

**COUNTY OF WESTCHESTER  
NEW YORK**

**DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION**

**ADDENDUM NO. 2**

**REQUEST FOR PROPOSALS SEEKING A PUBLIC-PRIVATE PARTNERSHIP  
FOR THE LEASE, MANAGEMENT, OPERATION, MAINTENANCE AND IMPROVEMENT OF  
WESTCHESTER COUNTY AIRPORT**

The attention of the Proposers is directed to the following clarifications and amendments affecting the above-referenced RFP.

**1. Changes Related to Proposal Security**

The fifth paragraph of Section II.B(2) "Proposal Security" on page 14 of the RFP is hereby amended as follows:

Original Paragraph:

"Upon receipt by the County of the Lease Agreement duly executed by the Preferred Proposer and the Cash Deposit and/or Closing LOC contemplated by the Lease Agreement, the County will promptly return the Proposal LOC to all of the Proposers."

Amended Paragraph:

"Upon a) receipt by the County of the Lease Agreement duly executed by the Preferred Proposer and the Cash Deposit and/or Closing LOC contemplated by the Lease Agreement, or b) cancelation or termination of the RFP by County, the County will promptly return the Proposal LOC to all of the Proposers."

**2. Changes Related to the Procurement Timeline**

The RFP timeline in Section II.B(1) on page 13 is amended to reflect a revised schedule. The new due date for initial comments on the Draft Lease Agreement will be May 25, 2017. The new due date for final comments on the Draft Lease Agreement will be June 19, 2017.

### **3. Changes Related to Financial Offers**

The first paragraph of Section II.C(9) “Financial Offer” on page 30 of the RFP is hereby amended as follows:

Original Paragraph:

**“9. Financial Offer *(to be submitted with the Financial Model in a separate sealed envelope)*”**

Amended Paragraph:

**“9. Financial Offer *(to be submitted with the Financial Model in a separate sealed envelope)*”**

**The Financial Offer may include up to two Financial Structures: one of which must assume an Up-front Payment to the County as the sole compensation to the County, and the other which may assume any combination of payment sources to the County. Prospective Proposers are invited and encouraged to discuss facets of their Financial Structures with the County through the CDM process to assist in the development of their Proposals.**

**For each Financial Structure included in the Financial Offer, the Proposer shall provide the following:”**

The first paragraph of Section II.C(10) “Financial Model Submittal Requirementsr” on page 31 of the RFP is hereby amended as follows:

Original Paragraph:

**“10. Financial Model Submittal Requirements *(to be submitted with the Financial Offer in a separate sealed envelope)*”**

Amended Paragraph:

**“10. Financial Model Submittal Requirements *(to be submitted with the Financial Offer in a separate sealed envelope)*”**

**The Financial Model shall reflect each Financial Structure included in the Proposer’s Financial Offer. Proposers must submit a separate Excel file for each Financial Structure which, together, will comprise the Financial Model”**

The first paragraph on page 2 of the RFP is hereby amended as follows:

Original Paragraph:

**“2. In a separate, sealed envelope, One (1) unbound, reproducible original copy and five (5) bound hard copies of the Proposer’s Financial Offer, as well as three (3) USB drives, each with:**

**a) A PDF electronic copy of the Proposer’s Financial Offer; and**

**a. b) an Excel file containing the Financial Model per the requirements set forth in Section 12 of this RFP. This separate, sealed envelope shall be labeled: “[Proposer Name]: Financial Offer; Public Private Partnership for the Lease, Management, Operation, Maintenance and Improvement of Westchester County Airport.”**

Amended Paragraph:

**“2. In a separate, sealed envelope, One (1) unbound, reproducible original copy and five (5) bound hard copies of the Proposer’s Financial Offer, as well as three (3) USB drives, each with:**

**a) A PDF electronic copy of the Proposer’s Financial Offer; and**

**b) an Excel file or files containing the Financial Model per the requirements set forth in Section 12 of this RFP. This separate, sealed envelope shall be labeled: “[Proposer Name]: Financial Offer; Public Private Partnership for the Lease, Management, Operation, Maintenance and Improvement of Westchester County Airport.”**

#### **4. Other Clarifying Changes**

The first sentence in the third paragraph of Section I.B “Airport Information” on page 4 of the RFP is hereby amended as follows:

Original Paragraph:

“Management of Airport operations is currently provided by a private airport manager, AFCO AvPORTS/AvPORTS Management LLC.<sup>7</sup>”

Amended Paragraph:

“Management of Airport operations is currently provided by a private airport manager, AFCO AvPORTS/AvPORTS Management LLC.”

COUNTY OF WESTCHESTER  
DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION

By: Vincent F. Kopicki, P.E.  
Commissioner

Dated: May \_\_, 2017  
WHITE PLAINS, NEW YORK  
Addendum No. 2