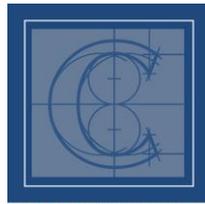


CORNERSTONE
ARCHITECTURAL GROUP, LLC



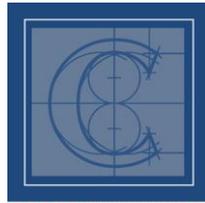
TOWN HALL



CORNERSTONE
ARCHITECTURAL GROUP, LLC



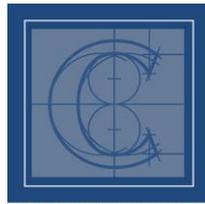
NORTH ELEVATION
EXISTING CONDITIONS – TOWN HALL – 2 WEST MAIN STREET



CORNERSTONE
ARCHITECTURAL GROUP, LLC



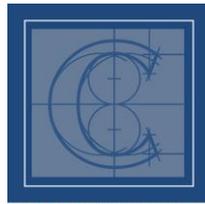
WEST ELEVATION
EXISTING CONDITIONS – TOWN HALL – 2 WEST MAIN STREET



CORNERSTONE
ARCHITECTURAL GROUP, LLC



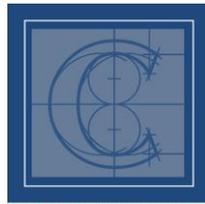
**SOUTH ELEVATION
EXISTING CONDITIONS – TOWN HALL – 2 WEST MAIN STREET**



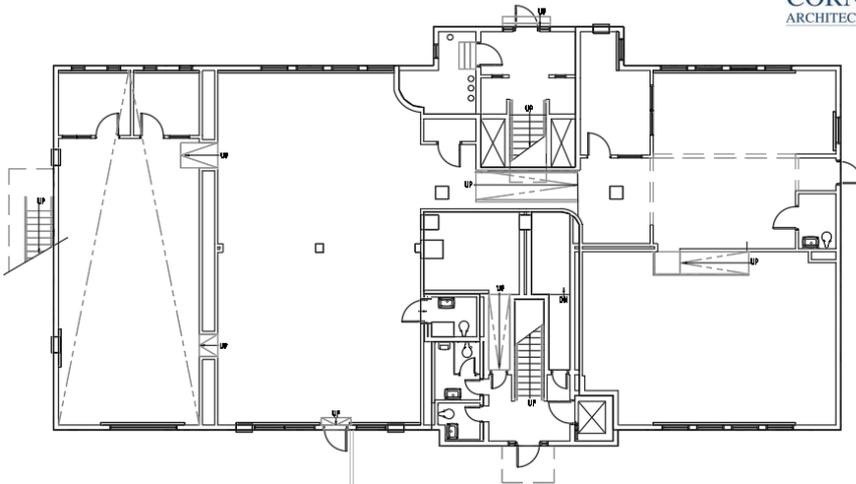
CORNERSTONE
ARCHITECTURAL GROUP, LLC



