



**Environmental Advisory Consulting Services RFP  
Mandatory Pre-proposal Conference**

**July 11, 2013**

**Rick Harrison, Director Facilities Planning**



## **Agenda**

- **Sign-in**
- **Welcome**
- **Overview of FMERA/Fort Monmouth Redevelopment**
- **RFP Selection Process/Timeline**
- **Q/A**



## **FMERA**

- **Independent Authority of the State of New Jersey**
- **Recognized by the DoD as the Local Redevelopment Authority (LRA)**
- **Funded by DoD Office of Economic Adjustment (and sales proceeds/EDC funding)**
- **Environmental Staff Advisory Committee**
- **NJDEP representative on FMERA Board and Chairs ESAC along with Fort Monmouth Case Manager**

**STATUS:**



- **Army vacated 9/15/2011**
- **FMERA negotiating transition plan (Phase 1 & Phase 2)**
- **Army working on environmental responsibilities w/NJDEP**
- **FMERA attracting investors/employers**
- **Army/FMERA executed MOA for Phase 1 on May 17, 2012**
- **Storm Sandy Initiatives**

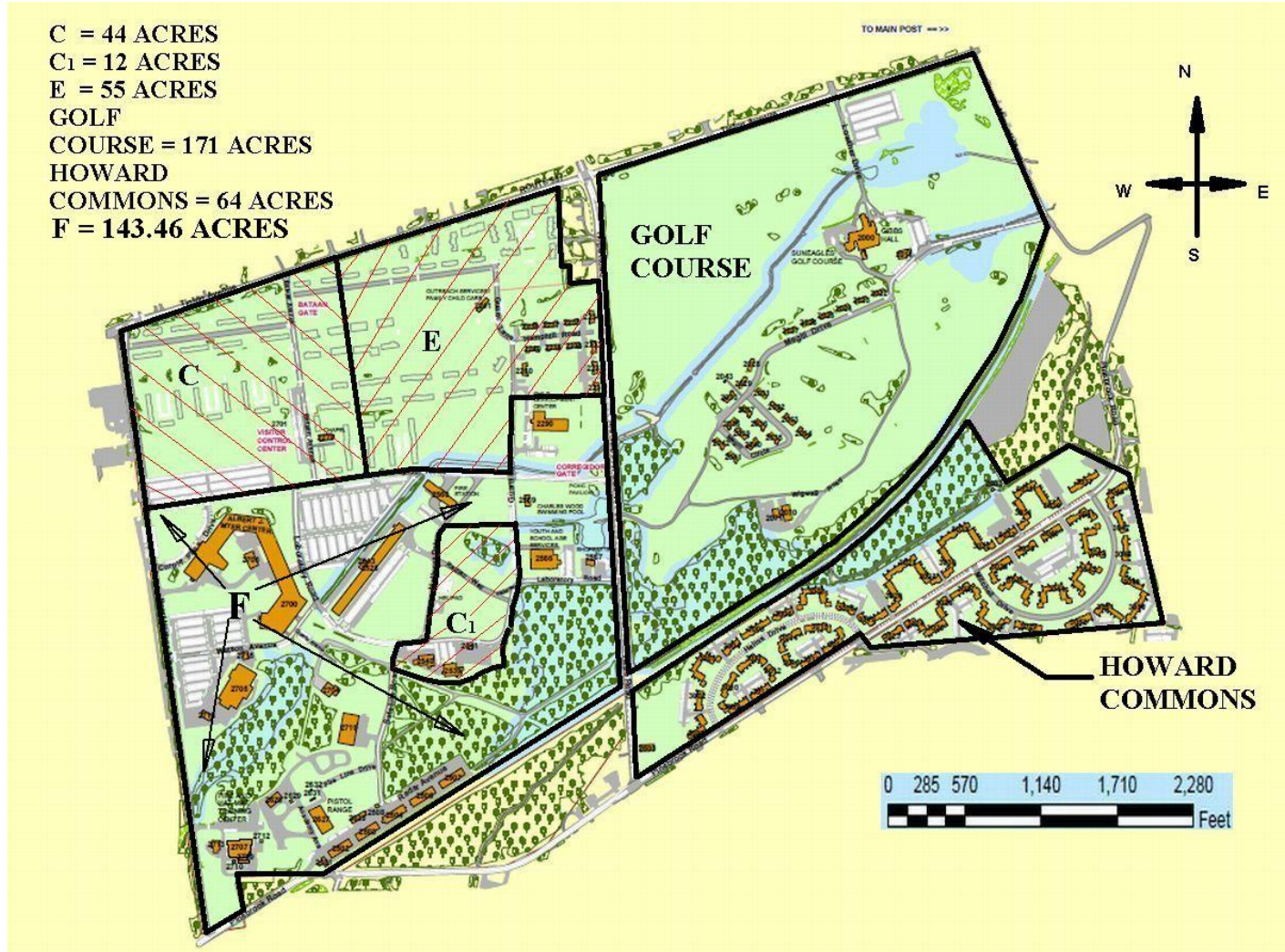


## **Status of Transfer Process with Army**

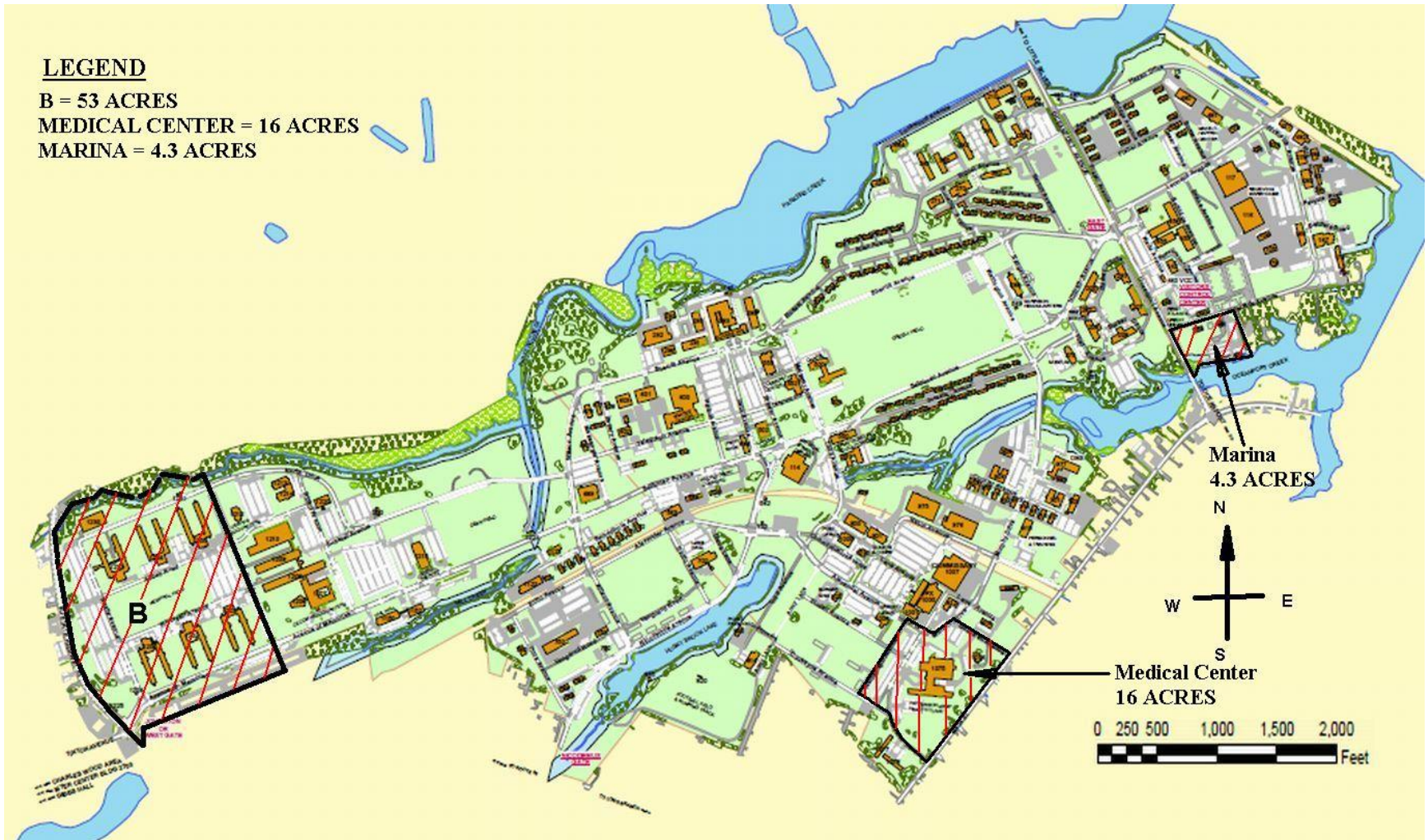
- **Phase 1 Memorandum of Agreement Signed May 2012**
  - Encompasses all of the Charles Wood Area, select parcels on the Main Post
  - Allows for leases of specific buildings that are in Phase 2
- **Economic Development Conveyance Phase 1 Application Approved June, 2012**
- **Currently negotiating Phase 2 with the Army**



