08, CC-14, and CT-19, and confirm whether the Selected Proposer will be required to match those hours, or	Proposers should review Exhibit C Operating Standards of the Sample L&C Agreement.

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		whether hours of operation are to be proposed by the Proposer subject to Port approval?	
224	ALL	Section 8.2.1 limits responses to a maximum of 200 pages including financial information. For Proposers submitting the same concept on FB2, FB3, and FB4 (per Section 8.2.2(g), where Sections 10.1, 10.2, 10.4, 10.5, and 10.6 may be submitted once), does the 200-page limit apply to a single combined response covering all three packages, or does each package retain its own 200-page allowance for the package-specific Section 10.3 and Form A.7 content?	The 200-page limit is for each package.
225	ALL	Section 8.3.2(c) allows electronic proposal submission via a Port-provided secure folder, with Form A.11 due by April 27, 2026. Will the Port confirm that electronic submission is treated equivalently to physical thumb drive submission for evaluation purposes, and that no portion of the proposal must be physically delivered if Form A.11 is timely submitted?	Correct
226	ALL	Section 1.5 notes that proposals received will not be reviewed until July 2026 due to FIFA World Cup activities and the new building opening. Will the Port consider extending the May 14, 2026 proposal due date in light of the deferred review period?	See response to question 6.
227	ALL	Will there be digital or physical wayfinding support for concessions?	Selected Proposers will be added to the Port’s directories at opening.
228	CR	Is there an ACDBE requirement/participation level for RFP Package CR4?	See response to question 16.
229	CR	In the CR4 package, is a licensed branded coffee operation permissible within the NAICS 445131 under Option 2 (Hybrid Convenience Retail Food Market combining locations CB-07 and CB-08)?	Yes, Proposers should be aware that if they are proposing on option 2 the wall between the spaces will need to be removed.
230	FB	It appears that there are existing plumbing fixtures above the no-wet zone in space CC-14. Can you confirm if this is accurate? And if so, would these be allowed to remain?	No existing plumbing fixtures will remain. As mentioned in the pre-proposal meeting, the TASCOR project will demo all existing plumbing fixtures. No wet zones need to be maintained.

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231	ALL	Section 7.1 references 7.3 but there is no section 7.3	The is no Section 7.3 please disregard.
232	ALL	Section 10.3 references a “black entry portal” -- please clarify what this is referring to.	There is no black entry portal, please disregard.
233	CR	For space CT-19, is it possible to cover the Central Terminal column with our finishes to allow the ceiling and signage elements to algin with the column?	If the Proposer is successful, this will require further conversation with ADR and the F&I architectural stakeholders.
234	FB	In a coffee concept, King county Department of health does not require a dish machine. Will the port allow for just a three comp sink and no dish machine in a coffee concept?	See response to question 94.
235	FB	Where is the pre-existing Type 2 shaft on the drawings for CC-14	<p>Approximate location below. Selected Proposer to verify:</p> 

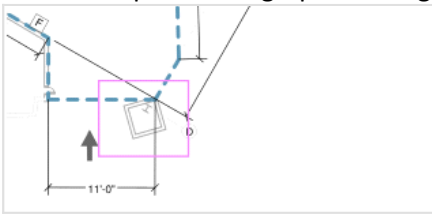
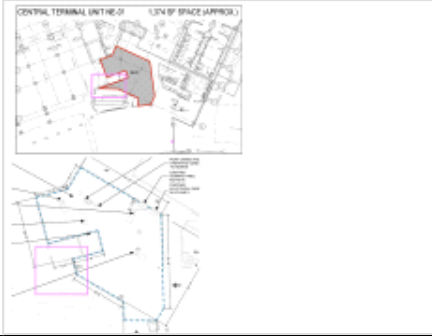
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236	FB	Do you require a type 2 hood over a turbo-chef?	See response to question 64.
237	ALL	In section 10.1.9 do you want balance sheets and financial statements for only the company proposing or for all companies with the same ownership?	Only the company Proposing unless it is a Joint Venture then all partners.
238	ALL	Is a personal net worth statement required or suggested for companies that are not newly formed and have existing financial statements	The personal net worth statements are only for newly formed companies.
239	ALL	10.4.2 asks for “a completed financial Pro Forma for each individual unit, as well as for the entire package.” Should this Pro Forma only be completed for each individual unit that we (the proposer) are bidding on? Or are you looking for us to complete a Pro Forma for every single unit and the entire package of units regardless of what we are bidding on?	We are requesting for each unit and if a package has multiple units in it then each unit and the whole package.
240	ALL	Section 10.4.2 “revenue to the Port will be evaluated based upon the proposed percentage fee of projected gross sales and the total amount of revenue the Port could expect to receive based on the Proposal for the Term of the L&C Agreement.” However, the Proforma sample is only for 5 years? Should the Pro Forma be completed for the entirety of the 12 year lease or just for the first 5 years?	The Port only needs 5 years.
241	ALL	Form A.1 Does signing the confirmation for each addendum satisfy the acknowledgement requirement in Form A.1(6)?	Proposers must sign the confirmation sheet each addendum issues in addition to Form A.1
242	ALL	Form A.3 question "Will you execute an Agreement in substantially the same form as the draft provided with the RFP," can you please clarify that "Agreement" refers to the Operating Agreement for the proposing entity?	Refers to the Sample L&C Agreement provided in the RFP.
243	CR	Form A.4 For "Small Business Company Name", is this as part of the member entity or the owners of the member entity?	This is the name of the Small Business Company

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244	CR	Form A.4 For "Sublease or Joint Venture" column, is the question being asked whether the small business is part of a sublease or joint venture?	Yes
245	ALL	For sections 10.1.6 and 10.1.7, please clarify the meaning of "affiliated entities" with regards to listing judgments/lawsuits, i.e., is that affiliated entities relative to the proposing entity?	Yes
246	ALL	Section 10.1.9 reads, "If Proposer is a joint venture or partnership, be sure to include the requested information below for all of the parties involved" please clarify what "all parties involved" refers to, i.e., all parties involved in what?	All joint venture or partnership companies.
247	ALL	Section 10.1.9(c) refers to the inclusion of a "certified statement" - please clarify what form this should be in / any specific requirements for a certified statement.	Letter format is acceptable
248	ALL	Section 10.1.9(c) refers to a personal net worth statement for each shareholder, member, or partner in the organization for the last three years - – is this limited to ACDBE partners? Is this applicable to this opportunity right now when there is no current ACDBE requirement? Can you please clarify the format requirement in this section (referring to "CFR Par 26 ((Airport Concessions Disadvantage Enterprise)) format")?	The Port using the FAA Personal Net Worth Form for newly form entities only and has nothing to do with ACDBE status.
249	ALL	Section 10.1.9(c) requests the "principal occupation of all member of the new organization's Board" - can you please clarify what specifically you are looking for in regards to this requirement?	What is each role of the member within the newly formed entity.
250	CR	CA-11 Can the airport please provide the "Tenant ADR Shell and Core Renovation (TASCR) Tenant Handbook" page for this space like others provided?	There is no drawing available for this space.