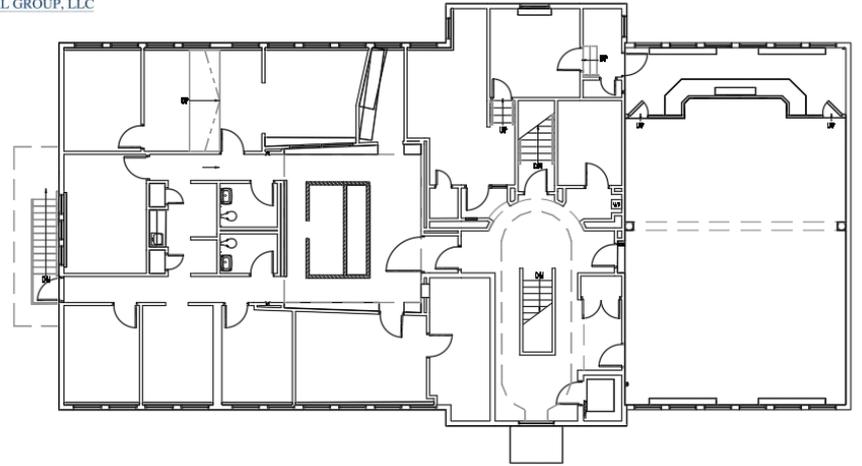
**EAST ELEVATION
EXISTING CONDITIONS – TOWN HALL – 2 WEST MAIN STREET**



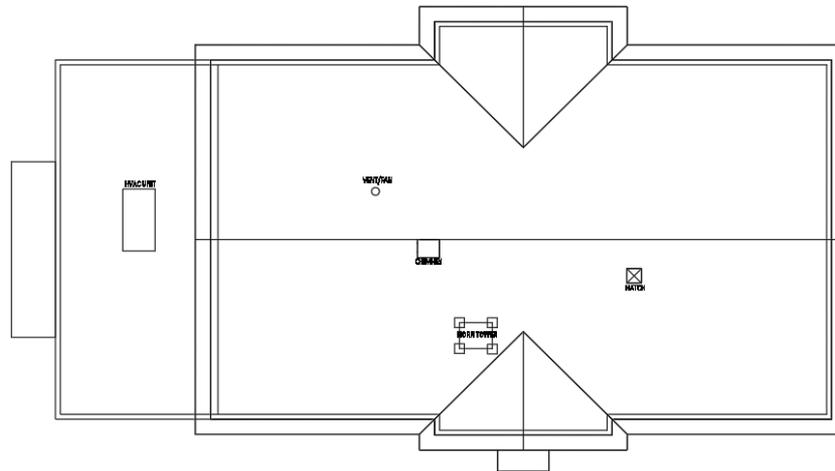
CORNERSTONE
ARCHITECTURAL GROUP, LLC



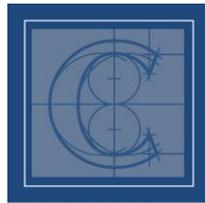
FIRST FLOOR PLAN



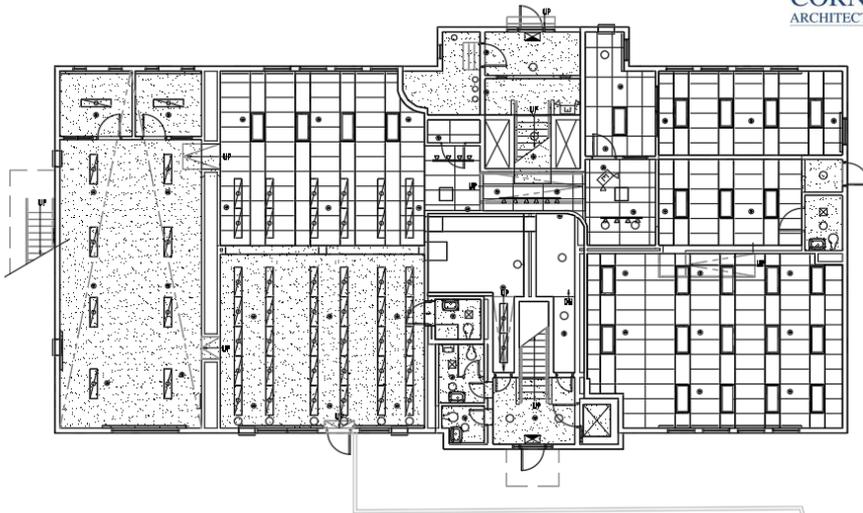
SECOND FLOOR PLAN



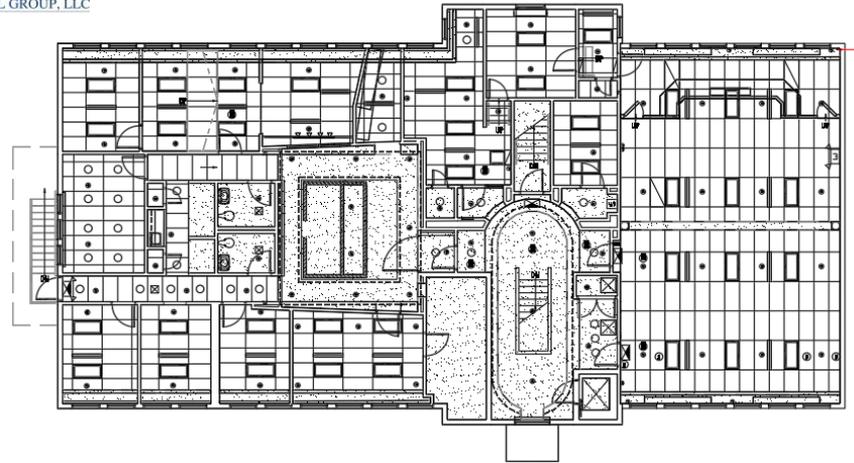
ROOF PLAN



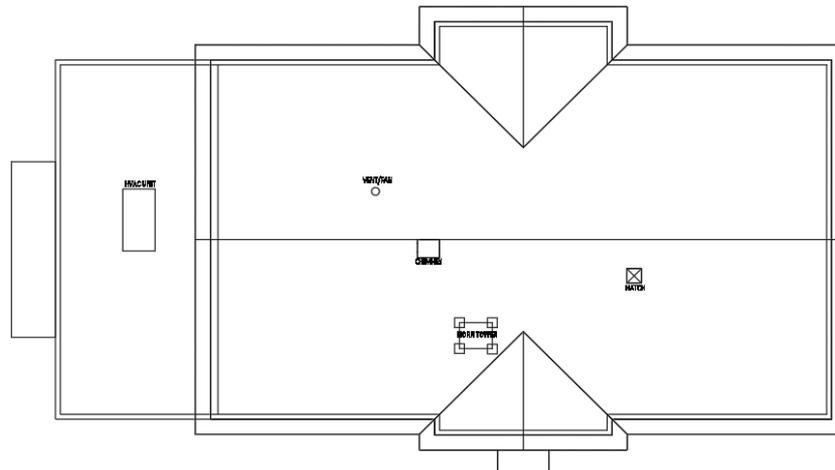
CORNERSTONE
ARCHITECTURAL GROUP, LLC



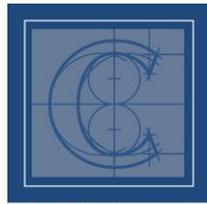
FIRST FLOOR PLAN



SECOND FLOOR PLAN



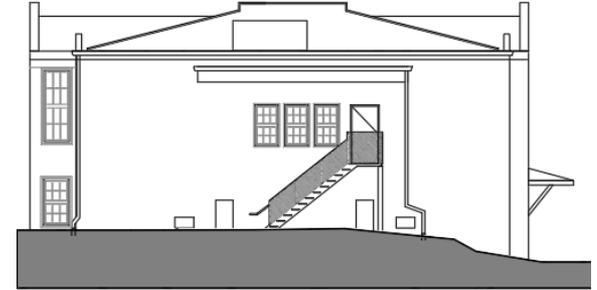
ROOF PLAN



CORNERSTONE
ARCHITECTURAL GROUP, LLC



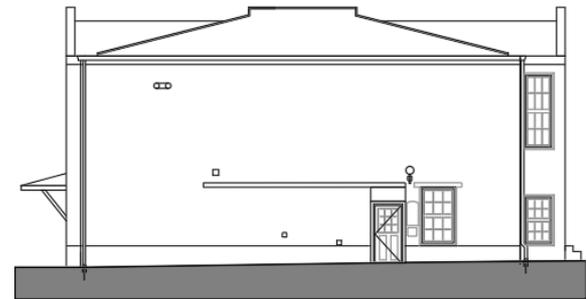
NORTH ELEVATION (WEST MAIN STREET)



