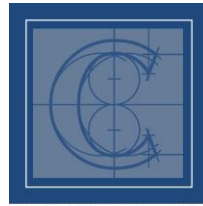


CORNERSTONE
ARCHITECTURAL GROUP, LLC



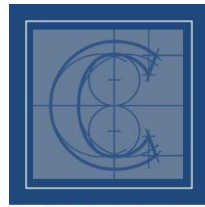
TOWN HALL



CORNERSTONE
ARCHITECTURAL GROUP, LLC



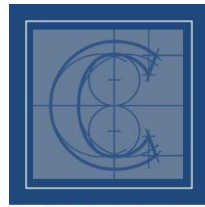
NORTH ELEVATION
EXISTING CONDITIONS – TOWN HALL – 2 WEST MAIN STREET



CORNERSTONE
ARCHITECTURAL GROUP, LLC



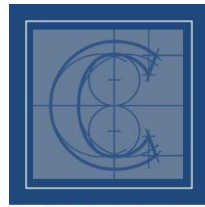
WEST ELEVATION
EXISTING CONDITIONS – TOWN HALL – 2 WEST MAIN STREET



CORNERSTONE
ARCHITECTURAL GROUP, LLC



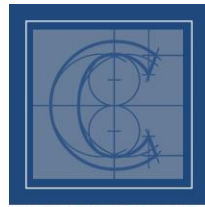
SOUTH ELEVATION
EXISTING CONDITIONS – TOWN HALL – 2 WEST MAIN STREET



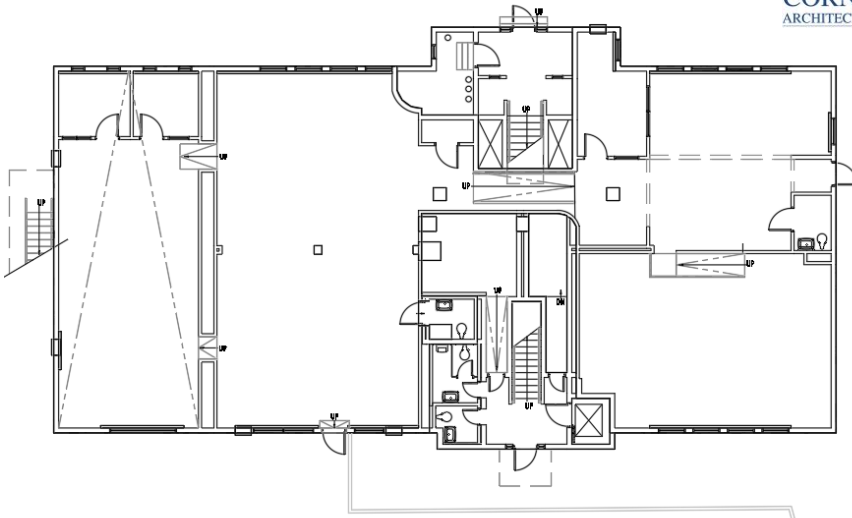
CORNERSTONE
ARCHITECTURAL GROUP, LLC



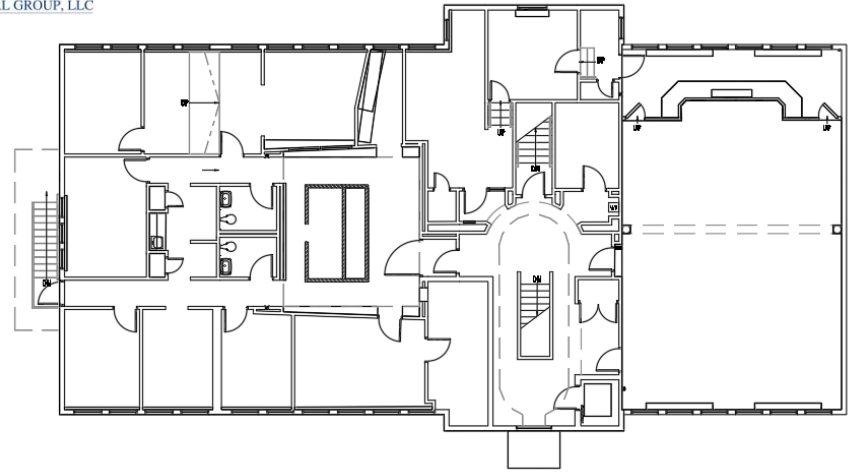
EAST ELEVATION
EXISTING CONDITIONS – TOWN HALL – 2 WEST MAIN STREET



