MONTEREY REGIONAL AIRPORT (MRY) REQUEST FOR INTEREST (RFI) AIRPORT LEGACY TERMINAL BUILDING SPACE REUSE

RFI11042026

I HAVE READ, UNDERSTAND AND AGREE TO ALL STATEMENTS IN THIS REQUEST FOR QUALIFICATIONS, AND TO THE TERMS, CONDITIONS AND ATTACHMENTS REFERENCED HEREIN.

Date:_____ Company Legal Name:_____

_____

Authorized Signature Name Title

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INTRODUCTION

Monterey Regional Airport ("Airport" or "MRY") is owned and operated by the Monterey Peninsula Airport District ("District") and is a non-hub commercial service airport serving the central coast of California. The airport serves as the gateway to the region, with its iconic golf courses, snow-white beaches and dramatic cliffs, including the scenic Carmel-by-the-sea and Big Sur, and much more.

The Airport provides commercial and general aviation access to the national air transportation system in support of business and leisure travel. Four commercial airlines currently offer service to the Airport: Alaska, Allegiant, American, and United. The Airport serves over 650,000 passengers annually, having experienced double-digit enplanement growth each year since 2023.

The Airport is undergoing a transformation. The Airport's transformation program, MRY Metamorphosis, is on track to deliver modern and efficient facilities that the local community can be proud of. The Terminal Replacement Project will deliver five new gates in 62,754 square feet of public space, a similar footprint to the existing terminal, in a location that allows for operational safety enhancement while preserving the ease and efficiency travelers have come to expect from MRY.

REQUESTS FOR INFORMATION

Monterey Peninsula Airport District is seeking information from qualified responders ("Respondent") regarding ideas/concepts for the reuse or redevelopment of identified areas within the existing terminal building at MRY ("Legacy Terminal") once air carrier operations move to the passenger terminal facility currently under construction ("Replacement Terminal"). Ideas/concepts for reuse or redevelopment must be compliant with applicable federal, state, and local regulations including FAA grant assurances.

Through this RFI, District seeks to gather input on capabilities, innovative strategies, development approaches, and uses of available space, in whole or in part, ("Premises") in the Legacy Terminal that align with District's long-term vision.

Schedule

RFI Number	RFI11032026
RFI Release Date	November 4, 2026
Response Due Date and Time	December 15, 2026 at 4:00 P.M. PT

*Dates subject to change. Late submissions will be reviewed at the discretion of District.

Scope of this Request for Information

Monterey Peninsula Airport District is seeking information through this Request For Interest (RFI) regarding ideas/concepts for the reuse or redevelopment of identified areas within the Airport's Legacy Terminal. Portions of the Legacy Terminal will be vacated by air carrier operators that will relocate to the Replacement Terminal upon completion of construction of that building. District is seeking ideas/concepts on the future use of space that is made available at the Airport upon

opening of the Replacement Terminal. Ideas/concepts for reuse or redevelopment must be compliant with applicable federal, state, and local regulations including FAA grant assurances.

As a result of this RFI, District hopes to gain information that allows District to fully utilize existing facilities at the Airport. The RFI will help guide District towards the potential use(s) of the Premises in the Legacy Terminal and potential future negotiations for use with one or more respondents through an RFQ/P that may be released in the future.

This RFI is designed as a tool to collect information and will not directly result in a contract or funding for a project.

Space Description

The location(s) of the Premises is in the Airport's Legacy Terminal building, which is currently in commercial air service operation. The Premises is further depicted within the yellow highlighted areas Exhibit 1 to this RFI. Respondent should identify the portion(s) of the Premises expected to be needed to successfully operate the use proposed in its response.

Response Format

This section describes the response format requirements and will be the criteria District will use in its review of responses to this RFI. The information received in response to this RFI may be utilized in a future RFQ/P.

Response Content

Responses should include the following components in the order listed below.

