

April 11, 2014

SUBJECT: REQUEST FOR PROPOSALS FOR SALE OF LAND AND DEVELOPMENT RIGHTS ON DYER AVENUE AND 33RD STREET (RFP #36900 - ADDENDUM #3)

Dear Sir or Madam:

The following questions were received from RFP recipient(s). The questions and corresponding Authority answers are provided for your information and use, as appropriate:

1. Can an inbound or outbound lane be taken out of service for an extended period?

The expressway may be closed as follows:

- a. *One Lane Closure:*

- Northbound: Midnight – 2:00 PM
- Southbound: 8PM – 6:00 AM

- b. *Full Closures (Only One Direction at Any Time Allowed):*

- Weekdays: Midnight – 5:00 AM
- Sat/Sun: Midnight – 8:00 AM

2. Can the ramp from 33rd Street be taken out of service for an extended period?

The ramp may be fully closed for up to 30 consecutive days.

3. Are geotechnical or environmental reports available?

No.

4. Does Authority have standards regarding traffic lane widths and shoulders?

Traffic Design Standards regarding lane widths for new permanent installations are 12' lanes with 3' minimum shoulders on both sides of the roadway. Where existing lane widths are less than this standard, they shall not be reduced in width. During construction, the minimum lane width is 11'.

5. Will the Developer be required to meet any specific standards for the open space?

The Authority has no specific requirements for the public space.

6. Does a data site exist currently?

No.

7. Can the Authority provide all easement documents associated with Lots 72 and 22?

No.

8. Can survey drawings or soil borings be made available?

No.

9. Can drawings of retaining walls of Dyer Avenue be made available?

Not at this time. Selected information may be provided to “shortlisted” proposers upon execution of a Non Disclosure Agreement (NDA).

10. Can drawings of the bridge on 34th Street, spanning the north side of Lot 72, be made available?

Not at this time. Selected information may be provided to “shortlisted” proposers upon execution of a Non Disclosure Agreement (NDA).

11. Can the bent plate bridge parapet/crash wall on the 34th Street bridge be removed?

Yes, provided that all applicable codes are met regarding the safety of pedestrians and traffic, and that any damage to the existing structure as a result of the removal is repaired to the Authority's satisfaction, at no cost to the Authority.

12. Is the triangle sliver to/within the northeast corner of Lot 72, adjacent to the structure on Lot 70 included in the Port Authority's purview? It appears to be within Lot 72's perimeter on OASIS, but is not included this way in the RFP diagrams.

Yes, it is part of lot 72. The square footages in the RFP are correct. The diagrams are for illustrative purposes only. The exact square footages are in the tables and correspond to the tax lots.

13. Are there defined areas, or can areas be defined, where the minimum clearance from roadway to the underside of the bridge structure can be less than 17', if the majority is 17' clear?

A minimum 17' overhead clearance must be provided over all travel lanes to maintain unobstructed sightlines to future overhead signs. Future overhead sign locations and details have not yet been determined.

14. Is there a requirement that any or all of the public corridor be open to above?

The Authority has no specific requirements for the public space.

15. The zoning requirements for landscaped public space do not allow for a continuous street wall. Will the Port Authority guarantee a waiver (ruling/variance), or should the developer assume a public process?

The Port Authority does not have the authority to guarantee any waivers or variances related to the New York City zoning requirements and/or processes. The selected developer will be solely responsible for seeking any such changes from New York City.

16. Is there an elevation requirement for the public space corridor – or can precedence be given to the elevation of 33rd Street or 34th Street?

There is no elevation requirement.

17. Are there legal light and air requirements or side yard setback requirements that must be met for the lot line windows on Lot 1, to the west?

Zoning Codes may be found at: www.nyc.gov.

18. To what infrastructure does the Port Authority need permanent access, how, when for repairs/maintenance/egress stairs?

The Authority inspects the bridges, roadway, and retaining walls, and performs maintenance services as required. The Authority's ability to access these structures shall not be restricted at any time.

19. Is existing information related to the load capacity, placement, etc. of the medians or perimeter of Dyer Avenue available?

Not at this time. Selected information may be provided to "shortlisted" proposers upon execution of a Non Disclosure Agreement (NDA).

20. Is sale of land the only option or are there other viable structures?

The Authority is seeking an outright sale of the land and associated development rights.

21. Will platform design be a required filing with the DOB?

Permits for any platform will be filed with the Authority. Any structure above the platform will be filed with the NYC Department of Buildings.

22. Is there a planned site visit?

The Authority is not scheduling a site visit. However, the majority of the land area is on Lot 22, which is an open parking lot that is accessible from 33rd street.

23. Will the due date be extended?

No extension of the due date is planned.

The due date for receipt of proposals remains 2:00 p.m. on May 1, 2014.

If you have any questions, please contact Ms. Tracy Tiernan at ttiernan@panynj.gov.

Sincerely,

Tim Volonakis
Assistant Director
Procurement Department