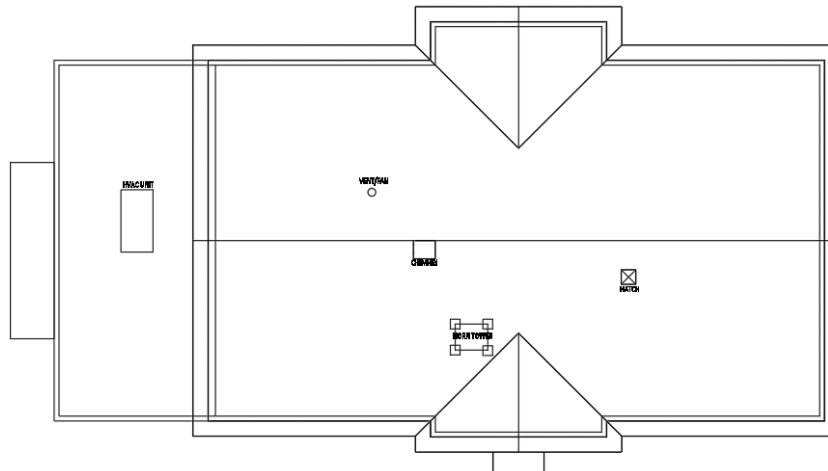
CORNERSTONE
ARCHITECTURAL GROUP, LLC



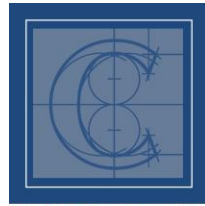
FIRST FLOOR PLAN



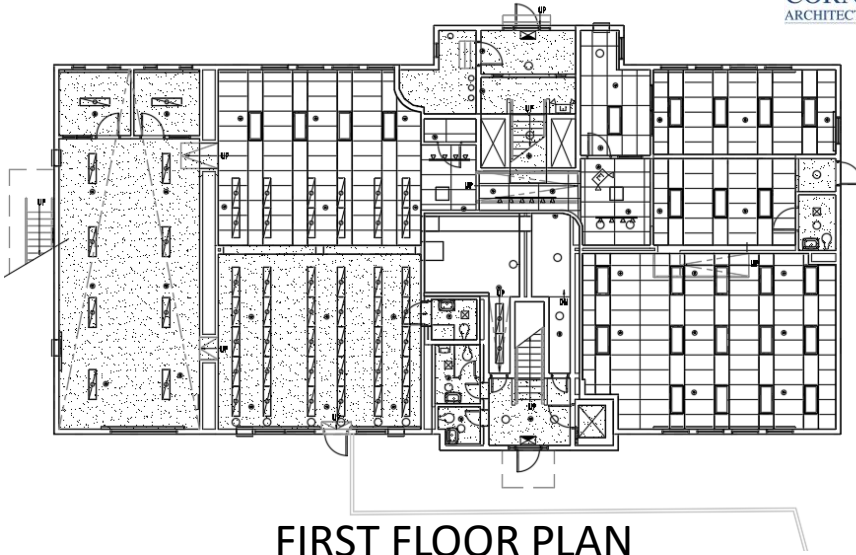
SECOND FLOOR PLAN



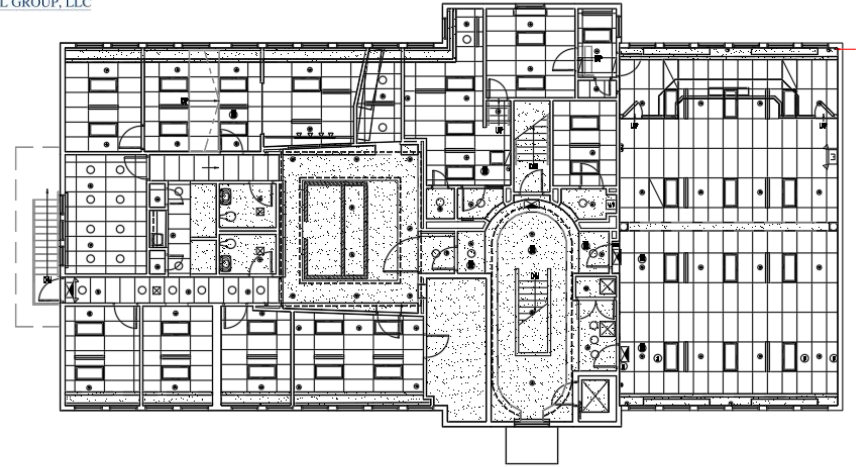
ROOF PLAN



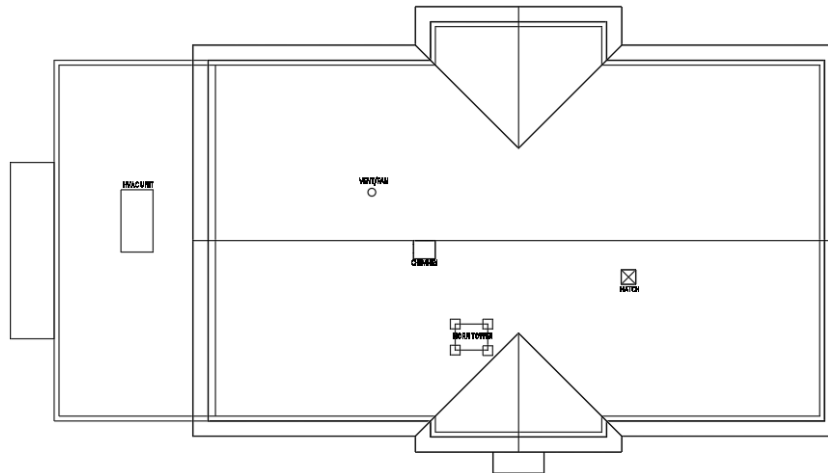
CORNERSTONE
ARCHITECTURAL GROUP, LLC



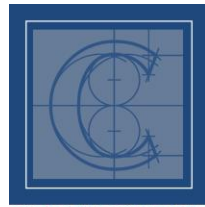
FIRST FLOOR PLAN



SECOND FLOOR PLAN



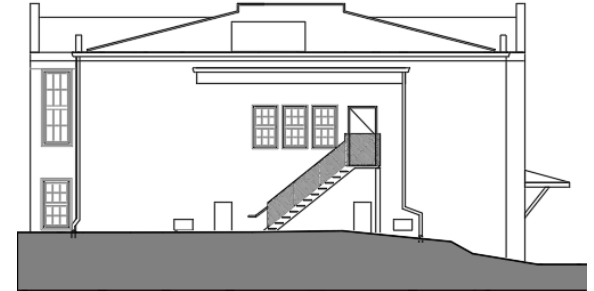
ROOF PLAN



CORNERSTONE
ARCHITECTURAL GROUP, LLC



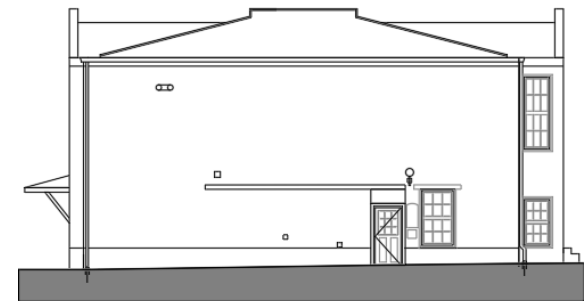
NORTH ELEVATION (WEST MAIN STREET)



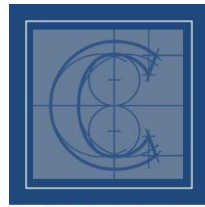
WEST ELEVATION (PAD SITE)



SOUTH ELEVATION (PARKING LOT)



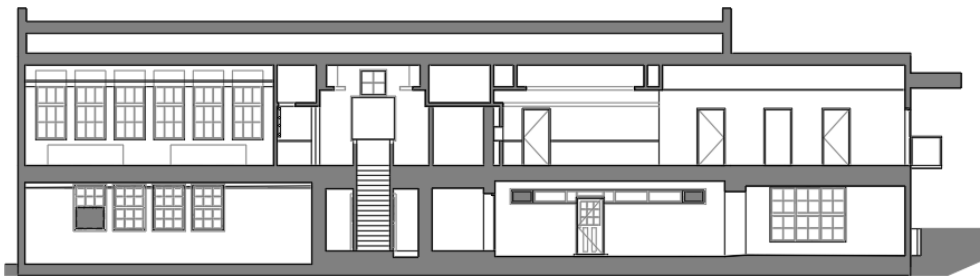
EAST ELEVATION (CHERRY LANE)



