

THE PORT AUTHORITY OF NY & NJ
PROCUREMENT DEPARTMENT
4 WORLD TRADE CENTER
150 GREENWICH STREET, 21ST FLOOR
NEW YORK, NY 10007

Date: April 2, 2019

ADDENDUM #5

To prospective Respondents to Request for Expressions of Interest (RFEI) # 56264: Development and Operation of a Fresh Market at The Port Authority Bus Terminal (PABT) in Midtown Manhattan

Proposals due on April 15, 2019, no later than 2:00 PM EST

The following questions were received from prospective Respondents. The questions and the corresponding Port Authority answers are provided for your information and use, as appropriate.

Question	Answer
1. Are there any restrictions on what foods can be sold in the Fresh Market space? For example, could the space include a wine shop?	There are no restrictions on what foods and beverages can be sold in the Fresh Market space. The PABT already includes a store that sells wine, as noted on Page 6 of the RFEI.
2. What are the delivery hours and how does the premises receive deliveries?	The PABT accepts deliveries on a continual basis, provided that delivery personnel follow established delivery-related protocol. Such protocol will be provided to the selected Respondent.
3. Is there parking for merchants making deliveries?	There is no dedicated parking for merchants making deliveries at PABT.
4. Will there be a Common Area Maintenance (CAM) charge as part of the lease structure? If yes, what is the percentage rate?	There is no CAM charge at the facility. Tenants are responsible for paying certain itemized charges, such as electric, trash removal, chilled water, domestic cold water, and sewer.
5. Is the Port Authority willing to renovate the space and provide a “vanilla box” to potential lease holders, or will the expectation be that the lease covers the cost of all capital improvement work?	According to Section 5.1.c of the RFEI, responses to the RFEI shall “include a capital investment plan to finance the planning, development, construction, and operation of the Fresh Market. The plan shall describe in detail the proposed sources of funding and financing to be committed.” If the Respondent expects a tenant improvement allowance or work from the landlord, the Respondent shall indicate such expectation (and the rationale thereof) in its proposed capital investment plan.
6. Will the Port Authority provide security to the lessee? What will the scope/extent be?	Security is provided by Port Authority Police Department for the entire PABT. The PABT has a 24-hour staffed police command in the terminal.

7. Can the lessee set their own opening hours?	The Business Plan, described in Section 5.3.c.vii. of the RFEI, shall include the expected hours of operation. All operating hours must be approved by the Port Authority.
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THE PORT AUTHORITY OF NEW YORK & NEW JERSEY

LUKE BASSIS
DEPUTY DIRECTOR, PROCUREMENT DEPARTMENT

QUESTIONS CONCERNING THIS ADDENDUM MAY BE ADDRESSED TO JAMES SUMMERVILLE:
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