



**FORT
MONMOUTH**

DISCOVER ▶ INNOVATE ▶ TRANSFORM

ADDENDUM #1

June 29, 2017

To

REQUEST FOR SEALED BIDS

FOR

**THE PURCHASE AND LEASE
OF REAL AND PERSONAL PROPERTY**

Building 689 – Bowling Center

Issued by the

FORT MONMOUTH ECONOMIC REVITALIZATION AUTHORITY

Date Issued: June 7, 2017

Responses due by 12:00 P.M. EDT on July 10, 2017

This ADDENDUM #1 is being issued to respond to questions received via email.

Questions and Answers

1. **Question:** On Page 3 of the RFB-- in bullet point one, it talks about 15 days of FMERA Board approval; is that the Bidder section approval?

Answer: The first bullet calls for the selected bidder to sign a Purchase & Sale Agreement (PSA) within 15 days of FMERA's Board approving the selection of a bidder as well as the final terms of the PSA.

2. **Question:** When will ground Lease payments begin?

Answer: Pursuant to Section 5.1b, bidders should propose an annual ground lease payment and a minimum ground lease term (in years) in their proposals. The terms of the ground lease agreement are subject to negotiation between FMERA and the selected bidder, and to FMERA Board approval.

3. **Question:** As I understand it, we will not be subject to prevailing wage when we renovate the existing building. But will be subject to prevailing wage when we expand the footprint. But, as long as we stay within the footprint we will not be subject to prevailing wage. Please confirm.

Answer: No, prevailing wage obligations would apply to the building renovation as well as the new construction (if any) because of FMERA's on-going ownership of the underlying land.