



**RFP No. 25-21-43101
Food Hall Concessions**

**Release Date: August 22, 2025
Addendum No. 03**

Submitted Questions and Responses

Question #1. Clarify grease and exhaust requirements for wing frying in food hall spaces B224 to B227 and whether shared hoods are available.

Response: Respondents may propose sharing equipment and utilities within their back-of-house spaces, based on the specific needs of the proposed concepts.

Question #2. Provide current electrical, water, and drainage capacities for each bay; identify any tenant-provided upgrades required.

Response: Refer to the attached *Exhibit A* with MEP / Utility matrix for spaces (rooms) labelled B224, B225, B226 and B227.

Question #3. Provide any recent enplanement updates YTD 2025 and projected 2026 to 2027 used for sales planning.

Response: Refer to the attached *Exhibit B* for YTD 2025, ending 7/31/2025. No recent enplanement forecasts have been conducted for that timeframe, however, JAA's most recent Master Plan forecasts the Compound Annual Growth Rate (CAGR) for passenger volume projected to grow at 2.4% annually.

Question #4. Validate required open hours relative to first and last departures and whether seasonal adjustments are allowed.

Response: See RFP Exhibit F, Section 6.03. Currently, the first departure is scheduled to depart at 5:20 am and last departure is scheduled for 9:03 pm or 10:56 pm, depending on the day of the week. Seasonal adjustments may be allowed upon written request of Concessionaire and approval by JAA, but Concessionaire should have at least one concession location open until the last flight boards.



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Question #5. Confirm design review milestones and typical approval timeline.

Response: Concessionaire shall submit design packages at the 30%, 60%, 90%, and 100% completion milestones, in addition to a complete sign package. Authority typically requires approximately two weeks to complete the design review and provide feedback at each stage.

Question #6. Requesting template for ACDBE reporting and examples of acceptable good-faith documentation if certification is pending at award.

Response: Acceptable documentation will be to document the ACDBE Application submission and provide Certifying Agency contact information with the understanding that Prime is committed to meeting the overall ACDBE goal through the life of the contract.

Question #7. Does subleasing the fourth unit require prior consent and what standards are used to approve a subtenant?

Response: Any sublease agreement requires Authority's consent which shall not be unreasonably withheld. The sublessee should demonstrate it has the business and operational wherewithal as proposed and as required by the primary lease, sublease, and any operating agreement.

Question #8. Confirm if bay footprints as shown in Exhibit C are fixed, or if small adjustments to frontage/depth are possible to optimize layouts.

Response: Small adjustments may be considered but should not unreasonably extend into the passenger circulation area.

Question #9. Provide any existing mechanical drawings (HVAC, hood exhaust routing, water/sewer locations) to avoid design rework.

Response: A utility matrix is attached as *Exhibit A*, and drawing sets will be shared with the awarded respondent.



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Addendum No. 03**

Question #10. Please provide historical enplanements by airline for 2018 – 2024.

Response: Refer to the attached *Exhibit C: 2018-2024 JAX Enplanements*.

Question #11. Please confirm the timeline for the completion and opening of the new Concourse B, the food hall, and these proposed locations, including anticipated possession dates, construction timelines, and terminal opening dates.

Response: The Food Hall concessions are currently projected to be delivered to concessionaires to construct on or around July-2026, and the opening of Concourse B and the Food Hall concessions is currently projected to open January-2027.

The Question and Answer period is closed.

Proposal Due Date is Tuesday, September 9, 2025 at 2:00 PM (EST).



