



Fort Monmouth Economic Revitalization Planning Authority

FMERPA Briefing
For
Society of American Military Engineers
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By
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Deputy Director



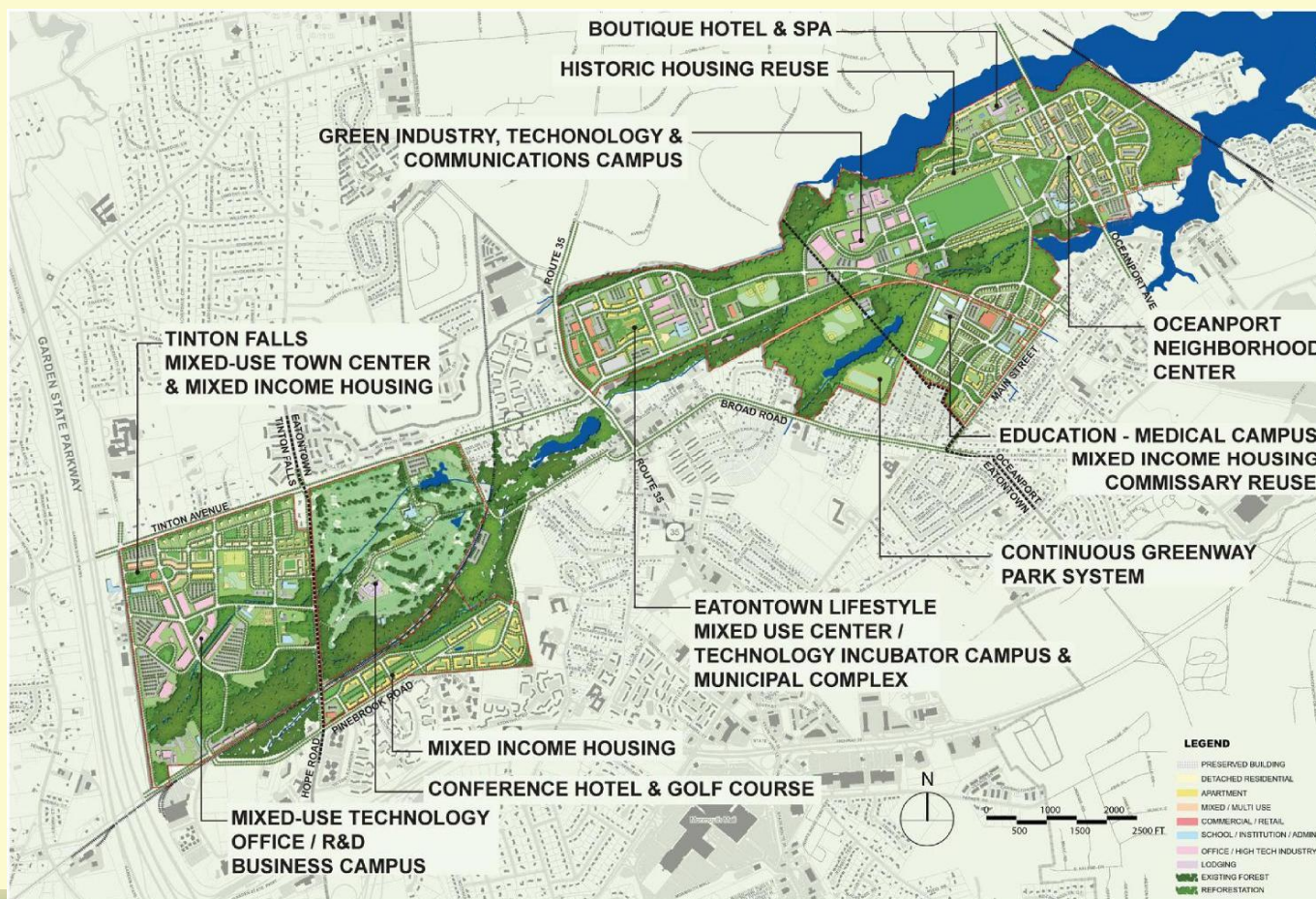
Since we last presented... THE PROCESS TO PLAN SUBMITTAL

