

**April 23, 2014
ADDENDUM #1
TO
REQUEST FOR PROPOSALS

FOR**

ON-CALL PROPERTY MAINTENANCE SERVICES

Issued by the

FORT MONMOUTH ECONOMIC REVITALIZATION AUTHORITY

Date Issued: April 11, 2014

Responses due by 12:00 P.M. EDT on May 22, 2014

This addendum is being issued to provide the following:

1. Sign-in/Attendee list for the 4/21/2014 Mandatory Pre-proposal conference (Attachment #1)
2. Copies of the Pre-proposal presentation and Phase 1 and 2 maps (Attachment #2)
3. Schedule for the May 6, 2014, Site Visit/Bus Tour for potential bidders (Attachment #3)

PLEASE SIGN-IN

Fort Monmouth Economic Revitalization Authority Pre-Proposal - Property Maintenance Services Monday, April 21, 2014

Name	Phone	Address	E-Mail
Anthony Pereira	732-263-0306 732-673-5147	156 Forest Road Manchester, NJ 08757	securitymeasuresinc@gmail.com
Michael Tranberg	732-792-0999 x115	2 Iron Ore Road at Route 33 Englishtown, NJ 07726	mtranberg@ualocal9.org
Robert Shimko	732-681-7111	P.O. Box 1256 Wall, NJ 07719	robert@ibew400.org
Alex Wharton	201-572-7931	614 Frelinghuysen Avenue Newark, NJ 07114	alex.wharton@glcontracting.com
Robert Stark	201-508-5224	One Meadowlands Plaza Suite 700 East Rutherford, NJ 07073	robert.stark@cushwake.com
Walter Conklin	848-480-3509	1995 Smore Avenue Lakewood, NJ	wconklin@theprismgroup.com
Timothy Sodon	732-291-1713	25 West Highland Avenue P.O. Box 408 Atlantic Highlands, NJ 07718	sodon_JTS@hotmail.com
David Iommarini	973-417-2333	614 Frelinghuysen Avenue Newark, NJ 07114	diommarini@omnidistribution.net
Scott Laurence	732-935-1010	276 Pine Brook Road Eatontown, NJ 07724	greenleafmail@aol.com
Angie Gregos	732-898-7500	3327 Sunset Avenue Ocean, NJ 07712	ascend95@aol.com
Charles Goebel	848-456-4641	P.O. Box 148 Oceanport, NJ 07757	charles.goebel@cos-llc.com
Michael Baldino	917-836-7416	One Meadowlands Plaza Suite 700 East Rutherford, NJ 07073	michael.baldino@cushwake.com
Michael Fagan	732-919-1999 x113	P.O. Box 847 Farmingdale, NJ 007727	lu27agonizer@comcast.net
James Gervolino	732-859-3184	37 Hedge Drive Oceanport, NJ 07757	jim@ibew400.org

PLEASE SIGN-IN

Fort Monmouth Economic Revitalization Authority Pre-Proposal - Property Maintenance Services Monday, April 21, 2014

Name	Phone	Address	E-Mail
Joseph Barry	973-765-3052	1639 Route 88 Brick, NJ 08724	jbarry@dc711.net
Pete Ielmini	732-687-8994	318 Cleveland Avenue Highland Park, NJ 08904	pielmini@insulators32.com
Dave Olivieri	917-734-7550	262 Crystal Terrace Haddonfield, NJ 08033	daveolocal7@aol.com
Chris DiLeone	646-242-8678	1120 6th Avenue 77th Floor New York, NY 10036	cdileone@corefslc.com
Linwood Wismer	609-920-8800	3024 South Broad Street Hamilton, NJ 08610	wwismer@meridianservices.com
Paul Van Cleve	609-920-8800	3024 South Broad Street Hamilton, NJ 08610	pvc@meridianservices.com
Ryan Williams	703-843-4098	19980 Highland Vista Drive Suite 175 Ashburn, VA 20147	ryan.williams@chenega.com
Mazza	732-922-9292	3230 Shafto Road Tinton Falls, NJ 07712	nadine@mazzademo.com
Brian Clark	856-377-0060	200 Federal Street Suite 224 Camden, NJ 08103	bdc@oakgroup.net
Ray Elbach	732-882-9421	Local 32	rje32org@verizon.net



Fort Monmouth Economic Revitalization Authority

FAMERA

**Pre-Proposal Conference
On-call Property Maintenance Services**

April 21, 2014

Rick Harrison Director Facilities Planning



Fort Monmouth Economic Revitalization Authority

Agenda

- Welcome/Sign-in
- Overview of FMERA/Goals and Objectives of this RFP
- Virtual tour of the property
- Review of RFP Timeline
- Q&A



FMEERA

- 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)



Overall Mission

- Safe, secure, comfortable environment for FMERA Employees and visitors
- Present an attractive marketable image to prospective purchasers and surrounding property owners
- Support the entire FMERA Team on any physical asset/property needs or requirements requested