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Addendum No. 03**

Exhibit A

MEP / UTILITY MATRIX

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Exhibit B

JAX ENPLANEMENTS THROUGH 7/31/2025

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	2020/2021		2021/2022		2022/2023		2023/2024		2024/2025		Increase/(Decrease)	
	Enplaned	Deplaned	Enplaned	Deplaned	Enplaned	Deplaned	Enplaned	Deplaned	Enplaned	Deplaned	Over prior year	
											Enplaned	Deplaned
October	115,044	114,869	252,943	259,736	291,219	301,271	314,902	325,425	312,587	322,613	-0.74%	-0.86%
November	114,639	116,174	268,969	267,978	287,758	289,113	316,374	317,760	313,621	312,461	-0.87%	-1.67%
December	117,775	118,750	263,688	265,557	295,228	301,260	313,314	317,987	323,172	327,798	3.15%	3.09%
January	96,330	93,489	195,953	189,949	261,801	259,811	265,498	264,696	265,411	262,316	-0.03%	-0.90%
February	93,242	95,717	214,237	221,372	253,905	258,391	267,697	276,317	254,834	262,945	-4.81%	-4.84%
March	159,511	169,823	287,401	289,389	325,903	332,884	340,718	346,157	332,707	333,016	-2.35%	-3.80%
April	188,224	180,757	281,692	277,002	322,522	313,852	334,631	323,445	322,273	321,957	-3.69%	-0.46%
May	224,219	223,037	302,875	293,773	329,269	323,704	367,009	356,904	344,742	342,995	-6.07%	-3.90%
June	256,180	251,550	296,231	293,190	341,129	339,317	348,627	349,486	347,536	342,198	-0.31%	-2.09%
July	265,428	264,771	296,267	298,936	341,139	345,315	340,479	347,240	351,122	358,032	3.13%	3.11%
August	232,296	231,043	281,156	279,237	302,839	304,553	315,820	317,331				
September	220,023	219,934	256,979	253,414	291,981	292,007	290,657	289,442				
Totals	2,082,911	2,079,914	3,198,391	3,189,533	3,644,693	3,661,478	3,815,726	3,832,190	3,168,005	3,186,331	-1.29%	-1.21%
							0		0			
	4,162,825		6,387,924		7,306,171		7,647,916		6,354,336			



**JACKSONVILLE AVIATION AUTHORITY
ENPLANEMENTS BY AIRLINE
7/31/2025**

	CURRENT MONTH				FISCAL YEAR TO DATE			
	ACTUAL	ACTUAL PRIOR YR	PRIOR VARIANCE	% VARIANCE	ACTUAL	PRIOR YTD	PRIOR VARIANCE	% VARIANCE
<u>SIGNATORY ENPLANEMENTS</u>								
AMERICAN AIRLINES CORPORATION	99,652	97,373	2,279	2.3%	918,414	949,904	(31,490)	-3.3%
BREEZE AIRWAYS	12,785	13,969	(1,184)	-8.5%	81,257	67,576	13,681	20.2%
DELTA AIR LINES INC	92,130	84,550	7,580	9.0%	850,279	830,205	20,074	2.4%
JETBLUE AIRWAYS CORPORATION	14,600	19,062	(4,462)	-23.4%	174,999	181,157	(6,158)	-3.4%
SOUTHWEST AIRLINES CO	49,171	52,913	(3,742)	-7.1%	474,586	498,982	(24,396)	-4.9%
UNITED AIRLINES	48,810	44,136	4,674	10.6%	457,521	472,510	(14,989)	-3.2%
Subtotal Sig Enplanements	317,148	312,003	5,145	1.6%	2,957,056	3,000,334	(43,278)	-1.4%
<u>NON SIGNATORY ENPLANEMENTS</u>								
SILVER AIRWAYS LLC	-	-	-	-	-	2,580	(2,580)	-100.0%
ALLEGiant AIR LLC	18,554	13,077	5,477	41.9%	109,230	85,434	23,796	27.9%
AVELO AIRLINES	2,117	-	2,117	-	7,564	-	7,564	-
FRONTIER AIRLINES, INC.	9,983	13,772	(3,789)	-27.5%	74,390	107,148	(32,758)	-30.6%
AIR CANADA	1,824	-	1,824	-	4,118	-	4,118	-
SUN COUNTRY AIRLINES	1,488	1,475	13	0.9%	11,198	10,621	577	5.4%
SPIRIT AIRLINES INC	-	-	-	-	-	-	-	-
Subtotal Non Sig Enplanements	33,966	28,324	5,642	19.9%	206,500	205,783	717	0.3%
<u>CHARTER ENPLANEMENTS</u>								
AIR GROUND LOGISTICS INC	-	152	(152)	-100.0%	762	3,132	(2,370)	-75.7%
AMERIFLIGHT, LLC	-	-	-	-	965	-	965	-
RAMP PRO, INC.	8	-	8	-	2,722	-	2,722	-
Subtotal Charter Enplanements	8	152	(144)	-94.7%	4,449	3,132	1,317	42.0%
TOTAL ENPLANEMENTS	351,122	340,479	10,643	3.13%	3,168,005	3,209,249	(41,244)	-1.3%
Budget	271,341				1,623,961			
Actual Over/(Under) Budget	79,781				1,544,044			
%Over/(under)	29.40%				95.08%			