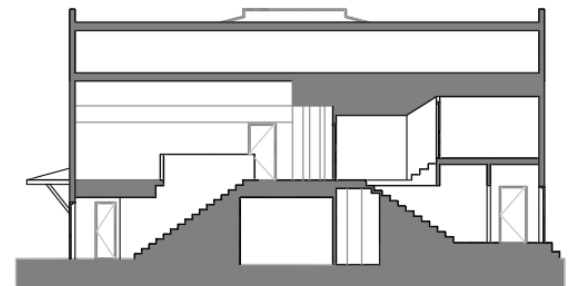
CORNERSTONE
ARCHITECTURAL GROUP, LLC



LONGITUDINAL SECTION (TOWARD WEST MAIN STREET)



LONGITUDINAL SECTION (TOWARD PARKING LOT)



TRANSVERSE SECTION



Town Hall: Property Conditions Assessment Report

Issued Monday 15 June 2020

Project Number: 202547

PROJECT MANAGER: Mr. Kenneth L. Ladd, P.E., Project & General Manager
TOWNSHIP OF MENDHAM, NEW JERSEY
TOWNSHIP OF MENDHAM, NEW JERSEY
TOWNSHIP OF MENDHAM, NEW JERSEY
TOWNSHIP OF MENDHAM, NEW JERSEY



Table of Contents

Project Brief/Scope	2
Building Overview	3
Building Area/Land	3
Building Use	3
Building Height	4
Zoning Information	4
Building Structural Narrative	4
Seismic Data	5
FEMA Data	6
Building Code	6
Description and Condition	7
Site	7
Paving	7
Drainage	7
Parking	7
Lighting	8
Landscaping	8
Signage	9
Fence	9
Fenestration	10
Roofing	11
Structural	11
Interior Spaces	12
Life Safety	13
Accessibility (ADA)	16
Fire Protection	17
Plumbing	18
Mechanical	20
Electrical	21
Recommendations	23
Cost Estimate	29
Certificate of Occupancy / Zoning Map	32
Flood Map	33
Existing Conditions Drawings – Site, Floor Plans, Roof Plan, Elevations, & Building Sections	34
Photographs	38

Town Hall
Property Condition Assessment Report

Project Number 202547
Page 1 of 108



Monday 15 June 2020

Project Number 202547

Town Hall: Property Condition Assessment Report



Project Brief

The Mendham Town Hall is located at 2 West Main Street in Mendham, New Jersey, at the corner of Cherry Lane. Town Hall occupies a portion of the property identified as block 137, lots 15 & 16. The formal entry, pictured above, faces North and runs parallel to West Main Street. The building is a two-story structure, slab on grade, composed of concrete, masonry, stucco, and wood. Each floor measures approximately 5,400 square feet for a total building area of 10,800 square feet. Utilities to the building include electric, natural gas, and public water. The building has a septic sanitary system located along the east facade. A fire alarm and sprinkler system were observed during the survey. The property boundary also contains several other structures: a residential dwelling along West Main Street, the Mendham Fire Station with an associated shed, which is located behind the residential dwelling, and the Mendham Police Station with two associated trailers, located along Cherry Lane.

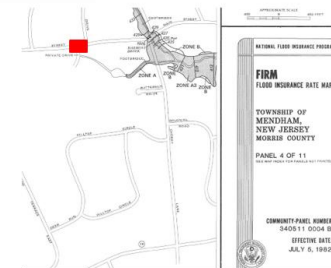
Project Scope

This report represents the results of an on-site visual observation of the Town Hall building, along with its structural, mechanical, electrical, plumbing, and fire protection systems, as performed by Cornerstone Architectural Group and their partnering Engineering team, Engineering Driven Design. The inspection was conducted on Tuesday 26 May 2020, with documentation of the existing conditions gathered one week prior.

The inspection team founded the conclusions in this report based upon field observations and information provided by the town.



EXHIBIT B - FEMA FLOOD MAP



Town Hall
Property Condition Assessment Report

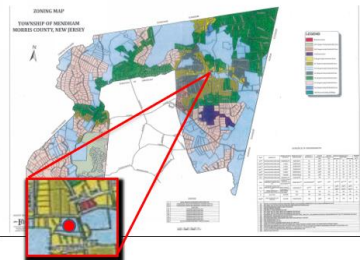
Project Number 202547
Page 33 of 108



Exhibit A - Certificate of Occupancy

Not available at this time of this report.

Exhibit B - Zoning Map

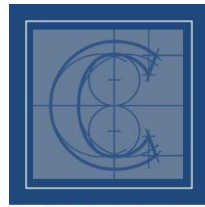


Site is located in an R-10 Zone

Town Hall
Property Condition Assessment Report

Project Number 202547
Page 32 of 108

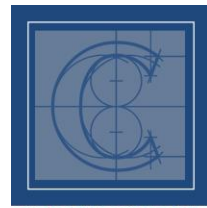




CORNERSTONE
ARCHITECTURAL GROUP, LLC







CORNERSTONE
ARCHITECTURAL GROUP, LLC









REVIEW THE CONDITIONS

WATER INFILTRATION (LEAKY ROOF/SHELL/WINDOWS)

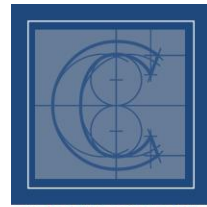
ORGANIC MATERIALS (WOOD, DRYWALL, PAPER, CLG. TILE)

POOR THERMAL CONTROL - HUMIDITY (ABOVE 65%)

