

January 14, 2013

**ADDENDUM
TO
REQUEST FOR OFFERS TO PURCHASE
FOR
THE SALE OF REAL PROPERTY**

Issued by the
FORT MONMOUTH ECONOMIC REVITALIZATION AUTHORITY

Date Issued: December 14, 2012

Responses due by 12:00 P.M. EST on January 28, 2013

FMERA Offices

PLEASE TAKE NOTICE: Proposals are due by 12:00 Noon on Monday January 28, 2013 at the offices of the Fort Monmouth Economic Revitalization Authority (the “Authority” or “FMERA”) **SEE BELOW FOR NEW DELIVERY INSTRUCTIONS**

This **ADDENDUM** includes Request for Offers to Purchase (the “RFOTP”) modifications, informational attachments, written responses to questions presented in writing via e-mail. **The Addendum will be made available only at the Authority’s website: www.fortmonmouthredevelopment.com**

The Authority will accept questions related to this ADDENDUM via email only until 5:00 p.m. Eastern Standard Time on January 17, 2013. Questions should be directed via email to:

rharrison@njeda.com

A. LIST OF INFORMATIONAL ATTACHMENTS TO THIS ADDENDUM

1. Materials made available to potential proposers during scheduled site walk through. These materials consist of additional information on the property and buildings. These materials will be available as a separate link along with this addendum at www.fortmonmouthredevelopment.com.

B. MODIFICATIONS ISSUED BY THE AUTHORITY

1. Refer to page 6 “Section 4.0 OFFER SUBMISSION” Replace the first three paragraphs with the following:
“**Five (5) copies** of the Offer (one (1) unbound, original; three (3) bound copy and one (1) copy in PDF format on a CD) must be submitted marked “REQUEST FOR OFFERS TO PURCHASE FOR THE SALE OF REAL AND PERSONAL PROPERTY” in a sealed package and addressed to:

Bruce Steadman
Executive Director
Fort Monmouth Economic Revitalization Authority

Proposals must be received by January 28, 2013 at 12:00 P.M., Eastern Standard Time (EST). Proposals may be delivered via an overnight service (FedEx or UPS) to 100 Barton Avenue, Oceanport, NJ 07757.

Hand delivered proposals must be received at the FMERA Staff Office, Second Floor, Russel Hall, Fort Monmouth by January 28, 2013 at 12:00 P.M. EST. Anyone seeking to utilize hand delivery must contact Regina McGrade rmcgrade@njeda.com or 732-720-6350, no later than 3:00 P.M. on Friday, January 25, 2013, for delivery instructions and directions.

For US mail delivery, please mail to FMERA, P.O, Box 267, Oceanport, NJ. All US mail deliveries must be received by January 28, 2013.

Proposals will be publically opened on January 29, 2013 at 10:00 A.M. at the FMERA Public Office located at 15 Christopher Way, Eatontown, NJ 07724.

No faxed or email Proposals will be accepted. Proposals received after the time and date listed above will not be considered.”

QUESTIONS AND ANSWERS RECEIVED VIA E-MAIL

1. **Q:** Is there a requirement for COAH to be interspersed or can the 20% COAH be stand alone?
A: There is no requirement so it can be bid either way although there is a recommendation that it be integrated. The problem here is - what is the foot print that the integration would apply to. If we have a number of neighborhood centers and some affordable in each but they are within one building in each neighborhood it could still be considered integrated. Bottom-line - there is no requirement.
2. **Q:** Could you explain the prevailing wage requirements for the project?
A: All construction/site work for the initial redevelopment as called for in the purchase and sale agreement reached by us and the successful proposer, must abide by NJ Prevailing Wage rules, future development that FMERA is not a party to will not require prevailing wage.

3. **Q:** The RFOTP and reuse plan discusses 275 proposed new units is that inclusive of affordable housing or are the affordable housing units in addition to the 275?

A: The 275 is inclusive of the affordable units.

4. **Q:** Can you confirm that per p. 4 of the Request for RFP, the project can include 1) up to 12,530 sf of convenience retail at intersection of Hope & Pinebrook Rds and 2) up to 15,000 sf of mixed use &/or retail use along Pinebrook Rd.

A: The plan calls for the 12530 sf of convenience retail. The Draft Land-Use Regulations accommodate that use allowing 15,000 sf of retail in that location. They are one in the same projected use in that location. There is only one commercial retail parcel which is located at the intersection of Hope and Pinebrook Roads and it allows for one commercial/retail facility, up to 15,000 sf .