

September 16, 2014

ADDENDUM #1

To the

REQUEST FOR PROPOSALS

FOR

Professional Planning Consultant Services

Issued by the

FORT MONMOUTH ECONOMIC REVITALIZATION AUTHORITY

Date Issued: September 5, 2014

Responses due by 12:00 P.M. EDT on October 6, 2014

This addendum is being issued to provide the following:

1. Sign-in/Attendee list for the 9/16/2014 Mandatory Pre-proposal conference (Attachment #1)
2. Copies of the Pre-proposal presentation (Attachment #2)
3. Q&A from the 9/16, 2014 Pre-proposal conference
 - a. **Question:** The RFP for professional planning services states that a planner who has contracted with any of the host communities or Monmouth County within the past two years is ineligible to bid on this project. Does this restriction apply only to planning work contacted by the firm or does it also apply to non-planning contracts with the host communities, e.g., engineering or surveying?

Answer: A firm isn't disqualified if it provided services to the municipalities or the county for something other than land use or planning. Additionally, any firm that provided such other services will need to screen the employees that provided those services to the municipalities and the county from those that will provide the land use and planning services to FMERA if selected.

b. **Question:** Will it be a conflict of interest for Langan to serve as the planner as they currently serve as the Environmental consultant?

Answer: There will be no conflict.

c. **Question:** Will there be a conflict for Hatch Mott MacDonald to serve as the planner as they previously worked with FMERA regarding the Sanitary Sewer survey?

Answer: There will be no conflict.

d. **Question:** Is it mandatory for the successful bidder/planner to attend the FMERA Board meetings?

Answer: Not mandatory, only on an as needed/requested basis.

ATTACHMENT # 1

Pre-proposal Conference Presentation



Fort Monmouth Economic Revitalization Authority

FAMERA

Professional Planning Consultant Services

September 16, 2014

**Rick Harrison - Director Facilities Planning
Candace Valente – Planning Officer**



Agenda

- Welcome/Sign-in
- Overview of FMERA/Goals
- Status of Redevelopment
- Tasks Associated with this RFP
- Next Steps
- Q&A
- Links



FMERPA

- An independent Authority of the State of New Jersey
- Staffed by NJ EDA employees
- Designated Local Redevelopment Authority (LRA) by US DoD (the only entity that the Army can transfer the property to)
- All services competitively bid
- All proceeds to be reinvested into the redevelopment
- 13 Member Board of Members (9 voting)
- FMERPA charged with implementing the FMERPA Fort Monmouth Reuse and Redevelopment Plan
- FMERPA controls the zoning for the entire Fort Monmouth Property



FMERA Goals

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



FAMERA Mission

***Create an atmosphere in which
employers will employ and
investors will invest, to maximize
the jobs created and the value of
the property.***

Implementing the Plan

Obtaining the property from the Army

- **2 Phased Economic Development Conveyance (EDC)**

- Phase 1 – Charles Wood Area and selected parcels on the Main Post
 - Shared Sales Proceeds FMERA share to be reinvested in the redevelopment
 - Master Broker (Cushman&Wakefield)
 - Floor price based on the average of an Army Appraisal and FMERA Appraisal
 - Contribution to Homeless Fund before split
- **Deed Recorded June 30, 2014 for all of Phase 1 except the Marina and 10 Acre Megill Housing Area**
- Phase 2 – under negotiation
 - Agreed in principle to buy out the Army with expected transfer no later than March 15, 2015

