

# THE PORT AUTHORITY OF NY & NJ

PROCUREMENT DEPARTMENT  
2 MONTGOMERY STREET, 3<sup>RD</sup> FL.  
JERSEY CITY, NJ 07302

7/23/2014

## ADDENDUM #2

To prospective Proposer(s) on RFP # 38598 for Lease For Operation and Maintenance of Fuel Station at LaGuardia Airport

Due back on 7/31/2014, no later than 2:00 PM

### I. PROPOSER'S QUESTIONS AND ANSWERS

The following information is made available in response to questions submitted by prospective Proposers. The responses should not be deemed to answer all questions that have been submitted by Proposers to the Port Authority. It addresses only those questions which the Port Authority has deemed to require additional information and/or clarification. The fact that information has not been supplied with respect to any questions asked by Proposers does not mean or imply, nor should it be deemed to mean or imply, any meaning, construction, or implication with respect to the terms.

The Port Authority makes no representations, warranties or guarantees that the information contained herein is accurate, complete or timely or that such information accurately represents the conditions that would be encountered during the performance of the Contract. The furnishing of such information by the Port Authority shall not create or be deemed to create any obligation or liability upon it for any reason whatsoever and each Bidder, by submitting its Bid, expressly agrees that it has not relied upon the foregoing information, and that it shall not hold the Port Authority liable or responsible therefor in any manner whatsoever. Accordingly, nothing contained herein and no representation, statement or promise of the Port Authority, its Commissioners, officers, agents, representatives or employees, oral or in writing, shall impair or limit the effect of the warranties of the Bidder required by this Proposal or Contract and the Proposer agrees that it shall not hold the Port Authority liable or responsible therefor in any manner whatsoever.

The Questions and Answers numbering sequence will be continued sequentially in any forthcoming Addenda that may be issued.

<b><i>Question #1</i></b>	Can you provide the attendance sheet from the site inspection?
<b><i>Answer #1</i></b>	Please see attached attendance sheet.
<b><i>Question #2</i></b>	What is the current unamortized value of the investment listed under Section 8, Proposal Submission Requirements, subsection F, 1d entitled, "Construction Reimbursement Payment."
<b><i>Answer #2</i></b>	The exact amount has not been finalized, but shall not exceed \$300,000, as per the RFP.
<b><i>Question #3</i></b>	What is the current floor plan.
<b><i>Answer #3</i></b>	Please see attached Building 37 site plan and roof plan.
<b><i>Question #4</i></b>	What is the current underground storage tank configuration?
<b><i>Answer #4</i></b>	We do not have this information readily available. However, the proposers

PS11A11

	can access the below link and go to Bulk Storage Database Search. The site # for the BP station is 2-604275. <a href="http://www.dec.ny.gov/cfm/external/derexternal/abs/details.cfm?pageid=4">http://www.dec.ny.gov/cfm/external/derexternal/abs/details.cfm?pageid=4</a>
<b>Question #5</b>	Will the current underground storage tanks remain if the incumbent is not the successful proposer?
<b>Answer #5</b>	Please see the last paragraph of Section 8, Proposal Submission Requirements, subsection F, 2 entitled, "Operations Plan."
<b>Question #6</b>	How old are the underground storage tanks currently on site?
<b>Answer #6</b>	The current tanks were installed in 2001.
<b>Question #7</b>	What is the age of the roof and are there any known leaks?
<b>Answer #7</b>	The roof was constructed in 2001. As of the December 2012 Port Authority Facility Condition Survey Program the overall condition of Building 37 is good.
<b>Question #8</b>	What is the current age of the mechanical systems, including the heating, ventilation and air conditioning (HVAC) system?
<b>Answer #8</b>	The systems were installed in 2001.
<b>Question #9</b>	What are the current revenues? Please break down by towing, auto repair and convenience store.
<b>Answer #9</b>	The revenues for the last calendar year of 2013 are: Towing: \$ 27,251.34 Auto Repairs and Parts Sales: \$ 86,770.20 Concessions: \$ 1,180,442.88
<b>Question #10</b>	Please advise of any known environmental issues or concerns.
<b>Answer #10</b>	At this time, no environmental concerns have been brought to the Port Authority's attention. A final inspection of the site will be conducted by the Port Authority and once complete, it will be made available via addendum.
<b>Question #11</b>	Would the Port Authority be open to a longer term in order to justify a greater investment in refurbishment?
<b>Answer #11</b>	Please respond to the RFP and include any alternate proposals labeled as such.
<b>Question #12</b>	What is the function of the red brick building on site?
<b>Answer #12</b>	The building is storage.

