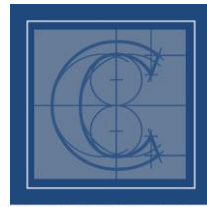


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TOWN HALL



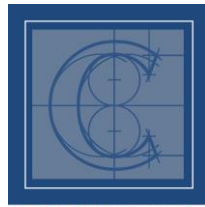


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NORTH ELEVATION  
EXISTING CONDITIONS – TOWN HALL – 2 WEST MAIN STREET



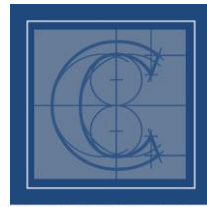


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WEST ELEVATION  
EXISTING CONDITIONS – TOWN HALL – 2 WEST MAIN STREET





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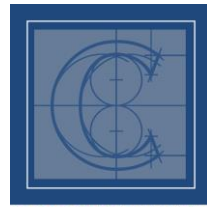


SOUTH ELEVATION  
EXISTING CONDITIONS – TOWN HALL – 2 WEST MAIN STREET

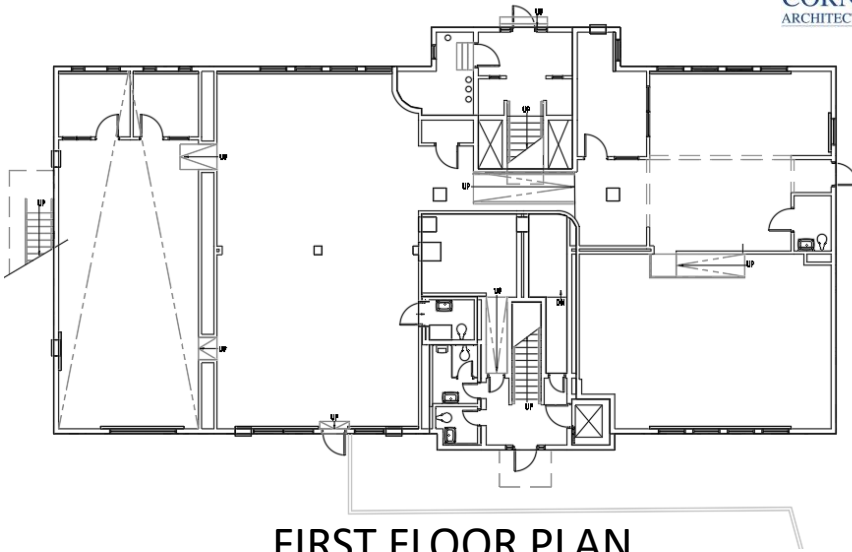




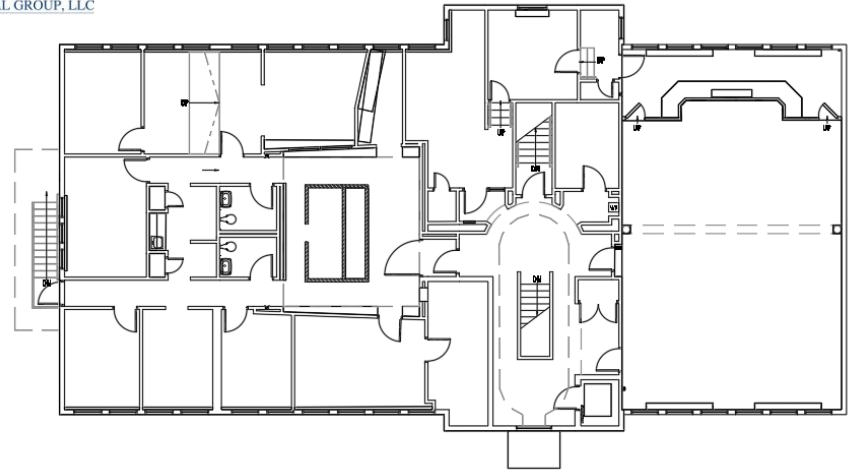
EAST ELEVATION  
EXISTING CONDITIONS – TOWN HALL – 2 WEST MAIN STREET



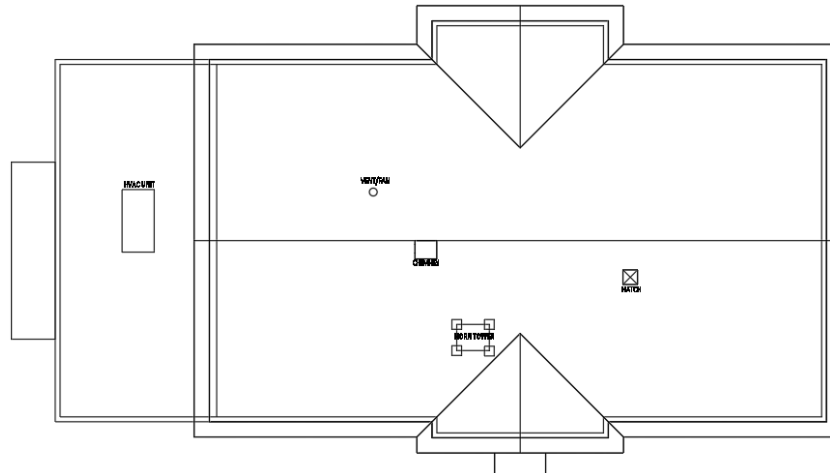
CORNERSTONE  
ARCHITECTURAL GROUP, LLC



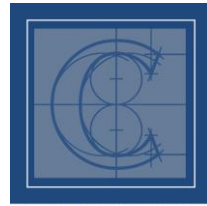
FIRST FLOOR PLAN



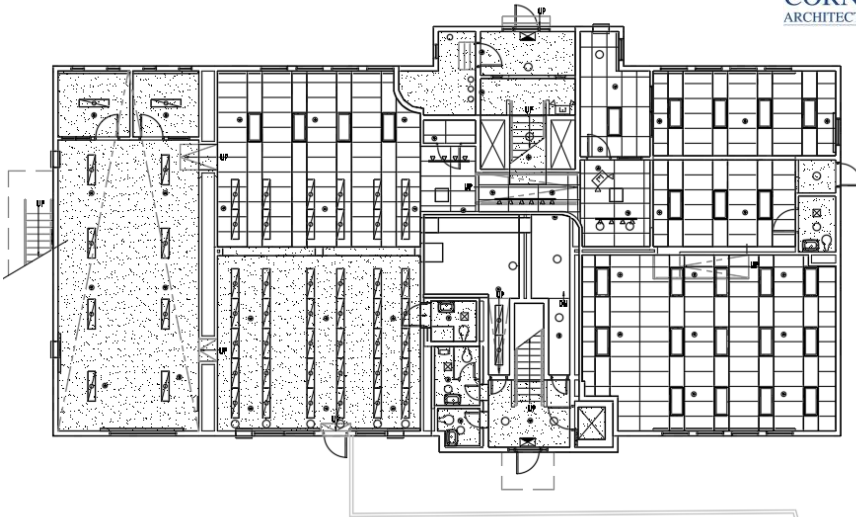
SECOND FLOOR PLAN



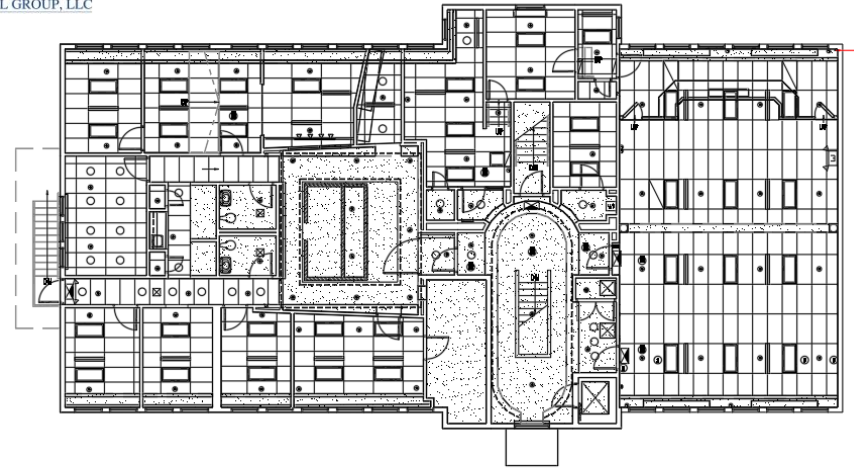
ROOF PLAN



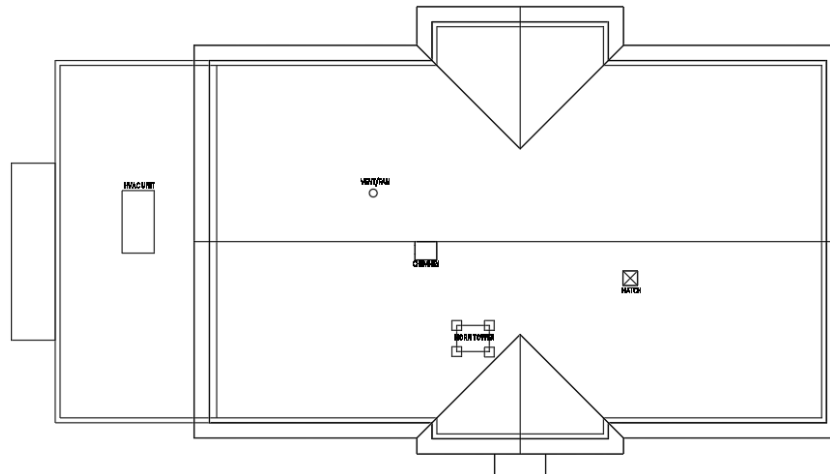
CORNERSTONE  
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FIRST FLOOR PLAN



