

March 19, 2015
ADDENDUM #2
TO
REQUEST FOR OFFERS TO PURCHASE
FOR
THE SALE OF REAL PROPERTY
HOWARD COMMONS

Issued by the
FORT MONMOUTH ECONOMIC REVITALIZATION AUTHORITY

Date Issued: December 29, 2014

Responses NOW due by 12:00 P.M. EDT on April 6, 2015

This ADDENDUM is being issued to answer questions received via email:

Please provide the following documents if available:

- Q:** All asbestos surveys related to the Property.
A: Exhibit A, attached, is the latest and only report available however, the Army has ascertained that all asbestos was removed from the buildings during the gut/renovation that occurred in the early 1990s, as a result the buildings were not re-inspected or surveyed.
- Q:** All investigations, feasibility studies, soil borings, surveys, asbestos reports, site plans, environmental studies, geotech reports, ect. which the former prospective purchaser (KHOV) had completed during their due diligence of the Property.
A: The only information FMERA received from KHOV was a test pit location plan and a matching chart listing the depth to groundwater found in Exhibit B (attached)

EXHIBIT A
Weston Report 3028 Pinebrook Housing



3028

PINE BROOK HOUSING

3028.1 GENERAL

Building 3028 was surveyed by WESTON technicians on 18 October 1991.

The first three portions of this facility report summarize the results of this inspection. Photographs of some sample locations are provided in Section 3028.4

Polarized Light Microscopy (PLM) with dispersion staining was used to analyze 9 samples of suspect material collected from the building. Of these samples, 6 were found to be asbestos-containing materials (ACM). Table 3028.1 lists the analytical results for the bulk samples.

3028.2 ACM AND EXPOSURE ASSESSMENT

The location, description, and analytical results for each bulk sample from Building 3028 are presented in Table 3028.1. An area-by-area inventory of ACM is provided in Tables 3028.2 and 3028.3. "Other Asbestos-Containing Materials," listed in Table 3028.3, are materials that do not correspond to the standard caption categories listed in Table 3028.2. A prioritized listing of exposure assessments is presented in Table 3028.4. The method by which the exposure assessment priority index values are calculated is described in the ISSUES COMMON TO ALL BUILDINGS, Section 3.5 of the Guide Document that accompanies this report. An itemized area-by-area cost estimate for removal and replacement is provided in Table 3028.5. The method by which removal/replacement costs are calculated is described in the ISSUES COMMON TO ALL BUILDINGS, Section 3.4 of the Guide Document. Building floor plans (see attachment) indicate sample locations and building area names as they are listed in Tables 3028.2 and 3028.5.



3028.3 RECOMMENDATIONS/CONCLUSIONS

WESTON recommends:

- Asbestos-containing floor tile and pipe run and pipe fitting insulation should be labeled under the O&M Program.

TABLE 3028.1
 BULK SAMPLE ANALYSIS RESULTS - BUILDING 3028, PINE BROOK HOUSING

SAMPLE NO.	LOCATION	ITEM	DESCRIPTION	PERCENT ASBESTOS			LAYERED ^a
				CH	AM	OT	
FK632	UNIT 184-LIVING ROOM	FLOOR TILE	BROWN, OTH, 12X12 FLTL	2	-	-	NO
FK633	UNIT 184-KITCHEN	FLOOR TILE	GRAY, OTH, 12X12 FLTL	-	-	-	NO
FK634	UNIT 182-KITCHEN	FLOOR TILE	GRAY, OTH, FLR. STRIP	-	-	-	NO
FK635	UNIT 164-KITCHEN	FLOOR TILE	TAN, OTH, 9X9 FL TL	1	-	-	NO
FK636	UNIT 152-KITCHEN	DEBRIS	GRAY, OTH, DEBRIS	-	-	-	NO
FK637	CRAWLSPACE	<4" PIPE FITTING	GRAY, UNK, <4IN. FIT.	30	-	-	NO
FK638	CRAWLSPACE	<4" PIPE RUN	GRAY, OTH, <4IN. RUN	40	-	-	NO
FK639	CRAWLSPACE	4-8" PIPE FITTING	GRAY, UNK, 4-8IN. FIT	20	-	-	NO
FK640	CRAWLSPACE	4-8" PIPE RUN	GRAY, UNK, 4-8IN. RUN	30	-	-	YES

^aAsbestos content presented for layered samples represents the highest concentration layer.

