

**MARCH 15, 2013**

**ADDENDUM #2 TO**

**REQUEST FOR OFFERS TO PURCHASE  
FOR**

**THE SALE OF REAL PROPERTY**

Issued by the

**FORT MONMOUTH ECONOMIC REVITALIZATION AUTHORITY**

Date Issued: January 15, 2013

**Responses Are NOW due by 12:00 P.M. EDT on  
APRIL 1, 2013**

**At the FMERA Offices**

**Proposals will be publically opened April 1, 2013 at 4PM at Gibbs Hall  
2000 Lowther Drive Fort Monmouth,**

**Also:**

**SITE VISITS HAVE BEEN EXTENDED THROUGH MARCH 22, 2013 –  
CONTACT REGINA McGRADE TO SCHEDULE A SITE VISIT.**

This **ADDENDUM** includes Request for Offers to Purchase (the “RFOTP”) additional information regarding utilities that was presented and discussed at the Utilities Information Session held March 6, 2013. **The Addendum will be made available only at the Authority’s website:**

**[www.fortmonmouthredevelopment.com](http://www.fortmonmouthredevelopment.com)**

**The Authority will accept questions related to this ADDENDUM via email only until 5:00 p.m. Eastern Standard Time on March 20, 2013. Questions should be directed via email to:  
rharrison@njeda.com**

**NOTICE**

FMERA reserves the right to negotiate business terms that better suit the interests of the Authority and the redevelopment plans for Fort Monmouth, price and other factors considered, by negotiating with potential purchasers(s) that submit offer(s). FMERA reserves the right to exclude from negotiations any and/or all offers received. Negotiations with a potential purchaser will not preclude the Authority from negotiating with other potential purchasers that submitted an offer unless the Authority has entered into an exclusive negotiating period with a potential purchaser in accordance with proposed rule N.J.A.C. 19:31C-2.16.

A. **MODIFICATIONS ISSUED BY THE AUTHORITY**

1. Add Section **1.6 UTILITIES**

**1.6 Utilities**

When the Army vacated Fort Monmouth in September 2011, the Property was operational with natural gas, electric, water and sewer service being provided to it; however, the Army used centralized utility systems for the Property and other parts of Fort Monmouth. Redevelopment of the Property will require de-centralization of the Army's centralized infrastructure for providing natural gas, electricity, water and sewers service to the Property so that utility services are provided directly to the Property separately from other parts of Fort Monmouth. The existing utility systems may or may not be considered acceptable to the local utility companies. The selected Potential Purchaser, at its sole cost and expense, will be responsible to arrange alternate, de-centralized infrastructure to provide utility service to the Property as well as making any needed improvements or upgrades to utility infrastructure within the footprint of the Property. Each type of utility services is discussed below.

A. Natural Gas

New Jersey Natural Gas Company provides natural gas service to the buildings located on the Property. The Property is separately metered. The selected Potential Purchaser will need to change the billing for natural gas service from the Army to the buyer.

B. Electricity

Developers are advised that the existing electric service to the Property will be disconnected and the selected Potential Purchaser, at its sole cost and expense, will need to make arrangements with a local electricity provider to have electric service delivered to the Property.

C. Water

Water service to the Property is provided by New Jersey American Water Company (NJ Water). The selected Potential Purchaser will need to install separate water meter(s) for the Property and to change the billing for water service from the Army to the buyer.

The pipe system for water service to the buildings located on the Property has been maintained in part by NJ Water and in part by the Army. NJ Water maintains the pipe system to the boundaries of Fort Monmouth and the Army maintains the pipe system that lies with Fort Monmouth boundaries. Within five (5) years after executing a purchase and sale agreement with FMERA, the selected Potential Purchaser will need to install a replacement water pipe system that connects the Property and its buildings to the pipe system that is maintained by NJ Water. It is roughly estimated that the cost of this replacement water pipe system and the replacement sewer pipe and pumping system (described below) will cost \$1 Million. At the title closing, the selected Potential Purchaser will be required to give assurances to FMERA that: (i) the selected Potential Purchaser will complete the replacement water pipe system in a timely manner; and (ii) the selected Potential Purchaser has the financial capability to complete the replacement water

pipe system. For five (5) years from the execution of a purchase and sale agreement with the selected Potential Purchaser, FMERA, either through the Army or directly by FMERA, will be responsible for maintaining the water pipes that are located between the boundary of Fort Monmouth and the Property.

#### D. Sewer Service

Sewer service to the Property is provided by Two Rivers Water Reclamation Authority (Two Rivers). The selected Potential Purchaser will need to install separate sewer meter(s) for the Property and to change the billing for sewer service from the Army to the buyer.

The pipe and pumping system for sewer service to the buildings located on the Property has been maintained in part by Two Rivers and in part by the Army. Two Rivers maintains the pipe and pumping system to the boundaries of Fort Monmouth and the Army maintains the pipe and pumping system that lies with Fort Monmouth boundaries. Within five (5) years after executing a purchase and sale agreement with FMERA, the selected Potential Purchaser will need to install a replacement sewer pipe and pumping system that connects the Property and its buildings to the pipe and pumping system that is maintained by Two Rivers. It is roughly estimated that the cost of this replacement sewer pipe and pumping system and the replacement water pipe system (described above) will cost \$1 Million. At the title closing, the selected Potential Purchaser will be required to give assurances to FMERA that: (i) the selected Potential Purchaser will complete the replacement sewer pipe and pumping system in a timely manner; and (ii) the selected Potential Purchaser has the financial capability to complete the replacement sewer pipe and pumping system. For five (5) years from the execution of a purchase and sale agreement with the selected Potential Purchaser, FMERA, either through the Army or directly by FMERA, will be responsible for maintaining the sewer pipes and pumps that are located between the boundary of Fort Monmouth and the Property.

As described in C and D above – the total for the combined sewer and water pipe replacement is estimated at \$1 Million.

Potential Purchasers are advised that utility maps and a Sanitary Sewer System study are available for viewing at the Authority Offices by appointment. Please contact [rmcgrade@njeda.com](mailto:rmcgrade@njeda.com) for an appointment to view these documents.