This communication should be initialed by you and annexed to your Proposal upon submission.

In case any Proposer fails to conform to these instructions, its Proposal will nevertheless be construed as though this communication had been so physically annexed and initialed.

THE PORT AUTHORITY OF NY & NJ  
DAVID GUTIÉRREZ  
MANAGER CONSTRUCTION CONTRACTS

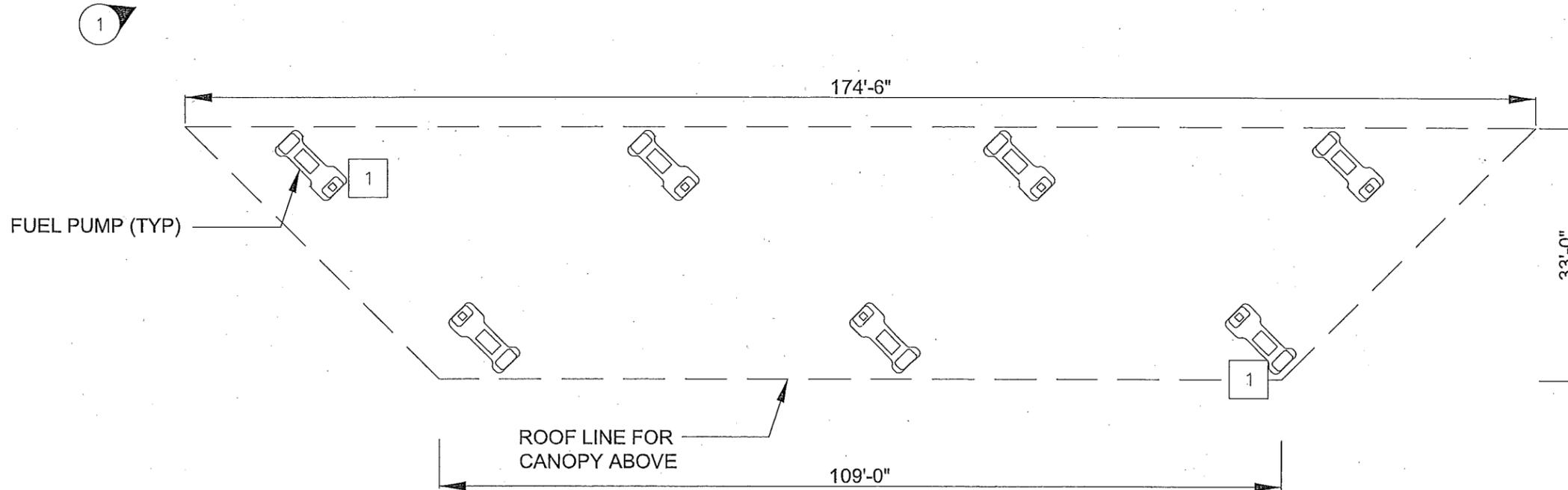
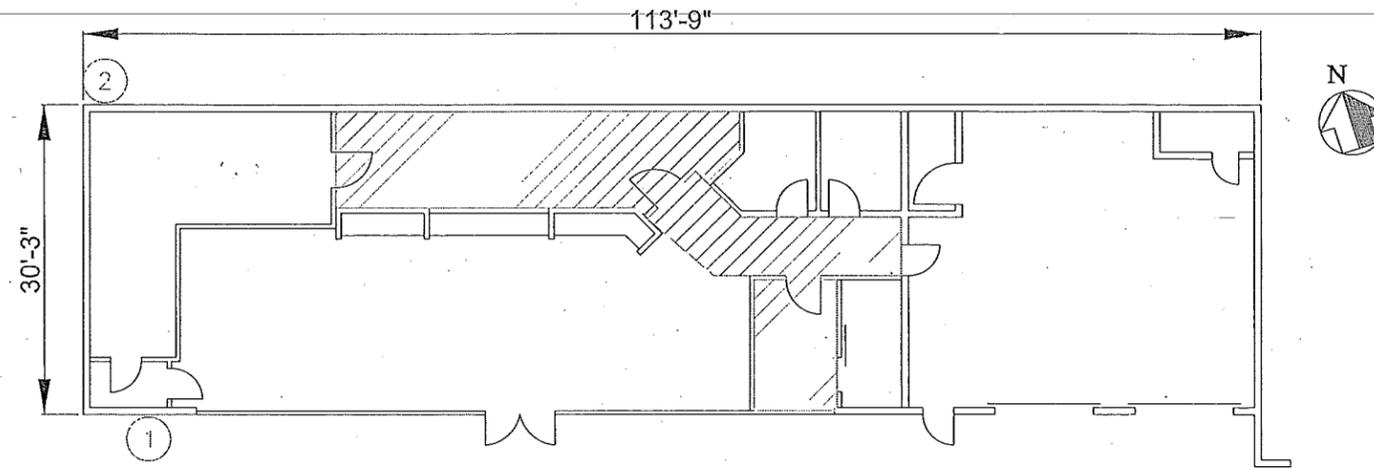
PROPOSER'S FIRM NAME: \_\_\_\_\_