Implementing the Plan Cont'd

Disposing of the property

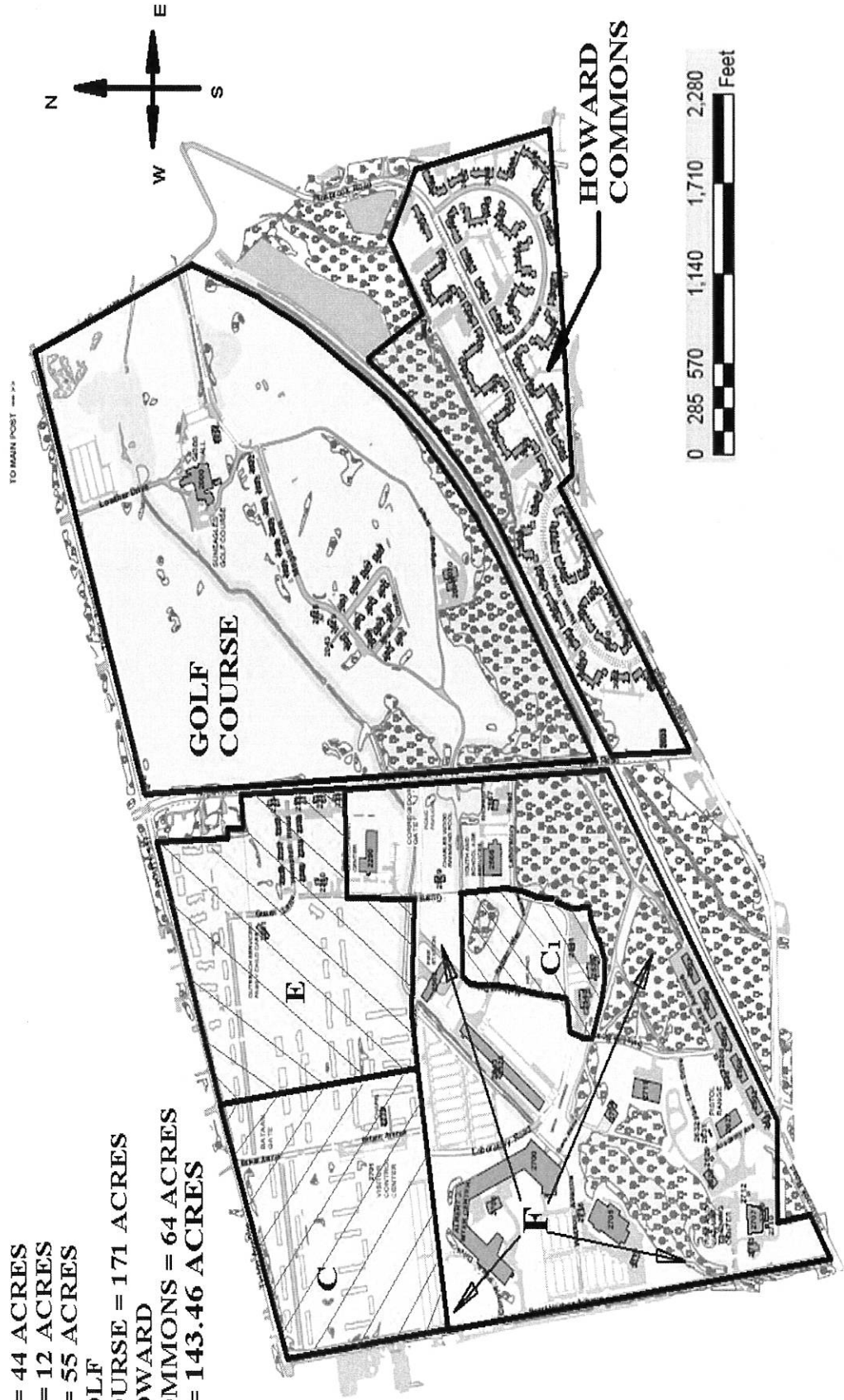
- **FMERA Sales/Leasing Rules apply (Request For Offer To Purchase(RFOTP)/Lease)**
- **FMERA Land Use Rules (FMERA has the zoning rights and jurisdiction)**



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Phase 1 - Charles Wood Parcels

