

Mt. Kemble Avenue Redevelopment Study

Township of Morris
Morris County, New Jersey

May 2016

Prepared by:

Heyer, Gruel & Associates
Community Planning Consultants
236 Broad Street
Red Bank, NJ 07701
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The original of this report was signed and
sealed in accordance with N.J.S.A. 45:14A-12.

Susan S. Gruel, P.P. #1955

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Introduction

The purpose of this report is to determine whether portions of the Township of Morris, shown on the Redevelopment Study Area Map (Figure 1), referred to herein as the "Study Area", qualify as an "area in need of redevelopment" as defined in the Local Redevelopment and Housing Law (LRHL). This report is written pursuant to Section 6 of the LRHL, which provides the following:

- No area of a municipality shall be determined a redevelopment area unless the governing body of the municipality shall, by resolution, authorize the planning board to undertake a preliminary investigation to determine whether the proposed area is a redevelopment area according to the criteria set forth in Section 5 of P.L. 1992/c.79 (C.40A:12A-5)... The governing body of a municipality shall assign the conduct of the investigation and hearing to the planning board of the municipality
- After completing its hearing on this matter, the planning board shall recommend that the delineated area, or any part thereof, be determined or not be determined, by the municipal governing body to be a redevelopment area. After receiving the recommendation of the planning board, the municipal governing body may adopt a resolution determining that the delineated area or any part thereof, is a redevelopment area.

The Township Committee of the Township of Morris has directed the Planning Board, through resolution #31-16 adopted on January 20, 2016, to conduct an investigation to determine whether a certain property located within the Township is in need of redevelopment according to statutory criteria (see Appendix A – Committee Resolution). The property identified for investigation comprises the following lots on the Township's Tax Maps:

Block 5506, Lot 25

Block 5605, Lots 5, 6, 7, & 8

The Study Area is located on Mt. Kemble Avenue (State Highway 202) in the south central part of the Township and straddles the municipal border with Morristown Town. The total area of the Study Area is approximately 31.9 acres, with approximately 20.3 acres in Morristown Town (in Lot 1 of Block 8602, and Lots 1 and 1.01 in Block 8603), and 11.6 acres in Morris Township. The area in Morris Township is the subject of this report.

The Redevelopment Study Area Map (see Figure 1) constitutes a "map showing the boundaries of the proposed redevelopment area and the location of the various parcels of property included therein" and also serves as the "statement setting forth the basis for the investigation which is required by Section 6(b) of the LRHL" (N.J.S.A. 40A:12A-6).



Figure 1- Study Area Map

Criteria for Redevelopment Area Determination

The criteria contained in Section 5 of the LRHL that were considered in evaluating the Study Area are the following:

- a. The generality of buildings are substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any of such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions.
- b. The discontinuance of the use of buildings previously used for commercial, manufacturing, or industrial purposes; the abandonment of such buildings; or the same being allowed to fall into so great a state of disrepair as to be untenable.
- c. Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital.
- d. Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community.
- e. A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real properties therein or other similar conditions which impede land assemblage or discourage the undertaking of improvements, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare, which condition is presumed to be having a negative social or economic impact or otherwise being detrimental to the safety, health, morals, or welfare of the surrounding area or the community in general.
- f. Areas, in excess of five contiguous acres, whereon buildings or improvements have been destroyed, consumed by fire, demolished or altered by the action of storm, fire, cyclone, tornado, earthquake or other casualty in such a way that the aggregate assessed value of the area has been materially depreciated.

- g. In any municipality in which an enterprise zone has been designated pursuant to the "New Jersey Urban Enterprise Zones Act," P.L.1983, c.303 (C.52:27H-60 et seq.) the execution of the actions prescribed in that act for the adoption by the municipality and approval by the New Jersey Urban Enterprise Zone Authority of the zone development plan for the area of the enterprise zone shall be considered sufficient for the determination that the area is in need of redevelopment pursuant to sections 5 and 6 of P.L.1992, c.79 (C.40A:12A-5 and 40A:12A-6) for the purpose of granting tax exemptions within the enterprise zone district pursuant to the provisions of P.L.1991, c.431 (C.40A:20-1 et seq.) or the adoption of a tax abatement and exemption ordinance pursuant to the provisions of P.L.1991, c.441 (C.40A:21-1 et seq.). The municipality shall not utilize any other redevelopment powers within the urban enterprise zone unless the municipal governing body and planning board have also taken the actions and fulfilled the requirements prescribed in P.L.1992, c.79 (C.40A:12A-1 et al.) for determining that the area is in need of redevelopment or an area in need of rehabilitation and the municipal governing body has adopted a redevelopment plan ordinance including the area of the enterprise zone.
- h. The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.

Furthermore, Section 3 of the LRHL permits the inclusion of parcels that do not meet the criteria if they are necessary for the effective redevelopment of the area, stating:

"A redevelopment area may include lands, buildings, or improvements which of themselves are not detrimental to the public health, safety or welfare, but the inclusion of which is found necessary, with or without change in their condition, for the effective redevelopment of the area in which they are a part."

Study Area and Location

Morris Township is located in the southern portion of Morris County. It is bordered to the north by Parsippany-Troy Hills, Morris Plains, and Hanover, to the east by Florham Park and Madison, to the south by Harding, and to the west by Mendham and Randolph. Morris Township surrounds Morristown Town. The Study Area is located in the RA-15, residential zone, in the south-central portion of Morris Township.

Most of the Township's developable land area is devoted to residential land uses in a mix of densities. Several pockets of commercial development within the Township exist along East Hanover, Ridgedale and Speedwell Avenues, but the Township is mainly defined by extensive areas of preserved land and open space and low density residential development.

Interstate 287 and Highways 202 and 24 are major thoroughfares that traverse the Township. (see Figure 2 - Regional Location).

The Study Area comprises five lots in Morris Township. The bulk of the area is located at 95 Mount Kemble Avenue (also known as US-202). The developed portion of this property contains a physical rehabilitation facility that is owned and operated by Atlantic Health Systems. The site was originally developed as All Souls Hospital, which dates to 1919. The facility has been added onto and renovated over the years, with the most substantial and recent additions occurring between 1958 and 1960. The portion of the site within Morris Township consists of the utility annex building, some of the parking area, and a wooded, steeply sloped portion of the site that remains undeveloped. The main rehabilitation facility building, the Thebaud Building, and a portion of the site parking are located in Morristown Town.

Across Mount Kemble Avenue are four additional lots that make up the remainder of the Study Area. Two of the lots are developed with single family homes, one is a consignment shop, and one is a portion of a parking lot for the rehabilitation facility. The majority of the parking lot is located in Morristown Town.

This study will only consider the parcels located within Morris Township. The complex has a unique configuration because it is located within both municipalities.

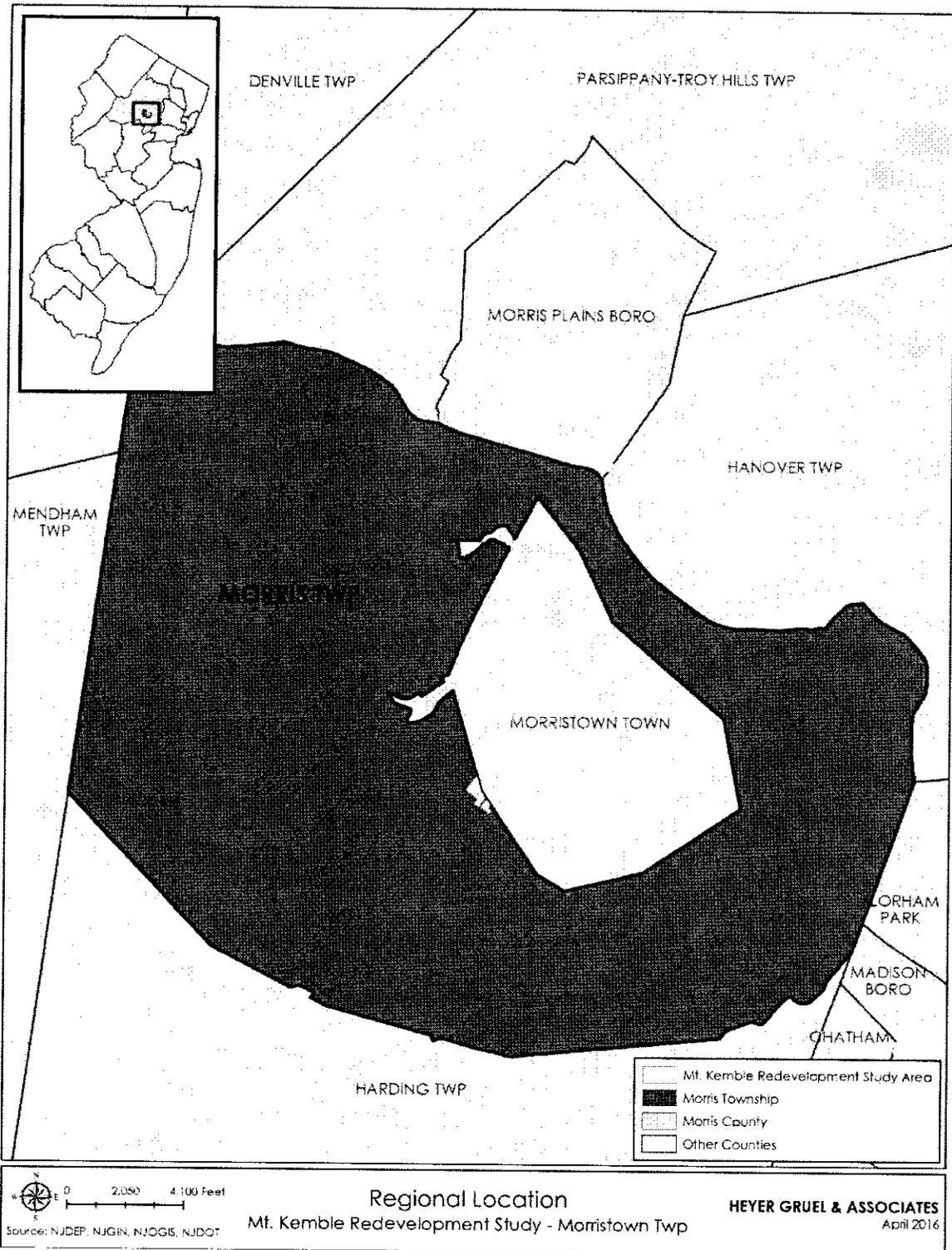


Figure 2- Regional Location

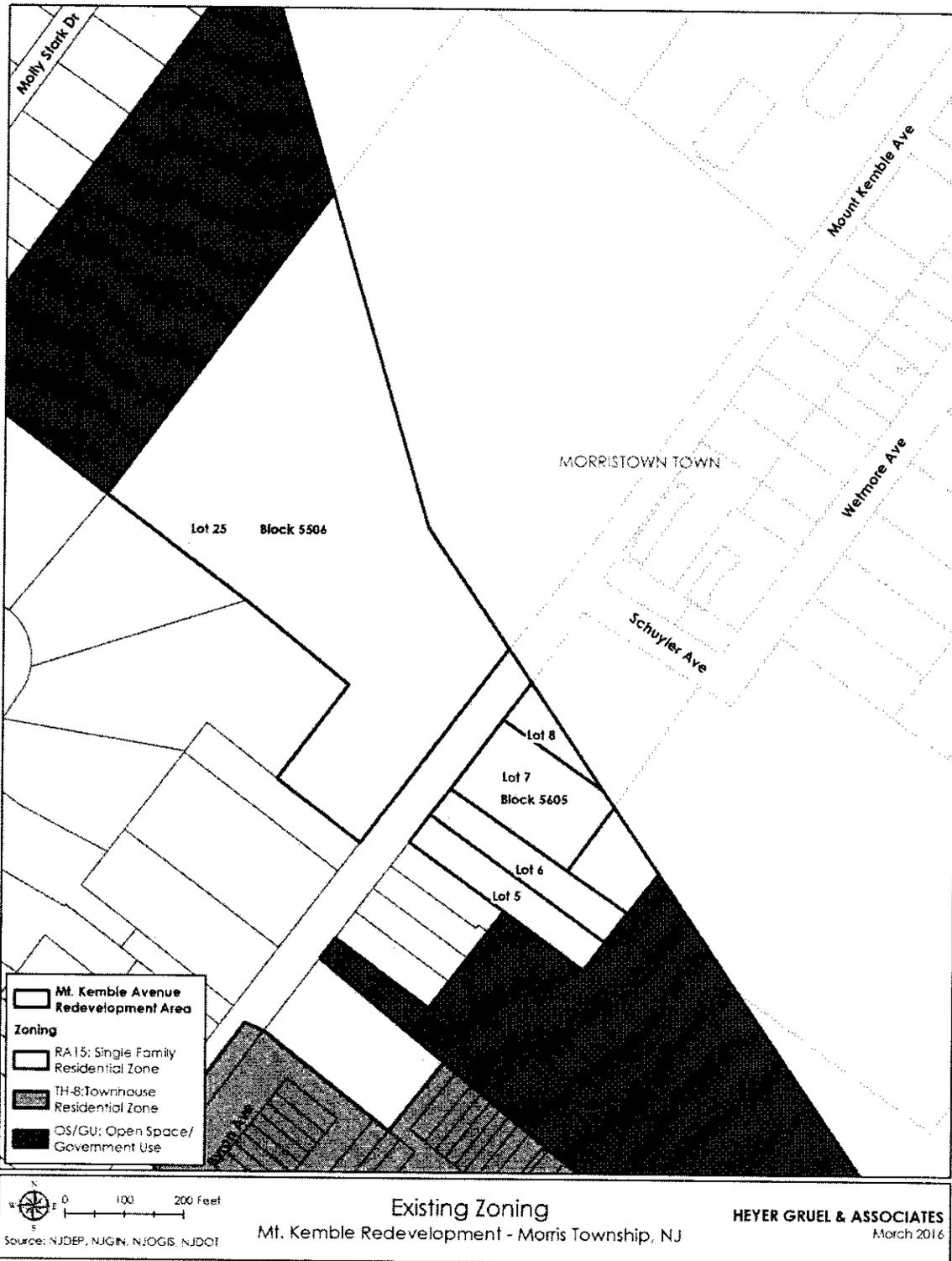


Figure 3- Regional Location

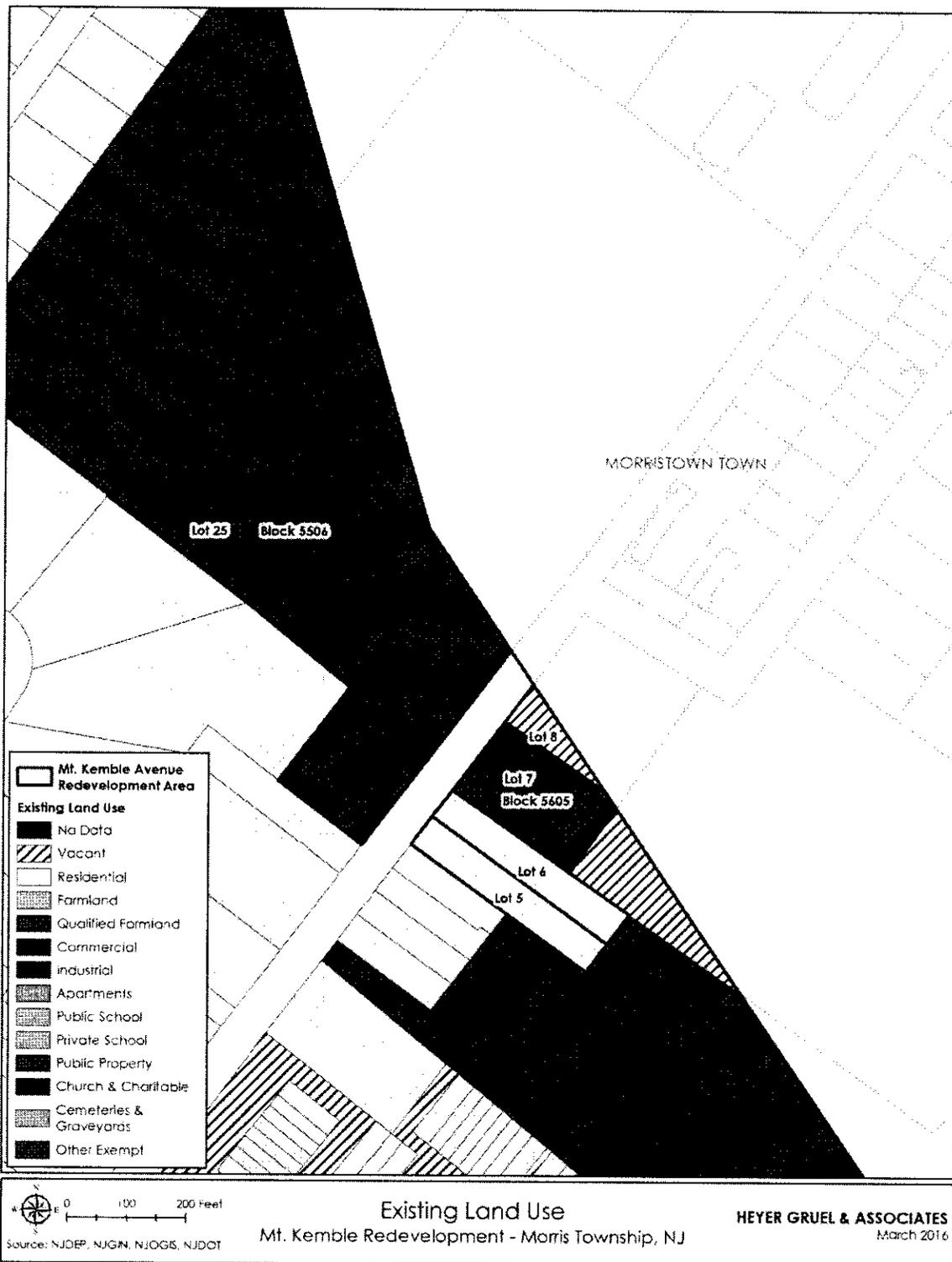


Figure 4- Existing Land Use

Review of Planning Documents

Morris Township Master Plan

The Township's most recent Master Plan was prepared in 1994. A Re-Examination was conducted in 2001, again in August 2007, which was subsequently amended in 2009. The Master Plan divides Morris Township into four sectors. The Mount Kemble Avenue Study Area is located in Sector II and Sector III, as Mount Kemble Avenue represents the dividing line between these sectors.

