



JFK Millennium Partners, LLC

Request for Proposals

JFK T6 Vending Services

JMPVENDCSP_01

Issued Date:

September 3, 2025

Proposals Due:

September 22, 2025

1. GENERAL INFORMATION

1.1. PURPOSE OF THE RFP

JFK Millennium Partners, LLC (“**JMP**”) is issuing this Request for Proposals (this “**RFP**”) for the installation and management of vending machines at Terminal 6 of John F. Kennedy International Airport (the Service”). This RFP is intended to select a service provider that will install and manage vending machines in designated employee break areas within the terminal. The service provider will be required to comply with all relevant guidelines, regulations, and requirements as outlined in this document. You (“**Respondent**”) are invited to take part in this RFP and provide a proposal that satisfies JMP’s requirements as set forth herein (this “**RFP Document**”). This Vending Services RFP shall not provide the successful Respondent with exclusive rights to operate a vending machine at the Airport.

1.2. BACKGROUND INFORMATION ON JMP AND TERMINAL 6 AND 7.

John F. Kennedy International Airport (“**JFK**”) is one of the largest international airports in the United States and the largest airport in the New York City region. In 2023, JFK served over 62.5 million passengers, including origin and destination and connecting traffic and currently serves the public with 5 terminals.

JMP is a private consortium composed of Vantage Group, American Triple I, RXR Realty, and JetBlue which has entered into a long-term lease with the Port Authority of New York and New Jersey (the “**Port Authority**”) for the redevelopment and management of a new Terminal 6 through 2060.

JMP uses a partnership-focused approach to bring development and management expertise to the New York market. JMP, through its partners, offers a proven track record of successful, innovative projects at some of the most challenging and exciting airport and infrastructure projects around the world. JMP is delighted to offer its global expertise to develop the world class terminal that JFK passengers deserve.

JMP’s scope under its lease with the Port Authority includes managing and operating the existing Terminal 7, while constructing a new Terminal 6.

Together with the Port Authority, JMP will have the exciting opportunity to bring the world-class new Terminal 6 to life through intuitive and sustainable terminal design, best-in-class operations, and more than 100,000 square feet of exceptional, New York-inspired customer amenities.

At completion, Terminal 6 will have a total of 10 gates, comprised of one narrow-body gate and nine wide-body gates. In addition, of the nine total wide-body gates available, three of such gates are expected to operate the Multiple Apron Ramp System and therefore accommodate either one wide-body or two narrow-body aircraft. All gates are expected to accommodate ADG V aircraft (i.e. equivalent to up to the Boeing 777x and Airbus 350 families).

The construction schedule for Terminal 6 includes a phased opening as shown below:

Project Phase	Description	Scheduled Opening Date
“Phase 1”	Pre-Security and Post-Security areas, including East and Central Concourses with access to one narrow-body gate and at least four wide-body gates and Terminal 5	February 2026
“Phase 2”	West Concourse with access to remaining wide-body gates.	2028

After Phase 1, the remaining gates to be constructed as part of Phase 2 may become available on a staggered basis before full completion of Phase 2.

JMP reserves the right to modify the construction schedule, the opening phases and dates, and any other gate or terminal specifications in its sole discretion.

The new Terminal 6 is being built on the site of the former Terminal 6 and will extend onto the site of Terminal 7, which will be decommissioned and demolished once Phase 1 of the new Terminal 6 is complete.

JMP will continue to operate Terminal 7 until the completion of Phase 1 of the new Terminal 6, however JMP may also decommission certain gates or other portions of Terminal 7 during construction of Phase 1 of Terminal 6.

As the new Terminal 6 opens in phases, JMP will oversee a smooth transition for both airline partners and passengers to the new facility.