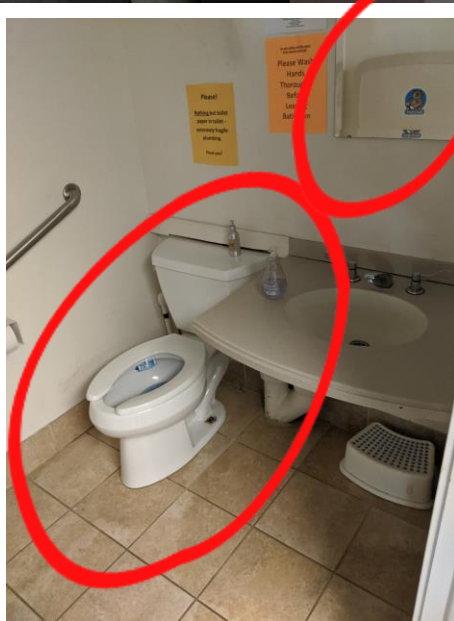
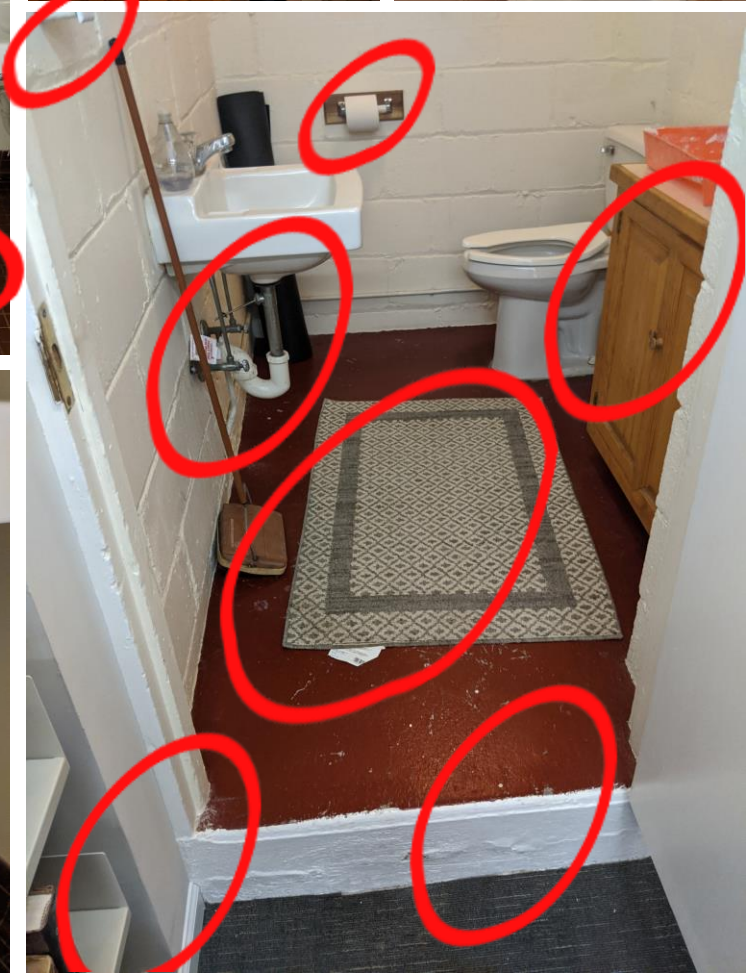
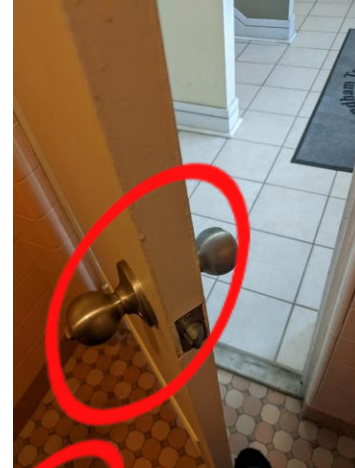
WARM TEMPERATURES (77-90 DEGREES)

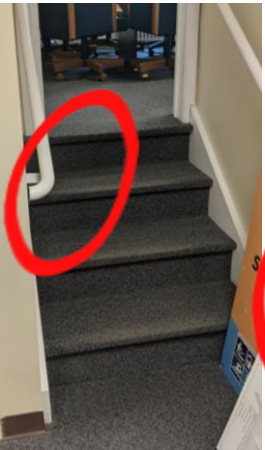
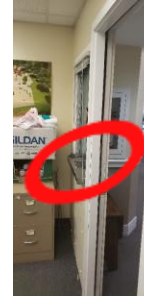
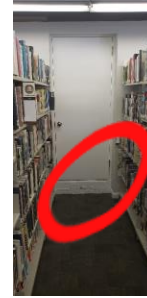
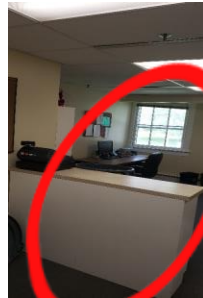
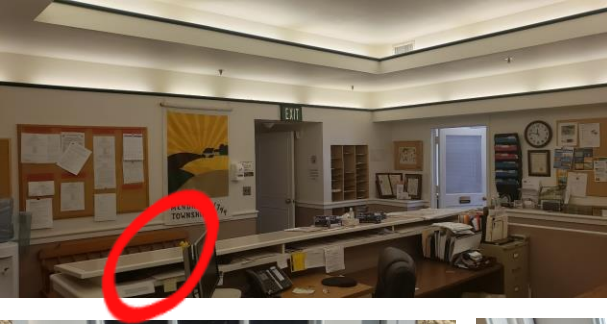
KEY ELEMENTS FOR **MOLD** GROWTH





CORNERSTONE
ARCHITECTURAL GROUP, LLC







BUDGET FOR DEFERRED MAINTENANCE & AGING INFRASTRUCTURE

ROOFING – 25 YEAR WARRANTY	\$100K
WINDOWS/DOORS - 10 YEAR WARRANTY	\$135K
BUILDING SKIN – 30 YEAR WARRANTY	\$170K
MECHANICAL SYSTEMS - 25 YEAR WARRANTY	\$465K
ADA ACCESSIBILITY	\$335K
ELECTRICAL	<u>\$310K</u>

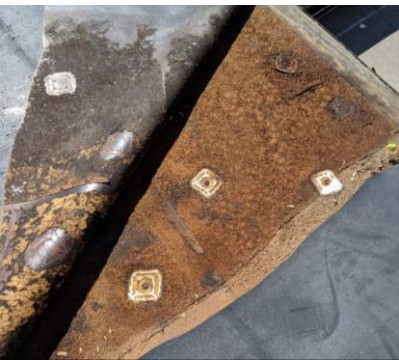
PLUMBING AND FIRE PROTECTION
LIFE SAFETY AND FINISHES
DESIGN FEES / PERMITTING

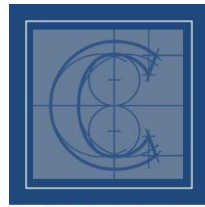
20% CONTINGENCY

TOTAL BUDGET	\$2.7M
---------------------	---------------



WHAT IF WE DO NOTHING?