Township Goals

Goal 4 – Preservation of the Low-Density Single-family Home Character of the Township and Multi-Family Development in Carefully Selected Areas

The Township has identified the preservation of its existing character as a priority, while allowing for denser development in targeted areas. The Master Plan and subsequent re-examination reports do not identify the Study Area specifically as a targeted site for future development; however, it is located on a major arterial roadway, so its redevelopment would be consistent with the stated goals of preserving the character of the Township and carefully targeting development.

Evaluation of the Study Area for Conformity with Redevelopment Area Criteria

An analysis of the Study Area's existing land use, physical characteristics, history and accessibility was conducted using:

- Tax maps and GIS data of Morris Township
- Tax and ownership records for the Study Area property
- Aerial photos of the Study Area property
- Morris Township Master Plan and Re-Examination Reports
- Highlands Regional Master Plan
- Field Inspections of the Study Area and surroundings
- Morris Township Building and Zoning Department Files
- Summary of Facility Components, prepared by Atlantic Health Systems, dated March 18, 2016

Review of Parcels for Designation as "Areas in Need of Redevelopment"

Summary			
Property	Block	Lot	Area in Need of Redevelopment?
Site #1: 95 Mt. Kemble Avenue	5506	25	Yes - Criteria D and E
Site #2: 108 Mt. Kemble Avenue	5605	5	No - Rehabilitation
Site #3: 106 Mt. Kemble Avenue	5605	6	No - Rehabilitation
Site #4: 102 Mt. Kemble Avenue	5605	7	No - Rehabilitation
Site #5: Mount Kemble Avenue	5605	8	No - Rehabilitation

This Redevelopment Study finds that a portion of the Study Area meets the "d" and "e" criteria as established by Section 5 of the LRHL, enabling the application of a Redevelopment Area designation. The "d" criterion states:

"Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community."

The "d" criterion can be applied to Lot 25 in Block 5506 because the area features buildings and improvements that are obsolete and in a faulty arrangement or design. The development on the site dates to the early 20th century. The portion of the site located on Lot 25 in Block 5506 contains the utility annex which was built between 1958 and 1960. According to a report prepared by the owner and operator of the property, several systems in the utility annex have exceeded their expected useful lives and the utility tunnel that connects these systems to the main rehabilitation facility requires significant repairs and upgrades.

The site is arranged in a faulty manner that does not lend itself to adaptive reuse. The parking and circulation on site is inadequate by current Township standards and the facility relies on off-site parking across the street.

The obsolescence of the utility annex and its mechanical equipment and the faulty and environmentally constrained arrangement of the site are detrimental to the welfare of the community because the facility does not meet the standards for modern health care facilities.

The "e" criterion states:

"A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real properties therein or other similar conditions which impede land assemblage or discourage the undertaking of improvements, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare, which condition is presumed to be having a negative social or economic impact or otherwise being detrimental to the safety, health, morals, or welfare of the surrounding area or the community in general."

The "e" criterion is justifiably applied to Lot 25 in Block 5506 because the rehabilitation facility and site are split by the municipal boundary between Morristown Town and Morris Township. The municipalities have disparate zoning standards for the two portions of the property, and the land use and community form plans of the municipalities do not reflect a consistent vision for the future use of the property.

The development on the site is stagnant since the last major site improvements were made between 1958 and 1960. The fact that the complex is split between two municipalities, makes it difficult to undertake improvements or change the existing development pattern on the property. In conclusion, the stagnant condition of the development in the study area, caused by the complications of being split by the municipal boundary, may be presumed to have a

negative social or economic impact on the community as the facility has become outdated by modern healthcare standards.

Site #1: 95 Mount Kemble Avenue

Tax Assessment Data	
Block	5506
Lot	25
Owner	Morristown Memorial Hospital % C. Moody
Owner Address	475 South St., 2 nd Floor Morristown, NJ 07960
Property Address	95 Mount Kemble Avenue
Year Built	1919 / 1958
Lot Area	7.1 acres
Assessment (2016)	
Land Value	\$925,000
Improvements	\$3,600,100
Total	\$4,525,100





Property Description

The property is a portion of the Atlantic Rehabilitation Institute facility. This lot contains the utility annex building for the facility as well as a small corner of the main building. Several parking areas and driveway aisles complete the developed portion of the site. The undeveloped portion of the site is wooded and steeply sloped.

Criteria for establishing an “area in need of redevelopment”

Criterion “d”:

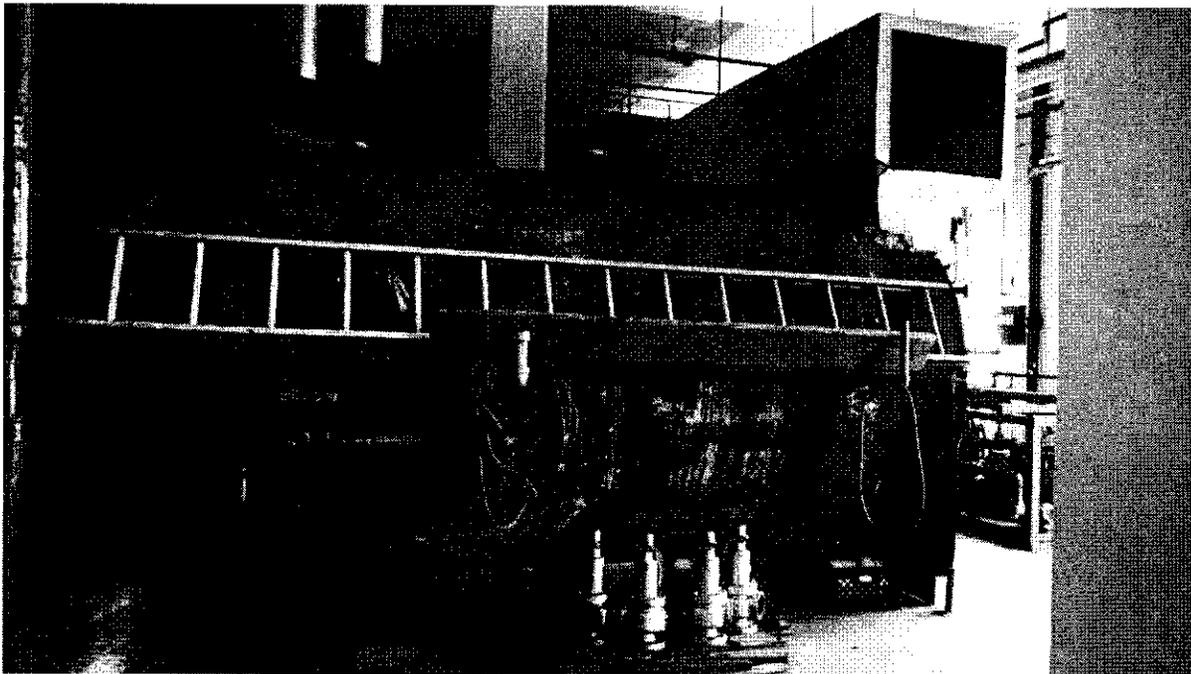
The “d” criterion is justifiably applied to Lot 25 in Block 5506 because the property currently comprises a utility building, mechanical systems and infrastructure that are obsolete due to their age. These facilities have exceeded their expected life span and are in need of costly upgrades that may not be feasible for the facility owner and operator.

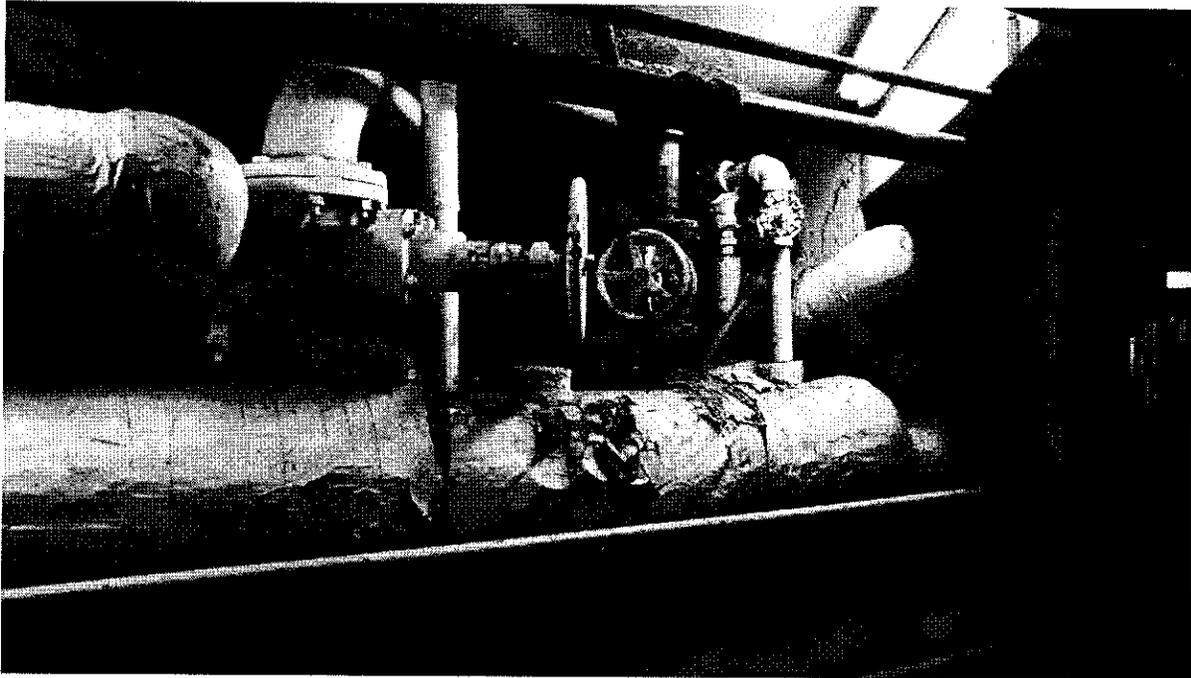
In addition, the site improvements are arranged in a faulty manner that is inconsistent with modern site design standards. The parking areas are inadequate for the facility, and it relies on off-site parking, a condition inconsistent with the Township's ordinance. The shortage of parking stalls and arrangement of the facilities encourages haphazard parking. These conditions create a detriment to the community.

Obsolescence of the Hospital Buildings

Portions of the buildings on Lot 25 in Block 5506 date from the early 20th century. The main hospital building was originally All Saints Hospital, which dates to 1919. Only a small portion of this structure is located within the study area; the remainder is located on the adjacent lot within Morristown Town. The building underwent a major renovation and expansion between 1958 and 1960, bringing it to its present dimensions. The utility plant annex building, located on Lot 25 in Block 5506, was built in 1958. In addition to the site's major mechanical utilities, this building also contains facilities engineering offices, and private medical offices.

According to a 2007 report detailing the necessary mechanical improvements that the facility needs to remain active, and a summary of the major components of the facility prepared by the owner in March of 2016, the utility building features equipment that it is beyond its useful lifespan. The plumbing and electrical infrastructure date to 1958. The boilers located in the utility building were installed in 1958. One is entirely out of operation, the others are functioning and regularly maintained. This equipment is rated for a useful life of 25 years, and is now nearly 60 years old. The facility is continuing to function for the time being, but additional investment in upgrades to the facility may not be financially prudent.

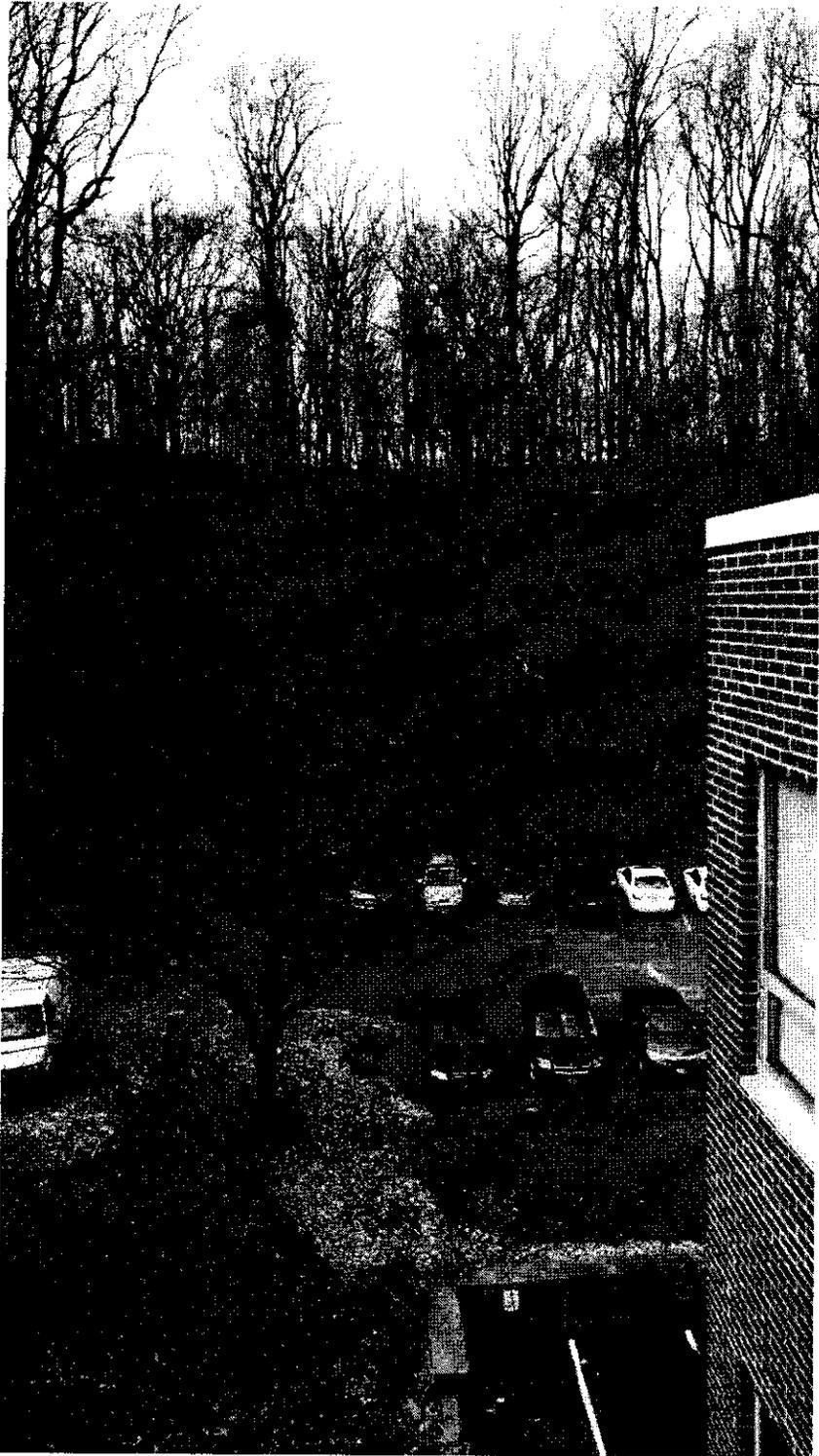




The utility annex building is connected to the main rehabilitation facility by an underground tunnel. The facility owner prepared an engineering master plan in January 2007 and a summary update in March 2016, that inventoried some of the aspects of the facility that are outdated, past their useful service life, and in need of repair or replacement. A number of these issues pertain to the utility annex building and the systems contained therein.