Virtual Tour

- **Phase 1**
- **Phase 2**
- **Status**

E:\Phase 1 Map B-Marina-Med Center.jpg

E:\Phase 1 Map Parcel E CWA.jpg



Initial Duties

- Provide Maintenance for FMERA owned (Phase 1) or leased properties
 - Active Use/Occupied
 - Building 502 (This building)
 - Sunegales Golf Course and associated restaurant/Banquet facilities (major repairs only, Golf Course Operator provides routine maintenance)
 - Planned for reuse/Pending sale (These will be sold as-is/where-is)
 - Building 2560 – CWA Fire Station
 - Building 2627 – Pistol Range
 - Buildings 2501, 2502, 2503, 2504, 2506, 2507, 2508, 2625 – Fabrication Shops
 - Planned for Demolition (require emergency (leaks etc.) or health/safety risk mtce only.)
 - 2700, 2704, 2705, 2707, 2525, 2539, 2540, 2718.....
 - Unoccupied area Grass cutting, debris removal, general property clean-up
 - Howard Commons
 - Parcel B
 - Parcel F
 - Building shut-down/mothballing
 - Required permitting, utility mark-outs, required inspections/routine maintenance



Phase 2

- More Buildings
- More Grass/Trees/Roadways
- Security Force
- More tenants



Fort Monmouth Economic Revitalization Authority

Partners

- Utilities
- Monmouth County Public Works
- Local Municipal Public Works



Next Steps

- Tour of Property and specific facilities
- Inventory of government furnished equipment (GFE) to be left behind for our use (Phase 2)
- Q&A/RFP Addendum