CORNERSTONE
ARCHITECTURAL GROUP, LLC

THE MENDHAM TOWNSHIP POLICE





ISSUE OF PUBLIC SAFETY AND LIVABILITY

THE POLICE ARE NOT FUNCTIONING PROPERLY OR EFFICIENTLY IN THE CURRENT SPACE

LOCATED IN A FLOOD PLAIN – THE BASEMENT EVIDENCE ROOM AND FIRST FLOOR
RECEPTION AREA HAVE TAKEN ON WATER

THE BUILDING IS A 1960's SPLIT LEVEL – SMALL SPACES, SEPARATED BY STAIRS,
NARROW CIRCULATION, AND RIDDLED WITH INEFFICIENCY

SPACE IS OUTGROWN – EXPANDED INTO TRAILERS AND FIRE HOUSE

PERSONNEL ARE IN TIGHT QUARTERS AND SHARE PERSONAL SPACE

DON'T THE PEOPLE PROTECTING YOU,
DESERVE BETTER THAN THIS?





POLICE RELOCATION OPTIONS / AVAILABLE SPACE ON SITE

FIRST FLOOR OF TOWN HALL – LIBRARY RELOCATION

THE POLICE REQUIREMENTS WILL BE TIGHT DUE TO PLAN INEFFICIENCIES

LIBRARY FUNCTION IS CURRENTLY INEFFICIENT AND WITHOUT STORAGE

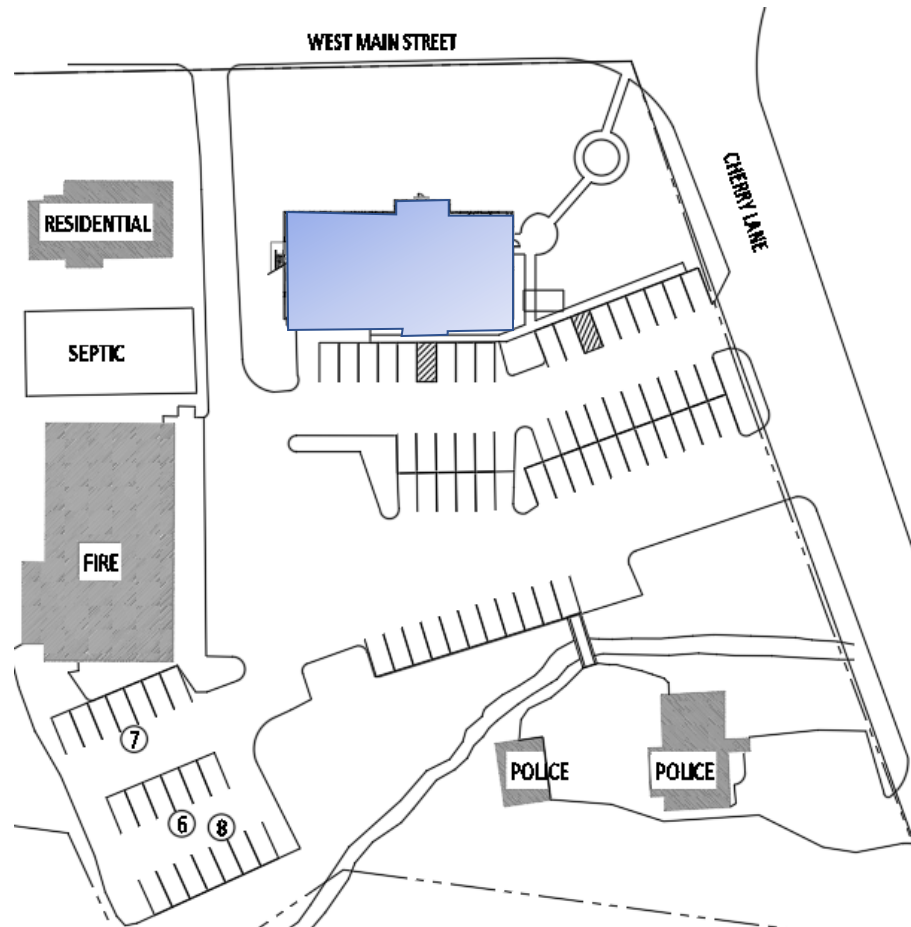
NJ STATE GRANTS ARE AVAILABLE - LIBRARY IMPROVEMENTS/RELOCATION
LEVERAGE GRANT MONEY TO IMPROVE BUILDING OR CONSTRUCT NEW
*TIME SENSITIVE

NEW BUILDING ON SITE?