Obsolete Layout and Faulty Arrangement

The on-site parking and circulation is inadequate for the facility, and the layout encourages informal, haphazard parking in undesignated areas. The facility relies on an off-site parking lot across Mt. Kemble Avenue. Expanding the developed portion of the site to provide additional parking is impossible due to environmental constraints, particularly steeply sloped areas. Figure 5 displays areas that feature slopes greater than 15% and slopes that are defined as constrained. The only portion of the site that is not constrained is the presently disturbed and developed area that the facility occupies.



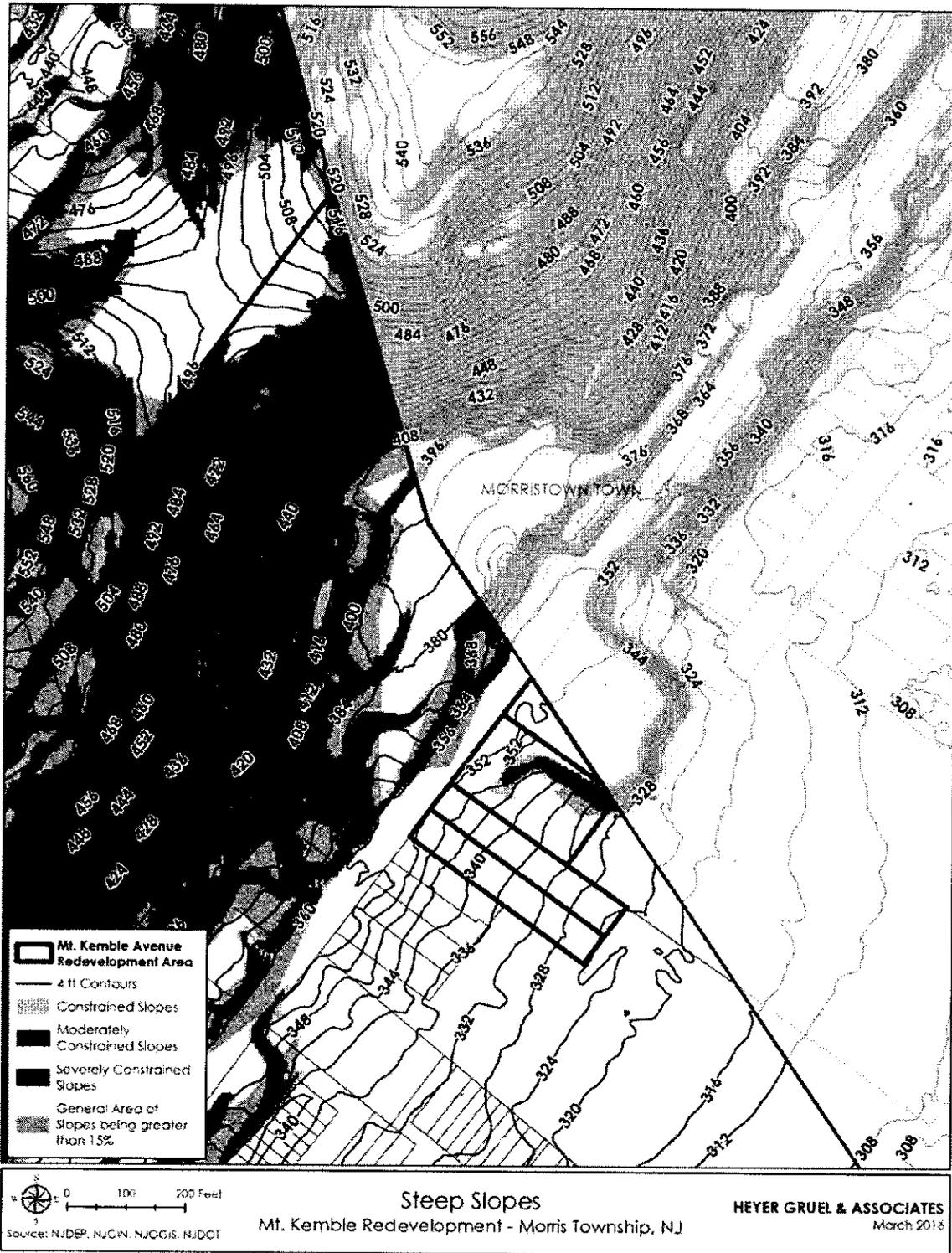


Figure 5- Steep Slopes

Therefore, the site represents a detriment to the welfare of the community as the structure and site design do not meet modern standards for health care facilities. Furthermore, the reliance on an off-site parking lot within a residential zone contributes to the detrimental nature of the site's layout.

Criterion "e":

The "e" criterion is justifiably applied to Lot 25 in Block 5506 because the rehabilitation facility and site are split by the municipal boundary between Morristown Town and Morris Township. The municipalities have disparate zoning standards for the two portions of the property, and the land use and community form plans of the municipalities do not reflect a consistent vision for the future use of the property.

The portion of the facility in Morris Township is located in the RA-15 Residential Zone. This zone permits low density, single-family detached residential development. The hospital is a permitted use. The future land use plan for the Township does not propose any alteration to the current zoning and use of the study area.

In Morristown, the portion of the site is located in the H-1 Hospital zone. However, the future community form plan for Morristown envisions a "Residential Corridor High Density" use for the property. The inconsistency between the zoning districts and the future land use plans for the area create an additional hurdle to new development or redevelopment of the site.

The development on the site is stagnant since the last major site improvements were made between 1958 and 1960. As a result of being split between two municipalities, and thus, two jurisdictional entities, makes it difficult to undertake improvements or change the existing development pattern on the property.

Conclusion

Lot 25 in Block 5506 meets the requirements to be designated as an "area in need of redevelopment" under the "d" criterion of the LRHL, due to the obsolescence of the buildings and mechanical equipment, and the obsolete layout of the parking and driveway areas. The buildings and layout do not lend themselves to adaptive reuse, and the property owner has indicated that it is not viable to continue to operate the rehabilitation facility in the long-term. The obsolescence and faulty arrangement are detrimental to the community because they prevent reuse and redevelopment of the site in an economically viable manner.

The study area also meets the requirements to be designated as an "area in need of redevelopment" under the "e" criterion of the LRHL. The stagnant condition of the development in the study area, caused by the complications of being split by the municipal boundary, may be presumed to have a negative social or economic impact on the community as the facility has become outdated by modern healthcare standards.

Site #2: 108 Mount Kemble Avenue

Tax Assessment Data	
Block	5605
Lot	5
Owner	Memorial Realty Corp. % AHS Investment
Owner Address	200 American Rd. Morris Plains, NJ 07950
Property Address	108 Mt. Kemble Avenue
Year Built	1920
Lot Area	.51 acres
Assessment (2016)	
Land Value	\$ 194,100
Improvements	\$ 248,700
Total	\$ 442,800



Property Description

Lot 5 in Block 5605 is approximately half an acre in size. It fronts on Mt. Kemble Avenue and represents the southwestern edge of the study area. The property is developed with a single-family residence that was built in 1920. The property is owned by the Memorial Realty Corp., a division of Atlantic Health Systems. According to the Atlantic Health Systems property manager, the residence is used as a rental property, generally for company employees. At present, the house is unoccupied.

A site visit and review of the exterior of the house show the need for some cosmetic improvements. There are several broken windows, chipping paint, and other signs of wear and tear. A review of building department records revealed an open chimney liner permit, but no violations or other issues. The property appears that it may benefit from some investment and rehabilitation.

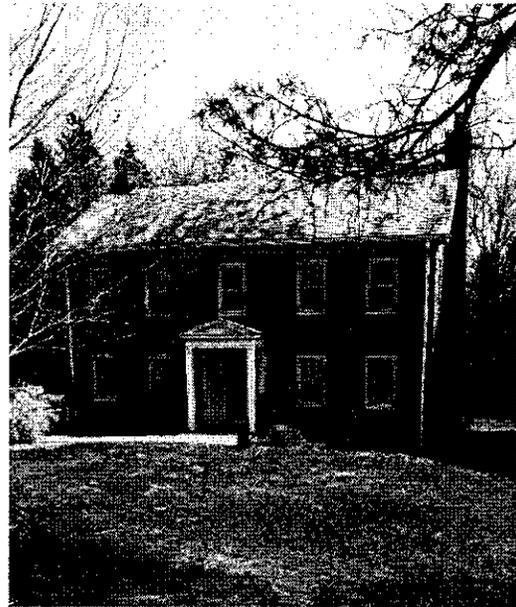
Criteria for establishing an “area in need of redevelopment”

Lot 5 in Block 5605, known as 108 Mt. Kemble Avenue, does **not** meet the criteria for establishing an “area in need of redevelopment”. However, the structure, along with the remaining structures in the Study Area are more than fifty years old; therefore, the portion of the Study area on the southwest side of Mt. Kemble Avenue may be designated as an “area in need of

rehabilitation", because more than half of the housing stock in the delineated area is at least 50 years old. Furthermore, a program of rehabilitation may be expected to prevent further deterioration and promote the overall development of the community.

Site #3: 106 Mount Kemble Avenue

Tax Assessment Data	
Block	5605
Lot	6
Owner	Memorial Realty Corp. % AHS Investment
Owner Address	200 American Rd. Morris Plains, NJ 07950
Property Address	106 Mt. Kemble Avenue
Year Built	1887
Lot Area	.55 acres
Assessment (2016)	
Land Value	\$ 175,100
Improvements	\$ 359,800
Total	\$ 534,900



Property Description

Lot 6 in Block 5605 is approximately half an acre in size. It fronts on Mt. Kemble Avenue and is located across the street from the rehabilitation facility. The property is developed with a single-family residence that was built in 1887. The property is owned by the Memorial Realty Corp., a division of Atlantic Health Systems. According to the Atlantic Health Systems property manager, the residence is used as a rental property, and is currently occupied.

A site visit and review of the exterior condition of the house shows the need for some cosmetic improvements and maintenance. A review of building department records revealed an open permit for a shed, but no other permits or violations.

Criteria for establishing an "area in need of redevelopment"

Lot 6 in Block 5605, known as 108 Mt. Kemble Avenue, does **not** meet the criteria for establishing an "area in need of redevelopment". However, the structure, along with the remaining

structures in the Study Area are more than fifty years old; therefore, the portion of the Study area on the southwest side of Mt. Kemble Avenue may be designated as an "area in need of rehabilitation", because more than half of the housing stock in the delineated area is at least 50 years old. Furthermore, a program of rehabilitation may be expected to prevent further deterioration and promote the overall development of the community.

Site #4: 102 Mount Kemble Avenue

Tax Assessment Data	
Block	5605
Lot	7
Owner	Morristown Memorial Hosp. % C. Moody
Owner Address	475 South St., 2 nd Floor Morristown, NJ 07960
Property Address	102 Mt. Kemble Avenue
Year Built	1950
Lot Area	.988 acres
Assessment (2016)	
Land Value	\$ 289,400
Improvements	\$ 372,800



Property Description

Lot 7 in Block 5605 is just shy of an acre in size. It fronts on Mt. Kemble Avenue and is located across the street from the rehabilitation facility. The property is developed with a residential style building, constructed in 1950, which has since been converted into a commercial use. The property is owned by the Morristown Memorial Hospital, a division of Atlantic Health Systems. The Bargain Box Consignment Shop is the tenant of the property.

A review of Township building department records did not reveal any open permits or violations.

Criteria for establishing an "area in need of redevelopment"

Lot 7 in Block 5605, known as 108 Mt. Kemble Avenue, does **not** meet the criteria for establishing an "area in need of redevelopment". However, the structure, along with the remaining structures in the Study Area are more than fifty years old; therefore, the portion of the Study area on the southwest side of Mt. Kemble Avenue may be designated as an "area in need of rehabilitation" because more than half of the housing stock in the delineated area is at least 50 years old. Furthermore, a program of rehabilitation may be expected to prevent further deterioration and promote the overall development of the community.

Site #5: Mount Kemble Avenue

Tax Assessment Data	
Block	5605
Lot	8
Owner	Assessed in Morristown
Owner Address	
Property Address	Mt. Kemble Avenue
Lot Area	0.06 acres
Assessment (2016)	
Land Value	\$ 0
Improvements	\$ 0
Total	\$ 0



Property Description

Lot 8 in Block 5605 is a fraction of an acre, and is a portion of a larger property that is assessed in Morristown Town. Morris Township does not maintain any tax records for this property. It fronts on Mt. Kemble Avenue and is located across the street from the rehabilitation facility. The property is developed with a parking lot that serves the rehab facility.

Criteria for establishing an "area in need of redevelopment"

Lot 8 in Block 5605, known as 108 Mt. Kemble Avenue, does **not** meet the criteria for establishing an "area in need of redevelopment". This site may be designated as an "area in need of rehabilitation" because more than half of the housing stock within the study area is greater than 50 years old. Furthermore, a program of rehabilitation may be expected to prevent further deterioration and promote the overall development of the community.

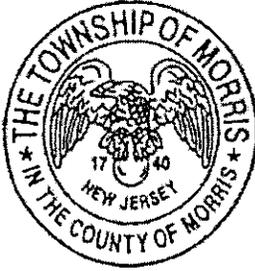
APPENDICES

APPENDIX A: Morris Township Committee Redevelopment Study Resolution

APPENDIX B: Facility Conditions Report Prepared by Atlantic Health Systems

**APPENDIX C: Rehab Institute of Morristown Memorial, Engineering Master Plan, January 10, 2007,
Prepared by PWI Engineering**

APPENDIX A:
MORRIS TOWNSHIP COMMITTEE
REDEVELOPMENT STUDY RESOLUTION



TOWNSHIP OF MORRIS

50 WOODLAND AVENUE
PO BOX 7603
CONVENT STATION, NEW JERSEY 07961-7603
FAX NO. (973) 605-8363
WWW.MORRISTWP.COM

CATHLEEN AMELIO, RMC
TOWNSHIP CLERK
(973) 326-7430

January 26, 2016

Mr. Rick Haan, Chairman
Sonia Santiago, Planning Board Secretary
Planning Board Members

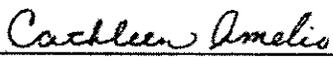
Re: Resolution Number 31-16

Mr. Haan:

The Township Committee of the Township of Morris approved Resolution Number 31-16 authorizing the Planning Board to investigate whether the property commonly known as Block 5506, Lot 25, and Block 5605, Lots 5, 6, 7, 8 (Mt. Kemble Avenue) on the Tax Map of the Township of Morris as to the designation as an area in need of redevelopment pursuant to the Local Redevelopment and Housing Law.

The attached Resolution enumerates the details of the Planning Board investigation.

Truly yours,


Cathleen Amelio, Township Clerk

JAN 26 2016



TOWNSHIP OF MORRIS

50 WOODLAND AVENUE
PO BOX 7603
CONVENT STATION, NEW JERSEY 07961-7603
FAX NO. (973) 605-8363
WWW.MORRISTWP.COM

CATHLEEN AMELIO, RMC
TOWNSHIP CLERK
(973) 326-7430

RESOLUTION NO. 31-16

RESOLUTION OF THE TOWNSHIP OF MORRIS, COUNTY OF MORRIS, NEW JERSEY, AUTHORIZING THE PLANNING BOARD TO INVESTIGATE WHETHER THE PROPERTY COMMONLY KNOWN AS BLOCK 5506, LOT 25, AND BLOCK 5605, LOTS 5, 6, 7, 8 ON THE TAX MAP OF THE TOWNSHIP OF MORRIS, STATE OF NEW JERSEY, SHOULD BE DESIGNATED AS AN AREA IN NEED OF REDEVELOPMENT PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1, ET SEQ.