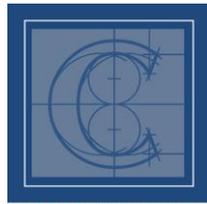
WEST ELEVATION (PAD SITE)



SOUTH ELEVATION (PARKING LOT)



EAST ELEVATION (CHERRY LANE)



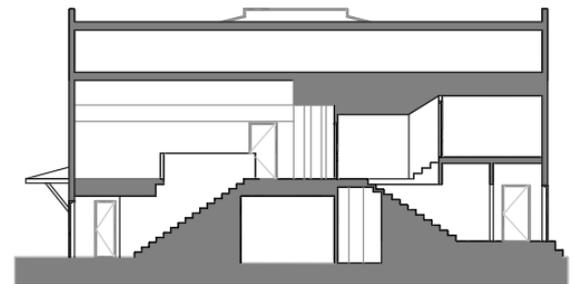
CORNERSTONE
ARCHITECTURAL GROUP, LLC



LONGITUDINAL SECTION (TOWARD WEST MAIN STREET)



LONGITUDINAL SECTION (TOWARD PARKING LOT)



TRANSVERSE SECTION



MARKET RESEARCH, INC. | 200 WEST 12TH ST., SUITE 200 | PHILADELPHIA, PA 19107
 215.562.1234 | www.marketresearchinc.com

JOHN W. HANCOCK ARCHITECTURAL GROUP, INC. | 1000 W. BROAD ST., SUITE 100 | PHILADELPHIA, PA 19107
 215.562.1234 | www.jwhanc.com



Table of Contents

Project Brief/Scope 2

Building Overview

Building Area/Land 3

Building Use 3

Building Height 4

Zoning Information 4

Building Structural Narrative 4

Seismic Code 5

FEMA Data 6

Building Code 6

Description and Condition

Site 7

Paving 7

Drainage 7

Parking 7

Lighting 8

Landscaping 8

Signage 9

Facade 9

Fenestration 10

Roofing 11

Structural 11

Interior Spaces 12

Life Safety 12

Accessibility (ADA) 16

Fire Protection 17

Plumbing 18

Mechanical 18

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



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.

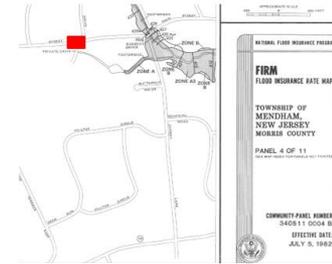
Project Scope

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



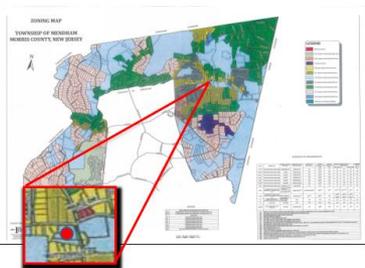
Sheet 108
 Property Condition Assessment Report
 Project Number 202547
 Page 33 of 38



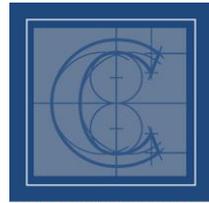
Exhibit A – Certificate of Occupancy

None available at this time of this report.

