



Rhode Island Airport Corporation

September 7, 2022

ADDENDUM NO. 001 Request for Proposals No. 32311R Food and Beverage Concession Program

Prospective proposers and all concerned are hereby notified of the following changes in the Request for Proposals (RFP) document related to RFP No 32311R. These changes shall be incorporated in and shall become an integral part of the contract documents.

1. Please note the following addition to the **Term Section Article d. Food & Beverage Program**::

d. Food & Beverage Program - a minimum capital investment is required for the Food & Beverage Concession Program in the amount of \$850 per square foot of Assigned Premises (approximately \$17,555,000). **Proposers submitting less than the minimum capital investment of \$850 per square foot may still be considered.** As the existing infrastructure of the Food & Beverage concept locations are approximately 17 years old, the development of concepts within the program must encompass the complete demolition of the existing concepts back to “shell space”, and result in a complete rebuild and fit-out of new concepts, to extend to all Mechanical, Electrical and Plumbing (MEP) and all concept-specific, non-base building Heating, Ventilation, and Air Conditioning (HVAC) systems that may be required above and beyond the existing base building HVAC systems. “Remodels” or “Rehabs” shall not be acceptable. At or about the mid-point of the term, but no later than **January 1, 2029**, Concessionaire will be required to complete a mid-term refurbishment to their premises. The minimum amount of the refurbishment shall be equal to the greater of (1) \$500,000 or (2) 1.0% of the gross sales for the first five (5) years of the term. If the Concession Agreement is extended for an additional five (5) year term, an additional refurbishment is required to be completed to their premises. The minimum amount of the refurbishment shall be equal to the greater of (1) \$500,000 or (2) 1.0% of the gross sales for the second five years of the term.

###END OF ADDENDUM###