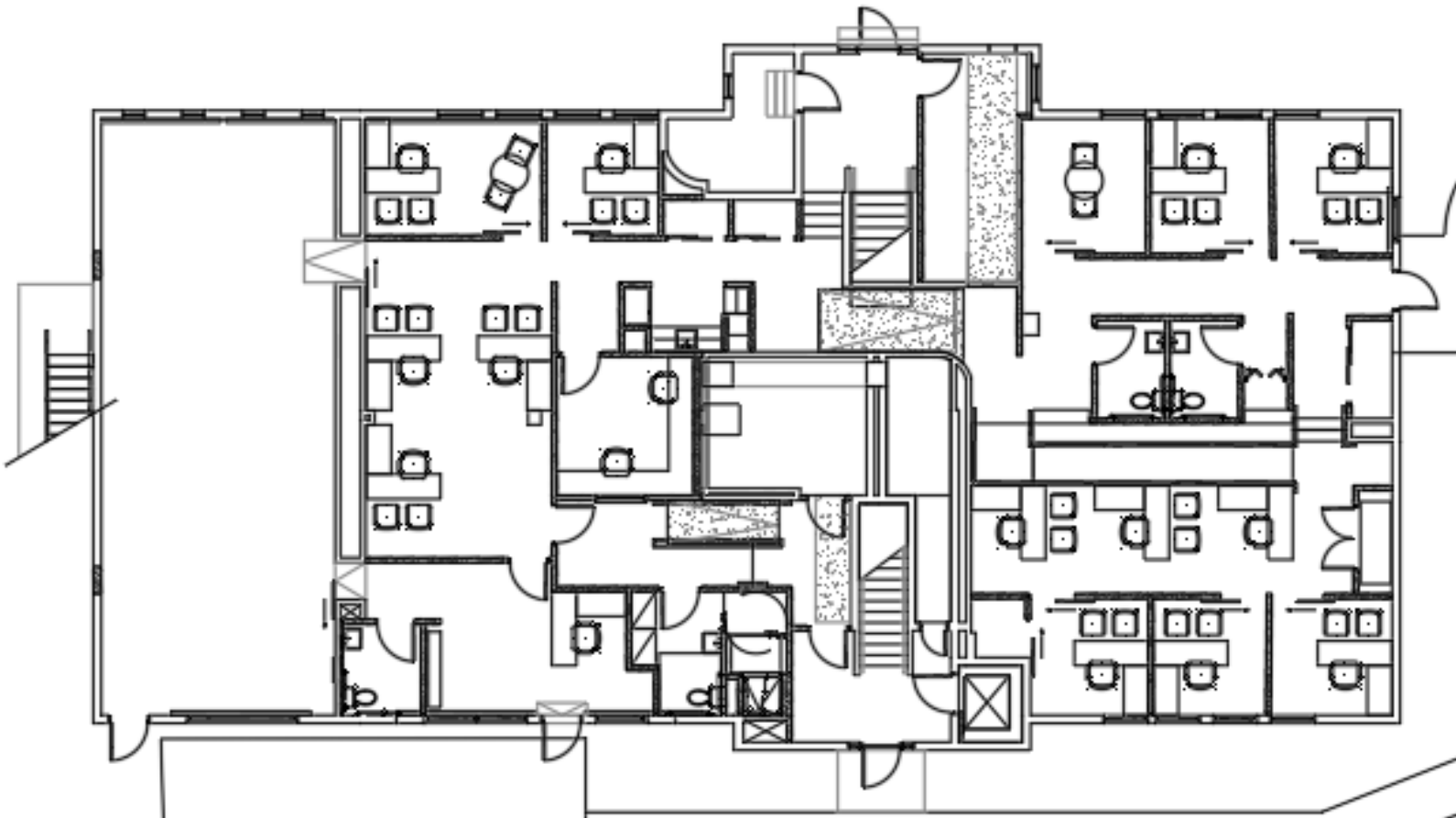


BASE CASE – EXISTING TOWN HALL





BASE CASE – EXISTING TOWN HALL





BASE CASE – EXISTING TOWN HALL

LOCATE POLICE ON FIRST FLOOR, MAINTAIN ADMIN

CONSTRUCT NEW LIBRARY

RECONSTRUCT EXISTING TOWN HALL – 10,860 SQUARE FEET – \$2.7M

INCORPORATE BARE BONES POLICE REQUIREMENTS – \$2.4M

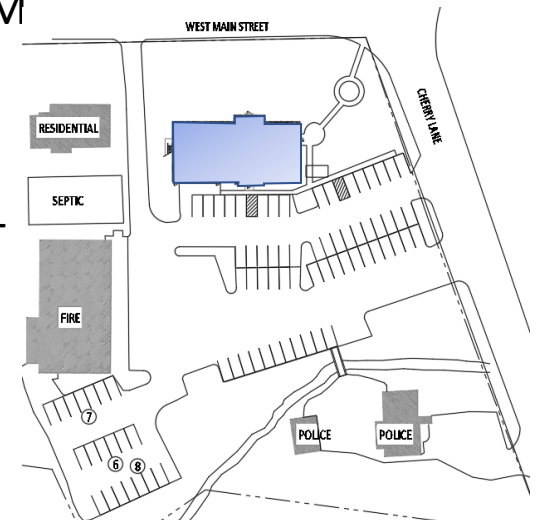
CONSTRUCT NEW LIBRARY – 5,000 SQUARE FEET – \$2.8M

TOTAL AVAILABLE SPACE: 15,860 SQUARE FEET

CONSTRUCTION BUDGET: \$341/ SQUARE FOOT

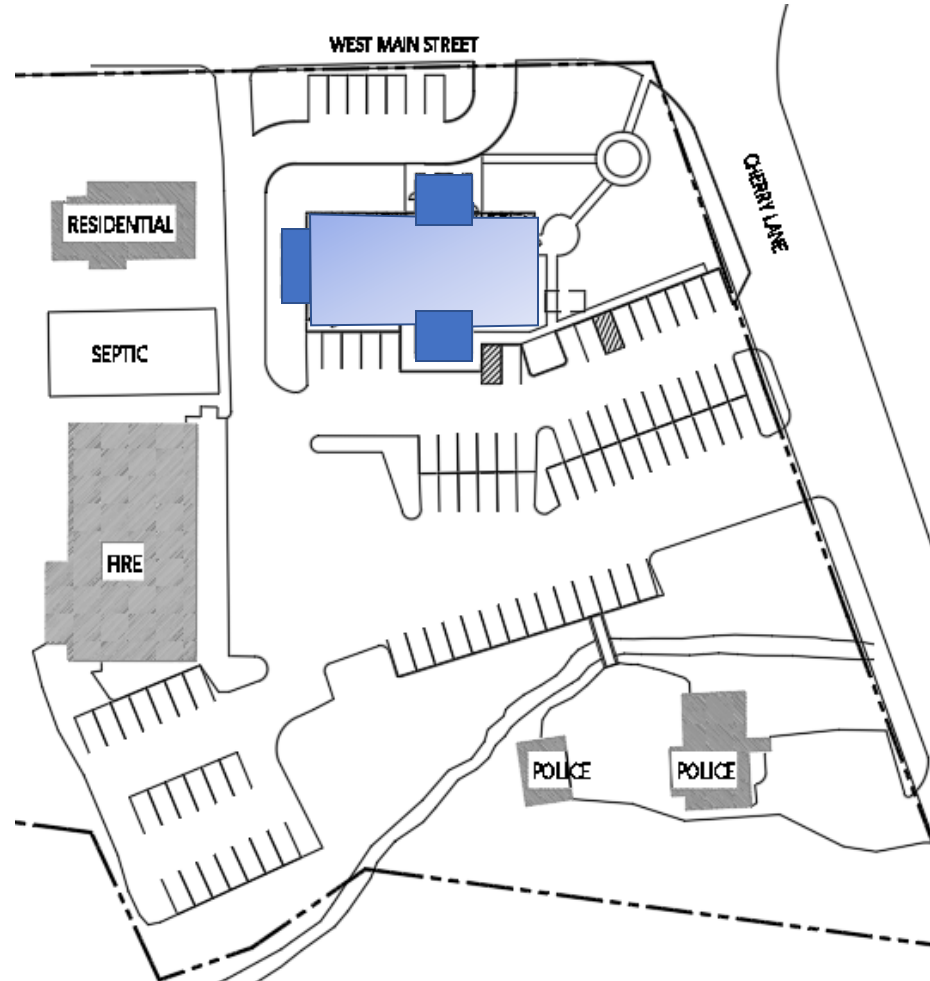
TOTAL BUDGET WITH SOFT COSTS: \$497 / SQUARE FOOT

TOTAL BUDGET \$7.9M (HIGH END - SCALABLE)