Timeline

- **Q&A Deadline – May 9, 2014**
- **Proposals Due – May 22, 2014**

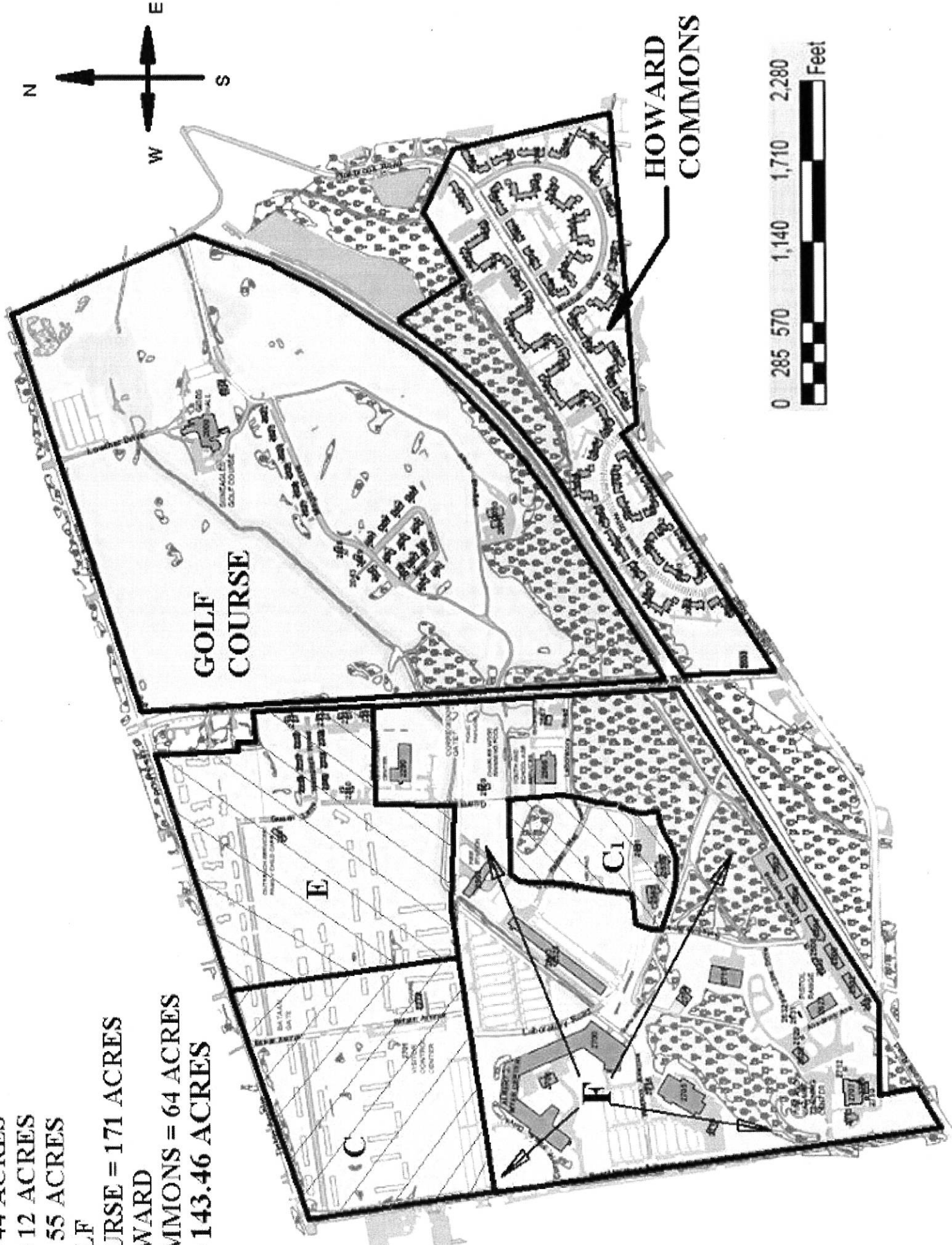


Fort Monmouth Economic Revitalization Authority

www.fortmonmouthredevelopment.com

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

TO MAIN POST →

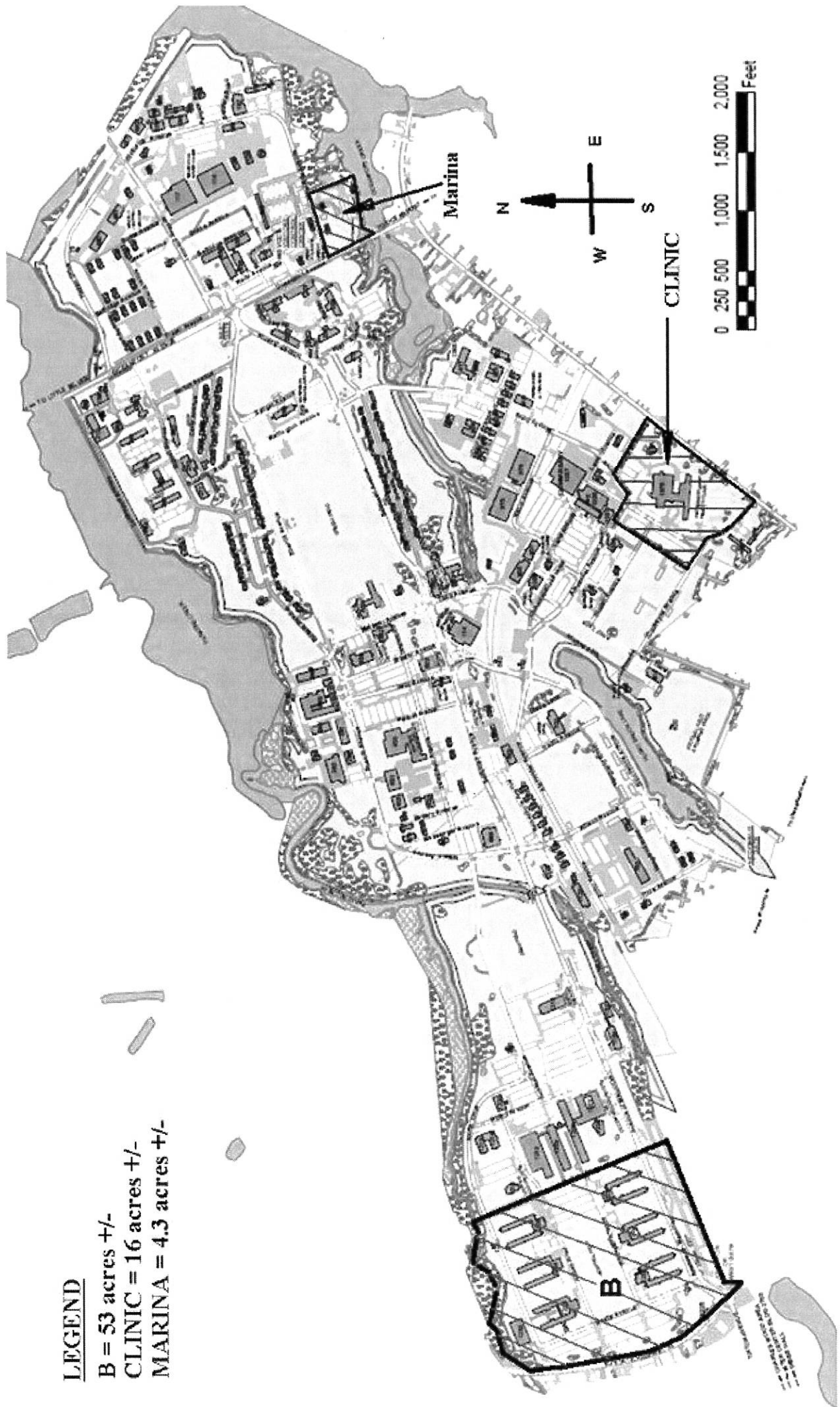


LEGEND

B = 53 acres +/-

CLINIC = 16 acres +/-

MARINA = 4.3 acres +/-



ATTACHMENT #3

Property Management RFP Prospective Bidder¹ Site Visit and Bus Tour

The tour will depart at 10:00 A.M. on Tuesday, May 6, 2014 from the parking lot in front of the former Visitor Control Center on Oceanport Avenue across from the Main Gate and next to the First Atlantic Federal Credit Union Building.

Please register and confirm participation with Regina McGrade rmcgrade@njeda.com no later than 4:00 P.M. on April 30, 2014.

¹ The bus tour is limited to members of firms that attended the Mandatory Pre-proposal Conference on April 21, 2014