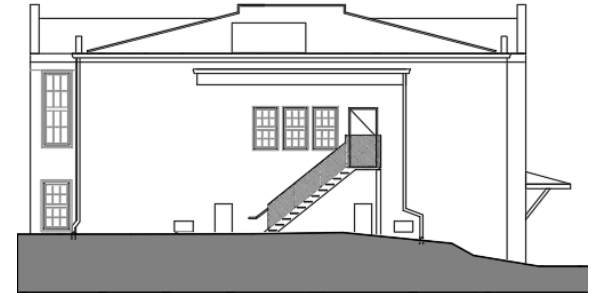
SECOND FLOOR PLAN



ROOF PLAN



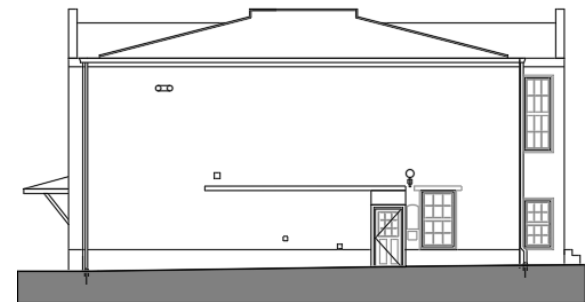
NORTH ELEVATION (WEST MAIN STREET)



WEST ELEVATION (PAD SITE)

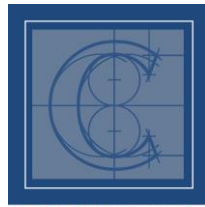


SOUTH ELEVATION (PARKING LOT)



EAST ELEVATION (CHERRY LANE)

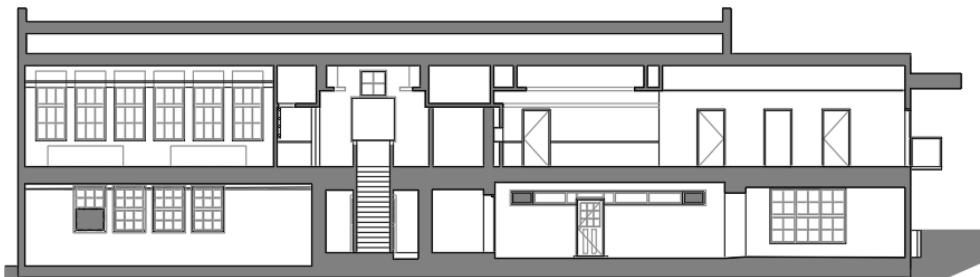




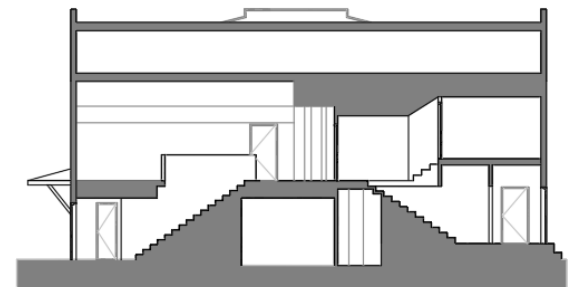
CORNERSTONE  
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LONGITUDINAL SECTION (TOWARD WEST MAIN STREET)



LONGITUDINAL SECTION (TOWARD PARKING LOT)



TRANSVERSE SECTION



## Town Hall: Property Conditions Assessment Report

Issued Monday 15 June 2020

Project Number: 202547

Project Number: 202547  
Project Name: Town Hall  
Project Location: Mendham Township, NJ  
Project Date: 2020-05-26



### 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	5
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)	14
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 Conditions 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.

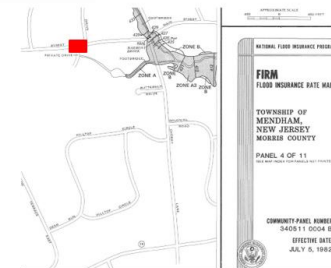
### Project Scope

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 Conditions Assessment Report

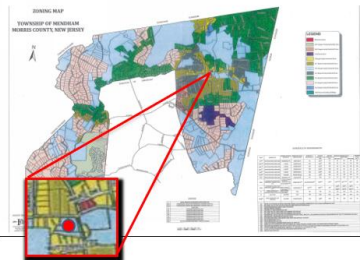
Project Number: 202547  
Page 33 of 108



### Exhibit A - Certificate of Occupancy

None available at this time of this report.