- Public Hearings
 - Tinton Falls – 7/21/2008
 - Oceanport – 7/23/2008
 - Eatontown – 7/29/2008
 - Public Hearing on the Homeless Assistance Submission – 8/15/2008
- FMERPA Approves Homeless Assistance Submission – 8/3/2008
- Governor Approved Minutes of the 9/3 Authority Meeting on 9/4
- Submitted to Federal Government (HUD & DOA) – 9/5/2008



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Reuse Plan in 2028 (20 – year plan)





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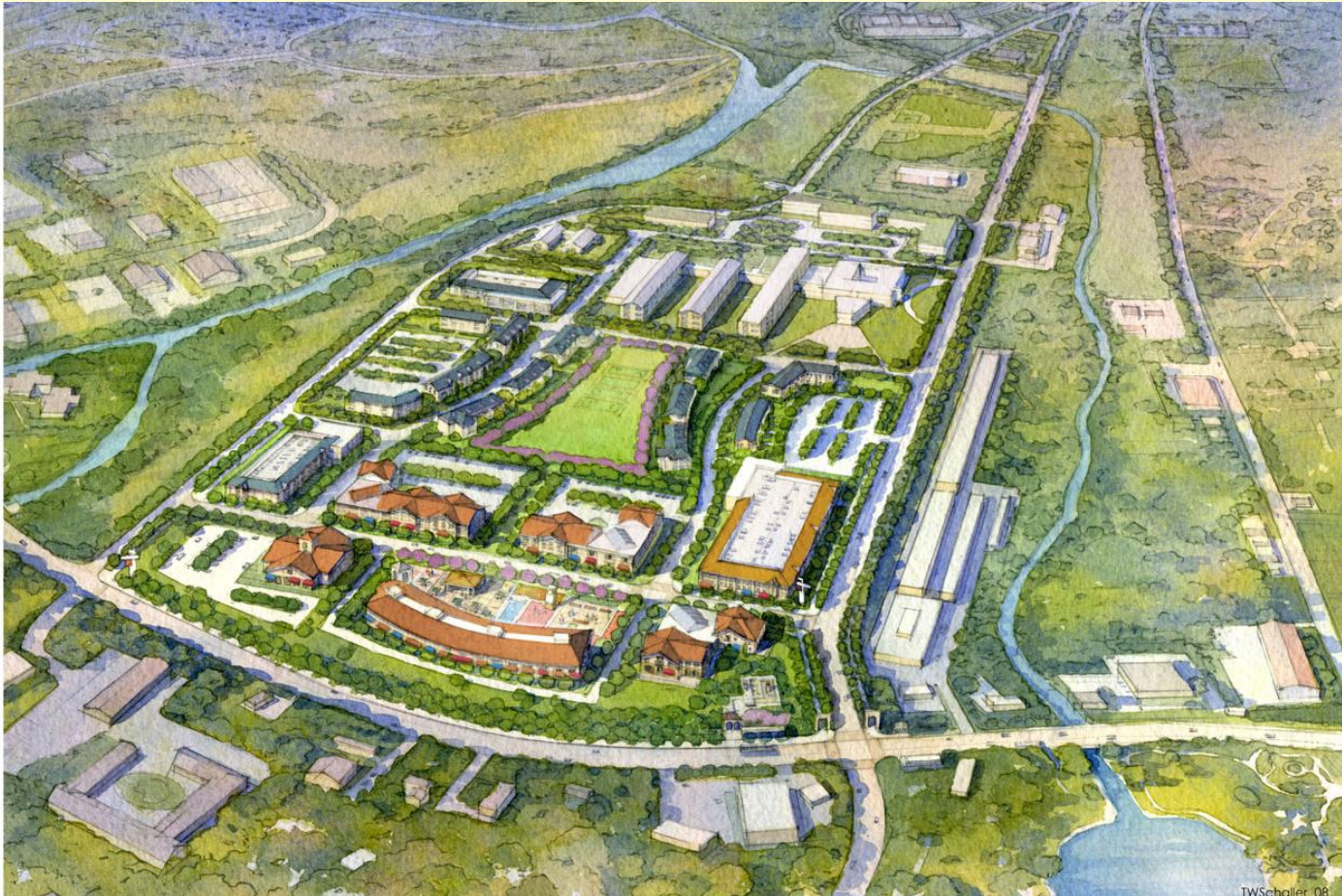
Tinton Falls Aerial Rendering