- C = 44 ACRES
- C1 = 12 ACRES
- E = 55 ACRES
- GOLF COURSE = 171 ACRES
- HOWARD COMMONS = 64 ACRES
- F = 143.46 ACRES





Fort Monmouth Economic Revitalization Authority

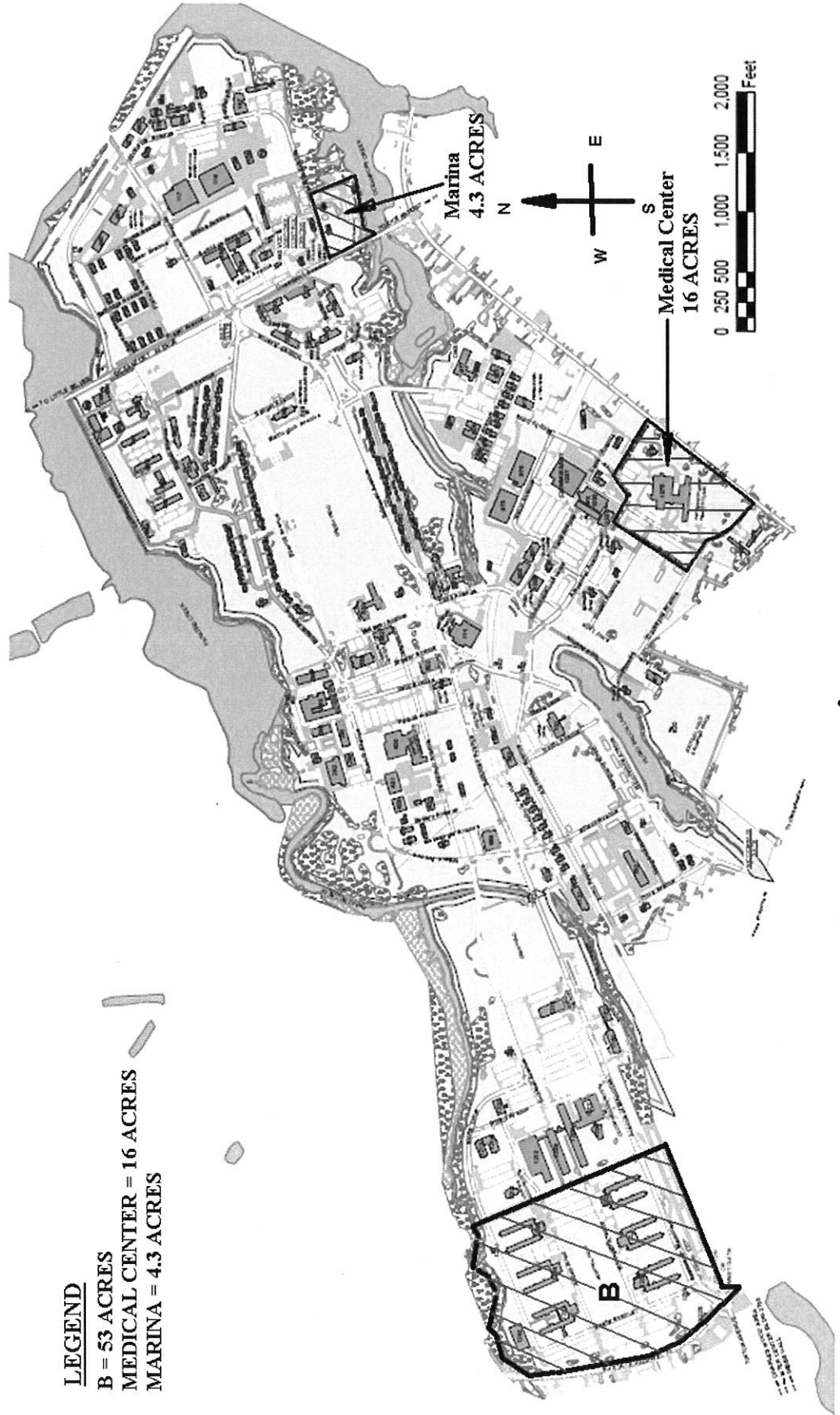
Phase 1 - Main Post Parcels

LEGEND

B = 53 ACRES

MEDICAL CENTER = 16 ACRES

MARINA = 4.3 ACRES





Redevelopment Status

- **FMERA took title to Fort Monmouth Phase 1 parcels from the Army**
- **C&W and FMERA marketing the Fort**
- **\$40MM in improvements underway at GSP Exit 105**
- **CommVault constructing \$100M Phase 1 world headquarters - Tinton Falls**
- **Acutecare Healthcare closed on purchase of former hospital**
- **Fort Monmouth Recreation Center – (Monmouth County Parks)**
- **Monmouth County Highway District (Former Motor Pool)**
- **Marina leased by FMERA – Operator under contract to operate marina and food and beverage outlet**



Redevelopment Status (Cont'd)