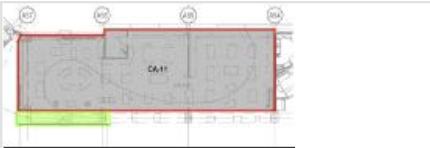

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251	CR	CC-12 Can the airport please provide the "Tenant ADR Shell and Core Renovation (TASCR) Tenant Handbook" page for this space like others provided?	See Appendix A
252	CR	NE-01 Will the airport allow graphics or signage on this column? (indicated in pink) 	ADR will work with the Selected Proposer on this request.
253	CR	NE-01 The LOD in the presentation slide show a different outline than the RFP, please clarify. (Indicated in pink) 	Please use the drawing provided in the Tenant Playbook.
254	CR	NE-01 Is there a closure grille in this space? (Indicated in pink)	All grills will be demo's as part of the TASCR project. Selected Proposer will need to design a new grill.

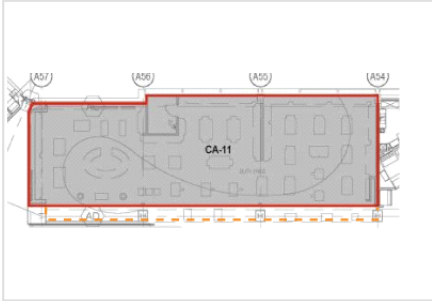
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255	CR	<p>CT-17</p> <p>Can this side of the LOD be opened up (wall removed to increase visibility)? (Indicated in blue)</p>	The current LOD needs to be maintained for the purpose of this RFP solicitation.
256	CR	<p>CT-17</p> <p>Is the brown tile above the storefront a base building or tenant finish?</p>	Confirmed. This tile is a base building finish.

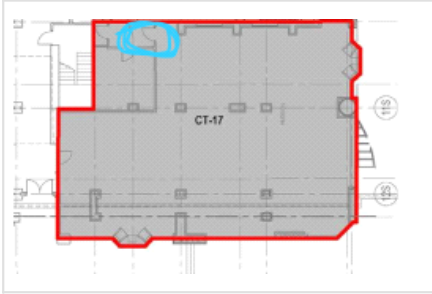
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257	CR	CA-11 What is the ceiling height and bulkhead store opening height?	This information is not available, Selected Proposer can field verify.
258	CR	CA-11 Is a closure grille is required on the partial glazing wall? (Left side of the LOD)	Selected Proposers will be responsible for securing their space in accordance with the airport’s design standards.
259	CR	CA-11 Based on information gathered form the SEA website, the current tenant is Dufry Duty Free. Please verify if the structure (highlighted in green) is part of the store opening or a glazing partition.  	ADR will work with the Selected Proposer on this request.

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260	CR	<p>CA-11 Please confirm the lease line area, as we suspect the square footage discrepancy may be related to this. Please confirm if the orange dotted line area is part of the leased space as the difference is approximately 178 sqft.</p> 	<p>Proposers are permitted to go to the orange dotted line.</p>
261	CR	<p>On page 12 of the RFP it states 25% ACDBE goal and in section 25.1 of the Lease it states 20%. Can you clarify Which one is correct?</p>	<p>There is no ACDBE Goal but a Small Business Participation goal of 25%. The L&C Agreement will be updated with the Selected Proposer goal information.</p>
262	ALL	<p>Please provide concession sales broken down by concourse</p>	<p>See Appendix A</p>
263	ALL	<p>"Please clarify the financial statement submission requirements in relation to the 200-page limit. Specifically regarding 10.1.9, should proposers submit full financial statements in their entirety, or only the balance sheets and income statements for the last three (3) fiscal years as outlined in items (a)–(c)?</p> <p>If full financial statements are required, please confirm whether only the balance sheets and income statements will be included in the page count, or if all financial statement pages apply toward the 200-page limit.</p>	<p>A full Financial Document is not required only the information requested in 10.1.9 (a) and (b) or (c).</p> <p>All pages submitted count toward the overall page limit.</p>

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		Given the length of full financial statements, please also advise whether any portion may be excluded from the page count."	
264	ALL	Please confirm whether there are any seismic guidelines that tenants must follow.	See response to question 171.
265	CR	<p>CT-17 Does the emergency exit need to be maintained? (Indicated in blue)</p> 	Selected Proposer can redesign emergency exiting as long as it meets code requirements.
266	ALL	10.1.4 Capital Investment (broken down into initial build-out and refurbishment, as applicable), can you please clarify whether capital investment should reflect total investment to date (initial build-out plus any completed refurbishments) or include full lifecycle investment, including planned midterm for upgrades? For Locations where refurbishment has not yet occurred, is it acceptable to report initial build-out only with a note on future planned investment per lease terms? If the initial capex was done in 2021, do you still want us to include the initial outside the 3 year request? Can we include an addendum to explain the numbers instead of a form?	At a minimum provide the initial capital investment amount.
267	ALL	For rent numbers of comparable airports can this be confidential? Additionally, if rent or MAG was offset by COVID, do you want us to include that?	Proposer should review Section 8.5 of the RFP.
268	ALL	<p>Please describe your receiving logistics. Is it centralized?</p> <p>a. Do you use a third-party processing delivery?</p>	See response to question 213.

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		b. Can we ship and receive inventory at the airport? c. Can we ship freight to the airport? d. Who is responsible for bringing products airside? e. Where are loading docks? f. Where are the scanning check points g. Can pallets be delivered directly to store front, if not where can pallets be broken down?	
269	ALL	Please provide 2028, 2029 forecasted enplanements for Concourse C and D	This information is not available.
270	ALL	Please confirm what percentage of C&D enplanements we can allocate to Concourse C and D	This information is not available.
271	ALL	Kindly provide how many passengers go through TSA.	See Appendix A
272	ALL	Can the airport provide storage space? If so, kindly provide rate.	See response to question 27
273	ALL	Please confirm product pricing policy is Street + 10%, Addendum to Pring Policy for Concessionaires page 160.	Correct
274	ALL	Is there an enforced minimum square feet minimum we need to spend?	No
275	SR	Kindly provide elevation height of location and detailed current floor layout for CT-04.	Existing storefront opening is approximately 10'-0" above finish floor. CT-04 floor layout is N/A as it will be demoed by the TASCR project.
276	SR	To clarify Section 3 Small Business Requirements is not applicable at this time. Which require for proposer to submit ACDBE participation Form A.4 and/or Documentation of Good Faith Efforts From A.5).	There is a Small Business requirement for RFP 26-1CR

