

**Port of Seattle
Seattle-Tacoma International Airport
Airport Dining & Retail Program
Request for Proposals - Lease Group 4
(Packages F-7 and R-5)**

Addendum No. 3

(Issued September 11, 2017)

**PLEASE ACKNOWLEDGE RECEIPT AND REVIEW OF THIS ADDENDUM BY
COMPLETING AND INCLUDING IN YOUR PROPOSAL THE LEASE GROUP 4
RFP ADDENDUM NO. 3 CONFIRMATION ON PAGE 3**

This addendum includes the following corrections and clarifications for all RFP packages in Lease Group 4:

Action I: SECTION 16 EVALUATION PROCESS

The Small Business Participation scoring explanation is deleted in its entirety and replaced as follows:

Small Business Participation: 20 points

Important note about Small Business Participation scoring:

- A Proposer that qualifies as a small business will automatically receive ten (10) points.
- Prime operators that propose a joint venture with one or more small businesses with a minimum participation level of twenty percent (20%) **and** submit a joint venture agreement(s) that meet(s) the FAA guidelines for joint ventures will automatically receive five (5) points. Any joint ventures that do not meet these criteria will not receive any points.
- All Proposers, regardless of size, may receive **up to** twenty (20) points, depending on the degree of commitment and specific actions described in the Proposal for three small business participation opportunities identified above (i.e., sourcing/product placement, mentoring, and design/construction).
- No Proposer may earn more than twenty (20) points for the Small Business Participation element.

Action 2: Section 8.6, Minimum Requirements.

The following item in 6(c) of the RFP documents has been deleted:

- c) Small businesses that will operate a national brand through a franchise, license, joint venture, or other business structure, **will not be exempted.**

Action 3: Section 8.4 Proposal Guarantee

Section 8.4 Proposal Guarantee is deleted in its entirety and replaced as follows:

Each Proposal must be accompanied by a Proposal guarantee in the form of a cashier's check, money order or surety bid bond payable to the Port of Seattle in the amount of Fifty Thousand and 00/100 dollars (\$50,000.00). This security shall serve as a guarantee that the Proposer, if awarded the Agreement as a result of this RFP, will execute the Agreement within sixty (60) days of receipt of the Agreement from the Port and provide to the Port a lease surety and required evidence of insurance. The security will be returned to Proposers as soon as practicable after the Selected Proposer has executed the Agreement.

The Selected Proposer shall execute a Lease and Concession Agreement within sixty (60) days of receipt of the Agreement from the Port. If the Agreement is not signed by the Selected Proposer within this timeframe, the Port, in its sole discretion, may cancel the Selected Proposer and the Port may offer the opportunity to the Proposer that is deemed during the evaluation process to have the second-highest score based on the evaluation criteria.

Cancellation will be through written notice from the Port and the cancellation date will be effective on the date specified in the notice.

Proposals shall remain valid for a period of 180 days after receipt.

Clearly label the package: "SEA-TAC AIRPORT RFP – LG4 RFP F-7" or
"SEA-TAC AIRPORT RFP – LG4 RFP R-5"

Proposals should be directed to:

AirProjects, Inc.
Attn: Emily Escrader
908 King Street, Suite 400E
Alexandria, VA 22314

Action 4: This Action pertains to RFP Package F-7 ONLY.

The lease outline drawing for Unit NS-02 has been deleted and replaced with the attached lease outline drawing for Unit NS-02.

Action 5: This Action pertains to RFP Package F-7 ONLY.

Exhibit 13 Utility Matrix has been updated for the availability of a gas tie-in for location CA-13.

END OF ADDENDUM NO. 3

**Port of Seattle
Seattle-Tacoma International Airport
Airport Dining & Retail Program
Request for Proposals - Lease Group 4
(Packages F-7 and R-5)**

