



RAPID CITY REGIONAL AIRPORT

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RFP ADDENDUM 1

QUESTIONS AND ANSWERS – As of September 6, 2022

REQUEST FOR PROPOSAL FOR FOOD BEVERAGE & VENDING CONCESSIONS

RELEASED: AUGUST 12, 2022

PROPOSAL DUE DATE: SEPTEMBER 12, 2022, 2:00 PM – MT

Questions/Comments	Answer
<i>Will you be willing to extend the due date?</i>	We will not be extending the due date.
<i>Can you provide the sales breakdown between pre and post security locations?</i>	See attached Concession Sales by Source Document.
<i>How much are the annual renewal fees for the Beer, Wine, and Liquor Licensing?</i>	\$1,500 annually.
<i>Is there currently any ACDBE participation with the current concessionaire, and if so, what products or services do they provide?</i>	Past participation has been lacking and has included food products, insurance and consulting. There are currently 18 SD certified ACDBEs. The directory can be found here: https://dot.sd.gov/doing-business/contractors/dbe#listItemLink_1529
<i>Will the Airport give any consideration in the point/evaluation process if a concessionaire has an accredited ACDBE partnership or uses an accredited ACDBE vendor?</i>	ACDBE participation is always encouraged, however, it is not a rating criteria for this RFP.
<i>Can you provide a CAD or similar document for both the Pre-security and Post-security layouts?</i>	CAD drawings not available, however, drawings of each side are attached.
<i>Why is there a range when referring to minimum % of gross revenues for the different categories? Ex: there is a "minimum" range of 15%-</i>	The lowest percentage in the range is the minimum acceptable for each category.



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Questions/Comments	Answer
<i>17% for Vending. Can you clarify what the minimum % of gross revenues are for each category if there is in fact is a minimum for each category?</i>	
<i>Is the current concessionaire's food, beverage, liquor retail pricing/pricing structure in line with Airport Authority expectations?</i>	Yes.
<i>Is there a walk in cooler or other cooler below the Post Security bar for Keg beer systems? If so, can you provide a map for access and CAD drawing of that unit?</i>	Yes there is a cooler below the bar area. No CAD drawings are available, but a drawing is attached.
<i>Can you explain the access route and who is allowed to access the Keg Beer Cooler below the Post Security bar? Do the beer companies deliver directly into this Keg Cooler?</i>	The kegs are typically screened by Airport OPS and then a restaurant employee escorts the vendor to the beer cooler. The cooler is locked by the concessionaire and the Airport does not have access.
<i>Are the utilities for concessionaire's spaces metered separately? Gas, electric, water, garbage, cable TV, etc. If so, can you provide the annual utility costs from the past 12 months? If Utilities are not metered separately, can it be assumed that the Airport pays for those utilities?</i>	The Airport pays for the utilities. However, the concessionaire pays for the cable TV.
<i>What are the badging fees and badging program details?</i>	Badging fees are included in the Rates & Charges included with this Addendum. Information on badging program can be found on our website: https://rapairport.com/badging/
<i>What is the employee parking program, including rates, number of spaces, and parking area?</i>	Currently, the employee parking rate is \$10.00 per month. Employees can park anywhere in the P1 lot. Terms & Conditions are attached along with a map.

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Questions/Comments	Answer
<i>What is the cost of the TSA background check per employee?</i>	See Rates & Charges.
<i>Is the concessionaire permitted to or would the airport be interested in proposals/commissions to have an ATM within the concessionaire's space?</i>	This is a separate concession offering and provided by another entity. Opportunity may be available when this concession is rebid.
<i>Is there additional/separate on-site storage area(s) available? If so, what is the cost? Does the current concessionaire utilize additional storage space within the terminal? If so, how many sq ft?</i>	There are a number of areas below the concourse for leased storage. Ground level storage in 2022 is \$10.76 per square foot. This is annually adjusted. Not including the beer cooler, the restaurant currently uses approximately 133 sq ft of storage.
<i>Is real property tax the responsibility of the concessionaire or the airport? If it is the concessionaire's expense, what is the most recent annual cost?</i>	There is no real property tax.
<i>Is there any catering currently offered, needed, or future opportunity to provide?</i>	Currently, there is no formal catering being offered (for which we are aware.) Catering is a potential opportunity.
<i>Are there any restrictions on what type of retail merchandise that can be offered for sale in pre-security?</i>	Retail merchandise should be directly related to the food & beverage industry.
<i>Who is responsible for outdoor patio cleaning, maintenance, and repairs?</i>	The Concessionaire is responsible for cleanup related to restaurant service only. The Airport maintains and repairs the patio as needed.
<i>Who is responsible for deep cleaning of floors/flooring in the common area?</i>	The Concessionaire.
<i>Who is responsible for daily cleaning, maintenance, and repairs</i>	The Concessionaire is responsible for the daily cleaning. The Airport will provide maintenance & do repairs.

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Questions/Comments	Answer
<i>of any furniture and fixtures in the pre-security seating area?</i>	
<i>What is the cost for using the airport provided telephone system?</i>	The cost is based on number of handsets at \$40 per handset. The restaurant has 4 handsets for a monthly cost of \$160.00, plus tax for \$170.40 total.
<i>Section 204 (pg. 5 of RFP). At the time of "Surrender of Possession", it is stated that the Concessionaire is to remove all of their tangible movable personal property, "except those specifically identified by the Board to be retained". Are we correct in assuming that this statement is referring to Board or Airport owned items? If this is referring to "concessionaire owned" personal/tangible property, please explain the process for determining the value and transferring of ownership.</i>	This is found in the specimen agreement and is subject to negotiation with the selected Proposer.

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Rapid City Regional Airport Restaurant Concession Sales by Source