1. **Cover Letter.** A cover letter that includes:
    a) Respondent's legal name, phone number, email address, and street address. For business entities, include the legal name, phone number, email address, and business address for each principal.
    b) Respondent's length of time in business and any relevant company/business history.
    c) The signature, printed name, title, and date of authorized signatory.
2. **Reuse or Re-Development Concept.** Respondent should provide a conceptual plan detailing:
    a) The available area(s) of the Premises of interest.
    b) Its vision for use of the Premises, including any required construction or development of the Premises.
    c) Preliminary thoughts on delivery models for developing and/or using the Premises.
    d) Initial technical, financial, or operational considerations.
    e) Challenges and risks Respondent perceives with the use of the Premises.
    f) Community, social, and/or economic impact of proposed use of the Premises.

Respondent Submission

Responses will be received electronically via email to planning@montereyairport.com through 4:00 P.M. PDT on December 15, 2026.

District will not be responsible for, nor honor any claims resulting from, or alleged to be, the result of misunderstanding by the Respondent.

Respondents to this RFI are responsible for all costs of response preparation and submittal. All materials submitted in response to this RFI become property of District and will be returned only at the option of District. District may copy, disclose, publicize, and dispose of responses and may use any ideas, concepts, techniques, or plans provided by Respondent without obligation for compensation or liability of any kind.

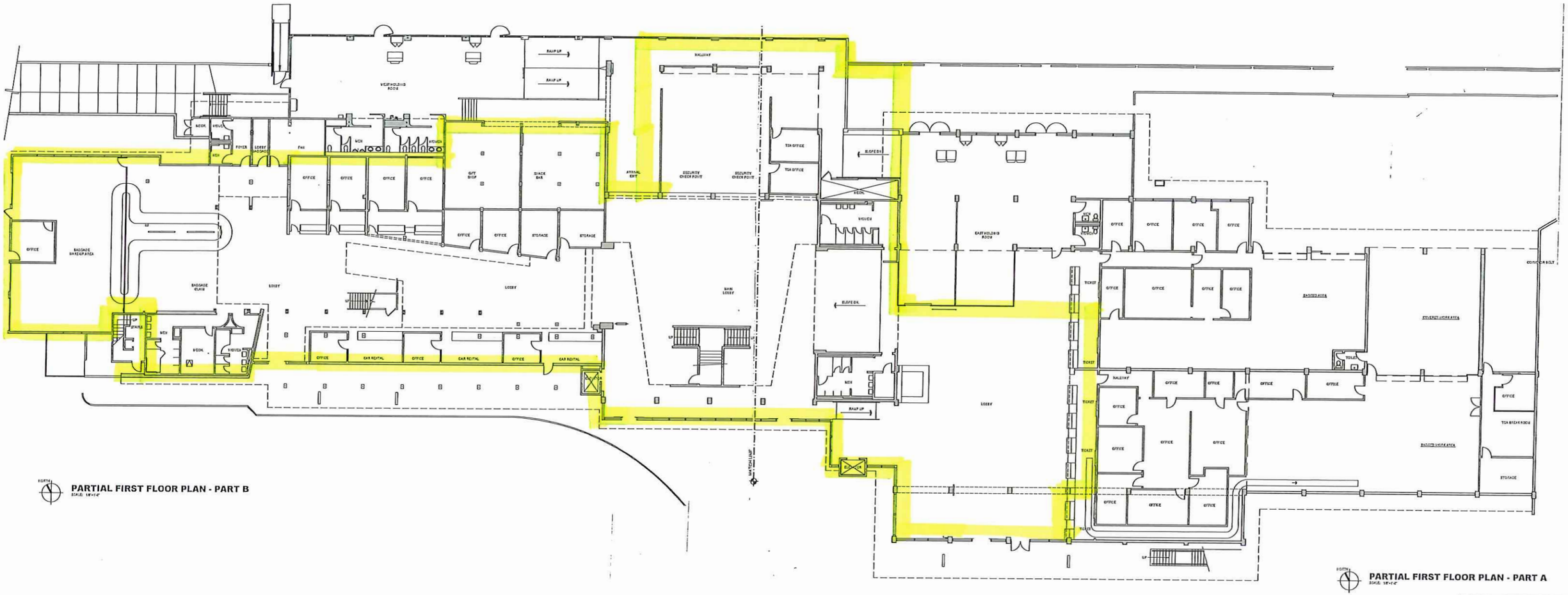
No Commitment

Neither submission of a response nor District's receipt of a response confers any right to the Respondent nor any obligation on District. This RFI does not commit District to issue a future RFQ/P or award of any future use of Premises.