1.2.1. PASSENGER TRAFFIC, AIRLINES, DESTINATION, AND OTHER GUEST DEMOGRAPHICS

Terminal 6 will serve as a gateway to the world through partnerships with major carriers servicing key destinations in North America, Europe, Asia, Africa and the Middle East, including:

- Lufthansa Group
- Cathay Pacific
- ANA
- Aer Lingus
- Air Canada
- Norse
- Condor
- JetBlue

When Phase 1 of the terminal opens, it is anticipated that Terminal 6 will see up to approximately 3.9 million enplaned passengers per year, which is expected to grow to approximately 4.2 million enplaned passengers by 2030. JMP also expects that the vast majority of such passengers will travel internationally with average projected dwell times exceeding 200 minutes.

During Phase I, Terminal 6 is expected to have approximately 3,500 employees in total, with operations running 24 hours a day.

1.2.2. PROCUREMENT PROCESS; TIMELINE

The following schedule is intended to illustrate the anticipated timeline for this RFP:

Stage	Date	Details
RFP Release	9/3	Official RFP document published.
Vendor Q&A Period	9/9	Vendors may submit written questions. All inquiries must be received by Sept 9, 5:00 PM EDT.
Proposal Deadline	9/22	All proposals are due by Sept 22, 5:00 PM EDT. Late submissions will not be considered. Digital submission preferred.
Evaluation & Review	9/23 – 9/26	Internal review by selection committee. Scoring based on criteria: machine quality, service model, sustainability, pricing, and experience.
Vendor Interviews (if needed)	9/29	Shortlisted vendors may be invited for brief presentations or clarifications. Conducted virtually or in-person.
Award Notification	10/10	Selected vendor notified.

JMP reserves the right to amend or otherwise modify the above schedule at any time in its sole discretion.

1.3. PROPOSAL DEADLINE AND SUBMISSION INSTRUCTIONS

Proposals must be received by no later than 5:00pm ET on September 22, 2025 (the “**Proposal Deadline**”).

All Proposals should be sent to: T6ConcessionCSP@vantagegroup.com

All Proposals must be submitted with the subject header “RFP – JFK Terminal 6 Vending Services” and include the Respondent’s business name, contact full name, business address, phone number and email address.

Please PDF the entire proposal in (1) one file with all documents included, other than the Proposed Form of Agreement which should be included separately in Microsoft Word format.

JMP has no obligation to consider any proposal received after the Proposal Deadline.

1.4. [RESERVED]

1.5. COMMUNICATIONS WITH JMP; QUESTIONS ABOUT THE RFP

All communication regarding this RFP and any questions in connection with this RFP must be directed in writing to: T6ConcessionCSP@vantagegroup.com`

All questions regarding this RFP must be submitted no later than 5:00pm ET on September 9, 2025 (the “**Question Deadline**”).

All correspondence must be submitted with the subject header “RFP – JFK Terminal 6 Vending Services” and include the Respondent’s business name, contact full name, business address, phone number and email address.

JMP will issue written responses to questions received by the Question Deadline, which may be shared with all Respondents.

JMP shall have no obligation to respond to questions received after the Question Deadline.

Throughout the RFP, and in addition to any information provided by Respondents to this RFP, JMP may in its sole discretion conduct bilateral meetings with certain Respondents, including asking questions to clarify any information provided by a Respondent. If for the purposes of the preparation of its response to this RFP, a Respondent wishes to rely upon anything said or indicated at a bilateral meeting then the Respondent must submit a written question as set forth above, including by the Question Deadline. Oral advice or representations made by or on behalf of JMP should not be relied on by Respondents.

2. SPECIFICATIONS, REQUIREMENTS AND OTHER KEY COMMERCIAL TERMS

2.1. SPECIFICATIONS AND REQUIREMENTS

There will be six - eight opportunities for vending machine installations located post-security. JMP will provide floor space and electricity as well as data utilities for the installation of the vending machines. Locations for the vending machines are listed in Exhibit F of this RFP document.

JMP reserves the right to change proposed vending locations at any time. The selected service provider must be prepared for such changes, should they occur, and be flexible in accommodating alternate locations as needed.

