



REQUEST FOR PROPOSALS

FOR

Professional Planning Consulting Services

Issued by the
FORT MONMOUTH ECONOMIC REVITALIZATION AUTHORITY

Date Issued: August 19, 2021

Responses due by 12:00 P.M. EDT on August 23, 2021

This Addendum #1 is being issued to respond to questions received via email

- Q: On page 16, Attachment #1 Scope of Services: I. Assist in the development of one or more of the following: special improvement district, transportation planning district, and infrastructure district.
Can you confirm if the infrastructure district will include stormwater systems or anything related? In order for us to determine if the use of sub-consultants is necessary.
- A: FMERA was granted the power by the State legislature to establish an “Infrastructure District” that permits the Authority to retain a portion of retail sales tax revenue (exceptions apply) and reinvest the funds in the “project area” for the advancement of the Fort’s redevelopment. Please review the FMERA statute, C.52:27I-41 “Creation of infrastructure district.” (PDF pg. 23) for more information regarding the Infrastructure District. The scope of services is requesting assistance in establishing an “Infrastructure District” to retain funds for infrastructure and infrastructure-related improvements.
- Q: On page 16, Attachment #1 Scope of Services, the tasks are listed from A-J. The Fee Schedule is for tasks A-H. Can you confirm that tasks I and J are purposely excluded?
- A: The Fee Schedule is an example of the tasks that you can fill in and complete, such as A-H. If you have additional tasks you would like to add, you can list them accordingly.
- Q: Section 14.3 (4) – Is the lead consultant required to “hold all required Professional Planner certifications and licenses required by the State of New Jersey with AICP Certification”, or is it sufficient if this capacity exists within the consulting team?
- A: Yes. The Proposer or Firm (consulting team) is required to hold the certifications and licenses.
- Q: Scope of Work Specific Tasks – Many of the tasks are somewhat open-ended, without a defined “quantity of work”. For example, “Assist the Authority with Mandatory Conceptual Reviews” could be one review, or a dozen or more. Similarly, “Review proposed projects” could be a single project or multiple projects. Can the Authority provide any anticipated “level of effort” guidance for any of the Specific Tasks (A through J)?
- A: FMERA currently has many active projects that are in different stages. Depending on the scope of the project, there may be more emphasis on one or several of the specific tasks. For example, some projects may require a Reuse Plan Amendment or an Area in Need of Redevelopment (AINR) study. There may be a project that would include a review of housing obligations (including historical). Each project is required to complete a Mandatory Conceptual Review which includes FMERA’s Land Use rules.
- Q: Can the Authority provide any guidance on the number and/or size of sites they are considering for designation as “area(s) in need of redevelopment”?
- A: FMERA has completed an Area in Need of Redevelopment (AINR) study for Tinton Falls, Eatontown and a section of Oceanport. Additional AINR’s may be needed for the remainder of Oceanport.