

NOTICE OF PUBLIC INPUT SESSION AT DELANCO TOWNSHIP COMMITTEE MEETING
OF SEPTEMBER 13, 2021

RE: DISPOSITION OF STRUCTURE AT 200 ASH STREET (former Canvas Shop building)

Earlier this year, the Township Committee discussed at length their vision of the long term use of the property that the Township acquired in 2020 at 200 Ash Street (most recently called the Canvas Shop). Their conclusion at that time was that it should be considered for public use as part of the public park system. The most immediate concern is the condition of the large industrial building on the site and the risks from a vacant building with some structural issues as well as the costs to maintain it until a potential use decision is made.

The Township Committee has set aside the beginning of their September 13 meeting, starting at 7:00 pm via Zoom, to discuss this specific issue related to the building. Zoom login information is:

Zoom.us Meeting ID: 982 4177 4731 Password: 311830 Alt to dial in: 1-646-558-8656

The question is whether to authorize the engineer to develop plans and specs to go out to bids for demolition at this time, or take the alternate steps to secure the structure for potential future re-use. The public is encouraged to attend to ask questions and give input before the decision is made by the Township Committee. Further, members of various Township Boards, Committees and Commissions are specifically being notified of this agenda item for the same reason. Several reports and documents provided to the Township Committee are available for review by anyone interested by accessing the Township website at www.delancotownship.com.

Relevant preliminary/rough cost information for discussion/decision making:

- Demolish the structure now at a cost per engineer's estimate of up to \$120,000 plus \$7,500 in engineering costs for bidding and supervision. Funding for that was provided for in the 2020 Capital budget.
- If not demolished soon, make necessary temporary safety improvements to stabilize the building to insure it is not a danger while determining if there is a benefit to future re-use of the structure as part of the public use of the parcel. Our engineers estimated this work at up to \$100,000, funded with the money not used for demolition. This amount would be wasted if the building is ultimately demolished at a later date.
- If the plan is to re-use the building, make more permanent structural improvements for a long term use at up to \$300,000 per our engineer's estimate, which does not include any costs for interior fit out for public occupation and use.
- If public use of the building is desired, we must calculate interior remodeling/improvement costs based on intended use of the building (roofing, utilities, hvac, lighting, walls, finishes, etc) plus site work (paving, curbing, drainage, exterior lighting, landscaping, security, etc). No real analysis has been done on this yet but for buildings of this size (3-story @5800 sf per story = 17,000 sf total plus basement) our engineer gave a rough estimate that it could cost up to \$2,000,000 to renovate plus \$200,000 for site work and \$500,000 for professional fees and permits. This is all in addition to the estimated \$100,000 for temporary structural safety work, and \$300,000 for more permanent structural improvements.
- The alternative of constructing a designed for specific use public use building on the site would be to demolish the existing structure for \$120,000 and construct something new to match the determined need. According to our engineer, a building of 5,000 sf, for example, would cost over \$600,000 to construct plus \$200,000 for site work and another \$200,000 for professional fees.
- We must also calculate the annual cost of maintenance and operations of either a renovated existing 17,000 sf building or a smaller structure build for specific determined use. As a comparison, the 12,624 sf municipal building costs approximately \$150,000 per year to operate and maintain.

Anyone who has questions in advance can certainly contact any Township Committee member or contact Township Administrator Richard Schwab at rschwab@delancotownship.com or 856-461-0561 ext. 223 or Township Clerk/Assistant Administrator Janice Lohr a jlohr@delancotownship.com or 856-461-01561 ext. 224.

Available reports on the Township website www.delancotownship.com are as follows:

- [6/19 Taylor Redev/rehab area report for JLUB](#)
- [6/20 JLUB Res on Rehab area](#)
- [3/20 ERI Site Investigation report](#)
- [8/20 ERI Asbestos Inspection report](#)
- [9/20 ERI Structural Inspection report](#)
- [1/21 ERI Remedial Investigation Update](#)
- [7/21 ERI Engineering proposal for demolition](#)
- [7/21 ERI Demolition Estimate Update](#)
- [8/21 ERI Renovation vs New Construction estimate](#)
- [8/21 Delanco History Board Historic Site form](#)