

Responses to Questions from the Initial Question and Answer Period

The State is providing documentation, in response to questions asked, based on the documentation readily available to it. The State believes that the documentation provided and contained in this addendum is correct. The Property is being sold “As-Is”. The documentation and information should not be relied on as a substitute for legal, financial, real estate or other expert advice. Potential Purchaser(s) must rely on their own enquiries and due diligence and should verify accuracy of information before submitting a proposal.

ENVIRONMENTAL

1. Are there or have there been any environmental issues (lead, PCB, mercury, etc) that will require (or are required by law) remediation post-closing?

The following documents are available for inspection:

- No Further Action Letter Issued by NJDEP in 2011
- Asbestos Survey and Remediation Plan completed by Whitman Group in 2004
- Multiple Asbestos Abatement Reports

A link to the No Further Action Letter is available in the Reference Document.

The Asbestos documents are available for in person review and described in the response to Question #2 below.

2. Has any remediation taken place at the property? If so, are the records available for inspection?

Yes. The reports detailed below on the UST abatement and asbestos abatements are available for in person review. These reports will be available for review immediately following the conclusion of the site visit on February 15, 2022 or by contacting Robert.Tighue@treas.nj.gov to schedule an appointment to review the reports. Any request to review the reports must be emailed to Robert.Tighue@treas.nj.gov by February 21, 2022 and the review must occur by February 24, 2022.

Asbestos

- Initial Asbestos Building Inspection (1/2004 Whitman Group)
- Asbestos Abatement Final Reports with results:
 - a) Mechanical rooms on floors 3, 4, 5, 6, 7, 8, 9 & 10 (9/2008)

- b) M.B. Rosen Room on 3rd floor (3/2011)
- c) 9th floor Office/Cubicle area (4/2011)
- d) Additional abatement reports for mechanical rooms on 3 & 5 floor (7/2012)
- e) Cafeteria floor tile abatement (12/2013)
- f) Additional abatement report for 7th floor mechanical rooms (12/2013)
- g) Garage (2/2014)
- h) Basement & Garage (5/2015)
- i) Additional abatement report for 10th mechanical room (5/2016)
- j) Additional abatement reports for 6th floor mechanical room and 5th floor conference room (4/2019)
- k) Additional abatement report for 6th floor south mechanical room (12/2019)
- l) Additional abatement report for 8th floor south mechanical room (12/2019)

UST Closure Report from the Louis Berger Group

3. Has the State conducted an environmental assessment of the building? If so, what were the findings and what steps were taken to remediate, if any.

See question 2.

4. Are there or could there be any issues of mold of which the Seller is aware?

The State is not aware of any mold issues within the building.

REPAIRS

5. In the last 5 years, what repairs, renovations or upgrades have been made in excess of \$2,500.00?

A list of the building repairs conducted from 2016 to present is available in the Reference Document.

6. Has the building ever experienced water damage in the last 5 years, either through flooding, water leaks, etc. If so, are there any details that you can provide?

In the past 5 years the Property had 4 pipe breaks:

- (1) Pipe break located above the access ramp to the garage from freezing pipes.
- (2) Pipe break located on the 2nd floor from freezing pipes.
- (3) Pipe break located on the 3rd floor from freezing pipes. OBMO had to shut down the chilled water riser as it was too costly of a repair which affected 4 units per floor totaling 40 perimeter units that remain without air conditioning.

(4) Pipe break located on the 1st floor loading dock storage area to a building perimeter unit.

7. Are there structural issues of which the State is aware?

The State is not aware of any structural issues.

8. What is the condition of the water pipes throughout the building? Is the water potable?

Pipes are filled with scale and need flushing yearly. Several locations within the building were tested for Lead and VOCs in 2009 and Lead in 2019, the laboratory results are linked to in the Reference Document.

9. Has any aspect of the building (electrical, fire, plumbing, structural, elevators, etc.) failed any code compliance inspections in the last 5 years? If so, which and have those issues been resolved to code and passed inspection?

Yes. Links to multiple Inspection Reports from 2018 to present are provided in the Reference Document.

10. Are there any open permits associated with the property? If so, what permits?

No.

11. What are the average monthly costs associated (without any discounts) with each of the utilities (water, electric, gas, sewer) when fully occupied?

The below chart includes the annual expenses for several utilities provide to the building in the past four years.

COMMODITY	EXPENSE			
	FY 18	FY 19	FY 20	FY 21
Utilities - Direct Energy (3rd Party Electric)	\$ 317,740.36	\$ 363,722.66	\$ 340,936.11	\$ 336,924.22
Utilities - PSE&G (Electric & Gas)	\$ 91,473.31	\$ 103,118.56	\$ 104,973.27	\$ 95,494.09
Utilities - Veolia (Chilled & Hot Water)	\$ 602,070.97	\$ 702,411.86	\$ 647,557.90	\$ 610,137.20
Utilities - TWW (Water)	\$ 11,783.06	\$ 14,934.88	\$ 13,271.05	\$ 7,226.86
Utilities - TWW (Sewer)	\$ 11,254.00	\$ 13,590.00	\$ 10,502.00	\$ 2,762.00
	\$ 1,034,321.70	\$ 1,197,777.96	\$ 1,117,240.33	\$ 1,052,544.37

12. How effective and adequate is the HVAC system on hot / cold days? Is there a need for additional heating or cooling sources?

The State will not opine on the effectiveness and/or adequacy of the HVAC system. The HVAC system is not working in 40 units.

The system is meeting the state standards of N.J.A.C 12:100-13.

The last major HVAC improvement were completed in 1997 as depicted in the as built drawings, a link for which is available in the Reference Document.

13. Has the Veolia (now Vicinity) system resolved any of the issues of freezing pipes noted in the Final Study and Project Report from 2013?

No.

14. When were the sprinkler system pumps updated and what is the projected life expectancy?

The sprinkler system has not been upgraded. The State does not information on the projected life expectancy of the sprinkler system pumps.

PSARA / GRANT / RFP

15. Can a draft copy of the PSARA and Grant Agreement be made available prior to February 15, 2022?

No, drafts of the Purchase Sale and Redevelopment Agreement (PSARA) and the Grant agreement will not be made available prior to the #2021-CCRC-RFOTP submission deadline.

16. What information will be made public during the public unsealing of the bids on February 15, 2022?

During the opening of offers received by the #2021-CCRC-RFOTP submission deadline, the names of any and all Respondents will be made public.