Total All Sources	2015	2016	2017	2018	2019	2020	2021	2022
JANUARY	\$64,676.77	\$67,708.42	\$67,071.29	\$66,883.73	\$92,632.30	\$87,913.87	\$40,180.75	\$64,402.30
FEBRUARY	\$65,932.92	\$60,396.57	\$63,058.03	\$65,538.07	\$87,749.49	\$85,047.07	\$54,063.31	\$74,309.69
MARCH	\$65,632.01	\$70,300.15	\$82,380.71	\$76,513.16	\$86,122.86	\$57,010.05	\$69,591.83	\$112,279.15
APRIL	\$66,804.39	\$70,803.72	\$72,184.54	\$69,071.77	\$90,290.24	\$4,100.88	\$70,102.53	\$113,423.63
MAY	\$79,751.73	\$81,994.36	\$87,495.33	\$85,634.78	\$131,923.29	\$14,551.10	\$111,086.55	\$136,808.05
JUNE	\$110,520.48	\$109,671.09	\$109,547.29	\$106,799.33	\$172,675.09	\$35,961.44	\$159,558.24	\$218,458.36
JULY	\$126,526.37	\$136,850.14	\$134,143.73	\$123,624.32	\$186,810.57	\$71,338.79	\$193,548.21	\$236,016.39
AUGUST	\$150,324.10	\$135,329.00	\$137,256.62	\$138,488.53	\$205,039.65	\$106,607.88	\$201,122.87	\$0.00
SEPTEMBER	\$97,643.76	\$102,905.51	\$100,661.81	\$132,287.77	\$165,037.47	\$79,696.63	\$142,020.52	\$0.00
OCTOBER	\$94,207.60	\$91,622.49	\$97,595.19	\$123,349.86	\$139,650.24	\$85,236.40	\$121,905.89	\$0.00
NOVEMBER	\$80,138.37	\$81,746.33	\$82,660.19	\$101,974.00	\$105,399.89	\$58,229.34	\$87,490.62	\$0.00
DECEMBER	\$85,018.08	\$83,015.08	\$80,972.76	\$96,048.41	\$121,599.46	\$52,903.58	\$91,074.80	\$0.00
TOTALS: Full Year	\$1,087,176.58	\$1,092,342.86	\$1,115,027.49	\$1,186,213.73	\$1,584,930.55	\$738,597.03	\$1,341,746.12	\$955,697.57

Post-security Alcohol	2015	2016	2017	2018	2019	2020	2021	2022
JANUARY	\$9,354.87	\$9,270.45	\$11,520.30	\$12,476.62	\$17,794.71	\$18,532.69	\$8,717.36	\$16,243.23
FEBRUARY	\$9,088.08	\$11,319.78	\$11,803.92	\$13,730.10	\$19,582.39	\$19,517.66	\$13,318.50	\$21,231.39
MARCH	\$10,503.80	\$12,630.60	\$18,608.66	\$15,870.12	\$18,586.15	\$12,842.62	\$17,295.83	\$30,566.73
APRIL	\$10,356.04	\$11,043.06	\$13,493.47	\$12,687.91	\$17,837.60	\$0.00	\$16,461.83	\$32,581.08
MAY	\$11,253.74	\$12,190.24	\$13,157.68	\$13,217.87	\$27,293.89	\$0.00	\$20,295.68	\$30,664.63
JUNE	\$11,167.92	\$13,943.54	\$13,113.81	\$9,584.65	\$30,021.08	\$602.04	\$23,945.51	\$41,241.14
JULY	\$11,026.46	\$15,022.01	\$13,602.73	\$10,408.57	\$29,011.82	\$4,359.15	\$28,277.62	\$35,789.24
AUGUST	\$15,362.30	\$15,443.83	\$15,831.66	\$16,550.85	\$37,741.44	\$16,865.12	\$37,942.74	
SEPTEMBER	\$9,688.95	\$10,974.29	\$11,842.18	\$19,458.20	\$31,725.48	\$14,449.79	\$27,102.45	
OCTOBER	\$11,218.89	\$12,179.77	\$13,172.38	\$23,295.76	\$31,583.28	\$15,551.61	\$22,386.36	
NOVEMBER	\$11,262.17	\$13,916.45	\$12,967.67	\$20,580.08	\$24,474.17	\$8,705.46	\$17,953.55	
DECEMBER	\$14,879.18	\$15,305.44	\$15,148.61	\$22,836.80	\$28,733.03	\$12,293.34	\$22,162.73	
TOTALS: Full Year	\$135,162.40	\$153,239.46	\$164,263.07	\$190,697.53	\$314,385.04	\$123,719.48	\$255,860.16	\$208,317.44

Pre-security Alcohol	2015	2016	2017	2018	2019	2020	2021	2022
JANUARY	\$4,145.85	\$3,872.16	\$2,695.72	\$2,924.62	\$2,731.36	\$2,242.84	\$998.62	\$2,866.45
FEBRUARY	\$4,815.33	\$4,502.55	\$3,356.34	\$3,254.60	\$2,838.45	\$1,701.95	\$1,624.36	\$2,185.42
MARCH	\$5,402.73	\$5,013.32	\$2,953.51	\$2,756.14	\$2,191.25	\$2,245.51	\$1,762.92	\$3,255.37
APRIL	\$5,185.94	\$4,177.68	\$2,694.02	\$3,579.87	\$3,447.92	\$359.54	\$3,315.95	\$2,623.78
MAY	\$5,309.16	\$3,930.14	\$3,432.15	\$4,936.00	\$3,764.56	\$3,396.13	\$5,519.86	\$3,213.26
JUNE	\$5,951.55	\$5,139.53	\$4,495.37	\$5,403.09	\$5,491.48	\$7,390.28	\$7,614.83	\$5,169.82
JULY	\$8,358.72	\$5,732.25	\$4,725.85	\$6,021.55	\$6,354.46	\$8,126.75	\$12,012.72	\$5,096.26
AUGUST	\$12,705.71	\$8,164.11	\$6,510.12	\$7,907.30	\$8,821.00	\$8,064.24	\$16,600.77	
SEPTEMBER	\$5,866.93	\$4,371.76	\$3,925.47	\$4,395.97	\$5,711.46	\$4,365.50	\$12,248.53	
OCTOBER	\$6,130.57	\$4,784.29	\$3,945.83	\$4,160.66	\$4,377.27	\$7,914.48	\$9,359.10	
NOVEMBER	\$6,244.00	\$4,299.41	\$3,556.33	\$3,304.16	\$4,186.73	\$5,583.79	\$7,394.92	
DECEMBER	\$5,470.99	\$3,791.91	\$3,475.68	\$3,385.71	\$4,078.09	\$3,035.83	\$9,232.86	
TOTALS: Full Year	\$75,587.48	\$57,779.11	\$45,766.39	\$52,029.67	\$53,994.03	\$54,426.84	\$87,685.44	\$24,410.36

