STATE OF NEW JERSEY
SCHOOLS DEVELOPMENT AUTHORITY

32 EAST FRONT STREET
P.O. BOX 991
TRENTON, NJ 08625-0991
609-858-5395

SEALED BID SOLICITATION FOR SURPLUS REAL PROPERTY

The New Jersey Schools Development Authority ("NJSDA") is soliciting bids in connection with the sale of surplus real property ("Surplus Property"). The Surplus Property that is the subject of this solicitation is located at 1201 Memorial Drive, Asbury Park, NJ 07712.

1. This solicitation (the "Solicitation") consists of the following informational documentation ("Solicitation Documentation")***** and required bid submission documents with respect to the Surplus Property:
   a. Attachment A: NJSDA Bid Submission Sheet
   b. Attachment B: Agreement of Sale inclusive of Form of Deed and Copy of Title Insurance Policy
   c. Attachment C: NJSDA Informational Brochure
   d. Attachment D: Boundary Survey
   e. Attachment E: Licensed Site Remediation Professional Summary
   f. Attachment F: NJDEP Review Comments: Preliminary Assessment Report, Site Investigation Work Plan, and Site Investigation Report
   g. Attachment G: Environmental Screening Report
   h. Attachment H: Preliminary Assessment/Site Investigation Report
   i. Attachment I: Remedial Investigation Work Plan
   j. Attachment J: NJDEP Review Comments: Focused Remedial Investigation Report
   k. Attachment K: Receptor Evaluation
   l. Attachment L: Two-Year Chapter 51/Executive Order 117 Vendor Certification and Disclosure of Political Contributions Form
   m. Attachment M: Ownership Disclosure Form
   n. Attachment N: Disclosure of Investment Activities in Iran Form
   o. Attachment O: Visitor Waiver and Release

***NOTE: The Surplus Property that is the subject matter of this Solicitation is, and the information provided in the Solicitation Documentation pertains to, property known as 1201 Memorial Drive, Asbury Park, NJ, notwithstanding mistaken references to 1200 Memorial Drive that may be contained therein.**

2. Tours of the surplus property will be conducted on April 5, 2016, at 10:00AM and 2:00 PM by APPOINTMENT ONLY. To make arrangements for a tour, please contact Dave Kutch at 609-858-2915 or dkutch@njsda.gov, no later than March 29, 2016. In the event that the NJSDA determines, at its sole discretion, that additional tour dates need to be held in order to increase the pool of bidders, it will schedule subsequent tour dates. All prospective bidders and/or third parties accompanying prospective bidders for purposes of performing an inspection of the Property for the benefit of the bidder hereunder shall be required to sign the Visitor Waiver and Release form included in the Solicitation Documentation as Attachment O.

3. Prospective bidders should follow all instructions in this Solicitation and the Solicitation Documentation. Prospective bidders must examine the Solicitation Documentation carefully before bidding. **The submission of a bid is conclusive evidence that the bidder is fully aware of the conditions, requirements and details of this Solicitation as stated in the Solicitation Documents.** Commencing March 1, 2016, and ending on May 12, 2016, written questions from prospective bidders may be submitted to the NJSDA regarding this Solicitation. All written questions must be submitted via email to David Kutch, Senior Procurement Analyst, dkutch@njsda.gov. The questions and NJSDA responses will be posted for review on this SDA website via an addendum to this Solicitation posted no later than May 20, 2016. Upon the issuing of an addendum, the content of the addendum shall become part of the Solicitation Documentation. No questions will be considered or responses posted after the dates set forth

above. Prospective bidders are advised to refrain from submitting a bid until after the expiration of the question and answer period.

The Surplus Property is offered and sold **AS IS, WHERE IS, AND WITH ALL FAULTS**. The Solicitation Documentation provided in this Solicitation is for informational purposes only. NJSDA makes no representations with respect to the completeness thereof and will bear no responsibility for errors and omissions contained therein. Prospective bidders are urged to inspect the Surplus Property and conduct their own due diligence prior to submitting a bid. **NO INVASIVE OR DESTRUCTIVE TESTING WILL BE PERMITTED**. The NJSDA makes no warranty, express or implied as to the operability or condition of the Surplus Property or fitness or suitability for any purpose. All information with respect to the Surplus Property is set forth in the Solicitation Documentation and any representations or statements regarding the Surplus Property made by any representative of NJSDA shall not be binding on the NJSDA or considered as grounds for any claim for adjustment or rescission of the resulting Agreement of Sale and no request for adjustment in price or rescission of the sale will be considered.

4. Interested parties shall submit a sealed bid for the purchase of the Surplus Property using the NJSDA Bid Submission Sheet included in the Solicitation Documentation. **Bids must be submitted in a sealed envelope and received no later than 2:00 PM Eastern Time on June 2, 2016.** To be considered responsive, a bid submission must contain the following: (a) the NJSDA Bid Submission Sheet, (b) the 10% Bid Deposit in the form required herein, (c) the signed Agreement of Sale (as more particularly detailed in Paragraph 7 below), (d) the Two-Year Chapter 51/Executive Order 117 Vendor Certification and Disclosure of Political Contributions Form, (e) the Ownership Disclosure Form and (f) the Disclosure of Investment Activities in Iran Form. The address for delivery of Bid submissions to NJSDA is:

   If submitting by hand or overnight delivery, address packages to:

   New Jersey Schools Development Authority
   32 East Front Street
   Trenton, NJ 08625-0991
   Attention: Dave Kutch, Sr. Procurement Analyst
   Subject: Asbury Park Surplus Property Bid

   If submitting by U.S. Mail, address packages to:

   New Jersey Schools Development Authority
   P.O. Box 991
   Trenton, NJ 08625-0991
   Attention: Dave Kutch, Sr. Procurement Analyst
   Subject: Asbury Park Surplus Property Bid

   IMPORTANT NOTE: Bids received after the above date and time will be returned unopened. Bidders mailing bids should allow for their normal mail delivery time to ensure timely receipt by the NJSDA. Please be advised that using overnight/next-day delivery service does not guarantee overnight/next-day deliveries to our location. The NJSDA will not be responsible for any bid not being received by the required date and time. Faxed or e-mailed bids will not be accepted.

5. Sealed bids will be publicly opened at 2:00 PM Eastern Time on June 2, 2016, at NJSDA, 32 East Front Street, Trenton, NJ 08625.

6. Sealed bids shall include all material information, if any, required by this Solicitation. Prices shall be typewritten, or written in ink or some other indelible substance. Bidders must include with their submission a signed and attested counterpart of the Agreement of Sale included in this Solicitation as well as a **Certified Check or Cashier's Check** for 10% of the total amount of their bid (refundable to non-

awardees) drawn to the order of the **"NEW JERSEY SCHOOLS DEVELOPMENT AUTHORITY"**. **Cash will not be accepted. Bids submitted with cash will be automatically rejected.**

7. Award shall be made to the highest responsible bidder deemed acceptable to the NJSDA. NJSDA reserves the right to waive any minor defect or informality in the bids received if in the best interest of the NJSDA. The Property will be conveyed to the successful bidder at a closing of title, to take place within sixty (60) days of NJSDA executing the Agreement of Sale submitted by the successful bidder, all in accordance with the terms of the Agreement of Sale. Should the successful bidder fail to close title to the Surplus Property in accordance with the terms of the Agreement of Sale, the Bid Deposit shall be forfeited and the Surplus Property may be offered to the next highest bidder, be re-bid or be otherwise disposed of, at the discretion of the NJSDA, with no further obligation on the part of the NJSDA to said defaulting successful bidder.

8. NJSDA reserves the right to accept or reject any or all bids if in the best interest of the NJSDA. In the event of tie bids, the tied bidders only will be requested to submit a best and final offer.

9. Deposits of non-winning bidders will be returned within thirty (30) business days following the bid opening.

10. In addition to the execution and delivery of the Visitor Waiver and Release referred to in Paragraph 2 above, in connection with any entry upon the Surplus Property for purpose of inspecting the same prior to submission of a responsive bid, or for any other purpose whatsoever, either by the bidder and/or purchaser, as principal, or by any third party performing an inspection of the Surplus Property for the benefit of the bidder and/or purchaser hereunder, the bidder or purchaser hereby covenants and agrees to take, use, provide and make all proper, necessary and sufficient precautions, safeguards and protections against the occurrence of any accidents, injuries, damages or hurt to any person or property during the transaction herein covered, and to be responsible for, and to indemnify and hold harmless the NJSDA and the State of New Jersey against any and all costs, damages and expenses of any nature arising from any such accidents, injuries, damages or hurt that may occur and against all fines, penalties and losses of any nature incurred for or by reason of the violation of any city or borough ordinances, regulations, or laws of the State of New Jersey or of the United States, while the said inspection is in progress.

11. Any modifications to this Solicitation will be reflected in Addenda posted on the NJSDA website.

12. In order to safeguard the integrity of State government procurement, legal restrictions have been imposed to insulate the negotiation and award of Authority contracts to political contributors whose contributions pose the risk of improper influence, purchase of access, or the appearance thereof. Accordingly, prospective bidders must be eligible to contract with the Authority under the provisions of P.L. 2005, c. 51 amended and supplemented, N.J.S.A. 19:44A-20.1 et seq., and Executive Order 117 (Corzine). Prospective bidders shall include with the bid submission documents (a) fully completed Two-Year Chapter 51/Executive Order 117 Vendor Certification and Disclosure of Political Contributions Form, (b) a fully completed Ownership Disclosure Form, and (c) a fully completed Disclosure of Investment Activities in Iran Form. The required forms are included in the Solicitation Documentation referenced above.

13. NJSDA's Supplemental Ethics Code (October 2007), provides that no member, employee or agent of NJSDA shall have an interest, either direct or indirect, in any school facilities project, or in any contract, sale, purchase, lease or transfer of real or personal property to which the NJSDA is a party. Accordingly, no NJSDA member, officer or employee, or "Relative" (as such term is hereinafter defined) of such member officer or employee, either individually, or through partners or through any corporation which such member, officer, employee or Relative controls or owns or controls more than 1% of the stock, or by any other person for the member, officer, employee or Relative's use or benefit or on the member, officer, employee or Relative's account, may participate in this Solicitation. As used herein the term "Relative" shall mean an individual's spouse, or the individual's or spouse's parent, child, brother, sister,

aunt, uncle, niece, nephew, grandparent, grandchild, son-in-law, daughter-in-law, stepparent, stepchild, stepbrother, stepsister, half-brother or half-sister, whether the relative is related to the individual or the individual's spouse by blood, marriage or adoption.