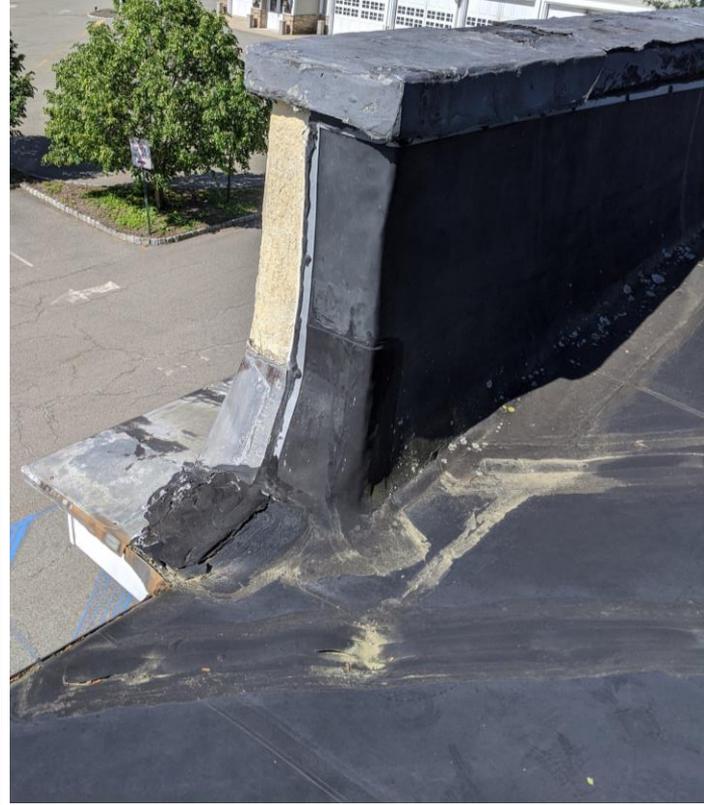
Exhibit # – Zoning Atlas

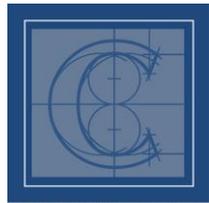


Site is located in an R-10 Zone



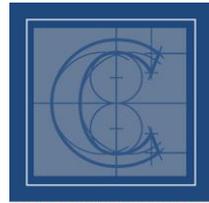
CORNERSTONE
ARCHITECTURAL GROUP, LLC



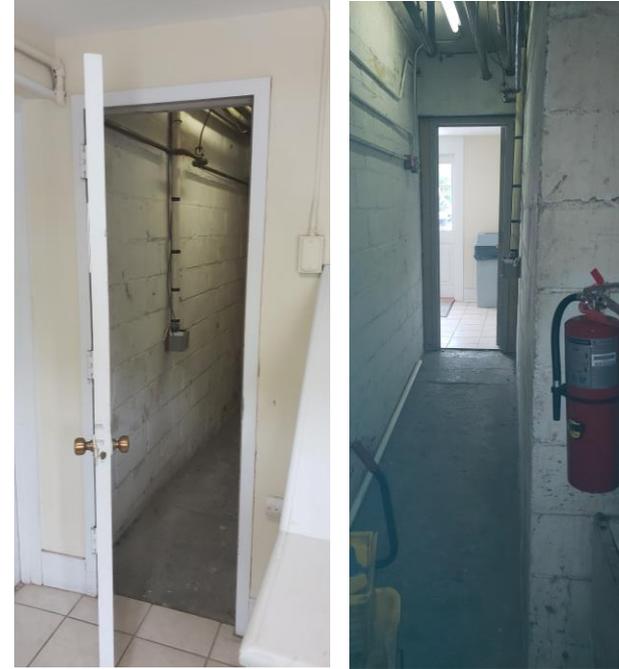


CORNERSTONE
ARCHITECTURAL GROUP, LLC





CORNERSTONE
ARCHITECTURAL GROUP, LLC





REVIEW THE CONDITIONS

WATER INFILTRATION (LEAKY ROOF/SHELL/WINDOWS)

POOR THERMAL CONTROL - HUMIDITY (ABOVE 65%)

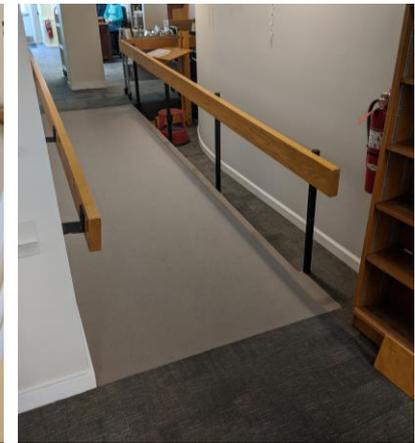
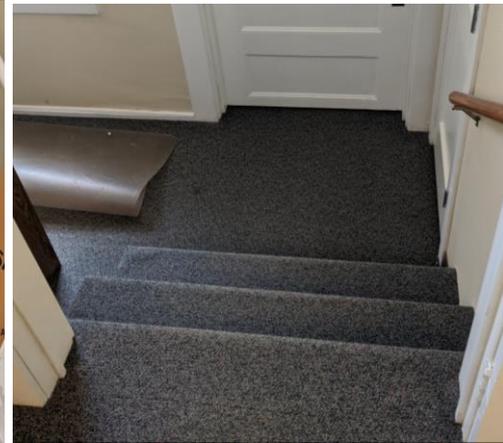
ORGANIC MATERIALS (WOOD, DRYWALL, PAPER, CLG. TILE)

WARM TEMPERATURES (77-90 DEGREES)

KEY ELEMENTS FOR MOLD GROWTH



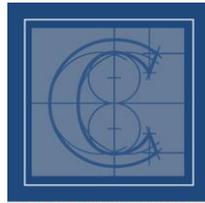
CORNERSTONE
ARCHITECTURAL GROUP, LLC





TOWN HALL BUDGET - RENOVATIONS & UPDATES:

Roof/Cornices	\$194,686
Stair Tower / Elevator / Exterior Skin / Windows	\$900,978
ADA Compliance	\$354,100
Demolition	\$72,500
Plumbing	\$90,118
HVAC (Mechanical)	\$673,888
Fire	\$43,863
Electric	\$139,563
Interior Core Alterations	<u>\$100,000</u>
TOTAL:	\$2,569,696



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

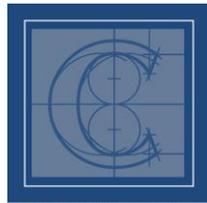
THE BUILDING IS A 1960's SPLIT LEVEL – SMALL SPACES, SEPARATED BY STAIRS, NARROW CIRCULATION, AND RIDDLED WITH INEFFICIENCY

