

Common Use Lounge RFP #2021-06

Question and Answers - December 7, 2021

1	Can the airport confirm that gas lines can be run to the space?	Installing New Gas Service would be in accordance with all necessary building & life safety requirements per the most recent NYS Building & Fire Codes, and at the cost of the tenant as part of the requested renovation/lounge build out.
2	Can the airport provide more details on the location of grease interceptors?	Guidance on The location of grease interceptors will be provided by Onondaga county during the permit review/approval process. Onondaga County Web Pages provide information on the guidelines for obtaining the necessary information regarding permitting and plumbing installations: http://www.ongov.net/wep/regulations.html
3	Can the airport confirm that sufficient HVAC capacity is available to the space from the existing air handling units operated by the airport? Clarificaton* Can the airport confirm that sufficient normal and emergency power and HVAC capacity is available to the space from the existing base building utilities?	The SRAA HVAC system currently in place provides both heating and cooling to the existing vacant 4000 SF+ space. SRAA is utilizing this existing system for an office buildout directly adjacent to the proposed lounge area with no conflicts in heating/cooling this 2200+ SF office buildout. We cannot guarantee a level of requested service or zoning without a defined heating/cooling paramenter stated as needing to be met. Adequate capacity is present, Should a design proposal require special circumstances or excessive HVAC requirements for the designed space, calculations would be the responsibility of the A/E design professional of record to verify Tenant Requirements & additional infrastructure at the expense of the tenant.

<p>4</p>	<p>Can maps and details be provided in terms of service elevator locations and other delivery options to aide in both build-out construction deliveries and more regular operations deliveries?</p>	<p>There is a elevator in the South Terminal near gate 15. Aside from construction materials all other items will need to be screened by security before it can be brought into the sterile area. See Dropbox link for maps in email.</p>
<p>5</p>	<p>Might the airport provide current and proposed 2022 flight schedules for review?</p>	<p>See Dropbox Link in email.</p>
<p>6</p>	<p>Will the airport be able to provide enplanement projections thru the proposed term of the lease? As these would be non-binding volumes, they will assist in proper guest volume modeling.</p>	<p>See Dropbox Link in email.</p>
<p>7</p>	<p>As the question response deadline is 7 December, 2021 and the RFP timeline spans two holiday periods, would the airport consider extending the RFP response date to accommodate for sufficient modeling and response time?</p>	<p>The SRAA will not be extending the deadline date for this RFP.</p>
<p>8</p>	<p>Can SYR share forecasted enplanements for next few years or what is available?</p>	<p>See Dropbox Link in email.</p>
<p>9</p>	<p>Can you share flight schedules to inform hours of operation?</p>	<p>See Dropbox Link in email.</p>
<p>10</p>	<p>Would SYR provide its Design and Construction Guidelines?</p>	<p>A link was sent for the file in Dropbox with in regards to the level of detail required by SYR. City of Syracuse and Onondaga County requiremnts can be found on their respective websites.</p>
<p>11</p>	<p>Would SYR provide its Signage Guidelines?</p>	<p>There is no formal signage policy, but you must complete the signage request form with all of the information and upload the artwork for approval via this link: https://syrairport.org/tenant-signage-request-form/</p>

12	Does SYR have a Design Control Zone which would be applied to the proposed Common Use Lounge design?	Design requirements will follow the SRAA permitting Guidelines in addition to NYS Building Code, Onondaga County and City of Syracuse Permitting Requirements for obtaining the necessary permits for construction.
13	Would SYR identify the location of an elevator which can be used during the operation of the lounge – bringing food and operational supplies into the lounge and for transport of trash out of the lounge?	This will depend on if proposer will be using SRAA trash compactors & recyclable containers or planning on bringing in their own service for trash & recyclable. For deliveries the proposer will have to use the vendor gate to be checked in and merchandise screened and provide an escort to bring the delivery vehicle in to the tarmac to off load.
14	Will it be possible for the lounge to utilize the airports HVAC infrastructure or must the system be stand-alone? Is the airports HVAC infrastructure chilled water or electric?	The SRAA controls the HVAC both heating and cooling. I would not see an issue or a reason why you would need a stand alone system. The current infrastructure is chilled water.
15	Would SYR identify the location of electrical and technology closets which can be utilized by the lounge?	There is existing electrical panels in the future concessions space. We can look to identify additional panels. The proposed power requirements will determine the available panels for utilization.
16	Will SYR provide building sections as well as the plans for the location of the lounge?	See CAD Files Dropbox Link in email.
17	Are there remote storage spaces available to support the operation? If yes, is this part of the lounge agreement or is there is an additional expense for that storage?	SRAA has additional remote storage spaces if required. However, any additional storage will be an added expense.
18	SYR mentioned that the grease trap requirements (size, etc.) for that area were very specific/defined. Could you provide more information on this?	Onondaga County Plumbing Authority determines the size of the grease traps based on the volume of intended services being provided by the concessionaire. Existing Grease Traps are in place to support existing concessions and would require investigation and agreements on dual use.

19	Can a 14-day or 30-day extension be issued?	The SRAA will not be extending the deadline date for this RFP.
20	Does SYR have any beverage rights agreements in place or will have any place at the time of lease execution?	There are no current beverage right agreement at this time. However, SRAA reserves the exclusive right to solicit and enter into product advertising and sponsorship agreements for the display and sale of non-alcoholic beverages including but not limited to carbonated drinks, sports drinks, juices, and bottled water for the display and sale at the Airport.
21	Given this is an electronic proposal submission, please confirm that original or WET signatures are not required for any proposal forms?	Original signatures are not required.