



## **SPOKANE INTERNATIONAL AIRPORT**

BUSINESS PARK AND FELTS FIELD

9000 W AIRPORT DRIVE, SUITE 204  
SPOKANE, WA 99224

### **REQUEST FOR PROPOSALS #23-49-9999-018**

#### **for Food Service and Retail Concessions**

## **Addendum No. 1**

**DATE OF ADDENDUM: August 4, 2023**

The following changes, additions, and/or deletions are considered as Addendum No. 1, and are hereby made a part of the Request for Proposals documents. All Proposers are required to base their Proposal upon the information furnished in this Addendum No. 1; and as required in the Concession Lease documents. The Proposer is required to acknowledge Addendum No. 1 in their Proposal. Failure to acknowledge any addendum on the Addenda Acknowledgment Form included as Appendix E of the Request for Proposals may result in the Proposal being declared non-responsive.

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1. The proposal submission due date scheduled for **Tuesday, September 26, 2023 at 2:00 PM Pacific Time** has not changed.
2. The following documents are attached and made part of Addendum No. 1.
  - 2.1. **Prohibition on Exclusive Subconcessionaire, Prospective Subconcessionaire, ACDBE, and Local Business Agreements Form**
  - 2.2. **Lease Outline Drawings for Package 1 and Package 2**
3. CHANGES, ADDITIONS, DELETIONS AND/OR CLARIFICATIONS TO THE REQUEST FOR PROPOSAL DOCUMENTS:
  - 3.1. ADDITION: To be included and made part of the solicitation documents:

#### **3.1.1. Prohibition on Exclusive Subconcessionaire, ACDBE, and Local Business Agreements**

Proposers must certify that they have not imposed any condition on any subcontractor, prospective subcontractor, local operator, or ACDBE operator that seeks to restrict the ability of such subcontractor or operator to participate as a subcontractor, franchisor, licensor, or product vendor using the same concept/brand or otherwise, with any other Proposer that may submit a Proposal in response to the Food Service and Retail RFP (#23-49-9999-018) or any other Airport Concession RFP issued by the Board. The following are excluded from this provision:

- Exclusive joint venture partnerships
- Exclusive franchises or licenses with national brands
- Proposer requirement that prospective subcontractors, local operators, or ACDBE operators enter into appropriate nondisclosure agreements governing proprietary information provided by Proposer related to this RFP process

**REQUEST FOR PROPOSALS #23-49-9999-018  
for Food Service and Retail Concessions**

**Addendum No. 1 – Attachment 2.1**

**Prohibition on Exclusive Subconcessionaire, Prospective Subconcessionaire,  
ACDBE Operator, and Local Operator Form**

**The following form must be executed by authorized representatives of Concessionaire and all of Concessionaire's subcontractors, prospective subcontractors, ACDBE operators, and local operators. Please complete one form for each subcontractor, prospective subcontractor, ACDBE operator, and local operator and submit with Proposal.**

Concessionaire and all subcontractors, prospective subcontractors, ACDBE operators, and local operators hereby certify that, as of the Proposal Deadline set forth in this RFP, neither Concessionaire nor any entity comprising Concessionaire is a party to any agreement with, or otherwise imposes any condition on, any subcontractor, prospective subcontractor, ACDBE operator, or local operator that seeks to restrict the ability of such subcontractor or operator to participate as a subcontractor, franchisor, licensor, or product vendor, using the same concept/brand or otherwise, with any other Proposer that may submit a Proposal in response to this RFP or any other Airport Concession RFP issued by the Board contemporaneously herewith.

This certification pertains only to exclusive arrangements between Concessionaire and any actual or prospective subcontractor(s), ACDBE operator, or local operator. It shall not restrict Concessionaire's right to enter into or maintain exclusive joint venture partnerships, exclusive franchise or licensing arrangements with national brands, nor shall it prohibit Concessionaire from requiring that subcontractors, prospective subcontractors, ACDBE operators, or local operators enter into appropriate nondisclosure agreements governing proprietary information provided by Concessionaire related to this RFP and the Proposal.

Dated the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
(Signature of **Concessionaire's** authorized representative)

\_\_\_\_\_  
(Signatory's Title)

\_\_\_\_\_  
(Company Name)

\_\_\_\_\_  
(Signature of Authorized Representative of Subconcessionaire, Prospective Subconcessionaire, ACDBE Operator, or Local Operator)

\_\_\_\_\_  
(Signatory's Title)

\_\_\_\_\_  
(Company Name)

**REQUEST FOR PROPOSALS #23-49-9999-018 for Food Service and Retail  
Concessions**

**Addendum No. 1 – Attachment 2.2**

**Lease Outline Drawings for Package 1 and Package 2**



Spokane International Airport

# Tenant Design Guidelines

Lease Outline Drawings

Revision 0: July 26, 2023



Spokane Airports is jointly owned by Spokane County and the City of Spokane. The city and county operate the airports under provisions of RCW 14.08, which establishes the operation of airports by more than one municipality under joint agreement. The operating authority of Spokane Airports is the Spokane Airport Board, consisting of seven appointees from the two governmental bodies. The Board annually oversees a capital and operating budget of approximately \$118 million from various funding sources.

The Board operates three facilities: Spokane International Airport, Felts Field Airport, and the Airport Business Park, as well as, has a Grant of Authority to operate Foreign-Trade Zone #224. All three facilities are financially self-sufficient from revenues generated from fees, leases and concession agreements. None of the three entities receive, nor are operated with, appropriated tax dollars.

Spokane International Airport is a 6,000-acre commercial service airport served by six airlines and three air cargo carriers. The airport processed nearly 4 million passengers and 78,658 U.S. air cargo tons in 2022. It is the second largest airport in the State of Washington and recognized by the FAA as a small hub. The Airport is an employment for over 3,000 people and has important and expanding transportation, logistics and airfield aerospace industry clusters. The Airport has a \$3 billion direct and indirect economic impact annually on the Spokane Region.

0	07/26/2023	Issued for Distribution
Rev	Date	Description



Alliance  
400 Clifton Avenue  
Minneapolis, MN 55403  
612.874.4100  
www.alliance.us

*For the purposes of this document, the term “Alliance” and associated logotype abbreviates the legal name “Architectural Alliance International”*

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### C - Concourse C Exhibits

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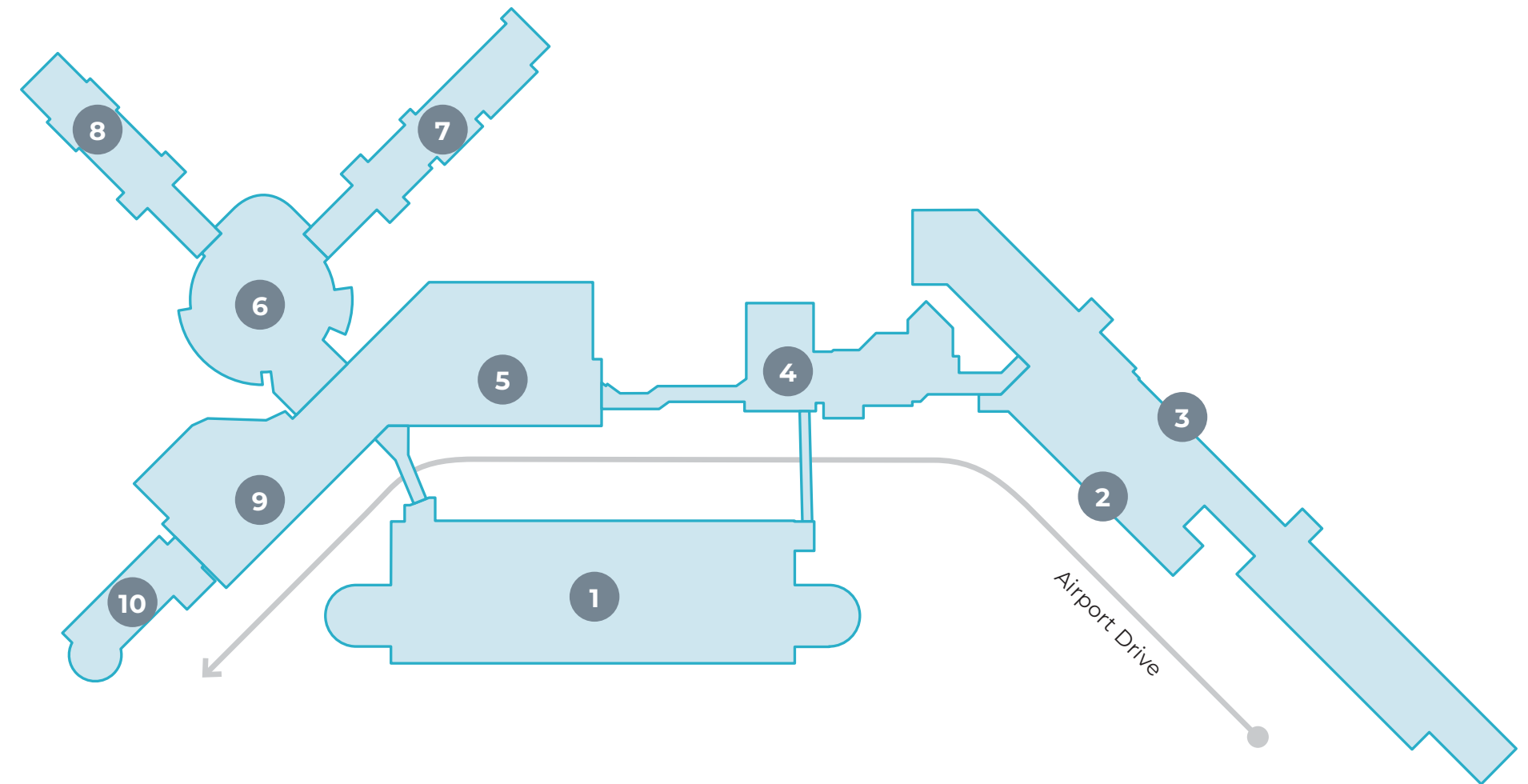
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- Unit TC-01-1110 Elevations
- Unit TC-01-1110 Elevations
- Unit CC-02-1010 Lease Outline Drawing
- Unit CC-02-1010 Elevations
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- Unit CC-02-1025 Lease Outline Drawing
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- Unit CC-02-1520 Lease Outline Drawing
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# A - Location Plans

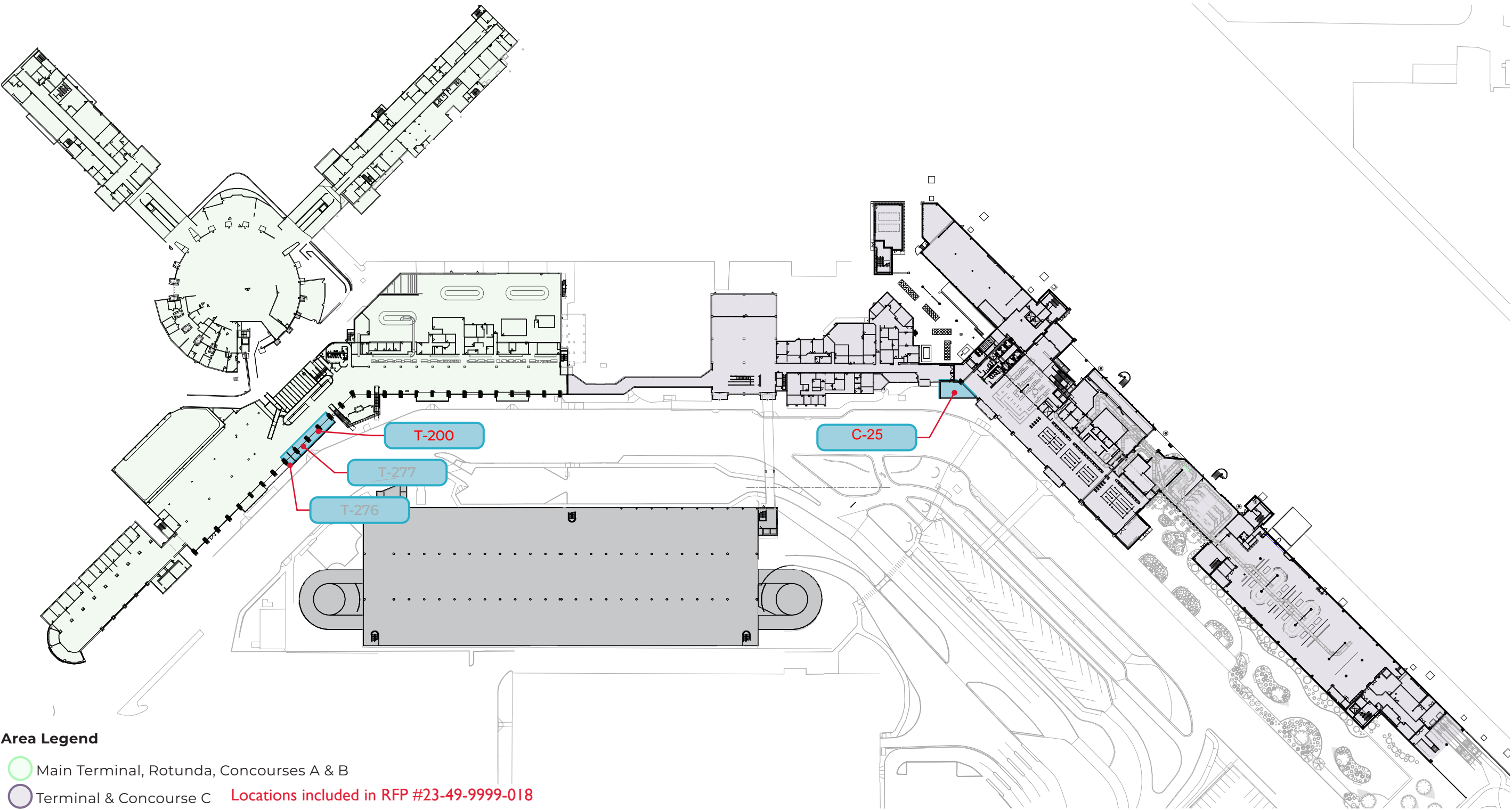
Terminal Area Diagram



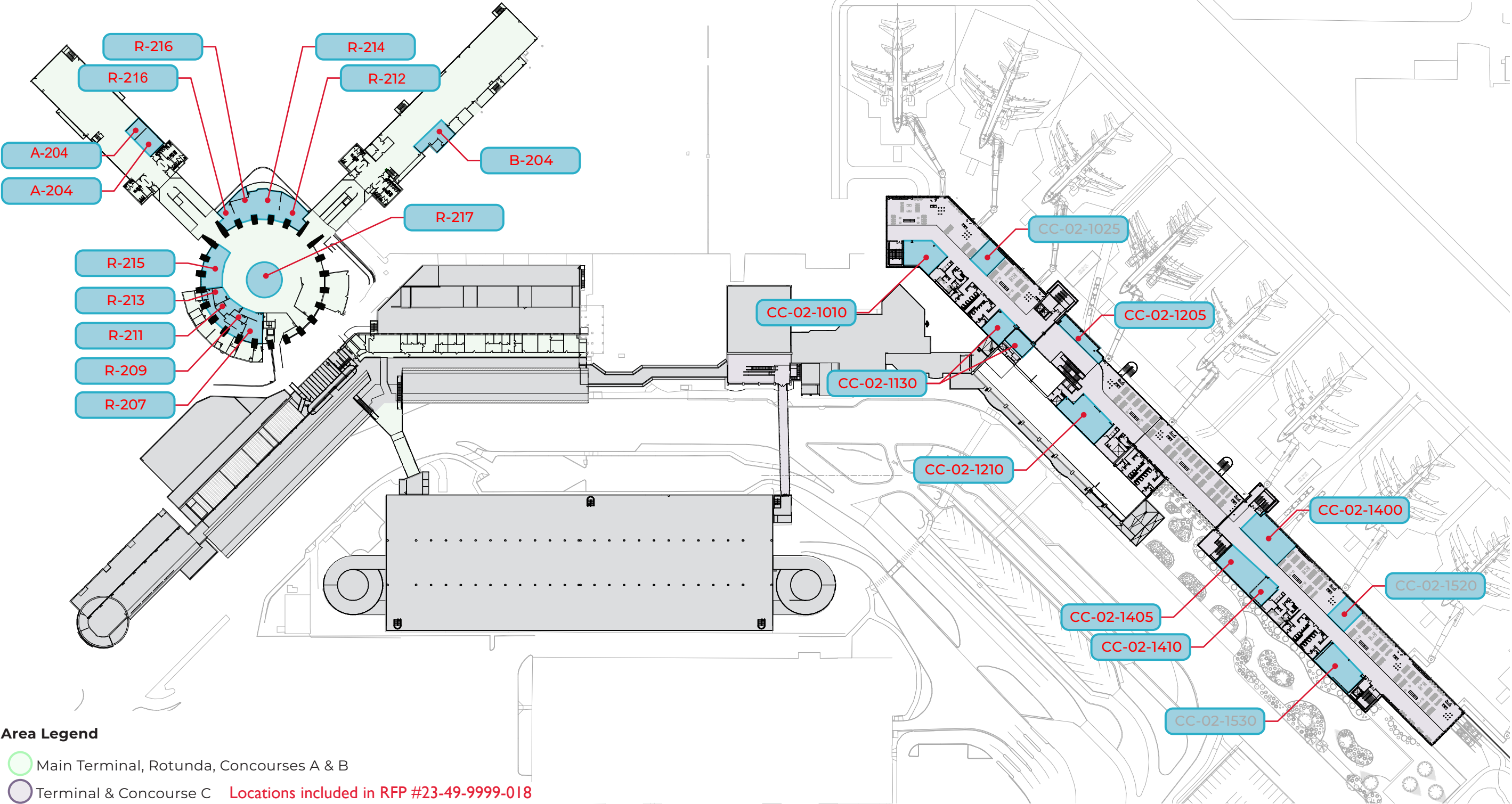
## LEGEND

- |                                     |  |
|-------------------------------------|--|
| 1. Parking Garage                   | 6. Main Terminal Rotunda               |
| 2. Terminal C Ticketing/Check-In    | 7. Concourse B (6 Gates)               |
| 3. Concourse C Gate Hold (9 Gates)  | 8. Concourse A (5 Gates)               |
| 4. Terminal C Baggage Claim         | 9. A/B Baggage Claim                   |
| 5. Main Terminal Ticketing/Check-In | 10. Ground Transportation Center (GTC) |

