



February 2, 2012

**Re: Port Chester Station Building, Port Chester, New York  
Addendum No. 1 to Request for Proposals ("RFP") package**

Dear Prospective Tenant:

The entire Request for Proposals ("RFP") package for leasing retail space at Port Chester Station can be found at:

**[http://mta.info/mta/realestate/retail\\_leasing.html#rfp](http://mta.info/mta/realestate/retail_leasing.html#rfp)**

In connection with the above referenced RFP, this Addendum No. 1 sets forth additional information for prospective proposers, which is intended to provide clarification that will better inform prospective tenants.

Environmental abatement required to be performed for tenant construction in the Port Chester Station building will be conducted and paid for as described below:

- 1) Metro-North will conduct an environmental survey of the station, at its cost, using its contractor, to determine the location or potential location of hazardous materials. (Metro-North is currently undertaking an environmental survey which will be provided to all proposers as soon as it is available).
- 2) Tenant will submit construction plans to Metro-North for review. The scope of the tenant's build out will determine how much remediation is necessary.
- 3) Metro-North will submit tenant's plans to its environmental contractors for bids and select one if its contractors to perform the abatement.
- 4) Tenant will hire the selected Metro-North contractor at the contracted Metro-North rates.
- 5) Tenant shall pay Metro-North's contractor for the required abatement work.
- 6) Metro-North or its consultant will confirm that the environmental abatement work is satisfactorily completed.
- 7) Tenant shall be reimbursed for its expenses in hiring Metro-North's contractor through rent credits given at the initiation of rent payments under the lease.

The MTA reserves the right at any time, to modify or waive requirements of the RFP package, including this Addendum No. 1.

All RFP proposals must be received by 12:00pm, February 10, 2012. Proposals submitted after the deadline may not be considered.

Please be aware that there are rules regarding permissible contact (oral, written, and electronic communications) with the MTA during this solicitation process. The New York State Procurement Lobbying Law requires that all contact with the MTA relating to this RFP must be made through the following designated Point(s) of Contact. Contact with anyone else at the MTA regarding this RFP may result in ineligibility to participate in the RFP. The designated Point of Contact is:

Jeff Kintzer, Principal  
Royal Properties, Inc.  
850 Bronx River Road  
Bronxville, NY 10708  
Telephone: (914) 237-3403, Ext. 103