



ADDENDUM # 1

June 19, 2018

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

**Fort Monmouth
The Warehouse District
Buildings 975, 976, 909, 910, 911, 912 & 913
Situated on an Eight (8) Acre Site
in
Oceanport, New Jersey**

Issued by the

FORT MONMOUTH ECONOMIC REVITALIZATION AUTHORITY

Date Issued: May 8, 2018

Responses due by 12:00 P.M. EST on July 9, 2018

THIS ADDENDUM #1 is being issued to respond to questions received via email.

Q/A

- 1. Question:** Can the use of these parcels be changed to residential, or do they have to stay within the current zoning parameters?

Answer: FMERA's Reuse Plan & Land Use Regulations act as the master plan and zoning ordinance governing the Fort's overall redevelopment. The FMERA Board has the authority to amend the Reuse Plan if it is determined that the highest and best use of the property will not be achieved by adhering to the Reuse Plan. However, the Reuse Plan will not allow for an increase in the total number of housing units; therefore, a change to residential use will not be permitted.
- 2. Question:** Commercial Uses: Is manufacturing an acceptable use for these properties?

Answer: Manufacturing is not an acceptable use.
- 3. Question:** Are there CAD drawings available for these properties?

Answer: FMERA cannot guarantee the accuracy of documentation generated by the Army. CAD files are not available. Available documents can be found here: <https://njfmera.sharefile.com/d-s254c69753264ccba>
- 4. Question:** What is the quality of the buildings?

Answer: The buildings within each of the three parcels being offered for purchase via the RFOTP process are of varying age and condition. Potential purchasers are encouraged to schedule a site tour to evaluate building conditions. Information on the age of each building is included within the RFOTP for each parcel.
- 5. Question:** Who will maintain the roadways?

Answer: FMERA's intention is to transfer ownership of all streets to private parties, municipalities, and/or the County of Monmouth. If a Potential Purchaser is required to take ownership of streets within their parcel's boundaries, as detailed within an RFOTP, the Potential Purchaser will be responsible for maintenance obligations. The Potential Purchaser may opt to bring the roadway to municipal standards and seek to dedicate the roadway to the municipality.
- 6. Question:** If we are picked as the prospective purchaser, will FMERA let us know who the other winning bidders are and their intended uses of the adjacent properties?

Answer: FMERA's practice is to announce the selected bidder for each respective parcel upon the FMERA Board's approval of a Purchase & Sale and Redevelopment Agreement (PSARA). FMERA may disclose the potential planned uses for adjacent parcels, at the request of the Potential Purchaser.
- 7. Question:** What does FMERA have planned for the open field below the property out for bid?

Answer: The future use of the property west of Alexander Avenue is undetermined at this time. Portions of that site are zoned for institutional (educational), residential and open space uses.

FMERA anticipates that the future uses will come into clearer focus over the next year, at which time the property may be offered for sale through the RFOTP process.

- 8. Question:** Are the 4 buildings behind the warehouses anticipated for demolition or are they in usable shape?
Answer: FMERA will accept proposals that contemplate either the redevelopment or demolition of all buildings within the Warehouse District. The buildings located behind Buildings 975 and 976 are circa 1942/1943 wood-frame structures in deteriorating condition. In addition, Building 913 may not be reusable due to its close proximity to the future Murphy Drive right of way.
- 9. Question:** Where are the new sewer and water mains going to access the sites?
Answer: New water mains are anticipated to be installed within Rasor and Anson Avenues. New sewer mains are anticipated to be installed within Murphy Avenue. These locations are subject to a final review and design by an outside engineering firm. Potential Purchasers will be obligated to fund and install a maximum of five hundred (500') linear feet of new sewer main and five hundred (500') linear feet of new water main regardless of location.
- 10. Question:** Can the parking lot be removed and repaved? If so, how does that impact the Purchaser's environmental liability?
Answer: The parking lot may be repaved. It is FMERA's understanding that the Army and NJDEP may require the asphalt surface to remain in place as an engineering control, however, the parking lot can be repaved at the sole cost and expense of the Potential Purchaser. Due to environmental restrictions, any redevelopment of the parking lot parcel that disturbs its asphalt cap may trigger the need for active environmental remediation. The Potential Purchaser will be obligated to meet any environmental standards imposed by the NJ Department of Environmental Protection.
- 11. Question:** Is there asbestos in the Commissary?
Answer: There is no known asbestos present in the Commissary. The Commissary was built in 1997, after the use of asbestos was banned.
- 12. Question:** Does the Borough of Oceanport or FMERA handle the building permitting?
Answer: All Potential Purchasers will be required to complete Mandatory Conceptual Review (MCR) through FMERA and Oceanport Planning Board review before obtaining construction permits. Construction permits would be obtained through the Borough of Oceanport.
- 13. Question:** Is it ok if a Purchaser does the demolition of the site in Phases? IE. Reuses certain buildings and then leaves others for future demolition?
Answer: FMERA is agreeable to phased projects, however, there is a strong preference for early demolition. Please describe your project timeline and phasing plan in your proposal. The terms and timeline related to demolition and construction will be established in a Purchase and Sale & Redevelopment Agreement that is mutually agreeable between FMERA and the Potential Purchaser.

