



DISCOVER ▶ INNOVATE ▶ TRANSFORM

**ADDENDUM #2**

**DECEMBER 16, 2015**

**TO  
REQUEST FOR OFFERS TO PURCHASE  
FOR**

**THE SALE OF REAL PROPERTY  
AND PERSONAL PROPERTY**

**Fort Monmouth  
Suneagles Golf Course and Associated Facilities  
Eatontown, New Jersey**

Issued by the  
**FORT MONMOUTH ECONOMIC REVITALIZATION AUTHORITY**

Date Issued: October 8, 2015

**Responses due by 12:00 P.M. EST on February 5, 2016**

**This ADDENDUM is being issued to provide answers to questions received via email and to provide additional information regarding asbestos inspection results, building and utility plans. Documents can be downloaded at: <https://njfmera.sharefile.com/d-s4085bc499294408b>**

## Suneagles Q&A Received Via Email

**Q: Will alternative concepts including a for-sale residential component (possibly active adult) be considered for the Sun Eagles parcel?**

A: Per the current RFOTP, Section 1.3, "proposals for using the Megill Area for a commercial use other than hospitality will be considered provided the Potential Purchaser commits to maintaining the golf course use." Alternative concepts for commercial uses will be considered but not residential.

**Q: What does the expense side of the ledger look like at the Course?**

A: This information was made available in Addendum #1 as part of the P&L statements provided.

**Q: Was there ever a report done, by a third party, as to what needed to be done to the Course to bring it to first class condition?**

A: Not that FMERA or the Army is aware of.

**Q: Do you have a breakdown of Memberships?**

A: Single Full – 35  
Family Full – 11  
Senior Weekday – 10  
Military E Class Single – 20  
Military O Class Single – 15  
Military O Class Family – 1

**Q: Do you guys have the following information:  
1) Infrastructure Mapping  
2) Phase I Environmentals -- Soil Samples  
3) Aerial Pics  
Please advise.**

A: Yes - Additional infrastructure maps are included in the sharefile document link provided. An aerial was included in the RFOTP. A number of environmental reports which include information/sample data relevant to the golf course parcel can be found at the Army's "Fort Monmouth Caretaker Workforce Environmental Online Library" website. The website address is as follows: [www.pica.army.mil/FtMonmouth/](http://www.pica.army.mil/FtMonmouth/). The following environmental reports may be found under the specified headings:

- Heading: Other Environmental & Historical Documentation
- Report - Investigation of Suspected Hazardous Waste Site-December 1993, Reference Sites CW-6 & CW-9

- Report - Site Investigation Main Post and Charles Wood Area-December 1995, Reference Sites CW-6 & CW-9
- Heading: Finding of Suitability to Lease or Transfer
- Report - Draft Final Finding of Suitability to Transfer, Fort Monmouth, NJ, Charles Wood Area-August 2013
- Heading: Baseline Ecological Evaluation Reports
- Report - Final Fort Monmouth Main Post and Charles Wood Area, Baseline Ecological Evaluation Report-May 2012
- Heading: Installation Restoration Program Sites Report - M28 (CW6) RIR-January 2005

No Further Action determination letters for sites CW-6, CW-9, and baseline ecological evaluation work are included in the sharefile document link provided .

**Q: Were you able to find floors plans for Gibbs and the Houses at Suneagles?**

A: These are included in the sharefile document link provided.

**Q. What would be the process if we wanted to propose more than 150 keys?**

A. Assuming this means additional hotel rooms beyond the 150 stipulated in the RFOTP and the Reuse Plan, a proposal for a hotel with more than the 150 rooms would be found compliant with the RFOTP however, FMERA's Land Use rules related to density, lot coverage and height will dictate the number of rooms that could be supported.