



# CITY OF SAN ANTONIO

P.O. Box 839966  
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## ADDENDUM IV

**SUBJECT:** Request for Proposals, **Terminal A Food & Beverage Prime Concessionaire, (RFP-012-032-MA)**, dated March 11, 2012.

**DATE:** May 22, 2012

**THIS NOTICE SHALL SERVE AS ADDENDUM NO. IV – TO THE ABOVE REFERENCED REQUEST FOR PROPOSALS (RFP)**

### **A. THE ABOVE MENTIONED RFP IS HEREBY AMENDED AS FOLLOWS:**

1. In RFP Section II. Scope of Services, Part A. Concession Spaces, Paragraph 1 and chart are deleted and replaced with the following:

“This RFP offers a total of 9,700 square feet. The space is currently configured as reflected in the table below.”

<b>Space/ Location</b>	<b>Estimated Total Area (sq. ft.)</b>	<b>Terminal Section</b>	<b>Current Concepts</b>
TA-122	818	Central (North)	Shannon’s Shoe Shine (occupies part of space)
TA-124	763	Central (North)	Famous Famiglia
TA-129	1,109	Central (North)	McDonalds
Seating Area	875	Central (North)	n/a
<b>Subtotal</b>	<b>3,565</b>		
TA-152	557	North Concourse	Vacant
TA-180	3,612	Central (South)	Las Palapas
TA-170	648	Central (South)	Creative Croissants
TA-144	1,318	South Concourse	Alamo City Microbrewery
<b>Total</b>	<b>9,700</b>		

2. In RFP Exhibit B, Terminal A Floor Map, the square footage of space TA-129 and the current seating in the north food court are amended as follows:

“TA-129 (1,109 SQ.FT.)”

“CURRENT SEATING (875 SQ.FT.)”

**B. QUESTIONS RECEIVED BY CITY STAFF AT THE PRE-SUBMITTAL CONFERENCE OR IN ACCORDANCE WITH RFP SECTION VIII ARE ANSWERED AS FOLLOWS:**

**Question 1:** Does concessionaire need to provide a minimum dollar amount for transition plan?

Response: The first year MAG is used, when applicable, during the transition phase.

**Question 2:** In the description of a local concept, do you intend to exclude such concepts as Whataburger, which is a San Antonio-based company with 201 out of 615 corporate stores in south central Texas?

Response: As stated in Addendum II, any concept proposed as a local concept must not be widely operated outside of south central Texas. Any concept which has the majority of its locations outside of south central Texas would be considered widely operated outside of south central Texas. However, this is not meant to exclude any such concept from being part of a proposed mix of concepts.

**Question 3:** May a proposer offer more than one concept for a certain space, as an alternate?

Response: No. Respondent must propose best mix of concepts. The City will not select or evaluate multiple concepts for a single location.

**Question 4:** Will the airport provide a more detailed terminal infrastructure improvement phasing plan so the concession phasing plan can be integrated into it?

Response: The phasing plan is still being developed. The City will work with the successful proposer to finalize phasing plans between proposer’s plan and Terminal A renovation plan.

**Question 5:** Are the proposed terminal renovations available for public viewing? If so, whom should we contact?

Response: No, they are still under development. See Attachment 1 to this Addendum IV for a conceptual rendering provided by Architect during schematic design phase.

**Question 6:** Do we need to incorporate the limestone neutral piers and red soffit bands into the concession storefront designs? Will they even still remain after the Terminal A Renovations? If they are to remain, may the soffits be lowered to allow for larger signage in areas where the HVAC supply vents and utility lines reduce the area for signage? May the limestone neutral piers be wrapped with other materials (ex; stone, metal, etc.)?

Response: No. The limestone will be removed and replaced with glass portals. The soffit is still in design and the area for signage is still being determined.

**Question 7:** Can the Architect provide renderings of the upcoming terminal design?

Response: See Attachment 1 to this Addendum IV (conceptual rendering provided by Architect during schematic design phase). The exact floor design and colors have not been finalized.