A - Location Plans



Overall Level 1 Location Plan

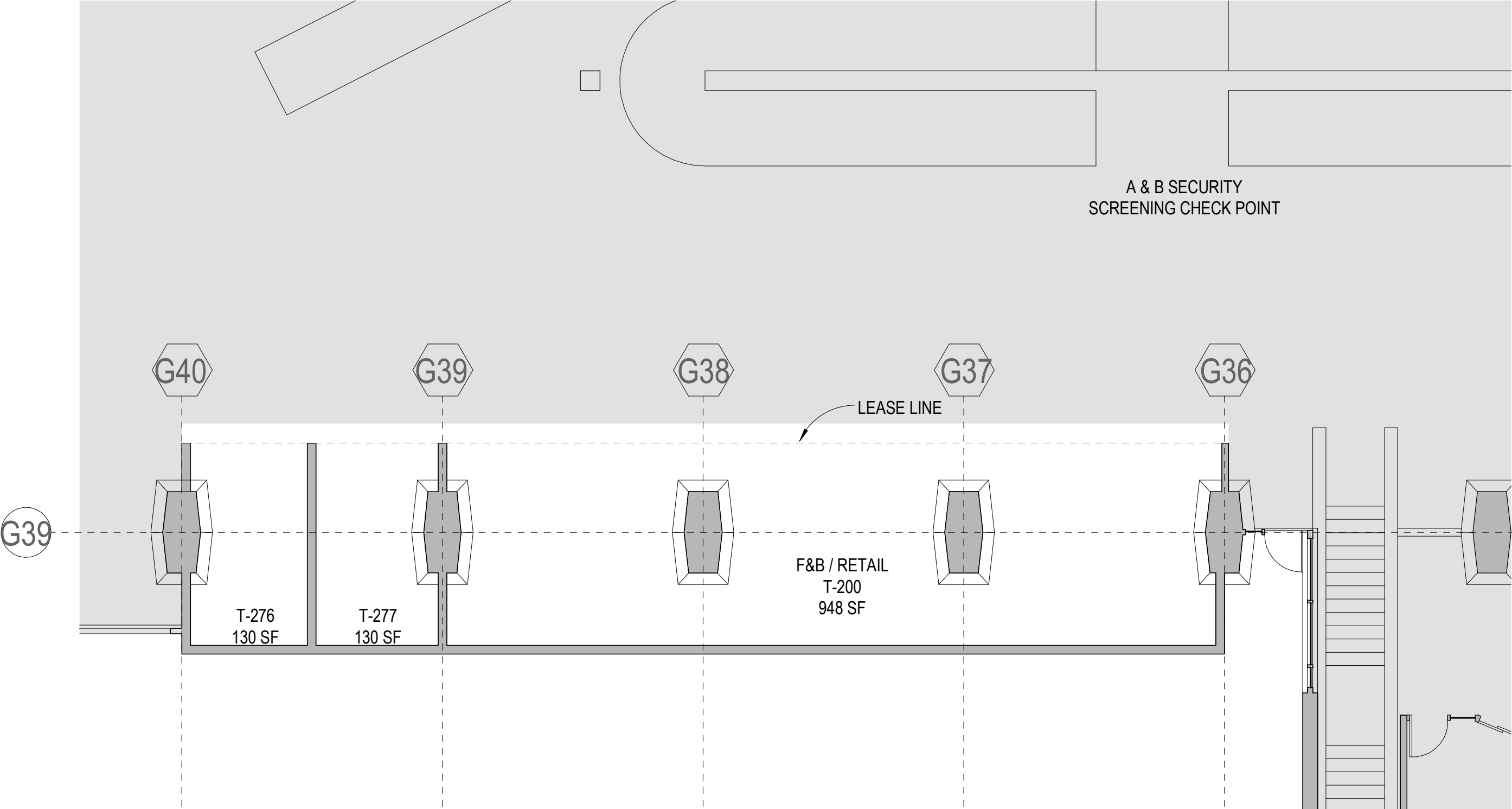


Overall Level 2 Location Plan

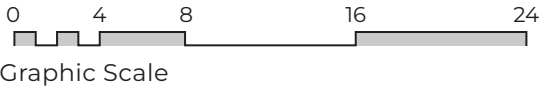


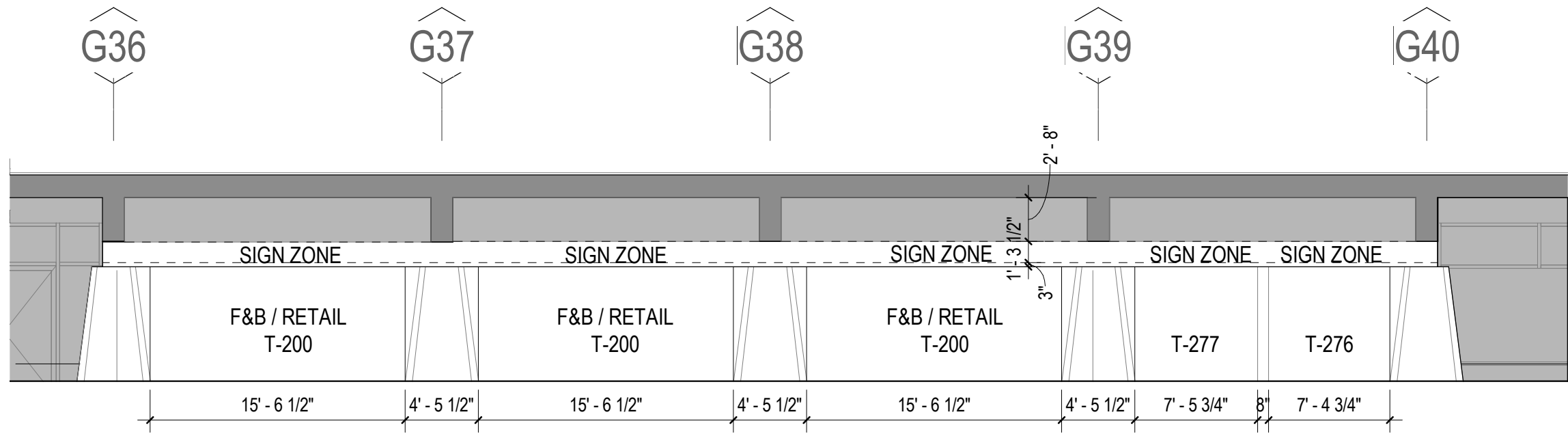
# B - Main Terminal, Rotunda, and Concourses A&B Exhibits

B - Main Terminal, Rotunda, and Concourses A & B Exhibits

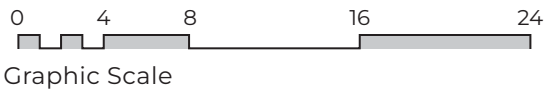


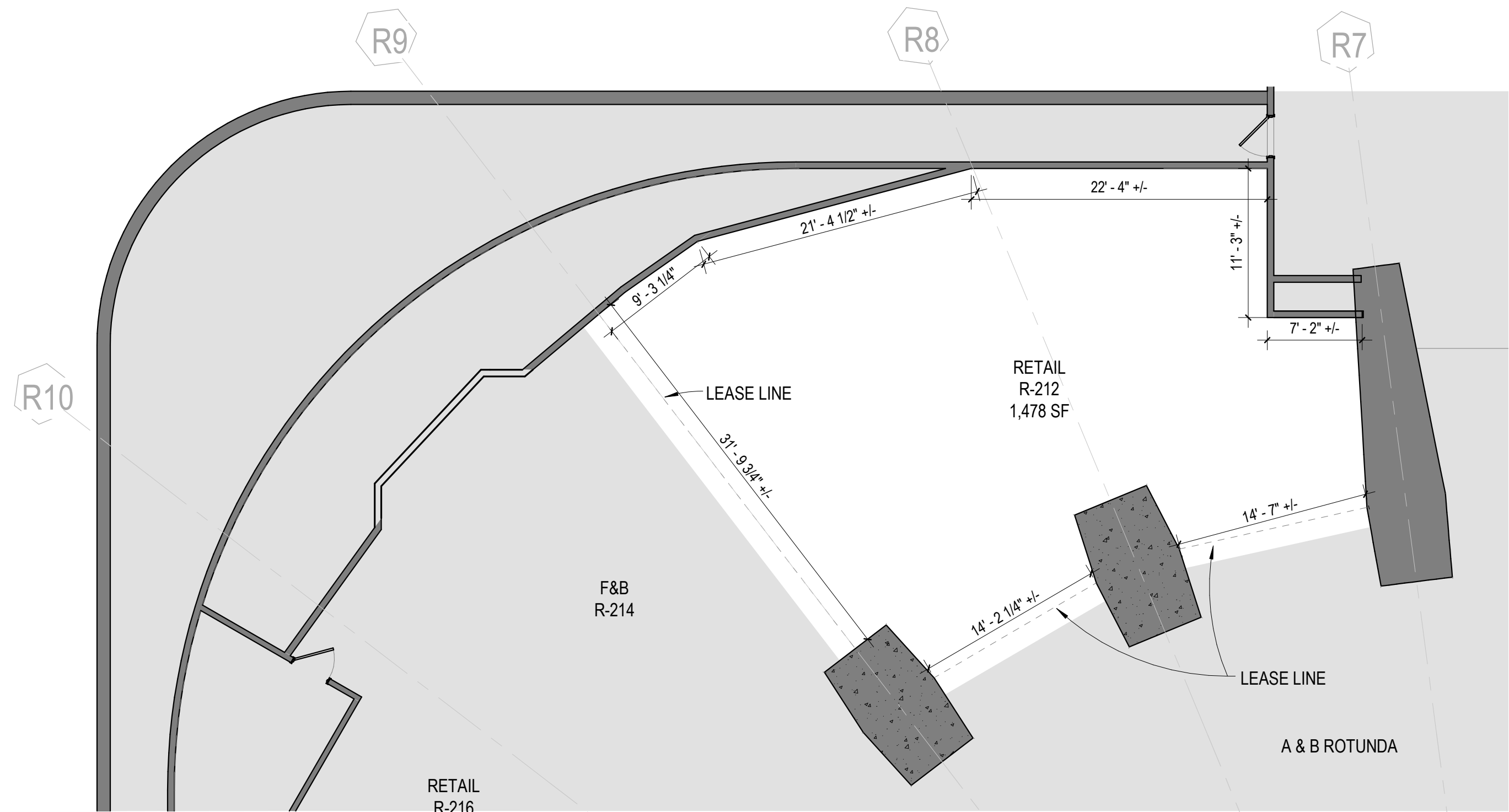
Unit T-200 Lease Outline Drawing



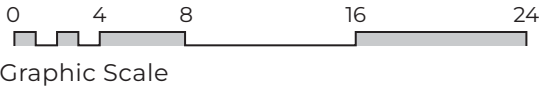


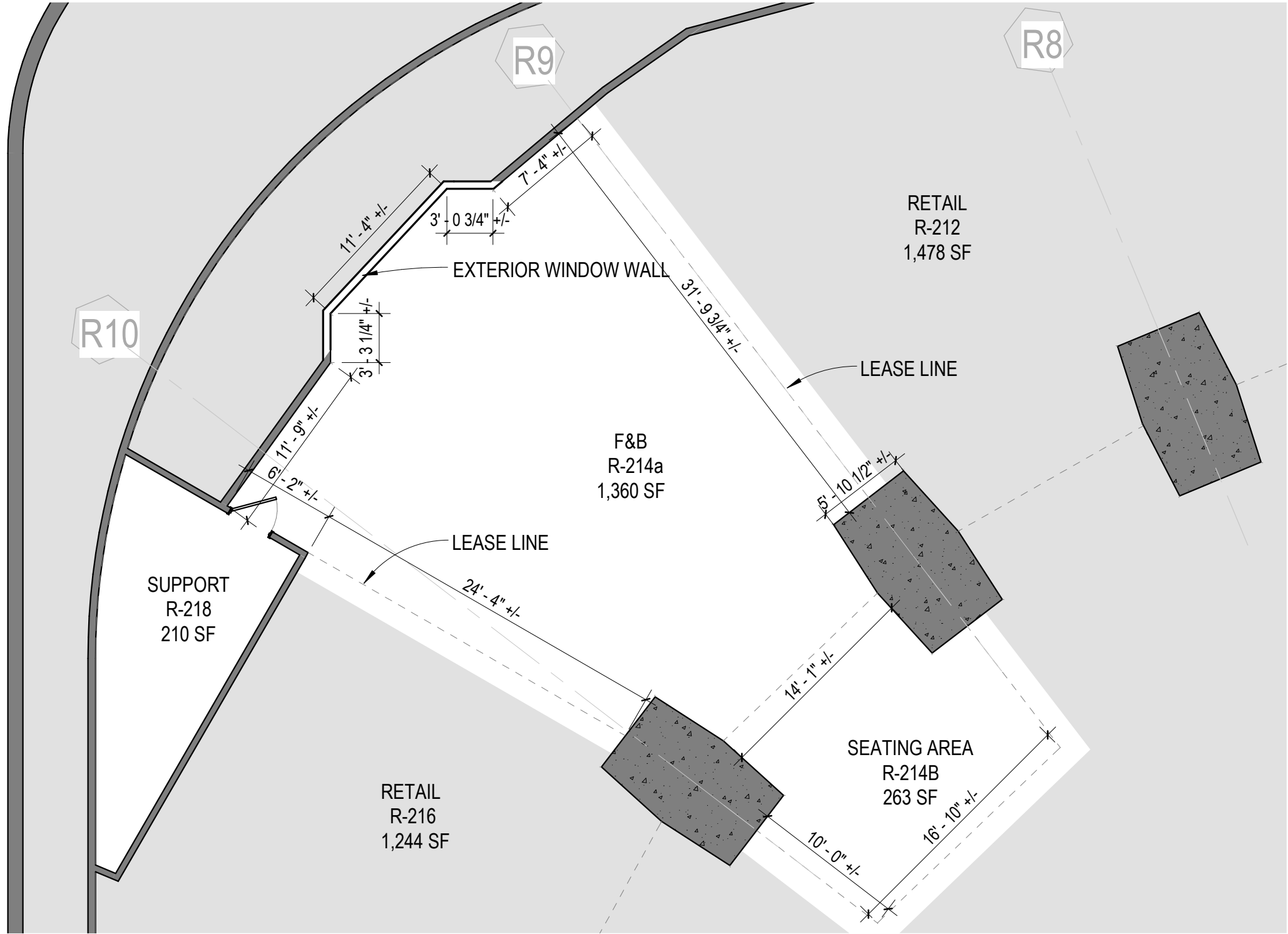
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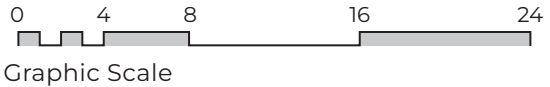