Quadrant Codes

C = Center
 N = North
 E = East
 S = South
 W = West
 NE = Northeast
 NW = Northwest
 SE = Southeast
 SW = Southwest

System Codes

STM = Steam
 CHW = Chilled Water
 HHW = Heating Hot Water
 DOM = Domestic Water
 OTH = Other
 UNK = Unknown

Asbestos Types

CH = Chrysotile
 AM = Amosite
 OT = Other

TABLE 3028.2

ASBESTOS-CONTAINING MATERIALS - BUILDING 3028, PINE BROOK HOUSING

AREA	PIPE FITTINGS (EA)		PIPE RUNS (LF)		SPRAY/TROWELED CEILING (MSF)	FLOOR TILE (MSF)	BOILERS/ TANKS (MSF)	AIR HANDLING EQUIPMENT (MSF)	OTHER
	<4" 4-8"	9-14" >14"	<4" 4-8"	9-14" >14"					
CRAWLSPACE	290	-	-	-	-	-	-	-	-
UNIT 150-LIVING/DIN.	-	80	-	1280	-	0.26	-	-	-
UNIT 152-LIVING/DIN.	-	-	-	-	-	0.26	-	-	-
UNIT 154-LIVING/DIN.	-	-	-	-	-	0.52	-	-	-
UNIT 156-LIVING/DIN.	-	-	-	-	-	0.40	-	-	-
UNIT 160-LIVING/DIN.	-	-	-	-	-	0.26	-	-	-
UNIT 162-LIVING/DIN.	-	-	-	-	-	0.26	-	-	-
UNIT 164-KITCHEN	-	-	-	-	-	0.09	-	-	-
UNIT 164-LIVING/DIN.	-	-	-	-	-	0.26	-	-	-
UNIT 166-KITCHEN	-	-	-	-	-	0.03	-	-	-
UNIT 166-LIVING/DIN.	-	-	-	-	-	0.40	-	-	-
UNIT 168-LIVING/DIN.	-	-	-	-	-	0.40	-	-	-
UNIT 170-LIVING/DIN.	-	-	-	-	-	0.26	-	-	-
UNIT 172-LIVING/DIN.	-	-	-	-	-	0.26	-	-	-
UNIT 174-LIVING/DIN.	-	-	-	-	-	0.26	-	-	-
UNIT 176-LIVING/DIN.	-	-	-	-	-	0.62	-	-	-
UNIT 180-KITCHEN	-	-	-	-	-	0.09	-	-	-
UNIT 182-LIVING ROOM	-	-	-	-	-	0.26	-	-	-
UNIT 184-LIVING ROOM	-	-	-	-	-	0.26	-	-	-
TOTALS	290	80	1000	1280	-	5.13	-	-	-

* Other Material Present In Various Units Of Measure

EA - Each
LF - Linear feet
MSF - Thousand Square Feet

Table 3028.3

Other Asbestos-Containing Material - Building 3028, Pine Brook Housing
 Type Occupancy: Adults (Public)

Area	Material Type	Quantity (Unit)
No Other Asbestos-Containing Material Found in this Building		

EA - Each
 LF - Linear Feet
 MSF - Thousand Square Feet

TABLE 3028.4

EXPOSURE ASSESSMENTS (PRIORITY ORDER) - BUILDING 3028, PINE BROOK HOUSING

SAMPLE NO.	AREA	MATERIAL TYPE	PRIOR. INDEX CODE	PRIOR. INDEX NUMBER	EXPOSURE FACTORS					AVG. EXP. HOURS	% ASB.
					1	2	3	4	5		
FK638	CRAWLSPACE	<4" PIPE RUN	A	4.050E-1	3	1	2	1	1	1.00	40
FK638	CRAWLSPACE	<4" PIPE RUN	A	4.050E-1	3	1	2	1	1	1.00	40
FK637	CRAWLSPACE	<4" PIPE FITTING	A	1.450E-1	3	1	2	1	1	1.00	30
FK637	CRAWLSPACE	<4" PIPE FITTING	A	1.450E-1	3	1	2	1	1	1.00	30
FK639	CRAWLSPACE	4-8" PIPE FITTING	A	1.450E-1	3	1	2	1	1	1.00	20
FK639	CRAWLSPACE	4-8" PIPE FITTING	A	1.450E-1	3	1	2	1	1	1.00	20
FK640	CRAWLSPACE	4-8" PIPE RUN	A	1.450E-1	3	1	2	1	1	1.00	30
FK640	CRAWLSPACE	4-8" PIPE RUN	A	1.450E-1	3	1	2	1	1	1.00	30
FK636	UNIT 152-KITCHEN	DEBRIS	A	0	3	3	2	1	2	40.00	0

Priority Index Codes

- A [=] Long Term Corrective Measure
- B [=] Review Management Special Considerations/Remarks
- C [=] Army Asbestos Deficiency Abatement Project

