



Brainerd Lakes Regional Airport

REQUEST FOR INFORMATION

DESIGN-BUILD CONTRACTORS – BRAINERD LAKES REGION

1. Statement of need

The Brainerd Lakes Regional Airport Commission is seeking local contractors that are ready, willing, and able to provide design/build service for an accelerated remodeling approximately 3,200 sq. ft. of the Airport Café and 5,500 sq. ft. of outdoor seating area at the Brainerd Lakes Regional Airport (BRD). It is the goal for the remodeling to take place over the winter months beginning January 1, 2021 and ending sometime in May, 2021.

Objectives identified for the remodeling of the Airport Café are defined as follows:

- Expand kitchen area capable of performing service in accordance with Minnesota Department of Health Category 3 (Including but not limited to: walk-in freezers, food prep kitchen with bakery, food wash sink, separate dish washing area)
- Expand customer seating area with new social-distancing concepts in mind while maximizing airfield views
- Develop storage areas for dry-goods, and miscellaneous restaurant supplies
- Stocking facilities for air catering services to aircraft capable of providing grab-and-go type catering services for aeronautical customers.
- Maximize outdoor seating areas inclusive of spring, summer, and fall dining opportunities

In addition to the restaurant needs, additional renovations are needed within the Airport Café area of the terminal complex at BRD.

- Reduction in restroom size to accommodate the activities of the restaurant only
- Remodeling of restrooms to incorporate a shower/changing area for all aeronautical users of BRD whether incorporated into existing restroom design, or designed in a unisex stand-alone room.

2. Background

The Brainerd Lakes Regional Airport has provided continuous facilities for air transportation since its inception in the late 1940's. The Airport supports the

economies of the Brainerd Lakes Region and currently supports daily one-stop flights to 89 global destinations through the Minneapolis/St. Paul Airport. The Airport is home to 13 based businesses employing approximately 100 people as well as approximately 80 based aircraft generating an annual economic impact of approximately \$31 million.

The Airport Café has integrated into the framework of commercial offerings at BRD since the construction of a Passenger Terminal Building in the early 1980s. The Airport Commission authorized the redevelopment of the original passenger terminal into an Airport Café. The café has grown from a smaller lunch counter into a full-service dining opportunity. The recent expansion of the General Aviation Arrival/Departure Building has provided the Airport with the opportunity to expand the Airport Café to continue service to the aeronautical users and customers of the Brainerd Lakes Region.

3. Qualifications

The Commission is seeking information from firms that are ready, willing, and able to design a remodeled restaurant interior and outdoor seating area structure, apply for appropriate building permits, construct said areas, secure appropriate certificates of occupancy and review warranties after completion.

4. Information requested

Parties interested in pursuing this opportunity shall provide a letter of interest inclusive of the following:

Name of Company

Address

Brief description of company

Provide a quick sketch of initial design idea for the Brainerd Airport Café opportunity. An existing layout is attached to this Request for Information

5. Process defined

All parties responding to this Request for Information shall receive a forthcoming Request for Proposal packet. Only parties responding to this Request for Information shall be permitted to submit a response to the Request for Proposal – Design and Building of Airport Café.

6. Time for response

Interested parties shall provide a letter of interest along with the above requested information no later than 4:30 p.m. on November 25, 2020. Interested parties are welcome to submit questions to the Airport Director through the following methods:

Steven Wright, A.A.E.
Airport Director
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218-825-2166