

January 28, 2013

ADDENDUM

TO

REQUEST FOR PROPOSALS

FOR

**PROFESSIONAL MANAGEMENT AND MAINTENANCE FOR FORT
MONMOUTH SUNEAGLES GOLF COURSE AND ASSOCIATED
BANQUET/RESTAURANT FACILITIES**

Issued by the

FORT MONMOUTH ECONOMIC REVITALIZATION AUTHORITY

PLEASE TAKE NOTICE: Sealed proposals are due 12:00 Noon on Monday, February 11, 2013 at the offices of the Fort Monmouth Economic Revitalization Authority (the "Authority" or "FMERA")

This **ADDENDUM** includes Request for Proposals (the "RFP") modifications, informational attachments, written responses to questions presented in writing via e-mail and to questions presented orally at the **Mandatory Pre-Proposal Conference held on January 18, 2013**. All firms that attended the Mandatory Pre-Proposal Conference will be notified by e-mail of the availability of the Addendum. **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 31, 2013. Questions should be directed via email to:

rharrison@njeda.com

A. LIST OF INFORMATIONAL ATTACHMENTS TO THIS ADDENDUM

1. List of Attendees at the Mandatory Pre-Proposal Conference, January 18, 2013.
2. Revised Fee Schedule Attachment 4 of the RFP

B. MODIFICATIONS ISSUED BY THE AUTHORITY

1. Revised Fee Schedule attached

**QUESTIONS AND ANSWERS PRESENTED AT THE MANDATORY PRE-PROPOSAL CONFERENCE HELD ON
January 18, 2013, OR IN WRITING VIA E-MAIL**

1. **Question:** What is the prevailing wage for all employees?
Answer: Prevailing wage will apply for any crafts/trade persons engaged in facility/buildings repairs or maintenance.
2. **Question:** What are the consulting expenses in the expense listing for?
Answer: Expenses for a third party accounting person that performs accounting functions. Third party consultant who did some preliminary work on course redesign. Third party consultant that performed in-house training.
3. **Question:** Paragraph 9.2, page 9 Instructions for Submitting a Fee Proposal
This paragraph states that the period of the contract will run from April 1, 2013 through September 30, 2014 with a monthly fee to be paid beginning May 2013. Further the Fee Schedule in Attachment #4, page 36 begins with the month of March. Can you please clarify and/or confirm the first payment date?
Answer: A revised Fee schedule is attached. The payment is due on the first of the month following the month for which the fee applies.
4. **Question:** We understand that all potential subcontractors must issue a Business Registration Certificate as required in the RFP. Must they also submit the forms in Attachment #2 – Chapter 51/Executive Order Disclosure plus the Ownership Disclosure Form plus the AA form?
Answer: No, only the prime contractor.
5. **Question:** How many outings were there in 2012?
Answer: 33
6. **Question:** How many housing units are on the property?
Answer: 42 in 21 duplexes
7. **Question:** Was McCloones originally part of the contract?
Answer: No
8. **Question:** What is the number and price of memberships for 2012?
Answer: Price distributed at the Pre-proposal Conference. There are currently 126 memberships.
9. **Question:** What are the costs for membership?
Answer: Distributed at the Pre-proposal Conference
10. **Question:** Can we tour the facility on the weekends?
Answer: We will not schedule a weekend tour. You can contact the Pro-shop and attempt to schedule a tour directly with them.
11. **Question:** Is the equipment and carts rental included in the \$132 of the operating agreement?
Answer: It was paid by FMERA out of its fee under the existing contract but should be treated as an expense by the successful bidder for this engagement.
12. **Question:** Is the sale contingent on the equipment?
Answer: The equipment will be included in the Request for Offer to Purchase when the golf course is offered for sale.
13. **Question:** Have appraisals been conducted on the property?
Answer: Not yet.
14. **Question:** Par. I. General It states that the Authority requires that the fee schedule that is currently used for cart fees, memberships and other such fees for the 2013 season continue to be in effect through December 31, 2013. Can we infer that we will be permitted to consider an increase in daily greens fees in 2013 if we so desire?
Answer: Yes – limited to a 10% increase over 2012 Fees

PLEASE SIGN-IN

**Fort Monmouth Economic Revitalization Authority
Suneagles Golf Course Pre-proposal Conference
Friday, January 18, 2013**

Name	Phone	Address	E-Mail
Robert Kraft	609-548-2534	360 Route 9 Waretown, NJ 08758	rkraft@meticulousinc.com
Dean White	610-420-7486	360 Route 9 Waretown, NJ 08758	dwhite@creamridgegolfcourse.com
A. Degennaro	732-687-1258	370 State Hwy. 35 Red Bank, NJ 07701	adatlanticent@verizon.net
Chris Wegner	732-389-4300	179 Augusta Terrace Easton, PA 18042	chris@linxgm.com
Mark Kriews	732-433-3110	125 Inboard Avenue Manahawken, NJ 08050	makriews@comcast.net
Michael Thompson	609-920-8800	3024 S. Broad Street Hamilton, NJ 08610	met@meridianservices.com
Paul Van Cleve	609-920-8800	3024 S. Broad Street Hamilton, NJ 08610	pvc@meridianservices.com
Mike Attwa	731-312-2924	4 Ardsley Road Yardley, PA 19067	mikea@spiritgolf.net

SUNEAGLES FEE SCHEDULE TO FMERA

MONTH	PROPOSED FEE
April	
May	
June	
July	
August	
September	
October	
November	
December	
January	
February	
March	
April	
May	
June	
July	
August	
September	

Bidder's Name: _____

Bidder's Address: _____

Bidder's FEIN: _____

By signing below I certify that I am authorized to bind the bidder to the proposed fee stated above

By: _____

(Printed Name)

Date: _____