

September 18, 2014

SUBJECT: REQUEST FOR PROPOSALS FOR THE DEVELOPMENT, LEASING, MANAGEMENT AND OPERATION OF A HOTEL INCORPORATING THE TWA FLIGHT CENTER AT JOHN F. KENNEDY INTERNATIONAL AIRPORT (RFP #38826) – ADDENDUM NO. 7

Dear Proposer:

The Port Authority of New York & New Jersey hereby amends the subject Request for Proposal (RFP) letter, dated August 8, 2014, as follows:

- On Page 8 of the RFP, under Section J, “Lease Term and Rentals”, in the fifth line after the sentence ending “Section IV”, add the following sentence:

“The redline should show the full extent of the proposed changes to the ground lease included as Attachment D to the RFP. In addition to submitting a redline of the form of ground lease attached as Attachment D to the RFP, the Proposer should submit a separate statement specifying the issues where the Proposer is in *substantive* disagreement with the lease provisions.”

- Replace Exhibit V with the attached Exhibit V, Revised.
- The following questions were received:

Q: I'm having trouble locating the backup (what specifically was done, how much per trade, timing, etc) to the ~\$20mm spent by the PA on the rehabilitation of the historic structure. If you could please point me in the right direction or request if it's not already on the data room, it would be greatly appreciated

A: Timing: 2008 thru 2011

As per a recent addendum the following three contracts associated with adaptive reuse of the Flight Center can be found at the Airport Reading Room, Exhibit V, Item 16 of the RFP.

JFK-1008 – TWA Flight Center Asbestos Abatement And Installation of Soundproofing - \$4M TPC (total project cost)

JFK-1015 – Building 60 TWA Flight Center Adaptive Re-Use – Phase 1 Exterior Renovations - \$5M TPC

JFK – 1009 - Building 60 TWA Flight Center Adaptive Re-Use – Interim Interior Restoration - \$11 M TPC

Total construction cost for these three contracts was in a range of \$17 million and total project cost \$20 million.

Exterior renovations (JFK-1015) replaced the East wing low roof, removed abandoned mechanical and electrical equipment and conduits, cleaning and coating of exterior back and wing walls and flight tube no. 2, installation of security gates, curbside improvements, roadway surface restoration, removal of the canopy at the island in front of the building, landscaping.

JFK-1009 provided for replacement of damaged ceramic disc tiles, restoration of the sunken lounge, removal of non-original front vestibules to restore the original building entrances, replacement and/or refurbishing of handrails, removal of window solar film at curtain walls, glass replacement in front curtain wall, skylights replacement, sidewalk replacement, carpet replacement and life safety modification to conform to the building code.

Q: It's important for us to understand if the terminal or any portion of the building was put into service (meaning used by the public, etc) after the rehabilitation was complete, as this will affect our tax credit analysis.

A: Other than special Port Authority use (including OpenHouseNewYork events), No.

Please note: The due date of this solicitation remains **October 14, 2014 at 2:00 P.M.**

If you have any questions, please contact me at lspencer@panynj.gov.

Laurie E. Spencer
Manager, Alternative Project Delivery
Procurement

EXHIBIT V

The available documents are as follows:

1. Site Plan
2. Line of Sight Height Restrictions
3. Historic and Non-Historic Area Floor Plans
4. Underlying City Lease between the Port Authority and the City of New York
5. Memorandum of Agreement between the Port Authority, the Federal Aviation Administration, New York State Historic Preservation Office and the Advisory Council on Historic Preservation.
6. Subsurface Environmental Baseline Report - March 2010
7. Electrical System – Stage I Report - March 2009
8. Underground Utility Systems Drawings
9. Reference Drawings – TWA terminal Architectural, Structural, Mechanical, Electrical and Plumbing (RD-1 – RD-34)
10. Restoration and Rehabilitation Guideline Report and drawings – TWA Flight Center - 2006 (2 volumes: 8 ½ x 11 and 11 x 17)
11. Port Authority Tenant Construction Review Manual
12. Port Authority Tenant Alteration procedures and Standards Guide (Aviation Department)
13. Port Authority Building and Sustainability Requirements
14. Port Authority Airport Customer Service Standards
15. Bldg. 60 Adaptive Reuse – Phase I, Curtain Wall and Skylight Repairs Stage I Report Oct. 2009
17. Prioritization Asbestos Assessment Study – Hall Kimbrell – 1989
18. JFK Building Condition Survey – Terminal 5 (TWA) – 2000
19. Terminal 5/6 redevelopment project – Environmental Assessment & DOT Section 4(f) Evaluation (EA) – (Volumes 1 and 2) – 2004
20. Terminal 5/6 Redevelopment project – Environmental Determination – Finding of No Significant Impact (FONSI) and Record of Decision (ROD) – February 2005
22. Flight Center Site Survey & Topography
23. Flight Center CAD Files (Pre & Post Restoration)

24. JFK Demand Data (Passenger Counts, Dwell Times, Etc.)

25. JFK Yellow Parking Garage Data

The following documents will only be available for review at the Airport Reading Room.

16. Restoration Contract Drawings and Specifications – JFK-1008, JFK-1009, JFK1015

21. Tenant Alteration Applications for Terminal 5, Including the Vicinity of building 60 – Site Preparation (April 2009) and Civil Landside (May 2009)