

Below please find responses to questions submitted by the respondents to the South Amboy Ferry RFP for Ferry Operator. Supporting documents as necessary are attached.

- What is the expected start date for the service?
 - The current timeline is as follows:
 - Expected authorization from the North Jersey Transportation Authority to approve expenditure of allocated funds September 13, 2021.
 - Expected advertisement for Construction bids on or about October 1, 2021
 - Expected award date of Construction Contract on or about December 15, 2021.
 - Anticipated completion date of entire facility, excluding terminal building, on or about October 1, 2022

- Please provide available data regarding the expected ridership. E.g. any studies of South Amboy or the surrounding area, etc.
 - The ridership study from the original 2003 NEPA Document is attached.

- Please provide information regarding previous commuter ferry services serving South Amboy, including ridership, schedule of service, stops, fares, etc.
 - Shortly after 9/11, Seastreak operated service in South Amboy.
 - We do not possess any legacy data from that operation.

- Please provide information regarding the wifi connectivity in the area where operations will be conducted in South Amboy (terminal, boarding area, etc.), both prior to and after completion of the terminal building.
 - Both Verizon FIOS and Cablevision data services will be available at the site.
 - The City intends to provide robust Wi-Fi coverage on the site upon completion of construction.

- Please provide a map showing expected depths in the areas of the approaches once dredging is completed prior to commencement of service. If no map is available, please provide any other information available.
 - A dredging plan is attached. The dredge depth will be -13 feet (NAVD 88), which approximately -10 feet (MLLW).
 - At the entrance to the on-site channel, the existing elevation is -18 feet (NAVD), which is approximately -15 feet (MLLW).

- Please provide information regarding where, how and at what capacity electricity will be provided prior to the completion of the terminal.
 - At the floating dock, it is intended to have three (3), 100 Amp services, each 208 volt, single phase.

- Please provide further information regarding the temporary sale / ticket facility and restroom facilities that will be used until the completion of the terminal. E.g. How many restrooms and what quality / type? What types of facilities will be provided to support temporary sale / ticket operations?

- The City will provide temporary restroom facilities for public use and so suitably equipped. The size of said facilities will be determined based upon the size of the ridership. The equipment shall be cleaned daily and serviced on a regular basis. Temporary restrooms will include those designed to accommodate ADA requirements.
 - The City will provide a temporary kiosk/pre-fabricated structure to accommodate ticket sales. Configuration of said kiosk will be determined by needs of the successful respondent in cooperation with the City.
- Please provide information regarding the arrangement for parking. Will there be a fee and if so how much? Who is responsible for collection of any parking fee? Who will receive the revenue? Who is responsible for any liability regarding parked cars, management of the lot, security of the lot, etc.?
 - The City does not envision a parking fee for the lot. The liability, management, and security of the lot as well as its maintenance will be the responsibility of the City.
- Is a subsidy available to the operator from the town, from the State, or any other entity for this service? If there is no subsidy, would there be a minimum farebox guarantee if the revenues do not meet a certain expectation?
 - There are State programs based on ridership miles available. The City is not offering a subsidy.
 - There will not be a minimum farebox guarantee.
- What is South Amboy's expectation regarding the vessels' emissions?
 - The City's expectation regarding emissions is that the successful respondent shall comply with air quality regulations from both the NJ Department of Environmental Protection as well as the Environmental Protection Agency or any other State or Federal agency with competent jurisdiction.
- Are there current ridership projections available for the proposed service.
 - The most current data is contained in the 2003 NEPA Document which is attached.
- Can the City of South Amboy share a specific time schedule for the construction of the ferry facility and the adjacent ferry parking.
 - The construction schedule is attached. In terms of timeline the City will be granted authorization to proceed with the use of its funding at the September 13, 2021 meeting of the NJTPA [North Jersey Transportation Authority]. Fifteen to twenty days thereafter the project will be added to the New Jersey Department of Transportation STIP at which time the City will be able to advertise bids for both Construction Engineering and Construction of the facility.
- Who is managing the ferry parking lots and does the City of South Amboy expect a parking fee to be charged? If so, what is the anticipated charge.
 - The City will manage and maintain the public parking lot for the facility. The City intends to provide free parking in support of the facility.
- Is the City of South Amboy prepared to contribute to the marketing of the ferry service initially or on a long term basis?
 - The City will work cooperatively with the successful respondent and the residential developers contiguous or nearby the ferry site to develop marketing strategies that will make the service viable for the long term.

- Any financial commitment by the City to marketing can be a subject of negotiation with the successful respondent during contract discussions.
- Can the City of South Amboy provide a construction schedule for the proposed development adjacent to the ferry landing?
 - There are three new residential developments either in progress or under negotiation for the parcels contiguous to or within 1/3 mile of the ferry site.
 - Manhattan Beach [BNE Real Estate] is currently completing the first 291 units of market rate housing immediately adjacent to the ferry site. The developer reports that they plan to begin construction of the remaining 236 units by the end of Summer 2021. Additional information regarding that project can be seen at www.stationbaynj.com.
 - March Development in partnership with Claremont development have proposed a 486-unit market rate complex adjacent to and immediately south of the Manhattan Beach/Station Bay project. They have been designated as the redeveloper by the South Amboy Redevelopment Agency, have executed a redevelopment agreement with the City of South Amboy, have a PILOT agreement pending before the City Council, and will appear before the Planning Board on August 25, 2021. It is anticipated that their project will be approved September/October 2021. Image from their Planning Board exhibit attached.
 - The City is currently in negotiations with a developer to develop all remaining parcels immediately adjacent to the ferry site [excluding the Gen-On/JCP&L site. The project as proposed will include approximately 1000 units of high-rise condominiums and town homes along with several “destination” restaurant sites. Negotiations for this project are ongoing.
 - The Riverton site in Sayreville, located less than one mile from the ferry facility, is slated to have a combination of large format retail along with approximately 2,500 units of housing. <https://experienceriverton.com/>

In order to augment transparency in the procurement process and to allow for additional follow up questions the City will accept follow up questions through July 28, 2021 and will respond appropriately by July 30, 2021.