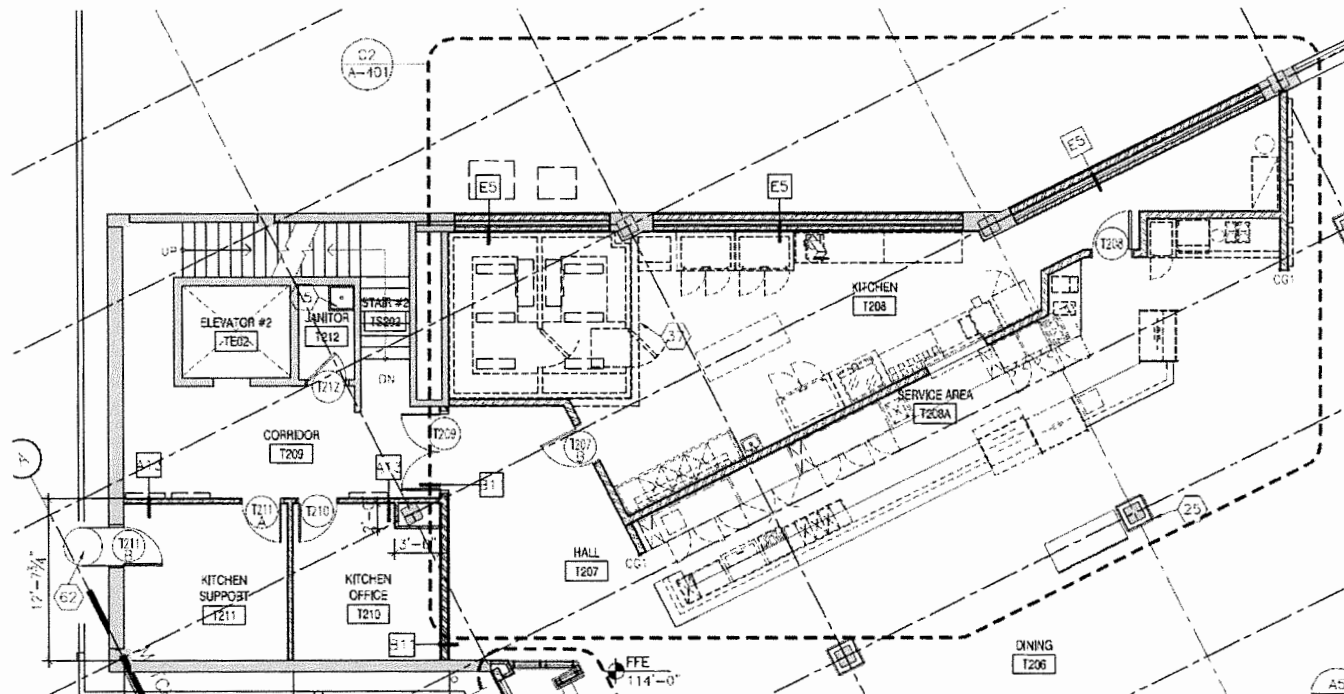
Rapid City Regional Airport Restaurant Concession Sales by Source

Post-security Food	2015	2016	2017	2018	2019	2020	2021	2022
JANUARY	\$29,421.90	\$28,067.81	\$30,337.65	\$33,549.90	\$52,221.09	\$49,264.70	\$24,053.50	\$36,258.54
FEBRUARY	\$27,992.31	\$25,638.55	\$28,793.61	\$31,014.92	\$48,000.40	\$47,109.00	\$30,458.83	\$42,540.12
MARCH	\$29,181.93	\$31,565.64	\$37,060.59	\$36,911.51	\$47,540.34	\$29,421.65	\$42,504.80	\$60,972.99
APRIL	\$28,507.00	\$29,923.10	\$34,050.61	\$33,038.47	\$49,918.03	\$1,686.85	\$40,279.16	\$65,196.74
MAY	\$34,748.01	\$39,098.98	\$42,085.90	\$37,682.40	\$72,000.49	\$4,278.20	\$69,216.29	\$81,427.75
JUNE	\$51,742.61	\$50,842.41	\$54,712.64	\$48,586.38	\$98,352.66	\$16,642.24	\$102,468.10	\$132,194.21
JULY	\$56,944.14	\$61,949.68	\$66,520.02	\$58,005.41	\$107,952.82	\$42,477.58	\$119,164.37	\$154,736.89
AUGUST	\$62,002.10	\$60,337.70	\$65,379.87	\$67,033.41	\$113,102.75	\$61,221.05	\$106,566.80	
SEPTEMBER	\$45,142.26	\$48,328.44	\$54,095.09	\$73,707.88	\$92,394.52	\$48,499.84	\$70,264.87	
OCTOBER	\$41,470.09	\$42,864.21	\$51,749.89	\$70,476.48	\$75,482.68	\$49,494.63	\$64,152.64	
NOVEMBER	\$34,242.93	\$37,508.56	\$39,415.38	\$56,626.89	\$54,371.00	\$30,621.38	\$43,782.56	
DECEMBER	\$36,180.92	\$36,329.13	\$39,975.32	\$49,457.54	\$62,967.46	\$28,852.07	\$43,870.87	
TOTALS: Full Year	\$477,576.20	\$492,454.21	\$544,176.57	\$596,091.19	\$874,304.24	\$409,569.19	\$756,782.79	\$573,327.24

Pre-security Food	2015	2016	2017	2018	2019	2020	2021	2022
JANUARY	\$21,754.15	\$20,947.19	\$20,096.12	\$16,827.70	\$18,356.02	\$15,893.27	\$5,850.27	\$6,398.57
FEBRUARY	\$19,733.12	\$17,710.97	\$16,536.92	\$15,918.35	\$15,505.48	\$14,736.12	\$5,364.65	\$8,352.76
MARCH	\$20,514.69	\$19,473.71	\$20,500.71	\$17,960.56	\$16,271.94	\$9,666.46	\$6,524.78	\$13,812.53
APRIL	\$19,945.38	\$20,399.09	\$18,707.73	\$19,337.33	\$17,926.70	\$829.83	\$7,992.72	\$11,787.31
MAY	\$27,752.67	\$25,179.72	\$25,344.59	\$29,112.33	\$24,843.18	\$5,892.14	\$13,973.46	\$20,018.57
JUNE	\$41,148.74	\$36,662.01	\$31,605.19	\$40,712.14	\$35,930.49	\$9,442.38	\$23,206.24	\$36,510.37
JULY	\$46,438.18	\$45,766.60	\$43,355.85	\$46,065.91	\$41,028.65	\$14,785.69	\$31,351.94	\$37,008.73
AUGUST	\$59,553.63	\$47,838.11	\$44,011.31	\$45,048.13	\$41,769.38	\$18,511.69	\$37,159.95	
SEPTEMBER	\$36,085.76	\$34,748.32	\$29,924.07	\$27,036.03	\$32,676.56	\$11,625.50	\$28,609.02	
OCTOBER	\$30,789.66	\$29,671.87	\$28,247.49	\$23,091.30	\$25,857.59	\$11,647.30	\$19,304.23	
NOVEMBER	\$27,944.58	\$23,576.92	\$22,989.74	\$19,506.94	\$19,077.50	\$7,723.50	\$14,504.00	
DECEMBER	\$26,134.88	\$24,863.02	\$21,070.01	\$18,741.40	\$23,108.34	\$6,968.73	\$16,546.25	
TOTALS: Full Year	\$377,795.44	\$346,837.53	\$322,389.73	\$319,358.12	\$312,351.83	\$127,722.61	\$210,387.51	\$133,888.84