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Eatontown Aerial Rendering





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Oceanport Aerial Rendering





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20-Year Development Program

	Tinton Falls	Eatontown	Oceanport	Total
Office/R&D	839,817 SF	521,605 SF	737,119 SF	2,098,541 SF
Retail	81,335 SF	220,459 SF	146,550 SF	448,334 SF
Mixed Income Residential	288 DU	577 DU	740 DU	1,605 DU 2,407,500 SF
Hotel		150 RM	75 RM	225 RM 310,000 SF
Health / Med Office			80,000SF /	80,000 SF
Community / Civic Facilities	88,416 SF	76,469 SF	299,709 SF	464,594 SF
Greenbelt Parks / Ball fields	77AC/22AC Total 99 AC	125AC/107AC Total 232 AC	145AC/28AC Total 173 AC	504 AC
Suneagles Golf		157 AC		157 AC
Total				5,788,979 SF



What we have to offer Assets

- **High tech electronic research and development facilities with various office, laboratory and specialized testing space.**
 - climate-controlled
 - easily segmented or reconfigured
 - adaptable utility infrastructure
 - back-up emergency power
 - equipped to fabricate and prototype new technologies.
 - Fiber Intranet Ring Pathway
 - redundant fiber pathway between the Main Post and the Camp Charles Wood area.
 - Core network capacity can be increased 100% over current utilization at no additional cost.

Geothermal Heating and Cooling systems are in approximately twenty percent (20%) of facilities space (approximately one (1) million square feet)



What we have to offer Assets

These facilities include:

- Over 200,000 square feet of combined office and electronic laboratory space
- 42,000 square feet of Sensitive Compartmented Information Facility (“SCIF”) space
- A 632,000 square foot facility dedicated to the research and development environment
 - vaults and SCIF space.
 - 7,000+ square feet of fully equipped Video Teleconferencing (“VTC”) conference room space
 - 500-seat auditorium fully equipped with VTC capability.
- 43,000 square feet of fabrication and prototype shops
- Gamma Ray Source calibration facility
- Fiber Intranet Ring Pathway
- Redundant fiber pathway between the Main Post and the Camp Charles Wood area.



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Building Reuse Summary

- 50 Non Residential Buildings, 2,085,922 GSF Adaptively Reused





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McAfee Center/Compound – Potential High Tech Company



