



ADDENDUM # 2

August 10, 2018

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

Fort Monmouth

Expo Theater

Situated on a 6.9 ± Acre Commercial Arts, Entertainment & Recreation Site

And 25.7± Acres of Open Space

in

Eatontown, New Jersey

Issued by the

FORT MONMOUTH ECONOMIC REVITALIZATION AUTHORITY

Date Issued: June 22, 2018

RESPONSES DUE by 12:00 P.M. EST on August 20, 2018

This ADDENDUM #2 is being issued to respond to questions received via email.

Q/A

- 1. Question:** What “additional improvements to landfill areas” will the Purchaser be required to make? What is FMERA’s cost estimate for these improvements?

Answer: The potential Purchaser is not obligated to make additional improvements to the landfill areas. The Army is currently pursuing the capping and closure of Fort Monmouth’s landfills, in accordance with CERCLA standards. The landfill capping and closure process results in remediated green space that is sufficient for passive recreation and light use. Additional improvements to the landfill areas could be required to accommodate other active uses, including temporary parking, which have the potential to disturb the cap.

FMERA cannot provide a cost estimate for potential improvements. The potential Purchaser will have the opportunity to evaluate the associated costs, if any, during their due diligence period.

- 2. Question:** What “utility improvements or upgrades” will the Purchaser be required to make within the footprint of the property?

Answer: The Purchaser, at its sole cost and expense, will be responsible to make any improvements or upgrades to infrastructure within the footprint of the property that are required by utility providers to connect to the main off-site infrastructure.

- 3. Question:** Who is responsible for installing the new trunk infrastructure- FMERA or the Purchaser?

Answer: Per the RFOTP: *The successful Potential Purchaser will also be required to fund or install, at its sole cost and expense, approximately five hundred (500’) linear feet of new water main and approximately five hundred (500’) linear feet of sewer main along Avenue of Memories. All work in public rights of way is subject to prevailing wage. Potential Purchasers should take these costs into account when preparing their price proposals for the Property.*

Potential Purchasers should budget for the installation of their obligations for the water and sewer mains. FMERA is in the process of designing and engineering new water and sanitary systems for the Main Post. The installation process for new lines will be further discussed with the leading bidder during contract negotiations.

- 4. Question:** Are any plans in place for land maintenance services to be Fort-wide? Will shared services be available for land maintenance?

Answer: The Purchaser is obligated to perform their own land maintenance. Independent of FMERA, the Purchaser may approach adjacent properties owners to establish a shared services agreement. Public rights of way are maintained by the state, country, and/or municipality, respectively.

5. **Question:** Does temporary parking mean “parking on grass?” The Purchaser will not be required to pave and line the Optional Property and/or Carve-Out Property, correct?

Answer: Per FMERA’s [Reuse Plan](#), the Optional Property and the Optional Carve-Out Property must remain primarily as open (pervious) space. Per FMERA’s [Land Use Regulations](#), paving would not be permitted in open space except to the extent necessary to provide parking to serve the open space itself. Note that any parking or paving within the Optional Carve-Out Property will likely require Army, FMERA and NJ Department of Environmental Protection approval.

6. **Question:** What does FMERA consider to be “adequate parking,” per the FMERA Land Use Rules?

Answer: Refer to section 19:31C-3.7 of FMERA’s [Land Use Regulations](#) for more information regarding parking requirements.

7. **Question:** What is the estimated timeframe for the Purchaser to receive title and ownership? What will the contingency period be?

Answer: Potential Purchasers should state in their Offers the length of time they will require to undertake due diligence, obtain approvals and close on the property. As stated in Section 8.0 of the RFOTP, FMERA is looking to accelerate closing and redevelopment to the extent possible. Accordingly, Potential Purchasers who propose expedited due diligence and approval periods will receive a higher score than Potential Purchasers who do not.

8. **Question:** FMERA requires the redeveloper to “commence and complete the project within a period of time that it deems reasonable.” What is a reasonable timeframe?

Answer: The schedule for commencing and completing a project varies based on a number of factors, including but not limited to whether the project entails renovation or new construction, the intended uses, the scope of the project and the financing sources. As stated above, FMERA is looking to accelerate closing and redevelopment to the extent possible. The project schedule will be negotiated between FMERA and the selected Potential Purchaser and included within a Purchase and Sale & Redevelopment Agreement. Potential Purchasers should state their intended commencement and completion dates as part of their Offers.

9. Question: Regarding utilities, FMERA will continue to serve the building “for a transitional period.” Then the Purchaser must meter the building. How long does this transitional period last?

Answer: The Expo Theater is currently serviced by former Army, FMERA-owned utilities. FMERA will continue to provide water, sewer and electric service until new infrastructure is installed and/or services are transferred to the respective public utility providers.

The purchaser is responsible for all utility costs upon contract execution. A meter must be installed at this time.

10. Question: Are temporary structures permitted on the Optional Property and Optional Carve-Out Property?

Answer: Temporary structures would be permitted on the Optional Property. Any temporary structures within the Optional Carve-Out Property will likely require Army, FMERA and NJ Department of Environmental Protection approval.