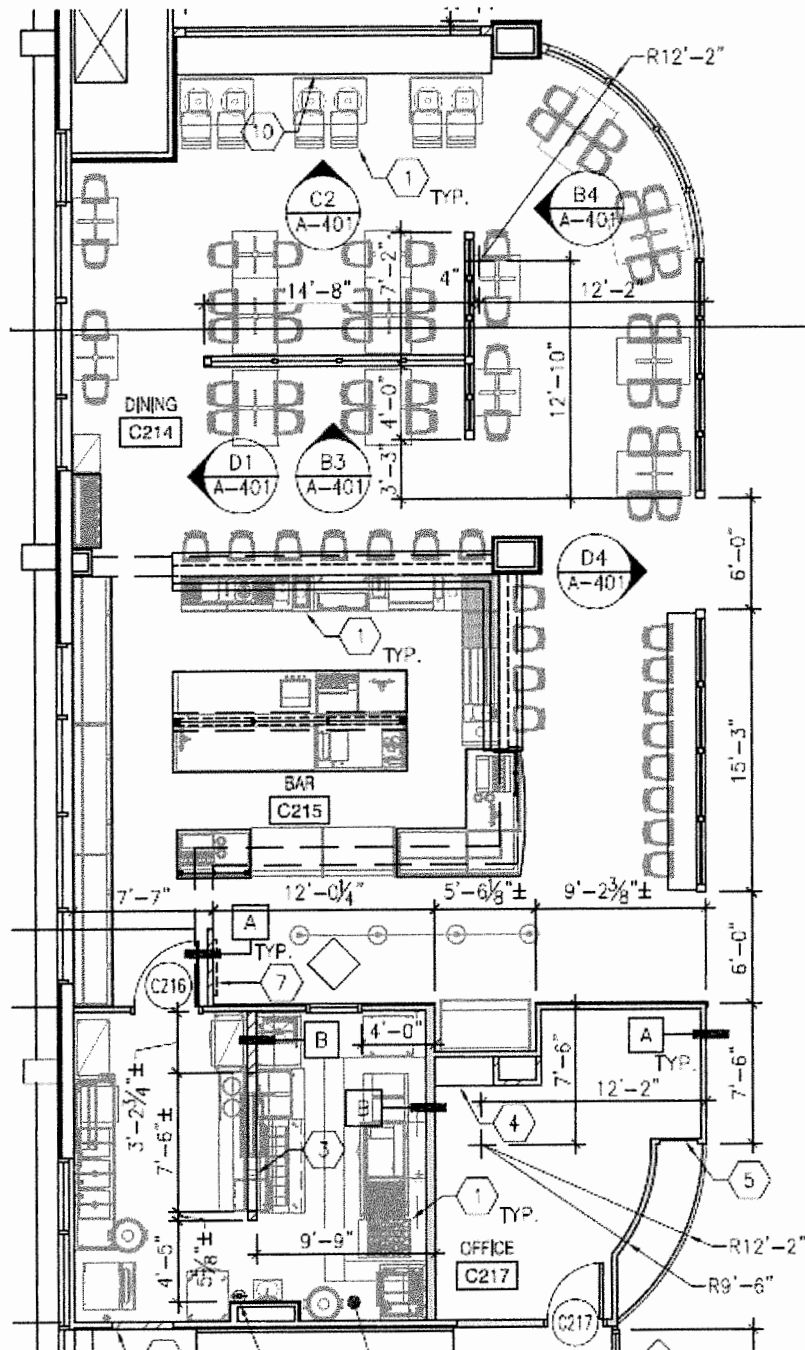
Vending	2015	2016	2017	2018	2019	2020	2021	2022
JANUARY	\$0.00	\$5,550.81	\$2,421.50	\$1,104.89	\$1,529.12	\$1,980.37	\$561.00	\$2,635.51
FEBRUARY	\$4,304.08	\$1,224.72	\$2,567.24	\$1,620.10	\$1,822.77	\$1,982.34	\$3,296.97	\$0.00
MARCH	\$28.86	\$1,616.88	\$3,257.24	\$3,014.83	\$1,533.18	\$2,833.81	\$1,503.50	\$3,671.53
APRIL	\$2,810.03	\$5,260.79	\$3,238.71	\$428.19	\$1,159.99	\$1,224.66	\$2,052.87	\$1,234.72
MAY	\$688.15	\$1,595.28	\$3,475.01	\$686.18	\$4,021.17	\$984.63	\$2,081.26	\$1,483.84
JUNE	\$509.66	\$3,083.60	\$5,620.28	\$2,513.07	\$2,879.38	\$1,884.50	\$2,323.56	\$3,342.82
JULY	\$3,758.87	\$8,379.60	\$5,939.28	\$3,122.88	\$2,462.82	\$1,589.62	\$2,741.56	\$3,385.27
AUGUST	\$700.36	\$3,545.25	\$5,523.66	\$1,948.84	\$3,605.08	\$1,945.78	\$2,852.61	
SEPTEMBER	\$859.86	\$4,482.70	\$875.00	\$7,689.69	\$2,529.45	\$756.00	\$3,795.65	
OCTOBER	\$4,598.39	\$2,122.35	\$479.60	\$2,325.66	\$2,349.42	\$628.38	\$6,703.56	
NOVEMBER	\$444.69	\$2,444.99	\$3,731.07	\$1,955.93	\$3,290.49	\$5,595.21	\$3,855.59	
DECEMBER	\$2,352.11	\$2,725.58	\$1,303.14	\$1,626.96	\$2,712.54	\$1,753.61	-\$737.91	
TOTALS: Full Year	\$21,055.06	\$42,032.55	\$38,431.73	\$28,037.22	\$29,895.41	\$23,158.91	\$31,030.22	\$15,753.69