Priority Index Numbers Are In Scientific Notation

Exposure Factors

- 1 [=] Material Friability
- 2 [=] Occupant Accessibility
- 3 [=] Material Condition
- 4 [=] Level Of Activity
- 5 [=] Number Of Assigned Occupants

TABLE 3028.5

COST ESTIMATE* - BUILDING 3028, PINE BROOK HOUSING

DESCRIPTION	UNIT COST (\$)	AREA 1	AREA 2	AREA 3	AREA 4	AREA 5	AREA 6	AREA 7	AREA 8	AREA 9	AREA 10	AREA 11
Pipe Fittings (EA)												
4-8"	70.30	20.4	-	-	-	-	-	-	-	-	-	-
8-8"	82.80	6.9	-	-	-	-	-	-	-	-	-	-
9-7/4"	147.00	-	-	-	-	-	-	-	-	-	-	-
>14"	216.00	-	-	-	-	-	-	-	-	-	-	-
Pipe Runs (LF)												
4-8"	26.50	38.0	-	-	-	-	-	-	-	-	-	-
8-8"	28.50	-	-	-	-	-	-	-	-	-	-	-
9-7/4"	28.50	-	-	-	-	-	-	-	-	-	-	-
>14"	60.80	-	-	-	-	-	-	-	-	-	-	-
Sprayed/Troweled Ceilings (SF)	9.60	-	-	-	-	-	-	-	-	-	-	-
Floor Tile (SF)	5.60	-	1.5	2.2	2.9	1.5	1.5	1.5	0.5	1.5	0.2	2.2
Boilers/Tanks (SF)	37.90	-	-	-	-	-	-	-	-	-	-	-
Air Handling Equipment (SF)	20.00	-	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-	-	-
SUBTOTAL	92.8	1.5	1.5	2.2	2.9	1.5	1.5	1.5	0.5	1.5	0.2	2.2
Difficulty Allowance	9.6	-	-	-	-	-	-	-	-	-	-	-
SUBTOTAL	102.4	1.5	1.5	2.2	2.9	1.5	1.5	1.5	0.5	1.5	0.2	2.2
Decontamination Units Mobilization	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1
SUBTOTAL	102.5	1.6	1.6	2.3	3.0	1.6	1.6	1.6	0.6	1.6	0.3	2.3
Contingency @ 15.00%	15.4	0.2	0.2	0.3	0.5	0.3	0.2	0.2	**	0.2	**	0.3
SUBTOTAL	117.8	1.8	1.8	2.7	3.5	2.7	1.8	1.8	0.7	1.8	0.3	2.7
Design Fee @ 10.00%	11.8	0.2	0.2	0.3	0.3	0.3	0.2	0.2	**	0.2	**	0.3
SUBTOTAL	129.6	2.0	2.0	2.9	3.8	2.9	2.0	2.0	0.8	2.0	0.3	2.9
Air Monitoring @ 10.00%***	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9
TOTAL	130.5	2.9	2.9	3.8	4.7	3.8	2.9	2.9	1.7	2.9	1.2	3.8

* Amounts Are In Thousands Of Dollars

** Less Than \$100 For The Area; Amount Not Printed But Included In Total(s)

*** The Minimum Air Monitoring Fee is \$500.00 Per Building

AREA 1: CRAWLSPACE
 AREA 2: UNIT 150-LIVING/DIN-
 AREA 3: UNIT 152-LIVING/DIN-
 AREA 4: UNIT 154-LIVING/DIN-
 AREA 5: UNIT 156-LIVING/DIN-
 AREA 6: UNIT 158-LIVING/DIN-
 AREA 7: UNIT 160-LIVING/DIN-
 AREA 8: UNIT 162-LIVING/DIN-
 AREA 9: UNIT 164-LIVING/DIN-
 AREA 10: UNIT 166-LIVING/DIN-
 AREA 11: UNIT 168-LIVING/DIN-
 AREA 12: UNIT 150-LIVING/DIN-
 AREA 13: UNIT 152-LIVING/DIN-
 AREA 14: UNIT 154-LIVING/DIN-
 AREA 15: UNIT 156-LIVING/DIN-
 AREA 16: UNIT 158-LIVING/DIN-
 AREA 17: UNIT 160-LIVING/DIN-
 AREA 18: UNIT 162-LIVING/DIN-
 AREA 19: UNIT 164-LIVING/DIN-
 AREA 20: UNIT 166-LIVING/DIN-
 AREA 21: UNIT 168-LIVING/DIN-

TABLE 3028.5
(continued)