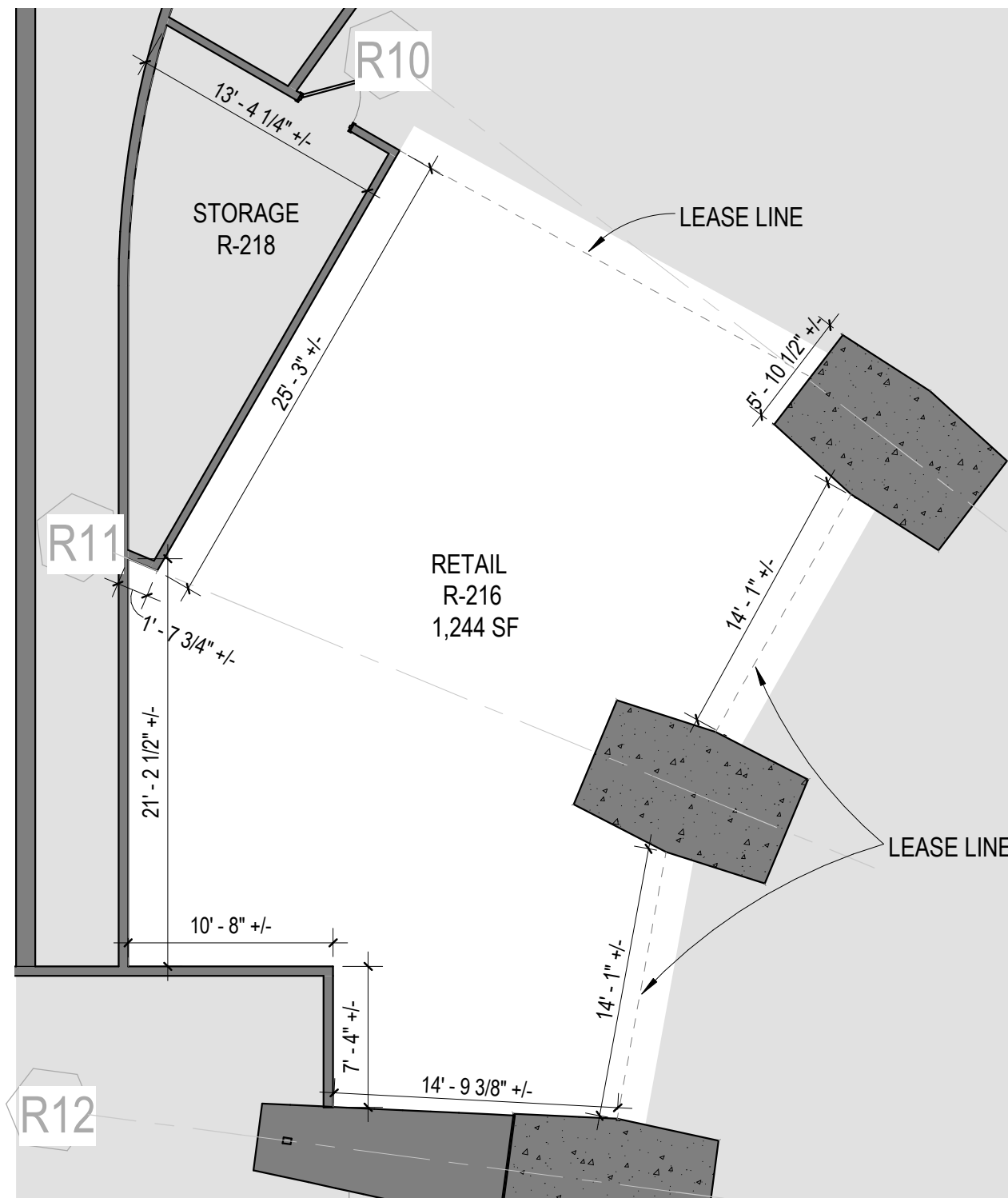
Unit R-212 Lease Outline Drawing





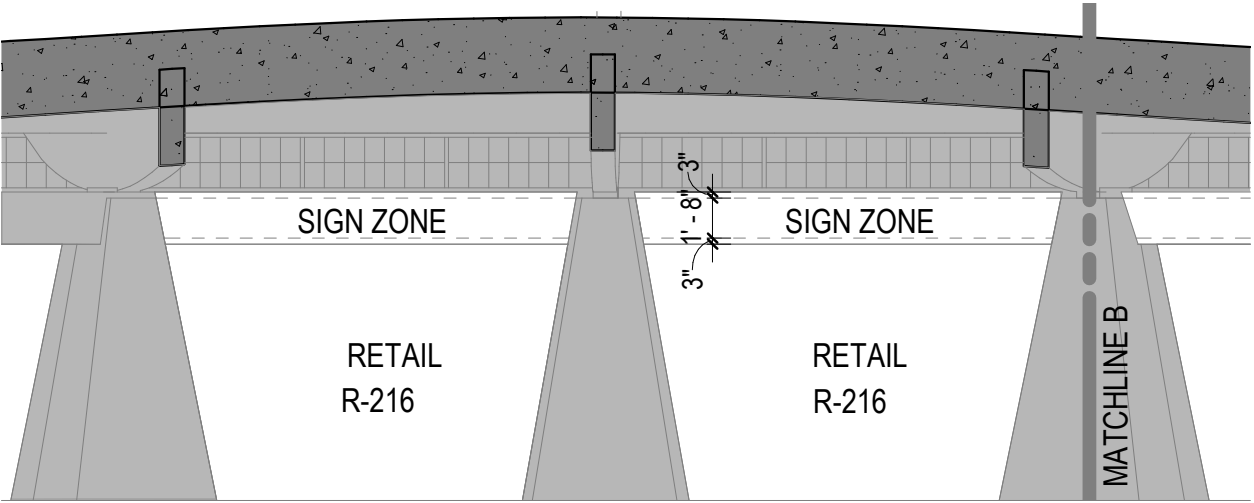
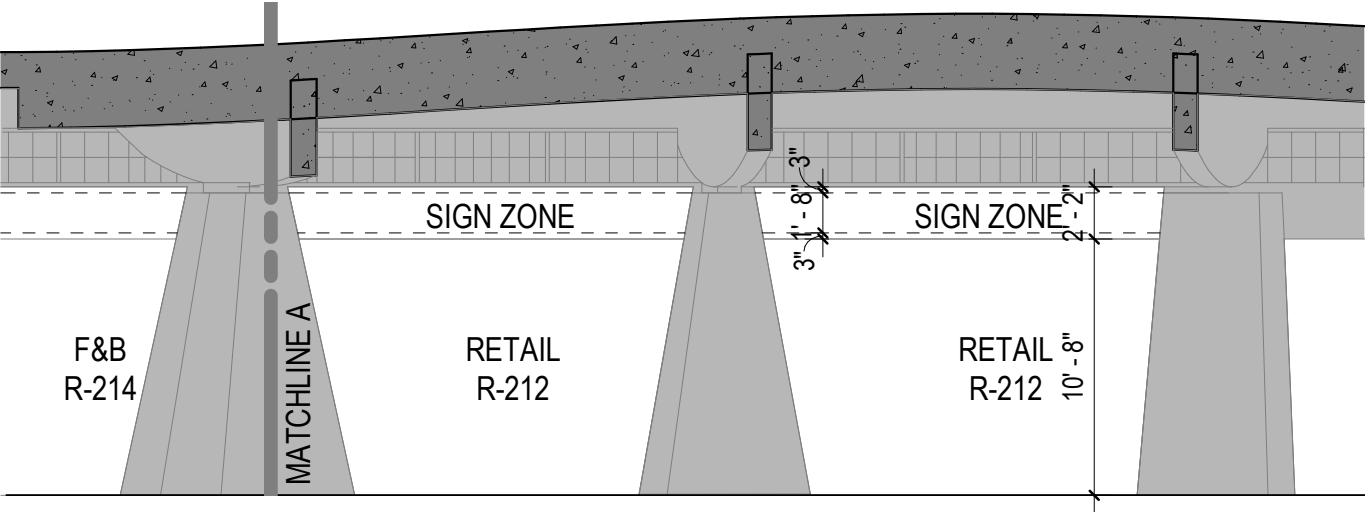
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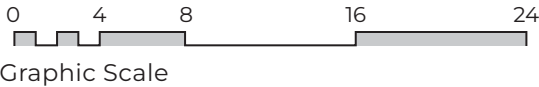


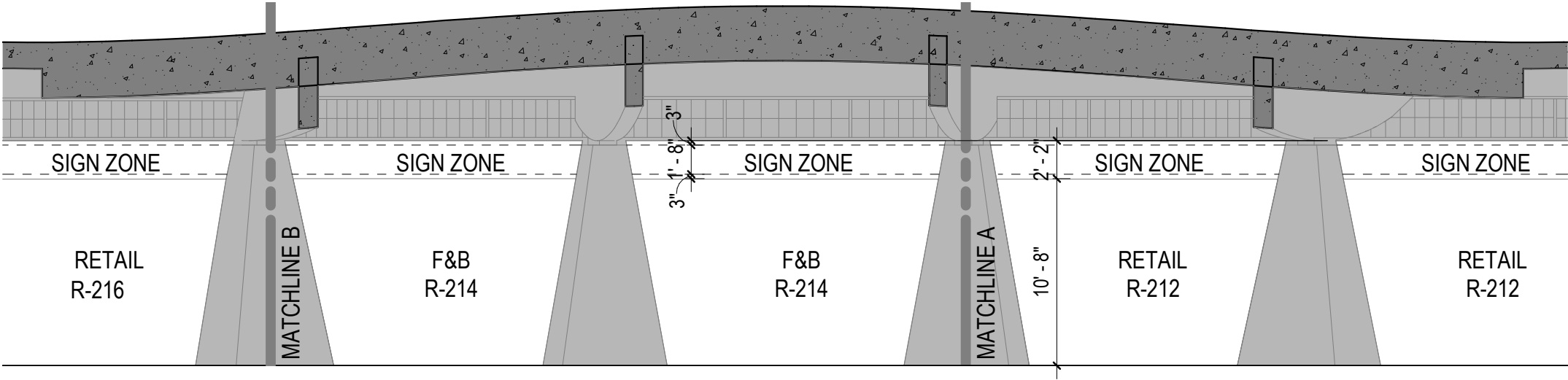
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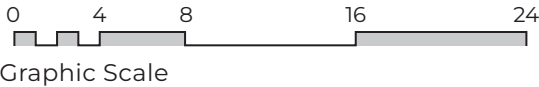