**JACKSONVILLE AVIATION AUTHORITY
LANDED WEIGHT BY AIRLINE (000'S)
7/31/2025**

	CURRENT MONTH				FISCAL YEAR TO DATE			
	ACTUAL	ACTUAL PRIOR YR	PRIOR VARIANCE	% VARIANCE	ACTUAL	PRIOR YTD	PRIOR VARIANCE	% VARIANCE
<u>SIGNATORY LANDED WEIGHTS</u>								
AMERICAN AIRLINES CORPORATION	107,764	104,304	3,461	3.3%	1,045,231	1,066,055	(20,824)	-2.0%
BREEZE AIRWAYS	16,447	16,977	(531)	-3.1%	107,917	86,060	21,856	25.4%
DELTA AIR LINES INC	100,931	94,966	5,965	6.3%	966,528	912,242	54,286	6.0%
FEDERAL EXPRESS CORPORATION	9,152	15,846	(6,694)	-42.2%	81,085	170,113	(89,028)	-52.3%
JETBLUE AIRWAYS CORPORATION	16,948	22,106	(5,158)	-23.3%	193,941	211,299	(17,357)	-8.2%
SOUTHWEST AIRLINES CO	59,448	57,105	2,343	4.1%	556,085	559,456	(3,370)	-0.6%
UNITED AIRLINES	53,066	47,871	5,196	10.9%	515,995	520,993	(4,998)	-1.0%
UNITED PARCEL SERVICE COMPANY	21,700	18,501	3,199	17.3%	243,334	191,585	51,749	27.0%
Subtotal Sig Landed Weights	385,458	377,677	7,781	2.1%	3,710,116	3,717,802	(7,686)	-0.2%
<u>NON SIGNATORY LANDED WEIGHTS</u>								
SILVER AIRWAYS LLC	-	-	-	-	-	2,965	(2,965)	-100.0%
ALLEGiant AIR LLC	17,451	12,087	5,365	44.4%	113,055	84,926	28,129	33.1%
AIR CANADA	2,300	-	2,300	-	5,194	-	5,194	-
AVELO AIRLINES	2,176	-	2,176	-	8,832	-	8,832	-
FRONTIER AIRLINES INC	8,978	14,524	(5,546)	-38.2%	75,707	119,241	(43,534)	-36.5%
SUN COUNTRY AIRLINES	1,584	1,440	144	10.0%	14,112	14,400	(288)	-2.0%
SPIRIT AIRLINES INC	-	-	-	-	-	-	-	-
Subtotal Non Sig Landed Weights	32,490	28,050	4,439	15.8%	216,900	221,532	(4,632)	-2.1%
<u>CHARTERS</u>								
AIR GROUND LOGISTICS INC	-	1,542	(1,542)	-100.0%	6,513	25,766	(19,253)	-74.7%
Ramp Pro Inc	991	-	991	-	19,928	-	19,928	-
	991	1,542	(551)	-35.7%	26,441	25,766	675	2.6%
<u>CARGO</u>								
AMERIFLIGHT LLC	-	-	-	-	44	26	18	70.6%
MOUNTAIN AIR CARGO INC	-	-	-	-	-	37	(37)	-100.0%
SUBURBAN AIR FREIGHT INC	-	338	(338)	-100.0%	-	3,478	(3,478)	-100.0%
Subtotal Cargo Landed Weights	-	338	(338)	-100.0%	44	3,541	(3,497)	-98.8%
TOTAL LANDED WEIGHTS	418,938	407,607	11,331	2.8%	3,953,502	3,968,641	(15,139)	-0.4%
Budget	376,174				2,168,203			
Actual Over/(Under) Budget	42,765				1,785,298			
%Over/(under)	11.37%				82.34%			
Freight and Express	4,013,528	4,745,009	(731,481)	-15.4%	41,081,292	51,641,274	(10,559,982)	-20.4%
MAIL	1,047,510	463,221	584,289	126.1%	10,558,797	1,404,785	9,154,012	651.6%
Total Cargo Traffic	5,061,038	5,208,230	(147,192)	-2.8%	51,640,089	53,046,059	(1,405,970)	-2.7%