# EDC Phase One Parcels Charles Wood



# EDC Phase One Parcels – Main Post





## **Closed and Pending Transfers**

- **Closed on Parcel E, 55 Acres with CommVault Systems (Currently under construction)**
- **Signed Purchase and Sale Agreement on the Clinic Parcel with Acutecare Healthcare Systems – expect to close in July/August**
- **Expect all of Parcel F and Parcel B to transfer to FMERA by January 2014**





# Requests For Offers To Purchase (RFOTPs)

- **Howard Commons Housing**
  - Issued 12/14/2012
  - Proposals Due 1/28/2013
  - 6 Firms submitted 9 proposals currently under review
- **Officer Housing**
  - Issued 1/16/2013
  - Proposals Due 4/1/2013
  - 2 proposals received and under review
- **Parcels C, C1 and B**
  - Issued March 26, 2013
  - Proposals were due June 10, 2013

All RFPs are advertised in the Asbury Park Press, The Star Ledger, and posted on the FMERA and NJEDA websites and the State Business Portal



## **Leases/Sub-leases**

- **Building 977** – State Police Barracks
- **Motor Pool area** – Monmouth County
- **Bldg 502** – Post Library/New **FMERA** Offices
- **Buildings 2566 & 2569**, Teen Center and Outdoor pool facility – Monmouth County
- **Suneagles Golf Course/Gibbs Hall** – Operated by Atlantic Golf Management with Tim McLoone Enterprises for Food and Beverage operations



## **Fly-over**

- **E:\FTMM\_Enviro\_flyover  
(2011\_04\_18b).wmv**



## **Environmental Areas of Concern**

- [E:\EAC\ImpWorkshop\\_CW\\_2011\\_02\\_07\\_E.pdf](#)
- [E:\EAC\ImpWorkshop\\_MP\\_2011\\_02\\_07\\_E.pdf](#)



## Phase 1 FOST

- E:\CWA with carve outs  
091112.pdf





## **FMERA Goals**

1. Job Creation
2. Re-investment of sale proceeds
3. Ensure ARMY resolves environmental issues
4. Satisfied Stakeholders



## **RFP**

- **Tasks cannot replicate tasks performed by the Army**
- **Army works directly with NJDEP and is responsible for remediation (unless FMERA enters into an Environmental Services Cooperative Agreement ESCA or agrees to an Early Transfer which would require the Governor's signature)**

## **RFP Timeline**

- **Q/A Deadline July 18, 2013 5:00 PM**
- **Issue Addendum on or about July 26, 2013 (attendees will get an email notification when it is posted to: [www.fortmonmouthredevelopment.com](http://www.fortmonmouthredevelopment.com))**
- **Proposals due August 2, 2013 at Noon**
- **Board Approval of Selected Firm August 21, 2013 (Tentative)**
- **Contract Award upon expiration of Governor's veto period (on or about September 13, 2013)**



