

## Cooper University Health Care Trauma Administration. Department Relocation Site Report No.1 - Existing Conditions

Project No: 1038  
Project Name: **Cooper Trauma Admin. Department Relocation**  
Site Address: 620, 622, 624 Benson Street  
Camden, NJ 08103  
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Date of Visit: **February 25, 2026**  
Date Issued: **March 18, 2026**  
Purpose of Visit: Site Survey - 1st Visit

Architect: **Coscia Moos Architecture, LLC**



## Site Report Summary - Existing Conditions Narrative

CosciaMoos Architecture, Highland Engineers, and O'Donnell & Naccarato performed an initial visual site assessment on February 25, 2026, of the existing buildings located at 620, 622, and 624 Benson Street, Camden, New Jersey. The properties are being evaluated for adaptive reuse and conversion into the proposed Cooper Trauma Administration Offices.

The subject properties consist of three attached, mid-19th century, three-story masonry rowhouses currently configured as multifamily residential dwellings. Based on visual observation, the buildings exhibit age-related deterioration and deferred maintenance conditions typical of structures of this age.

Interior finishes are generally beyond their useful life. Observed conditions include deteriorated plaster and gypsum wallboard assemblies, uneven and patched wall surfaces, localized wall and ceiling penetrations, and areas of material failure. Vacant units contain abandoned personal property and debris from prior occupants. Interior surfaces throughout are generally in poor condition and will require comprehensive cleaning and likely full interior demolition as part of redevelopment.

Fenestration systems appear aged and, in many cases, have exceeded their anticipated service life. The existing roofing systems similarly appear to be at or near the end of their functional lifespan, with visible indicators of wear and deterioration.

Overall, each structure demonstrates varying degrees of exterior and interior distress that will require substantial rehabilitation to meet current building code requirements, life safety standards, and performance expectations for commercial office occupancy.






The existing stairways in all three rowhouses do not comply with current commercial building code requirements. Existing stair dimensions measure approximately 9-inch treads, 7-inch risers, and 30 inches in overall width. In addition, 624 Benson Street includes winding treads serving the third floor.






Current code for commercial occupancies requires maximum 7-inch risers, minimum 11-inch treads, and a minimum clear width of 36 inches. As such, the existing stairways will require substantial modification or full replacement to meet code compliance for the proposed change of occupancy.



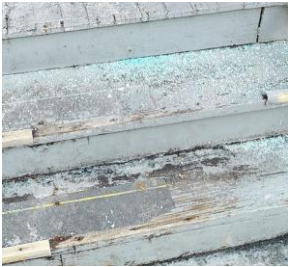

A 3d scan / Virtual tour of the three properties is available by following the link below:



<https://my.matterport.com/show/?m=FVS7h2g4PxE>

The following section summarizes the most significant deficiencies identified during the walkthrough.

| 620 Benson St. |       | 1850's 3-Story Coner rowhome with (3) residential vacant units.  |  |
|----------------|-------|--|--|
| Exterior       | Front | <ul style="list-style-type: none"><li>• Brick mortar joints are cracked and deteriorated<br/></li><li>• Peeling paint observed at wood porch structure, including stairs, handrails, and deck.<br/></li><li>• Porch stair nosing edges are damaged<br/></li><li>• Gutter is damaged.<br/></li></ul> |  |
|                | Side  | <ul style="list-style-type: none"><li>• Brick mortar joints are cracked and deteriorated &amp; brick is spalling<br/></li></ul>   |  |

|          |         |  |
|----------|---------|--|
| Interior | Rear    | <ul style="list-style-type: none"><li>• Peeling paint and warping observed at wood fencing</li></ul>    |
|          | Bsmt.   | <ul style="list-style-type: none"><li>• Exposed rubble walls</li></ul>  <ul style="list-style-type: none"><li>• Deteriorating wooden stairs access</li></ul>  |
|          | 2nd Fl. | <ul style="list-style-type: none"><li>• Water damage observed at ceiling in rear unit bathroom.</li></ul>   |
|          | 3rd Fl. | <ul style="list-style-type: none"><li>• Active leakage noted at washer machine valve within toilet room.</li></ul>    |

| 622 Benson St. |          | 1850's 3-Story rowhome with (3) residential units; (1) 1st floor unit occupied and (2) units vacant. |  |
|----------------|----------|--|--|
| Interior       | Exterior | Front  | <ul style="list-style-type: none"><li>• Brick mortar joints are cracked and deteriorated<br/></li><li>• Peeling paint observed at wood porch structure, including stairs, handrails, and deck<br/></li><li>• Porch stair nosing edges are damaged<br/></li></ul> |
|                | Bsmt     |  | <ul style="list-style-type: none"><li>• Basement area flooded with sewage; space inaccessible at time of inspection.<br/></li></ul>   |

|        |   |
|--------|---|
| 2nd Fl | <ul style="list-style-type: none"><li>• Water damage at ceiling in rear area</li></ul>   |
| 3rd Fl | <ul style="list-style-type: none"><li>• Water damage at ceiling in rear area</li></ul>  |