- In exclusive negotiations with RPM Development Group to purchase Officer Housing (Oceanport): 117 Units
- In exclusive negotiations with J. F. Kiely Group to purchase Russel Hall (Oceanport): Former Garrison Headquarters Building
- In exclusive negotiations with Lennar to purchase Parcel C (Tinton Falls): Town Center - 239 Residential Units/up to 107,000sf mixed-use/retail
- In exclusive negotiations with Lennar to purchase Parcel C-1 (Tinton Falls): 49 Residential units
- In exclusive negotiations with Pinebrook Commerce Center LLC to purchase Pinebrook Commerce Center (Tinton Falls): Office/Research
- In exclusive negotiations with the J. F. Kiely Group to purchase the Pistol Range (Tinton Falls)



Redevelopment Status (Cont'd)

- **Proposals for Parcels under evaluation**
 - Marina (Oceanport) proposals due 1-27-2014 one compliant proposal received
 - CWA Fire Station proposals due 3-20-2014 – one proposal received
 - Fitness Center (Oceanport) – Proposals due May 28, 2014 – one compliant proposal received
- **Requests for Offers to Purchase on-deck**
 - Bowling Center (Eatontown)
 - Expo Theatre (Eatontown)
 - Suneagles Golf Course (Eatontown)
 - Satellite Road Parcel 1 (Tinton Falls)
 - Howard Commons
 - Parcel B
 - Squier Hall Parcels
 - Chapel



Fort Monmouth Economic Revitalization Authority

Tasks

- A. Review proposed amendments to the Reuse Plan, development and design guidelines, and land use regulations;
- B. Develop amendments to the reuse plan and land use rules;
- C. Review proposed projects for compliance with the Reuse Plan, development and design guidelines, and land use regulations; and
- D. Assist the Authority, including the Authority's housing advisory committee, in determining its obligations under now existing, proposed, or later enacted or issued affordable housing law, including but not limited to N.J.S.A. 52:27D-329.9 and COAH rules.
- E. Maintain and update the Natural Resources Inventory and monitor and track the open space inventory.
- F. Per FMERA's Land Use rules, the planner will need to review findings and recommendations provided by a host municipality when requesting FMERA's consent to the designation of an area in need of redevelopment.
- G. Assist in the development of historic district guidelines specific to the Fort.
- H. Assist in the development of one or more of the following: special improvement district, transportation planning district, and infrastructure district.



Next Steps

- **Q&A/RFP Addendum (Q&A Deadline 5:00 P.M. September 30, 2014)**
- **Proposals Due (12:00 P.M. October 6, 2014)**
- **Optional Oral Interviews (on or about October 27, 2014 – notify on or about October 20, 2014)**
- **Board Approval of Selected Bidder (November 12, 2014)**
- **Project Initiation (January 5, 2015)**



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Q&A/Errata

- Contrary to what was said at the Pre-Proposal conference, Section 5.0 remains as published “*The Authority reserves the right to hold oral interviews with any or all of the firms submitting Proposals. The Authority expects to hold oral interviews, if any, on or about October 27, 2014. If held, each firm being requested to attend oral interviews will be notified by the Authority on or about October 20, 2014.*”
- **Question:** The RFP for professional planning services states that a planner who has contracted with any of the host communities or Monmouth County within the past two years is ineligible to bid on this project. Does this restriction apply only to planning work contacted by the firm or does it also apply to non-planning contracts with the host communities, e.g., engineering or surveying?
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Links

- http://www.fortmonmouthredevelopment.com/pdf/FMERA_LandUseRules_Adopted_7.15.13w_Tables.pdf
- <http://www.fortmonmouthredevelopment.com/page.aspx?id=1900>
- <http://www.fortmonmouthredevelopment.com/KeyDocuments.aspx>



Fort Monmouth Economic Revitalization Authority

www.fortmonmouthredevelopment.com

ATTACHMENT #2
Pre-proposal Conference Attendee List

PLEASE SIGN-IN

**Fort Monmouth Economic Revitalization Authority
Professional Planning Services
Tuesday, September 16, 2014**

Name	Phone	Address	E-Mail
Sharon McSwieney	609-282-8027 609-558-0359	989 Lenox Drive Suite 124 Lawrenceville, NJ 08648	smcswieney@langan.com
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