VIA PROCUREMENT WEBSITE

PUBLISHED: April 30, 2025

SUBJECT: Request for Qualifications for Airport Terminal and Rail Integration Opportunity: Town Responses to RFQ Questions

Dear Prospective Proposers:

Reference is made to the Request for Qualifications for Airport Terminal and Rail Integration Opportunity, issued by the Town of Islip (the "Town") dated April 8, 2025 (as amended from time to time, the "RFQ"). Capitalized terms used in this communication have the meanings given to them in the RFQ. This communication provides the Town's responses to certain RFQ Questions pursuant to Section 6.4.3 of the RFQ, included as Appendix 1.

Prospective Proposers should note:

- With respect to the Town's responses in Appendix 1, the RFQ Questions may have been consolidated or otherwise edited for clarity or brevity and are not part of the Town's responses.
- In accordance with Section 6.4.3 of the RFQ, the Town's responses to RFQ Questions in Appendix 1 do not themselves modify the provisions of the RFQ. The Town may issue an Addendum, as well as additional RFQ Question responses, at a later date. Any modifications to the RFQ that are formally incorporated by Addendum, and which correspond to previously issued RFQ Question responses, will take precedence over the Town's responses.

We thank you for your continued interest in the Opportunity and encourage you to reach out with any other questions as they arise.

Sincerely,

Amy M. Murphy

Amy M. Murphy
Deputy Town Attorney, Town of Islip
Procurement Contact

Enclosures

Appendix 1: Town Response to RFQ Questions

No.	RFQ Cross-Ref.	RFQ Question	Response
1.	6.3 Pre-Stage 1 SOQ Conference and Site Visit	Proposer is seeking clarification on the process to register for the Pre-Stage 1 SOQ Conference and Site Visit. Specifically, Proposer would like to know by which mean the Proposers need to register by the deadline of May 2, 2025?	Updated guidance on event registration is available here: https://ispterminal.com/register
2.	14.1.1 Section C-2: Proposer Experience	In the following sentence (extract from RFQ) we kindly request the Town to consider the following revision in **red**: "*developing, designing engineering, construction managing, and constructing, and**/or** ~~then~~ operating and maintaining, projects of similar scope and complexity to the Opportunity*".	Accepted. This will be reflected in an Addendum.
3.	6.2 b iv. Notice of Intent	Proposer is seeking clarification for the submission of the Notice of Intent as described in Section 6.2 of the present Request for Qualifications (RFQ) dated April 8, 2025. Specifically, Section 6.2 b iv. is asking the Proposer to identify its Principal Participants (detailed in Section 8.1.2 a) in the Notice of Intent. If the Proposer has not identified all of the Principal Participants by the deadline date of Submission for the Notice of Intent (at the moment May 2, 2025), can the Proposer submit its Notice of Intent with a partial list of Principal Participants and still be eligible to Submit the Stage 1 SOQ?	Confirmed. Potential proposers should identify more than one Principal Participant, in order to distinguish themselves from interested but individual potential Principal Participants. Potential Proposers should otherwise indicate that additional team members may be added with the submission of a Stage 1 SOQ.
4.	Form NOI: Notice of Intent Submission	Can the Members listed in the NOI be revised prior the SOQ Due Date?	Yes. The RFQ provisions governing Organizational Changes (Section 8.4) apply after submission of a Stage 1 SOQ. Proposers that alter their team structure after issuance of the NOI should identify any such changes in their Stage 1 SOQ.

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5.	Form NOI: Notice of Intent Submission	Please confirm Joint Ventures do not need to be incorporated prior NOI Due Date or SOQ Due Date submittals	Confirmed with respect to the NOI and the Stage 1 SOQ. Note also that Joint Venture arrangements are broadly defined in the RFQ and can include "unincorporated" groupings.
6.	General Question	If a proposer intends to establish a special purpose vehicle (SPV) as the legal entity responsible for the project, is it necessary to legally form the entity prior to submitting a response to the RFQ, or can formation of the SPV occur after the selection process, but prior to contract negotiation?	See response to Question No. 5 above; an SPV does not need to be established prior to submitting a Stage 1 SOQ. The Town will provide the Stage 2 SOQ submission requirements in a later Addendum, including any supplemental requirements regarding the status of formation or organization of a Joint Venture or SPV acting as the Proposer.