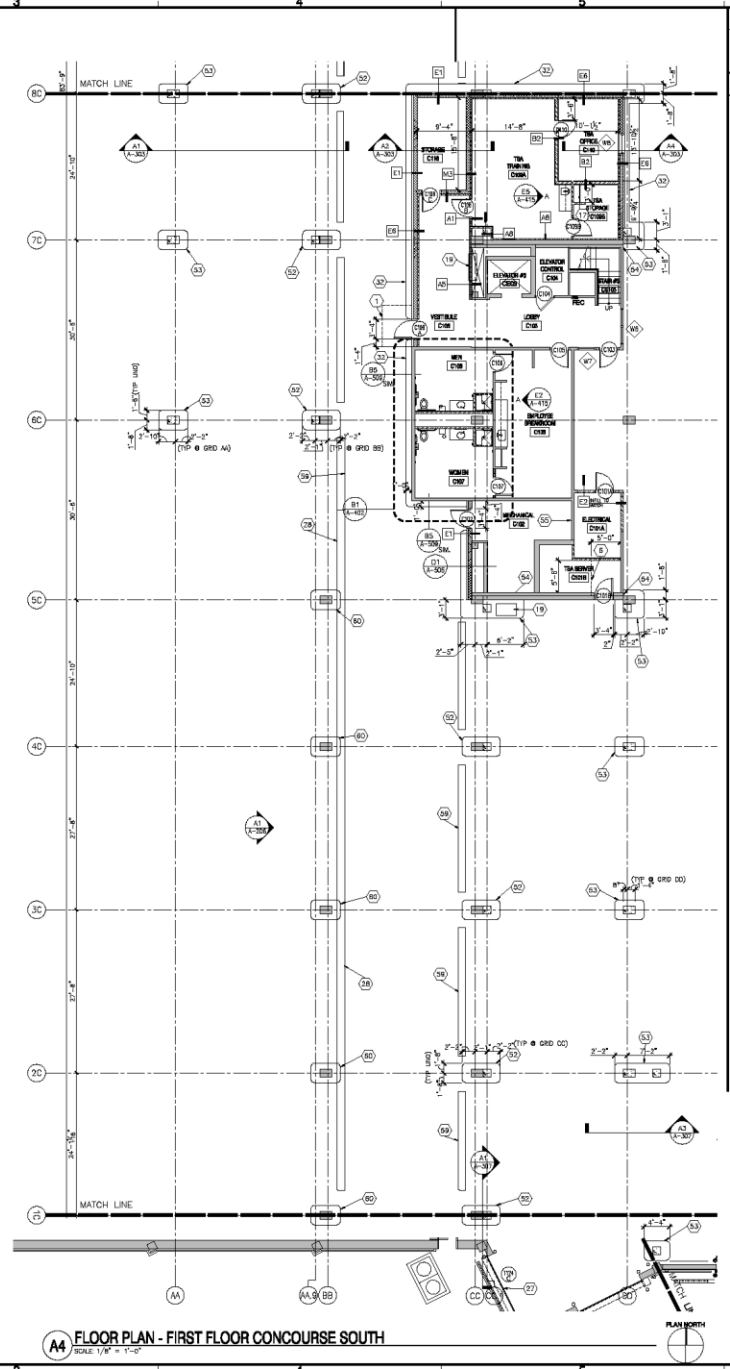
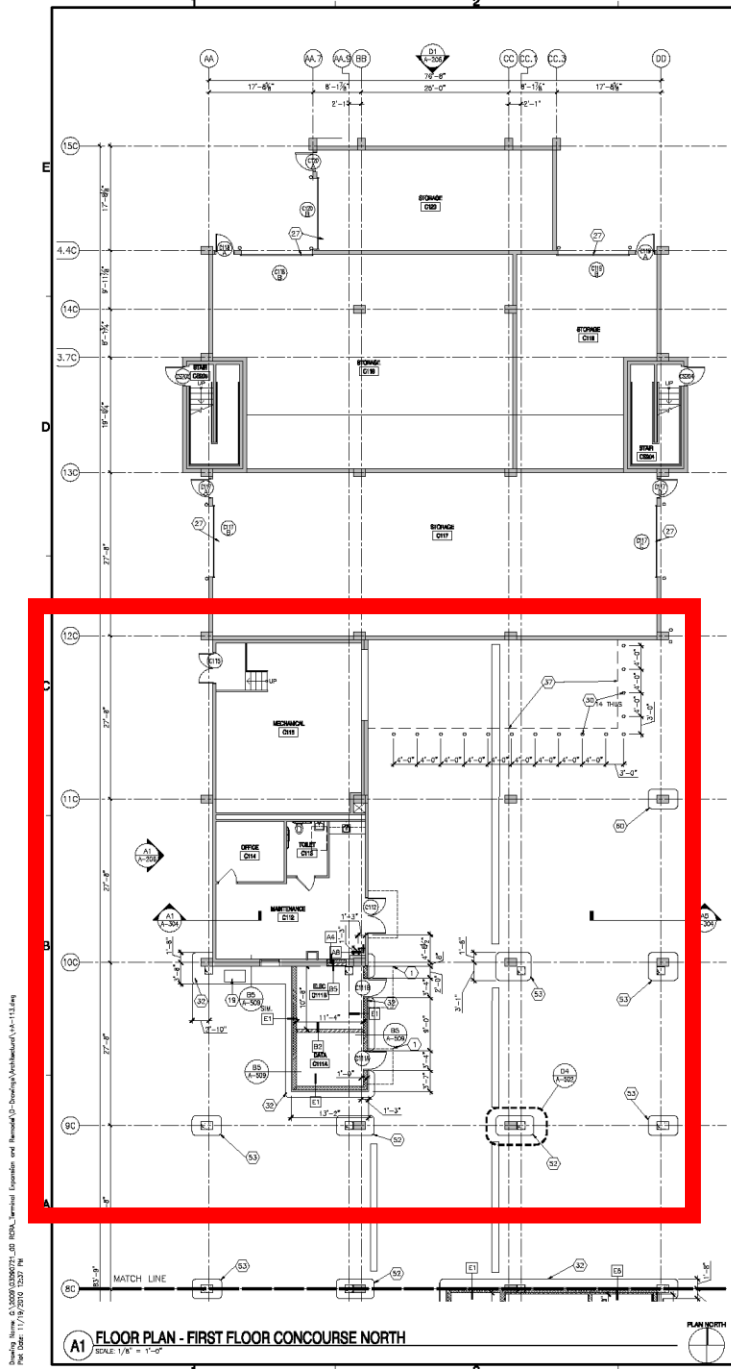
Presecurity Restaurant