INITIALED: \_\_\_\_\_

DATE: \_\_\_\_\_

QUESTIONS CONCERNING THIS ADDENDUM MAY BE ADDRESSED TO EMILY BAXTER, WHO CAN BE REACHED AT (201) 395-3421 or at [ebaxter@panynj.gov](mailto:ebaxter@panynj.gov).





**LEGEND**

- ROUTINE REPAIR
- FINDING WITH NO RECOMMENDATION
- PHOTO LOCATION
- CEILING TYPE 1

SITE PLAN  
N.T.S.

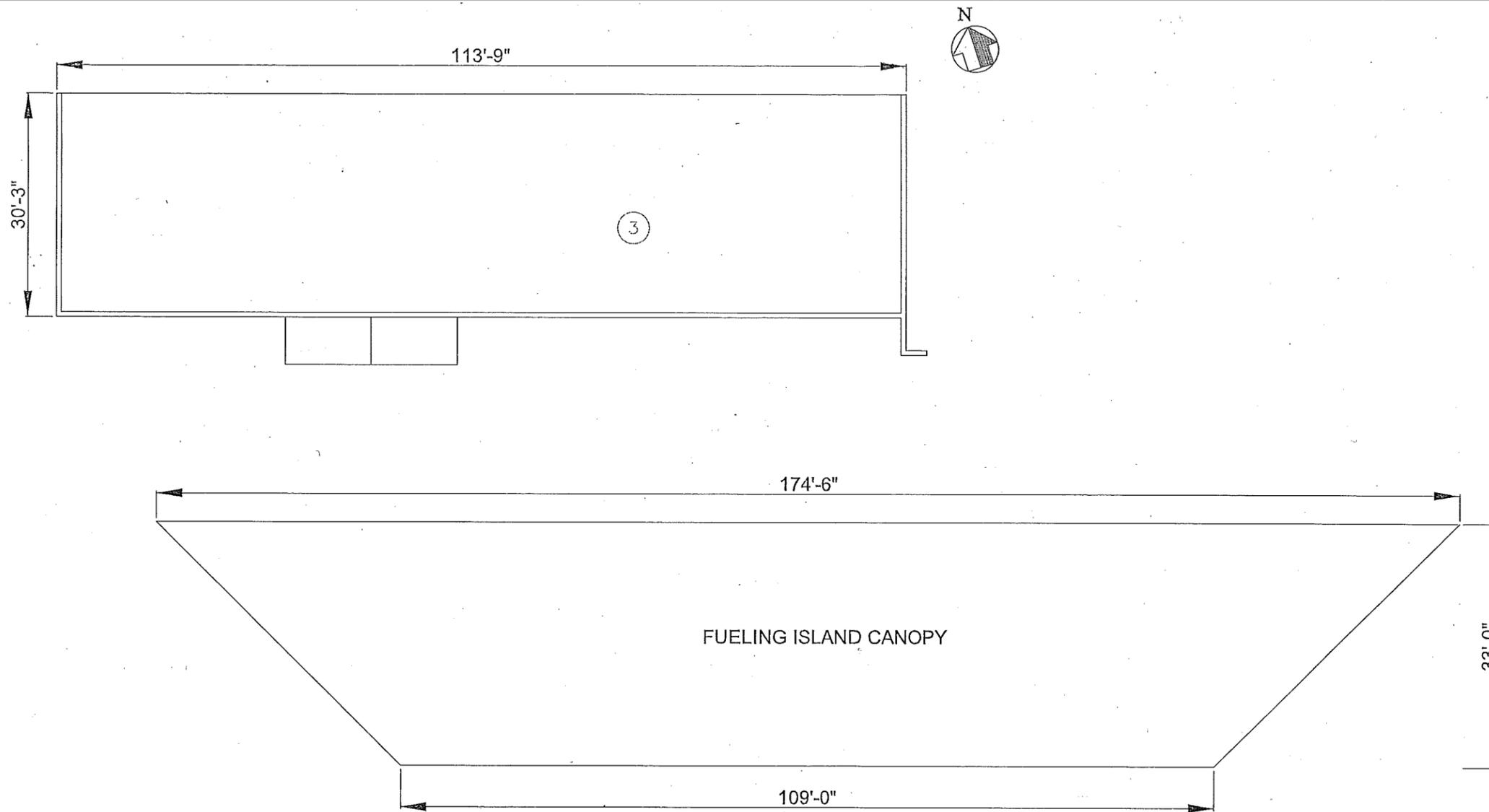
No.	Date	Revision	Approved
ENGINEERING DEPARTMENT			
LAGUARDIA AIRPORT			