Exhibits

Exhibit 1: Space Exhibit – Terminal First Floor Plan -

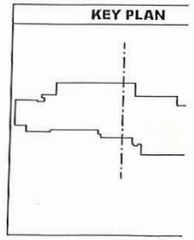
EXHIBIT A

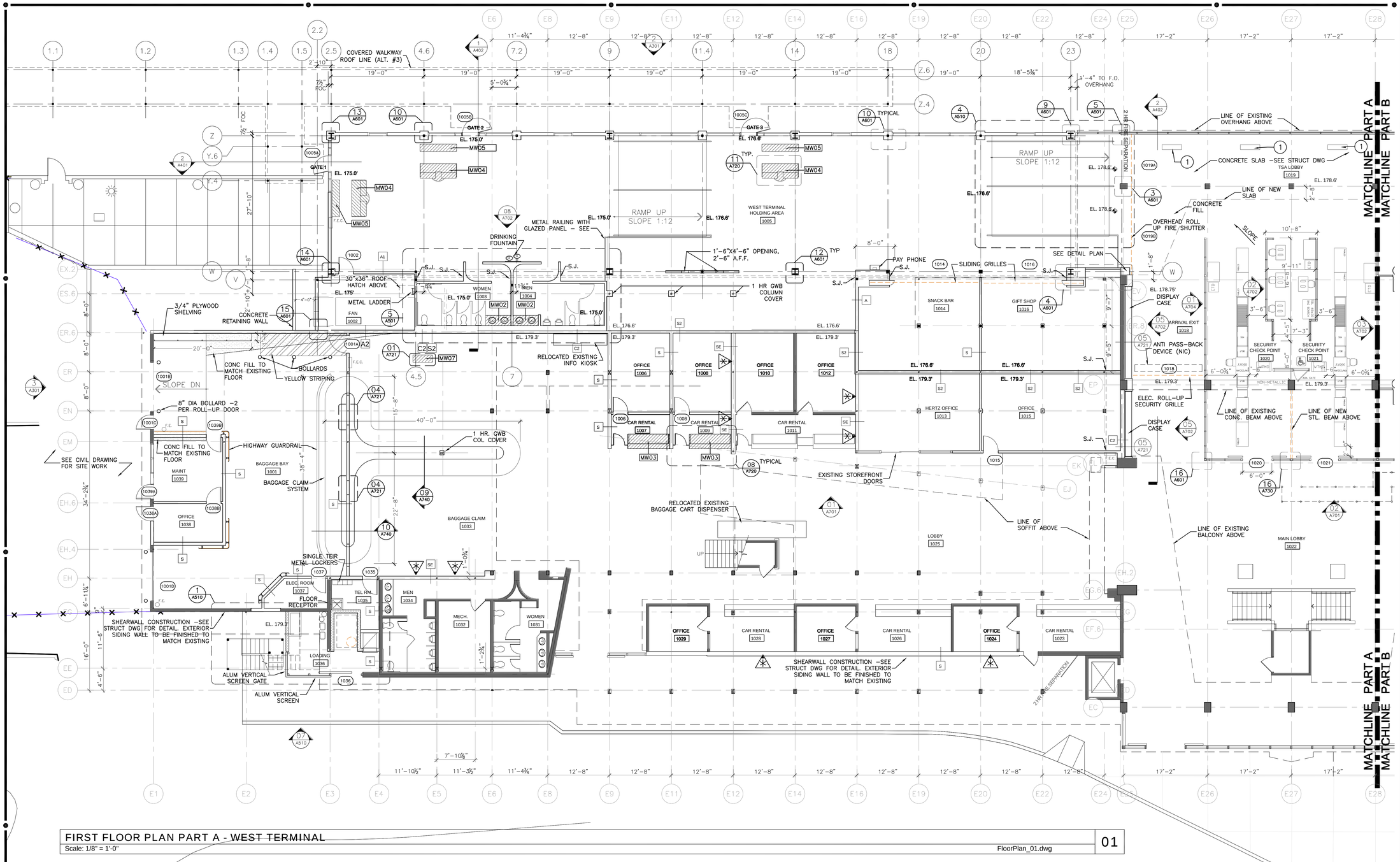


PARTIAL FIRST FLOOR PLAN - PART B

PARTIAL FIRST FLOOR PLAN - PART A

KEY PLAN





FIRST FLOOR PLAN PART A - WEST TERMINAL

Scale: 1/8" = 1'-0"

