



BADER FIELD RFP
REQUEST FOR PROPOSALS
For Development At
Bader Field



ADDENDUM No. 2
January 12, 2009

Below is Addendum No. 2 to the Bader Field Request for Proposal (“RFP”) dated January 12, 2009. The general public and all potential Respondents are reminded that all official RFP Documents and communications are located solely on the Bader Field Website (www.baderfieldrfp.com) and accessible to the general public in compliance with a fair and open disposition process. Further, potential Respondents must register to receive access to the complete Form of Submission.

Further, each potential Respondent is responsible for remaining informed on all addenda and other updates by periodically checking the Bader Field Website. The City through Jones Lang LaSalle will make an effort to email each Registered Respondent with notices of all addenda and other updates. The City takes no responsibility for the failure of a Registered Respondent to receive email notification of addenda or updates.

Request For Proposals Update:

The Proposal Due Date has been extended to **June 30th, 2009**. Therefore the following sentence in Section II – Submission Date & Place shall read: **“Fifteen (15) bound originals and fifteen (15) CD-ROMs (read-only) of the Proposals, including all forms and attachments, must be received by JLL at the address below on or before 5:00 p.m., Tuesday June 30th, 2009 (the “Proposal Due Date”) and must be accompanied...”**

Questions:

The following questions and inquiries regarding the RFP have been submitted to the City. In compliance with a fair and open process, the City has provided a list of those questions below. Certain inquiries that would i) impact the integrity of the RFP process, ii) compromise the City’s bargaining position and/or iii) pose a security risk to the Site appear below as “Reserved”. All Reserved questions and corresponding answers are available to Registered Respondents via the secure Bader Field Website.

1. Q: Is a feasibility study for the Site available?

A: A feasibility study for the Site is not available; however, for informational purposes a Market Overview is available on the Bader Field Website.

2. Q: Has the City spoken to a developers regarding development on the Site?

A: Prior to release of this RFP, the City received a number of formal and informal proposals to acquire and develop Bader Field. Realizing the need for a transparent, fair and open process for the potential sale or lease of the Site, the RFP requires that all communications with the City regarding the Site and/or the RFP be directed to a Designated Point of Contact and be made in writing”.

3. Q: Will the City subordinate Ground Rent?

A: **Reserved**

4. Q: Is there a required minimum bid?

A: **Reserved**

5. Q: Will a site survey, civil engineering studies, environmental/wetlands studies and soil samples be provided?

A: Exhibit P – Environmental Information and Exhibit O – Site Access Information which are available to Registered Respondents contain environmental and engineering information that respondents may or may not find useful including, but not limited to, a site survey, wetlands surveys and transportation information.

6. Q: Is the Site being sold pursuant to N.J.S.A. 40A:12-1 et seq., the Local Redevelopment and Housing Law?

A: The Site will be conveyed pursuant to the authority vested in the City of Atlantic City under the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et. seq. (the “LRHL”) and N.J.S.A. 40A:5-14.2 et. seq. (the “High Value Asset Law”)

7. Q: Will a list of Registered Respondents be released prior to the Submission Date?

A: A list of Registered Respondents will not be provided prior to the Submission Date.