**Seattle-Tacoma International Airport
 Airport Dining & Retail Program Leasing
 Request for Proposals – RFP26-1 FB, SR, and CR All Packages Questions and Answers
 Question Set #1**

277	FB/SR	For SBE stores, does the bidding entity need to be SBE certified or can a noncertified entity partner with a local certified SBE to qualify?	See response to questions 4 and 16.
278	ALL	Are electronic signatures from the Authorized Representative acceptable on the proposal documents and forms?	No all forms must be signed and scanned.
279	ALL	What are the estimated hours of open operation?	See response to question 223.
280	ALL	Hours of operation, how is that determined?	See response to question 223.
281	ALL	When the existing tenant vacates their space, do they have to return the space to a white box? IN the meeting we hear gut out and provide update mechanical please confirm this is accurate.	In spaces where the Port is performing TASCRCR work in accordance with the Tenant Playbook the space will be demolished. In the spaces where there is no TASCRCR work the space will be as-is and the Selected Proposer will need to perform their own demolition.
282	ALL	Can you confirm that a letter of credit is only required AFTER AWARD of the contract? If a proposer has cash on hand or an ability to internally fund the project, how would the airport like this be substantiated?	The Security Deposit will be required prior to opening.
283	ALL	Does airports have designated employee parking?	Review Section 5.3 of the RFP.
284	ALL	Are submittal forms part of the page limit required?	Yes
285	SR	In Pre Proposal Meeting slide 38 NAICS code 458110 is listed can you please clarify if this is only for Package SR1SB Location CA12 or does that apply for all listed Packages?	NAICS Code 458110 is being used to determined the Small Business status for all packages in RFP 26-1SR
286	CR	For Package CR-4 lists 2 options with 3 Locations each, must proposer bid all 3 locations, or can proposer only propose on desired Location?	No, Proposers are bidding on all three (3) locations.

**Seattle-Tacoma International Airport
 Airport Dining & Retail Program Leasing
 Request for Proposals – RFP26-1 FB, SR, and CR All Packages Questions and Answers
 Question Set #1**

287	CR	On page 59 of Proposed Meeting Package CR4 CT-11 shows OPEN CONCEPT SPECIALTY RETAIL and list NAICS code 458110(Clothing and Clothing Retail Accessories) can proposer bid outside of this category?	NAICS Code 458110 is being used to determine the Small Business status. Proposers are free to propose a concept that meets the Specialty Retail definition in Section 1.7.
288	SR	To clarify, proposer can be awarded up to 2 locations.	Proposers may win a maximum of two (2) packages from RFP 26-1SR.
289	FB	CT-19 - coffee - is it currently a Starbucks? Will it be fully tear down rebuild or could we use the existing build out and remodel where we see fit?	Please review the Tenant Playbook
290	FB	CA-01 - coffee - is it currently a Starbucks? Will it be fully tear down rebuild or could we use the existing build out and remodel where we see fit?	Please review the Tenant Playbook
291	SR	CA-12 - specialty retail - is it currently a Hudson News?	Yes
292	SR	CT-07 - specialty retail - what's currently there and why does this space not have 2025 sales number like other available spaces?	The location is currently operated as a Duty Free Store.
293	ALL	With the suspension of the ACDBE Program, what is the Port's intention once Washington State OMWB completes its ACDBE recertification.	Proposers should review Section 25.1 of the Sample L&C Agreement.

**APPENDIX A
OF THE QUESTION SET #1**

Question 62 and 251: Tenant Playbook Drawing for CC-12
There is no drawing for CA-11