FloorPlan_01.dwg

01

KEY NOTES

(1) FLOOR SUPPLY GRILL REFER TO MECHANICAL DRAWINGS

REFER TO ALL APPLICABLE GENERAL NOTES. IN ADDITION, REPLACE WITH NEW MATERIALS MATCHING ADJOINING SURFACE AFTER SEISMIC RETRFITING WORK IS COMPLETED.

GENERAL NOTES

1. ALL PARTITION TO BE TYPE A UNLESS OTHERWISE NOTED. REFER TO A701 FOR PARTITION TYPES.
2. MAINTAIN WALL FIRE RESISTIVE RATING WHERE ITEMS SUCH AS FIRE HOSE CABINETS, ELECTRIC PANEL BOXES, ETC., ARE BUILT INTO FIRE RATED WALLS.
3. VERIFY THAT DEMOLITION IS COMPLETE AND AREAS ARE READY FOR INSTALLATION OF NEW WORK. BEGINNING OF NEW WORK MEANS ACCEPTANCE OF EXISTING CONDITIONS.
4. IN EXISTING AREAS WHERE NEW CEILING ARE INDICATED, EXISTING CEILINGS, ELECTRICAL AND MECHANICAL FIXTURE ARE TO BE REMOVED OR ADJUSTED TO SUIT NEW CONSTRUCTION.
5. WHERE ELECTRICAL PANEL BOXES OCCUR, PARTITIONS SHALL BE OF SUCH THICKNESS TO ACCOMMODATE THE PANEL BOX.
6. ALL OPENINGS IN WALLS AND SLAB REMAINING AFTER DEMOLITION WORK HAS BEEN COMPLETED SHALL BE FILLED WITH CONSTRUCTION IDENTICAL TO ADJOINING SURFACES.
7. ALL EXISTING MECHANICAL AND ELECTRICAL WORK IN EXISTING PARTITIONS, EXTERIOR WALLS, FLOOR, OR CEILINGS THAT INTERFERE WITH THE WORK SHALL BE RELOCATED, ADJUSTED OR REPLACED TO SUIT NEW CONDITIONS.
8. ALL BUILDING COMPONENTS IN EXISTING BUILDING DISTURBED BY THIS WORK SHALL BE PATCHED, RESTORED, AND REFINISHED TO PRODUCE UNIFORM FINISH AND TEXTURE OVER ENTIRE AREA. WHEN FINISH CANNOT BE MATCHED, REFINISH ENTIRE SURFACE TO THE NEAREST INTERSECTIONS.

MONTEREY PENINSULA AIRPORT DISTRICT

MONTEREY PENINSULA AIRPORT DISTRICT

Board Chair: Ron Phoebus
Airport Manager: Thomas E. Greer

Project Information

Contract No.
Project Name:

TERMINAL BUILDING MODERNIZATION

Project Location:
Fred Kane Drive
Monterey, CA 93940

Consultant Stamp

Consultant:

The Jones Payne Group
2560 Garden Road, Suite 105
Monterey, California 93940
tel: 831.372.4061, fax: 831.372.4071
JPG# 20109.20

Submission/Revisions:

#	date	description	by	chk

Scale: 1/8" = 1'-0"