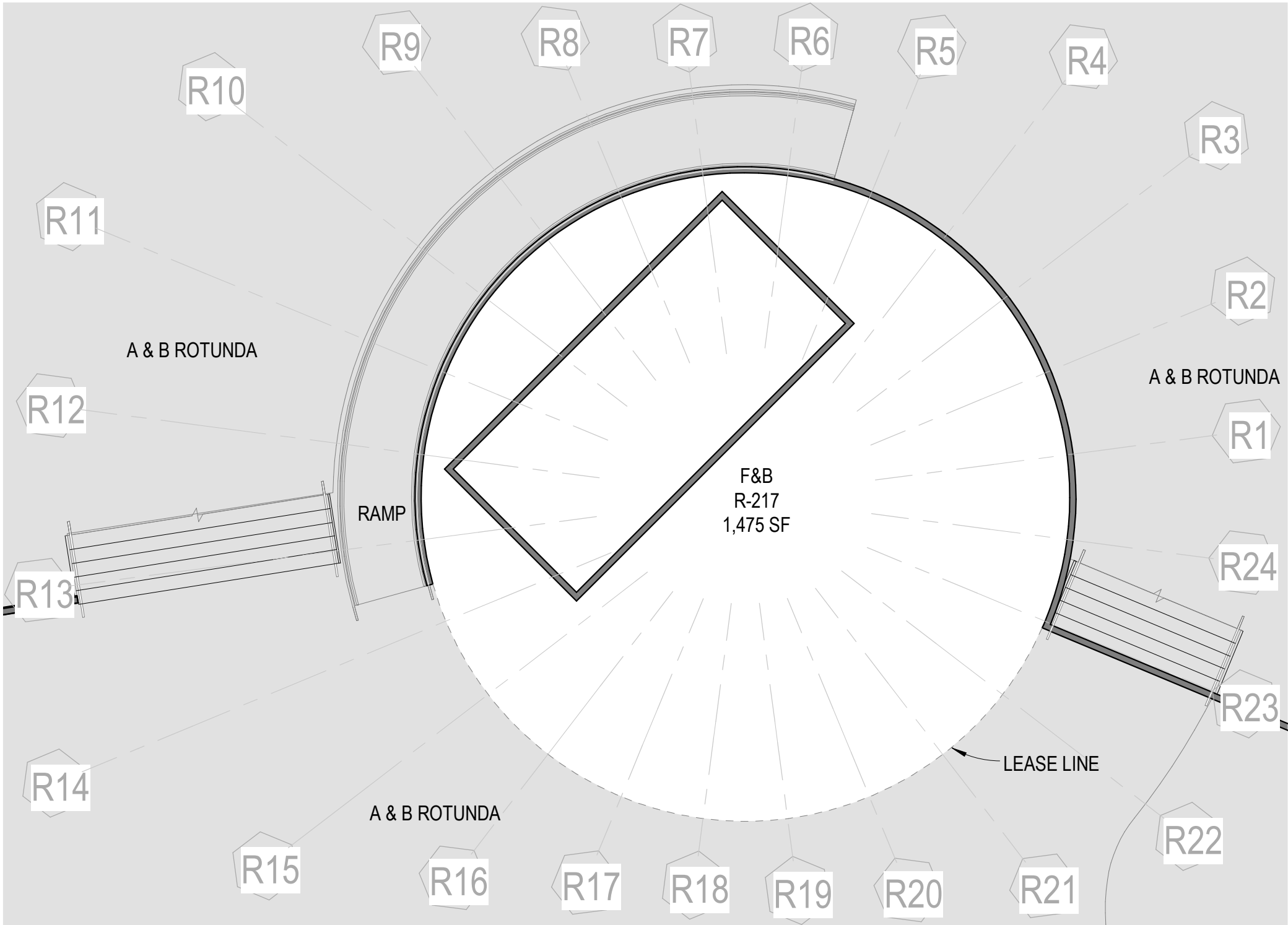
Units R-212, R-214, R-216 Elevations



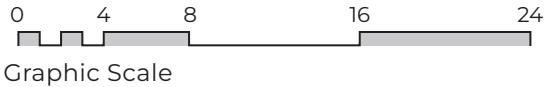


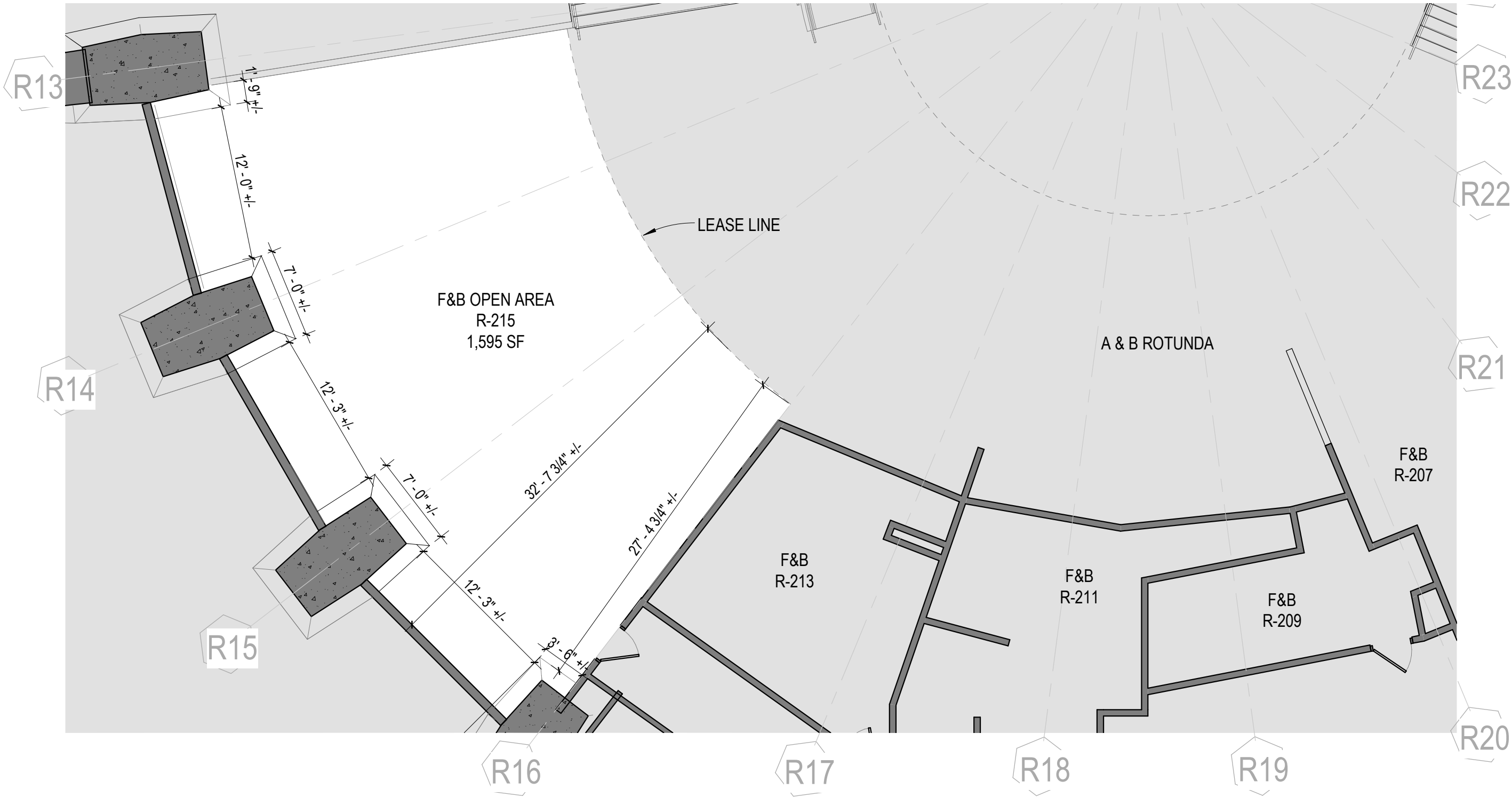
Units R-212, R-214, R-216 Elevations



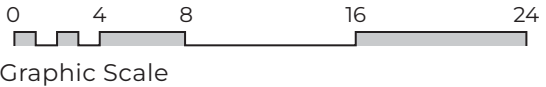


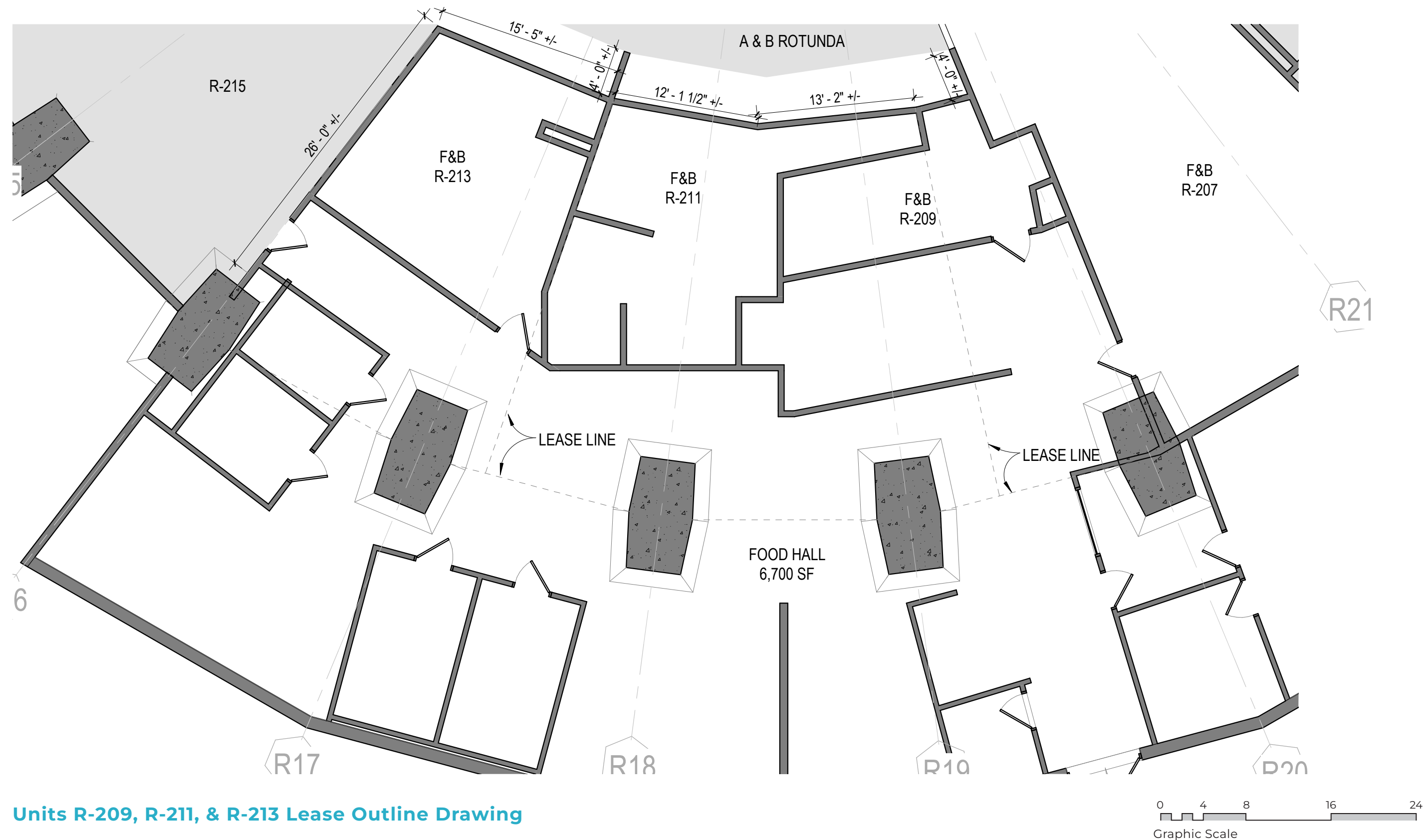
Unit R-217 Lease Outline Drawing



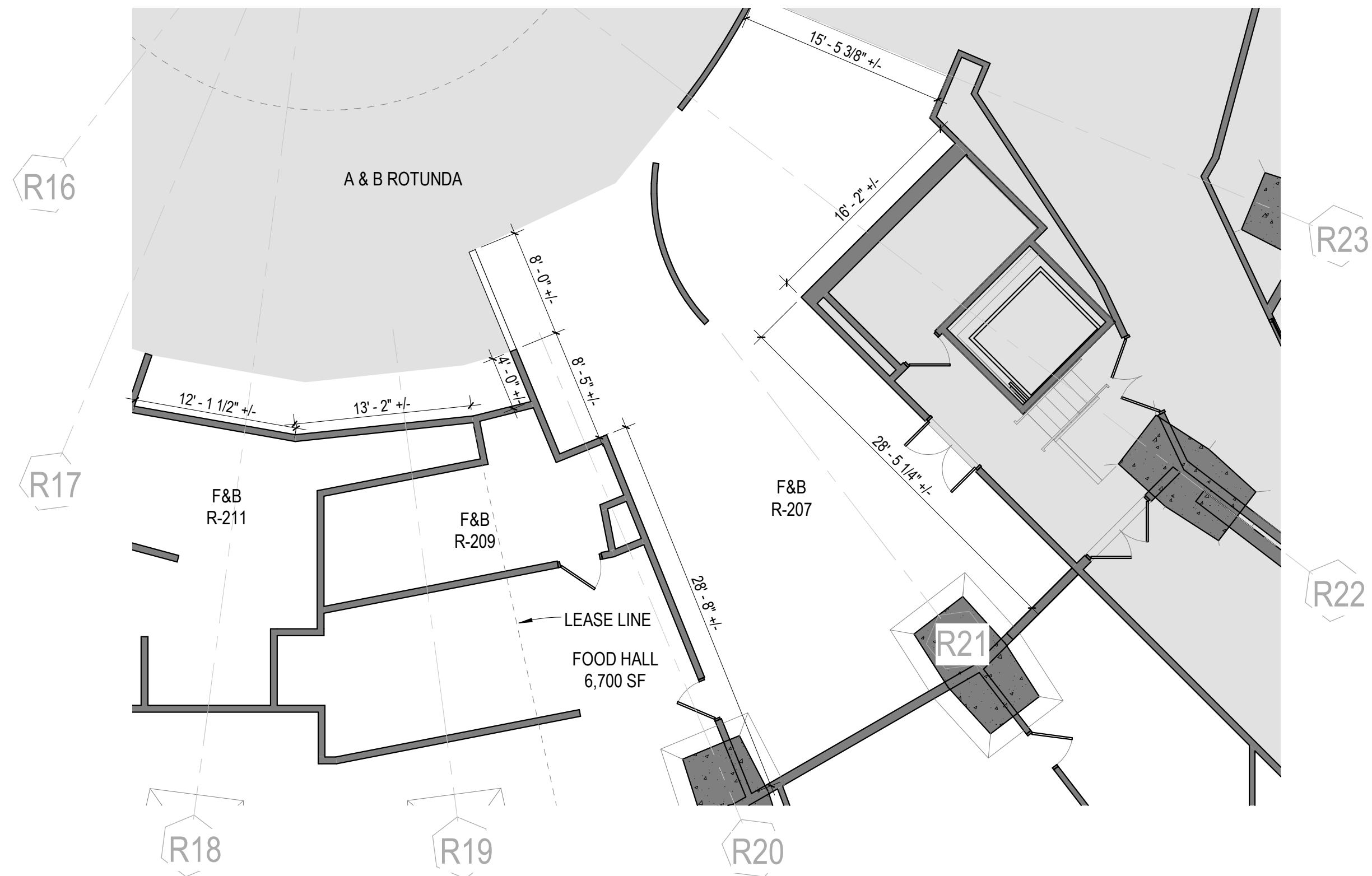


Unit R-215 Lease Outline Drawing



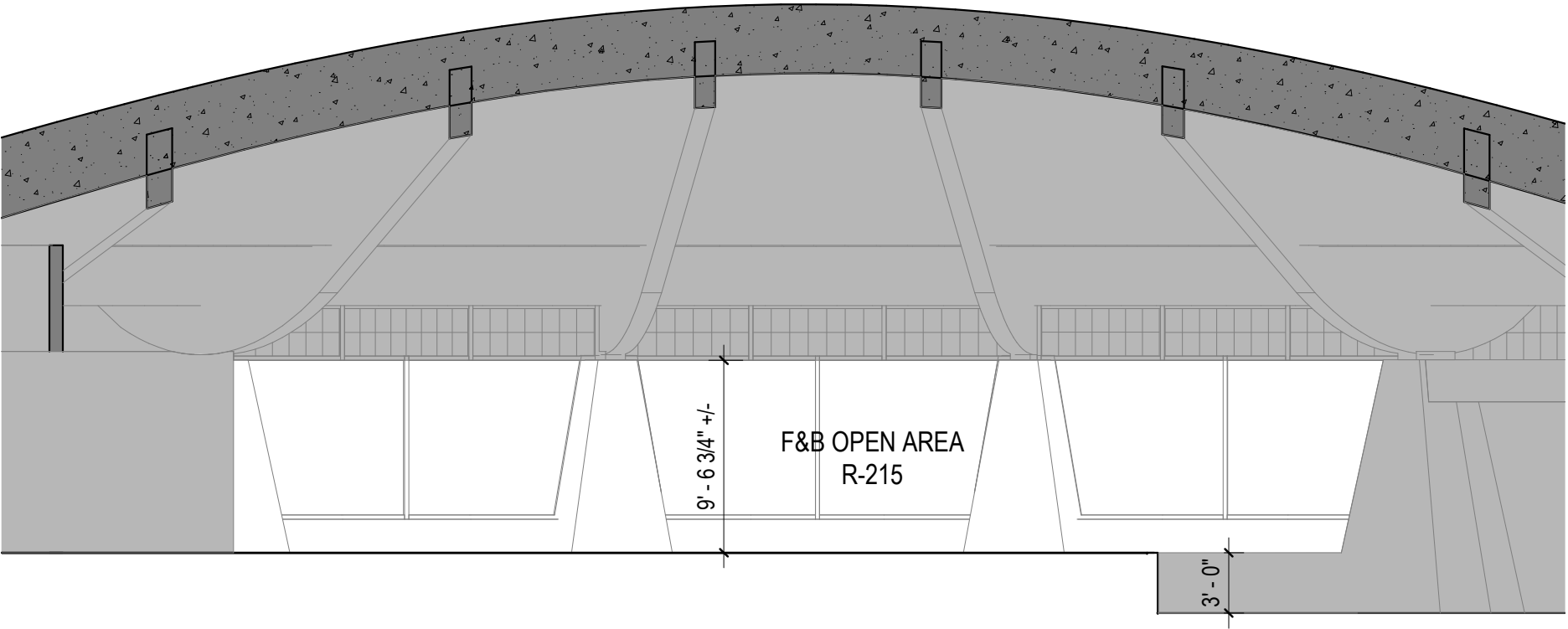


Units R-209, R-211, & R-213 Lease Outline Drawing

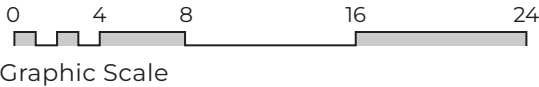


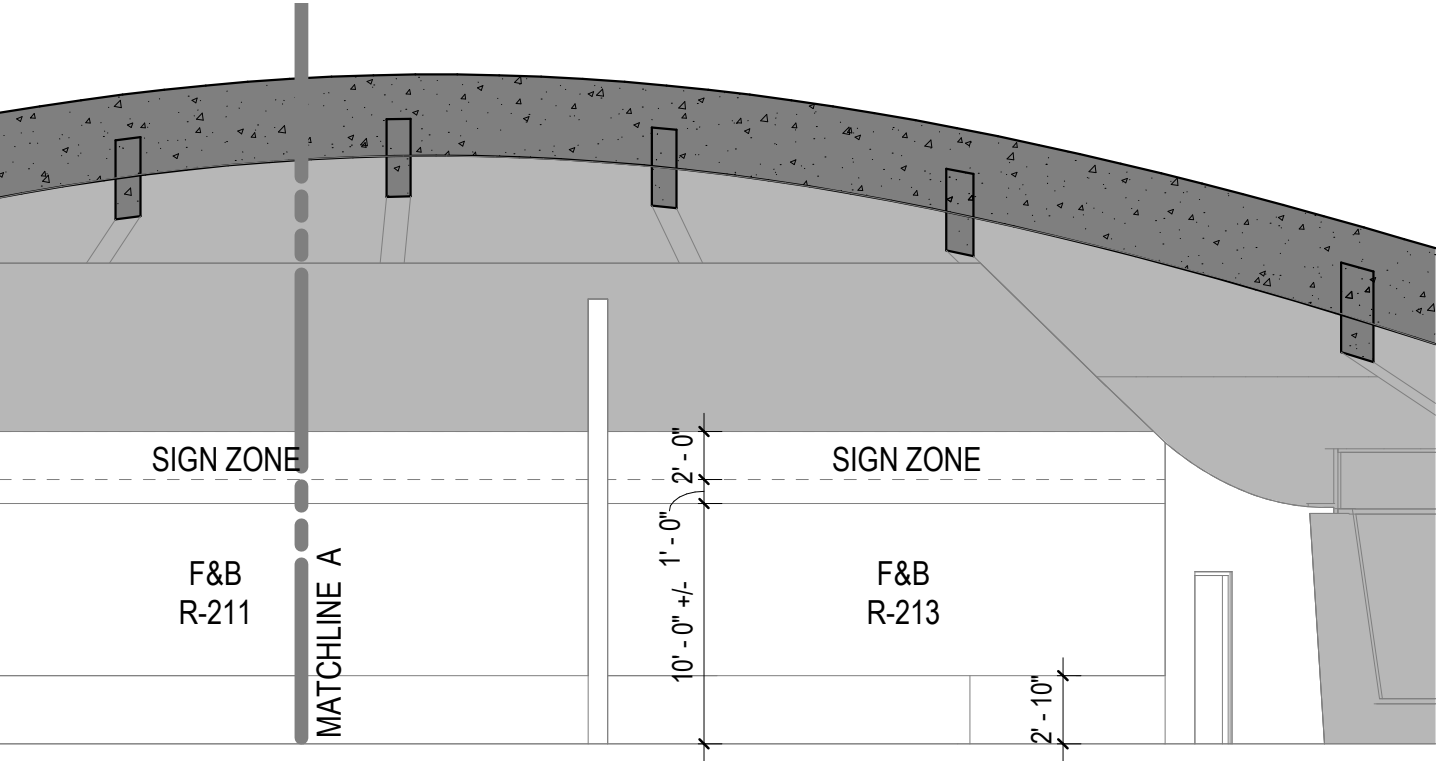
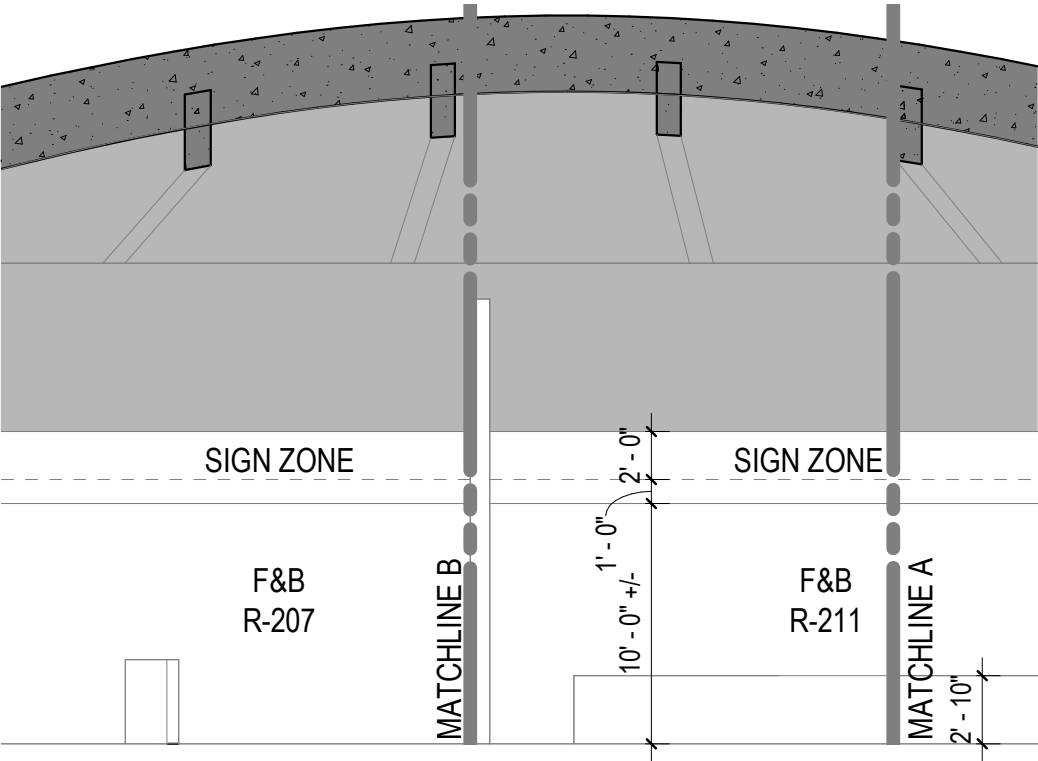
Unit R-207 Lease Outline Drawing



