



RFP No. 25-20-43101
Concourse B Food and Beverage Concessions

Release Date: August 22, 2025
Addendum No. 03

Submitted Questions and Responses

Question #1. What is the % of marketing Fee?

Response: There is no marketing fee.

Question #2. Concrete slab flooring – what is depth of that slab to the concourse terrazzo.

Response: Concrete slab is 5.5" total. 2" metal pan deck with 3.5" of concrete. Terrazzo is approximate 3/8".

Question #3. Utility stubs to a location requested by tenant or will airport decide on the location of those?

Response: Location of stub ups for Base Building connections will be set by the Airport. For all other penetrations/connections/stub ups, tenant is to send plan to the Airport for review.

Question #4. Idea of how long electrical and plumbing service lines will be to the space?

Response: These utility service lines are estimated to be around 100 feet in distance, though this may vary depending on the specific layout of the space.

Question #5. Will airport provided walls be to deck and already fire rated when delivered to tenant?

Response: Yes, all partitions will be fire rated for turnover.



RFP No. 25-20-43101
Concourse B Food and Beverage Concessions

Release Date: August 22, 2025
Addendum No. 03

Question #6. Will drywall be on any airport provided walls?

Response: All partitions will be fully assembled for turnover. Any modifications to walls will be the responsibility of the tenant.

Question #7. It appears from the LODS, that only the back walls will be in place and all side and storefront walls will be by tenant – please confirm.

Response: All walls and storefront shown as base building will be constructed before turn over to tenant.

Question #8. Any issues with attaching to airport structure? -meaning – we don't need to provide our own structure or additional structural elements to support our build outs (this includes wall and general ceiling support).

Response: No issues with attaching to base building structure for all standard light construction items. (drop ceiling, light fixtures, HVAC, etc.). For any specialty items outside of normal construction, Tenant is to provide a structural engineering analysis for Airport to review.

Question #9. Which lounges will be in the new terminal?

Response: The Club JAX and the Delta Sky Club

Question #10. Tenant Criteria - please provide detailed tenant criteria for all locations. Including signage requirements.

Response: Please refer to Addendum No. 2 Exhibit A: JIA Terminal Guidelines for Tenants.



RFP No. 25-20-43101
Concourse B Food and Beverage Concessions

Release Date: August 22, 2025
Addendum No. 03

Question #11. Confirm percentage of space within each location that can be used for storage?
Is there a maximum?

Response: **There is not a defined maximum percentage within each location that can be used for storage.**

Question #12. In Article IV (Proposal Form), Section J, it states "***...In the event JAA's Contract is not acceptable***, Respondent must submit a written request to have any and all contract provisions or requirements herein addressed pursuant to Section 1.06...". Is this intended such that Respondents must provide any potential lease exceptions in our proposal (through an Appendix A), or is this meant to be limited to clarifications / ambiguities in the RFP documents and/or lease?

Response: **If JAA has not been put on notice of a proposer's contract language concerns during the solicitation Q&A period such that all potential proposers may benefit from the results of raising these concerns, then JAA will not negotiate contract revisions requested to address any such concerns after the Q&A period.**

The Question and Answer period is closed.

Proposal Due Date is Tuesday, September 23, 2025 at 2:00 PM (local time)