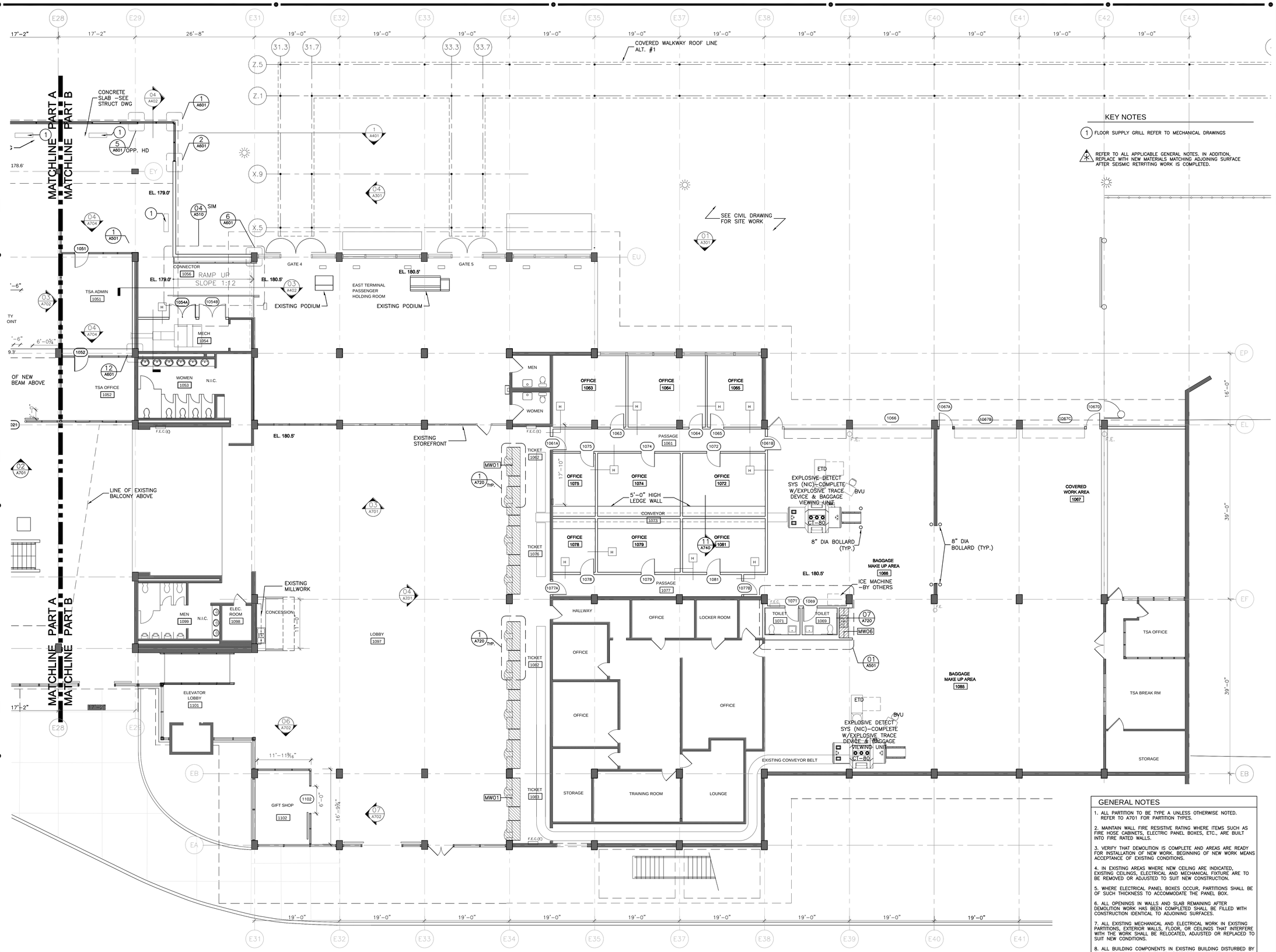
Issue Date: July 29, 2005

Sheet Title:

FIRST FLOOR PLAN PART A

Sheet No. A201A

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GENERAL NOTES

1. ALL PARTITION TO BE TYPE A UNLESS OTHERWISE NOTED. REFER TO A701 FOR PARTITION TYPES.

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FIRST FLOOR PLAN PART B - EAST TERMINAL

Scale: 1/8" = 1'-0" FLoorPlan_01.dwg 01

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Sheet Title:

FIRST FLOOR PLAN PART B

Sheet No. A201B

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