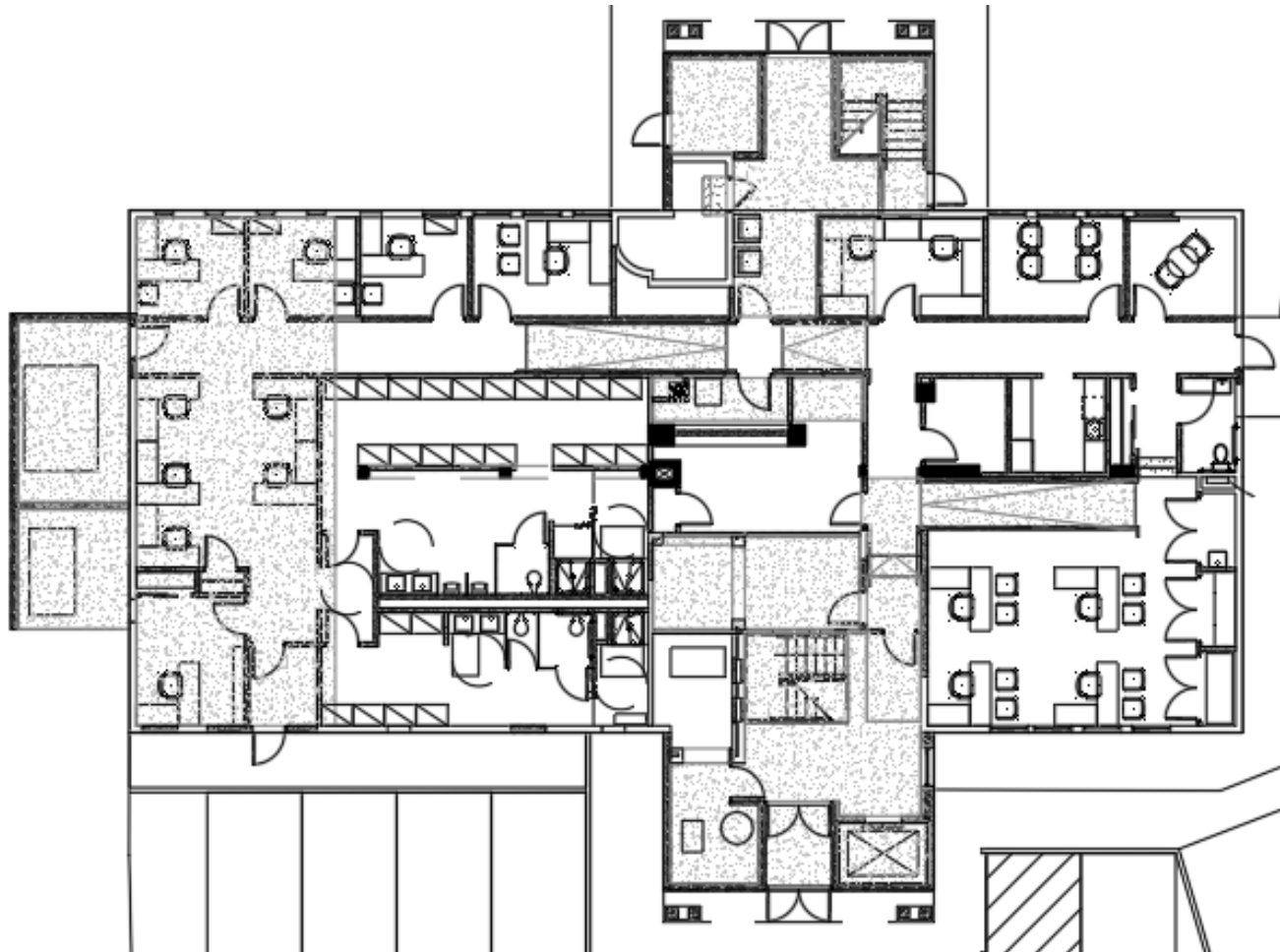


SCENARIO 'A' – EXPANDED TOWN HALL





SCENARIO 'A' – EXPANDED TOWN HALL





SCENARIO 'A' – EXPANDED TOWN HALL

LOCATE POLICE AND ADMIN IN EXPANDED TOWN HALL

CONSTRUCT NEW LIBRARY ON SITE

REPAIR/RECONSTRUCT EXTERIOR OF EXISTING TOWN HALL

EXPAND BUILDING FOOTPRINT – (+1,375) TO 12,235 SQUARE FEET – \$1.7M

INCORPORATE ALL POLICE AND ADMIN REQUIREMENTS – \$3.7M

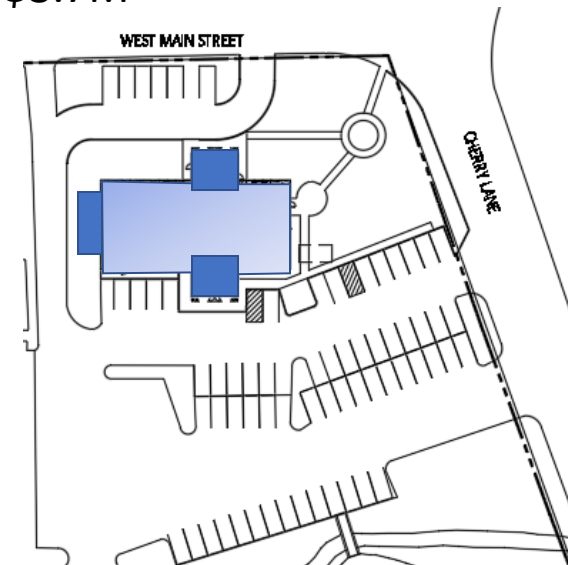
CONSTRUCT NEW LIBRARY – 5,000 SQFT – \$2.8M

TOTAL AVAILABLE SPACE: 17,235 SQUARE FEET

CONSTRUCTION BUDGET: \$328/ SQUARE FOOT

TOTAL BUDGET WITH SOFT COSTS: \$474 / SQUARE FOOT

TOTAL BUDGET \$8.2M (HIGH END - SCALABLE)