### Exhibit B - Zoning Map

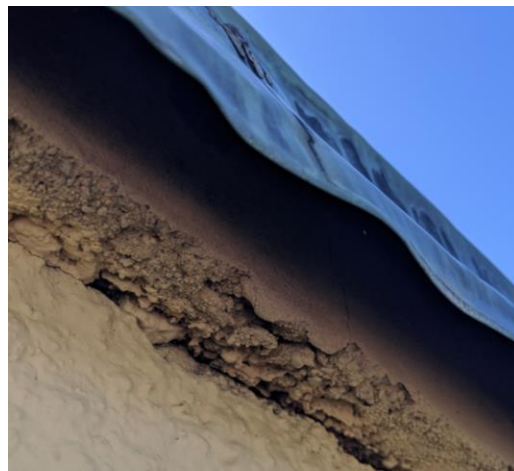


Site is located in an R-10 Zone

Town Hall  
Property Conditions Assessment Report

Project Number: 202547  
Page 32 of 108

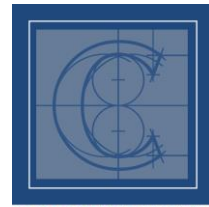












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## REVIEW THE CONDITIONS

WATER INFILTRATION (LEAKY ROOF/SHELL/WINDOWS)

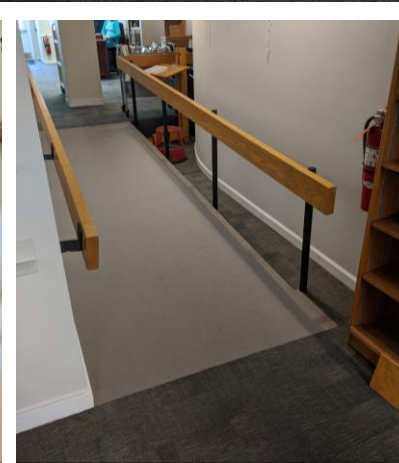
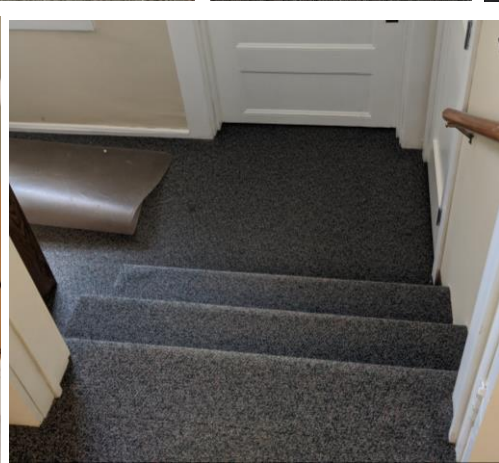
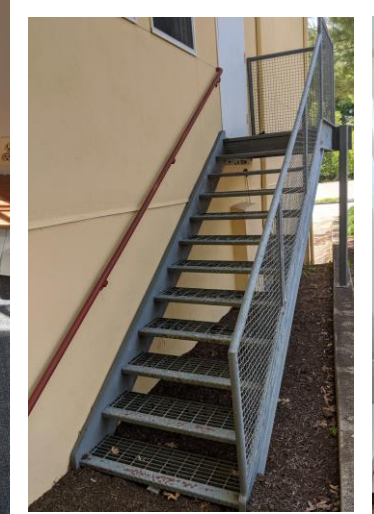
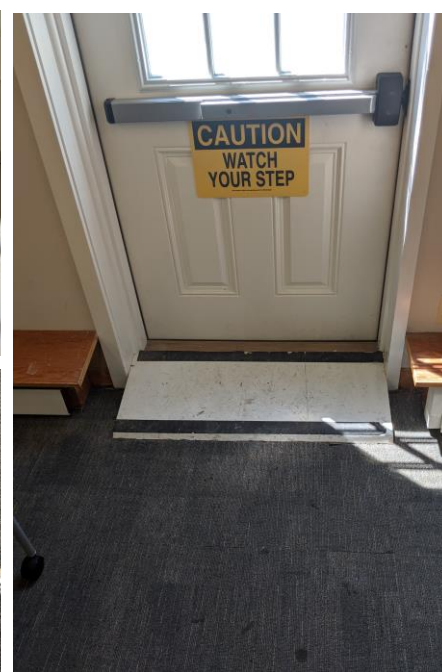
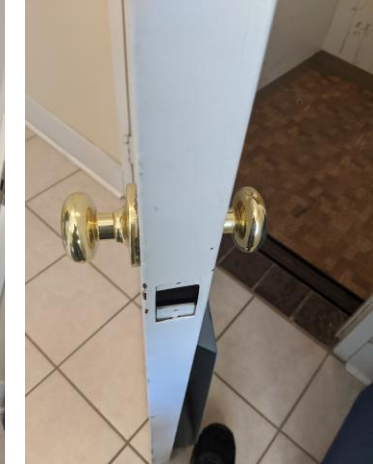
POOR THERMAL CONTROL - HUMIDITY (ABOVE 65%)