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq., as amended (the "Redevelopment Law"), authorizes Municipalities to determine whether certain parcels of land in the Municipality constitute areas in need of redevelopment; and

WHEREAS, to determine whether certain parcels of land constitute an area in need of redevelopment, under the Redevelopment Law the Township Committee (the "Township Committee") of the Township of Morris (the "Township") must authorize the Planning Board to conduct a preliminary investigation of the area and make recommendations to the Township Committee; and

WHEREAS, the Township Committee hereby requests that an investigation occur with respect to the property commonly known as Block 5506, Lot 25, and Block 5605, Lots 5, 6, 7, 8 on the tax map of the Township of Morris, State of New Jersey (the "Study Area"), to determine whether the Study Area meets the criteria set forth in the Redevelopment Law, specifically N.J.S.A. 40A:12A-5, and should be designated as an area in need of redevelopment; and

WHEREAS, if the Planning Board determines to recommend that the Study Area should be designated as an area in need of redevelopment, pursuant to Section 7(f) of the Redevelopment Law, the Township Committee requests that the Planning Board also prepare a redevelopment plan for the Study Area and submit same to the Township Committee for its consideration; and

WHEREAS, if the Study Area is determined to meet the criteria for designation as an area in need of redevelopment, the Township Committee further authorizes the Township to use all of those powers provided under the Redevelopment Law for use in a redevelopment area, except for the power of Eminent Domain pursuant to N.J.S.A. 40A:12A-8(c) (as designated, a "Non-Condernation Redevelopment Area"); and

WHEREAS, the Township Committee has determined that it is in the best interest of the Township to direct the Planning Board to undertake a preliminary investigation of the Study Area pursuant to the procedures of the Redevelopment Law, provide its recommendations to the Township Committee, and prepare a draft redevelopment plan for same, if redevelopment designation is recommended.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Morris, Morris County, New Jersey as follows:

Section 1. The foregoing recitals are incorporated herein as if set forth in full.

Section 2. The Planning Board is hereby authorized and directed to conduct an investigation pursuant to N.J.S.A. 40A:12A-6 to determine whether the Study Area satisfies the criteria set forth in N.J.S.A. 40A:12A-5 to be designated as an area in need of redevelopment, which designation would permit the Township to utilize all of the redevelopment powers, except for Eminent Domain.



CATHLEEN AMELIO, RMC
TOWNSHIP CLERK
(973) 326-7430

TOWNSHIP OF MORRIS

50 WOODLAND AVENUE
PO BOX 7603
CONVENT STATION, NEW JERSEY 07961-7603
FAX NO. (973) 605-8363
WWW.MORRISTWP.COM

RESOLUTION NO. 31-16 (CONTINUED)

RESOLUTION OF THE TOWNSHIP OF MORRIS, COUNTY OF MORRIS, NEW JERSEY, AUTHORIZING THE PLANNING BOARD TO INVESTIGATE WHETHER THE PROPERTY COMMONLY KNOWN AS BLOCK 5506, LOT 25, AND BLOCK 5605, LOT 5, 6, 7, 8 ON THE TAX MAP OF THE TOWNSHIP OF MORRIS, STATE OF NEW JERSEY, SHOULD BE DESIGNATED AS AN AREA IN NEED OF REDEVELOPMENT PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1, ET SEQ (CONTINUED)

Section 3. As part of its investigation, the Planning Board shall prepare maps showing the boundaries of the Study Area and the location of the parcels contained therein, and appended thereto shall be a statement setting forth the basis of the investigation.

Section 4. The Planning Board shall conduct a public hearing in accordance with the Redevelopment Law, specifically N.J.S.A. 40A:12A-6, after giving due notice of the proposed boundary of the Study Area, the date of the hearing, and to any persons who are interested in or would be affected by a determination that the Study Area is an area in need of redevelopment. The notice of the hearing shall specifically state that the redevelopment area determination would not authorize the Township or Township Committee to exercise the power of Eminent Domain to acquire any property in the delineated area, for the Study Area is being investigated as a possible Non-Condemnation Redevelopment Area.

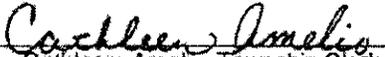
Section 5. At the public hearing, the Planning Board shall hear from all persons who are interested in or would be affected by a determination that the Study Area is a redevelopment area. All objections to a determination that the Study Area is an area in need of redevelopment and evidence in support of those objections shall be received and considered by the Planning Board and made part of the public record.

Section 6. After conducting its investigation, preparing a map of the Study Area, and conducting a public hearing at which all objections to the designations are received and considered, the Planning Board shall make recommendations to the Township Committee as to whether the Township Committee should designate all or some of the Study Area as an area in need of redevelopment pursuant to the Redevelopment Law.

Section 7. If the Planning Board recommends the Study Area be designated as a Non-Condemnation Redevelopment Area, the Planning Board is further directed to prepare a redevelopment plan for the Study Area pursuant to Section 7(f) of the Redevelopment Law. Upon completion of the redevelopment plan, the Planning Board shall transmit the plan to the Township Committee for its consideration.

Section 8. This Resolution shall take effect immediately

I, Cathleen Amelio, Township Clerk of the Township of Morris, Morris County, New Jersey, do hereby certify that the forgoing is a true copy of a resolution adopted by the Governing Body at a duly authorized meeting held on January 20, 2016.


Cathleen Amelio, Township Clerk
Township of Morris, Morris County
State of New Jersey

APPENDIX B:
FACILITY CONDITIONS REPORT
PREPARED BY ATLANTIC HEALTH
SYSTEMS



Atlantic Health System

Morristown Medical Center
Overlook Medical Center
Newton Medical Center
Chilton Medical Center
Hackettstown Medical Center
Goryeb Children's Hospital
Atlantic Rehabilitation

April 20, 2016

Susan S. Gruel, P.P.
Heyer, Gruel, & Associates
236 Broad Street
Red Bank, NJ 07701

Dear Ms. Gruel:

Attached please find a summary of existing conditions at our Atlantic Rehabilitation building at 95 Mt. Kemble Avenue that would need to be addressed if Atlantic Health System were to undertake a renovation of the building to meet its current patient needs.

Please note that this document was prepared internally for our own planning, strategic and construction purposes. The building has not been inspected by outside structural engineers, other experts or licensing or accrediting bodies for purposes of determining the state of the facility. The list was compiled based on our employees' own internal knowledge of the building and it should be considered in that light.

Please let me know if you need any additional information.

Sincerely,

Robert Peake
Director, Facilities, Construction & Real Estate

Facilities, Construction & Real Estate
475 South Street
Morristown, NJ 07960

T 973.971.4959 F 908.522.5790
robert.peake@atlantichhealth.org

Summary of Present Facility

**Atlantic Rehabilitation Institute (ARI)
95 Mt Kemble Ave
Morristown, NJ 07960**

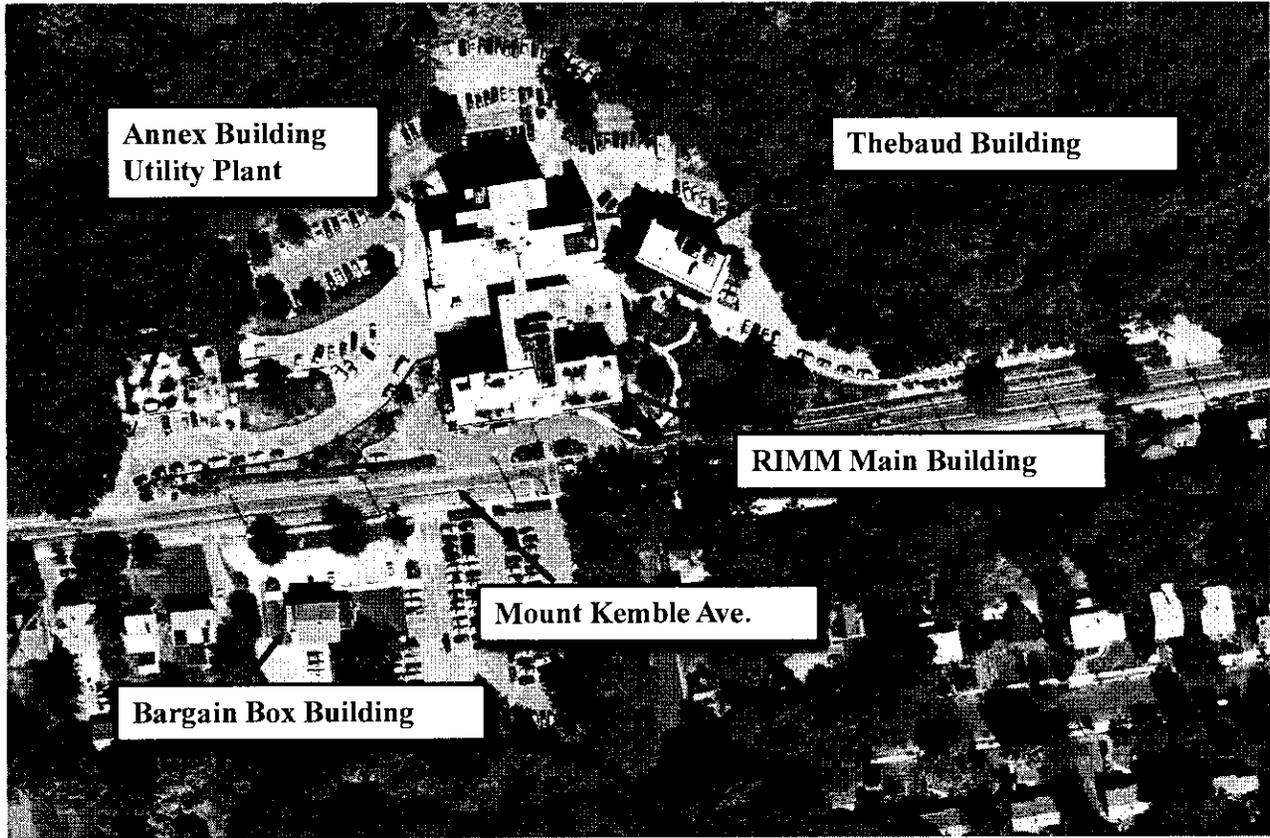
Below is an itemized summary of the major components of the facility at 95 Mt Kemble Ave.

- Major infrastructure upgrades that are needed include:
 - Plumbing - Main waste line running under lobby floor - 1958 is deficient
 - Electrical
 - Main building transformer installed 1958
 - Transfer Switches installed 1958
 - Distribution and Circuit Breaker Panels – 1958 and Older
 - Boilers - 1958
 - Fire Pump - 1958
 - Emergency Generator
 - Air Handlers/HVAC
 - Age and condition of all HVAC systems require replacement.
 - Floor to Deck Height is insufficient for required HVAC upgrades.
 - Windows – The majority of them were installed in 1958
 - Roof – installation dates vary
 - Parking Lot – needs resurfacing but limited to 280 Parking Spaces
 - Exterior walls – brickwork should be repointed
 - Portions of the original All Souls Hospital constructed before 1919 are still in use.
 - There are uneven floors in various areas throughout the facility.
- Kitchen needs modernization – difficult to update and maintain the operation.
- Physical Limitations:
 - Present room configurations limit the width of corridor.
 - Corridors are presently too narrow. Increasing width will require taking space from patient rooms or reducing the number of patient rooms.
 - Double the number of patient rooms are needed in order to maintain the current number of beds and provide private rooms. Conversion to private rooms is required to improve patient satisfaction scores.
 - Upgrading to ADA restrooms in all patient rooms will reduce the size of each room.
- Intrusive nature of major infrastructure upgrades makes it difficult & costly to operate the facility during renovations. This would be a major challenge, along with loss of parking due to construction equipment & vehicles.
- The utility service tunnel between the Main Hospital and the Annex Building/Boiler Room needs some structural repairs that are costly.
- Public ADA restrooms are needed throughout.
- Environmental remediation would be typical for age of existing construction.

APPENDIX C:
REHAB INSTITUTE OF MORRISTOWN
MEMORIAL, ENGINEERING MASTER
PLAN, JANUARY 10, 2007, PREPARED BY
PWI ENGINEERING

Rehab Institute Of Morristown Memorial

Engineering Master Plan
Revised January 10, 2007



**Annex Building
Utility Plant**

Thebaud Building

RIMM Main Building

Mount Kemble Ave.

Bargain Box Building

PWI Engineering Engagement

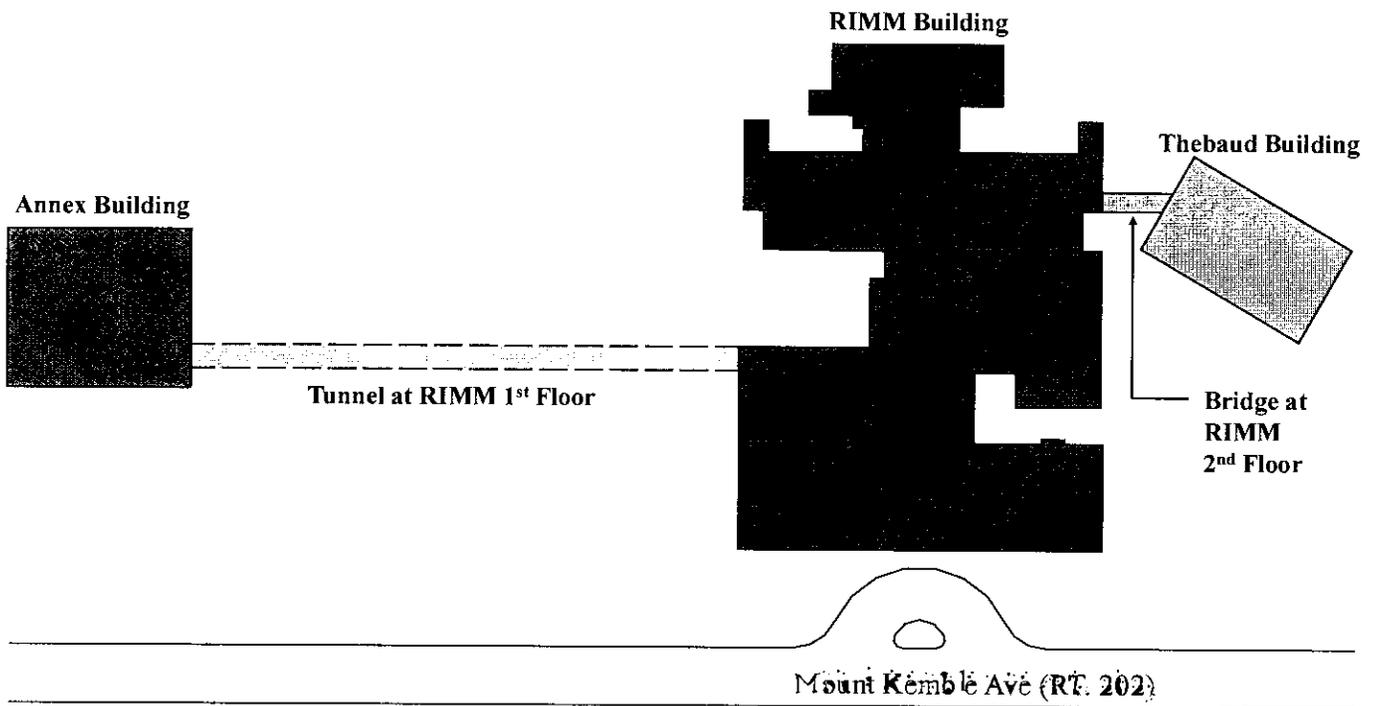
- ✓ Infrastructure Assessment
- ✓ Evaluate Renovation Impacts
- ✓ Recommend Infrastructure Upgrades Scope

Systems Addressed

- ✓ Chilled Water & Air Conditioning
- ✓ Steam/Condensate
- ✓ Normal Power
- ✓ Emergency Power
- ✓ Domestic Water
- ✓ Sanitary Drainage
- ✓ Medical Gases
- ✓ Natural Gas
- ✓ Fire Protection Systems