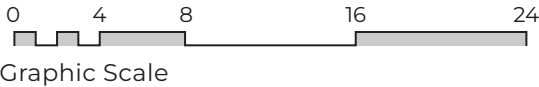


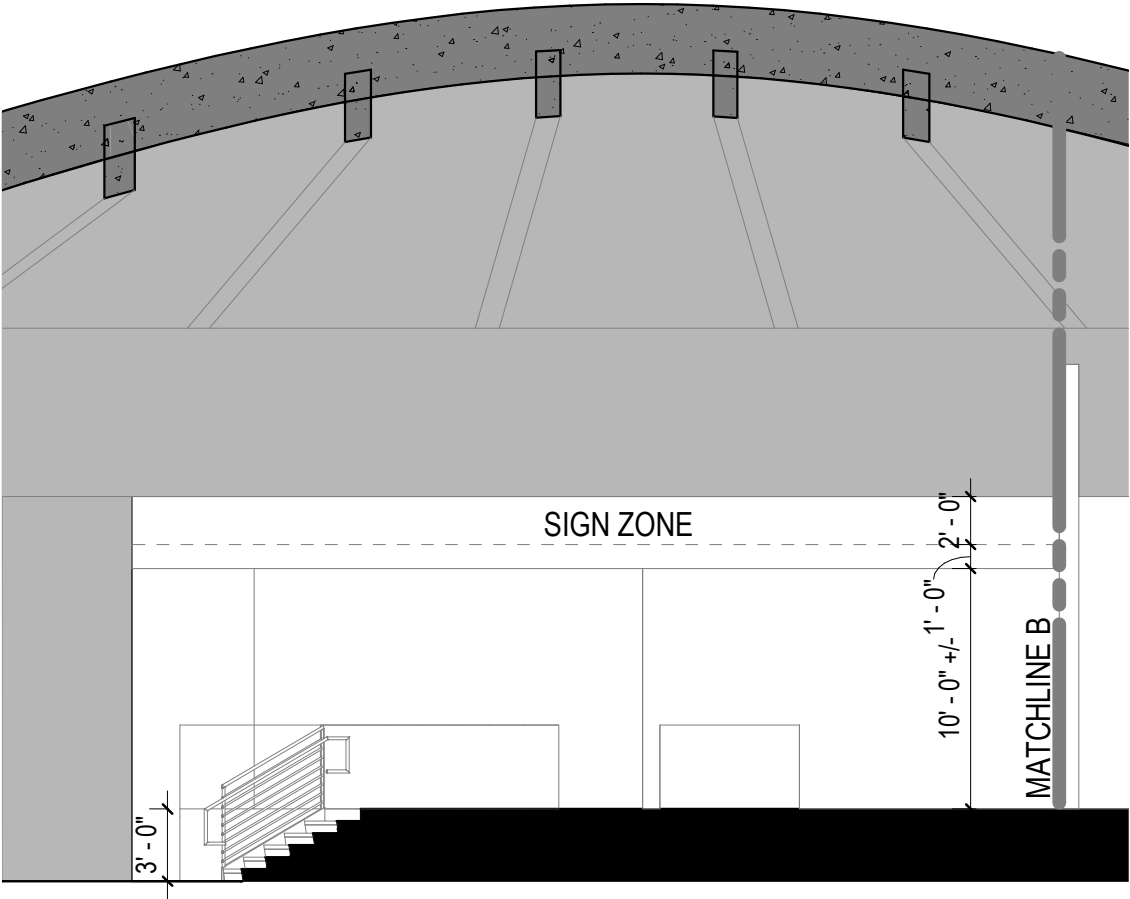
Unit R-215 Elevation



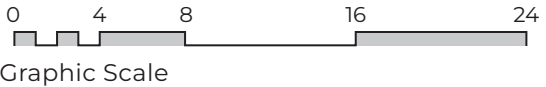


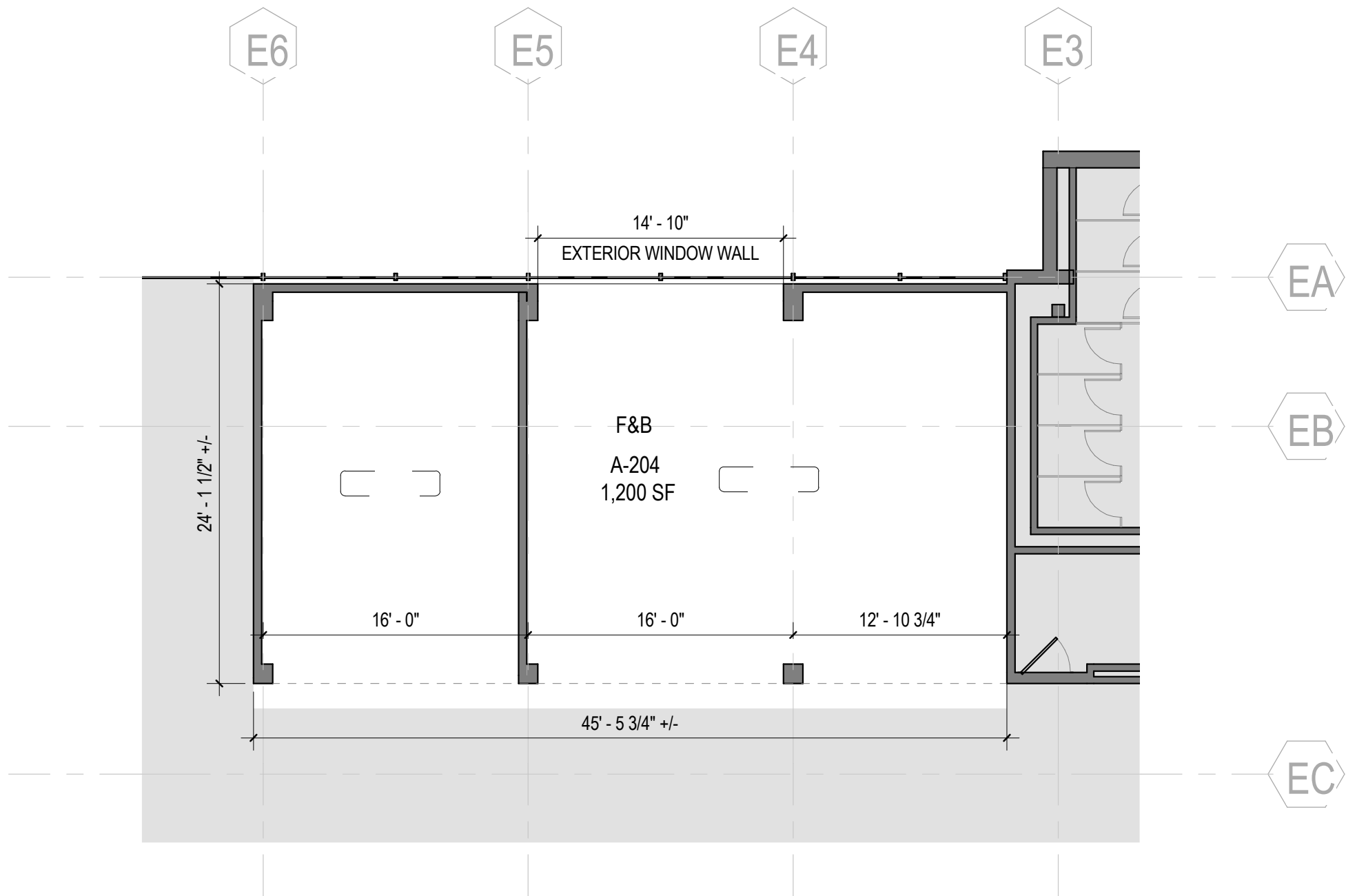
Units R-209, R-211, & R-213 Elevations



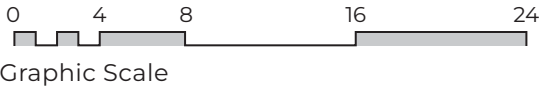


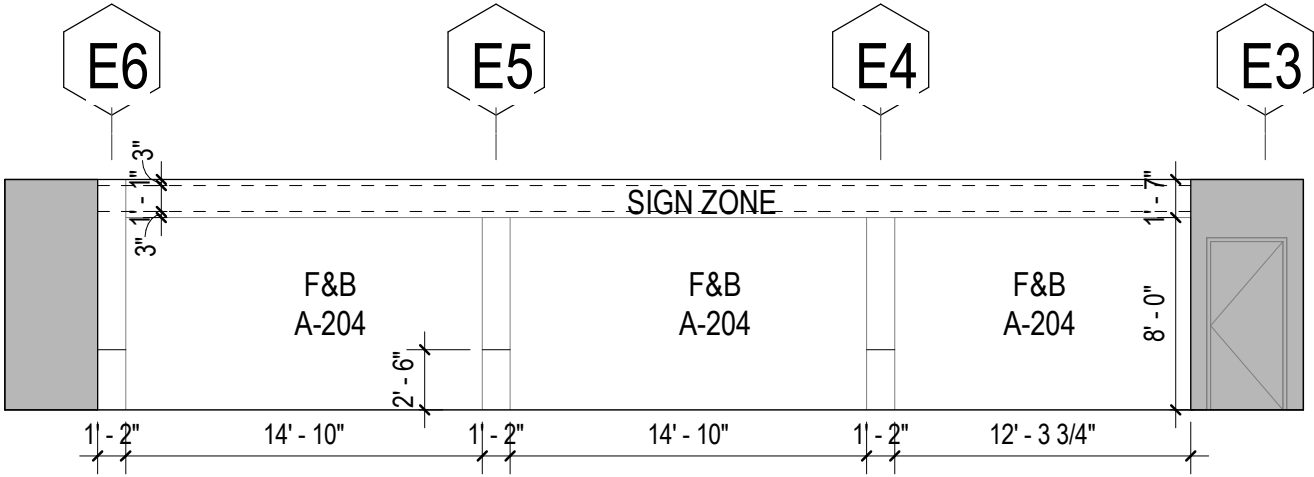
Unit R-207 Elevation



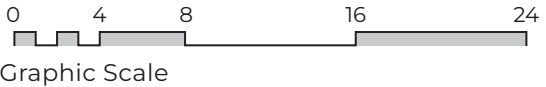


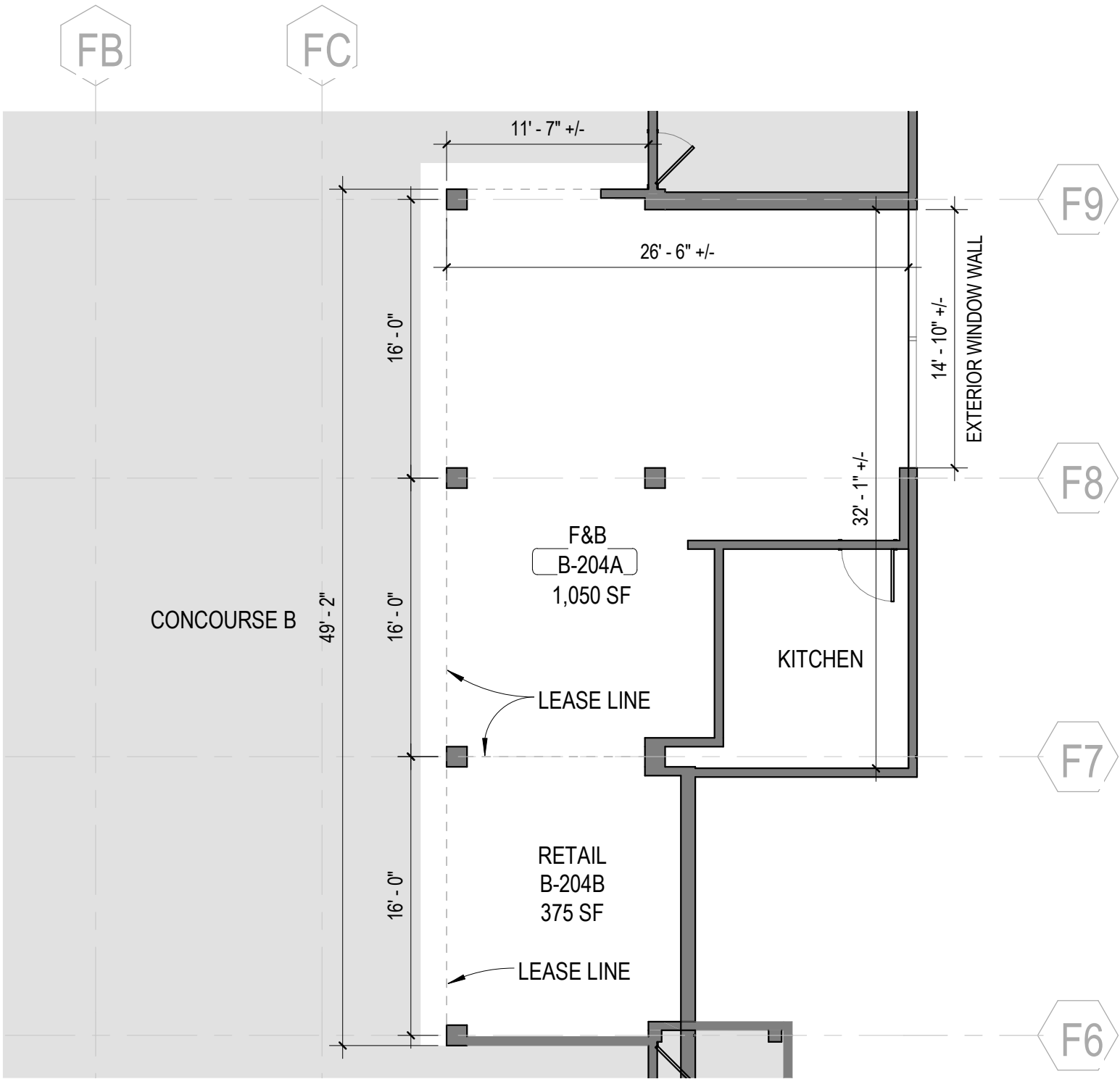
Unit A-204 Lease Outline Drawing



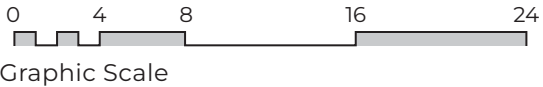


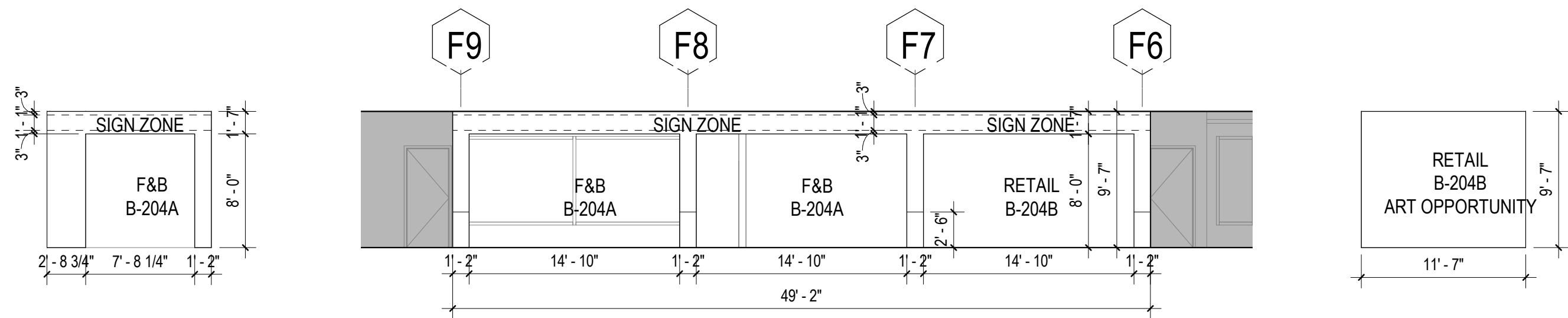
Unit A-204 Elevations



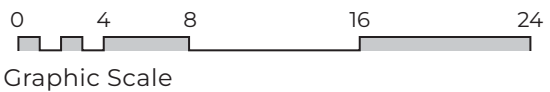


Unit B-204 Lease Outline Drawing





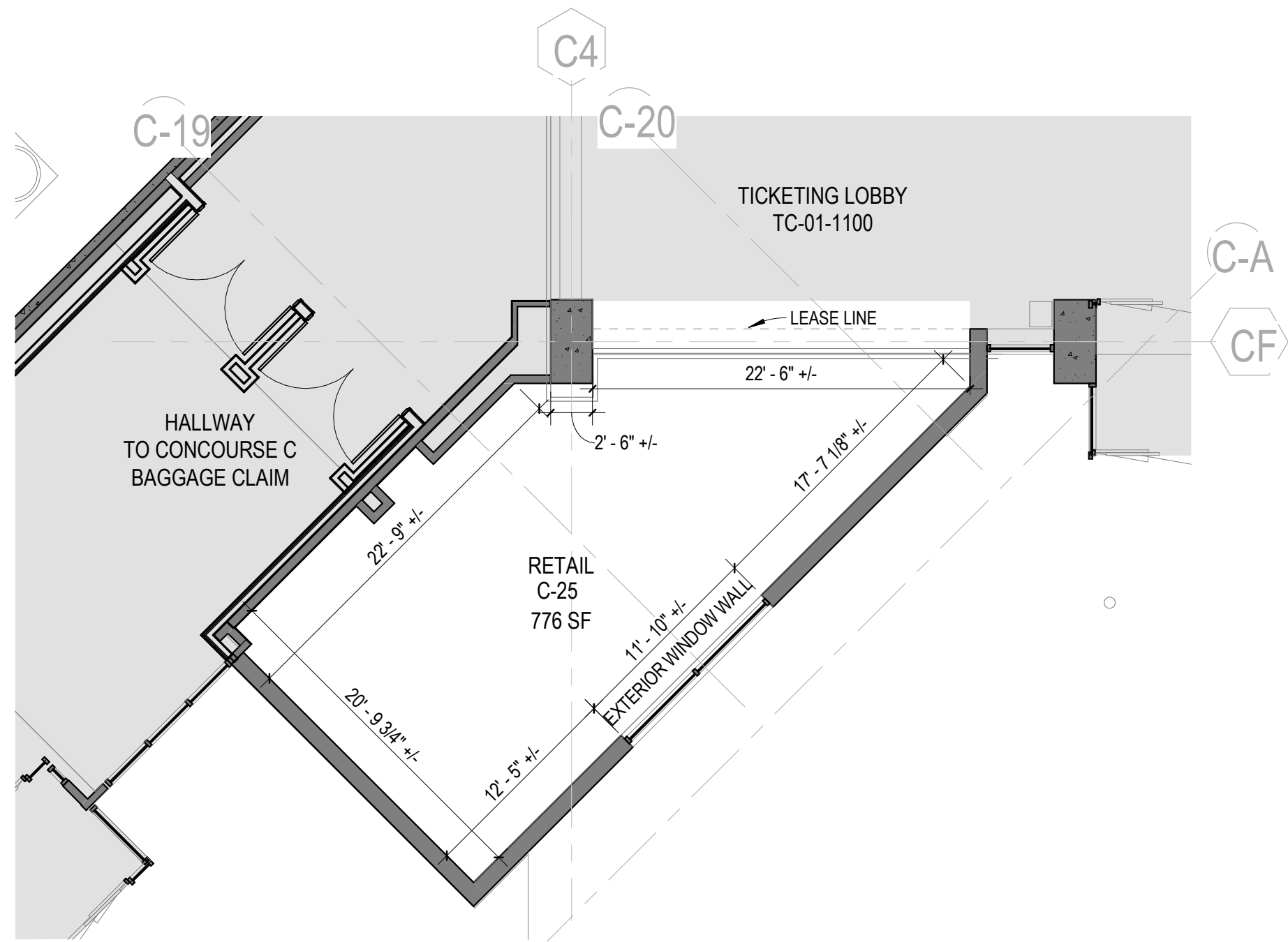
Unit B-204 Elevations



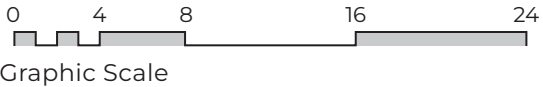


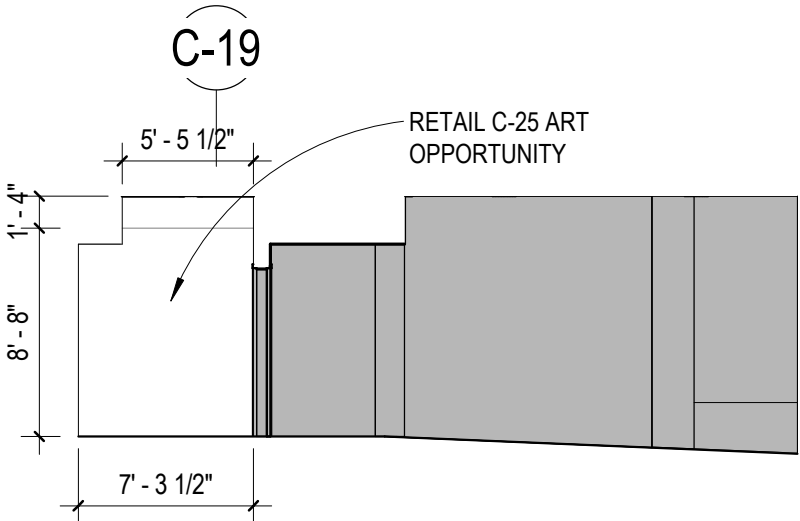
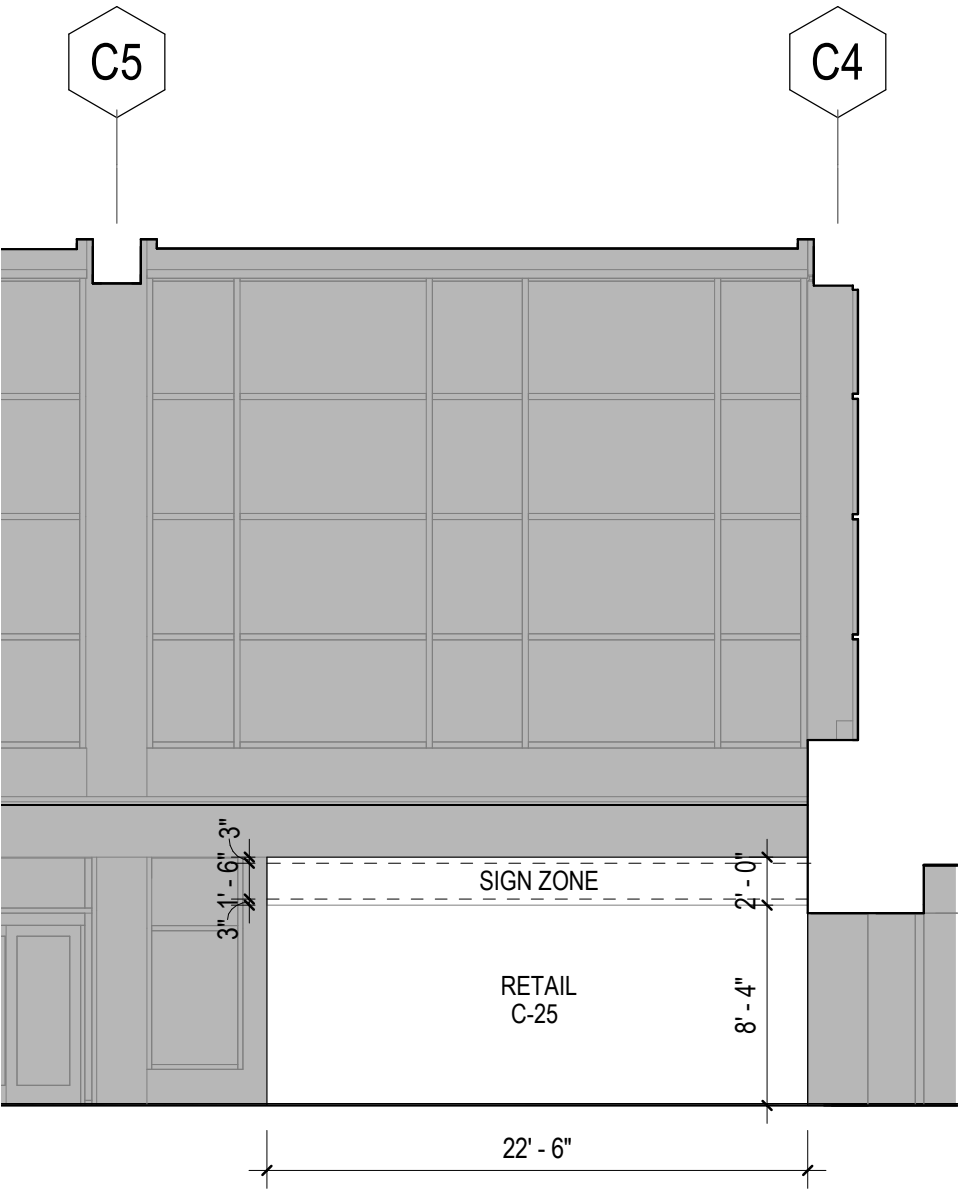
# C - Concourse C Exhibits