LOCATION CC-12

Location: Concourse C

Approximate Area: 1720 Square Feet

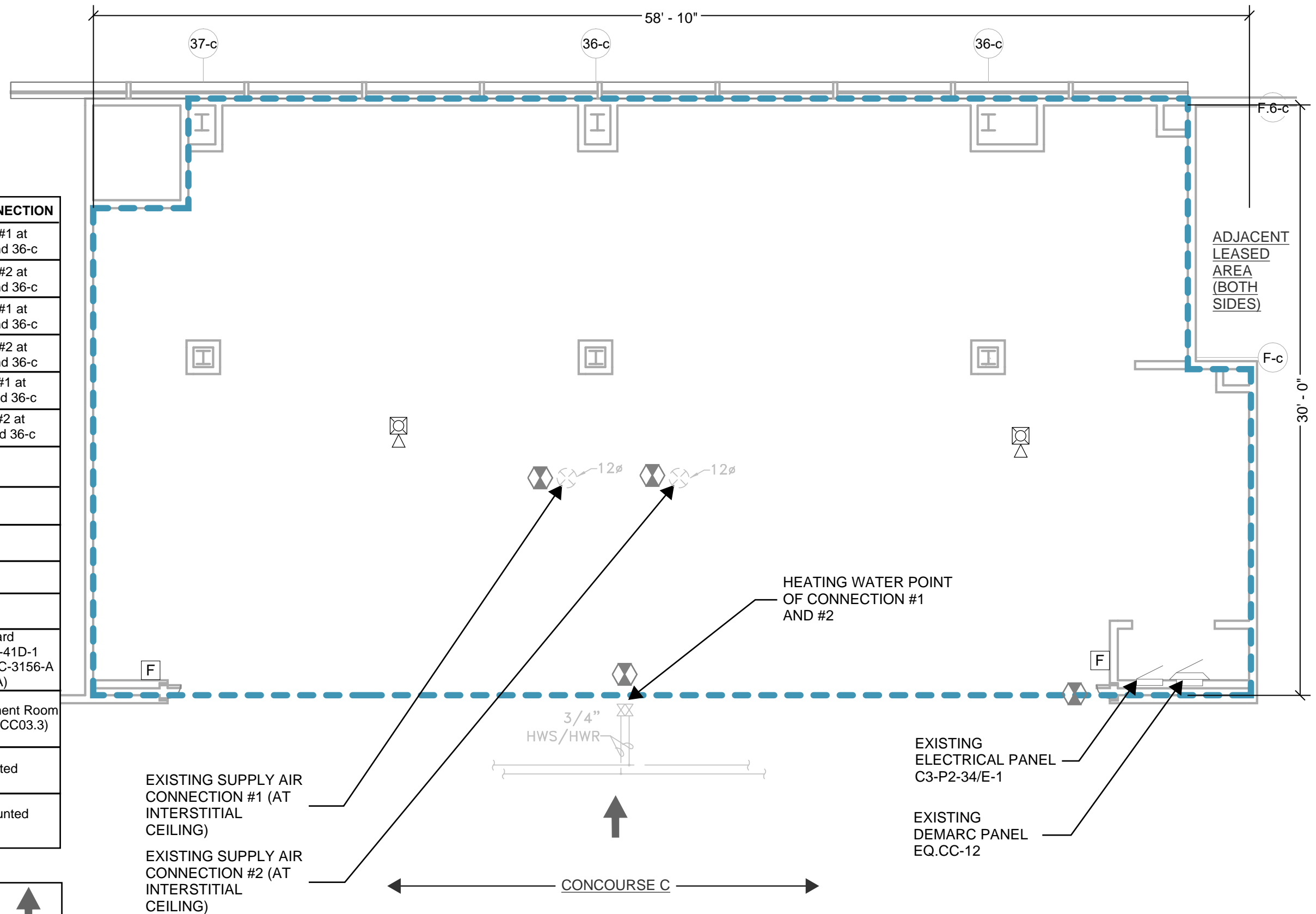
Category: Convenience Retail

Existing Tenant Utility Matrix

UTILITY	CAPACITY/ QUANTITY	POINT OF CONNECTION
HVAC Air Cooling	1395 CFM Max 515 CFM Min	Connection #1 at gridline F-c and 36-c
	1400 CFM Max 515 CFM Min	Connection #2 at gridline F-c and 36-c
HVAC Air Heating	515 CFM	Connection #1 at gridline F-c and 36-c
	515 CFM	Connection #2 at gridline F-c and 36-c
HVAC Heating Water	2 GPM	Connection #1 at gridline E-c and 36-c
	2 GPM	Connection #2 at gridline E-c and 36-c
HVAC Exhaust	N/A	N/A
Domestic Cold Water	N/A	N/A
Grease Waste	N/A	N/A
Sanitary Sewer	N/A	N/A
Vents	N/A	N/A
Electrical	100A/3-ph/208Y-120V	Switchboard SWBD-C2-D2-41D-1 Electrical Room C-3156-A (& 3163A)
Data/Comm.	2" Conduit Overhead SM Fiber / Coax / Cat6	Telecom Equipment Room C-3163-R (ER.CC03.3)
Fire Alarm Initiating Device	(2) Provided (Existing to remain)	Wall Mounted
Fire Alarm Annunciating Device	(2) Provided (Existing to remain)	Ceiling Mounted

Symbols Legend

Lease Line		Storefront/ Customer Entry	
Existing Fire Alarm Initiating Device (Fire Pull Station)		Mechanical/ Plumbing Point of Connection	
Existing Fire Alarm Annunciating Device (Strobe)			



1/9/2026 3:30:10 PM



Question 64

Cooking Equipment Ventilation Standard

COOKING EQUIPMENT VENTILATION STANDARD

Description: The chart below provides design ventilation requirements for all cooking equipment within the Seattle Tacoma International Airport (STIA). These requirements have been established mutually by the Port of Seattle Fire, Building, ADR, and F&I departments.

Code Minimum (Fire and Building Departments):

1. International Building Code, latest applicable version.
2. International Fire Code, latest applicable version.
3. International Mechanical Code, latest applicable version.

Specifically:
 IMC 507.2 Type I hoods.
 IMC 507.3 Type II hoods
 IMC 507.1.2 Domestic cooking appliances used for commercial purposes

	Odor	Heat	Steam	Vapor	Grease	Smoke
Type I				X	X	X
Type II	X	X	X	X		
Targeted Exhaust (Hood over equipment connected to general exhaust)	X	X				
General Exhaust	X					

Port Specific Requirements/Regulations

1. Ventless equipment is not allowed at STIA unless vented to the outside.
2. All ADR Spaces to be considered commercial spaces
3. Appliances that only "warm" & do not cook may be provided in the terminal upon the discretion of the Port of Seattle. See preceding table and/or submit type of use and type of equipment for determination of ventilation requirements.
4. Kiosks with kitchen equipment shall be designed per the table below
5. All equipment hoods (Type I & Type II) shall be designed by a licenced mechanical engineer in accordance with the STIA Mechanical Systems Standards.

COOKING EQUIPMENT	TYPE I	TYPE II	TARGETED EXHAUST	GENERAL HVAC	RATIONALE FOR CATEGORIZATION
Broiler	X				
Convection Oven	X	O			Equipment will be evaluated based on its capability. Tenants may request a variance based on specific uses/menu. In general, if the oven is used for cooking a Type I shall be required. If the oven is used only to warm a Type II may be acceptable.
Conveyor Toaster	X	O	O		Tenants may request a variance based on specific uses/menu. Specifically, if toaster warms bread only targeted exhaust would be acceptable. Tenant may request a variance if warming of foods, other than bread, that is pre-cooked. Raw meat requires Type I
Conveyorized Oven	X	O	O		Tenants may request a variance based on specific uses/menu. Specifically, if oven warms bread only targeted exhaust would be acceptable.

Dishwasher		X			Chemical dishwashers are not allowed. Rinse temperature for dishwasher must be 140° F minimum per the health department.
Glasswasher, Undercounter			X	O	General HVAC is acceptable if the designer captures the heat and moisture load within the ventilation load for the space
Electric Range	X				
Fry Dump	X				
Fryer	X				
Gas or Open Flame Equipment	X				
Griddle	X				
Microwave (non retail)			X	O	Microwave shall only be used to warm/reheat food. In a non-commercial application, such as a break room or other tenant space for employee use, a limit of 3 microwaves shall be allowed with general HVAC. More than 3 microwaves in a space will require targeted exhaust.
Microwave (commercial use)			X		All ADR & Tenant spaces to be considered commercial use. Microwave shall only be used to warm/reheat food.
Panini Grill	X	O			Exhaust duct to be welded liquid tight, type 304 or 316 stainless steel.
Pasta Cooker		X			
Pizza Oven	X	O			Exhaust duct to be welded liquid tight, type 304 or 316 stainless steel.
Pressure Cooker		X			
Rice Cooker		X			
Rotisserie	X				
Salamander	X				
Toaster, Drop-in Slice			X	O	In a non-commercial application, such as a break room or other tenant space for employee use, a limit of 3 drop toasters shall be allowed with general HVAC. More than 3 toasters in a space will require targeted exhaust.
Solid Fuel Equipment	X				
Soup Warmer			X		Max temperature 205° F
Steam Table		X			
Steamer		X			
Warming Table (Dry/No Steam)			X		