SPACE IS OUTGROWN – EXPANDED INTO TRAILERS AND FIRE HOUSE

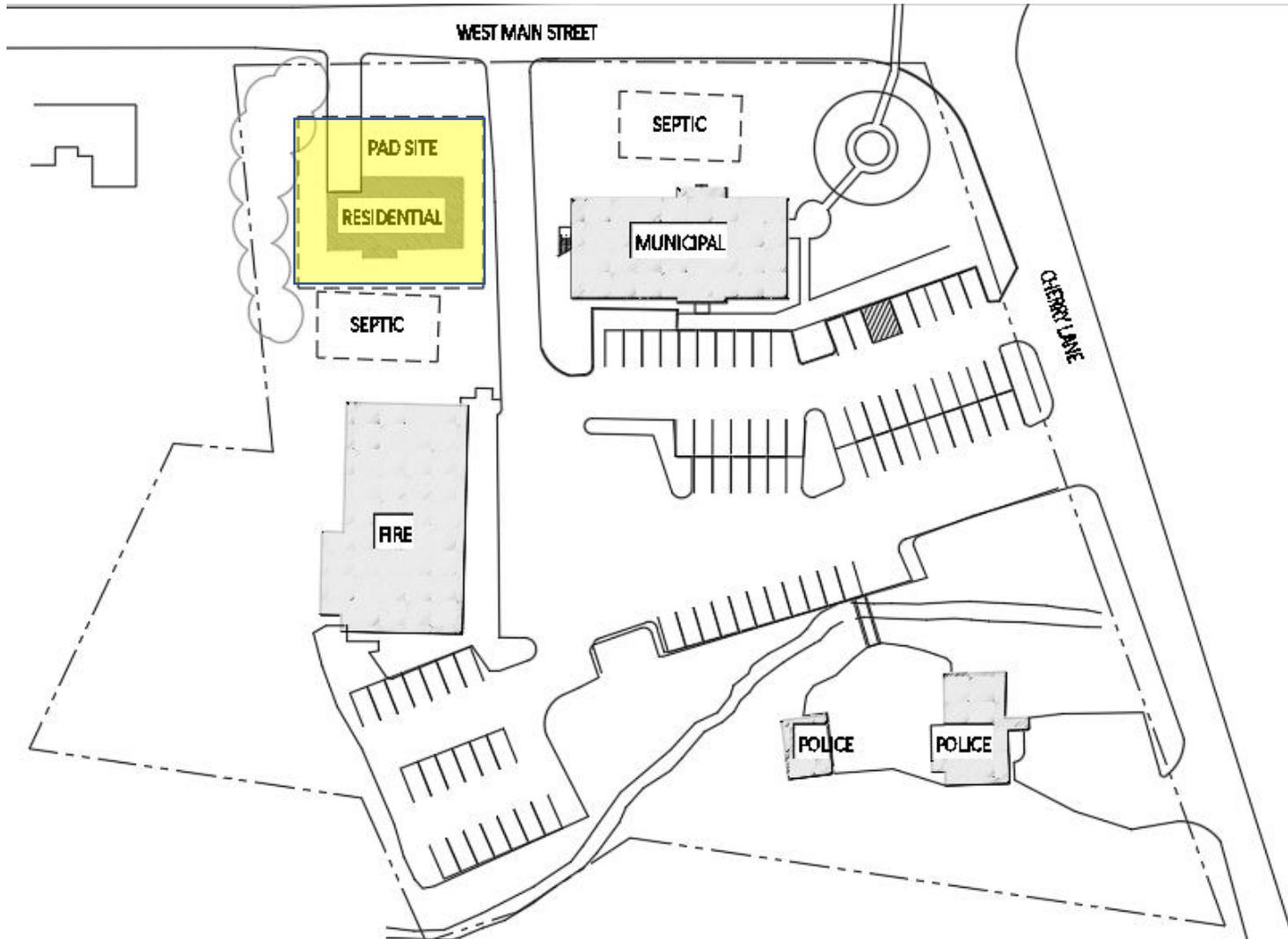
PERSONNEL ARE IN TIGHT QUARTERS AND SHARE PERSONAL SPACE

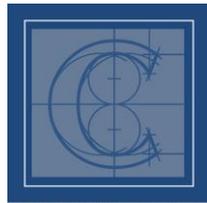
**DON'T THE PEOPLE PROTECTING YOU,
DESERVE BETTER THAN THIS?**



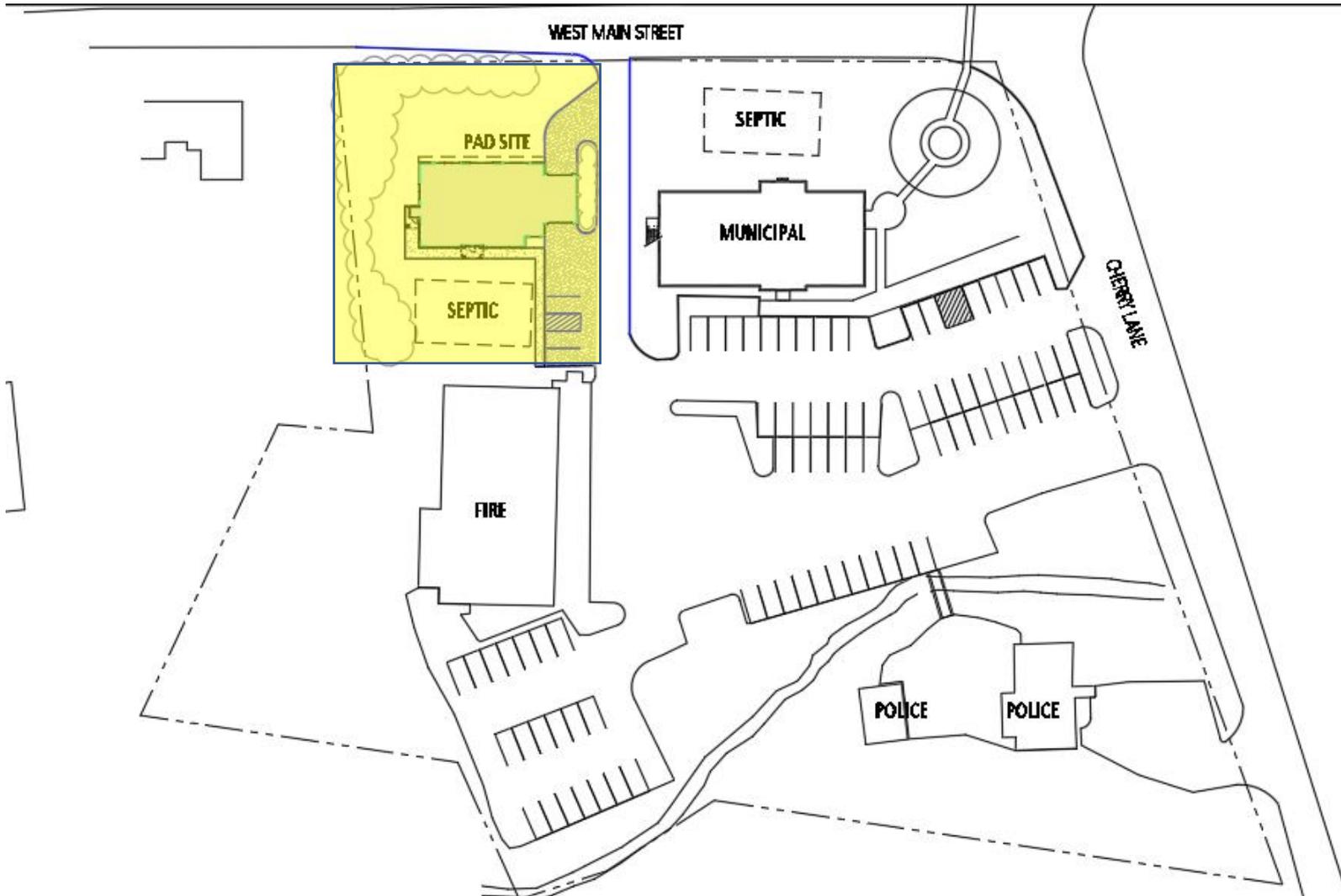


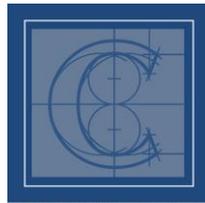
CORNERSTONE