**1850's 3-Story rowhome with (5) residential units; (1) 2nd floor unit occupied and (4) units vacant.**

624 Benson St.

Exterior

Front

- Brick mortar joints are cracked and deteriorated



- Peeling paint observed at wood porch structure, including stairs, handrails, and deck



- Crawlspace access covers are damaged





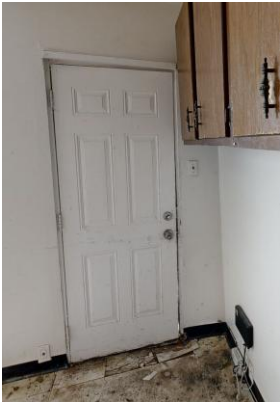





- Porch stair nosing edges are damaged



- Damaged front door kickplate



|          |         |   |
|----------|---------|---|
| Interior | Rear    | <ul style="list-style-type: none"><li>• Peeling paint observed at exterior wood trim</li></ul>   |
|          | Bsmt    | <ul style="list-style-type: none"><li>• Basement stair access blocked with plywood</li></ul>   |
|          | 1st Fl. | <ul style="list-style-type: none"><li>• Water damage at ceiling in rear unit</li></ul>  <ul style="list-style-type: none"><li>• Asbestos-containing ceiling tiles observed</li></ul>  <ul style="list-style-type: none"><li>• Rear exterior door is misaligned; weatherstripping missing</li></ul>  |

|   |  |
|---|--|
| 2nd Fl.   | <ul style="list-style-type: none"><li>Asbestos-containing ceiling tiles observed in front unit</li></ul>  |
|   | 3rd Fl.  |
| <ul style="list-style-type: none"><li>Mezzanine constructed at approximately 5'-10" about finished floor</li></ul>  |  |
| <ul style="list-style-type: none"><li>Asbestos-containing ceiling tiles observed.</li></ul>                        |  |

## Structural - Existing Conditions Narrative

On Wednesday February 25, 2026, we visited the residential properties at 620, 622 & 624 Benson Street with members of the project team. The properties are located in Camden, New Jersey and it our understanding that they are to be renovated for use by the Trauma Administration department of Cooper University Health Care. The purpose of our visit was to visually observe the existing structural conditions that were open and exposed to view.

Properties 620 and 622 Benson Street are each three-story, row home-style buildings and currently consist of abandoned apartments. The property at 624 Benson Street consists of two full-story apartments with a third-floor loft at the front half of the building. Each property has a full basement and all three are connected, but the only access is through a rear basement door at 620.

### General Observations

We could not access the basement area in properties 622 and 624 at the time of our site visit due to mechanical fluids discovered. Once the space is accessible, we can revisit the other two basements during a supplemental site visit. We were however able to observe the existing framing in the basement of property 620.

In each property we observed the second and third floor ceilings were still intact and no existing floor or roof framing was observed. A single run of wood stairs provides access to each level, and the stair typically runs parallel to the interior demising walls.

### Property 620

The basement has a concrete floor slab; however, bit could not be determined if it is a nominal 2" mud slab or a typical concrete slab on grade. The perimeter walls of the basement consist of field stone up to approximately +5'-4" above finished floor and then transitions to a multi wythe brick which is used as a bearing wall to support the floor and roof framing above.

The first-floor framing, as observed from the basement, consists of 3" x 8 ¾" wood joists spaced at 16" on center with some spaces varying between 12" and 19". The joists span the short direction of the basement, approximately 15'-0", and pocket into multi wythe brick walls. The joist are also supported by an intermediate, continuous dropped wood beam, consisting of (2) 3" X 5 ½" wood members. This wood beam spans front to back and is intermittingly supported by a series of 4" diameter pipe columns at varied spacing. The low wood beams are offset from the demising wall by approximately 4'-6", which appears to align with the interior corridor wall above.

As mentioned in the general observations, no other interior framing above the first floor was open to view. At the rear of the unit, a wood deck had been added off the 2<sup>nd</sup> floor that appeared to be in good condition. The framing consists of 2x10 joists spaced at 16" on center with wood decking. Thie joists attach to the rear of the house at the second floor and cantilever a few feet beyond a dropped (3) 2x10 wood beam supported by wood posts. The rear of this property also has an exterior steel fire escape stair up to the second floor and the rear third floor bedroom window.

### Property 622

In this property the basement was not accessible as described above and none of the floor or roof framing was exposed for observation. The stairs in this unit were laid out as a mirror to those in property 620.