QUALITY ASSURANCE DIVISION  
FACILITY CONDITION SURVEY  
Title  
CONDITION SURVEY OF BUILDINGS 11,  
34, 37, 39, 54, 84, 85, 123, 124,  
125, 301, 302, 304, 306, 308, 310,  
312, 313, 314, 315, 316, AND 317

**BUILDING 37  
SITE PLAN**

This drawing subject to conditions in contract. All inventions, ideas, designs and methods herein are reserved to Port Authority and may not be used without its written consent. All recipients of Contract documents, including bidders and those who do not bid and their respective subcontractors and suppliers who may receive all or a part of the Contract documents to copies thereof, and make every effort to ensure the secure and appropriate disposal of the Contract documents to prevent further disclosure of the information contained in the documents. Secure and appropriate disposal includes methods of document destruction such as shredding or arrangements with refuse handlers that ensure that third persons will not have access to the documents contents either before, during, or after disposal. Documents may also be returned for disposal purposes to the Contract Desk on the 1st Floor, Gateway Center, Newark, NJ 07102 or the office of the Director of Procurement, Two Montgomery Street, 3rd Floor, Jersey City, NJ 07302. It is a violation of law for any person to alter a document in any way, unless acting under the direction of a licensed professional engineer or registered architect. If this document bearing the seal of an engineer/architect is altered, the stamp engineer/architect shall affix to the document their seal and the notation "altered" followed by their signature and the date of such alteration, and a specific description of the alteration.

DAG	FCH	JRD
Designed by	Drawn by	Checked by
Date	November 2012	
Contract Number	405-11-014	
Drawing Number	<b>37-1</b>	



FUELING ISLAND CANOPY

ROOF PLAN  
N.T.S.

No.	Date	Revision	Approved
ENGINEERING DEPARTMENT			
LAGUARDIA AIRPORT			

**QUALITY ASSURANCE DIVISION  
FACILITY CONDITION SURVEY**

Title  
CONDITION SURVEY OF BUILDINGS 11, 34, 37, 39, 54, 84, 85, 123, 124, 125, 301, 302, 304, 306, 308, 310, 312, 313, 314, 315, 316, AND 317

**BUILDING 37  
ROOF PLAN**

This drawing subject to conditions in contract. All inventions, ideas, designs and methods herein are reserved to Port Authority and may not be used without its written consent. All recipients of Contract documents, including bidders and those who do not bid and their respective subcontractors and suppliers who may receive all or part of the Contract documents or copies thereof, shall meet every effort to ensure the secure and appropriate disposal of the Contract documents to prevent further disclosure of the information contained in the documents. Secure and appropriate disposal includes methods of document destruction such as shredding or arrangements with third parties that ensure that third persons will not have access to the documents' contents either before, during, or after disposal. Documents may also be returned for disposal purposes to the Contract Desk on the 3rd Floor, 3 Gateway Center, Newark, NJ 07102 or to the office of the Director of Procurement, Two Montgomery Street, 3rd Floor, Jersey City, NJ 07302. It is a violation of law for any person to alter a document in any way, regardless of intent. If the document bearing the seal of an engineer/architect is altered, the altering engineer/architect shall affix to the document their seal and the notation "altered by" followed by their signature and the date of such alteration, and a specific description of the alteration.

Designed by DAG FCH JRD  
Checked by  
Date November 2012

Contract Number 405-11-014

Drawing Number **37-2**

**LEGEND**

# ROUTINE REPAIR