Post Security Restaurant

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FLOOR PLAN GENERAL NOTES

ALL MAY NOT OCCUR ON THIS SHEET

FLOOR PLAN KEYNOTES

1. NEW CONCRETE STOOD, MATCH EXISTING C.J. - REF. C.M. AND STRUCTURAL.
2. EXISTING RETAINING WALL TO REMAIN. REFERENCE C.M.
3. NEW RETAINING WALL - REF. C.M.
4. FILL 1/2" VOID AT REMOVED FLOOR WATE.
5. CONCRETE WALK - REF. C.M.
6. NEW CONCRETE SLAB ON GRADE - REF. STRUCTURAL C4/3000.
7. DASHED LINE INDICATES ROOF/CEILING ABOVE.
8. EXPANSION JOINT. REF. SPECIFICATIONS.
9. RENTAL COUNTER SIGNAGE (NCS) COORD WITH ELECTRICAL.
10. EXISTING EXTERIOR STYRABEARD & FINISH TO 8" ABOUT NEW CEILING HEIGHT.
11. REPLACE EXISTING WINDOWS W/ ADA COMPLIANT ALUMINUM WINDOWS.
12. SHELVING. REFERENCE SPECIFICATIONS.
13. CLAD COLUMN IN STAINLESS STEEL. ADHERE TO CONCRETE SURFACE.
14. RELOCATE EXISTING FIRE EXTINGUISHER FOR CODE PLANS.
15. JAVIER'S SIGN. REFERENCE MECHANICAL/ PLUMBING.
16. REPLACE EXISTING GUARDRAILS. REFERENCE INTERIOR ELEVATIONS AND DETAILS.
17. COAT RACK. REFERENCE DETAIL A1/A-507.
18. DASHED LINE PICTURE RAIL. REFERENCE DETAIL B4/A-508.
19. MECHANICAL EQUIPMENT. REFERENCE MECHANICAL.
20. MECHANICAL LOUVER. REFERENCE MECHANICAL - PAINT.
21. ART PLACED. COORDINATE LOCATION WITH OWNER.
22. RAISED HEIGHT WALL. REFERENCE INTERIOR ELEVATIONS AND SECTIONS.
23. ELECTRONIC SCREEN SYSTEM. REFERENCE ELECTRICAL.
24. HOTEL EXISTING MECH/ ELECTRICAL PIPING/ CONDUIT IN WALLS. COORDINATE LOCATION AND SURROUNDING ELEMENT INSTALL.
25. COLUMN MARK. REFERENCE A-SHA FOR COLUMN DESIGN INFORMATION. SEE FLOOR SCHEDULE FOR MORE INFORMATION.
26. EXISTING ELEVATOR.
27. NEW OVERHEAD DOOR. REFERENCE DOOR SCHEDULE.
28. EXISTING TRENCH DRAIN. REFERENCE C.M.
29. NEW TRENCH DRAIN CONNECTOR PIPE. REFERENCE PLUMBING/ MECHANICAL.
30. 4" CONCRETE FILLED STEEL BOLLARD.
31. EQUIPMENT REMOVED AND REINSTALLED BY OWNER.
32. CONCRETE CURB. REFERENCE STRUCTURAL.
33. REPLACE EXISTING WINDOW FRAME AND GLAZING WITH NEW.
34. NEW STOREROOM SYSTEM. REFERENCE SPECIFICATIONS.
35. NEW GUARDRAIL SYSTEM. REFERENCE SPECIFICATIONS.
36. OVERHEAD COILING SECURITY GRILLE. REFERENCE SCHEDULE.
37. BALANCE ABOVE. REFERENCE REFLECTED CEILING PLAN.
38. STONE VENEER ON EXISTING WALL ASSEMBLY. REFERENCE INTERIOR ELEVATIONS.
39. DRINKING FOUNTAIN. REFER TO MECHANICAL.
40. MECHANICAL GRILLE. REFERENCE MECHANICAL.
41. AUTOMATIC SLUSH DOOR.
42. OWNER PROVIDED. OWNER INSTALLED EQUIPMENT.
43. OWNER PROVIDED. CONTRACTOR INSTALLED EQUIPMENT.
44. COLUMN BASE.
45. NEW WINDOW.
46. MAIL BOX SYSTEM. REFERENCE SPECIFICATIONS.
47. 6'-0" HIGH CHAIRBACK FENCE WITH
48. 6'-0" HIGH CHAIRBACK FENCE W/ 3'-0" GATE.
49. PHOTO GUARD RAIL. REFERENCE SPECIFICATIONS AND DETAILS.
50. PHOTO FRAMES. REFERENCE SPECIFICATIONS.
51. PHOTO GREEN ROOF SYSTEM. REFERENCE SPECIFICATIONS.
52. NEW CONCRETE CURB. REFERENCE B4/A-502 AND REFERENCE STRUCTURAL.
53. NEW CONCRETE CURB. SHOWN TO B4/A-502. ALSO REFERENCE STRUCTURAL.
54. 3" SOLUTION JOINT AND SOLVENT BETWEEN NEW CURB AND EXISTING WALL.
55. PATCH OPENING IN METAL STUD WALL.
56. REPAIR MASONRY & INSTALL EPS TO MATCH EXISTING & REPAIRED SURFACE.
57. REPAIR EPS.
58. REMOVABLE SECTION OF GUARDRAIL W/ REMOVABLE STEEL PING ON OTHER SIDE AT POSTS.
59. NEW TRENCH DRAIN - REFERENCE C.M.
60. EXISTING CURB.
61. TRANSFORMER ENCLOSURE. REPAIR EXISTING MASONRY & INSTALL NEW EPS FIRST TO MATCH EXISTING & REPAIRED SURFACES. INCLUDE NEW CAP PLUMBING AND ASSOCIATED WOOD BLOCKING.
62. NEW TRASH CHUTE ASSEMBLY - SEE C3/A-300.
63. WRAP COLUMN WITH 1/2" EPS/SPUM - SEE DETAIL C1/A-506.

KEYPLAN

CONCOURSE NORTH
CONCOURSE SOUTH
TERMINAL WEST
TERMINAL EAST
CAP RENTAL
AREA OF NEW CONSTRUCTION

TSP
To Serve To Excel. Together.

TSP, Inc.
800 Kansas City St.
Rapid City, SD 57701
phone: (605) 343-4182
fax: (605) 343-7188
www.tspinc.com

Architects
Engineering
Construction

QUALITY
HNTB
1000 International Drive
Minneapolis, MN 55425
phone: (612) 344-5882

PROJECT TITLE:
RAPID CITY AIRPORT
TERMINAL EXPANSION AND REMODEL

ISSUES:

NO.	DATE	DESCRIPTION
01	11/18/10	100% CONSTRUCTION RECORD

REVISIONS:

NO.	DATE	DESCRIPTION
01	11/18/10	100% CONSTRUCTION RECORD

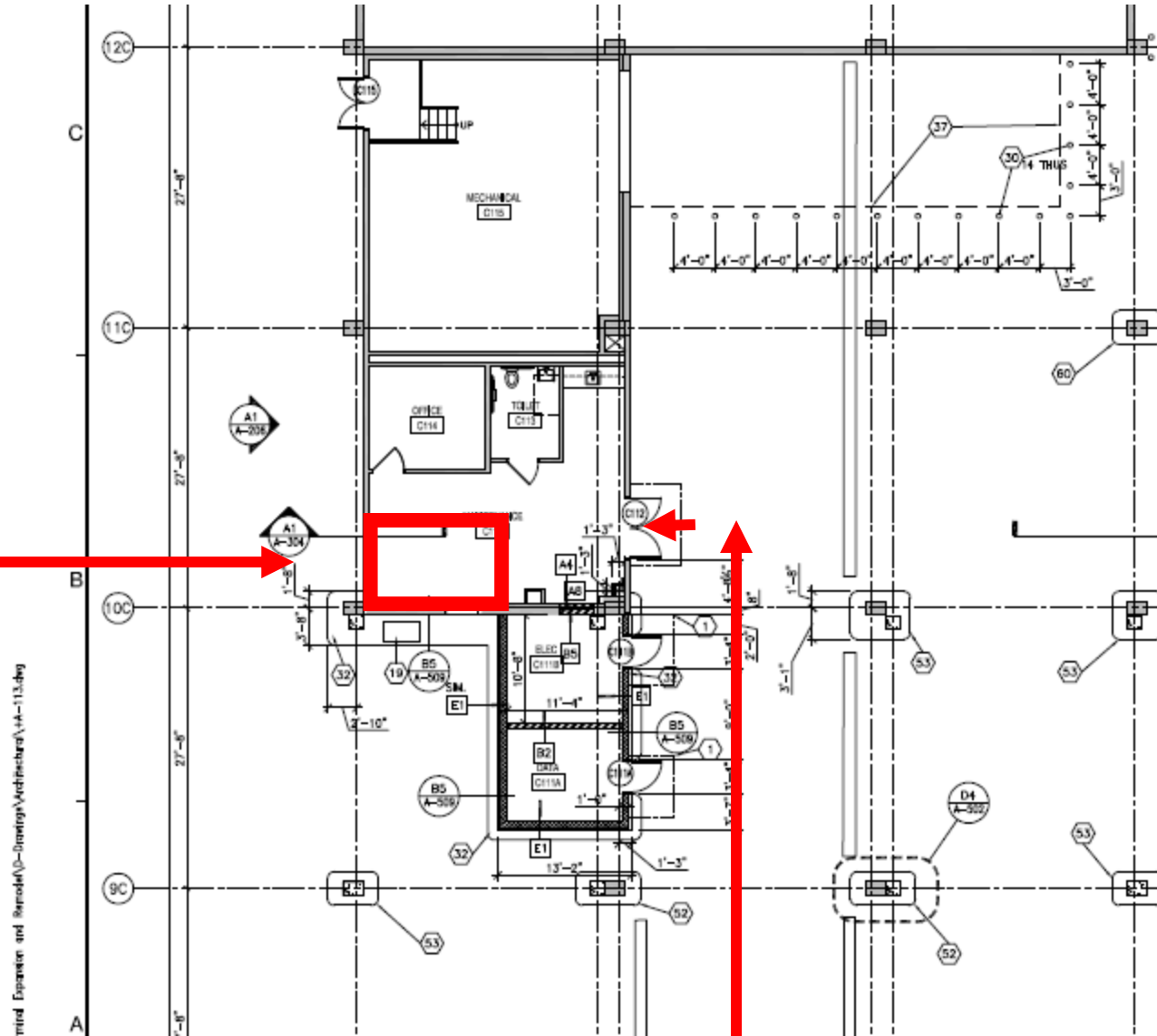
WORK: NORTH
PROJECT # 63029777
DRAWN BY: CSM
CHECK BY: RSP
@ TSP INC.

SHEET TITLE:
FLOOR PLAN - FIRST FLOOR CONCOURSE

SHEET NUMBER:
A-113

Issued: 11/18/2010 10:00 AM
Drawing: 11/18/2010 10:00 AM
File: 11/18/2010 10:00 AM
Path: 11/18/2010 10:00 AM

Beer Cooler Location
Inside Landside Mx Offices
Secured by Lock and Key



RAPID CITY REGIONAL AIRPORT RATES & CHARGES (Effective FY January 1, 2022)									
2019 to 2020 CPI Adjustment			1.2%						
TERMINAL RENTAL RENTS AND FEES: Implementation January 1, 2022									
					Current Rates				
					<u>Signatory</u>		<u>Non-Signatory</u>		
Terminal Facilities Base Rate	\$	13.13	\$	16.41	\$	6.55	\$	8.19	
Conditioned Ground Storage Rate	\$	4.24	\$	5.30	\$	5.77	\$	7.21	
Terminal/Storage Depreciation Rate	\$	2.32	\$	2.90	\$	4.99	\$	6.24	
LANDING FEES*: Implement January 1, 2022									
					Current Rates				
					<u>Signatory</u>		<u>Non-Signatory</u>		
*Applicable on aircraft 12,500 lbs and greater. Based on aircraft with a Lease Agreement with the Airport are exempt	\$	1.69	\$	2.11	\$	1.67	\$	2.09	
GROUND LEASE RATES: Implementation January 1, 2022									
Leases with Market Rate Adjust Clauses:		2021 Improved Area	2022 Improved Area	2021 Unimproved Area	2022 Unimproved Area				
Aircraft Storage (Hangar Owner)		\$ 0.30510	0.31	\$ 0.27459	0.28	/ Square Foot			
SASO (Specialized Aviation Services Operator)		\$ 0.33561	0.34	\$ 0.30510	0.31	/ Square Foot			
FBO (Fixed Base Operator)		\$ 0.33561	0.34	\$ 0.31527	0.32	/ Square Foot			
Leases With No Market Rate Adjustment:		Improved 2021 Rate	Improved 2022 Rate	Unimproved 2021 Rate	Improved 2022 Rate				
26 - Aircraft Storage/Hangar/SASO Leases (Applicable to current leaseholds with no or future market rate adjustment clause. Mixed improved & unimproved.)		\$ 0.27828	0.28	\$ 0.13920	0.14	/ Square Foot			
Lease Reversionary Deferral Fee		Negotiated as needed based on fair market value (for land and improvements.)							
ANGAR LEASE RATES: Implementation - April 1, 2022									
					Larger Units	\$ 330.00 / Month	Prev: \$310.00		
					Smaller Units	\$ 275.00 / Month	Prev: \$260.00		
AIRCRAFT FUEL FLOWAGE FEE:									
Exceptions: Air Carriers, Cargo Operators, and Slurry Bombers on Fuel Contract with FBO.					\$ 0.05 / Gallon				
UNLEADED/DIESEL FUEL SALES RATE:									
					\$ 0.15 / Gallon	over cost adjusted monthly			
PUBLIC PARKING CONCESSIONS:									
Parking Rates:		Lot P2: 0-30 Minutes: Free (short term)	Each Add'l 30 Minutes: \$2.00 (prev \$1)		Daily Max: \$14.00 (Prev \$12)				
		Lot P1: 0-30 Minutes: Free (long term)	Each Hour: \$2.00		Daily Max: \$10.00		Weekly Max: \$60.00		
Monthly Parking Activation Fee: \$10.00		Tenant Employee: \$10.00 per month		Commuter/Transient: \$40.00 per month (prev \$10)		Lost Parking Card Fee: \$10.00 each			
GROUND TRANSPORTATION FEES: Implementation April 1, 2022									
Annual Operator Permit Fee:		\$200.00	(Implement January 2023)						
Pick Up/Drop Off Rates Per Vehicle (Per Number of Seats):									
1-8 Seats (Shuttles, Taxis, Limos):		\$2.00	Per one way trip	16+ Seats (Buses, Limos, Other Vehicles)		\$1.50 per person			
9-15 Seats (Shuttles, Taxis, Limos):		\$4.00	Per one way trip	Transportation Network Companies:		\$2.00 per one way trip			
				Peer to Peer:		8% of gross revenue			
RENTAL CAR AGENCIES:									
QTA O&M Rate					\$ 9.47	per square foot			
QTA Car Wash Rate					\$ 1.75	per wash (6.5% Tax Included)			
AIRPORT SEWER SURCHARGE - All Users Pay Fixed Rate of \$220.00 per year, in Addition to Fixed Rate Based on Meter Size: Implementation April 1, 2022									
5/8" Meter		\$ 288.00	1 1/2" Meter	\$ 972.00	4" Meter	\$ 4,416.00			
3/4" Meter		\$ 372.00	2" Meter	\$ 1,488.00	6" Meter	\$ 8,712.00			
1" Meter		\$ 540.00	3" Meter	\$ 2,688.00	8" Meter	\$ 13,872.00			
Sewer Usage charges based on actual usage as per City's rates & charges									
BADGES & SECURITY:									
(Rapid City Regional Airport)									
Badges:		SIDA/Sterile Area Badge New \$75.00		Renewal \$35.00		Reissue (damaged) \$20.00 (All Badge Types)			
		AOA/Public Area Badge New \$35.00		Renewal \$20.00		Reissue (lost, stolen)* \$100.00 (All Badge Types)			
Door Access Card - \$5.00									
Accessory Fees (6.5% tax included):		Lanyard \$10.00	Arm Band \$5.00	Badge Reel \$5.00	Badge Pouch \$1.00				
*The Airport reserves the right to charge the badge holder and/or their employer for any and all costs associated with new badges in the event the lost badge requires a complete reissue.									
Security Violation Fines:		First Fine		\$500		3 offenses within 60 days.			
(Fines are assessable at the discretion of the ASC and AED and may also include revocation of access to security areas.)		Second Fine		\$2,500		Subsequent offense within 60 days of 1st fine			
		Third Fine		\$5,000		Subsequent offense within 60 days of 2nd fine			
CONFERENCE ROOM RENTAL:									
(Rapid City Regional Airport)									
Spaces Available:		Administration Meeting Room		Rate:		\$25 per hour or \$100 per day			
		Airport Board Room		Amenities Available*:					
		Station 8 Training Room							
Contact Airport Administration at 394-4195 ext 8 for Reservations or Questions									
*Additional Charges May Apply and Vary by Facility									
MISCELLANEOUS CHARGES: Implementation January 1, 2022 (Unless otherwise notated)									
Rally Truck Parking Fee (Per Event, Per Truck)		\$ 200.00	(prev \$175)						
Annual Operator Permit		\$ 200.00	(Implement January 2023)						
Special Operator Permit Fee (Per Occurrence)		\$500-\$1,000	(prev \$500)						
Replacement Fuel/Wash Fob		\$ 20.00	(prev \$15)						
Security Video Request Fee		\$ 85.00	(Min charge \$85/\$85 per hour based on time)						
Mobile Runway Closure X's Monthly Rental Fee		\$ 1,500.00	(new)						
Mobile Runway Closure X's Daily Rental Fee		\$ 50.00	(new)						
Telephone Long Distance		Actual Cost							
Telephone Equipment Charge		\$ 40.00	per handset (tax not included)						
GSE Repair Area		\$ 100.00	per day or any portion thereof						
Glycol Truck Storage Area		\$ 100.00	per space per month						
Glycol Chemical Storage Area		\$ 100.00	per month (tote or tank)						
Labor Rates		\$ 85.00	per hour						
Labor with Equipment Usage		\$ 120.00	per hour						
Advertising Upload Fee		\$ 50.00	per occurrence						
Airport Administrative Fee		Actual cost plus 15%							
6.5% Sales tax will be charged when applicable									
Finance Charge on Overdue Payments:		1.5% per month (18% APR) on any past due balances over 30 days							

