

February 20, 2013

ADDENDUM TO

**REQUEST FOR OFFERS TO PURCHASE
FOR**

THE SALE OF REAL PROPERTY

Issued by the

FORT MONMOUTH ECONOMIC REVITALIZATION AUTHORITY

Date Issued: January 15, 2013

CHANGE!!!!

**Responses Are NOW due by 12:00 P.M. EDT on
APRIL 1, 2013**

At the FMERA Offices

**Proposals will be publically opened April 1, 2013 at 4PM at Gibbs Hall
2000 Lowther Drive Fort Monmouth,**

Also:

All interested bidders are invited to a **UTILITIES INFORMATION SESSION** on **March 6, 2013, at 2 P.M. EST, at the FMERA offices** located on the second floor, Russel Hall, Fort Monmouth. Pre-registration is required. Please email Regina McGrade rmcgrade@njeda.com to register. We request you limit attendance to two representatives per firm.

**SITE VISITS HAVE BEEN EXTENDED THROUGH MARCH 15, 2013 –
CONTACT REGINA MCGRADE TO SCHEDULE A SITE VISIT.**

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 March 15, 2013. Questions should be directed via email to:
rharrison@njeda.com

NOTICE

FMERA reserves the right to negotiate business terms that better suit the interests of the Authority and the redevelopment plans for Fort Monmouth, price and other factors considered, by negotiating with potential purchasers(s) that submit offer(s). FMERA reserves the right to exclude from negotiations any and/or all offers received. Negotiations with a potential purchaser will not preclude the Authority from negotiating with other potential purchasers that submitted an offer unless the Authority has entered into an exclusive negotiating period with a potential purchaser in accordance with proposed rule N.J.A.C. 19:31C-2.16.

A. MODIFICATIONS ISSUED BY THE AUTHORITY

1. Refer to pages 5 and 6 “Section 4.0 OFFER SUBMISSION” Replace the first two 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 April 1, 2013 at 12:00 P.M., Eastern Daylight Time (EDT). 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 April 1, 2013 at 12:00 P.M. EDT. Anyone seeking to utilize hand delivery must contact Regina McGrade rmcgrade@njeda.com 732-720-6350, no later than 3:00 P.M. on Friday, March 29, 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 April 1, 2013 at 12:00 P.M.

Proposals will be publically opened on April 1, 2013 at 4:00 P.M. at Gibbs Hall, 2000 Lowther Drive, Fort Monmouth.

2. All interested bidders are invited to a utilities information session on March 6, 2013, at 2 P.M. EDT, at the FMERA offices located on the second floor, Russel Hall, Fort Monmouth. Pre-registration is required for access to our office. Please email Regina McGrade rmcgrade@njeda.com to register. We request you limit attendance to two representatives per firm.
3. Should you want to schedule a site visit please contact Regina McGrade rmcgrade@njeda.com . The cut-off for site visits is now March 15, 2013.

B. QUESTIONS AND ANSWERS RECEIVED VIA E-MAIL

1. **Question:** What is the stage of renovation for each unit?
Answer: The Status of the NCO housing located on Gosselin Avenue is as follows:
The buildings are numbered 233 to 258, 25 total buildings; all are duplexes except for building 233 which is a single family unit. Building #234 and #236 are just gutted and just raw space. Building 233 has been converted from a duplex into a single family unit.

In short, all of the buildings have been completely renovated in the last five years, except for Buildings 234 and 236, which are just gutted.

The status of the LTC/MAJ housing located on Russel and Carty Avenues is as follows: they are Quad Buildings consisting of 9 buildings; all the buildings have been completely renovated in the last six years.

The status of the senior Officer Housing located on Russel and Allen Avenues is as follows: consisting of 19 buildings, 15 of which are duplexes and 4 single buildings, these buildings had just paint and carpet renovations done to them approximately 6 years ago.

2. **Question:** We were told that there would be a meeting scheduled to discuss the utilities on the site, has this meeting been scheduled? If so, what is the date and time?

Answer: See item 2. above

3. **Question:** There appear to be monitoring wells between Allen Avenue and Parker's Creek. We were told there was an environmental report done in regards to the same in the early 1990's. Can you provide us with this report?

Answer: Fort Monmouth Environmental reports can be found at the following link

<http://www.pica.army.mil/FtMonmouth/C4ISR/brac/ecp/ecp.htm>

however, any environmental information relative to the property for sale will be contained in the Finding of Suitability to Transfer (FOST) when it is completed. The property cannot be transferred unless there is a FOST. The FOST will identify any environmental issues that were identified and addressed, the remediation or resolution of those issues and any No Further Action or other NJ DEP documentation related to the property.

4. **Question:** Was there ever a report done in regards to the lead based paint or/and asbestos? If so, can you provide it/them?

Answer: These reports can be found at:

<http://www.pica.army.mil/FtMonmouth/C4ISR/brac/ecp/ecphase2/FTMMSIRreportfinal072108.pdf>

and <https://picac2w5qa.pica.army.mil/FtMonmouth/C4ISR/brac/ecp/ecphase2/AppendixH.pdf>

Specifically, sections 5.6 and 5.7 and Appendix H of the *U.S. Army BRAC 2005 Environmental Condition of Property Report Fort Monmouth Monmouth County, New Jersey, Final 29-January- 2007* contain these reports. According to these reports the Gosselin buildings have all been completely gutted and no asbestos or LBP remains on the interior and the exterior has been encapsulated.

5. **Question:** Can you send a copy of every floor plan?

Answer: Unfortunately neither we nor the Army can locate any floor plans for these buildings.

6. **Question:** Can you send us any utility plans you have?

Answer: We will share the information we have at the utility information session scheduled for March 6, 2013.