



Parcel E Due Diligence Issues

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Following are issues discovered by CommVault during due diligence that require new or additional engineering, new or additional site preparation, or change in construction methods, with estimated total over \$5 million:

1. High water table, resulting in building redesign, elimination of basement, and new location of structures
2. Storm water management requires 3 retention basins and stream maintenance
3. Electrical load requires new JCPL distribution pole-line and associated sitework
4. Poor geotechnical test results dictate installation of 650 pilings and associated engineering
5. Residue of historically applied pesticides and termiticides require additional site preparation
6. Relocation of adjacent school pump station to the school parcel
7. Poor condition of existing sewer lines requires engineering and installation of new sewer line
8. Demolition of 12 existing obsolete housing buildings and associated asbestos abatement
9. Hope Road and Corregidor street improvements in concert with Tinton Falls and County
10. Additional landscaping, buffering, fencing, and tree-pruning / tree-planting

Bruce Steadman, Executive Director
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