COST ESTIMATE* - BUILDING 3028, PINE BROOK HOUSING

DESCRIPTION	UNIT COST (\$)	AREA 12	AREA 13	AREA 14	AREA 15	AREA 16	AREA 17	AREA 18	AREA 19	TOTAL
Pipe Fittings (EA)										
<4"	70.30	-	-	-	-	-	-	-	-	20.6
4-8"	62.80	-	-	-	-	-	-	-	-	8.9
8-14"	147.00	-	-	-	-	-	-	-	-	-
>14"	216.00	-	-	-	-	-	-	-	-	-
Pipe Runs (LF)										
<4"	26.50	-	-	-	-	-	-	-	-	36.5
4-8"	30.50	-	-	-	-	-	-	-	-	-
8-14"	42.50	-	-	-	-	-	-	-	-	-
>14"	60.80	-	-	-	-	-	-	-	-	-
Sprayed/Troweled Ceilings (SF)	9.60	-	-	-	-	-	-	-	-	-
Floor Tile (SF)	5.60	2.2	1.5	1.5	1.5	3.4	0.5	1.5	1.5	28.7
Boilers/Tanks (SF)	37.90	-	-	-	-	-	-	-	-	-
Air Handling Equipment (SF)	20.00	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
SUBTOTAL		2.2	1.5	1.5	1.5	3.4	0.5	1.5	1.5	121.5
Difficulty Allowance	-	-	-	-	-	-	-	-	-	9.6
SUBTOTAL		2.2	1.5	1.5	1.5	3.4	0.5	1.5	1.5	131.1
Decontamination Units Mobilization										
SUBTOTAL		0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	2.0
Contingency @ 15.00%		2.3	1.6	1.6	1.6	3.5	0.6	1.6	1.6	133.1
SUBTOTAL		0.3	0.2	0.2	0.2	0.5	**	0.2	0.2	20.0
Design Fee @ 10.00%		2.7	1.8	1.8	1.8	4.1	0.7	1.8	1.8	153.1
SUBTOTAL		0.3	0.2	0.2	0.2	0.4	**	0.2	0.2	15.3
Air Monitoring @ 10.00%***		2.9	2.0	2.0	2.0	4.5	0.8	2.0	2.0	168.4
SUBTOTAL		0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	16.8
TOTAL		3.8	2.9	2.9	2.9	5.4	1.7	2.9	2.9	185.2

* Amounts Are In Thousands Of Dollars

** Less Than \$100 For The Area; Amount Not Printed But Included In Total(s)

*** The Minimum Air Monitoring Fee is \$500.00 Per Building

AREA 12: UNIT 168-LIVING/DIN.
AREA 14: UNIT 172-LIVING/DIN.
AREA 16: UNIT 176-LIVING/DIN.
AREA 18: UNIT 182-LIVING ROOM

AREA 13: UNIT 170-LIVING/DIN.
AREA 15: UNIT 180-LIVING ROOM
AREA 17: UNIT 184-LIVING ROOM



3028.4

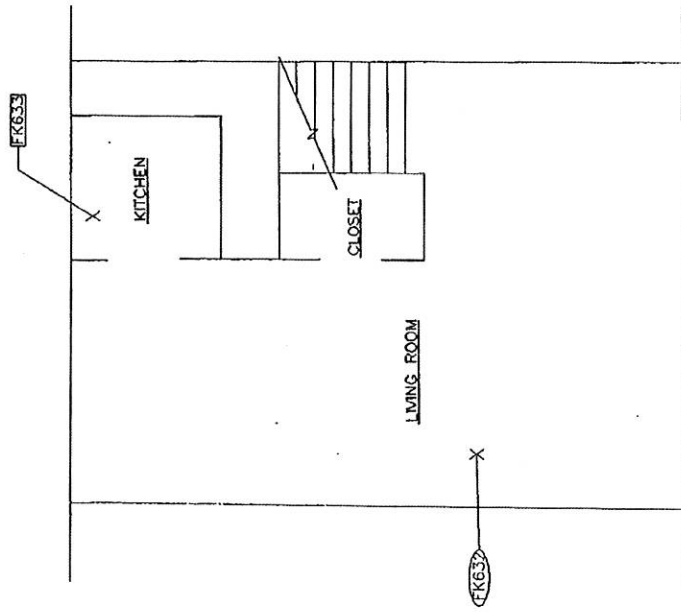
PHOTOGRAPHS



Bldg. 3028 - Crawlspace: Less Than 4" Fitting Sample FK637 Tested Positive.



Bldg. 3028 - Crawlspace: 4" - 8" Fitting Sample FK639 Tested Positive.