Renovations Considered

- 30 Bed Unit on 5TH Floor
- 10 Bed Unit on 6TH Floor



LEGEND



RIMM Main Building



Thebaud Building

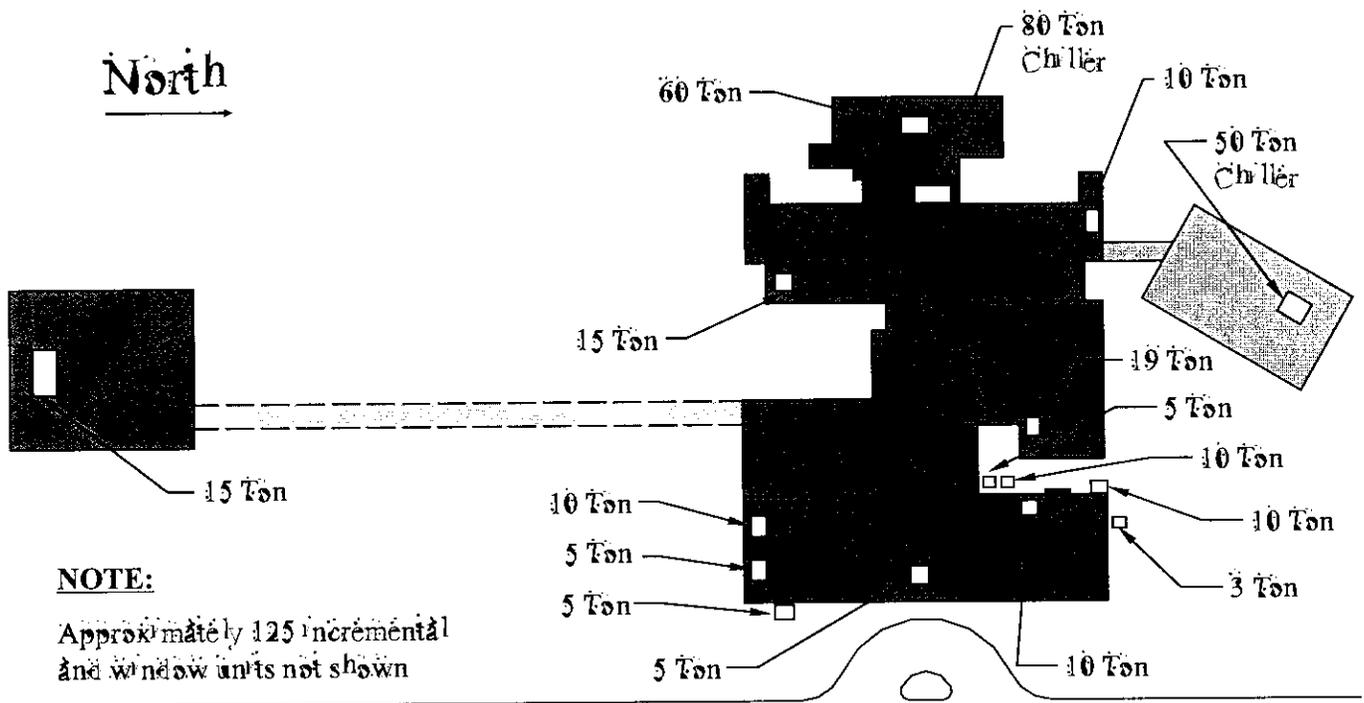


Underground Utility Tunnel



Annex Building Utility Plant

North
→



NOTE:

Approximately 125 incremental and window units not shown

Mount Kemble Ave (RT. 202)

LEGEND

- RIMM M&N Building
- Thibault Building

- Underground Utility Tunnel
- Annex Building Utility Plant

Air Conditioning Systems

EQUIPMENT	LOCATION	AREAS SERVED	CONDITION
Trane Packaged Rooftop 15 Ton, MK18/AHDSB-001	Annex Roof over 2 nd floor	Annex – 2 nd Floor Garden State Orthopedics	Fair – New In 1995 (Typical Life 15 Years) Surplus Capacity
Window Air Conditioners	Annex 3 rd Floor	Engineering & Maintenance	Various
Trane Fan Coil Units Chilled Water / Electric Heat, 40 units	Thebaud 1 st , 2 nd , 3 rd , 4 th Floors	Thebaud 1 st , 2 nd , 3 rd , 4 th Floors	Fair – Installed 1986 (Typical Life 20 Years)
Trane Air-cooled Chiller 50 Tons, Pumps In 4 th Floor Closet MK23	Thebaud Roof	Thebaud 1 st , 2 nd , 3 rd , 4 th Floors	Fair – Installed 1986 (Typical Life 20 Years) (1) Compressor Replaced Within 4 Years. Chilled Water Piping Not Properly Insulated
Gouvernaire Custom Rooftop Unit – 100% O.A. Chilled Water With Electric Heat MK22/AHDTH-R01	Thebaud Roof	Thebaud 1 st , 2 nd , 3 rd , 4 th Floors Ventilation O.A.	Bad – Installed 1986 (Typical Life 20 Years) Down For Service. Fan Bearing Replacement, But Still Have Vibration Issues. Pneumatics And Electric Heater Questionable. Chilled Water Coil Has Frozen And Had Leaks.

Air Conditioning Systems

EQUIPMENT	LOCATION	AREAS SERVED	CONDITION
Multi-zone AHU Trane Draw-thru Climate Changer MK09/AHDMK707 Chilled Water / Steam Heat, No Final Filters	RIMM East Mech. Rm. 7 th Floor	5 th & 6 th Floor Main Corridors	Poor – Installed 1973 (Typical Useful Life 20 Years). Need To Be Replaced.
Packaged Rooftop AC Comfort Maker MK11/AHDMK710, 5 Tons, No Final Filters	RIMM 6 th Floor Roof	6 th Floor Solarium	New – Recently replaced.
Trane VAV AHU Draw Thru Climate Changer DX With Remote Air Cooled Condenser Hot Water Preheat, No Final Filters, 16,900CFM – 60 Tons MK02/AHMK-708/AC-2	RIMM 7 th Floor West Mech. Rm.	2 nd – West Addition 3 rd – West Addition Dining/Multipurpose, Main Corridors, Some Offices 4 th – Entire Except Patient Rooms 5 th – West Addition 6 th – West Addition	Bad – Installed 1983 (Typical Life 20 Years) Renewal Should Be Planned. Bad Vibration. Preheat And Evaporation Coils Are Bad.

Air Conditioning Systems

EQUIPMENT	LOCATION	AREAS SERVED	CONDITION
Trane Packaged Rooftop Unit 10 Ton, MK20/AHDMK-709	RIMM 6 th West Roof	6 th Floor West FEP	Fair – New In 1995 (Typical Life 15 Years). Condenser coils recently replaced.
Incremental PTAC Units, 116 Units – 1 Ton Each, Hot Water Heat, Outside Air Grilles, Some “Singer”, Some “Remington”.	RIMM Patient Rooms 3 rd , 4 th , 5 th & 6 th Floors	Patient Rooms 3 rd , 4 th , 5 th & 6 th Floors	Poor To Fair – About 56 Original 1983 Units Require Continuous Repair (Older Than Typical Life Of 15 Years), Code Issue Or Ventilation. About 60 Were Recently Replaced With Mcquay Units, But 20 Of The Replacements Have Bad Expansion Valves.
Trane AHU – 3 Zones Draw Thru Climate Changer DX With Remote Condenser Cooling Only, 5100CFM – 19 Tons, MK01/AHDMK-103/AC-1	RIMM 1 st Floor Mech. Rm.	2 nd Floor Gym, Pool, PT Staff	AHU Fair – Installed 1983 (Typical Life 20 Years) Renewal Should Be Planned
Dual Duct AHU Chilled Water Coil, Steam Preheat, Steam Hot Deck, Trane Climate Changer, MK08/AHDMK-308	RIMM 3 rd Floor West Mech. Rm.	3 rd Floor West 2 nd Floor West	Poor – Installed 1973 (Typical Life 20 Years) Needs Renewal Soon, priority 1.

Air Conditioning Systems

EQUIPMENT	LOCATION	AREAS SERVED	CONDITION
Cooling Tower BAC Blow-thru, Indoors With Ducts To Outside. BAC Model VXT750CR. MK21	RIMM 3 rd Floor West Mech. Rm.	Trane Chiller 2 nd Floor West 3 rd Floor West 5 th & 6 th Main Corridors	Marginal – Newer Than Chiller (1994) (Typical Life 20 Years). Unit Is Corroded. Top Has Been Replaced, But Corroded Bottom Portion Remains. Unit Only Operated During Summer.
Trane Chiller, 80 Tons, Water-cooled, MK19/CHMK2-001.	RIMM 2 nd Floor West Mech. Rm.	2 nd Floor West 3 rd Floor West 5 th & 6 th Main Corridors	Good – Replaced In 2006
Packaged Rooftop Unit, MK07/AHMK-2XX/AHMK-R07, DX Cooling – 15 Tons	RIMM 2 nd Floor Roof	2 nd Floor West PT Gym A	Poor - 1986 unit.
Window AC Units	RIMM 2 nd Floor	2 nd Floor Main	Various – (8) Replaced With Central Air System

Air Conditioning Systems

EQUIPMENT	LOCATION	AREAS SERVED	CONDITION
Vertical Split System AC, MK05/AHMK-104, 20 Tons	RIMM 1 st Floor Cafeteria Mech. Rm.	Dining And Serving Areas	Good – Replace In 2005
Split System AC Unit Trane - 5 Tons, AHMKG02	RIMM Ground Floor Tele. Equip. Rm.	Tele. Equip. Rm.	Operational – AHU New condenser unit, installed 1984 (Typical Useful Life 15 Years). Replace Soon.
Packaged AC Unit, Carrier – 10 Ton, MK04/AHMK-R05	RIMM Kitchen Dock Roof	Lobby, Security, Mind/Body, Ground Floor	Good – New, Replaced Within 4 Years
Split System AC Unit – 3 Tons, AHMK1XX	RIMM North Side On Ground	1 st Floor Conference Room	Good – New, Replaced Within 4 Years
Split System AC Unit Carrier - 10 Tons, AHMKXXX	RIMM Outside Gym	Ground Floor Administration, Lobby, 1 st Floor Conference Room	Good – New, Replaced Within 4 Years, except bad evaporator coil needs to be replaced.
Split System DX-AC Unit – 15 Tons, MK10/AHDMK	Kitchen Ceiling next to Loading Dock Doors	RIMM MK1 Kitchen	Good – New, Replaced within 4 years.

Air Conditioning Systems

EQUIPMENT	LOCATION	AREAS SERVED	CONDITION
(2) Ductless Mini Split Wall Units, DX	(2) Pediatric Therapy Rooms	(2) Pediatric Therapy Rooms on 2 nd Floor RIMM	Good – New Units
Bargain Box AHU Split DX Unit with (2) 7 ½ Ton Condensing Units at Grade South of Bargain Box Basement	Bargain Box Basement	Bargain Box Building	Poor – Near End of Life. Replace Units.

Air Conditioning Issues

THEBAUD BUILDING

- All Electrical Heat - High Operation Cost
- Air Cooled Chiller Energy Cost – Worse Than Chilled Water
- Frequent Comfort Complaints – Hot In Summer
- CHW Piping Above Ceiling – Condensation Problems
- Perimeter Rooms (Served With Fan Coil Units) Do Not Have Ducted Ventilation Air. Ventilation Is Air Leakage Through Closed Operable Windows
- Equipment Approaching End Of Typical Useful Life. (Approximately 5 Years Left)
- Mold – Faulty Chilled Water Pipe Insulation. Lack Of Space Humidity (AHU unit not operating) Control. Roof Drain Piping And AHU Open Site Condensate Drain Located Within Inside Walls. Infiltration Through Windows Because Space Is Not Pressurized With Conditioned Outdoor Air, Causing High Humidity

Air Conditioning Issues

ANNEX BUILDING

- Engineering / Maintenance Offices Systems Are Low Quality
- No Air Conditioning System For Offices At 3rd Floor Engineering Office Other Than Window Units, and Steam Radiation

Air Conditioning Issues

MAIN BUILDING

- Central Air Handling Systems Final Filters Are Not Located Downstream Of The Supply Air Fans. (DHHS Guidelines - Patient Care, Treatment And Diagnosis)
- Use Of Room Units For Outside Air Not Compliant With DHHS Guidelines
- Comfort Complaints - 6th Floor Main, 3rd Floor West Wing Dual Duct. Inadequate HVAC At Ground Floor Lobby. Inadequate Capacity of Window Units On 2nd Floor Main / Low Quality
- Indoor Cooling Tower May Only Last About 3 To 4 More Years. Although The Top Plenum Was Recently Replaced, The Sump Is Badly Corroded. Baltibond Rust Inhibitor Paint Applied. Unit Is Drained In Winter.
- Heat Piping Clogged With Rust. Rust And Sediment, At Times Gets To Valves And Prevent Them From Closing Tight. Piping Has Been Drained And Flushed, But Rust Is Still An Issue. Heating Water Lines From Annex To RIMM Needs To Be Replaced.

Air Conditioning Issues

MAIN BUILDING (Continued)

- No Water Treatment (Heating Water, Chilled Water, Condenser Water)
- Condenser Water Piping Clogged With Rust
- Most Equipment Has Exceeded Typical Useful Life Span
- Predominant Use Of DX Cooling Promotes High Utility & Maintenance Costs
- Some Steam Condensate Piping Below The Floor Slab Are Leaking. Some Low Pressure Steam Condensate Lines Have Been Replaced With Copper Because It Is Easier To Do.

Air Conditioning Issues

MAIN BUILDING (Continued)

- 136 Units With Compressors (Extreme Maintenance Burden)
- Running Out Of Spare Parts For Obsolete Incremental Units
- Only A Few AHU' s (Penthouse Units) Are Connected To BAS. The Remainder Are Local Control Only
- Winterization / Freeze Protection Of And Outdoor Air Cooled Chillers

Air Conditioning System Options

Option 1 - PTAC

- Replace Existing PTAC Units (Electric Heat) With New PTAC Units In RIMM Or With Fan Coil Units In Thebaud Building Utilizing Hot Water Coils
- Replace Multiple DX Systems With Central Air Handling Units Utilizing Final Filters, Chilled & Hot Water Coils
- Air Handling Systems Would Have VAV Boxes With Hot Water Coils
- Central Air Handling Units Would Provide Outside Ventilation Air To Perimeter Spaces With PTAC Units
- New Central Chiller Plant In Annex Building Addition / Penthouse or new Mechanical Room

Air Conditioning System Options

Option 2 – All Air VAV System

- Replace Existing PTAC Units, Fan Coils, & Multiple DX Systems With Central Air Handling Units Utilizing Final Filters, Chilled & Hot Water Coils
- Air Handling Systems Would Have VAV Boxes With Hot Water Coils Serving Perimeter & Interior Spaces
- New Central Chiller Plant In Annex Building Addition / Penthouse or new Mechanical Room

Air Conditioning System Options

Option 3 – Fan Coil Units

- Replace Existing PTAC Units And Fan Coil Units With (4) Pipe Fan Coils Utilizing Chilled & Hot Water Coils
- Replace Multiple DX Systems With Central Air Handling Units Utilizing Final Filters & Chilled/Hot Water Coils
- Air Handling Systems Would Have VAV Boxes With Hot Water Coils
- Central Air Handling Units Would Provide Outside Ventilation Air To Perimeter Spaces With Fan Coil & PTAC Units
- New Central Chiller Plant In Annex Building To Serve Air Handling Units And Fan Coils

Air Conditioning System Options – Utility Cost

AIR CONDITIONING SYSTEM OPTIONS – UTILITY COST										
OPTION	BUILDING ONLY EXCL HVAC				HVAC ONLY				GRAND TOTAL \$	SAVINGS FROM BASE \$
	ELECT \$	GAS \$	WATER \$	TOTAL \$	ELECT \$	GAS \$	WATER \$	TOTAL \$		
Base – Model of Existing	\$207,931	\$66,652	Not included	\$274,583	\$248,953	\$138,533	\$1,772	\$389,258	\$663,841	Base
* 1-PTAC	\$207,931	\$66,652	Not included	\$274,583	\$222,440	\$133,306	\$2,220	\$357,966	\$632,549	\$31,292
* 2 – All Air VAV	\$207,931	\$66,652	Not included	\$274,583	\$220,591	\$264,761	\$11,332	\$496,684	\$771,268	-\$107,426
* 3 – Fan Coils	\$207,931	\$66,652	Not included	\$274,583	\$186,141	\$151,398	\$9,100	\$346,639	\$621,222	\$42,619

* Options 1 to 3 utility costs are with systems operated in compliance with U.S. Department of Health & Human Services (DHHS) Guidelines.