The successful Respondent will be expected to:

- Provide a quick, reliable, convenient vending experience.
- Provide nonperishable vending items and canned/bottled beverages from nationally recognized brands.
- Place a minimum number of machines throughout the terminal at the locations specified within this RFP to provide the employees of the Airport vending accessibility.
- Provide reliable, non-routine service and maintenance of vending machines, thereby minimizing the downtime of vending machines due to the lack of cash or other mechanical malfunction.
- Provide vending that offers cash & credit/debit and/or non-cash vending payment options.
- Maximize revenue to JMP.

Respondents will also be expected to have a minimum of 3 years of experience providing vending machine services similar to those described in this RFP Document, ideally in an airport terminal environment. JMP has no obligation to review proposals from any Respondent that fails to demonstrate the required level of experience.

Vending Machines

- The vending machines shall be freestanding machines and of similar size to 72 inches (183 cm) high, 39 inches (99 cm) wide, and 33 inches (84 cm) deep requiring only standard electrical power and data connections.
- The Respondent will be responsible for installing, at its own expense, electrical service if not already existing to each proposed, future, and/or temporary vending location, as well as any conduit and/or wiring required by each vending machine with pre-approval of JMP.
- JMP shall provide and pay for monthly electrical service associated with the operation of the vending machines.
- All other costs relating to the installation, operation and maintenance of the vending machines are the sole responsibility of the Respondent.
- No display advertising, including displays commonly referred to as toppers, shall be permitted on or about the vending machines without JMP written approval.

2.2. EXPECTED CONTRACTUAL ARRANGEMENT/LENGTH OF AGREEMENT

JMP expects Respondents to enter into a services agreement with a term of no less than [2] years, with one (1) optional 2-year term extensions, at the sole discretion of JMP.

Respondents should provide a copy of the services agreement they propose to use for the Service for review by JMP as part of their proposal.

2.3. PRICING/PAYMENT TERMS

The Respondent must pay JMP rent for the right to manage the vending machines. This rent will be an amount equivalent to the following: 10% Percentage Rent (the "Percentage Rent"), which will be calculated as a percentage of Gross Revenue.

Please clearly outline all assumptions made when providing any other financial terms.

2.4. LOADING DOCK/DELIVERY FEES

Respondents will be required to pay Loading Dock/Delivery Fees for actual costs to receive, store, transport and deliver the Respondent's goods and inventory to and from loading docks or a centralized delivery and receivables center. Such Loading Dock/Delivery Fees will be variable based on the costs thereof and the Respondent's use of such services and be billed monthly as a pass-through only.

2.5. TAXES, LICENSES, PERMITS

The successful Respondent is solely responsible for the timely payment of all appropriate taxes, license, and permit fees that may be levied by the Port Authority, any other City, County, State, or Federal government or any agency thereof.

2.6. LABOR HARMONY

The Port Authority has enacted a labor harmony policy applicable to JMP's commercial partners. The successful Respondent will be expected to comply with such labor harmony policy, to the extent applicable.

2.7. M/WBE, LBE AND SDVOB PARTICIPATION

JMP is committed to fostering growth and opportunity within our community and has a strong track record of working with Airport Concession Disadvantaged Business Enterprises, Minority-Owned Business Enterprises (“MBEs”), Women-Owned Business Enterprises (“WBEs”), Local Business Enterprises (“LBEs”), and Service-Disabled Veteran-Owned Businesses (“SDVOBs”). As part of this commitment, JMP has established overall participation goals for M/WBEs (30%), MBEs (20%) LBEs (10%), and SDVOBs (3%) in the development and operation of Terminal 6.

Respondents are expected to support JMP’s MWBE, LBE, and SDVOB initiatives through their proposed approach to providing the Service, which may include subcontracting, supplier agreements, or other arrangements that help advance participation. Proposals should include a plan describing how the Respondent will contribute to achieving JMP’s MWBE, LBE, and SDVOB participation goals. JMP will consider the extent to which a Respondent’s plan supports and facilitates these goals as part of the proposal evaluation.