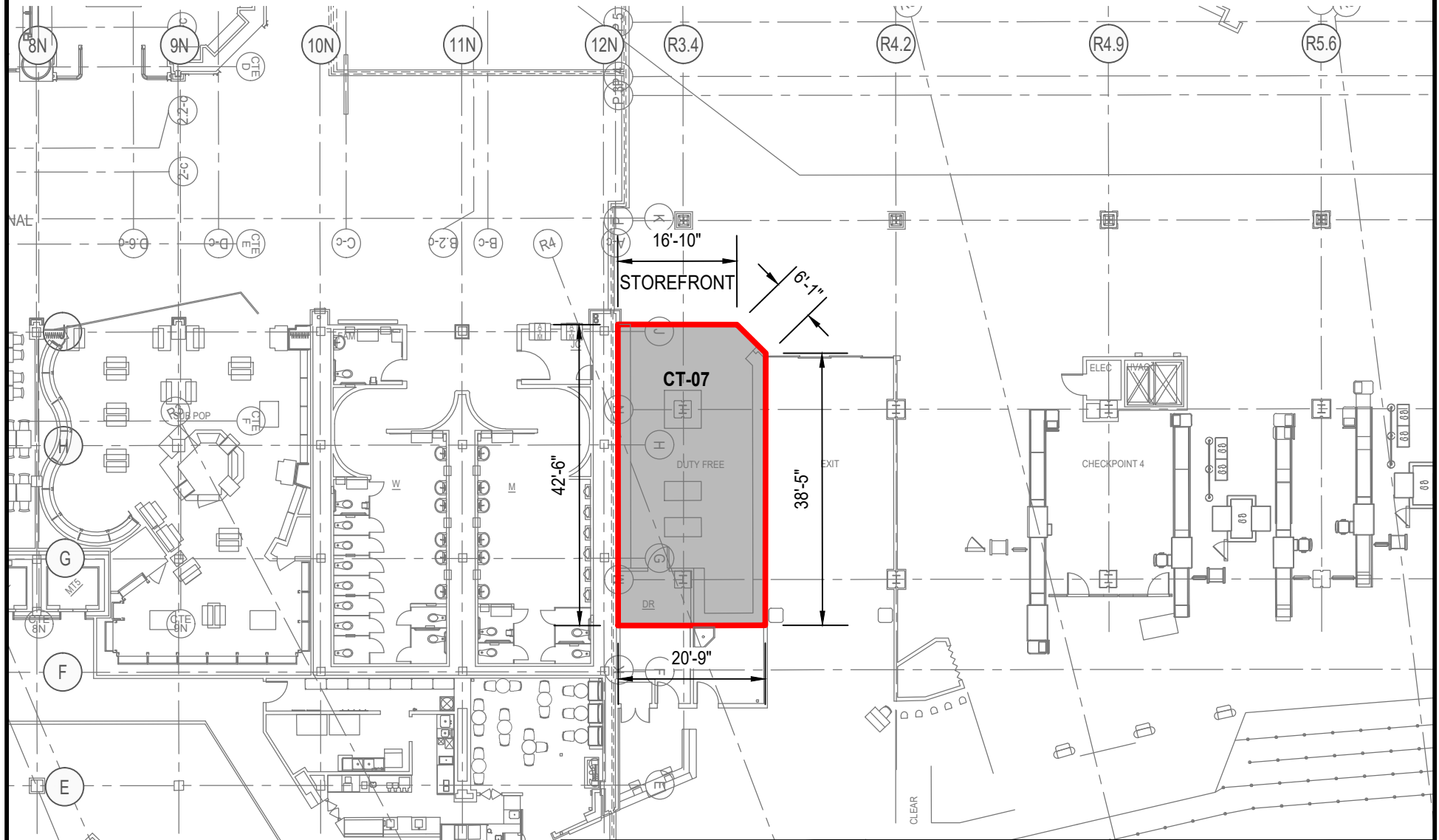
Toaster Oven			X	O	General HVAC may be approved for use in non-commercial application, such as a break room or other tenant space for employee use. 600 Watt or less
Waffle Iron			X		
Wok	X				
Rapid Cook Ovens	X		O		Rapid cook ovens, such as "Turbochef" products, shall be provided with targeted exhaust if only used to warm foods. If intent is to cook items within the oven, a Type I hood shall be required. Equipment data sheets as well as proposed menu shall be submitted to POS during design development for review.
Other Commercial Cooking Appliances	X	O	O	O	If tenant proposes to use a piece of equipment not listed above they should submit equipment data sheets and a proposed menu during design development . POS shall determine whether a Type I, Type II, or Targeted Exhaust is required based on POS standards and relevant codes.
Other Residential Cooking Appliances	X	O	O	O	If tenant proposes to use a piece of equipment not listed above they should submit equipment data sheets and a proposed menu during design development . POS shall determine whether a Type I, Type II, or Targeted Exhaust is required based on POS standards and relevant codes.

X: REQUIRED EXHAUST MEASURE
O: ALTERNATE EXHAUST MEASURE PER APPROVED EXCEPTION


Question 100

CENTRAL TERMINAL UNIT CT-07

875 SF SPACE (APPROX.)

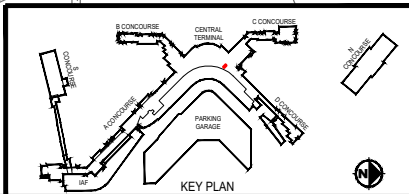


LEGEND:

 LEASE AREA



0 10
1"=20'-0"



