

**COUNTY OF WESTCHESTER
NEW YORK**

DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION

ADDENDUM NO. 3

**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 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 final comments on the Draft Lease Agreement will be June 30, 2017.

2. Changes Related to Technical Response (regarding Add-Alternate Proposals)

The first paragraph of Section II.C(8) “Technical Response” on page 24 of the RFP is hereby amended as follows:

Original Language:

8. Technical Response

...

Part III refers to the long-term vision for the Airport (year 6 of the Lease Agreement and beyond). Proposals will be evaluated according to how well the Proposer demonstrates the feasibility of its vision, its potential value to the County, and the capacity of the Proposer to implement its vision.

Amended Language:

8. Technical Response

...

Part III refers to the long-term vision for the Airport (year 6 of the Lease Agreement and beyond). Proposals will be evaluated according to how well the Proposer demonstrates the feasibility of its vision, its potential value to the County, and the capacity of the Proposer to implement its vision.

By their nature, Parts I, II and III may include capital improvements to the air-side and land-side of the Airport during the Lease Term. The Technical Proposal must identify and categorize all capital improvements into the following groups:

- A. Capital Improvements substantially within the current footprint of the Airport (e.g., improvements substantially limited to within the dimensions of existing buildings, structures, or other Airport facilities)
- B. Capital Improvements not substantially within the current footprint of the Airport (e.g., improvements not substantially within the dimensions of existing buildings, structures, or other Airport facilities)

The Capital Improvements in Group A shall be considered as “As-Is” in relation to the existing buildings, structures or facilities within the current footprint of the Airport. The Capital Improvements in Group B shall be considered as an “Add-Alternate” to the existing buildings, structures or facilities within the current footprint of the Airport.

As described further in Section II.C.10.h.v of this RFP, the payments or compensation to the County generated or derived from all of the contemplated capital improvements in Groups A & B shall be reflected in the Financial Model, but the County must be capable of independently identifying payments to the County related to each of the proposed Group B “Add-Alternate” Capital Improvements.

3. Changes Related to Financial Offers (regarding Add-Alternate Proposals)

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

Original Paragraph (as amended by RFP Addendum #2):

“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:”

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 that includes a minimum Up-Front Payment to the County of \$25,000,000. 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:”

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

Original Language:

- i. The proposed term of the Lease Agreement, which may be a maximum of 40 years;

Amended Language:

- i. The proposed term of the Lease Agreement. Proposers should assume the maximum 40 year lease term in developing their Proposals.

4. Changes Related to Restricted Parties

The list of Restricted Parties in Section I.H of the RFP is hereby amended to include Squire Patton Boggs (US) LLP.

COUNTY OF WESTCHESTER
DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION

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

Dated: June 15, 2017
WHITE PLAINS, NEW YORK
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