ARCHITECTURAL GROUP, LLC



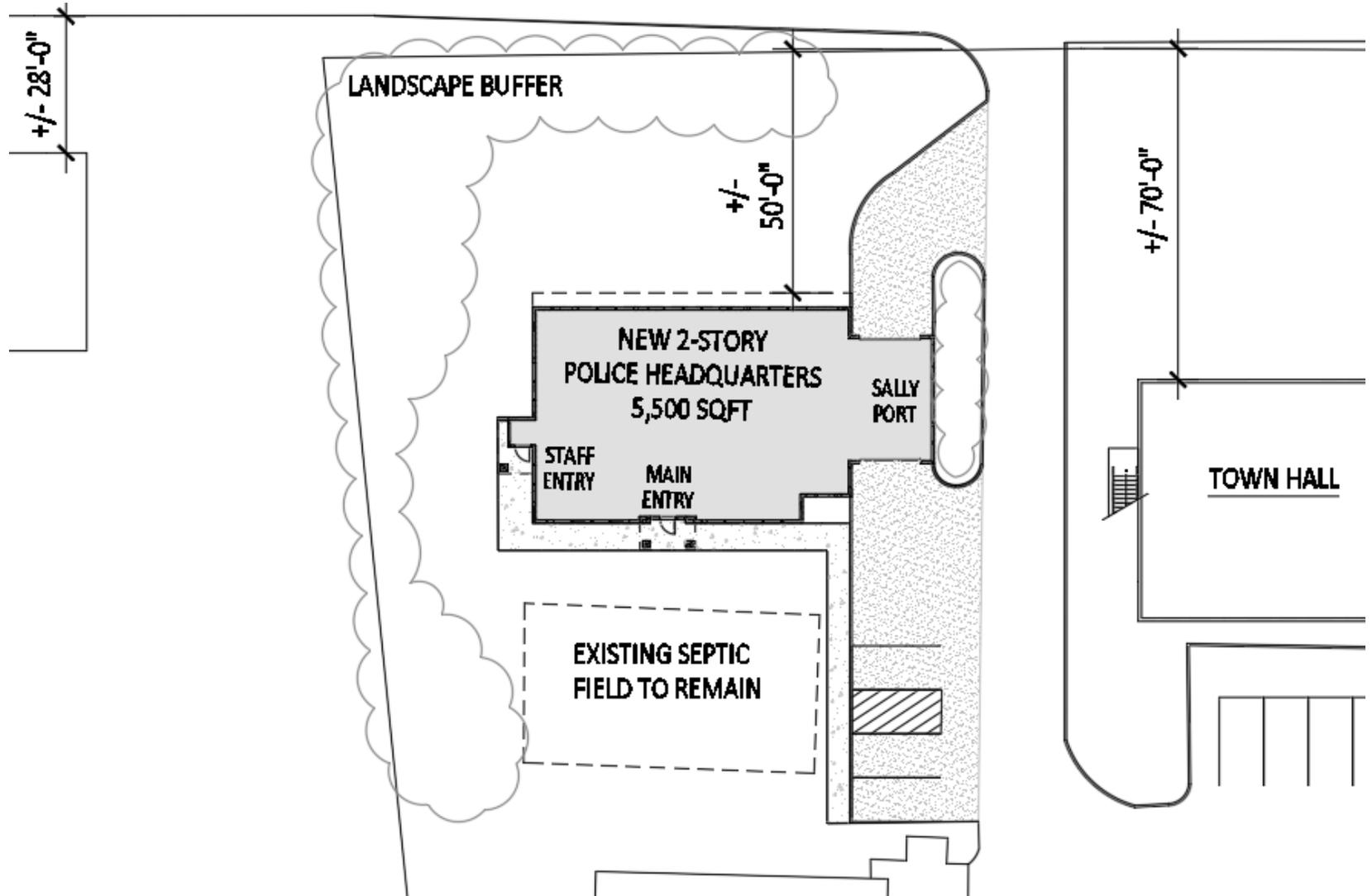


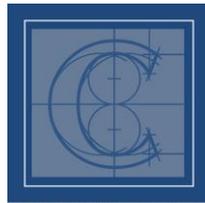
CORNERSTONE
ARCHITECTURAL GROUP, LLC



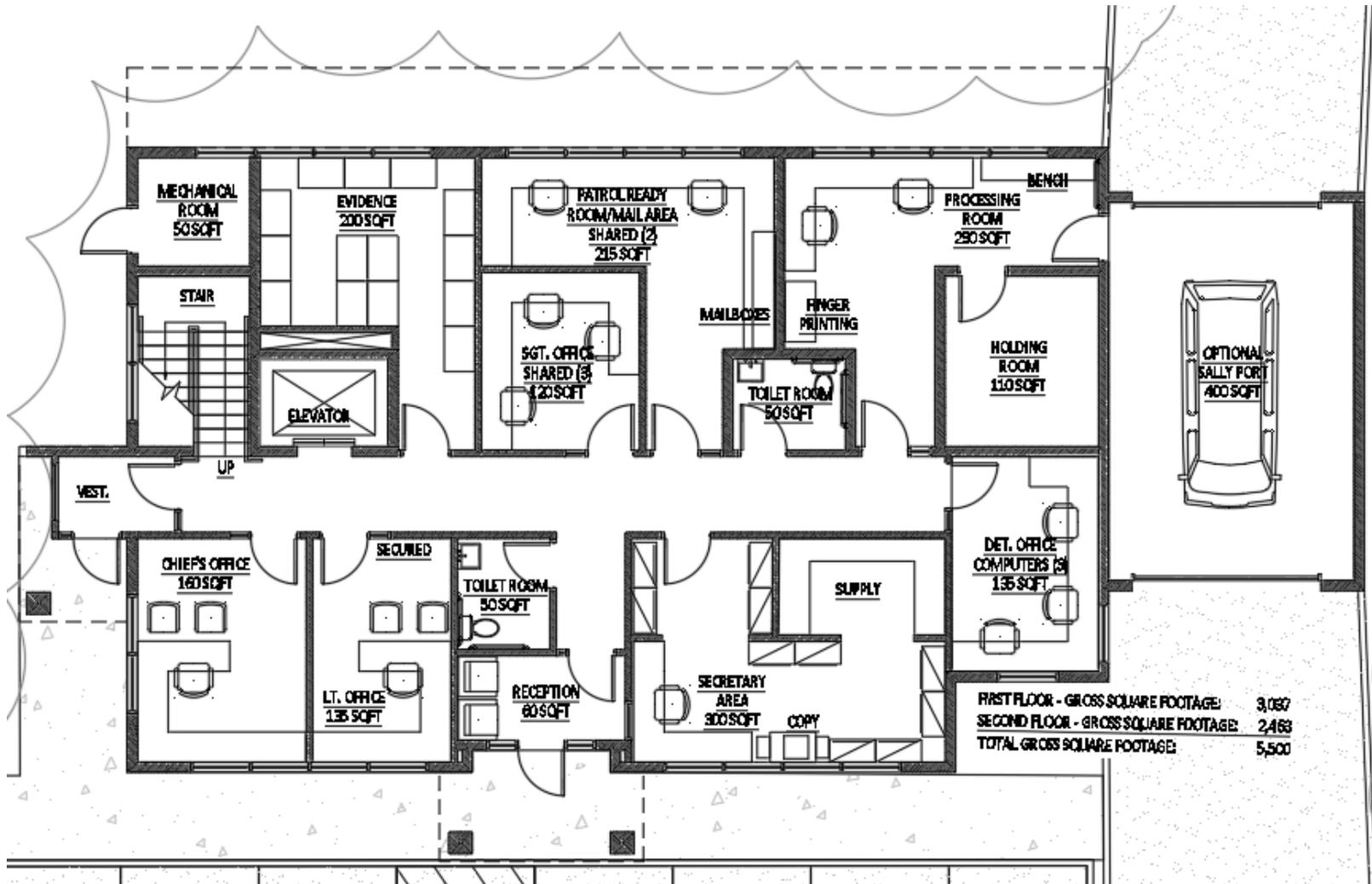


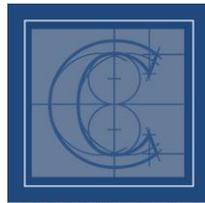
CORNERSTONE
ARCHITECTURAL GROUP, LLC



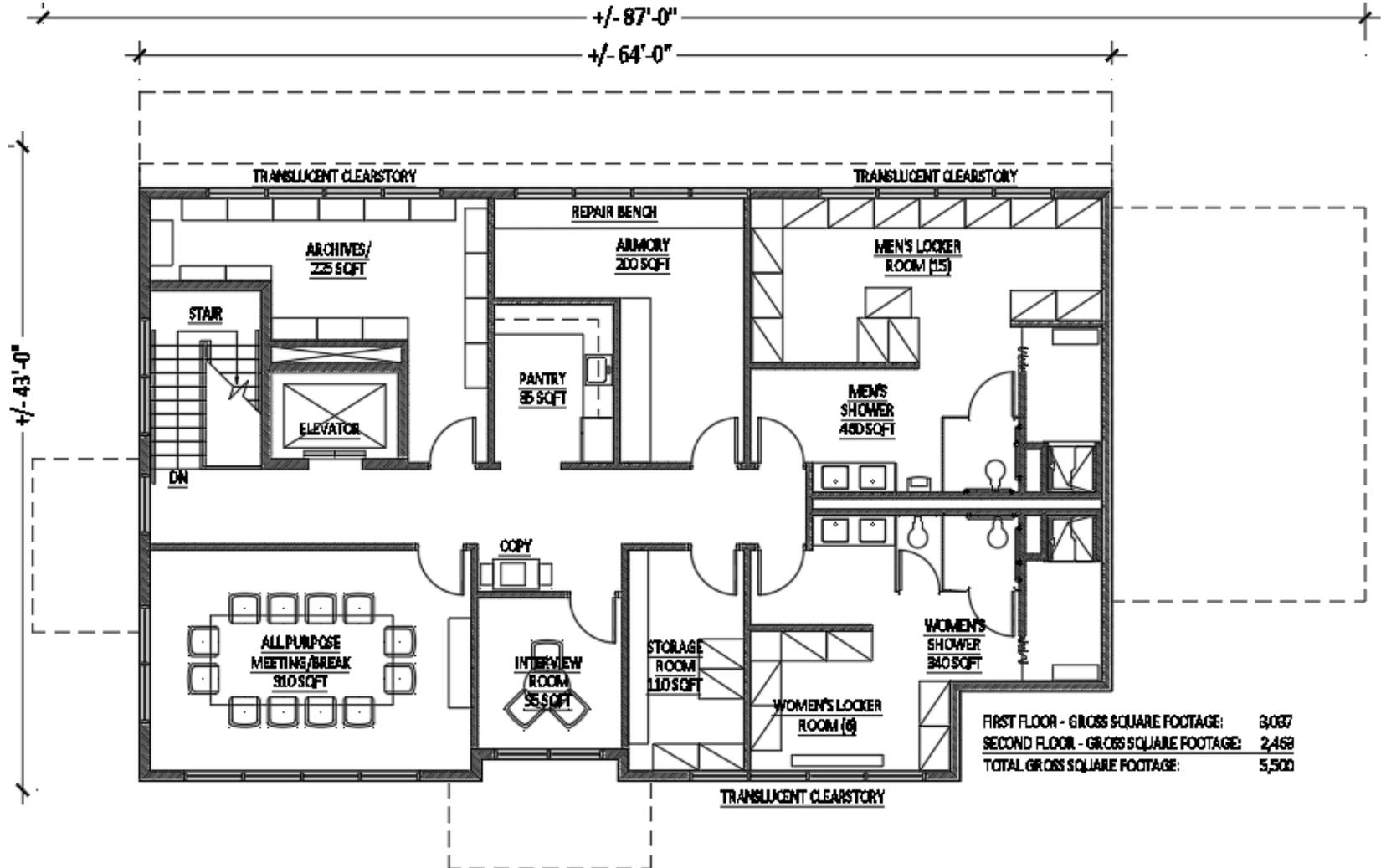


CORNERSTONE
ARCHITECTURAL GROUP, LLC





