

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

**Date: July 1, 2016**

ADDENDUM #1

To prospective Proposers to Request for Proposals (RFP) # 46041: Lease of Property Located at the Port Authority Marine Terminal in Elizabeth, NJ

**Proposals originally due July 11, 2016, no later than 2:00 PM**

**Proposals now due July 18, 2016, no later than 2:00 PM**

CHANGES

1. Cover Page: Change the "Response Due Date" to July 18, 2016, no later than 2:00 PM

QUESTIONS AND ANSWERS

The following information is made available in response to questions submitted by prospective Proposers to the Port Authority of New York and New Jersey's (the "Port Authority" or the "Authority") RFP for the lease of property located at the Port Authority Marine Terminal in Elizabeth, NJ. It addresses only those questions that 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 a Proposer does not mean or imply anything (nor should it be deemed to have any meaning, construction or implication) with respect to the terms and provisions of the Request for RFP, which will be construed without reference to such questions.

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 Proposer, by submitting its proposal, 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, orally or in writing, shall impair or limit the effect of the warranties of the Proposer required by this RFP and any resulting contract and the Proposer agrees that it shall not hold the Port Authority liable or responsible therefor in any manner whatsoever.

Question No.	Question	Answer
1	Will the Port Authority replace and or make any repairs to doors?	No.
2	Will Port Authority replace and or make repairs to Dock levelers?	The Port Authority will not make repairs to Dock levelers. However, the Port Authority will replace the truck bumpers on the outside of the building prior to Building 1400 building occupancy by the selected Proposer (Lessee).

3	Will Port Authority replace damaged wall panels on dock door side?	The Port Authority will repair/replace the damaged wall panels prior to Building 1400 occupancy by the selected Proposer (Lessee).
4	What is the floor of the warehouse constructed of – concrete, asphalt or other material?	The warehouse floor is constructed of concrete.
5	What is the floor loaded weight limit?	The floor loaded weight limit is 500 lbs. per sq. ft. for the warehouse floor, and 100 lbs. per sq. ft. for the office floor.
6	Will the floor be able to hold steel racking material?	The ability of the floor to handle steel racking material is contingent upon the size and weight of the rack, and would be evaluated during the Port Authority's TCAP and TAA processes.
7	Will the roof leaks be repaired?	The Port Authority will repair the roof leaks prior to Building 1400 occupancy by the selected Proposer (Lessee).
8	Does the building have high speed internet access?	Access to high speed internet is to be determined between potential tenants and their provider(s) of choice.
9	Do all the warehouse heaters work properly? If not, who will make repairs?	In the event that such heaters do not work properly, the Port Authority will make repairs prior to Building 1400 occupancy by the selected Proposer (Lessee).
10	Does the Office HVAC system work properly? if not, who will make repairs?	In the event that the HVAC system does not function properly, the Port Authority will make repairs prior to Building 1400 occupancy by the selected Proposer (Lessee).
11	Who will repair the potholes in the yard?	The Port Authority will repair the potholes prior to Building 1400 occupancy by the selected Proposer (Lessee).
12	Do the outside lights work? If not, who will make repairs?	Currently some of the outside lights do not work properly, and the Port Authority will make repairs to non-functioning lights prior to Building 1400 occupancy by the selected Proposer (Lessee).
13	What is the clear inside height of building?	The clear inside height of the building is approximately 20 feet at its lowest point, and approximately 30 feet at its highest point.
14	What is the shortest term time for the space? 5 years? 3 year? etc.	The "lease would be for a minimum of 5 years beginning on or around December 1, 2016" (Pg. 4 of the RFP).
15	Will new tenant get any free months to make improvements to space?	Potential tenants may propose such terms as they believe necessary to make improvements to the space. The Port Authority will utilize the evaluation criteria outlined in the RFP to select a potential Proposer on all proposed terms.

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 NEW YORK & NEW JERSEY

CARMEN REIN  
GENERAL MANAGER

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

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

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

QUESTIONS CONCERNING THIS ADDENDUM MAY BE ADDRESSED TO JAMES SUMMERVILLE:

[jsummerville@panynj.gov](mailto:jsummerville@panynj.gov), 212-435-4642