

## Richard Schwab

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**From:** Harry Fox <hfox@erinj.com>  
**Sent:** Friday, August 20, 2021 4:55 PM  
**To:** Richard Schwab  
**Subject:** Re: 200 Ash

Richard,

Your numbers are pretty good and your synopsis is clear and accurate. The cost to renovate the building would be in the \$80 to \$130 per SF depending on the ultimate use. The costs for new construction using Union or Prevailing rates would be \$100 to \$150 per SF. You could add another \$200,000 for site work in either case (not including environmental). If we use the median prices it would look like this:

Renovation:

\$1,785,000 renovation  
\$200,000 site work  
\$500,000 Arch, Eng, permitting, etc.  
\$2,285,000 Total

New structure 5,000 SF

\$625,000 New Building  
\$200,000 Site work  
\$200,000 Arch, Eng, permitting, etc  
\$1,025,000 Total

Hope this helps.

Harry

**Harry R. Fox**  
*Partner/Project Manager*

On Thu, Aug 19, 2021, 12:46 PM Richard Schwab <[rschwab@delancotownship.com](mailto:rschwab@delancotownship.com)> wrote:

Harry

In preparation for our public input session on the building at the 9/13 meeting, I wanted to give some range of costs for renovating the building (after the structural work you suggested is done), vs the cost of a new smaller structure to be built after demo. The existing building appears to be about 17,000 sf plus the basement (3 stories at 5800 sf each?). Is there a rough renovation per sf dollar figure to use, plus site costs? Also, is there also a per sf dollar number for a small new structure, maybe 5,000 sf?

Richard Schwab

Delanco Township Administrator