2/26/2021 12:17:20 PM
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02/26/2021

P2 West Washington

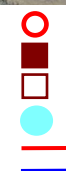
P2 East Lincoln

P1 West Jefferson

P1 East Roosevelt

P2 Rates:
Each half hour: \$ 2.00
Daily: \$14.00
Weekly: \$98.00

P1 Rates:
Each Hour: \$ 2.00
Daily: \$10.00
Weekly: \$60.00



Mead
& Hunt

EXHIBIT 1.1



RAPID CITY REGIONAL AIRPORT

Parking Terms & Conditions

As of 1/1/2022, Revised 4/1/22.

www.rapairport.org

- 1) The use of this lot is at your own risk and doesn't constitute or imply any liability on the part of the Airport for vehicles or items left in the parking lot. Airport shall not be responsible for personal injuries or for vandalism or theft of automobiles or contents therein while entering, exiting or parked in this lot. We are also not responsible for non-standard equipment such as special wheels wire wheel covers, cell phones antennas, stereos, etc.
- 2) For accounting purposes, the monthly rental period runs from the first day of the current month to the last day of the current month. Monthly rate for rental at parking space is due and payable on the first day of each month. Payments made after the 10th of the month will be subject to a finance charge as listed on the Airport's current rates and charges. Parking access may be revoked by the Airport if invoice is not paid by the last day of the month.
- 3) Vehicle storage is not allowed and is limited to a maximum of thirty (30) consecutive days. Vehicles left in the lot beyond 30 days may be subject to towing, at the owners expense.
- 5) Parking may be cancelled by the parker at any time. The Airport reserves the right to cancel at any time but will endeavor to provide at least thirty (30) days prior written notice except in the case of (i) circumstances beyond the Airport's control; or (ii) a parker's violation of lot rules and regulations.
- 6) Refunds will not be issued if parking is cancelled within the month.
- 7) Airport must be notified within 24 hours of any terminations so access can be revoked.
- 8) All directional and parking signs found in or around the lot (such as "handicapped," etc.) must be obeyed.
- 9) Employee, driver, and/or owner of any vehicle shall repair or cause to be repaired, at his/her expense, any and all damages to the parking lot or any part thereof caused by his/her misconduct.
- 10) All users shall abide by and conform to all laws and governmental rules and regulations.
- 11) Employees may only use the lot for work related parking. No additional parking is allowed. (For example, employees may not park in the lot for personal travel.)
- 12) Should Employee violate any of the above conditions, parking may be revoked with no refund of fees.
- 13) Monthly Commuter Parking.** There are a total of 125 spaces available for commuter parking. Once full, additional commuter requests will go on a wait list until such time as space is available. Until then, full posted lot rates must be paid.
 - A. Commuter parking permits are limited to active airline flight crews whose primary residence is in the Black Hills Region and have possession of a valid Known Crewmember Card (KCM). The airline identification badge and KCM must be verified by Airport staff. (Retirees and other employee groups do not qualify.)
 - B. Commuters must pay for their monthly parking through an automated credit card charge.
 - C. Commuter parking is not available on a part-time basis, such as temporary duty assignments for a seasonal service.
 - D. Commuters must re-apply for parking if they terminate from the parking program. If no space is available, they will go on a wait list.

4550 TERMINAL RD • SUITE 102 • RAPID CITY • SOUTH DAKOTA 57703-8706 • 605-394-4195 office • 605-394-6190 fax