## **PSQS**

- **E:\20120105\_ProfServices.doc**





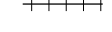




# Q/A



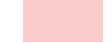

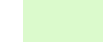
Figure ID	AOC	Site Description	NFA Status
I2	FTMM-02	M-2 Landfill (Landfill 1)	Active
I3	FTMM-03	M-3 Landfill (Landfill 2)	Active
H	FTMM-04	M-4 Landfill (Landfill 6)	Active
I5	FTMM-05	M-5 Landfill (Landfill 3)	Active
I6	FTMM-06	M-6 Burning Area (Burn Area)	Active
I7	FTMM-07	M-7 Burning Area (Incinerator 1)(Co-located with FTMM-08)	Unrestricted NFA
I8	FTMM-08	M-8 Landfill (Landfill 4)	Active
I9	FTMM-09	M-9 Former PCB Transformers Site (Spill Site Area 3)	Unrestricted NFA
I10	FTMM-10	M-10 Asbestos Storage Area (Storage Area 1)	Unrestricted NFA
I11	FTMM-11	M-11 Elevated Water Tank (AST2)(Co-located with ECP-51)	Unrestricted NFA
I12	FTMM-12	M-12 Landfill (Landfill 5)	Active
I13	FTMM-13	M-13 Pathogenic Waste Incinerator (Incinerator)	Unrestricted NFA
I14	FTMM-14	M-14 Landfill (Landfill 7)	Active
I15	FTMM-15	M-15 Water Tank (AST1)	Active
I16	FTMM-16	M-16 Former Pesticide Storage Area (Pesticide Shop 1)	Restricted NFA Request Pending
I17	FTMM-17	M-17 Former Pesticide Storage Area (Pesticide Shop 2)	Unrestricted NFA
I18	FTMM-18	M-18 Former Training Area (Contaminated Fill Area)	Active
I19	FTMM-19	AOC 3 - Former MP Sanitary Treatment Plant (STP 1)	Unrestricted NFA
I20	FTMM-20	Pre-1941 Former MP Sanitary Treatment Plant (STP 2)	Active
I21	FTMM-21	Former Main Post Firing Range (Pistol Range 2)	Unrestricted NFA
E47	FTMM-47	Former PCB Transformer Sites (Spill Site Area 2)	Active
E53	FTMM-53	Building 699, Service Station (UST Farm 1)	Active
E54	FTMM-54	Building 296, Former Fuel Distribution Facility (UST Farm 2)	Active
E55	FTMM-55	Building 290, Former Motor Pool (UST Farm 3)	Active
E56	FTMM-56	Building 80, Maintenance Yard (Co-located with ECP-83)	Active
E57	FTMM-57	Building 108 (UST Farm 4)	Active
E59	FTMM-59	Building 1122 (Spill Site Area 1)	Active
E61	FTMM-61	Building 283 (UST 1)	Active
E64	FTMM-64	Building 812, Former Gasoline Distribution Area (UST Farm 5)	Active w/ Partial NFA in Clinic Parcel
E66	FTMM-66	Building 886, Former Fuel Storage Area (AST 3)	Active
E38	ECP-38	Former Outdoor Pistol Range	Active
E39	ECP-39	Building 1150 Vail Hall	Restricted NFA Pending
E43	ECP-43	Building 1122 Do-It-Yourself Auto Repair	Active
E49	ECP-49	Former Squier Laboratory Complex, Museum Storage Facility, and MP Battery Test Facility	Active
E50	ECP-50	IRP Sites FTMM-54, FTMM-55, and FTMM-61	Active
E51	ECP-51	Former Buildings in 750 Area, 500 Area, 600 Area, and 1100 Area	Active
E52	ECP-52	Building 699 Army/AF Exchange Services Gas Station	Active
E57	ECP-57	Former Coal Storage and Railroad Unloading - 800 Area	Active
E61	ECP-61	Building 1075, Patterson Army Health Clinic	Unrestricted NFA
E69	ECP-69	Building 900, Former Vehicle Repair/Motor Pool	Active
E70	ECP-70	Building 551, Former Photoprocessing	Active
E76	ECP-76	Former Barracks, 200 Area and 300 Area	Active
E79	ECP-79	Former Buildings, 400 Area	Active
E80	ECP-80	Former Buildings 105 and 106, Former Photoprocessing	Active
E83	ECP-83	NE Main Post, Former Photoprocessing, Former Vehicle Maintenance, Former Coal Storage and Railroad Unloading, and Maintenance Shops	Active