Port of Seattle/Aviation Properties
Seattle-Tacoma International Airport

BUILDING: MAIN TERMINAL
LEVEL: TICKETING/CONCOURSE
LOCATION: CENTRAL TERMINAL

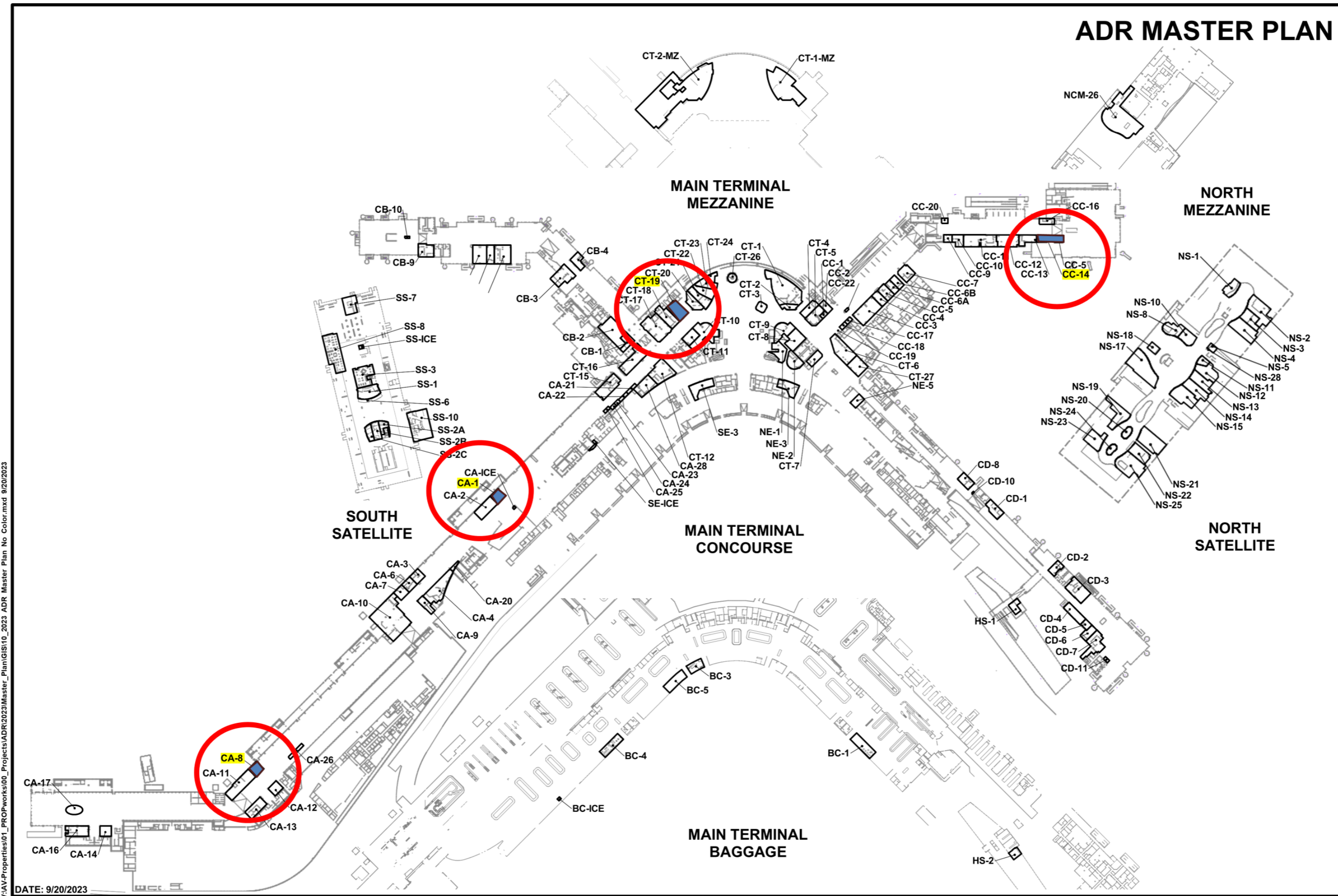
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EXHIBIT NO. CT-07

Question 140

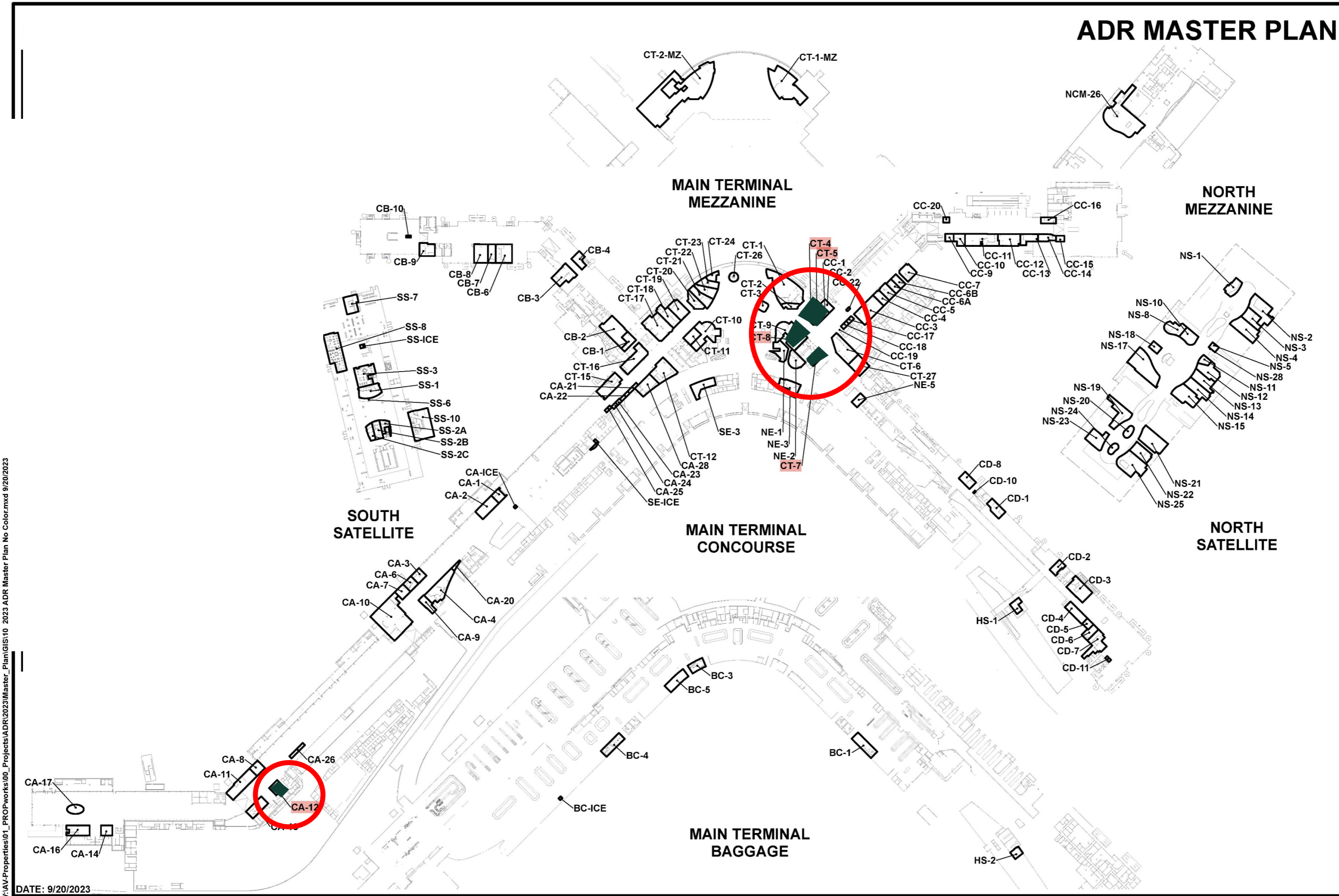
AGT Typ	Unit id	Activity		Name	Average Sales 2023 - 2025	AGT Effective Rate	Average Revenue 2023-2025
Duty Free	CT	Duty Free	CT-07	Dufry Duty Free	\$ 1,528,352.28	18%	\$ 277,785.13
F&B	CA	Coffee	CA-08	LaPisa Café	\$ 2,570,670.08	14%	\$ 350,625.75
F&B	CA	Coffee	CA-01	Starbucks	\$ 5,458,488.12	11%	\$ 596,086.77
F&B	CB	Coffee	CB-07	Starbucks	\$ 4,345,369.55	11%	\$ 474,530.17
F&B	CC	Coffee	CC-14	Starbucks	\$ 4,592,822.99	11%	\$ 501,552.99
F&B	CT	Coffee	CT-19	Starbucks Evenings	\$ 6,259,108.07	11%	\$ 683,517.38
SR	CT	SR	CT-08	Sub Pop Records	\$ 1,845,396.13	10%	\$ 184,539.61
CR	CA	CR	CA-02	Hudson Marketplace	\$ 9,853,276.20	17%	\$ 1,673,716.60
CR	CA	CR	CA-12	Hudson News	\$ 4,181,702.20	17%	\$ 710,320.53
CR	CB	CR	CB-08	Hudson Marketplace	\$ 7,738,297.05	17%	\$ 1,314,457.85
SR	CT	SR	CT-11	Made in Washington	\$ 2,514,426.27	17%	\$ 427,110.42
CR	CT	CR	CT-17	Hudson Marketplace	\$ 12,193,429.90	17%	\$ 2,071,224.39
CR	CC	CR	CC-13	Hudson Marketplace	\$ 9,327,852.59	17%	\$ 1,542,159.80
CR	CD	CR	CD-04	Hudson News	\$ 8,931,468.62	17%	\$ 1,476,626.24
SR	CT	SR	CT-05	MAC Cosmetics	\$ 1,177,367.50	17%	\$ 194,652.39
SR	CT	SR	CT-05	Coach	\$ 1,115,452.65	17%	\$ 184,416.11