**Addendum No. 3
CONFIRMATION**

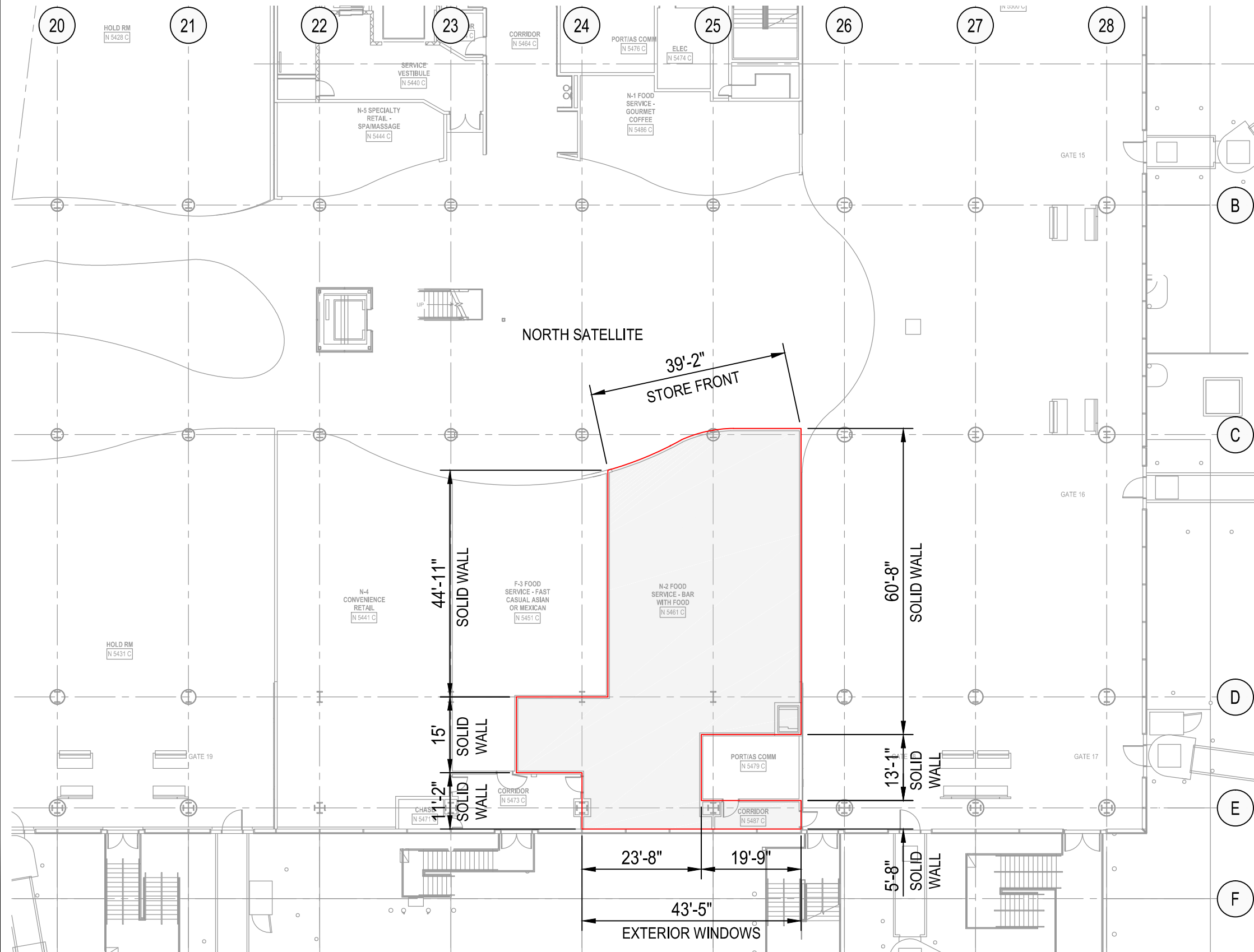
Proposer must complete this RFP Addendum No. 3 confirmation and attach it to the Proposal.

Lease Group 4 RFP Addendum No. 3 has been received and reviewed by:

