

Request for Expression of Interest – Former New Jersey School of Conservation Building Complex

PART 2. RESPONSES TO QUESTIONS SUBMITTED TO THE NJDEP AS OF 3/3/22

Question 1. What was Building #2 used for?

Response: The building has not been used since the NJDEP took over the management of the Complex on September 1, 2020. Previously, the building had been used as a year round facility.

Question 2. When were the buildings built?

Response: The majority of the buildings were built between 1934 and 1936 by the Civilian Conservation Corps (CCC).

Question 3. When was the Complex last used?

Response: On September 1, 2020, the NJDEP took over the management of the Complex and immediately implemented short-term interim measures to prevent degradation from non-use, in part, by establishing a regular presence, while investigating potential long-term solutions. The Complex has not been fully utilized since the NJDEP started managing the Complex.

Question 4. Is the ramp to Building #11 ADA compliant?

Response: The NJDEP has not determined if the ramp is ADA compliant. The Complex, including building #11 and its ramp are provided in as is condition. The Respondent should consider that building #11 and its ramp are not ADA compliant when preparing their response to the Request for Expression of Interest (“RFEI”). If awarded, the Respondent would be responsible for obtaining any and all necessary permits/inspections required to determine the condition of building #11 and its ramp prior to use.

Question 5. For submissions where use of only a portion of the complex is requested how will the utilities be determined?

Response: The NJDEP will determine how the utilities will be split after determining how to proceed after the RFEI closes and the submissions are evaluated. A respondent may submit a proposal to the NJDEP as to how to split the utilities as part of the respondent’s submission.

Question 6. What level of information is needed for submission?

Response: The RFEI describes the information required for submission. The NJDEP encourages each respondent to include as much information as possible, as this information will be used to evaluate each submission.

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Question 7. Where is the property line with respect to the Complex?

Response: The Complex is located within a much larger parcel. The property lines will not be used as the basis for any future agreement or Request for Proposal (“RFP”).

Question 8. Is there a breakdown of the utility costs?

Response: Annual utility expenses are estimated to be \$130,000. This includes the cost of propane delivery, electric, wastewater treatment plant operation, water system emergency generator testing and maintenance and other expenses.

Question 9. Does the NJDEP have any mapping of utility lines?

Response: The NJDEP has not commissioned or performed any mapping of the utility lines.

Question 10. Do the cabins (#27, 29-35, 37, 39-42) have heat?

Response: Piped propane provides heat to these cabins.

Question 11. Are the cabins (#27, 29-35, 37, 39-42) insulated?

Response: The NJDEP has not determined if the cabins are insulated. The Complex, including the cabins is provided in as is condition. The Respondent should consider the cabins are not insulated when preparing their response to the RFEI. If awarded, the Respondent would be responsible for obtaining any and all necessary permits/inspections required to determine the condition of the cabins prior to use.

Question 12. Will the Department be making improvements to the bridge prior to entering into any potential agreements?

Response: The NJDEP has no current plans to make improvements to the bridge or any other structures at the Complex. The bridge is currently blocked off because it does not meet code requirements.

Question 13. Are any of the buildings winterized?

Response: The buildings are not currently winterized. The heat, electric and water are on at the Complex.

Question 14. Was this a year-round facility?

Response: The Complex was previously run on a year-round basis.

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Question 15. What will the Department's role be after an agreement(s) is entered into?

Response: Any agreement that the NJDEP enters into either as a result of this RFEI or a future RFP(s) will outline the role of the NJDEP and the role of the Tenant. Feedback from this RFEI, existing NJDEP policies and any other factors will be taken into consideration with any agreement that the NJDEP may enter into.

Question 16. Will the Department issue any additional Requests for Expression of Interests or Requests for Proposals after this opportunity closes?

Response: The NJDEP may act on proposals from one or more respondents. The information and recommendations obtained from responses to this RFEI may result in the development and issuance of a RFP for all or a portion(s) of the Complex, at the discretion of the NJDEP. However, there is no assurance or certainty that the NJDEP shall issue an RFP for the use of the Complex. The NJDEP may also enter into an agreement or agreements with more than one respondent directly from the information and responses to the RFEI.

Question 17. What is the role of " The Friends of NJSOC" in the submission process?

Response: The NJDEP will evaluate all submissions based on the criteria described in the RFEI. No outside group will assist with this evaluation process.