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

WARM TEMPERATURES (77-90 DEGREES)

KEY ELEMENTS FOR MOLD GROWTH



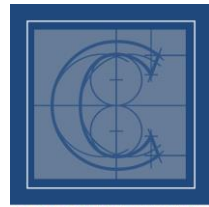




## **TOWN HALL BUDGET - RENOVATIONS & UPDATES:**

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>
<b>TOTAL:</b>	<b>\$2,569,696</b>





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## 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

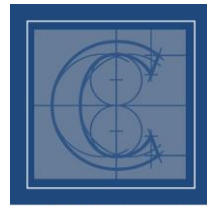
SPACE IS OUTGROWN – EXPANDED INTO TRAILERS AND FIRE HOUSE

PERSONNEL ARE IN TIGHT QUARTERS AND SHARE PERSONAL SPACE

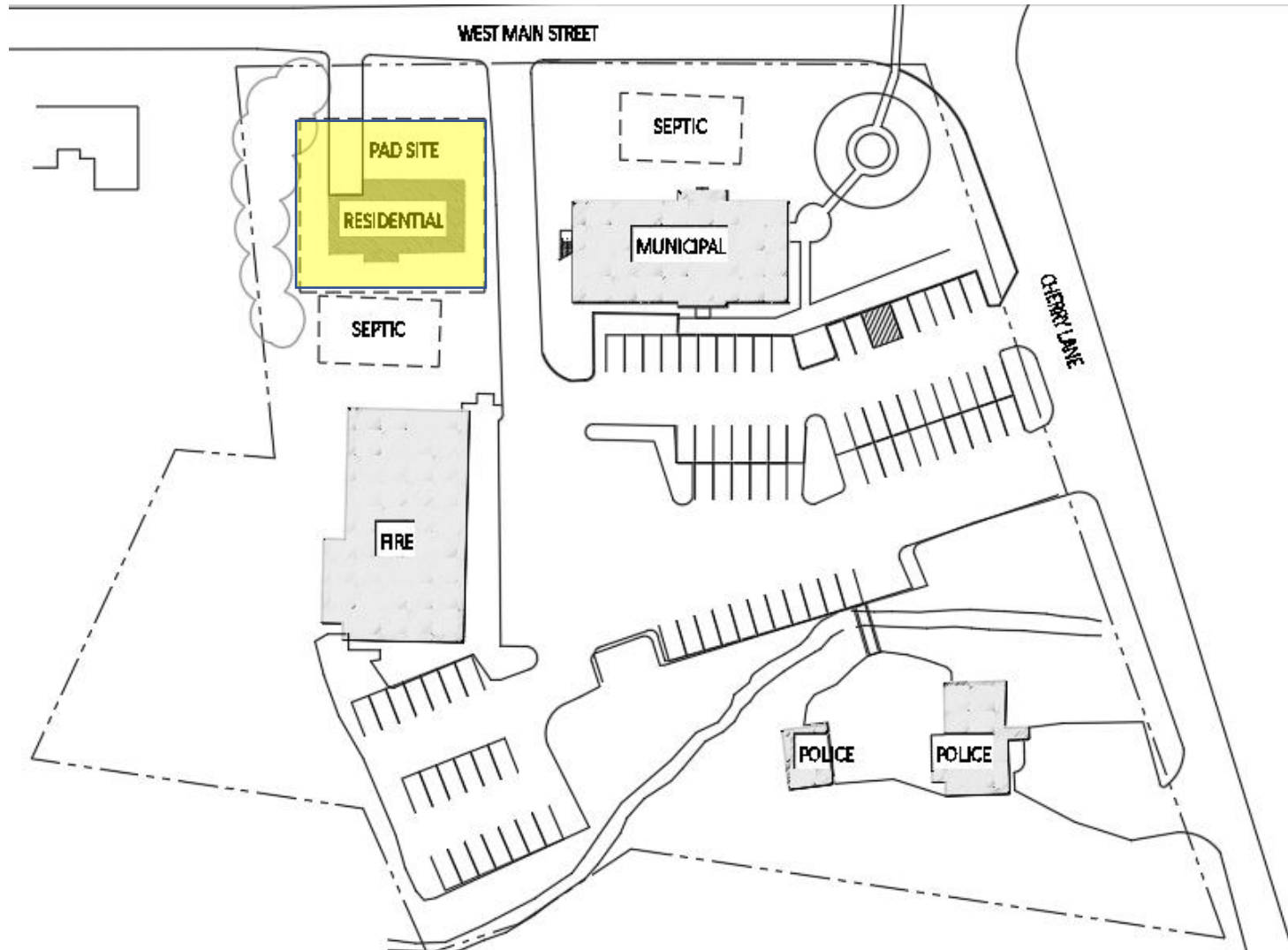
DON'T THE PEOPLE PROTECTING YOU,  
DESERVE BETTER THAN THIS?

