

501 Openaki Road

Former Denville BOE Office





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





• 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

2832 Square Feet

800

Square Feet

- Current Office space- 400 Morris Ave
- Current Storage- 400 Morris Ave
- 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



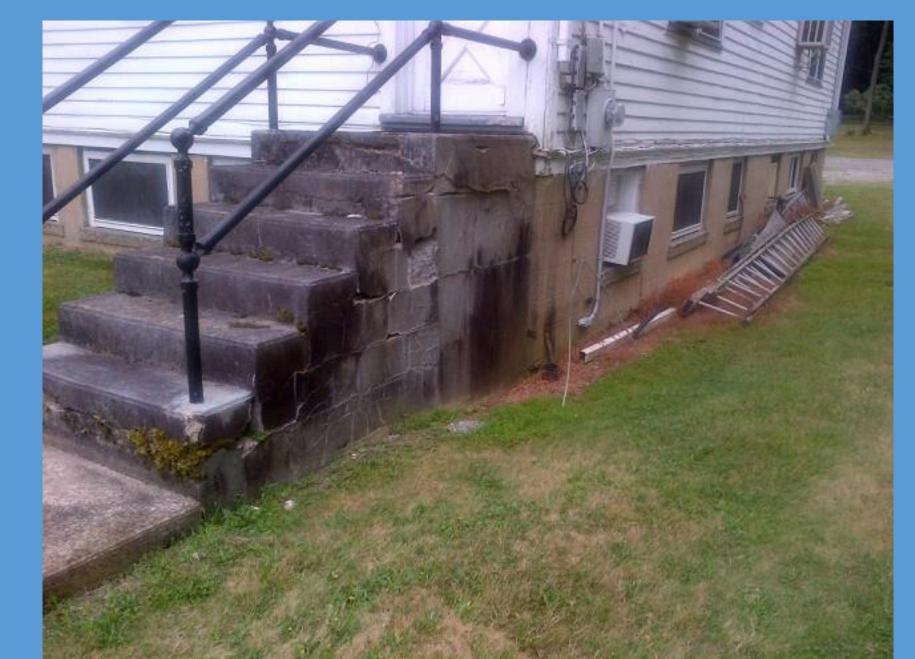


SW Corner





NW Corner





South Side





Basement





Basement





Men's Room

















Discussion