Question 185

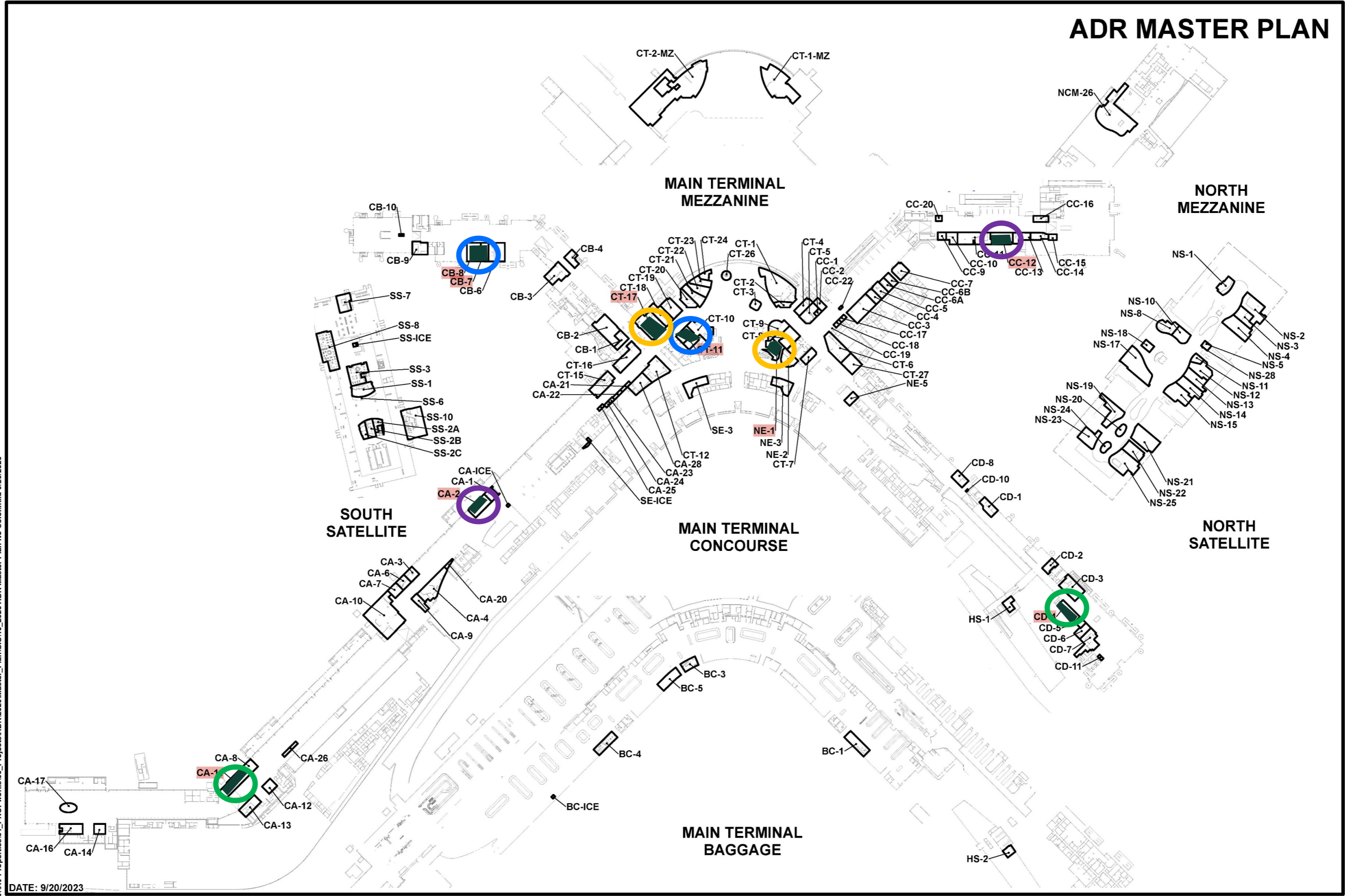
RFP 26-1 FB Package Locations



Specialty Retail Locations



Convenience Retail Locations



Question 262

Agreement	Concourse-ID	Activity Month/Year		
		2023	2024	2025
F&B	Baggage Claim	\$ 2,490,286.69	\$ 2,796,568.67	\$ 3,456,049.39
	Central Terminal	\$ 77,972,330.75	\$ 76,533,555.62	\$ 76,793,235.44
	Concourse A	\$ 25,858,920.07	\$ 28,588,867.71	\$ 28,667,674.80
	Concourse B	\$ 17,842,772.87	\$ 29,244,973.25	\$ 32,980,583.80
	Concourse C	\$ 27,656,229.42	\$ 20,772,368.17	\$ 26,565,453.57
	Concourse D	\$ 23,495,132.34	\$ 25,828,305.80	\$ 26,163,244.71
	North Esplanade Pre Security	\$ 4,138,833.11	\$ 4,472,780.96	\$ 3,597,380.17
	North Satellite Concourse	\$ 54,801,493.36	\$ 61,000,849.55	\$ 60,286,672.84
	South Satellite Concourse	\$ 19,607,229.37	\$ 19,997,065.76	\$ 20,432,078.55
	Total	\$ 253,863,227.98	\$ 269,235,335.49	\$ 278,942,373.27
	RETAIL	Baggage Claim	\$ 289,948.74	\$ 253,265.63
Central Terminal		\$ 28,405,961.56	\$ 29,957,850.38	\$ 32,191,814.24
Concourse A		\$ 17,107,976.16	\$ 18,903,480.26	\$ 18,522,710.17
Concourse B		\$ 8,433,718.13	\$ 7,515,310.73	\$ 9,095,412.83
Concourse C		\$ 18,702,053.57	\$ 14,238,062.41	\$ 13,745,863.97
Concourse D		\$ 10,356,467.15	\$ 11,692,822.10	\$ 12,385,098.32
North Esplanade Pre Security		\$ 641,109.92	\$ 467,674.20	\$ -
North Satellite Concourse		\$ 27,733,103.06	\$ 31,336,906.69	\$ 27,858,245.83
Rental Car Facility		\$ 403,500.39	\$ 440,780.22	\$ 413,897.27
South Esplanade Pre Security		\$ 1,993,763.13	\$ 2,222,813.59	\$ 843,943.84
South Satellite Concourse		\$ 14,753,657.63	\$ 15,445,017.99	\$ 16,009,350.04
Total		\$ 128,821,259.44	\$ 132,522,416.20	\$ 131,849,269.42

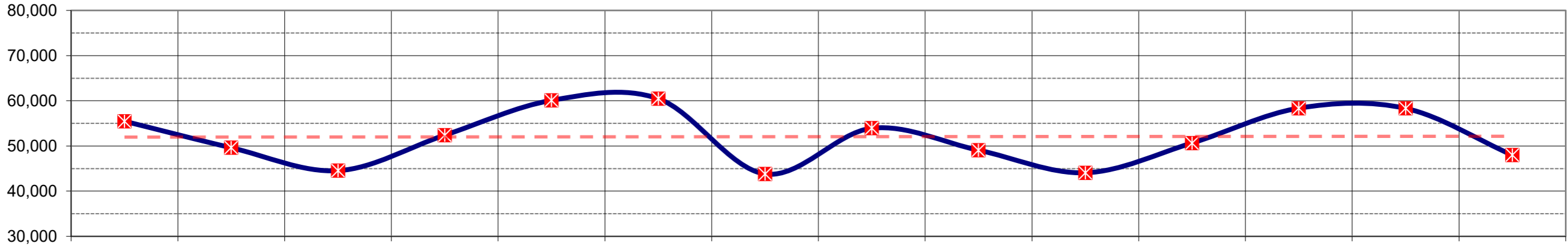
Question 271 Enclosed is an example of a weekly report we receive from the TSA

SEA TSA Forecast Metric

19-Apr-26 to 02-May-26

SEATAC TWO WEEK PASSENGER FORECAST with TRENDLINE

2-Week Passenger Forecast



	Sun	Mon	Tue	Wed	Thur	Fri	Sat	Sun	Mon	Tue	Wed	Thur	Fri	Sat
Time	19-Apr	20-Apr	21-Apr	22-Apr	23-Apr	24-Apr	25-Apr	26-Apr	27-Apr	28-Apr	29-Apr	30-Apr	1-May	2-May