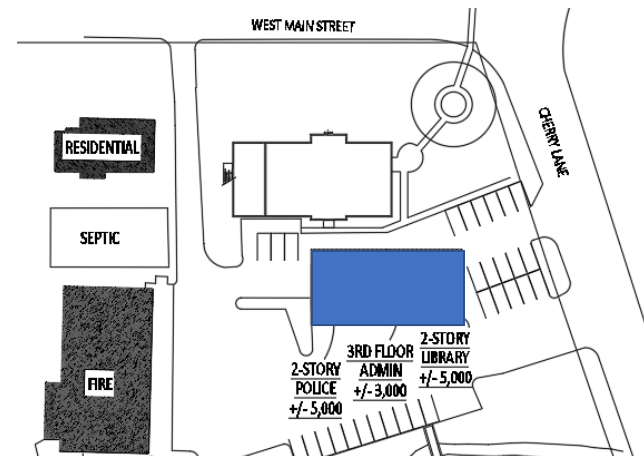
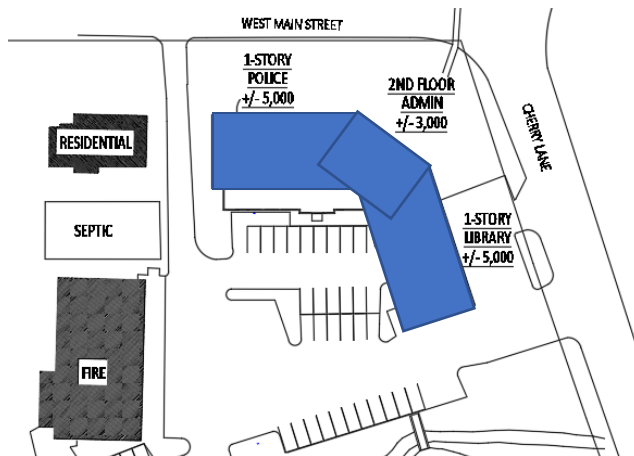
NEW CONSTRUCTION – DEMOLISH TOWN HALL
CONSTRUCT NEW FACILITY TO HOUSE POLICE, LIBRARY,
AND ADMINISTRATIVE FUNCTIONS UNDER ONE ROOF

CONSTRUCT NEW BUILDING –15,200 SQUARE FEET

CONSTRUCTION BUDGET: \$387/ SQUARE FOOT

TOTAL BUDGET WITH SOFT COSTS: \$540 / SQUARE FOOT

TOTAL BUDGET \$8.2M (HIGH END - SCALABLE)





ONE STEP AT A TIME
THERE IS NO SIMPLE ANSWER

BEFORE WE DISCUSS WAYS TO REDUCE THE BUDGET...

BEFORE WE ADDRESS THE ADJACENCIES AND LAYOUT...

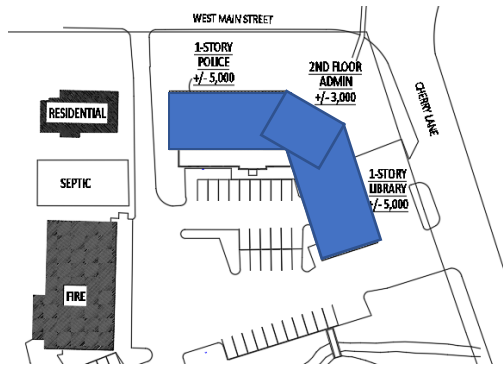
BEFORE WE ADDRESS THE LOOK OF THE BUILDING...

LET'S AGREE ON A CONCEPT.

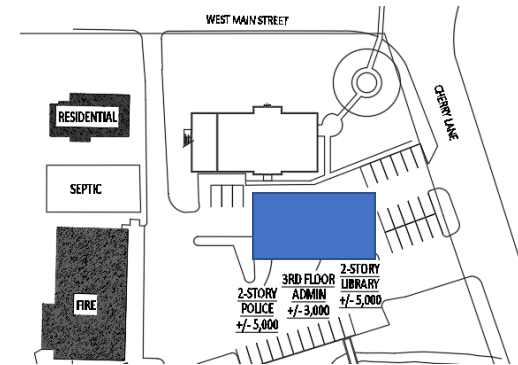


WHAT'S MOST IMPORTANT?

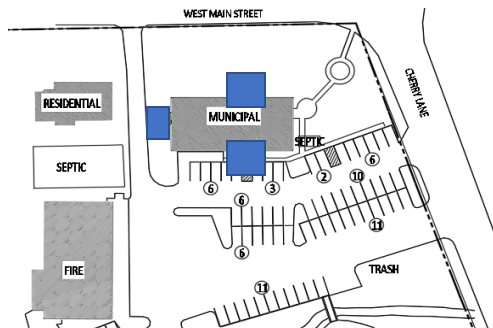
TOWN MASTER PLANNING



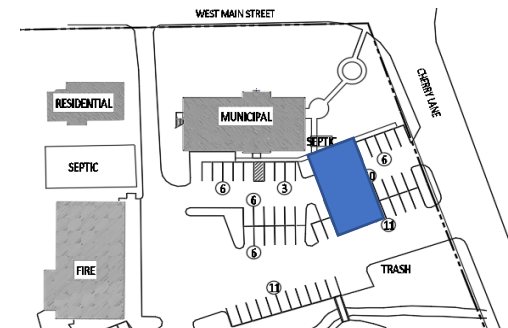
PHASED MOVE



CASH FLOW / PHASED CONST.



HISTORICAL SIGNIFICANCE





LET'S DISCUSS HISTORIC BROOKSIDE

BROOKSIDE IS RECOGNIZED AT THE STATE AND NATIONAL LEVEL FOR:
WELL-PRESERVED DOMESTIC ARCHITECTURE –
SINGLE-FAMILY DWELLINGS, OUTBUILDINGS, AND ARTIFACTS OF VARIOUS
WATER POWERED INDUSTRIES

TOWN HALL IS A CONTRIBUTOR DUE TO AGE BUT DOES NOT NECESSARILY
EXHIBIT THE CELEBRATED ATTRIBUTES OF BROOKSIDE AND IS
NOT SPECIFICALLY REFERENCED





TODAY'S TAKE-AWAY

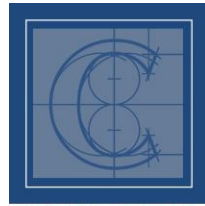
WE NEED TO DO SOMETHING

CAN THE TOWNSHIP COMMITTEE COMMIT TO TAKING ACTION?

TOWN HALL MUST BE ADDRESSED...

THE POLICE DEPARTMENT DESERVES BETTER...

AGREE ON THE DRIVING FACTORS FOR THE TOWN...



CORNERSTONE
ARCHITECTURAL GROUP, LLC



**WE HOPE TO SEE
YOUR COLLECTIVE VISION THROUGH
AND MAKE THIS PROJECT
MENDHAM TOWNSHIP'S FINEST HOUR**

**THANK YOU
FOR YOUR TIME AND ATTENTION**