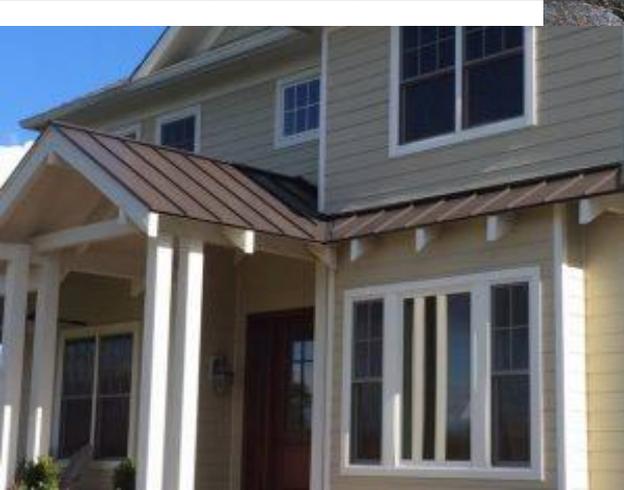
CORNERSTONE
ARCHITECTURAL GROUP, LLC





POLICE FACILITY

INSPIRATIONAL IMAGES FOR NEW BUILDING FACADE





POLICE RELOCATION
NEW CONSTRUCTION ON PAD SITE

CONSTRUCT NEW POLICE FACILITY – 5,500 SQUARE FEET – \$2,134,000

CONSTRUCTION BUDGET: \$277 / SQUARE FOOT

TOTAL BUDGET WITH SOFT COSTS: \$388 / SQUARE FOOT

DEMOLITION OF EXISTING HOUSE	\$80,000
SITework	<u>\$100,000</u>
TOTAL	\$2,314,000

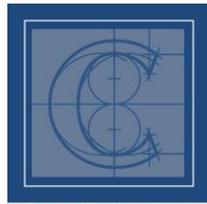




POLICE RELOCATION
NEW CONSTRUCTION ON PAD SITE

TOWN HALL BUDGET - RENOVATIONS & UPDATES	\$2,569,696
CONSTRUCT NEW POLICE FACILITY	<u>\$2,314,000</u>
TOTAL BUDGET \$	\$4,883,696





CORNERSTONE
ARCHITECTURAL GROUP, LLC



**THANK YOU
FOR YOUR TIME AND ATTENTION**