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**ADDENDUM #1**

**AUGUST 10, 2015**

**TO**

**REQUEST FOR OFFERS TO PURCHASE  
FOR  
THE SALE OF REAL PROPERTY**

**Fort Monmouth  
Building 1007 – The Commissary  
Oceanport, New Jersey**

Issued by the

**FORT MONMOUTH ECONOMIC REVITALIZATION AUTHORITY**

Date Issued: July 17, 2015

**Responses due by 12:00 P.M. EST on August 17, 2015**

**This ADDENDUM is being issued to answer questions received via email.**

Commissary RFOTP ADDENDUM #1 Q&A

1. **Q:** We will have to setup an initial meter that will assist us in getting billed by the Army. Once the electrical is turned back over to JCP&L, is there anything else that we will need to do or will the meter be transferred to them or will that happen automatically?

**A:** **Prospective purchasers are advised to contact JCP&L with a request for service as it may be possible for you to be directly connected to JCP&L without the need to rely on the existing Army/FMERA system. In the event that JCP&L cannot serve your needs pending future development of the surrounding neighborhood we will continue to serve you via the existing system which will need to be metered. We are currently exploring the transfer of the Army system to JCP&L. Should that occur you will be required to have a meter pan installed that meets JCP&L requirements. Prospective purchasers should contact JCP&L to ascertain whether one meter can serve both interim (Army/FMERA) and future (JCP&L) billing requirements. These requirements can be found at: <https://www.firstenergycorp.com/content/dam/customer/service%20requests/files/InfoGuideforCustomerElectricService.pdf>**

2. **Q:** It sounds like new trunk infrastructure will be installed once the Army stops supporting the water and sewer. What does it take to relocate laterals for the water and sewer? Could you provide some details on what this entails?

**A:** **Sanitary sewer service will be provided by Two Rivers Water Reclamation Authority under a planned agreement with FMERA. According to the planned agreement you will be billed by them based on water usage and the flow will continue to utilize the existing sewer distribution system. At some point in the future a new or rehabilitated sewer system may be brought to a bordering street at which time you would be required to connect your laterals into it. So that all Potential Purchasers are basing their Offers on the same assumptions, you may assume that any new water and sewer mains will be accessible at the intersection of Murphy Drive and Razor Avenue (i.e. at the Property's southeast corner). The location of new mains, if determined to be necessary, is subject to change. Water service will be provided over the existing Army system for a transitional period until a new main connected to New Jersey American Water can be installed. Prospective purchasers are advised that the existing fire suppression systems may not meet state and local code and may require reconfiguring.**

3. **Q:** (Regarding Section 6 g.) We have an organization chart of internal management. But would like some examples of the following:

Experience – is this based on what our company does? For example, experience in the technology industry? Or does it have to do with experience in these types of projects? Projects – does this mean in regards to purchasing office space? This is our first purchase but have worked on leases etc.

**A:** **We are looking for experience in taking on projects, leased or purchased, and the construction or refitting of facilities. If the Potential Purchaser is the intended user of the Property and not a real estate developer, the Potential Purchaser should include information describing its proposed development team, i.e. its architect, engineer, construction management firm and/or contractor.**