C - Concourse C Exhibits

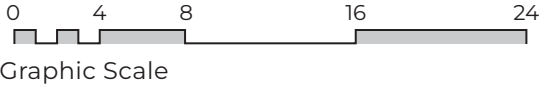


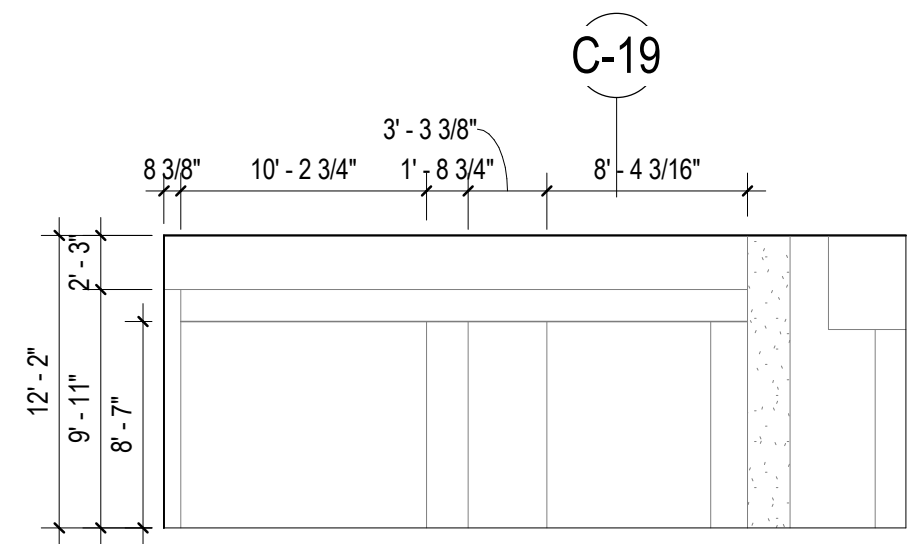
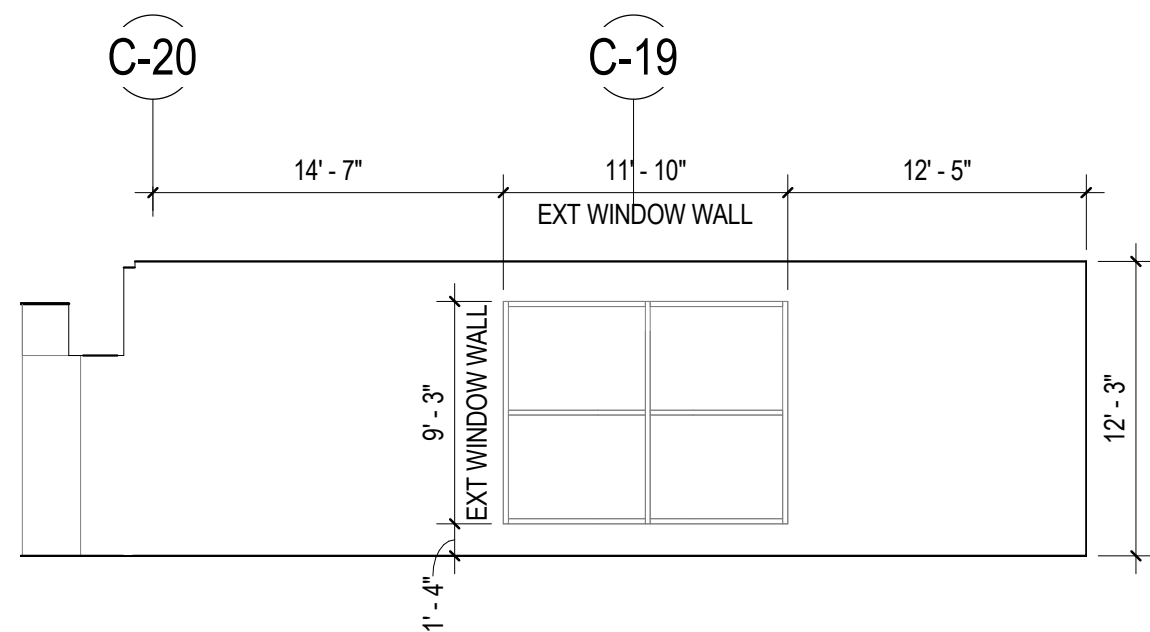
Unit C-25 Lease Outline Drawing



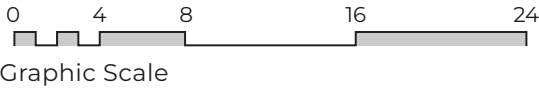


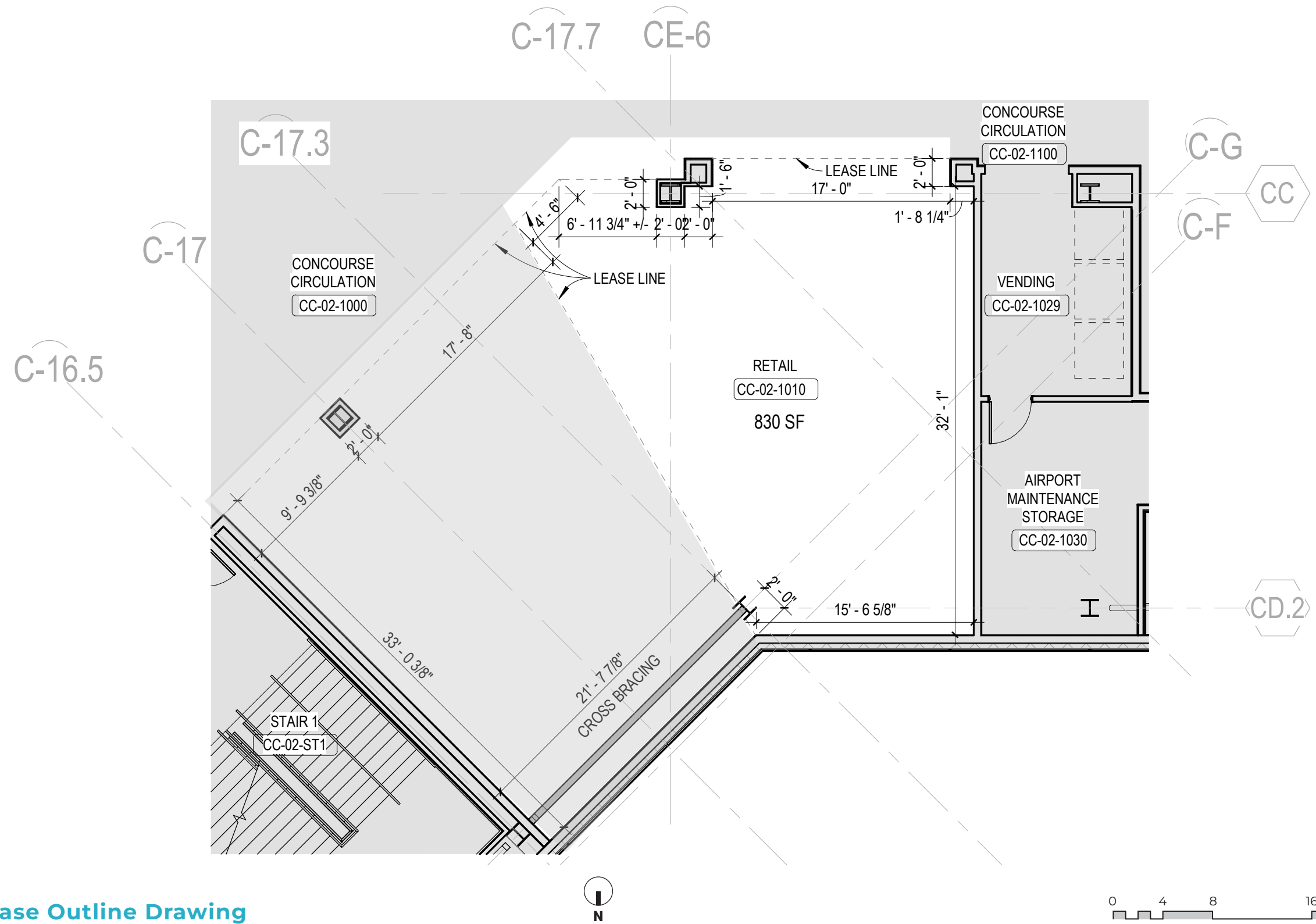
Unit C-25 Elevations



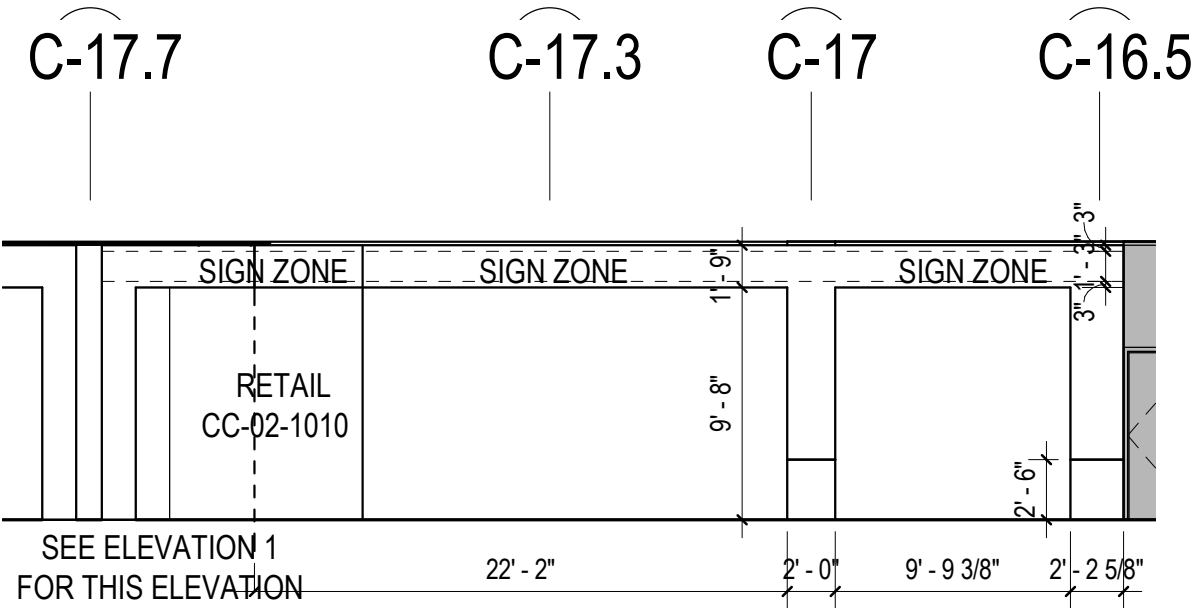
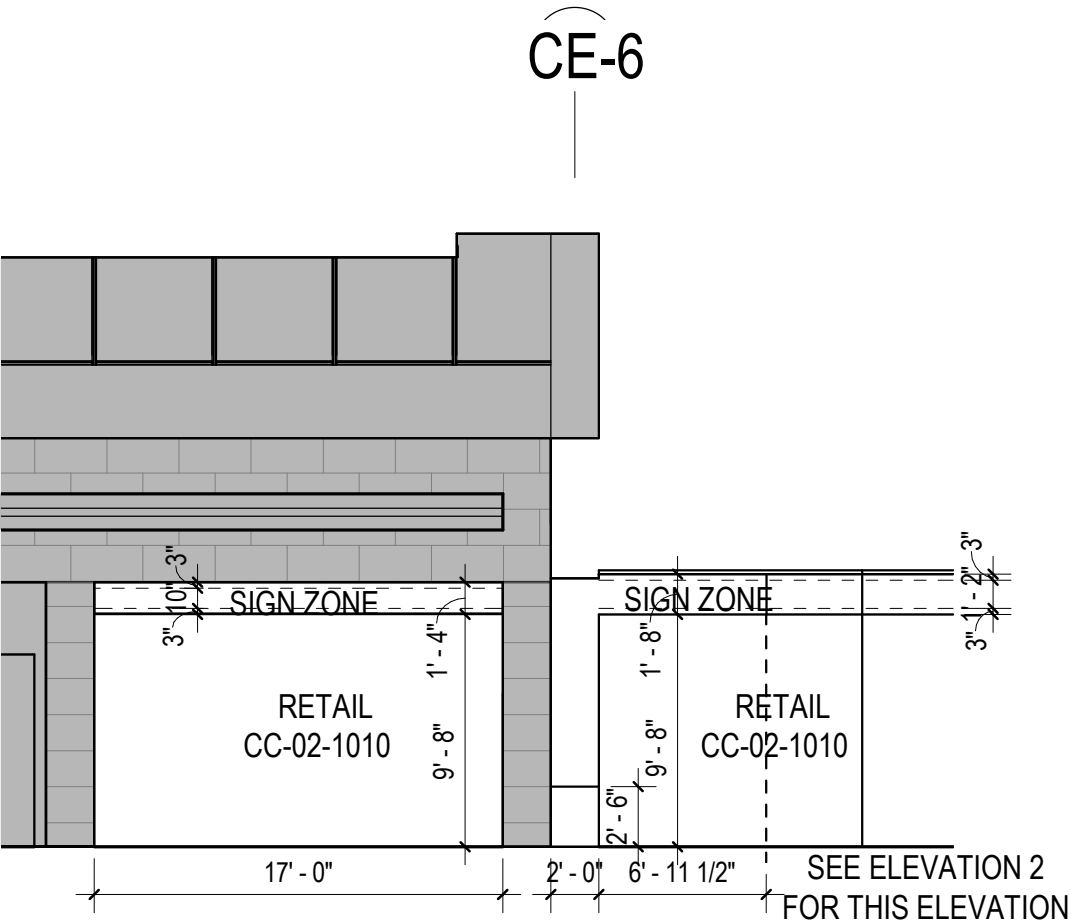


Unit C-25 Elevations

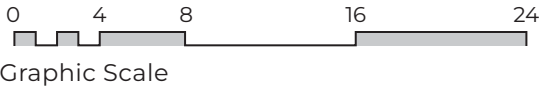


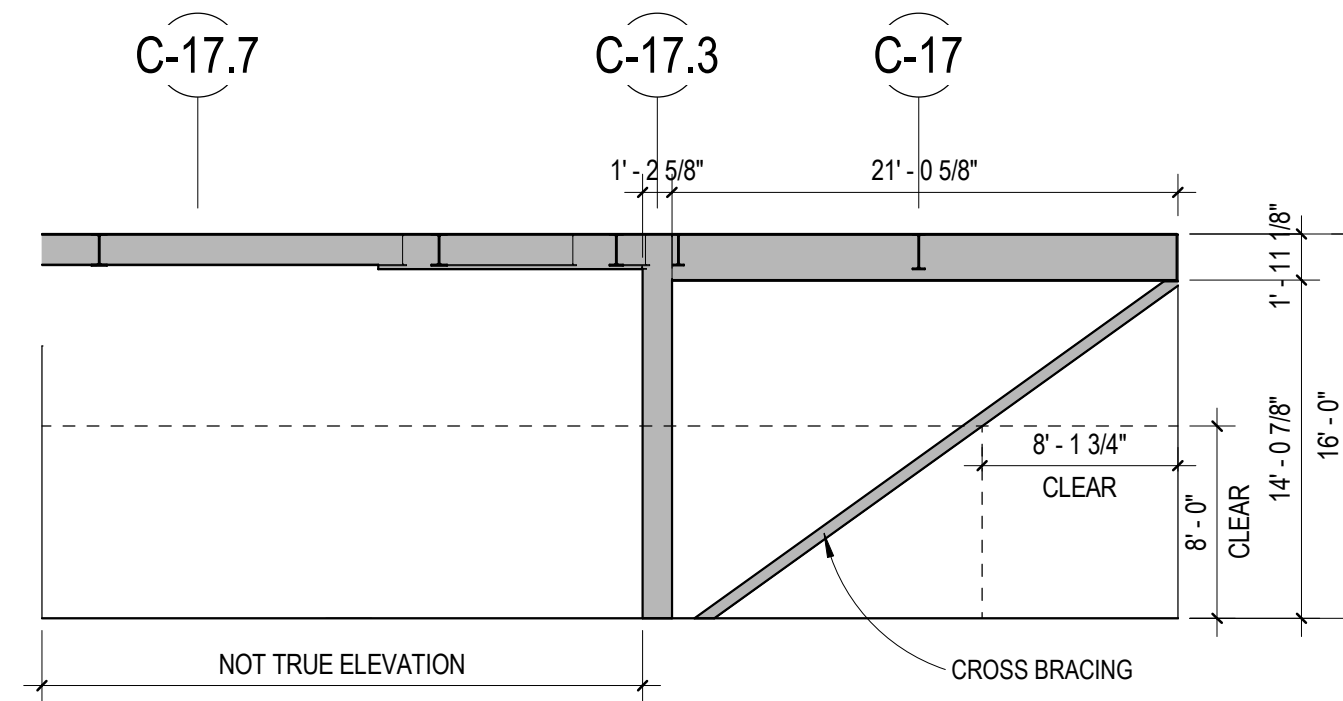


Unit CC-02-1010 Lease Outline Drawing

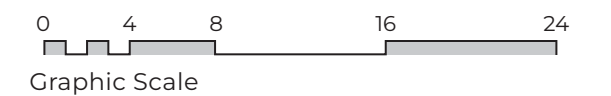


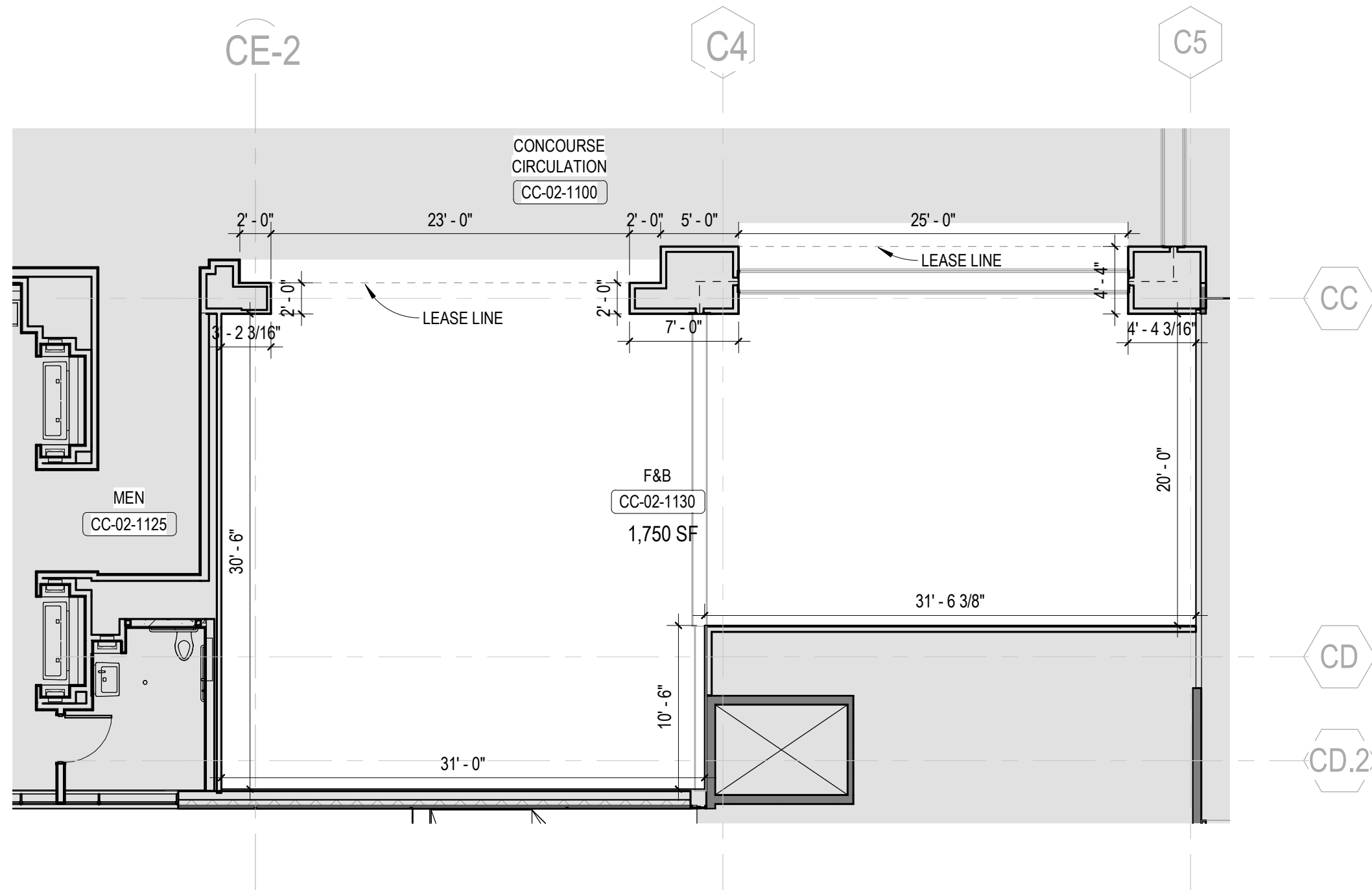
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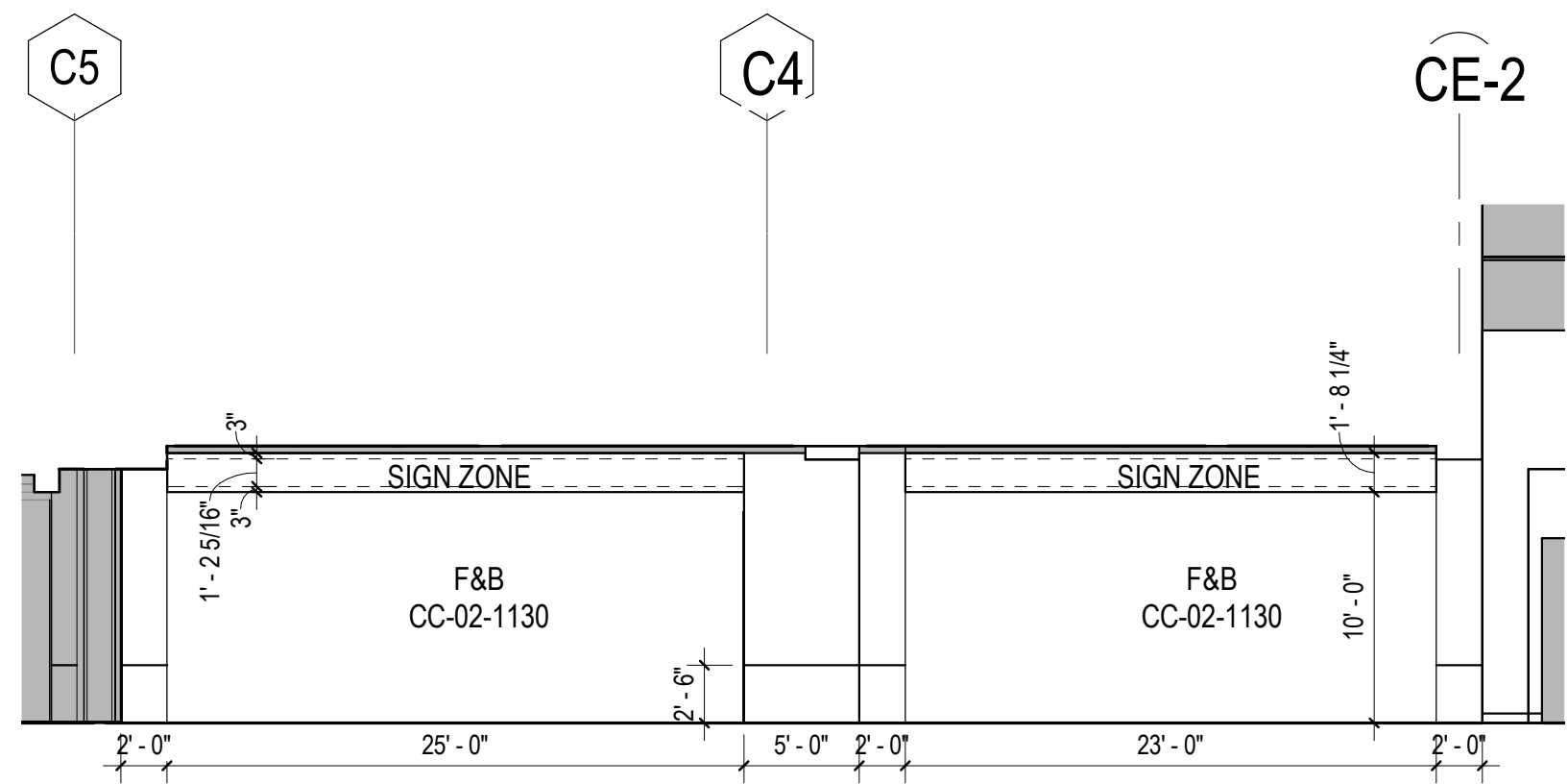