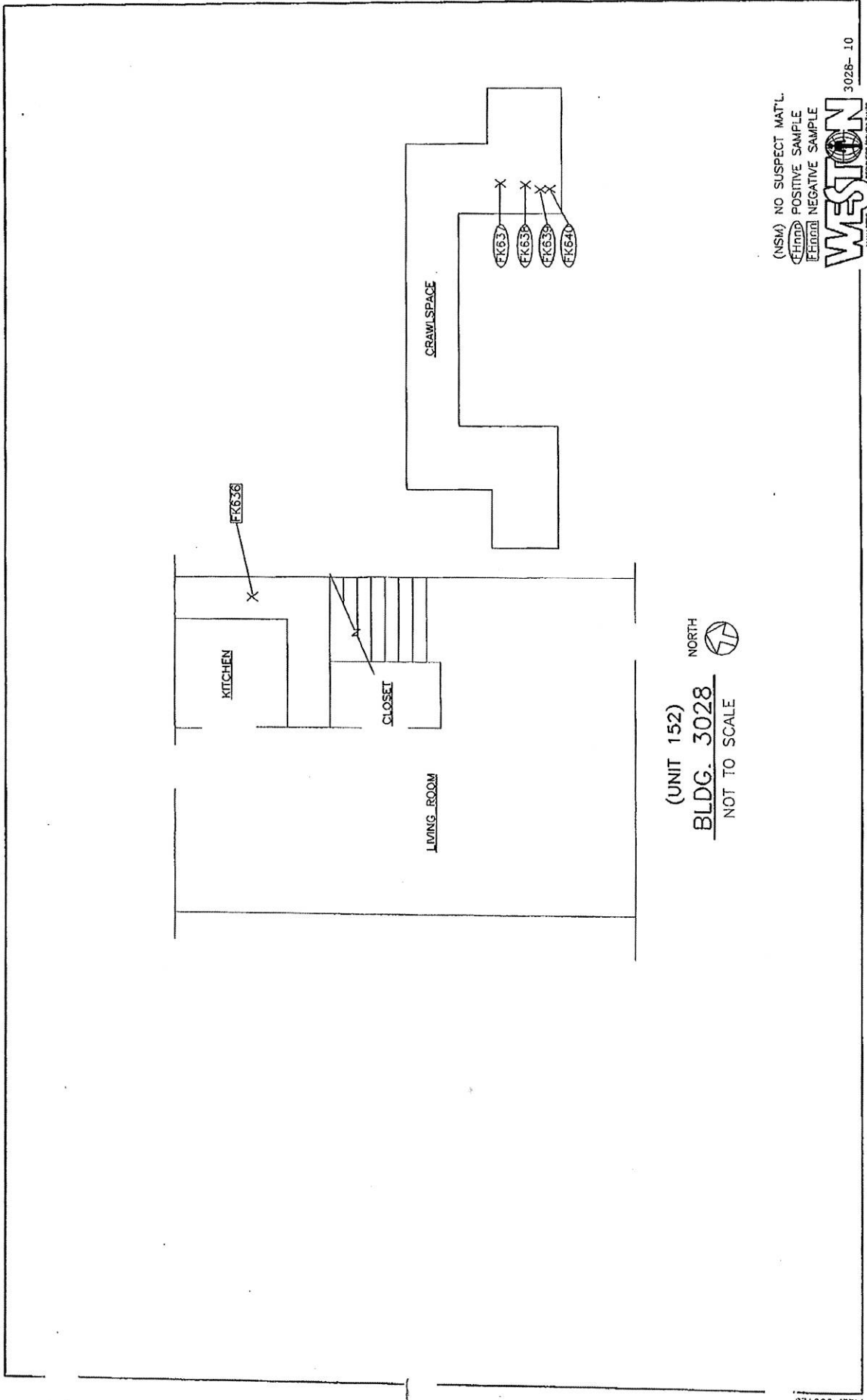
(UNIT 184)
 BLDG. 3028
 NOT TO SCALE

NORTH 

(NSM) NO SUSPECT MAT'L
 (H) POSITIVE SAMPLE
 (F) NEGATIVE SAMPLE

WESTON
 ANALYTICAL SERVICES

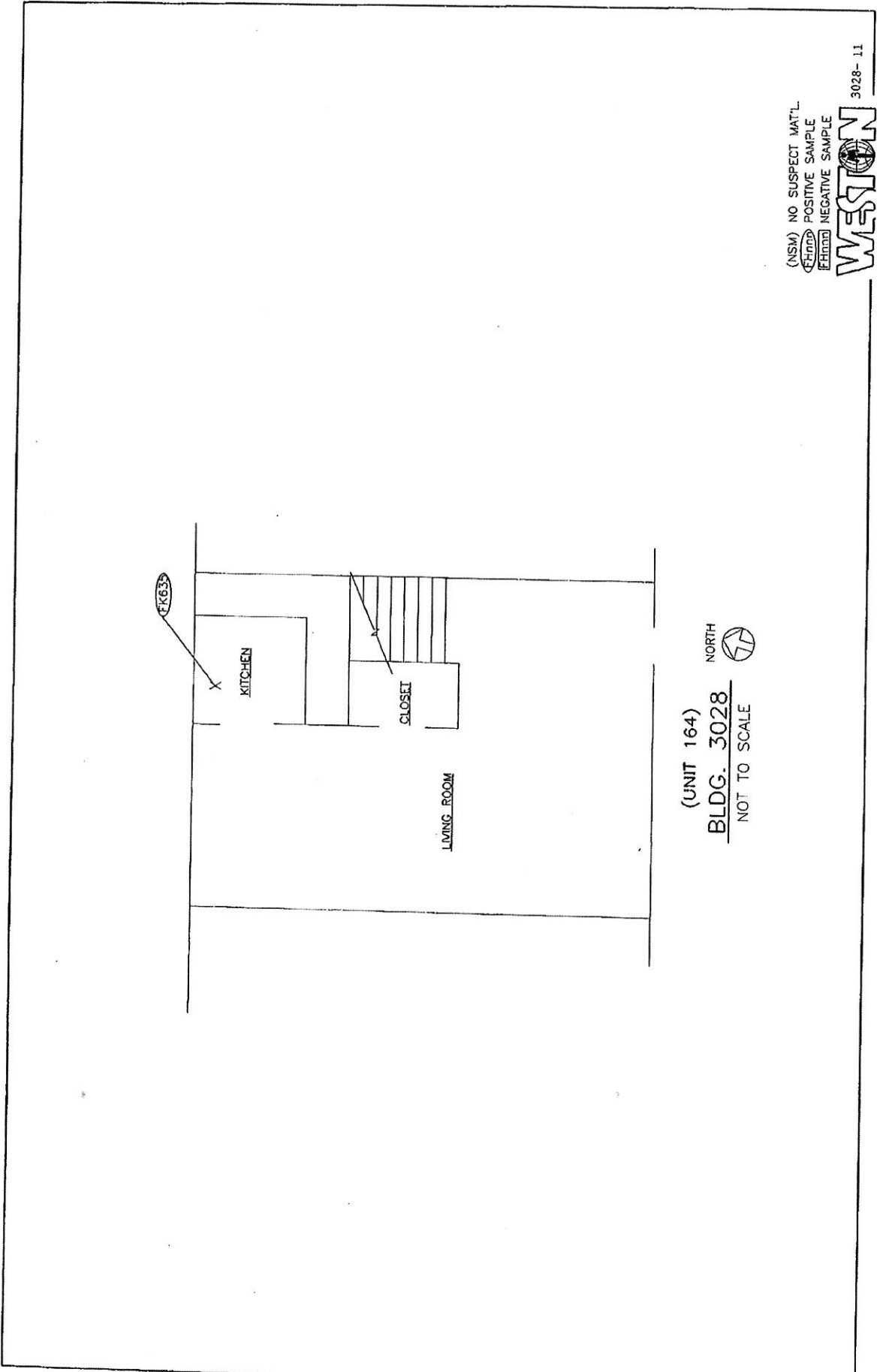
3028-13



(NSM) NO SUSPECT MAT'L.
 (HND) POSITIVE SAMPLE
 (FND) NEGATIVE SAMPLE



3028-10



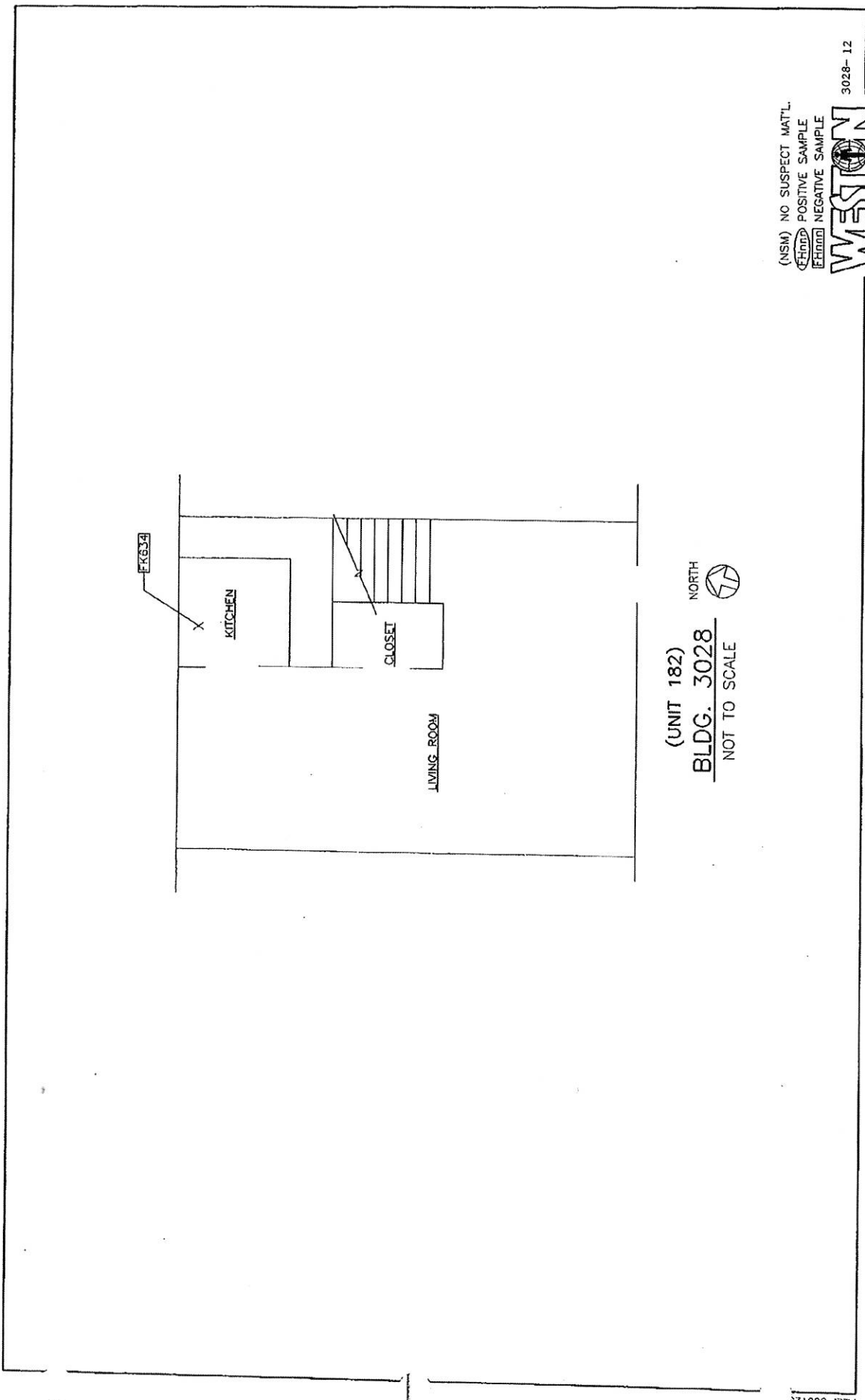
(UNIT 164)
BLDG. 3028
NOT TO SCALE



(NSM) NO SUSPECT MAT'L.
(P) POSITIVE SAMPLE
(N) NEGATIVE SAMPLE



3028-11