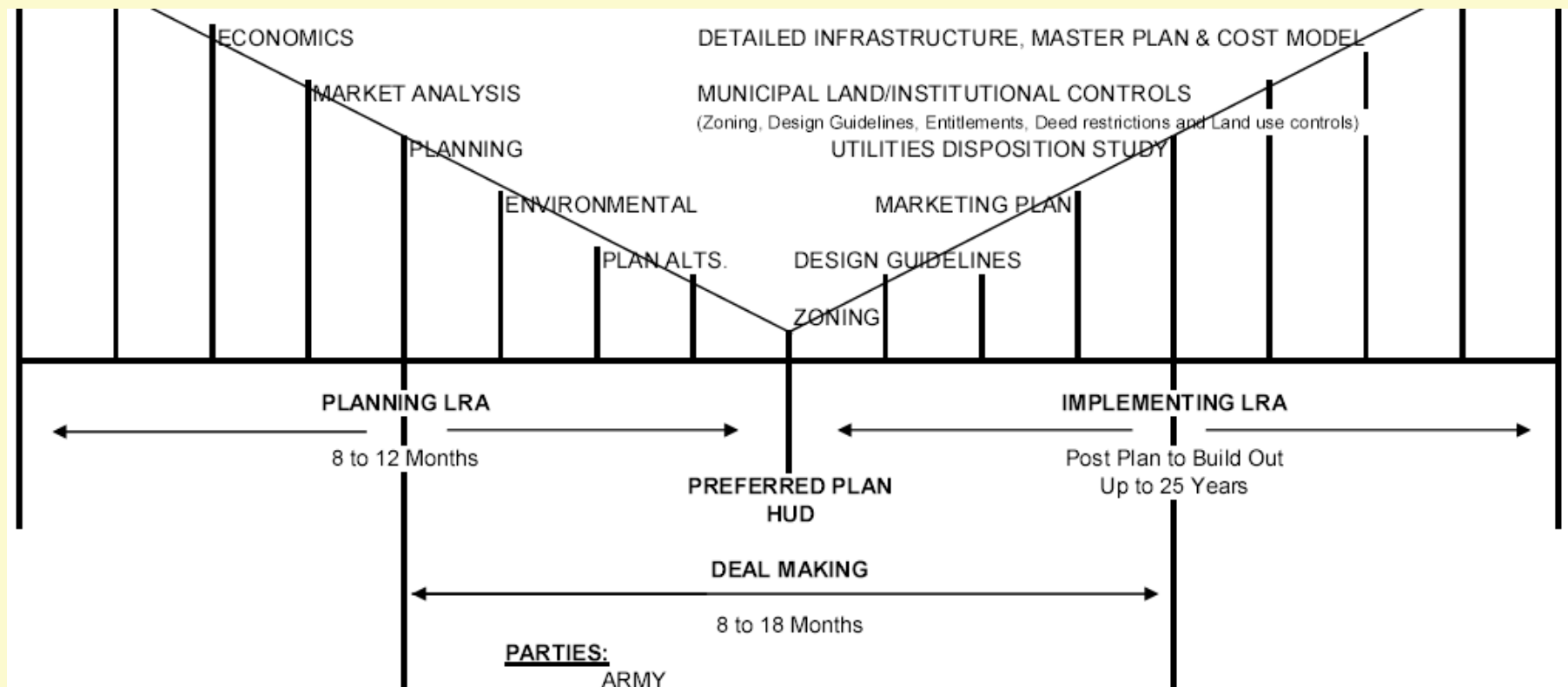
- 2 anechoic chambers
- Entire building a SCIF
- Geothermal heating and cooling
- Fiber to all rooms
- Backup power
- UPS
- High Bay area w/10 ton crane





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Plan to Implementation





THE PROCESS POST PLAN SUBMITTAL

- Awaiting HUD Approval of LRA Application
- Transition from a Planning LRA to an Implementation LRA
- Develop disposition and conveyance strategy
- Develop and initiate personal property strategy
- Complete NEPA process on environmental, historic and cultural issues and concerns
- Develop and initiate workforce training
- Property transfers



Current Focus

- Sanitary Sewer System Evaluation/Inflow and Infiltration Study
 - Manhole and Pump Station Inspections
 - CCTV of Pipes
 - Flow Metering
 - Data-base for importing results into a GIS Platform
 - In progress under contract with Hatch Mott MacDonald



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Potential Opportunities

- **Operating and Infrastructure Analysis RFP**
 - Cost estimates
 - Demolition
 - Infrastructure/Utility Systems analysis
 - Electric
 - Storm water /water
 - Communications
 - Geo-thermal
 - Roadways, Bulkheads
 - Building upgrades/rehabilitation
 - GIS – based cost model/database
- **Business and Operation Plan RFP**
 - Required for Economic Development Conveyance (EDC)/Combination EDC-Public Sale



RFP Notices

- FMERPA Website –
www.nj.gov/fmerpa
- ADC 360 –
www.defensecommunities.org/?p=Publications_360
- Asbury Park Press
- Star Ledger



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