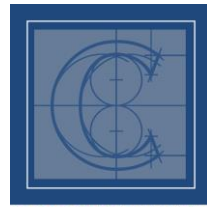






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WEST MAIN STREET

PAD SITE

SEPTIC

MUNICIPAL

SEPTIC

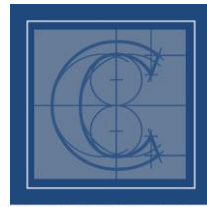
CHERRY LANE

FIRE

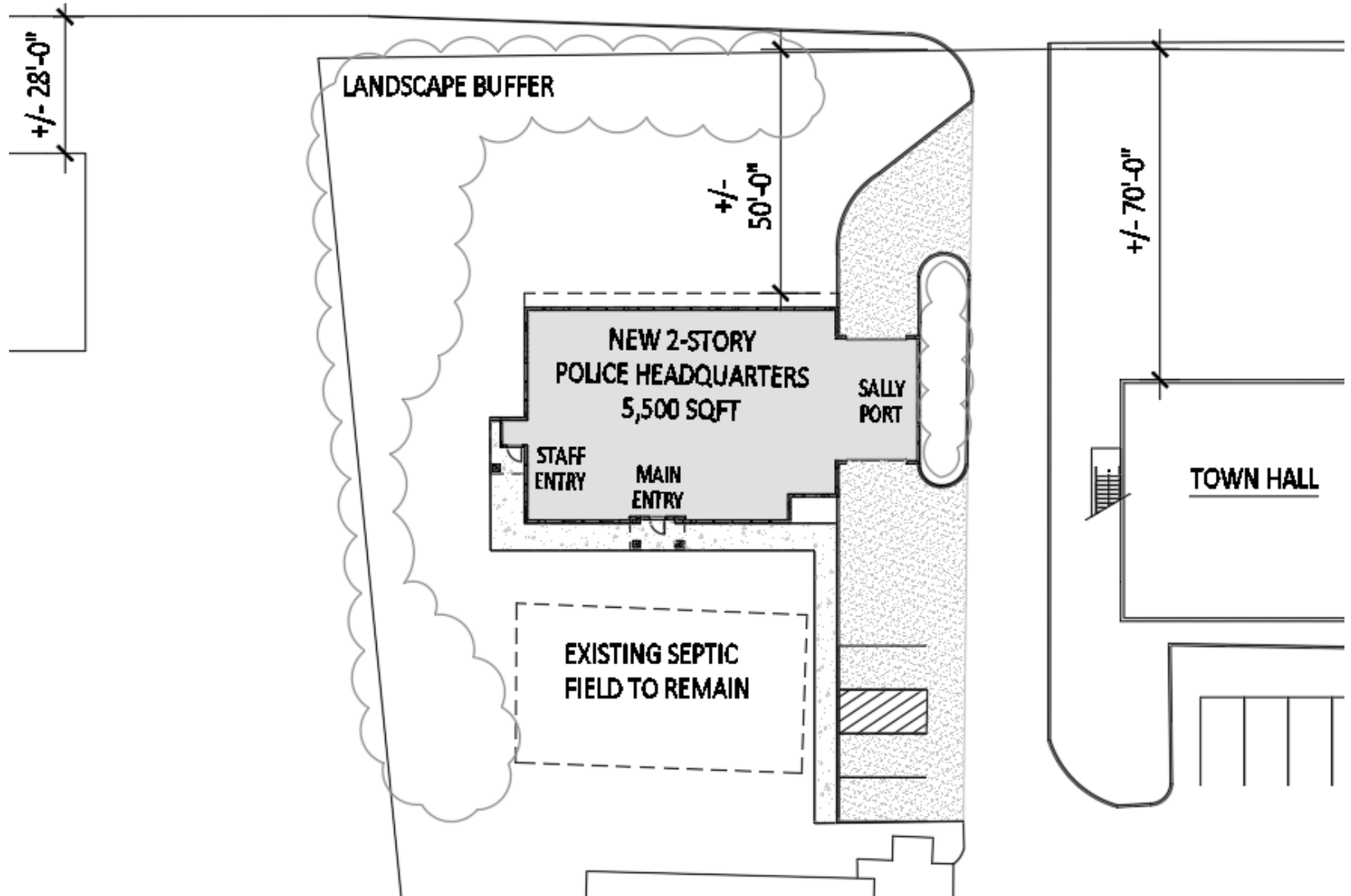
POLICE

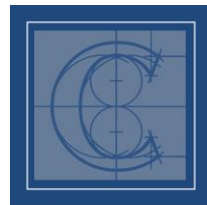
POLICE



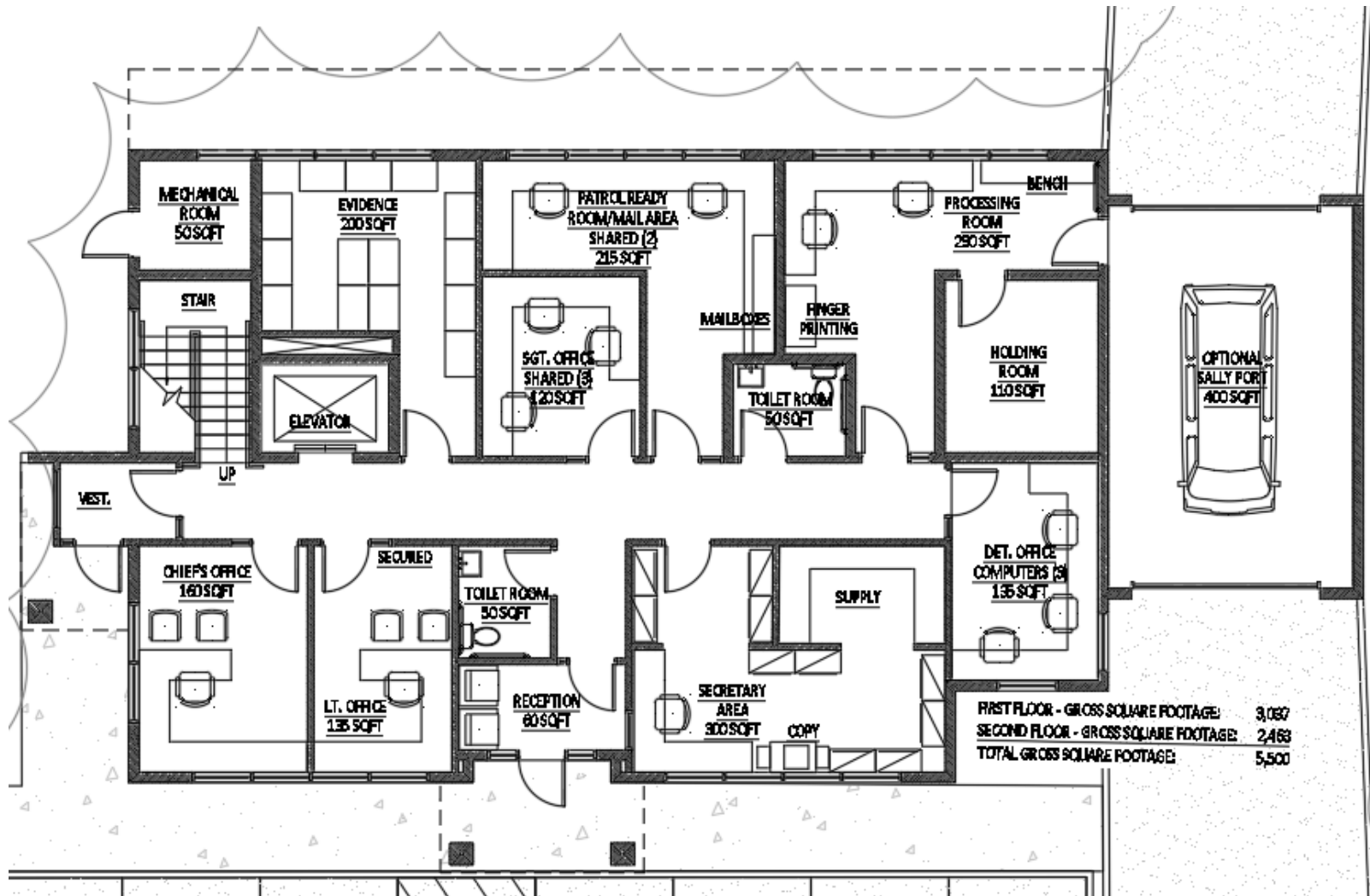


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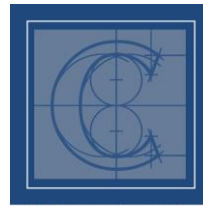