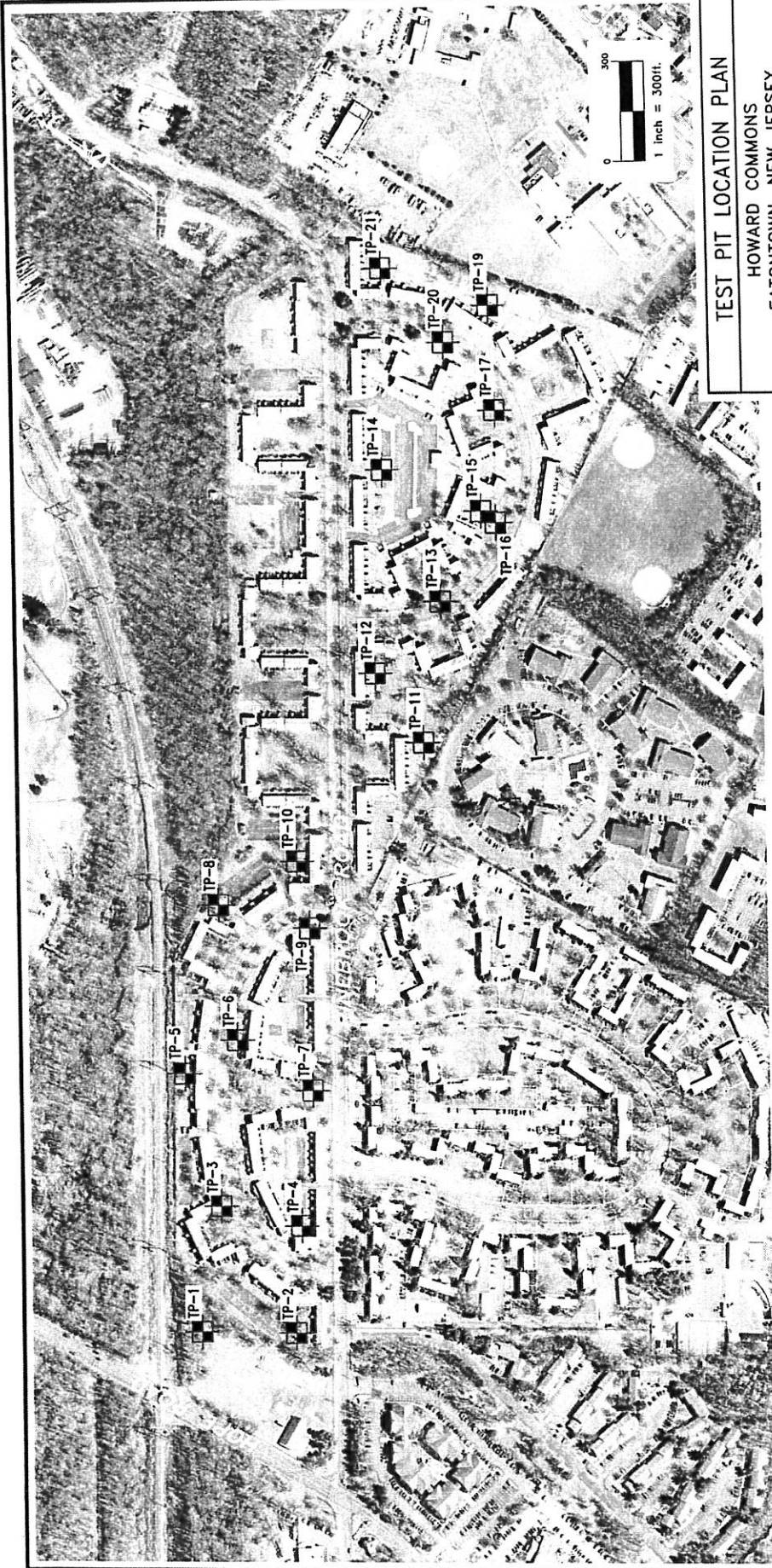
(NSM) NO SUSPECT MAT'L
 POSITIVE SAMPLE
 NEGATIVE SAMPLE
WESTON
 3028-12

EXHIBIT B
Former Prospective Purchaser Provided Reports

Summary of Test Pits @ Howard Commons

K. Hovnanian, Eatontown

Test Pit #	Depth	Depth of Fill (ft)	Depth in feet to GW	Depth in feet to SHGW
1	8	NE	2.8	2
2	8.5	1.5	5	3.5
3	9	3	5	3.5
4	9	2	4.5	3.5
5	9	3	3.5	3
6	3	3	NE	
7	9	4	5	4
8	9	4	4.3	4
9	6	6	5.3	
10	9	2.5	4.5	3.5
11	10.5	3.5	5	3.5
12	8	2.5	5	2.5
13	4.5	2.5	4	2.5
