

October 6, 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. 9

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:

- The following questions were received:

Q: there real estate taxes at the Property that we should be including in our proforma? Our understanding is, no, but please let us know if there are and if there is anything we should be budgeting in lieu.

A: No, there is no need to include real estate taxes in the proforma.

Q: We understand there is a utility agreement in place at the Property. Is there a study that shows the premium in utility costs in comparison to typical utility costs in NYC? This would be helpful for us to understand so we can accurately pro forma.

A: No, we are unaware of the existence of any such study.

Q: Please provide a report that addresses the remaining asbestos abatement required within the existing Flight Center subsequent to the Port's remediation efforts.

A: Drawings have been added to the electronic portal (see attached updated Exhibit V, Item 26).

Q: Please provide the last 5 years (2009 – 2013) of utility data for the existing Flight Center building (consumption & cost for Chilled Water (HVAC), Hot Water (HVAC), electrical, cold water (plumbing), and gas.

A: Electrical rates for the existing Flight Center are not available, and information for other utilities is not available for the past five years. However, we have added via the electronic portal utility data that was available electronic portal (see attached updated Exhibit V, Item 27).

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