Air Conditioning System Installed Cost

OPTION	CONSTRUCTION COST	\$/SF
Option 1 – PTAC	\$5,009,000	\$35
Option 2 – All Air VAV System	\$5,612,000	\$40
Option 3 – Fan Coil Units	\$5,435,000	\$38.5

Air Conditioning System Analysis

OPTION	ADVANTAGES	DISADVANTAGES
1 – PTAC	<ul style="list-style-type: none"> • Lowest first cost • No chilled water piping will minimize disruption • Disruption to install central ventilation system for OSA is significantly less than all air VAV system • Terminal room unit minimizes reheat cost as compared to all air VAV system • Construction can be phased 	<ul style="list-style-type: none"> • Compressor noise in space • Higher maintenance cost with multiple DX units • Temperature and humidity control with DX cooling not as good as chilled water with overhead duct distribution • Lower reliability with DX units • Recirculated room unit does not provide 90% filtration to space as compared to a all air VAV system

Air Conditioning System Analysis

OPTION	ADVANTAGES	DISADVANTAGES
2 – All Air VAV System	<ul style="list-style-type: none">• Quiet• Final filtered (90%) air from central system• Reduced maintenance cost• Higher reliability• Overhead duct distribution at perimeter rooms provide even temperature in spaces as compared to floor mounted units	<ul style="list-style-type: none">• Reheat energy increases operating cost• Highest first cost• Installation of larger duct system will require increased shaft space and disruption• Will require additional mechanical room space

Air Conditioning System Analysis

OPTION	ADVANTAGES	DISADVANTAGES
3 – Fan Coil Units	<ul style="list-style-type: none"> • Lowest operating cost • Disruption to install central ventilation system for OSA is significantly less than an air VAV system • Terminal room unit minimizes reheat cost as compared to all air VAV system • Centralized cooling plant reduces maintenance cost and noise in space and increases reliability • Will require less new mechanical room space than Option 2 	<ul style="list-style-type: none"> • Disruption to install chilled water piping and drain lines to perimeter fan coil units • Temperature control not as good as overhead duct distribution system • Will require more maintenance than Option 2

Air Conditioning System Recommendations

- Option 3 Fan Coil Units For Phased Total Replacement Of HVAC Systems With New Chilled Water Systems & Central OSA Air Distribution
- Nominal Chiller Plant Capacity Would Be Approximately 500 Tons
- Chiller Plant Location Options Include:
 - Penthouse Expansion
 - Annex Building – Integrated with Boiler plant Renewal, With Distribution Mains In Tunnel

Air Conditioning System Recommendations

- ❑ Air Handling Configuration Options Include:
 - Penthouse Expansion
 - Displace Program Space To Create Fan Rooms On Each Floor
 - Rooftop Air Handling Units
- ❑ Replace PTACs With Fan Coils With Outdoor Air From Central Air Systems With Final Filters.
- ❑ 5th & 6th Floor Renovations Could Be Expedited By Penthouse Fan Room Expansion And Replacement Of Old Multi-zone Unit. Provide Interim Air-cooled Chiller If Schedule Requires.
- ❑ Engage Service Of Water Treatment Contractor For The Heating Water Condenser Water And Chilled Water Systems In Addition To The Boiler Water And Steam Systems.

Air Conditioning System Recommendations

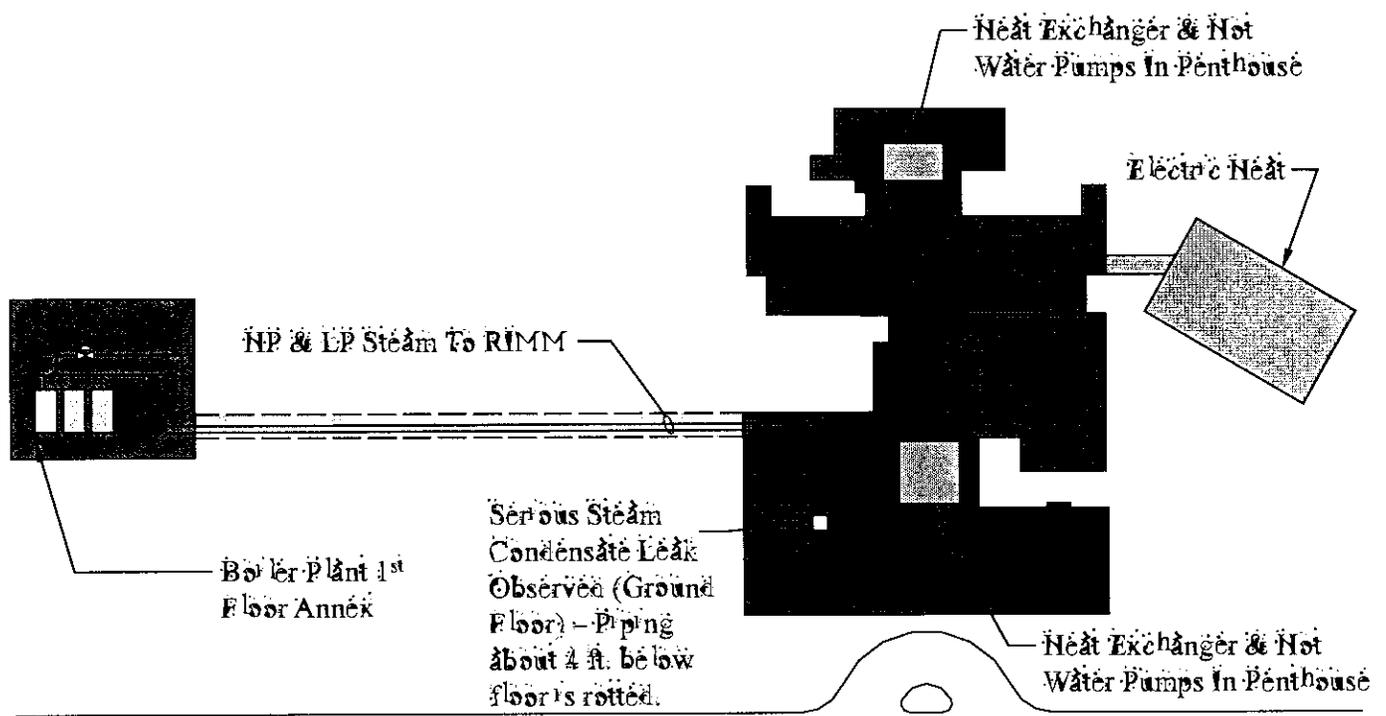
THEBAUD BUILDING

- Connect To New Chilled Water Loop And De-commission Air-cooled Chiller
- Replace Electric Heater In Outside Air Ventilation Unit With Hot Water Coil With Freeze Pumps, Replace Ventilation Unit
- Replace Existing Fan Coil Units. Use 4-pipe System With Hot Water Coil And Chilled Water Coil. Provide Central Dehumidified Outdoor Air Supply To All Rooms.
- Upgrade Chilled Water Pipe Insulation / Vapor Barrier. Pressurize Building With Conditioned Outdoor Air.

Air Conditioning System Recommendations

ANNEX BUILDING

- Replace 15-ton Rooftop Unit After Completion Of Life Cycle (8 To 10 Years)
- Replace 3rd Floor Window Units With Central Air Distribution

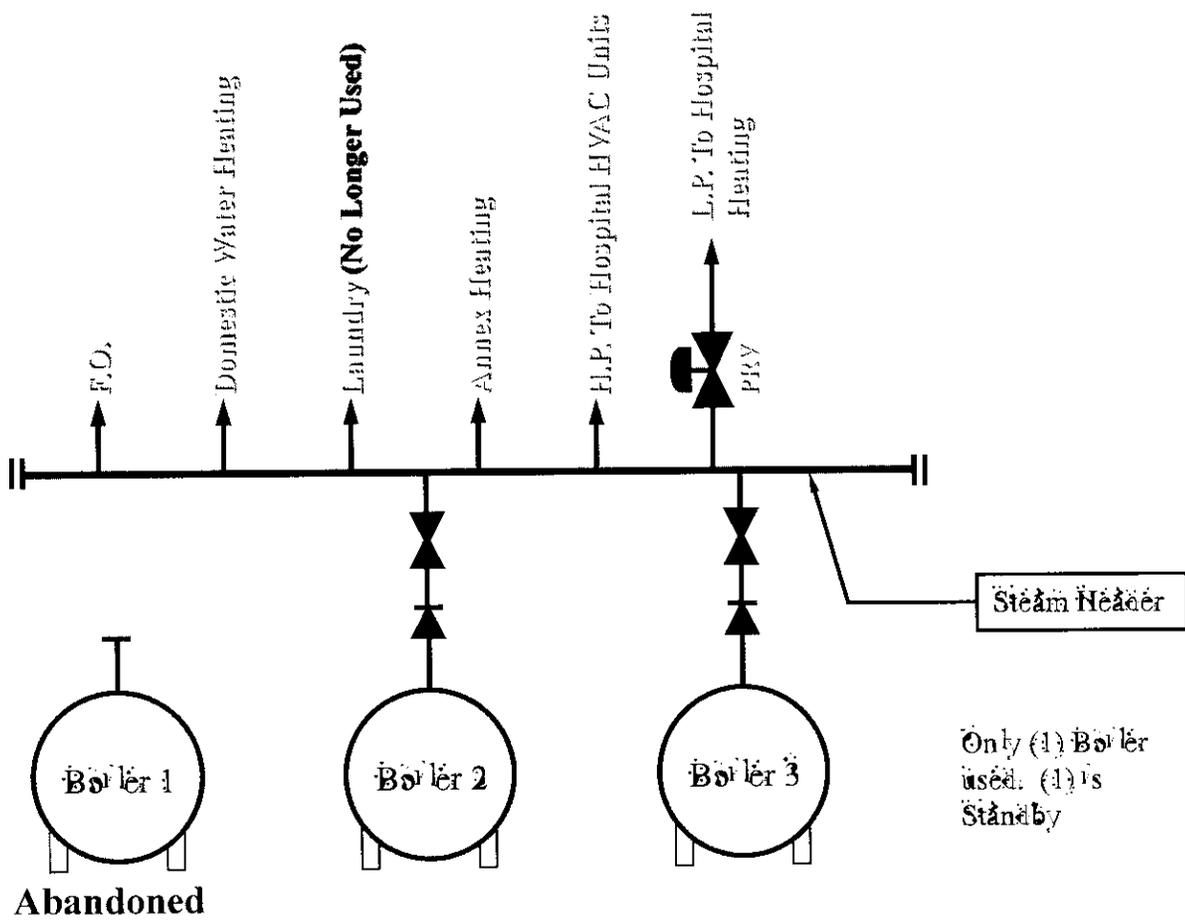


Mount Kemble Ave (RT. 202)

LEGEND

-  RIMM Main Building
-  The Annex Building

-  Underground Utility Tunnel
-  Annex Building Utility Plant



Steam & Condensate Systems

- Central Boiler Plant In Annex Serves All Except Thebaud Building
- HP And LP Mains Through Tunnel
- Three Fire Tube Steam Boilers Installed In 1958, One Is Abandoned And Unserviceable
- Boilers Are Natural Gas Primary, No. 6 Oil Back-up. Each Rated For 300 BHP And 150 PSIG Maximum Pressure
- Manual Blowdown
- Current Boiler Operating Pressure Is 45 PSIG

Steam & Condensate Systems

- Triplex Boiler Feed Pumps Draw From Single Boiler Feed Tank.
- Underground No. 6 Fuel Oil Storage Tank Recently Replaced
- One Boiler Reportedly Handles Peak Load
- Local Heat Exchangers In Buildings Generate Hot Water For Heating
- Steam Used Directly In AHU Coils

Steam & Condensate System Issues

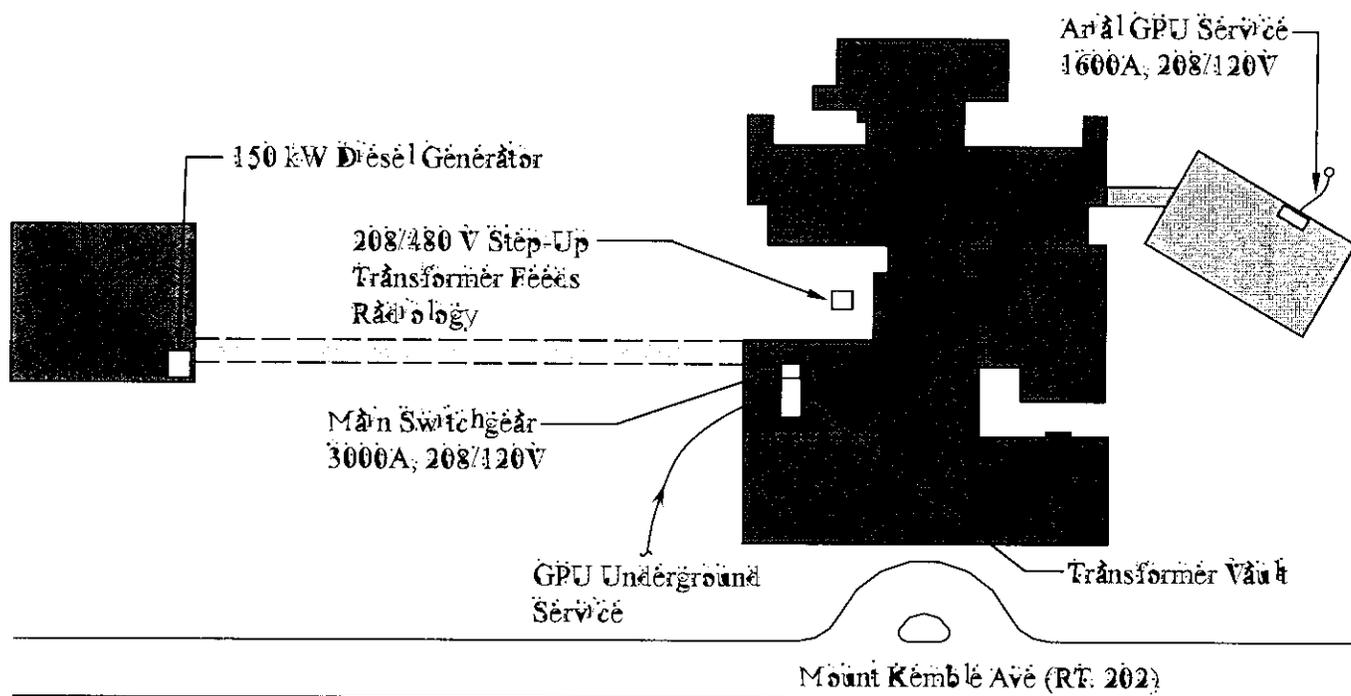
- Boilers Are 49 Years Old And Will Need Replacement Soon. Typical Useful Life Is 25 Years
- All Boiler Auxiliaries (Pumps, Controls And Piping) Have Also Exceeded Service Lives
- Many Steam And Condensate Leaks Observed. Distribution Piping Is Also At End Of Service Life. Low Points Reportedly Clog With Rust
- Boiler Plant Also Serves, Kitchen, Kitchen Booster Heater And Fuel Oil Tank Heater – It Is Also Used To Serve The Laundry Which Now Is Gone
- Common Vent Piping Of Boiler Safety Valve Open Above The Abandoned Boiler. Relieved Steam Can Vent Out To The Boiler Room Instead Of Outside
- Single Boiler Feed Tank Is Potential Single Point Of Failure

Steam & Condensate System Issues (Continued)

- No Dearator At Boiler Feed Tank. May Contribute To Pipe Corrosion, Depending On How Much Condensate Is Actually Returned.