2.8. INSURANCE

Respondents will be expected to have comprehensive liability and property damage insurance coverage meeting the requirements of JMP and the Port Authority and should include details of their current coverage and insurance policies relevant to the provision of the [Product/Service] as part of their proposal.

3. PROPOSAL REQUIREMENTS

3.1. CONTENTS OF PROPOSAL

All proposals must include the following elements:

1. Cover letter
2. Respondent Company Profile
3. Description of the Service
4. Project Plan / Timeline
5. Pricing Details
6. M/WBE, LBE, SDVOB Participation Plan
7. Insurance Coverage
8. Conflict of Interest Disclosure
9. Proposed Form of Agreement

JMP has no obligation to review any proposal from any Respondent that does not include all required elements or does not otherwise conform with the requirements set forth in this RFP Document.

Respondents should be prepared to submit a Best and Final Offer and participate in interviews if requested.

3.2. COVER LETTER

Each Respondent must submit with their proposal a cover letter identifying the Respondent company and a brief summary of the proposal.

The cover letter should not be more than two (2), single-sided pages with no smaller than 12-point font.

The cover letter must be signed by an authorized representative of the Respondent. Respondents should provide the name, phone number, e-mail, and title of the individual responsible for the proposal.

3.3. RESPONDENT COMPANY PROFILE

Each Respondent must submit with their proposal a brief statement describing the Respondent company, their years of experience (including with providing the Service in connection with similar projects), key personnel of the Respondent company and any proposed partners or key consultants or contractors. Respondents should also highlight the Respondent company's core businesses, products, services, and markets, as well as any awards or other recognition they have received.

The Respondent Company Profile must also include the following information:

- Legal name of Respondent company
- Legal form of organization of Respondent company
- Jurisdiction and date of incorporation/formation of Respondent company
- If outside New York confirm whether Respondent company is registered with New York Secretary of State as a Foreign Corporation authorized to do business in New York.
- Principal place of business of Respondent company
- Website address of Respondent company
- At least 2 customer references for the Service

The Respondent Company Profile should also detail (i) how many years of experience the Respondent Company has in providing the Service described in this RFP Document and (ii) the number of customers it has for the Service and how many are airport terminal operators.

Respondents must also answer the following questions:

- Has the Respondent Company, or any affiliate, partner, shareholder, or member thereof, been the subject of bankruptcy or other insolvency proceeding? If yes, please provide details.
- Have any key personnel of the Respondent Company been the subject of such a proceeding or served as an officer or director of a company that has been the subject of such a proceeding? If yes, please provide details.
- Has the Respondent Company, or any affiliate, partner, shareholder, or member thereof, been the defendant in any proceeding involving fraud, tax evasion or any other financial crime or deception? If yes, please provide details.
- Have any key personnel of the Respondent Company been the defendant in such a proceeding or served as an officer or director of a company that has been the defendant in such a proceeding? If yes, please provide details.

Respondents must include as an attachment to the Respondent Company Profile a Corporate Organizational Chart for the Respondent Company identifying its parent company / partners / shareholders / members as well as any other subsidiaries or affiliates. If applicable, please also

identify any M/WBE, LBE or SDVOB partners, shareholders, or members in Respondent Company.

The Respondent Company Profile (not including the Corporate Organizational Chart) should not be more than five (5), single-sided pages with no smaller than 12-point font.

3.4. DESCRIPTION OF THE SERVICE

Respondents must include a description of their proposed products and services meeting the requirements set forth in this RFP Document. A detailed list of the types and beverages, including the specific brands proposed, must be provided

In particular, Respondents should describe how they would approach installing, managing, and executing vending machines as outlined in this RFP Document, including strategies for maximizing profit and determining the optimal selection of products. A picture of the proposed vending machine, showing all angles, must also be included.

3.5. [RESERVED]

3.6. PRICING DETAILS

Respondents must include all customer pricing and payment terms of their proposal consistent with the requirements set forth in this RFP Document. Preference will be given to Respondents that offer competitive pricing.

