

MARCH 29, 2014

ADDENDUM #2

TO

REQUEST FOR OFFERS TO PURCHASE

FOR

THE SALE OF REAL PROPERTY

Building 114 – Fitness Center

Issued by the
FORT MONMOUTH ECONOMIC REVITALIZATION AUTHORITY

Date Issued: March 14, 2014

Responses are now due by 12:00 P.M. EDT on May 28, 2014

This addendum is being issued to:

1. Extend the proposal due date to May 28, 2014
2. Add text to section 1.1 of the RFP regarding the existing water tower
3. Address questions received
4. Provide a link to Sports Bubble building plans and drawings. The drawings can be downloaded at the following link:
<https://njfmera.sharefile.com/d/s388cdbb95d046c9b>

Added Text Section 1.1

1.1 THE PROPERTY

The Property consists of 7.75 acres of land and: Building 114, the Fitness Center; Building 562, a New Jersey Natural Gas facility; and Building 752, a Sewage Lift Station. Building 114 contents including all of the fitness equipment therein are included with the sale. The Property also includes a water tower that is no longer in use or needed for redevelopment. **[INSERT THE FOLLOWING NEW SENTENCE]** The successful bidder will be required to take down the water tower no later than 5 years following taking title to the property. The title to the property that FMERA conveys to the selected Potential Purchaser will be encumbered with: (i) the utility easement that currently runs through the Property; (ii) a yet to be created easement for future use of the existing sewerage lift station; and, (iii) an easement for New Jersey Natural Gas Company's continued use of the existing natural gas facility.

Questions & Answers

1. **Question:** "The proposal goes into our defining our Political Contributions -- how deep is it necessary do we need to go on our team? I am assuming it is just for the Partner level, is that right?"
Answer: Bidders must include disclosures for 1 generation up (i.e. all owners who hold 10% or more and the spouse and children who live at home) as well as all subsidiaries that are either directly or indirectly controlled by the bidder.
2. **Questions:** What information do you have on the bubble?
I think I heard it is about ten years old? is that right? Do you know that, in fact, it can be relocated? Any idea as to cost? Do you have info on the Company that manufactured it or installed it?
Answer: Please see the information at the following link for all information we have regarding these questions and the sports bubble:
<https://njfmera.sharefile.com/d/s388cdbb95d046c9b>
3. **Question:** If we choose to purchase and move the bubble are we assured we can install it on the fitness parcel without having to get a variance?
Answer: Yes – it is an approved use.
4. **Question:** The political contributions -- I am assuming that this is only for partner level people in the deal, and not vendors etc?
Answer: Bidders must include disclosures for 1 generation up (i.e. all owners who hold 10% or more and the spouse and children who live at home) as well as all subsidiaries that are either directly or indirectly controlled by the bidder.
5. **Question:** Letter i -- Disclosure of Investment Activities in Iran -- will you guys be providing a Form for this Disclosure?
Answer: The form is already included in Attachment #2 – Page 28 of the RFP and is identified as page 5 of 5.
6. **Question:** What documentation is available for the asbestos remediation and are we able to obtain a copy?
Answer: Attachment #1 is the latest information we have. Please note that the Finding of Suitability to Transfer (FOST) will have updated information

- regarding asbestos and any friable asbestos should be remediated prior to transfer unless it is in normally non-accessible areas such as crawl spaces or within walls.
7. **Question:** Has the roof ever been replaced? If so, when?
Answer: Yes in 2007.
 8. **Question:** What building maintenance records are available and are we able to obtain a copy?
Answer: We have no maintenance records but we will keep searching to find what we can and make it available if we do find anything.
 9. **Question:** Multi Zones -- I know the RFOTP says the property is in Green Tech Zone, but in the Southeast corner it bleeds in Horseneck Edu and just touches Mixed-use. Do we only have to comply with the Green Tech?
Answer: The building and majority of the property is in the Green Tech Campus and for that piece of the property and the building, permitted uses and development/reuse should be in compliance with the Green Tech Campus and the Reuse Plan. Those permitted uses are also permitted in the other two districts. If we get a further clarification we will issue another addendum.
 10. **Question:** Multi Zones -- I know the RFOTP says the property is in Green Tech Zone, but in the Southeast corner it bleeds in Horseneck Edu and just touches Mixed-use. Do we only have to comply with the Green Tech?
Answer: The building and majority of the property is in the Green Tech Campus and for that piece of the property and the building, permitted uses and development/reuse should be in compliance with the Green Tech Campus and the Reuse Plan. Those permitted uses are also permitted in the other two districts. If we get a further clarification we will issue another addendum.
 11. **Question:** We cannot seem to find the environmental records for our site --Bldg 114? Can you help?
Answer: The Finding of Suitability for Transfer (FOST) is not available yet. It must be approved prior to transfer of property and it will contain all historical and other environmental information regarding the facility and property. There are currently no areas of concern on the parcel. As stated in the answer to question 6 above, Attachment #1 of this addendum contains information on asbestos.
 12. **Question:** Our response calls for a Conceptual Plan, but it doesn't really define what the Committee's expectation is -- is that for us to determine what we want to present?
Answer: Expectation is a high level concept plan, outlining what you plan to construct and how you plan on using the facility. Elevation drawings and maps will be helpful but not required. This is not expected to be anything as formal as a site plan submittal.
 13. **Question:** Site Plan -- we have only been able to find the one aerial site plan, is there a site plan that was done by an Engineer?
Answer: The Aerial was done by our engineer however; a survey has been ordered and will be provided when received.
 14. **Question:** Do we need CAFRA approvals on our site?
Answer: Yes
 15. **Question:** Is there a timeline, or Critical Path for the Fort's development? Such as, when all the parcels are scheduled for sale, road and infrastructure (sewer)

improvements, when does County take over the Tinton Avenue/Avenue of Memories extension. When do the entry checkpoints (Guards etc) go away so the public feels free to come and go?

Answer: It is premature for us to publicize dates in connection with this RFOTP however; our plan is to convey substantially all of the Phase 2 properties within 7 years and complete all infrastructure within 10 years. We will work with the successful bidder to ensure unfettered access for their tenants/clients as conditions and the status of construction may allow at any given time. Once FMERA takes title to all of the Main Post property, currently anticipated to occur in the first quarter of 2015, any security constraints the Army may have will go away. Also, the public currently has unfettered access to our offices and by the time we are prepared to close on the Fitness Center we will have transferred Russel Hall and possibly the officer housing and Main Post Chapel parcels. Prior to the full opening of the Avenue of Memories and the West Gate we will have the option of opening other access points such as the Razor Avenue and Nicodemus Gates.

16. **Question:** Easements -- As we are all aware of the three easements, we really do not have any understanding of how the Gas and Sewer will be resolved and how they may restrict what we do. Is there drawings showing where this infrastructure is?

Answer: We are still researching the Easements and will answer this question in the next Addendum.

17. **Question:** Will there be a non-compete that someone else will come in and try to do the same thing? Also, the Rec Center on the other side of Rt 35 -- could they go into the summer basketball camp business, and compete with us? How these kind of issues be handled? Does the Master Plan provide for these ideas?

Answer: The Reuse Plan does not provide for these ideas. As part of negotiations we will entertain a non-compete for the Oceanport area of the Fort only. We are not able to prohibit the County Parks System from operating a summer basketball camp under a non-compete.