Steam & Condensate System Recommendations

- Replace Boilers And Auxiliaries.
- Consider Small Boiler Dedicated For Summer Load. (Domestic Water And Reheat)
- Install New Steam And Condensate Distribution Piping
- Install Dearator And Surge Tank With Maintenance Bypasses
- Extend Steam Or Hot Water Service To Thebaud To Replace Electric Heat



LEGEND



RIMM Main Building
Thèb ành Bui lèng



Underground Utility Tunnel
Annex Building Utility Plant

Normal Power System

MAIN BUILDING / ANNEX

- Underground Primary Service From Mt. Kemble Ave. Feeds (3) GPU Pod-Style Transformers in Vault.
- Secondary Switchgear Is 3,000 Amp, 208/120V
- Phase Loss Monitor or Protection Systems Are Not Present
- Annex Is Fed Through Tunnel From Main.
- Transformers And Switchgear Were Installed In 1958, And Are Obsolete
- Boiler Room Panels Are Old Westinghouse Type and are Obsolete

Normal Power System

MAIN BUILDING / ANNEX (Continued)

- Most Distribution Panels And Branch Power Panels East Of Stair #3 In South And North Wing Are Old 1958 Vintage And Obsolete, With Little Additional Circuit Space
- Original Branch Power Panels in North Corridor of 2ND And 3RD Floors West Wing Are 1958 Vintage And Obsolete
- Distribution Panels PP-H And DPL-2 @2ND Floor Are Obsolete Series
- Most Other West Wing Panels Are Gould ITE Manufactured 1983, And Several More Recent Square D
- Lighting Appears Adequate And In Fair Condition

Normal Power System

THEBAUD BUILDING

- JCP&L Arial 1600A, 208/120V, 3-Phase Service Enters At Rear Mechanical Room
- Main Distribution Is Recent Series Square D 1600A I-Line Panel
- MDP Contains (2) 800A Main Circuit Breakers Feeding (2) Square D I-Line Distribution Panels. One Feeds Building Distribution, One Feeds Mechanical Panel in Penthouse
- Distribution Gear Is In Good Condition
- Phase Loss Monitor Or Protection Systems Are Not Present
- Mechanical Piping In The Electrical Room Infringes Upon The Electrical Panel Working Space
- Data Communications Equipment Violates Working Space Clearance In Mechanical Room At Several Floors
- Plumbing Pipes Violate Electrical Working Space And Are Improperly Fastened In Main Mechanical Room. Evidence of Leakage Is Also Present

Normal Power System Issues

MAIN BUILDING / ANNEX

- Transformers And Main Switchgear are Old
- Main Switchgear is Obsolete And Dependent Upon After-Market Parts.
- Branch Panels (Except West Wing) Are Old And Obsolete With Little Spare Circuit Capacity
- Main Switchgear And Distribution Panels Have Accumulated Foreign Particles Which Collects Moisture. Equipment Cleaning And Thermographic Survey May Be Overdue
- Phase Loss Problems At Utility Service Are Reported To Have Caused Damage To 3-Phase Equipment

Normal Power System Issues

THEBAUD BUILDING

- Mechanical Piping Infringing Upon Electrical Equipment Working Space Are Improperly Fastened
- Phase Loss Problems At Utility Service Are Reported To Have Caused Damage To 3-Phase Equipment
- Mechanical Piping Leaking Fluids Around Main Distribution Panels

Normal Power System Recommendations

MAIN BUILDING / ANNEX

- Install A Phase Loss Monitor And Interconnect With HVAC Controls To Shutdown Equipment To Reduce Damage
- Plan Phased Replacement Of Obsolete Switchgear And Panels

Normal Power System Recommendations

THEBAUD BUILDING

- Install A Phase Loss Monitor And Interconnect With HVAC Controls To Shutdown Equipment To Reduce Damage
- Remove Mechanical Piping From Electrical Room Or Provide Protection For Electrical Equipment
- New Dedicated Emergency Feeder From Annex Generator To 2ND Floor Electrical Room Splice To Existing Feeder Extending To Thebaud Building

Emergency Power System

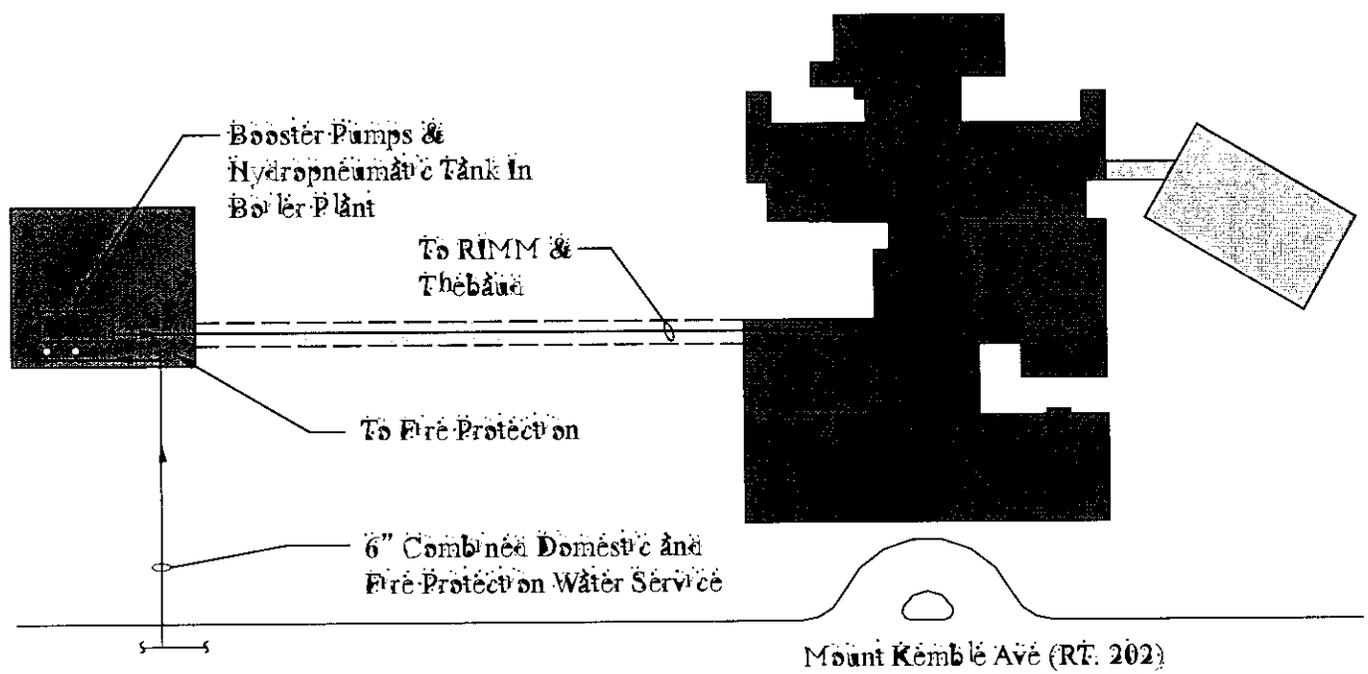
- 150 kW, 208 volt Diesel Generator Located In Annex Serves Entire Complex, Including Thebaud
- Generator Appears To Have Been Well Maintained, But Is Old 1958 Unit With About 8,000 Run Hours
- Generator Cooling System Has A Once Through City Water Cooling System
- Emergency Distribution And Branch Panels Are Old And Obsolete
- Generator Test Reports Indicate Approximately 50% Of Capacity Being Used

Emergency Power System Issues

- Generator And Distribution Are Old

Emergency Power System Recommendations

- Schedule generator Replacement utilizing an existing 250KW, 208 volt generator that is no longer being used by the main hospital
- Schedule Phased Replacement Of Emergency Distribution



LEGEND



RIMM Main Building



Thebaud Building



Underground Utility Tunnel



Annex Building Utility Plant

Domestic Water System

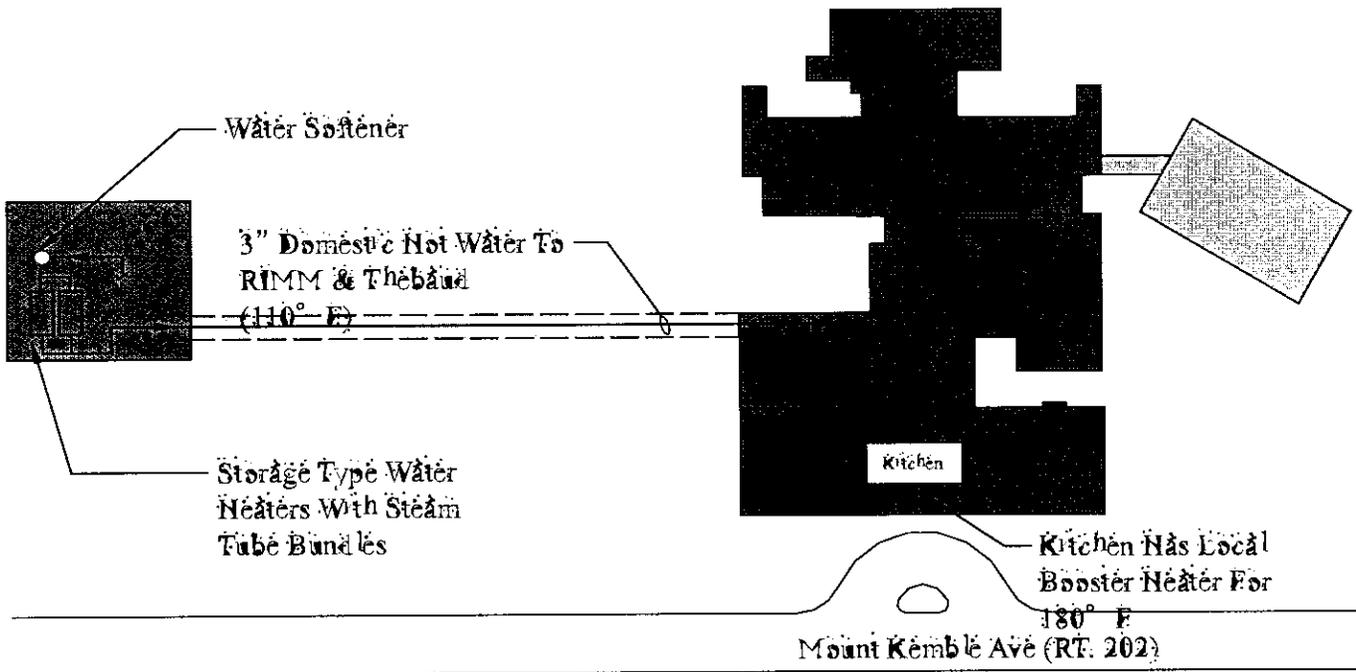
- A 6" Combined Domestic / Fire Protection Service Enters Annex Boiler Plant From Mt. Kemble Ave.
- A 4" Branch Is Metered And Feeds The Domestic Water System
- There Is No Backflow Prevention On The Service
- Incoming Water Pressure Is 67 PSIG
- Service Feeds Two Booster Pumps Which Feed A 6,700 Gallon Hydropneumatic Tank. Distribution Pressure Is Maintained At 80 PSIG
- A Water Softener Feeds The Domestic Water Heating and Boiler Feedwater Makeup
- Piping Type "L" Copper, In General Good Condition
- 4" Service Capacity Is 300 GPM. Calculated Load Based On Fixture Count Is 271 GPM

Domestic Water System Issues

- Booster Pumps Are Old And In Poor Condition
- Booster Pump Controls Are Unreliable
- No Backflow Prevention On The Service, Code Violation
- No Backflow Prevention On Branch To Boiler Make-Up, Code Violation
- Sediments At Times Are Present In The Domestic Water

Domestic Water System Recommendations

- Replace Booster Pumps And Hydropneumatic Tank With New Pumps With Variable Frequency Drives
- Install Backflow Preventer On Main Service
- Install Backflow Preventer On Branch To Boiler
- Provide Strainers/Filters To Catch Sediments In The Domestic Water Supply Main



LEGEND			
	RIMM Main Building		Underground Utility Tunnel
	Thébault Building		Annex Building Utility Plant

Domestic Hot Water System

- Two Storage-Type Heaters With Steam Tube Bundles Currently Feed Entire Complex
- Former Kitchen Booster Heaters In Boiler Plant Have Been Abandoned
- Two Smaller Gas-Fired Heaters Have Also Been Abandoned
- Distribution Temperature Is 110°F
- Recirculation Pumps Maintain System Temperature
- Capacity Appears To Be Adequate, Based on Fixture Count

Domestic Hot Water System Issues

- Domestic Water Heaters Are Old, 1958, And Have Exceeded Typical Useful Life Span.
- One Tank Is Leaking
- Booster Heater For Dishwasher Needs To Be Replaced - Old

Domestic Hot Water System

Recommendations

- Schedule Storage Heater Replacement
- Alternate: Replace Existing Storage Type Heaters With Instantaneous Type Heaters

Sanitary Drainage System

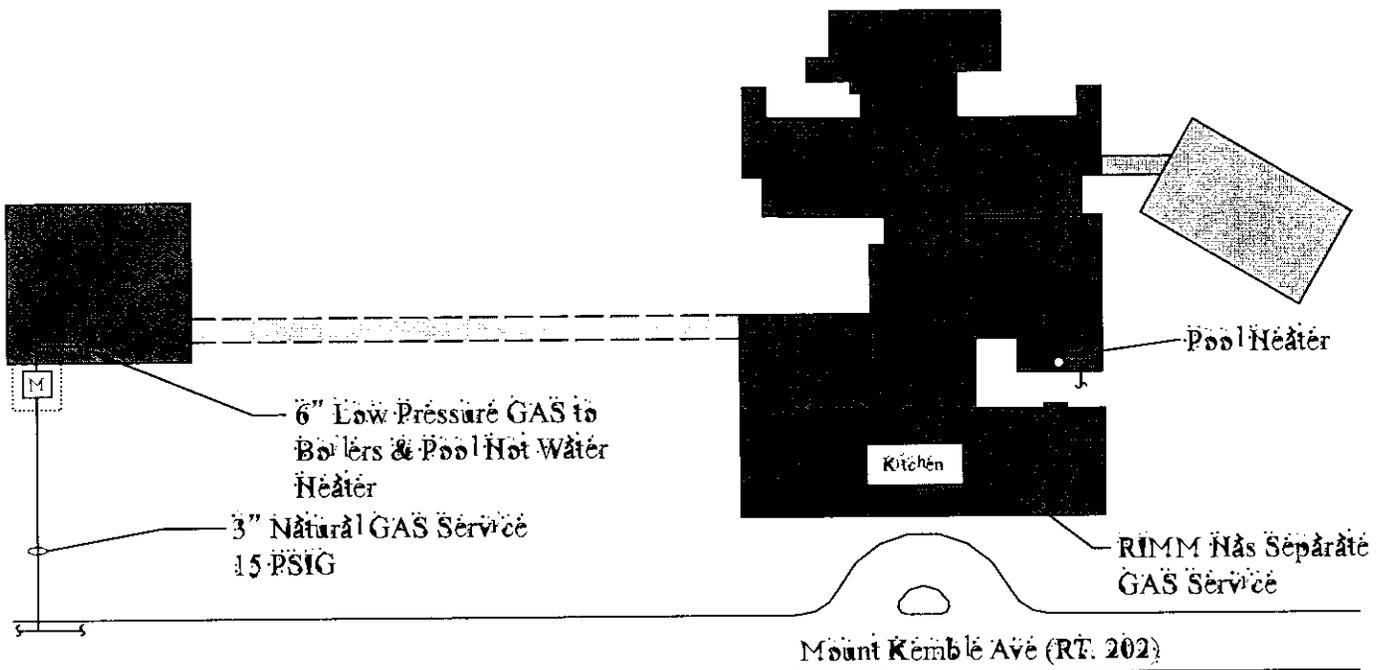
- Two Sanitary Mains Reportedly Leave Complex, Main Building And Thebaud.
- Piping Observed Is Cast Iron With Caulked Joints Below Grade With No-Hub Fittings Above. Generally Fair Condition

Sanitary Drainage System Issues

- Two Prep Sinks In The Kitchen Are Directly Connected To Sanitary System. Code Requires Air-Gap Fittings