14	8	2	3	2
15	9	2.5	5	2.7
16	8	3	3	3
17	9	2	5	2.5
18	Test pit not completed due to existing utilities			
19	8	NE	3.5	2
20	8	1.5	3	2
21	8	NE	4	2



TEST PIT LOCATION PLAN

HOWARD COMMONS
 EATONTOWN, NEW JERSEY
 K. HOVNIANIAN HOMES



MELICK-TULLY AND ASSOCIATES, P.C.
 Geotechnical Engineers
 & Environmental Consultants
 1000 South Broad Street
 South Bound Brook, New Jersey 08880
 (732) 358-3400

JOB NO.	1338-098*1D	FILE NO.	26192
DR. BY	VJD	CHK. BY	RJT
DATE	6-23-14	SCALE	1"=300'
PLATE	2		

NOTES:

1. This drawing is part of Melick-Tully and Associates, P.C. Report No. 1338-098*1D and should be read together with the report for complete evaluation.
2. General layout was obtained from an aerial photo downloaded from The NJ Geological Information Network (https://njin.state.nj.us/NJ_NJGISExplorer/DataDownloads.jsp).

KEY:

TP-1 NUMBER AND APPROXIMATE LOCATION OF TEST PITS COMPLETED FOR THIS STUDY (20 TOTAL)

NOTE: TEST PIT 18 NOT COMPLETED DUE TO EXISTING UTILITIES