



CITY OF ATLANTA

Kasim Reed
Mayor

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DEPARTMENT OF PROCUREMENT
Adam L. Smith, Esq., CPPO, CPPB, CPPM, CPP,
CIPC, CISCC, CIGPM
Chief Procurement Officer
asmith@atlantaga.gov

December 28, 2015

INTERESTED PROPONENT:

Re: FC-8512, Branded Hamburger Concession- Concourse B

Attached is one (1) copy of **Addendum No. 5**, which is hereby made a part of the above-referenced project.

For additional information, please contact the following personnel for the respective solicitation: Mano Smith, CPPO, CPPB, CPPM, CPP, Contract Administrator, at (404) 330-6351, or via email at mosmith@atlantaga.gov.

Sincerely,

A handwritten signature in black ink that reads "Adam L. Smith". To the right of the signature is a small, stylized mark that appears to be "12/28".

Adam L. Smith

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Addendum No. 5

Re: FC- 8512, Branded Hamburger Concession- Concourse B

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This Addendum forms a part of the Request for Proposal and modifies the original solicitation package as noted below.

Responses to Second Set of Questions

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Proposals are due **Wednesday, January 13, 2016**, and should be time stamped no later than 2:00 p.m. EST on this day, and delivered to the address below:

Adam L. Smith, Esq., CPPO, CPPB, CPPM, CPP, CIPC, CISCC, CIGPM
Chief Procurement Officer
Department of Procurement
55 Trinity Avenue, S.W.
City Hall South, Suite 1900
Atlanta, Georgia 30303

.....
*****All other information remains unchanged*****

Addendum No. 5

Re: FC- 8512, Branded Hamburger Concession- Concourse B

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Acknowledgement of Addendum No. 5

Proponents must sign below and return this form with its proposal to the Department of Procurement, 55 Trinity Avenue, City Hall South, Suite 1900, Atlanta, Georgia 30303 as acknowledgement of receipt of this addendum on this ____day of _____, 20____.

Legal Company Name of Respondent

Signature of Authorized Representative

Title

Date

FC-8512, Branded Hamburger Concession Concourse B
Responses to Questions
Addendum #5

1. Is B-F9 concessionaire's pro rata share of the CAM cost $898.71 \text{ sq. ft.} / 4,470.74 \text{ sq. ft.} = 20.10\%$ or $898.71 \text{ sq. ft.} / 5,280.01 \text{ sq. ft.} = 17.02\%$ (i.e., are the kiosks included in the calculation)?

Response: The pro rata share of the CAM costs for B-F9 is 20.92% based on 898 square feet of the total 4,288 square feet of total leased space surrounding the food court. There are no kiosks included in the calculation.

2. What is the estimate for B-F9 concessionaire's monthly CAM fee?

Response: According to Concessions/H&H JV (Prime Concessionaire responsible for the management, maintenance and operations of the food court referred to in section 3.16 of the Concessions Lease Agreement), average monthly CAM charges for this space average \$19,500. This estimate includes the pro-rata obligation associated with location B-F9 regarding the food court build-out.

3. Does the square footage of the common area seating figure into any of the above calculations?

Response: No, for purposes of proportionate responsibility, only the square footage from the revenue generating spaces is used for the calculations.

4. What was the cost of the original build-out of the Food Court on Concourse B, and what is the amortization schedule for such work (i.e., what is the unamortized cost and when will it be fully depreciated)?

Response: Concessionaire should anticipate paying the monthly estimate of \$7,600 - \$8,000 for the entire term of the Concessions Lease Agreement. Additionally, please see Section 3.16 of the Concessions Lease Agreement.

5. Is the B-F9 concessionaire responsible for the entire estimate of \$7,600 - \$8,000/month (for the unamortized cost of the original build out as set forth in Section 3.16 of the form lease included in the RFP), or will B-F9 concessionaire only have to pay its pro rata share of such estimate)?

Response: The estimate provided earlier is the pro-rata share of the unamortized cost of the original build-out.

6. When is the next planned refurbishment of the Food Court on Concourse B? What is the projected cost of such refurbishment (overall and B-F9 concessionaire's share)? Is there a minimum or cap on expenditures for this work?

Response: Reinvestment of the food court is due in third quarter 2019. The requirement is to refurbish the public areas of the Premises at a minimum cost of \$200 per square foot.

7. Historically, what have been the rental rates for the storage spaces and the proximity to the B-F9 space?

Response: The current storage space rent for Concourse B is \$17.50 per square foot on the boarding level and \$12.00 per square foot on the apron level. Space is subject to availability.

8. What is the estimate for B-F9 concessionaire's monthly "Airport Operations and Maintenance" cost (as set forth in Section 7.6 of the form lease included in the RFP)?

Response: Section 7.6 refers to a recapture provision for unanticipated expenses related to the concourse that would be covered by the Concessionaires on a pro-rata basis (e.g., janitorial services and pest control). Due to these costs being unanticipated, the City of Atlanta does not have an estimate for these costs.

9. In regards to section 4.2, can you clarify if double space is the preferred style for Word documents?

Response: Please follow the directions stated in section 4.2 of the RFP regarding spacing.