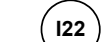
**OCTOBER 2012  
FORT MONMOUTH  
MAIN POST**

**Legend**

-  Sub Parcel Boundary
-  River/Stream
-  Railroad
-  Installation Boundary
-  Highway
-  Roads
-  Existing Buildings

**AOC Status**

-  Active
-  Restricted NFA or/Under Review/Expected/Pending
-  Unrestricted NFA

 Feature Identification Number

0 250 500 1,000  
Feet



Source: Ft. Monmouth / 2010



**FORT MONMOUTH ECONOMIC  
REVITALIZATION AUTHORITY**  
STATUS OF ENVIRONMENTAL  
AREAS OF CONCERN

**FORT MONMOUTH  
MONMOUTH COUNTY, NJ**

Parcel 1 = 77.4 acres  
Parcel 2 = 98 acres  
Parcel 3 = 109.1 acres  
Parcel 4 = 25 acres  
Parcel 5 = 80.6 acres  
Parcel 6 = 81.6 acres  
Parcel 7 = 87.9 acres  
Parcel B = 55.7 acres  
Marina Parcel = 4.1 acres  
Clinic Parcel = 16.3 acres
















Feature	AOC	Site Description	NFA Status
I22	FTMM-22	CW-1 Wastewater Treatment Plant Lime Pit (Industrial Discharge 1)	Active
I23	FTMM-23	CW-2 Wastewater Treatment Plant Lime Pit (Industrial Discharge 2)	Unrestricted NFA
I24	FTMM-24	CW-3 Suspected Landfill (Landfill 8) - Under Building 2700	Unrestricted NFA (January 1998)
I25	FTMM-25	CW-3A Suspected Landfill (Landfill 9)	Active
I26	FTMM-26	CW-4 Indoor Small Arms Range (Pistol Range 1)	Unrestricted NFA
I27	FTMM-27	CW-5 Former CW Sanitary Treatment Plant (STP 3)	Unrestricted NFA
I28	FTMM-28	CW-6 Former Pesticide Storage Building (Pesticide Shop 3)	Unrestricted NFA
I29	FTMM-29	CW-7 Former PCB Transformer Location (Spill Site Area 4)	Restricted NFA Pending
I30	FTMM-30	CW-8 Sewage Lift Pumping Station (STP 4)	Unrestricted NFA
I31	FTMM-31	CW-9 Sludge Disposal Site (Surface Disposal Area)	Unrestricted NFA
I32	FTMM-32	AOC-7 Temporary Hazardous Waste Storage Area (Storage Area 2)	Unrestricted NFA
I58	FTMM-58	Building 2567 (UST Farm 6)	Active
I63	FTMM-63	Building 2603, Gasoline UST (UST 2)	Unrestricted NFA
E13	ECP-13	Buildings 2004-2016, Former Barracks	Unrestricted NFA
E14	ECP-14	Former Buildings and Res Housing Area in NW Portion of CWA	Unrestricted NFA
E15	ECP-15	Building 2700	Unrestricted NFA
E27	ECP-27	SW Corner CWA	Unrestricted NFA
E28	ECP-28	Former Eatontown Laboratory	Unrestricted NFA (except septic tanks)
E34	ECP-34	Building 2567 (Co-located with FTMM-58)	Active


**OCTOBER 2012  
FORT MONMOUTH  
CHARLES WOOD AREA**

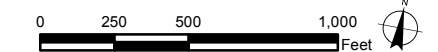
**Legend**

-  Sub Parcel Boundary
-  River/Stream
-  Railroad
-  Installation Boundary
-  Highway
-  Roads
-  Existing Buildings
-  Septic Tank Field

**AOC Status**

-  Active / Carve-Out
-  Restricted NFA or/ NFA Under Review/Expecting/Pending
-  Unrestricted NFA