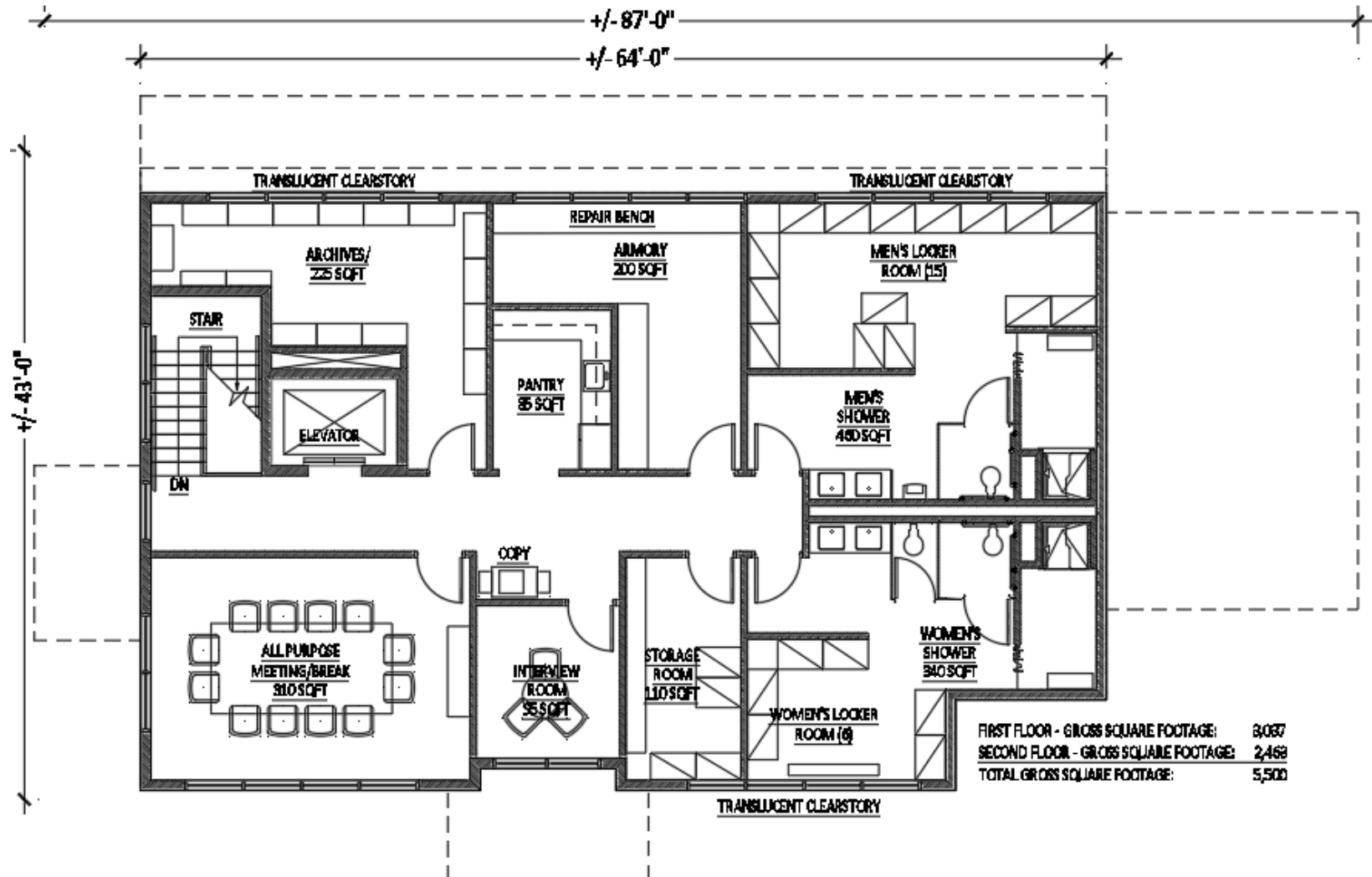
CORNERSTONE  
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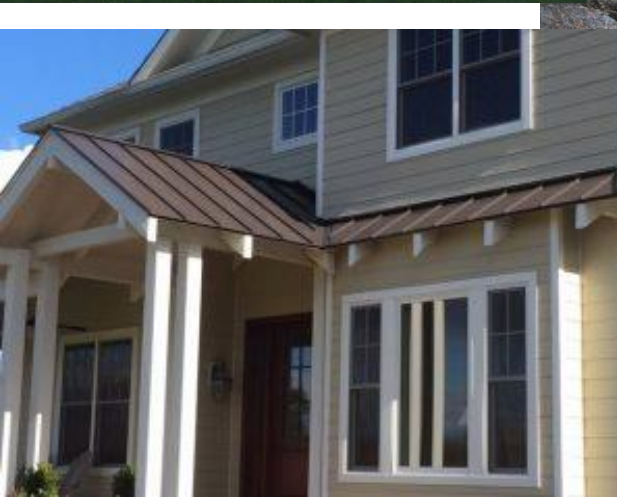
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POLICE FACILITY

## 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>

<b>TOTAL</b>	<b>\$2,314,000</b>
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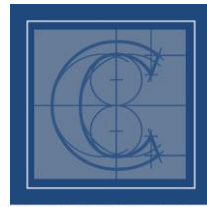


## POLICE RELOCATION NEW CONSTRUCTION ON PAD SITE

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







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**THANK YOU  
FOR YOUR TIME AND ATTENTION**