



**ADDENDUM # 1**

**August 6, 2018**

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

**Fort Monmouth  
Building 689 – The Bowling Center  
Situated on a 2.825± Acre Site  
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 #1 is being issued to respond to questions received via  
email.**

## Q/A

1. **Question:** We would like to use it and remodel the site for a national collision center. Is this something the city will allow at this time?

**Answer:** FMERA's Reuse Plan outlines the allowable use-types for all of Fort Monmouth's property. Consistent with the Reuse Plan, FMERA seeks to sell the Property to a Potential Purchaser who will use the Property as a bowling alley and entertainment facility. Accordingly, a collision center would not be an allowable use-type per the RFOTP.

2. **Question:** Is the sprinkler system operational and charged?

**Answer:** The sprinkler system was charged and operational prior to base closure. FMERA cannot guarantee the status of the system.

3. **Question:** Do you have a full set of plans -- i.e.: mechanicals, electric, floor plans, as-builts etc.

**Answer:** FMERA cannot guarantee the accuracy of documentation generated by the Army. Please note: This link also includes a survey of the property. The environmental carve-out indicated on the survey has been resolved by the Army and will be removed upon FMERA's receipt of the deed. Available documents can be found here: <https://njfmera.sharefile.com/d-s8b4f90aba924c689>

4. **Question:** Do you have a roofing plan and do you know what the roofing material is? Is there a roof warranty?

**Answer:** The roof is a sloped, guttered, EPDM roof in fair to good condition. Please refer to Question 3 for any available documents. There are no warranties affiliated with any FMERA owned properties.

5. **Question:** With the potential of the Governor signing the new Liquor Bill would we be able to submit our bid with the option of pursuing the ground lease strategy, as prescribed in the RFOTP, and the potential of receiving a regular liquor license should it be signed by the Governor? Even if that were to happen following the Bid due date.

**Answer:** Potential purchasers may indicate the intention to pursue the ground lease/concessionaire permit option *and* indicate an intention to apply for a permanent license if the Governor signs the pending liquor license legislation. The Bowling Center purchaser may opt to terminate the ground lease and take title to the property at any time during the ground lease term. Please note that under the bill, both the borough and FMERA must approve a liquor license purchaser. Licenses must be purchased at the purchaser's sole cost and expense. More information regarding pending liquor license legislation can be found here: <http://www.njleg.state.nj.us/bills/BillView.asp?BillNumber=A3888>