## Unit CC-02-1010 Elevations

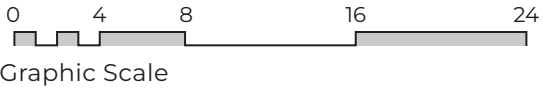


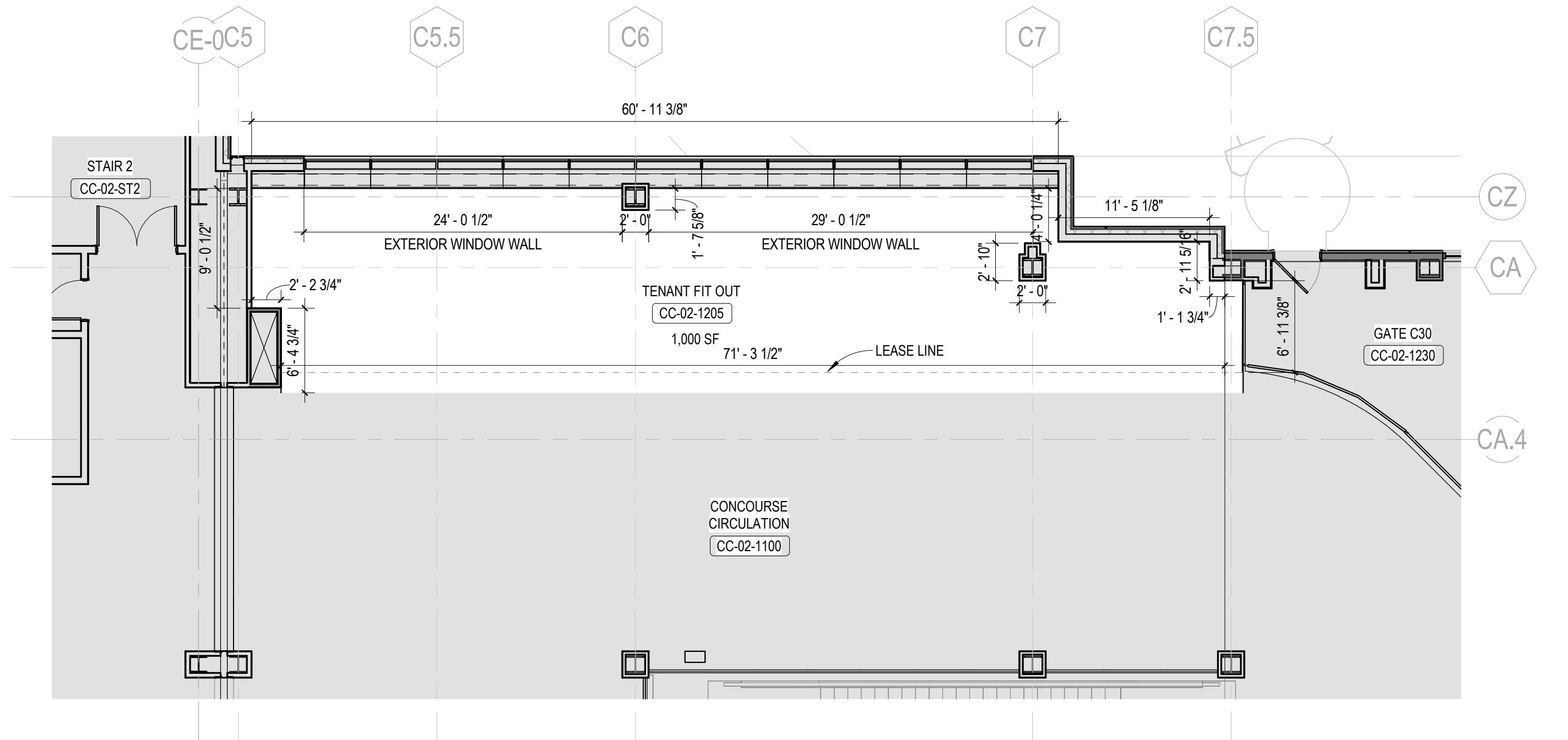


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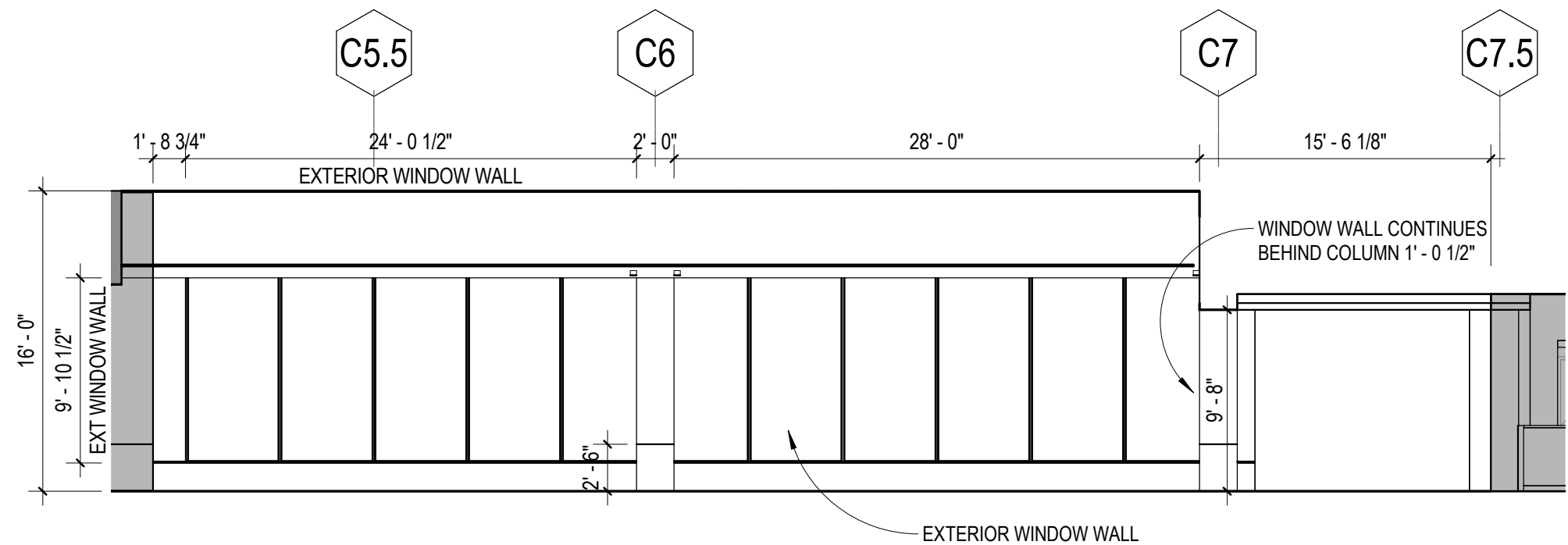


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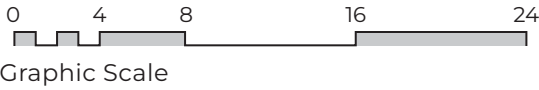


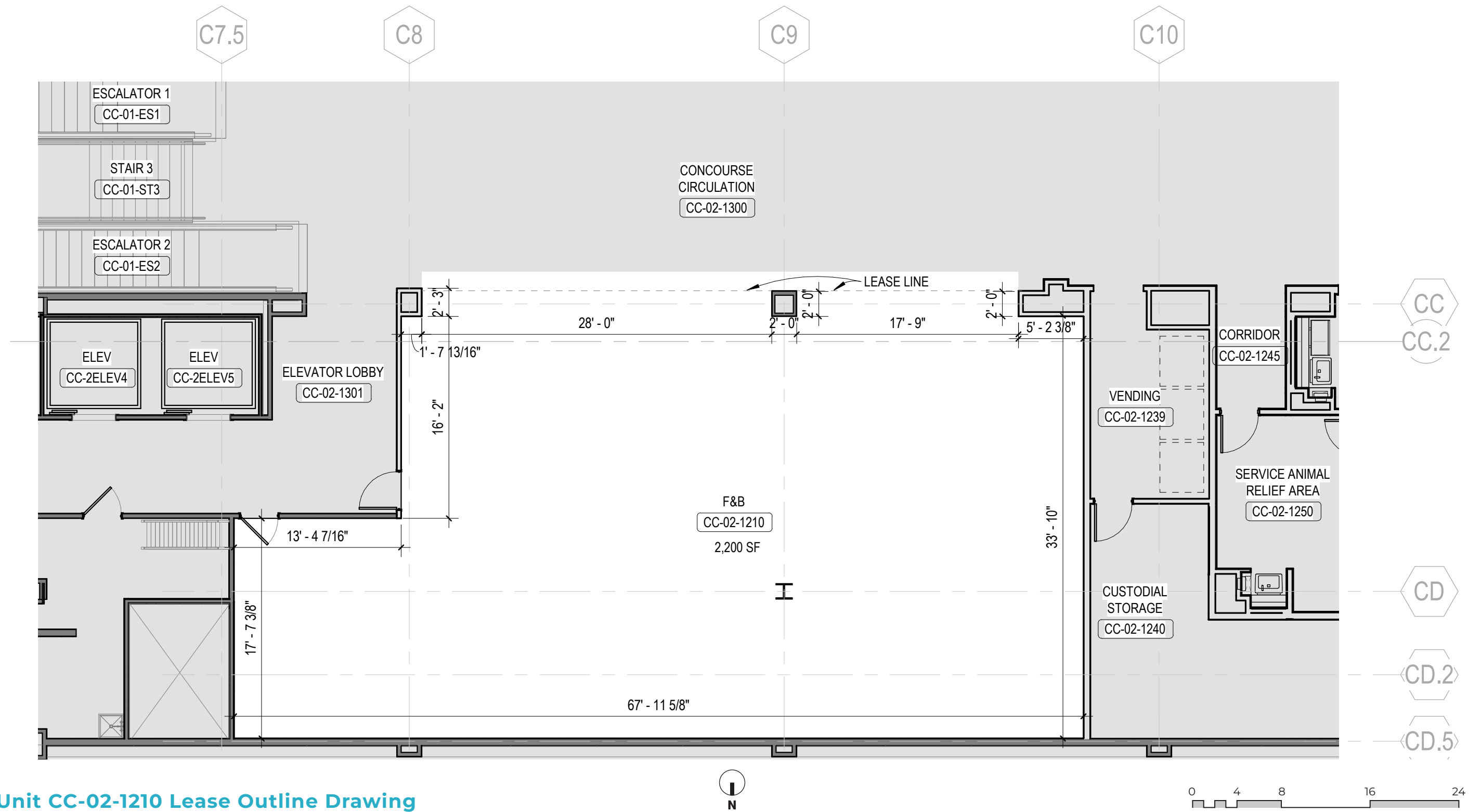


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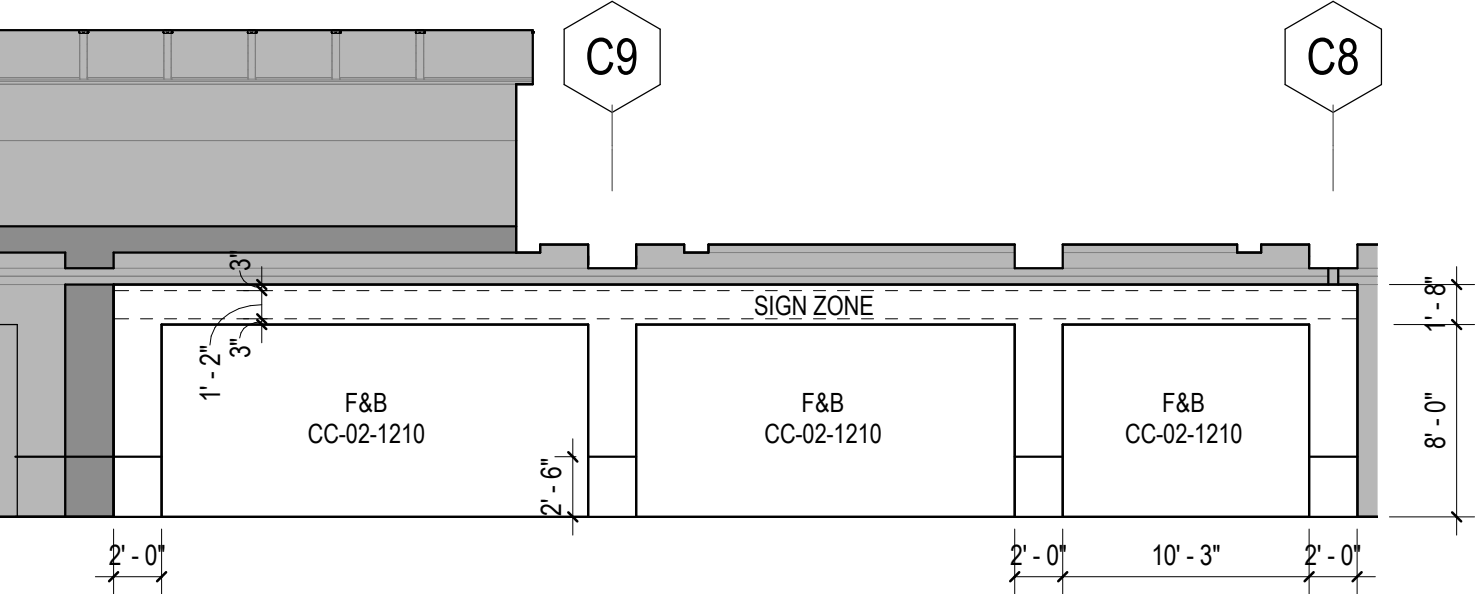