Proposer _____
Name _____
Title _____
Signature _____
Date _____

NORTH SATELLITE UNIT NS-02

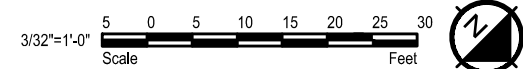
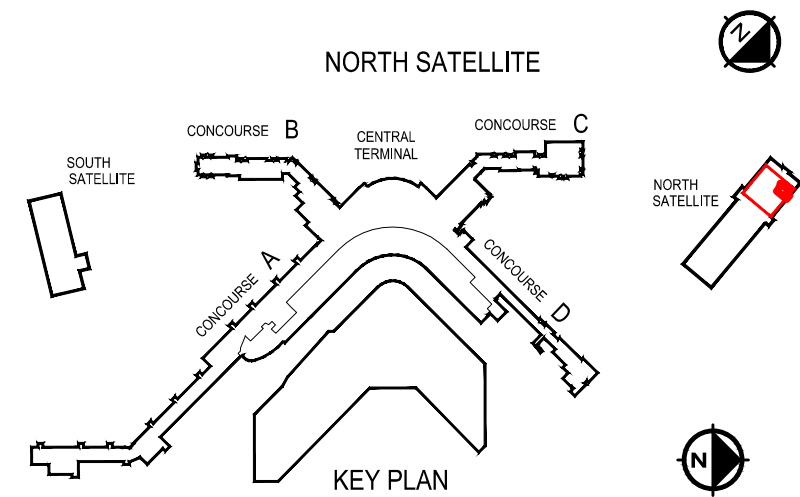
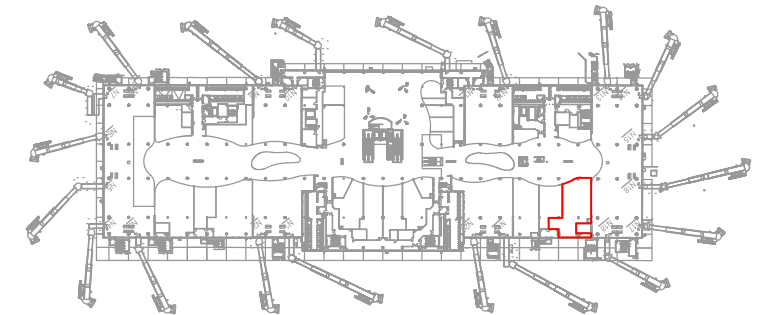
3,023 SF SPACE (APPROX.)



NOTES:

1. ALL DIMENSIONS ARE TAKEN FROM THE CENTER OF THE INTERIOR AND DEMISING WALLS AND INSIDE OF THE EXTERIOR WALLS.
2. ALL DIMENSIONS AND BASE MAP INFORMATION IS SHOWN FOR REFERENCE PURPOSES ONLY.

LEGEND:



Port of Seattle/Aviation Properties Seattle-Tacoma International Airport	
BUILDING: NORTH SATELLITE LEVEL: TICKETING/CONCOURSE LOCATION:	DATE: 01JAN2017 SCALE: AS SHOWN DRAWN BY: CHECKED BY: EXHIBIT NO. NS-02

Exhibit 13 Utility Matrix – Lease Group 4

Unit No.	Unit Type	Water Tie - In Available	HVAC Tie - In Available	Power Tie - In Available	Communication Tie - In Available	Smoke Control Tie - In Available	Gas Service Tie - In Available	Grease Interceptors or Sewer Tie - In Available
BC-2	F&B	YES	YES	YES	YES	YES	NO	YES
CA-13	F&B	YES	YES	YES	YES	YES	YES	YES
CB-3A	F&B	YES	YES	YES	YES	YES	YES	YES
CC-10	F&B	YES	YES	YES	YES	YES	YES	YES
CC-11	F&B	YES	YES	YES	YES	YES	YES	YES
CD-1	F&B	YES	YES	YES	YES	YES	YES	YES
CT-18	F&B	YES	YES	YES	YES	YES	YES	YES
NE-3	F&B	YES	YES	YES	YES	YES	NO	YES
NE-4	F&B	YES	YES	YES	YES	YES	NO	YES
NS-1	F&B	YES	YES	YES	YES	YES	YES	YES
NS-2	F&B	YES	YES	YES	YES	YES	YES	YES
NS-3	F&B	YES	YES	YES	YES	YES	YES	YES
CB-1	RETAIL	N/A	YES	YES	YES	YES	N/A	N/A
CB-3B	RETAIL	N/A	YES	YES	YES	YES	N/A	N/A
CC-4	RETAIL	N/A	YES	YES	YES	YES	N/A	N/A
CC-9	RETAIL	N/A	YES	YES	YES	YES	N/A	N/A
CT-16	RETAIL	N/A	YES	YES	YES	YES	N/A	N/A
CT-25	RETAIL	N/A	N/A	YES	YES	N/A	N/A	N/A
CT-8	RETAIL	N/A	YES	YES	YES	YES	N/A	N/A
CT-9	RETAIL	N/A	YES	YES	YES	YES	N/A	N/A
HS-2	RETAIL	N/A	N/A	YES	YES	N/A	N/A	N/A