Sanitary Drainage System Recommendations

- Install Air-Gap Fittings At Prep Sinks



LEGEND



RIMM Main Building



Thebaud Building



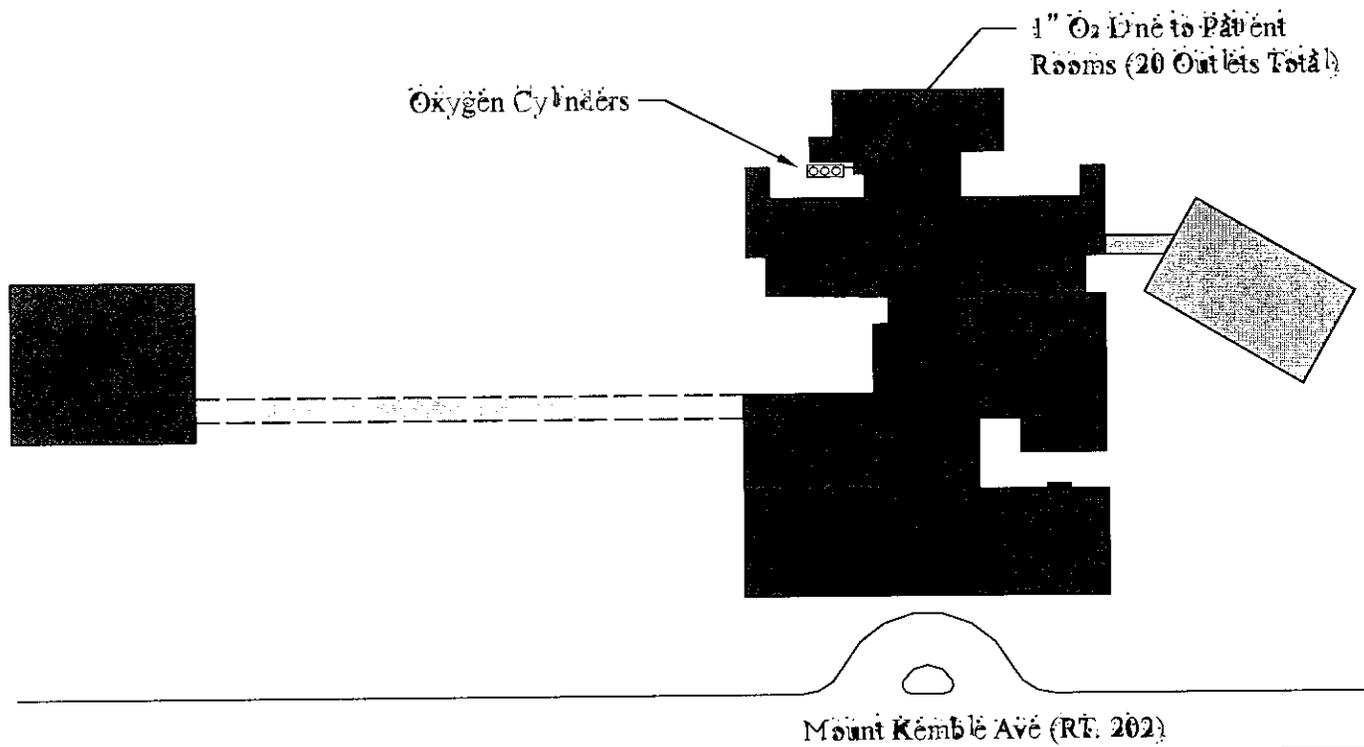
Underground Utility Tunnel



Annex Building Utility Plant

Natural Gas System

- 3", 15 PSIG Service Enters Boiler Plant From Mt. Kemble Ave.
- After Meter and Pressure Reducing 6" Low Pressure Main Feeds Boilers, Abandoned Water Heaters And Abandoned Incinerator
- Main Building Has Separate Low Pressure Service That Serves The Kitchen And Pool Heaters
- The #1 Service Has A Capacity Of 41,000 CFH. Each Boiler Requires 12,400 CFH, Therefore service Capacity Is More Than Adequate
- Distribution Piping Is Black Iron With Welded Joints
- The Existing Gas Fired Swimming Pool Water Heater Is Not Properly Vented And Has Inadequate Combustion Air Supply. Plans To Rectify The Above Problems And Meet Current Codes Have Been Prepared.



LEGEND			
	RIMM Main Building		Underground Utility Tunnel
	Therapist Building		Annex Building Utility Plant

Medical Gas System

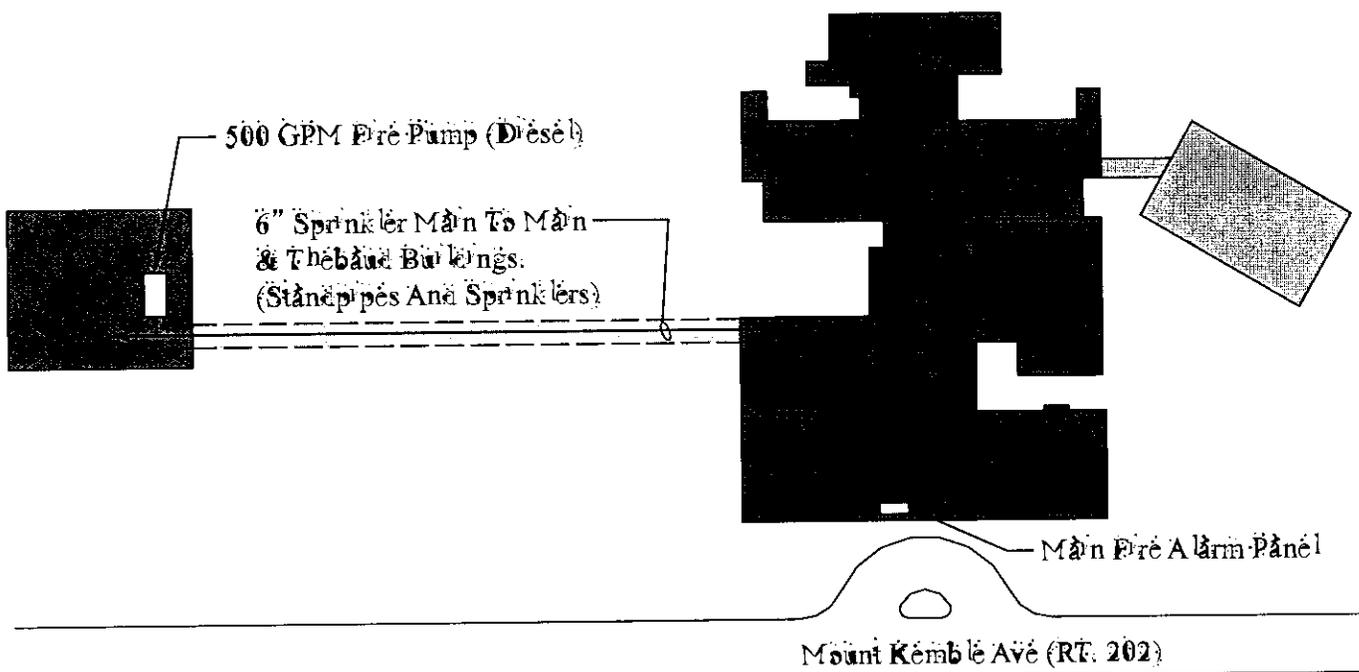
- Oxygen Is Supplied By A Manifold System Of Type “H” Cylinders. 6 Cylinders Primary Plus 6 Reserve
- In Addition, 16 Spares Are Kept On Site
- A Single master Alarm Panel is Installed In The Boiler Plant
- Manifold replaced and an additional alarm panel was installed on the 4th floor in 2006
- Each Area Using Oxygen Has Local Zone Valves And Area Alarm Panels
- Distribution Piping Is Copper
- All Required Inspections And Certifications Have Reportedly Been Completed Successfully

Medical Gas System (Continued)

- There are Approximately 20 Outlets That Were Identified During Survey.
- Based Upon Current Outlet Count, Capacity Is Adequate With Deliveries Required Every 3 Weeks
- No Vacuum Or Medical Air Systems Exist

Medical Gas System Issues

- Need Confirmation That No Patient Rooms Need To Be Medical / Surgical
- If They Do, Then Oxygen And Vacuum Outlets Would Be Required
- If Not Then Outlets Are Optional And Not Required
- Gas Manifolds Should Be Replaced With New Incorporating New Gauges



LEGEND	
	RIMM Main Building
	Thebald Building
	Underground Utility Tunnel
	Annex Building Utility Plant

Life Safety Systems

- All Buildings Are Fully Sprinklered, With “Standard Response” Heads
- A 6” Service Feeds Diesel Engine – Driven Fire Pump in Annex With 500 GPM Capacity. Fire Pump Was Installed In 1992 And Is In Good Condition
- West Standpipe Risers Are Installed At Each Egress Stair Tower, With Fire Department Hose Valves
- Fully Addressable Notifier Fire Alarm System Is In Place. Digital Communicator And Printer Are Located In Ground Floor Security Office. System Reports To Central Station, Which Notifies Local Fire Department First And Then MMH Simon Building B-Level Security Office
- Notifier System Includes Corridor Smoke Detection, Duct Smoke Detectors, Manual Pull Stations, Standard Audible Alarms And ADA Compliant Strobe Lights

Life Safety Systems Issues

- Current Codes Require “Quick response” Sprinkler Heads In Patient Sleeping Areas. Any Renovation Project Should Include “Quick Response” Heads
- Otherwise, Life Safety Systems Appear To Be Code Compliant And In Good Condition

Summary of Recommendations 2-3 Year Plan – Safety Issues

RECOMMENDATION	ORDER OF MAGNITUDE COST
Replace Gouvernaire Rooftop Unit Serving Thebaud Building 1 st , 2 nd , 3 rd and 4 th Floors	\$110,000
Replace Faulty Chilled Water Pipe Insulation in Thebaud Building	\$20,000
Extend Boiler Safety Valve Relief Piping to Outside	\$5,000
New Phase Loss Monitors	\$15,000
Replace Domestic Water Heaters	\$120,000
Repair Faulty Gas Venting at Swimming Pool Water Heater	\$10,000
Miscellaneous: Replace Incremental PTAC Units (RIMM) and Steam Piping Leaks as Needed	\$50,000
Subtotal	\$330,000
20 % Contingency	\$66,000
TOTAL	\$396,000

Summary of Recommendations 5-7 Year Plan – Reliability & Safety Issues

RECOMMENDATION	ORDER OF MAGNITUDE COST
Replace Gouvernaire Rooftop Unit Serving Thebaud Building 1 st , 2 nd , 3 rd and 4 th Floors	\$110,000
Replace Faulty Chilled Water Pipe Insulation in Thebaud Building	\$20,000
Extend Boiler Safety Valve Relief Piping to Outside	\$5,000
New Phase Loss Monitors	\$15,000
Replace Domestic Water Heaters	\$120,000
Repair Faulty Gas Venting at Swimming Pool Water Heater	\$10,000
Miscellaneous: Replace Incremental PTAC Units (RIMM) and Steam Piping Leaks as Needed	\$100,000
Replace Trane Multi-Zone Air Handling Unit Serving RIMM 5 th & 6 th Floors; Located in East Mechanical Room – 7 th Floor	\$170,000
Replace Trane Air Handling Unit Serving 2 nd Through 6 th Floors West Addition; Located in West Mechanical Room – 7 th Floor	\$300,000

Summary of Recommendations
5-7 Year Plan – Reliability & Safety Issues
(Continued)

RECOMMENDATION	ORDER OF MAGNITUDE COST
Replace Trane Dual Duct Air Handling Unit Serving 2 nd and 3 rd Floor West; Located in West Mechanical Room – 3 rd Floor	\$170,000
Replace Rooftop Unit Serving PT-GYM Located on RIMM 2 nd Floor Roof	\$70,000
Replace Condensing Unit Serving Telephone Equipment Room	\$10,000
Replace Air Handling System Serving Bargain Box	\$70,000
Replace Indoor BAC Cooling Tower Serving 80-Ton Trane Chiller	\$80,000
Replace Domestic Water Booster Pumps	\$50,000
Subtotal	\$1,300,000
20 % Contingency	\$260,000
TOTAL	\$1,560,000

Summary of Infrastructure Recommendations 20 Year Plan – Complete Capital Renewal

RECOMMENDATION	ORDER OF MAGNITUDE COST
New Central Chiller Plant (500 Tons)	\$1,000,000
New Central Air Handling System RIMM West	\$834,600
New Central Air Handling System RIMM East	\$1,001,520
New Central Air Handling System Thebaud	\$92,733
New Central Air Handling System Annex	\$42,657
New Chilled Water Distribution Piping to AHU' s	\$240,000
Expand Building Automation System	\$290,000
New Boiler Plant including Hot Water Heat Exchanger & Pumps	\$540,000
New Steam/Condensate Distribution	\$300,000
New Heating Water Distribution to New Zone Terminals	\$283,467
Replace all PTACs w/4-pipe Fan Coils (RIMM)	\$678,000
Replace all Fan Coils (electric Heat) w/4-pipe Fan Coils (Thebaud)	\$132,000

Summary of Infrastructure Recommendations
20 Year Plan
(Continued)

RECOMMENDATION	ORDER OF MAGNITUDE COST
Replace Switchgear & Main Distribution to Annex Building	\$400,000
New Feeders & Distribution Panels	\$250,000
Replace Branch Panels	\$150,000
New ATS & Feeders for Thebaud Building	\$20,000
Replace 150KW Emergency Generator w/ existing 250KW (from Main Hospital), Feeders & ATS	\$200,000
New Phase Loss Monitors	\$15,000
Replace Domestic Water Booster Pumps	\$46,000
Install Backflow Preventers	\$17,000
Replace Domestic Water Heaters	\$120,000
Install Domestic Water Filters	\$20,000
Provide Air-Gap Fittings at Kitchen Prep Sinks	\$1,000
TOTAL INFRASTRUCTURE	\$6,673,977

Phased Implementation Plan
20 Year Plan

YEAR 1	
RECOMMENDATION	ORDER OF MAGNITUDE COST
New Boiler Plant including Hot Water Heat Exchanger & Pumps	\$540,000
Replace Switchgear & Main Distribution to Annex Building	\$400,000
New Feeders & Distribution Panels	\$250,000
Replace Domestic Water Heaters	\$120,000
Subtotal	\$1,310,000
Professional Fees (10%)	\$131,000
TOTAL	\$1,441,000

Phased Implementation Plan
20 Year Plan

YEAR 2	
RECOMMENDATION	ORDER OF MAGNITUDE COST
New Central Chiller Plant	\$1,000,000
Replace 150KW Emergency Generator w/350KW, Feeders & ATS	\$200,000
Replace Domestic Water Booster Pumps	\$46,000
Install Backflow Preventers	\$17,000
Install Domestic Water Filters	\$20,000
Provide Air-Gap Fittings at Kitchen Prep Sinks	\$1,000
Subtotal	\$1,284,000
Professional Fees (10%)	\$128,400
TOTAL	\$1,412,400

Phased Implementation Plan
20 Year Plan

YEAR 3	
RECOMMENDATION	ORDER OF MAGNITUDE COST
New Central Air Handling System RIMM West	\$834,600
New Chilled Water Distribution Piping to AHU' s	\$101,599
Expand Building Automation System	\$122,766
New Steam/Condensate Distribution	\$126,999
New Heating Water Distribution to New Zone Terminals	\$120,000
Replace all PTACs w/4-pipe Fan Coils (RIMM)	\$308,182
Subtotal	\$1,614,146
Professional Fees (10%)	\$161,414.60
TOTAL	\$1,755,560

Phased Implementation Plan
20 Year Plan

YEAR 4	
RECOMMENDATION	ORDER OF MAGNITUDE COST
New Central Air Handling System RIMM East	\$1,001,520
New Chilled Water Distribution Piping to AHU' s	\$121,919
Expand Building Automation System	\$147,319
New Steam/Condensate Distribution	\$152,399
New Heating Water Distribution to New Zone Terminals	\$144,000
Subtotal	\$1,567,157
Professional Fees (10%)	\$156,715.70
TOTAL	\$1,723,873

Phased Implementation Plan
20 Year Plan

YEAR 5	
RECOMMENDATION	ORDER OF MAGNITUDE COST
New Central Air Handling System Thebaud	\$92,733
New Central Air Handling System Annex	\$42,657
New Chilled Water Distribution Piping to AHUs	\$16,482
Expand Building Automation System	\$19,915
New Steam/Condensate Distribution	\$20,602
New Heating Water Dist. to New Zone Terminals	\$19,467
Replace all PTACs w/4-pipe Fan Coils (RIMM)	\$369,818
Replace all Fan Coils w/4-pipe Fan Coils (Thebaud)	\$132,000
Replace Branch Panels	\$150,000
New ATS & Feeders for Thebaud Building	\$20,000
New Phase Loss Monitors	\$15,000
Subtotal	\$898,675
Professional Fees (10%)	\$89,868
TOTAL	\$988,542