

### 13. 1809 Spring Garden Street - Demolition and Rebuild

#### Goal C9

C9. Identify desirable future uses of 1809 Spring Garden Street property.

#### Problem Statement



The College owns 1809 Spring Garden Street, a 9,800 square foot, three-story facility located north of the College campus on the north side of Spring Garden Street. This property was acquired by the College in 1975 as a space to house faculty offices during the initial years of occupancy of the Mint Building as a second campus for the College. In 1982, when the main campus construction at 1700 Spring Garden Street was complete, 1809 was largely taken out of service by the College. For a few years, the facility was used as a location for student activities, as well as a place to store non-current files. However, 1809 is non-compliant with ADA regulations.

In addition, the condition of the building and its layout make it virtually unusable for any College purpose in its current state. For many years, the Martin Luther King Association has leased space at 1809 from the College for one dollar a year. Most of the building is currently unused for any purpose. The design, condition and structural characteristics of 1809 make it ineffective from a cost perspective to redesign and retrofit the existing structure. If the College elects to utilize the 1809 Spring Garden Street location as a College site, the optimal approach would be to demolish the current facility and erect on the 4,100 square foot footprint a building tailored to meet the programmatic requirements of the College. Uses of the new building might include a location for the College Foundation, a small conference center, and/or general administrative space.

#### Proposed Solution

If the College elects to utilize the 1809 Spring Garden Street location as a College site, the optimal approach would be to demolish the current facility and erect on the 4,100 square foot footprint a building tailored to meet the programmatic requirements of the College. Uses of the new building might include a location for the College Foundation, a small conference center, and/or general administrative space.



**Cost Estimate**

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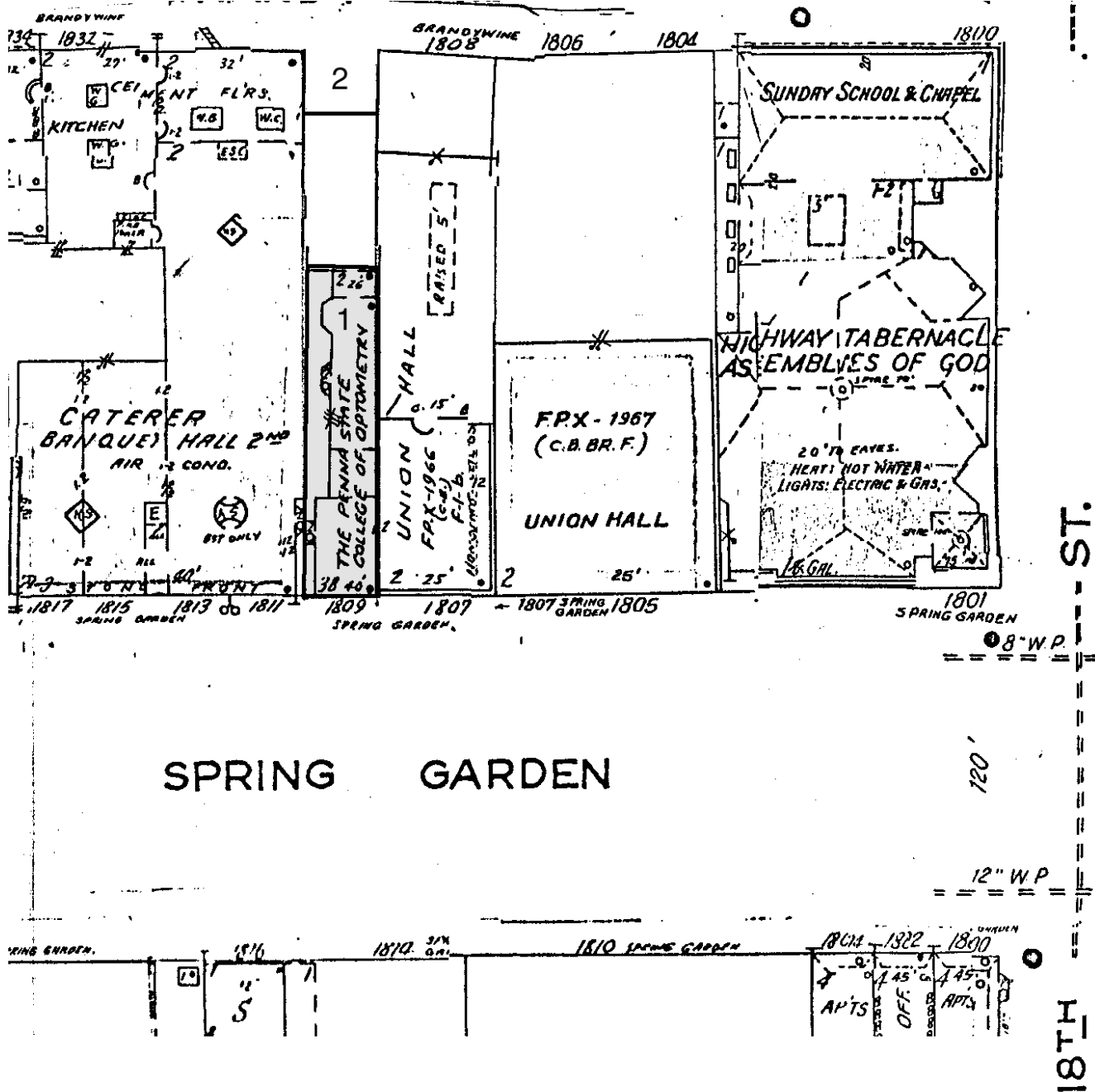
Total Construction Cost	\$2,379,700.00
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*(Note: All estimates are in 2003 dollars. On average, construction costs increase 1% to 2% per year. See detailed cost estimate prepared by Turner Construction in Appendix A)*



# Master Plan Update

2003  
**H2L2**



- 1 New Building
- 2 Parking ( 2 Cars )



# Master Plan Update

2003  
H2L2