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Exhibit C

2018-2024 JAX ENPLANEMENTS

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Descriptive Category Report

Passenger Counts**01/01/2024 - 12/31/2024****01/01/2023 - 12/31/2023****% Change****Direction****Deplaned**

Air Ground Logistics Inc	12,543	18,555	-32.4
Allegiant Air LLC	105,162	93,154	12.89
American Airlines Corporation	1,133,165	1,039,754	8.98
Breeze Airways	92,894	74,408	24.84
Delta Air Lines Inc	1,021,356	967,603	5.56
Frontier Airlines, Inc.	117,932	119,615	-1.41
JetBlue Airways Corporation	205,454	296,191	-30.64
Ramp Pro, Inc.	2,677	0	0
Silver Airways LLC	0	16,804	0
Southwest Airlines Co	585,056	571,227	2.42
Sun Country Airlines	12,419	13,162	-5.64
United Airlines	545,232	520,533	4.74
Total Deplaned	3,833,890	3,731,006	2.76

Enplaned

Air Ground Logistics Inc	2,731	4,420	-38.21
Allegiant Air LLC	102,958	93,111	10.58
American Airlines Corporation	1,126,305	1,041,247	8.17
Breeze Airways	92,697	74,081	25.13
Delta Air Lines Inc	1,022,059	961,216	6.33
Frontier Airlines, Inc.	120,021	120,059	-0.03
JetBlue Airways Corporation	207,082	296,223	-30.09
Ramp Pro, Inc.	917	0	0
Silver Airways LLC	0	16,292	0
Southwest Airlines Co	582,215	573,746	1.48
Sun Country Airlines	12,557	13,201	-4.88
United Airlines	550,974	521,482	5.66
Total Enplaned	3,820,516	3,715,078	2.84

Total Passenger Counts**7,654,406****7,446,084****2.8**

Descriptive Category Report

Passenger Counts**01/01/2023 - 12/31/2023****01/01/2022 - 12/31/2022****% Change****Direction****Deplaned**

Air Ground Logistics Inc	18,555	14,711	26.13
Allegiant Air LLC	93,154	85,353	9.14
American Airlines Corporation	1,039,754	889,047	16.95
Breeze Airways	74,408	21,143	251.93
Delta Air Lines Inc	967,603	881,778	9.73
Frontier Airlines, Inc.	119,615	70,776	69.01
JetBlue Airways Corporation	296,191	352,788	-16.04
Silver Airways LLC	16,804	15,407	9.07
Southwest Airlines Co	571,227	502,499	13.68
Sun Country Airlines	13,162	10,826	21.58
United Airlines	520,533	443,578	17.35
Total Deplaned	3,731,006	3,287,906	13.48

Enplaned

Air Ground Logistics Inc	4,420	4,826	-8.41
Allegiant Air LLC	93,111	86,521	7.62
American Airlines Corporation	1,041,247	885,381	17.6
Breeze Airways	74,081	20,943	253.73
Delta Air Lines Inc	961,216	891,188	7.86
Frontier Airlines, Inc.	120,059	72,363	65.91
JetBlue Airways Corporation	296,223	354,473	-16.43
Silver Airways LLC	16,292	14,911	9.26
Southwest Airlines Co	573,746	499,317	14.91
Sun Country Airlines	13,201	10,968	20.36
United Airlines	521,482	446,105	16.9
Total Enplaned	3,715,078	3,286,996	13.02

