



501 Openaki Road

Former Denville BOE Office



# Facts

- Historical records show the building being built in 1909
- Tax records show the building being built in 1940
- Building abandoned by the BOE in 2010
- Land 0.852 acre
- Building one story 1554 square feet
- Zoned for residential use
- Tax assessor:

• <u>Block 11203</u>	<u>Lot 2</u>
• Land	\$142,800
• Building	\$121,600
• <u>Total</u>	<u>\$264,400</u>



# Costs

- **Rehabilitate Building for BOE use:    \$1.5M without additional space**
- **Rebuild for BOE use:                                \$2.1M for 3500 Square Feet**
- **Demolition of the Building:                        \$97,500**

**\* Cost estimates provided by DiCara and Rubino (district architect of record) costs include bringing the building in line with 2015 building codes and environmental remediation.**



# Needs/Important Considerations

- **Current Office space- 400 Morris Ave                      2832    Square Feet**
- **Current Storage- 400 Morris Ave                              800     Square Feet**
- **The BOE has property on VV and LV for future needs**
- **The BOE also owns 30 acres on Nicole Drive**
- **Cost to maintain building each year while abandoned:  
approximately \$3K/year**



# Front Entrance







# SW Corner





# NW Corner







# South Side







# Basement





# Basement





# Men's Room







# Office





# Office





# Discussion