 122 Feature Identification Number

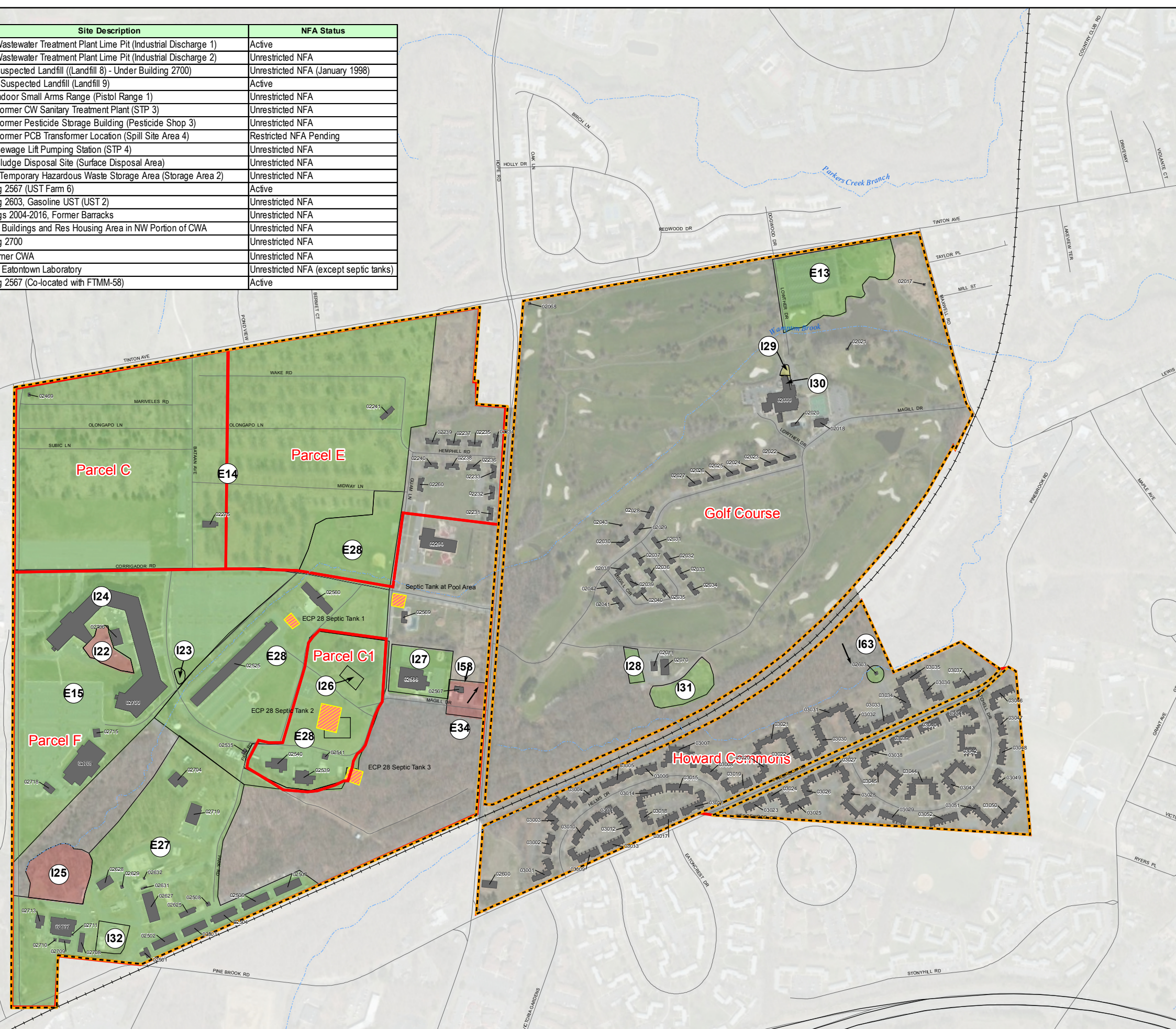


Source: Ft. Monmouth / 2010



**STATUS OF ENVIRONMENTAL  
AREAS OF CONCERN**

**FORT MONMOUTH  
MONMOUTH COUNTY, NJ**



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