Total Passenger Counts**7,446,084****6,574,902****13.25**

Descriptive Category Report

Passenger Counts**01/01/2022 - 12/31/2022****01/01/2021 - 12/31/2021****% Change****Direction****Deplaned**

Air Ground Logistics Inc	14,711	14,937	-1.51
Allegiant Air LLC	85,353	56,005	52.4
American Airlines Corporation	889,047	728,076	22.11
Breeze Airways	21,143	0	0
Delta Air Lines Inc	881,778	651,039	35.44
Frontier Airlines, Inc.	70,776	27,797	154.62
JetBlue Airways Corporation	352,788	223,274	58.01
Silver Airways LLC	15,407	10,591	45.47
Southwest Airlines Co	502,499	455,500	10.32
Spirit Airlines, Inc.	0	359	0
Sun Country Airlines	10,826	0	0
United Airlines	443,578	355,814	24.67
Total Deplaned	3,287,906	2,523,392	30.3

Enplaned

Air Ground Logistics Inc	4,826	5,570	-13.36
Allegiant Air LLC	86,521	55,641	55.5
American Airlines Corporation	885,381	728,849	21.48
Breeze Airways	20,943	0	0
Delta Air Lines Inc	891,188	654,486	36.17
Frontier Airlines, Inc.	72,363	28,905	150.35
JetBlue Airways Corporation	354,473	227,382	55.89
Silver Airways LLC	14,911	10,370	43.79
Southwest Airlines Co	499,317	456,748	9.32
Spirit Airlines, Inc.	0	132	0
Sun Country Airlines	10,968	0	0
United Airlines	446,105	352,970	26.39
Total Enplaned	3,286,996	2,521,053	30.38

Total Passenger Counts**6,574,902****5,044,445****30.34**

Descriptive Category Report

Passenger Counts**01/01/2021 - 12/31/2021****01/01/2020 - 12/31/2020****% Change****Direction****Deplaned**

Air Ground Logistics Inc	14,937	3,267	357.21
Allegiant Air LLC	56,005	38,731	44.6
American Airlines Corporation	728,076	447,856	62.57
Delta Air Lines Inc	651,039	358,198	81.75
Frontier Airlines, Inc.	27,797	14,870	86.93
JetBlue Airways Corporation	223,274	93,648	138.42
Silver Airways LLC	10,591	124	8,441.1
Southwest Airlines Co	455,500	273,813	66.35
Spirit Airlines, Inc.	359	24,932	-98.56
United Airlines	355,814	162,954	118.35

Total Deplaned**2,523,392****1,418,393****77.9****Enplaned**

Air Ground Logistics Inc	5,570	4,414	26.19
Allegiant Air LLC	55,641	38,905	43.02
American Airlines Corporation	728,849	446,547	63.22
Delta Air Lines Inc	654,486	361,878	80.86
Frontier Airlines, Inc.	28,905	14,220	103.27
JetBlue Airways Corporation	227,382	92,304	146.34
Silver Airways LLC	10,370	169	6,036.1
Southwest Airlines Co	456,748	276,837	64.99
Spirit Airlines, Inc.	132	25,577	-99.48
United Airlines	352,970	166,467	112.04

Total Enplaned**2,521,053****1,427,318****76.63****Total Passenger Counts****5,044,445****2,845,711****77.26**

Descriptive Category Report

Passenger Counts**01/01/2020 - 12/31/2020****01/01/2019 - 12/31/2019****% Change****Direction****Deplaned**

Air Canada	0	4,522	0
Air Ground Logistics Inc	3,267	6,685	-51.13
Allegiant Air LLC	38,731	79,676	-51.39
American Airlines Corporation	447,856	857,511	-47.77
Delta Air Lines Inc	358,198	1,015,673	-64.73
Frontier Airlines, Inc.	14,870	140,766	-89.44
JetBlue Airways Corporation	93,648	350,337	-73.27
Silver Airways LLC	124	0	0
Southwest Airlines Co	273,813	617,930	-55.69
Spirit Airlines, Inc.	24,932	142,037	-82.45
United Airlines	162,954	374,549	-56.49
Total Deplaned	1,418,393	3,589,686	-60.49