**Property 624**

In this property the basement was not accessible as described above and none of the floor or roof framing was exposed for observation. The stairs in this unit were laid out similar to property 620 which places them on the plan left side of the demising wall.

This unit has a raised wooden platform and stairs in the front loft space that the tenant used as their sleeping area thus providing additional functional space below on the third floor. It's not clear if this raised sleeping platform was original to the property or was added at some point by a tenant.

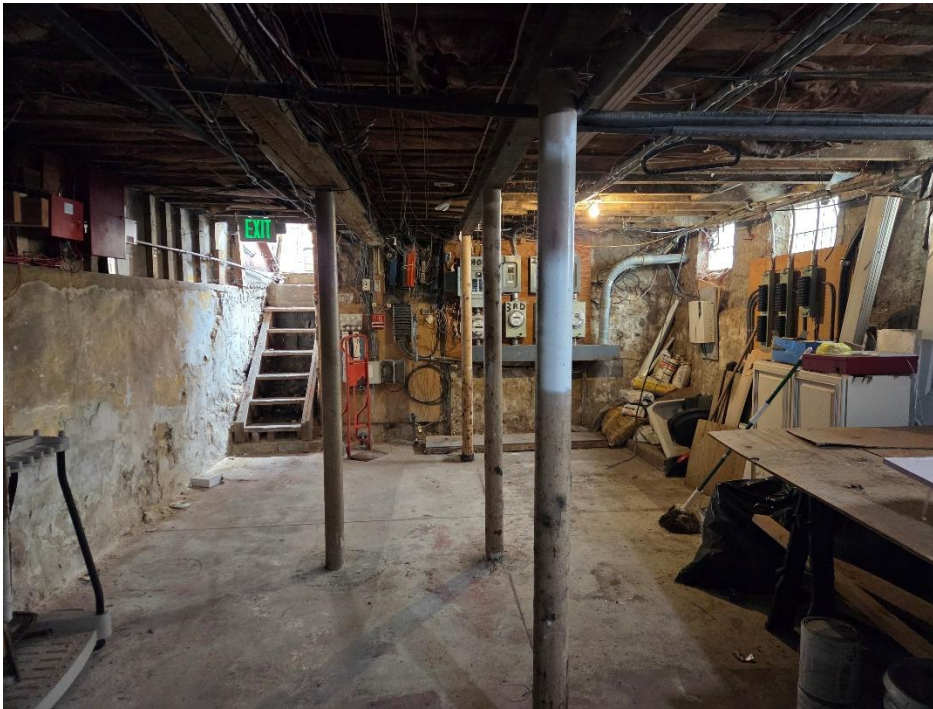
Once a renovation plan is provided, we will provide structural input where necessary. Based on other recently renovated properties on this block for Cooper, we would anticipate a few new structural openings within the brick demising walls requiring lintels, possible reframing of the floors for new MEP floor openings, or possible floor infills of existing floor openings.



Rear Elevation of 620 & 622



2<sup>nd</sup> Floor Deck at 620



Basement of Unit 620 Looking Towards the Rear



Basement of 620 Looking toward the Front



Frist Floor Framing View from basement at 620



Third floor Loft at 624



Stair access for Third Floor Loft at 624

# MEP - Existing Conditions Narrative

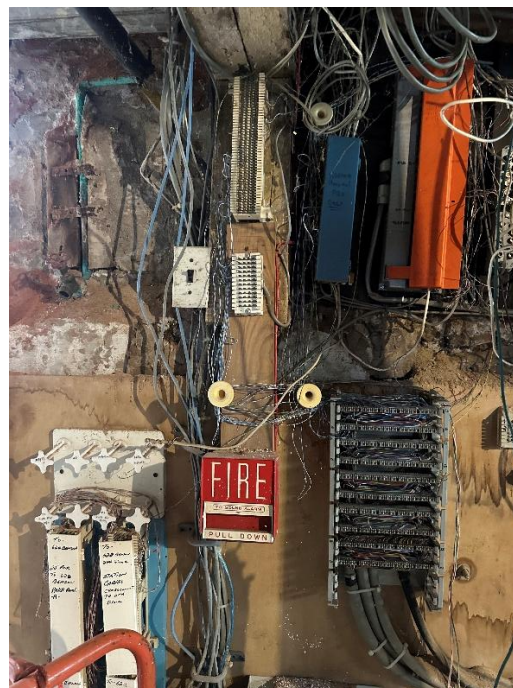
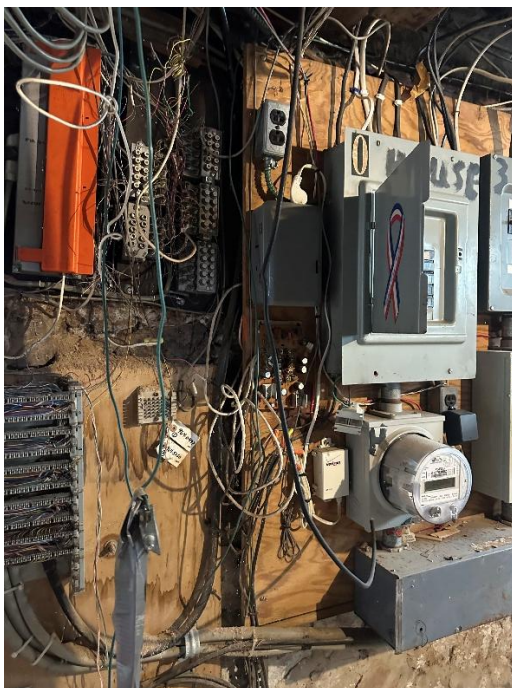
## Electrical /IT Conditions