Unit CC-02-1205 Elevations

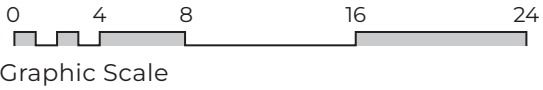


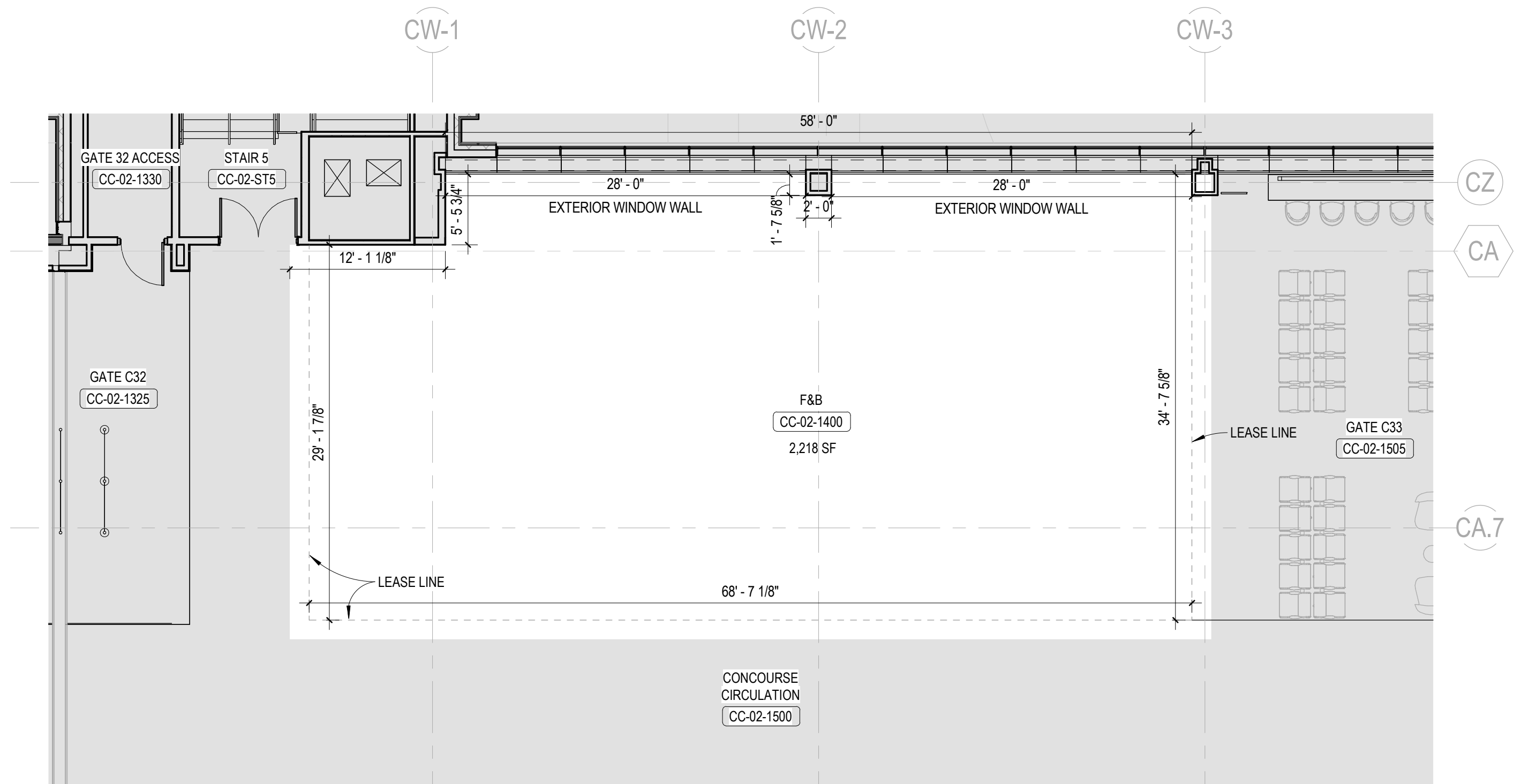


Unit CC-02-1210 Lease Outline Drawing

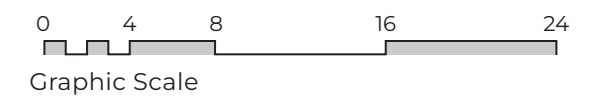


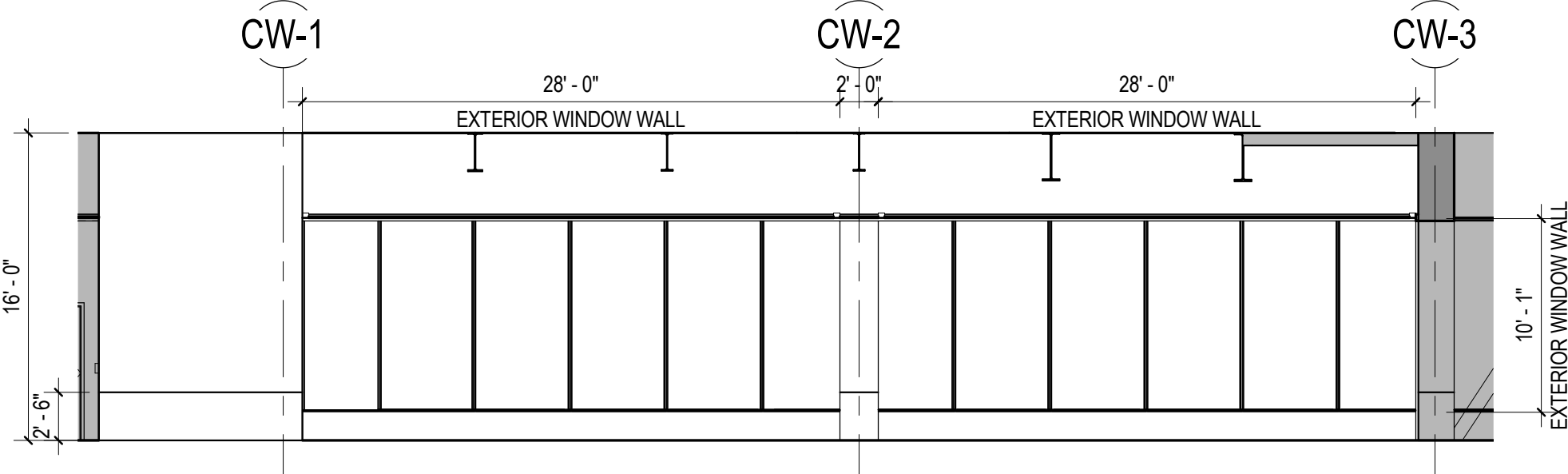
Unit CC-02-1210 Elevation



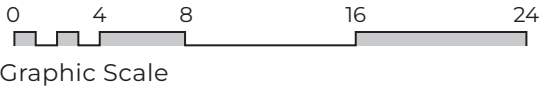


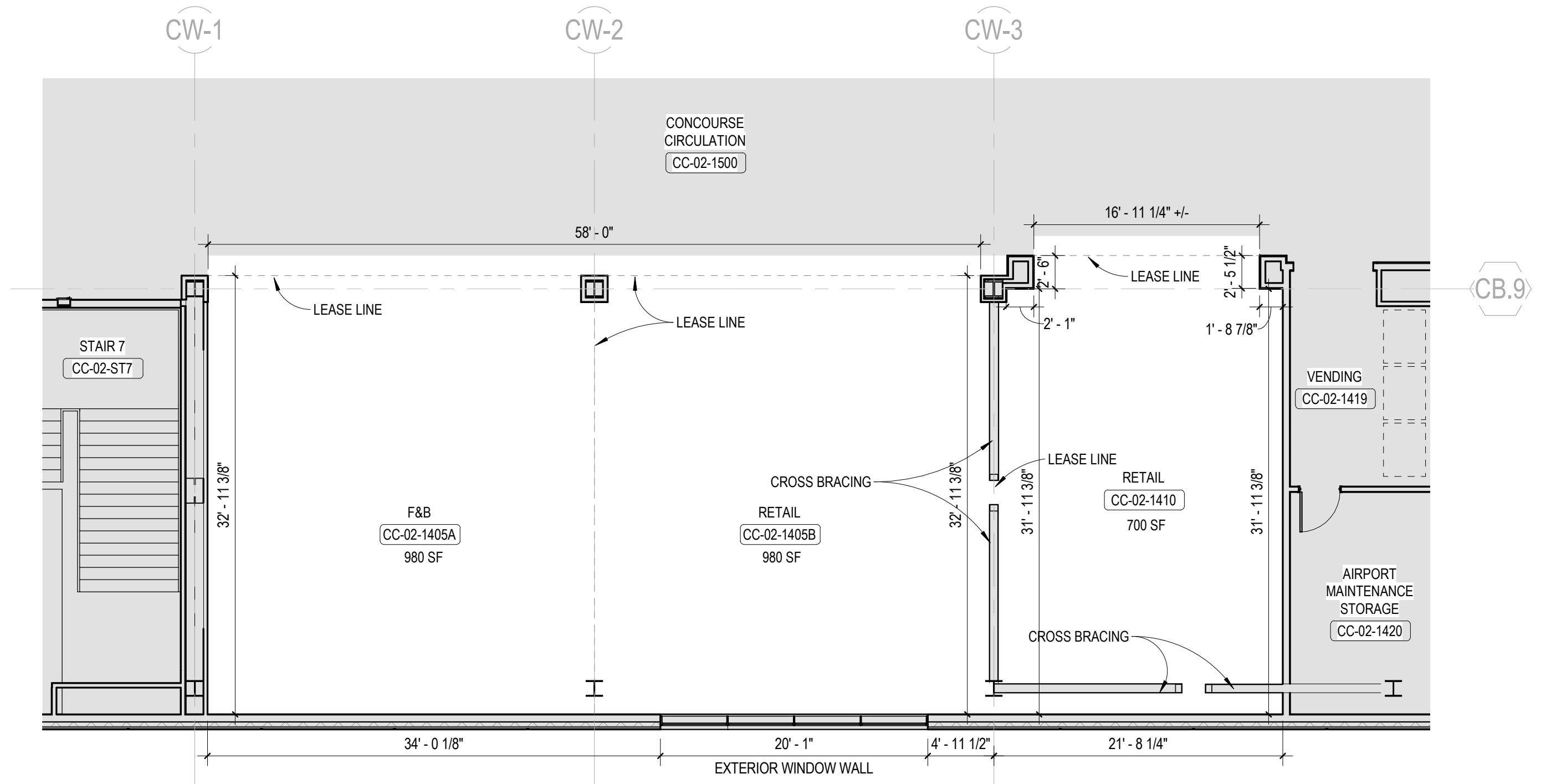
Unit CC-02-1400 Lease Outline Drawing



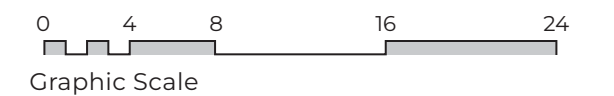


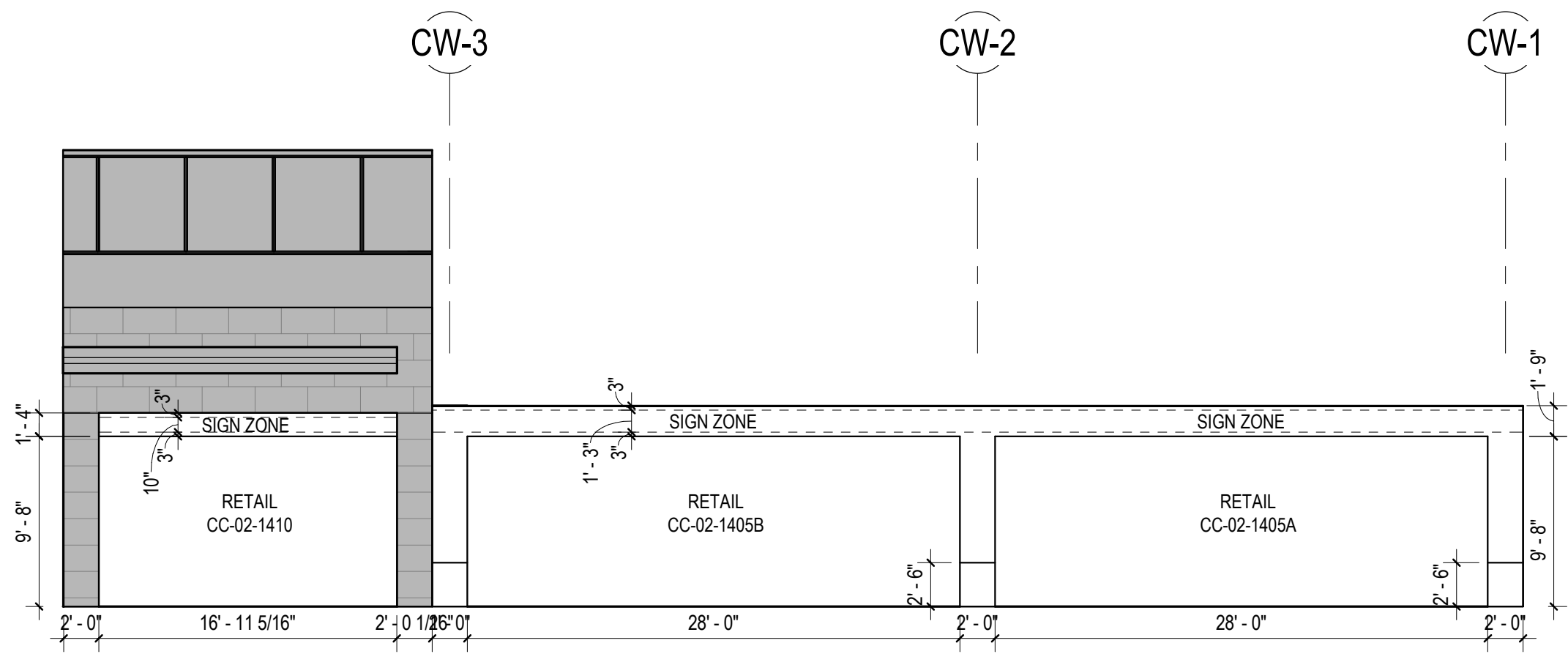
Unit CC-02-1400 Elevation



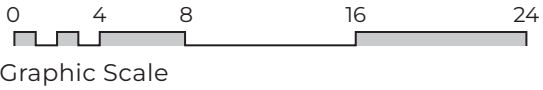


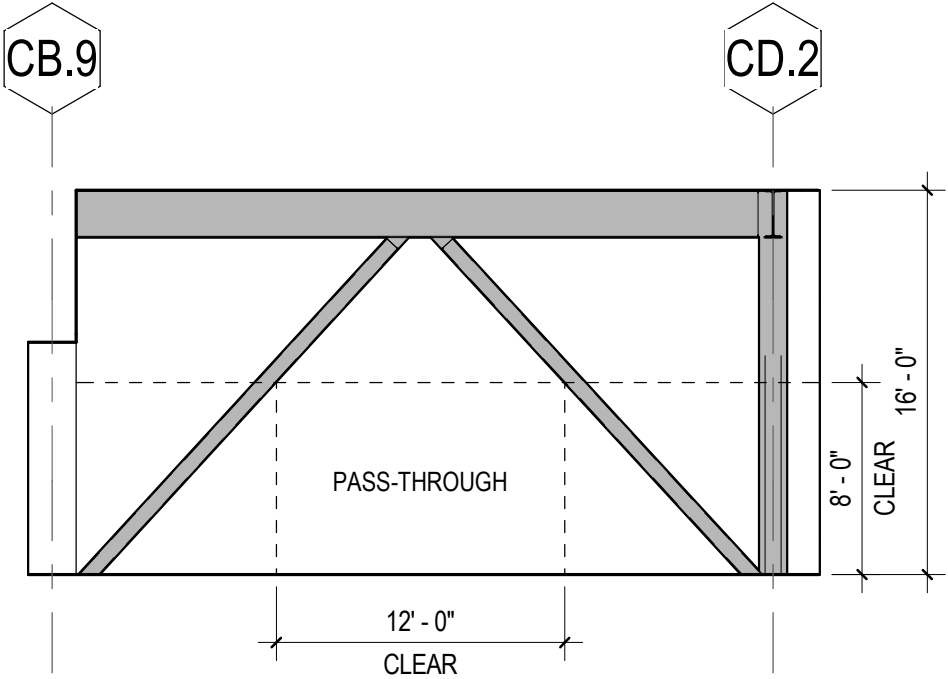
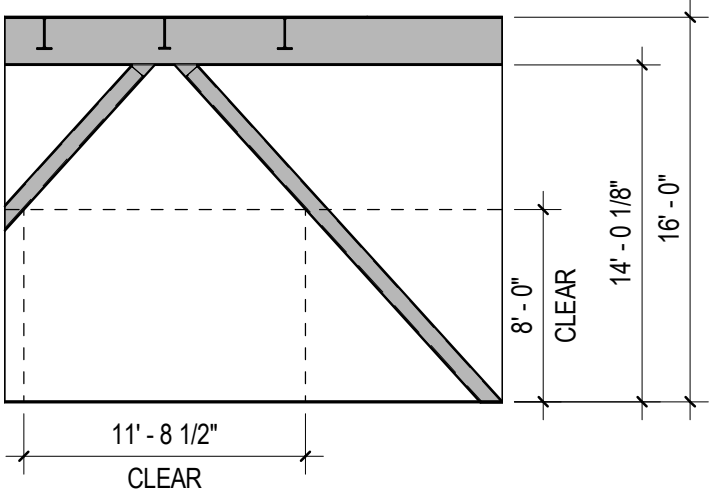
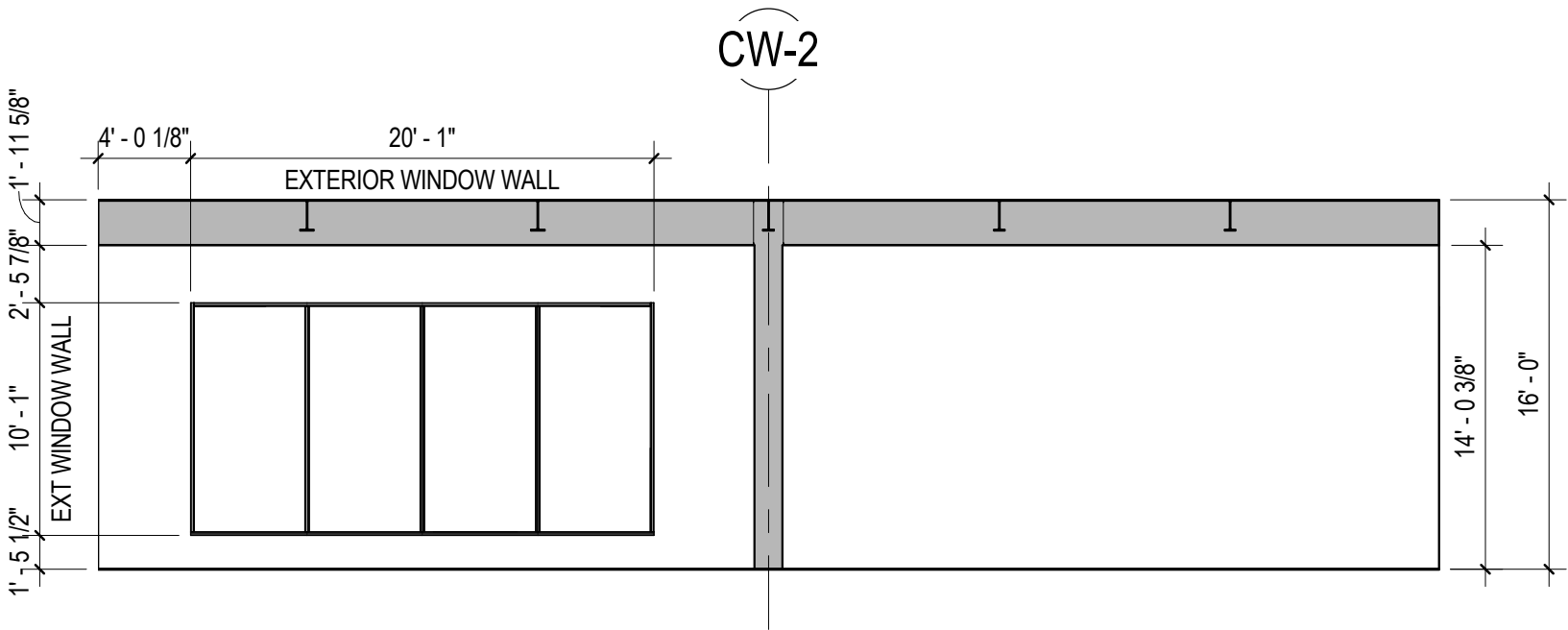
Units CC-02-1405 & CC-02-1410 Lease Outline Drawing



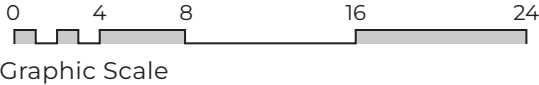


Units CC-02-1405 & CC-02-1410 Elevations





Units CC-02-1405 & CC-02-1410 Elevations





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