3.7. MBE, WBE, LBE AND SDVOB PARTICIPATION PLAN

Respondents must include a description of their plan to use good faith efforts to support JMP meeting its MBE, WBE, LBE and SDVOB participation goals as set forth in this RFP Document, including the MBE, WBE, LBE or SDVOB certification status of any such parties who will participate.

While Respondents are not individually required to meet specific participation goals, proposals should demonstrate how the Respondent will contribute to helping JMP achieve its overall MBE, WBE, LBE and SDVOB participation goals. The extent to which a proposal supports JMP's goals will be considered as part of the evaluation process.

3.8. INSURANCE COVERAGE

Respondents must submit a description of all insurance coverages currently in place applicable to the delivery of the Service as part of their proposal.

3.9. CONFLICT OF INTEREST DISCLOSURE

Respondents must include a description of any known current or past relationships that may constitute a real or perceived conflict of interest in this RFP including any known current or past relationships between the Respondent, its affiliates or any key personnel and the following (or their affiliates):

- JMP
- Vantage Group

- American Triple I
- RXR Realty
- JetBlue
- The Port Authority

3.10. PROPOSED FORM OF AGREEMENT

Respondents must also include a draft of a proposed form of agreement for the Service in Microsoft word format. Respondents should be advised that JMP may take into consideration in the evaluation of the Respondent's proposal any changes required to Respondent's proposed form of agreement to comply with JMP's legal and operational requirements, including any requirements imposed on JMP by the Port Authority.

4. OTHER TERMS AND CONDITIONS OF THIS RFP

4.1. EVALUATION

JMP has developed this RFP Document based on the principles of competition, fairness, inclusion, transparency, and integrity.

The membership of any committee that created and approved of this RFP Document, that will evaluate any and all proposals, and that developed the structure, processes and procedures for such evaluation has been and will be determined by JMP in its sole discretion.

The criteria used to evaluate each Respondent's proposal shall be determined by JMP in its sole discretion. JMP's expectation is that the evaluation of each Respondent's proposal will be holistic and based on multiple factors and compliance with the requirements set forth in this RFP Document. JMP has no obligation to evaluate any proposal from a Respondent that does not meet the requirements set forth in this RFP Document, but JMP reserves the right to waive any such non-compliance and proceed with evaluation of such proposal in its sole discretion.

4.2. LIABILITY FOR ERRORS

While JMP has made efforts to ensure an accurate representation of information in this RFP Document, the information contained in this RFP Document is supplied solely as a guideline and may be subject to change and should not be relied upon by any person.

The information contained in this RFP Document is not guaranteed or warranted to be accurate by JMP, its shareholders or any of its agents or affiliates, nor is it necessarily comprehensive or exhaustive.

JMP has no obligation to update the information contained in this RFP Document or notify you of any updates to such information.

Nothing in this RFP Document is intended to relieve Respondents from forming their own opinions and conclusions with respect to the matters addressed in this RFP Document.

By providing you with access to this RFP Document, JMP does not assume any liability to you in connection with your use of the information contained in this RFP document.

4.3. NO CLAIM FOR EXPENSES, DAMAGES OR COMPENSATION

Each Respondent and each other party accessing this RFP Document is solely responsible for its own costs and expenses in relation to this RFP including preparing and submitting any response hereto and/or attending meetings with JMP during the evaluation process.

JMP is not liable to pay such costs and expenses or to reimburse or to compensate a Respondent or any other party under any circumstance and JMP has no obligation to enter into a contract or other commitment with any Respondent or any other party.

Respondent, by submitting a response to this RFP Document or otherwise participating in this RFP, agrees that it will not assert any claim whatsoever against JMP, its shareholders, directors, affiliates, employees, contractors, or agents relating to this RFP, its participation in this RFP or any outcome of this RFP.