Enplaned

Air Canada	0	4,410	0
Air Ground Logistics Inc	4,414	6,281	-29.73
Allegiant Air LLC	38,905	80,235	-51.51
American Airlines Corporation	446,547	853,739	-47.7
Delta Air Lines Inc	361,878	1,022,989	-64.62
Frontier Airlines, Inc.	14,220	142,229	-90
JetBlue Airways Corporation	92,304	350,109	-73.64
Silver Airways LLC	169	0	0
Southwest Airlines Co	276,837	618,026	-55.21
Spirit Airlines, Inc.	25,577	141,039	-81.86
United Airlines	166,467	377,896	-55.95
Total Enplaned	1,427,318	3,596,953	-60.32

Total Passenger Counts**2,845,711****7,186,639****-60.4**

Descriptive Category Report

Passenger Counts**01/01/2019 - 12/31/2019****01/01/2018 - 12/31/2018****% Change****Direction****Deplaned**

Air Canada	4,522	14,127	-67.99
Air Ground Logistics Inc	6,685	8,238	-18.85
Allegiant Air LLC	79,676	81,146	-1.81
American Airlines Corporation	857,511	759,203	12.95
Delta Air Lines Inc	1,015,673	895,209	13.46
Frontier Airlines, Inc.	140,766	144,577	-2.64
JetBlue Airways Corporation	350,337	361,094	-2.98
Silver Airways Corp.	0	13,009	0
Southwest Airlines Co	617,930	578,335	6.85
Spirit Airlines, Inc.	142,037	4,132	3,337.5
United Airlines	374,549	367,303	1.97
Total Deplaned	3,589,686	3,226,373	11.26

Enplaned

Air Canada	4,410	14,104	-68.73
Air Ground Logistics Inc	6,281	6,523	-3.71
Allegiant Air LLC	80,235	80,370	-0.17
American Airlines Corporation	853,739	755,895	12.94
Delta Air Lines Inc	1,022,989	906,052	12.91
Frontier Airlines, Inc.	142,229	145,763	-2.42
JetBlue Airways Corporation	350,109	359,356	-2.57
Silver Airways Corp.	0	12,344	0
Southwest Airlines Co	618,026	576,013	7.29
Spirit Airlines, Inc.	141,039	2,498	5,546.1
United Airlines	377,896	375,270	0.7
Total Enplaned	3,596,953	3,234,188	11.22

Total Passenger Counts**7,186,639****6,460,561****11.24**

Descriptive Category Report

Passenger Counts**01/01/2018 - 12/31/2018****01/01/2017 - 12/31/2017****% Change****Direction****Deplaned**

Air Canada	14,127	9,742	45.01
Air Ground Logistics Inc	8,238	5,820	41.55
Allegiant Air LLC	81,146	65,694	23.52
American Airlines Corporation	759,203	724,993	4.72
Delta Air Lines Inc	895,209	835,207	7.18
Frontier Airlines, Inc.	144,577	0	0
JetBlue Airways Corporation	361,094	339,288	6.43
Silver Airways Corp.	13,009	14,117	-7.85
Southwest Airlines Co	578,335	491,281	17.72
Spirit Airlines, Inc.	4,132	0	0
United Airlines	367,303	288,276	27.41
Total Deplaned	3,226,373	2,774,418	16.29

Enplaned

Air Canada	14,104	9,712	45.22
Air Ground Logistics Inc	6,523	6,236	4.6
Allegiant Air LLC	80,370	66,128	21.54
American Airlines Corporation	755,895	725,245	4.23
Delta Air Lines Inc	906,052	848,757	6.75
Frontier Airlines, Inc.	145,763	0	0
JetBlue Airways Corporation	359,356	338,420	6.19
Silver Airways Corp.	12,344	13,424	-8.04
Southwest Airlines Co	576,013	491,143	17.28
Spirit Airlines, Inc.	2,498	0	0
United Airlines	375,270	289,820	29.48
Total Enplaned	3,234,188	2,788,885	15.97

Total Passenger Counts**6,460,561****5,563,303****16.13**