0001	83	78	73	81	67	89	69	86	81	76	86	70	91	113
0100	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0200	22	19	14	13	19	23	19	18	16	11	11	16	16	14
0300	518	523	296	408	563	600	424	448	480	268	382	558	610	427
0400	2,248	2,347	1,887	2,094	2,484	2,697	1,918	2,008	2,163	1,827	2,120	2,417	2,597	2,041
0500	3,494	3,802	3,314	3,755	4,143	4,347	3,319	3,108	3,484	3,124	3,634	4,100	4,401	3,570
0600	3,827	4,259	3,878	4,230	4,581	4,707	3,993	3,439	3,917	3,542	3,961	4,476	4,823	4,207
0700	3,555	3,605	3,550	3,769	4,107	4,244	3,848	3,282	3,538	3,457	3,624	4,077	4,118	3,970
0800	3,479	3,267	3,088	3,489	3,843	3,853	3,643	3,290	3,474	3,303	3,467	4,010	3,838	3,773
0900	4,100	3,844	3,551	3,851	4,158	4,225	3,790	3,707	3,858	3,539	3,690	4,290	4,214	3,947
1000	3,958	3,758	3,598	3,772	3,943	4,134	3,617	3,670	3,655	3,488	3,594	3,909	4,107	3,765
1100	3,083	2,912	2,710	2,967	3,318	3,342	2,771	3,083	2,855	2,637	2,847	3,315	3,495	3,087
1200	3,032	2,769	2,447	2,847	3,060	3,072	2,292	3,014	2,590	2,249	2,777	2,850	3,034	2,669
1300	3,003	2,516	2,043	2,672	2,998	2,943	1,909	3,010	2,416	1,980	2,528	2,570	2,701	2,188
1400	3,191	2,578	1,949	2,916	3,163	3,071	1,934	3,082	2,648	2,032	2,704	2,628	2,832	2,135
1500	2,742	2,294	1,783	2,652	2,859	2,934	1,559	2,844	2,266	1,985	2,551	2,625	2,835	1,995
1600	2,845	2,454	2,136	2,914	3,277	3,312	1,723	3,066	2,416	2,226	2,804	3,131	3,154	2,159
1700	2,366	1,782	1,623	2,291	2,781	2,686	1,219	2,634	1,895	1,556	2,144	2,718	2,536	1,523
1800	2,183	1,534	1,274	1,711	2,613	2,439	853	2,407	1,653	1,212	1,631	2,559	2,099	1,028
1900	1,931	1,233	951	1,261	2,016	1,981	724	1,946	1,276	923	1,260	1,906	1,522	750
2000	2,073	1,227	1,279	1,617	1,986	2,088	1,144	2,069	1,420	1,373	1,683	1,939	1,816	1,264
2100	1,897	1,289	1,488	1,724	2,063	1,977	1,416	1,882	1,404	1,582	1,745	2,053	1,823	1,584
2200	1,184	928	1,024	902	1,374	1,132	1,025	1,155	942	1,073	934	1,408	1,081	1,115
2300	660	599	580	457	675	567	602	674	618	606	486	742	580	656
Total PAX Forecast	55,474	49,616	44,538	52,392	60,091	60,463	43,813	53,923	49,066	44,071	50,662	58,366	58,322	47,980