- 14. Question:** Is the Developer of each site responsible for 500 feet of sewer and water main installation? So, if they bid on all sites, they will be responsible for all 1,500 feet of sewer and water main installation?
- Answer:** Utility obligations are tied to each individual parcel. If a Potential Purchaser were to be awarded multiple parcels, the obligations of each parcel remain, so a Potential Purchaser who was awarded all three parcels would be responsible for all 1,500 feet of sewer and water main installation.
- 15. Question:** If one site does not sell, who would be responsible for that site's sewer and water main installation?
- Answer:** Should property remain unsold, FMERA will fund and install infrastructure upgrades that are required to serve the other development sites. Repayment for a portion of the infrastructure work will likely become an obligation of the future Potential Purchaser of the unsold parcel.
- 16. Question:** Are there any State financing programs for this site?
- Answer:** Potential Purchasers interested in State financing and incentive programs are encouraged to visit the New Jersey Economic Development Authority's [Financing and Incentives](#) webpage and/or Choose: New Jersey's [Business Assistance](#) webpage.
- 17. Question:** How are the properties assessed for sale?
- Answer:** The minimum bid amounts were based on each parcel's appraised value, discounted to take into account factors including but not limited to the cost of installing off-site water and sewer mains.
- 18. Question:** How much is needed for the proposal as a concept plan, milestones, etc.?
- Answer:** The requirements for a compliant proposal can be found within the RFOTP. Potential Purchasers are encouraged to review "Section 6.0 OFFER REQUIREMENTS," "Section 9.0 EVALUATION CRITERIA" and the scoring rubric included within the RFOTP to review the key components of a preparing a successful proposal. Pursuant to Section 6.0 (d) and (f), proposals must include a conceptual site plan sketch, an elevation sketch, and a detailed project schedule.
- 19. Question:** All of those property RFOTPS's say "residential uses will not be considered." Again, is a retreat house / center considered residential. Religious non-for-profit.
- Answer:** A place of worship would not be considered a residential use. For any facility that offers temporary housing, the duration of stay would dictate whether the use is categorized as residential. This site is seeking commercial uses including: retail, office, recreational, entertainment, craft production, research & development, and/or technology-related uses, which would not be inclusive of institutional or religious uses.
- 20. Question:** What is the expected cost of the 500ft of water and sewer lines that are required to be installed? Do you have the specifications and location for this work? This is a significant concern as it is an unknown expense and has the potential to be extremely costly.

Answer: FMERA has used an average value of \$250 per linear foot as a cost estimate for utility work that it undertakes on the Fort. Prices are determined by the future utility provider and by market conditions and other factors; therefore, FMERA cannot guarantee specific rates for utility work. Potential Purchasers should be aware that any infrastructure improvements installed by the Purchaser on FMERA-owned property or within public rights of way are subject to prevailing wage obligations.

Prevailing wage will apply to the extent that a project includes “public work” as that term is defined in the State Prevailing Wage Act, N.J.S.A. 34: 11-56.25 et seq. or if the applicant receives financial assistance from FMERA, the State or any other State entity. Notwithstanding the foregoing, any work (including but not limited to demolition, renovation or utility work) performed on the Property prior to the transfer of title to the selected Potential Purchaser shall also be subject to prevailing wage requirements.

Per the RFOTP, the new water main and sewer main are tentatively proposed for installation along Razor and Anson Avenues. The Potential Purchaser will be obligated to make these infrastructure improvements in locations determined by FMERA, with a cap at five hundred (500’) linear feet for water and five hundred (500’) linear feet for sewer. Infrastructure upgrades within the footprint of the Property are the responsibility of the Potential Purchaser.

21. Question: Can you provide a site plan, survey, and architectural drawings for the warehouse district?

Answer: FMERA cannot guarantee the accuracy of documentation generated by the Army. Available documents can be found at this link: <https://njfmera.sharefile.com/d-s254c69753264ccba>

22. Question: What is the impervious coverage ratio? What is the parking ratio?

Answer: Impervious coverage ratios and parking ratios are dictated by use. Detailed information regarding parking requirements and coverage ratios can be found within the [FMERA Land Use Regulations](#).

23. Question: Please confirm that natural gas is available at each building.

Answer: Prior to FMERA taking ownership of Fort Monmouth, the Army established a relationship with New Jersey Natural Gas Company, which installed and owns the gas mains on the Fort. All natural gas connections will need to be established by the Potential Purchaser via New Jersey Natural Gas. Records indicate that two boilers in Building 976 formerly serviced both Buildings 976 and 975. FMERA cannot guarantee existing gas connections at any buildings within the Warehouse District.

24. Question: We like to know the elevations of all the properties in question and any existing floor plans or original construction drawings for all the buildings under consideration.

Answer: FMERA cannot guarantee the accuracy of documentation generated by the Army.
Available documents can be found here: <https://njfmera.sharefile.com/d-s254c69753264ccba>

25. Question: Do you have the specification for the water and sewer lines that are required to be installed?

Answer: Specifications have not yet been developed.

26. Question: Where does the Borough of Oceanport stand on providing tax abatements for this area? Are they open to designating the area as an area in need of redevelopment?

Answer: The Borough of Oceanport has not designated the property as an area in need of redevelopment. It is FMERA's understanding that the Borough of Oceanport may be open to discussing tax abatement on a case by case basis.

27. Question: Which roads in the surrounding area will remain open for the development and which ones will be closed?

Answer: Roadway dedications & future closures within and surrounding the Commissary & PX, Warehouse District, Post Office Area, and the 1000 Area Parking are contingent in part upon the requirements of the projects selected for development by FMERA through this RFOTP. The streets forming the outer boundaries of these parcels – Murphy Drive and Alexander and Todd Avenues – are currently anticipated to remain.