Respondent, by submitting a response to this RFP Document or otherwise participating in this RFP, waives any claim for damages or loss of profits if Respondent is not selected or is not otherwise successful in this RFP.

No Respondent shall have any claim for any compensation of any kind whatsoever, as a result of submitting a response to this RFP Document or otherwise participating in this RFP, and by submitting a response to this RFP Document or otherwise participating in this RFP each Respondent shall be deemed to have agreed that it has no claim.

4.4. VERIFICATION AND DUE DILIGENCE

JMP reserves the right to verify any statement or claim contained in any Respondent's proposal, or related materials, or made subsequently by a Respondent or its representatives in any correspondence or discussion. That verification may be made by whatever means JMP considers appropriate including, without limitation, contacting any references provided by the Respondent and any proposed contractors or partners of the Respondent.

In submitting any proposal, the Respondent is deemed to consent to JMP, as part of its due diligence, verifying any information provided by third parties, including Respondent's references and proposed contractors, consultants and partners, and to obtaining additional information from third parties regarding Respondent, its directors, officers, shareholders, owners, key employees, subcontractors and any other person associated with Respondent as JMP may deem appropriate. JMP may also make inquiries with the Port Authority and its partners regarding previous relationships Respondent may have had with those organizations.

Respondent understands and accepts that JMP may in its sole discretion consider none, some or all such information verified and obtained in its evaluation of the Respondent's proposal and related materials.

If JMP discovers that statements made by a Respondent are inaccurate or misleading, JMP may disqualify the Respondent from further participation in the RFP.

4.5. NOTIFICATION OF RESPONDENTS / NO OBLIGATION TO AWARD CONTRACTS

JMP will notify Respondents regarding the outcome of JMP's review and evaluation in writing. JMP will make reasonable efforts to notify Respondents who are not selected, provided that JMP is under no obligation to do so.

JMP's evaluation of Respondent proposals and related material will remain confidential and JMP is not obligated to disclose its evaluation of such information to any Respondent or any third party.

There will be no public opening of the Respondent proposals, related materials, or any other documents received by JMP. Proposals will be opened privately by JMP after the Proposal Deadline. No public announcement of the contents of any proposal will be made at any time.

Regardless of the outcome of this RFP, JMP is under no obligation to select any Respondent or negotiate or award a contract of any sort in connection with the matters contemplated by this RFP and may terminate this RFP at any time. At no time will JMP have any duty or obligation to disclose to Respondents or third parties any information regarding JMP, the evaluation of proposals, any further stages of this RFP, or anything related thereto.

4.6. CONFIDENTIALITY; PUBLICITY

This RFP Document and any other material and information provided by JMP to Respondents in connection with this RFP ("**Confidential Information**") is proprietary and confidential information of JMP and shall be deemed "Confidential Information" pursuant to the terms of any confidentiality agreement between any Respondent and JMP. Subject to the terms of any confidentiality agreement between a Respondent and JMP, and except as may be required by applicable law, Respondents agree not to disclose any Confidential Information to any third party or otherwise use any Confidential Information, except in connection with participation in this RFP.

Respondents agree to keep the Confidential Information confidential using the same level of care that Respondent uses with respect to its own confidential and proprietary information, but no less than reasonable care.

Respondents agree, upon request from JMP, to destroy all copies of this RFP Document and any other Confidential Information provided to Respondent in connection with this RFP.

Respondents agree not to make any public statements about this RFP or their participation therein, except with JMP's prior written consent. Nothing in this RFP Document shall be deemed a grant of any license to use the name, logo, trademarks, or other intellectual property of JMP.

4.7. AGREEMENT WITH TERMS

By participating in this RFP, Respondent agrees to all the terms and conditions of this RFP as set forth in this RFP Document and agrees to follow all JMP's rules and regulations applicable hereto. All responses to this RFP and any supplementary material will become the property of JMP. JMP reserves the right to amend, supplement or otherwise modify the terms and conditions of this RFP and this RFP Document at any time in its sole discretion.

[End]