### Property 620

The space is fed by (4) four separate meters in the basement, each apartment is feed by 150A each and the house panel is 100A. This electrical service will be re-used and coordinated with the future fit-out.



The incoming data and telephone comes into a master station and gets distributed to the individual apartments.



**Property 622**

The space is fed by (4) four separate meters in on the exterior, we were not able to verify the amperage based on no access to the basement of 622. This electrical service will be re-used and coordinated with the future fit-out.



The incoming data and telephone comes into a master station and gets distributed to the individual apartments.



**Property 624**

The space is fed by (4) four separate meters in on the exterior, we were not able to verify the amperage based on no access to the basement of 624. There were misc electrical panels through out the buildings that would need to be consolidated.



**Electrical/IT Recap:** There are currently three separate electrical, internet, telephone and fire alarm systems feeding each of the three buildings. We will be working with the new design plans to incorporate a single service that can feed the entire space, spanning the three buildings. The current condition of all the equipment was poor and we would recommend a full replacement. The building is also fit-out with existing fire alarm and smoke detection, we will need to consolidate these systems and work with the hospital to understand where the new systems will need to report out to.

**HVAC Conditions**

**Property 620**

The first floor and basement is fed from an AHU located in the basement. The unit is a residential style with DX cooling. The 2<sup>nd</sup> & 3<sup>rd</sup> floors are fed by a small residential AHU's in closets.



**Property 622 & 624**

The first floor and basement is fed from an AHU located in the basement, we were not able to survey the basement of 622 or 624. The 2<sup>nd</sup> and 3<sup>rd</sup> floors are fed by a small residential AHU's in a closet.



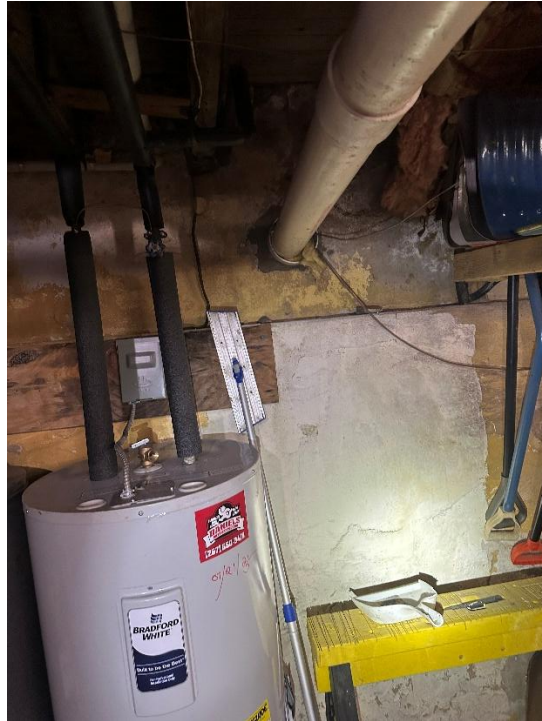
**HVAC Recap:** All of the current spaces are fed by small residential AHU's without fresh air, these units are all in poor condition and will need to be replaced with new equipment.

**Plumbing Conditions**

**Property 620**

The basement houses the water heaters for the residential units, these are larger tanks style electric needed for the residential showering. The one out of the three DHW heaters was recently replaced. Each of the buildings are fed individually by an incoming domestic water service/meter. The existing sanitary was capped and run over into unit 622.





**Property 622 & 624**

We assume these other units have similar individual water services, sanitary connections and water heaters, we were not able to survey the basement of 622 or 624. We were able to see a water heater on the upper floors.



**Plumbing Recap:** Being that the existing spaces are utilized as residential the domestic water load profiles are much different. We intended to consolidate the incoming water service to one connection point and consolidate the sanitary discharge at one location and we will review new domestic water needs and consolidate the domestic water heating. There appeared to be a sanitary back-up recently and limited us to being able to perform our complete survey of the basement. As part of the design, we will want to review the new sanitary system and replace much of the older piping.