



New Town Hall & Police Department

TOWN OF DEWEY BEACH, DELAWARE



Team Introduction

Morgan Helfrich, AIA



Project Manager /
Lead Architect

Brent R. Jett, P.E.



Civil / Site
Engineer

Deane L. Townsend



Architectural
Designer

Andrew J. Lyons, P.E.



Civil / Site
Engineer



Additional Design Team Members

Mechanical, Electrical, &
Plumbing Engineering (MEP)



Structural Engineering



Construction Phase Services





Designing the Future Since 1960



Architecture



Civil Engineering



Structural Engineering



Water / Wastewater Engineering



Coastal Resiliency



Land Development



Aerospace Support



Local Office Locations

- 95+ Dedicated Staff Members
- 22 Licensed Professionals
- Over 6 Decades Serving Delmarva Municipalities
- Strong Relationships with Regulatory and Funding Agencies



Salisbury



Seaford



Lewes



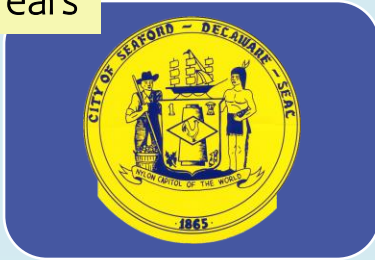
Ocean View



Our Clients

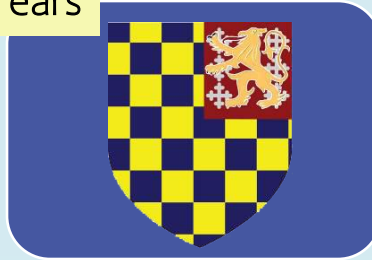
GMB is proud to serve as “Trusted Advisor” to these local municipalities:

43 Years



City of Seaford

38 Years



City of Lewes

6 Years



Town of Millville

2.5 Years



Town of South Bethany

50 Years



Sussex County

62 Years



Worcester County

52 Years



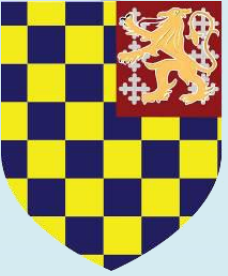
Wicomico County

20 Years



Town of Laurel

City of Lewes Architectural Projects



- City Hall Expansion & Renovations
- City Hall Space & Usage Analysis
- Police Department Renovations
- Lewes Beach Bathhouses
- Streets Department Breakroom
- Lewes Trail Overlook
- Historical Society Rollins Room Restrooms Addition
- Fisher-Martin House Feasibility Study
- Lewes Old Library Interior Fit-Out

City of New Castle Municipal Complex



Concept A
Bird's Eye View

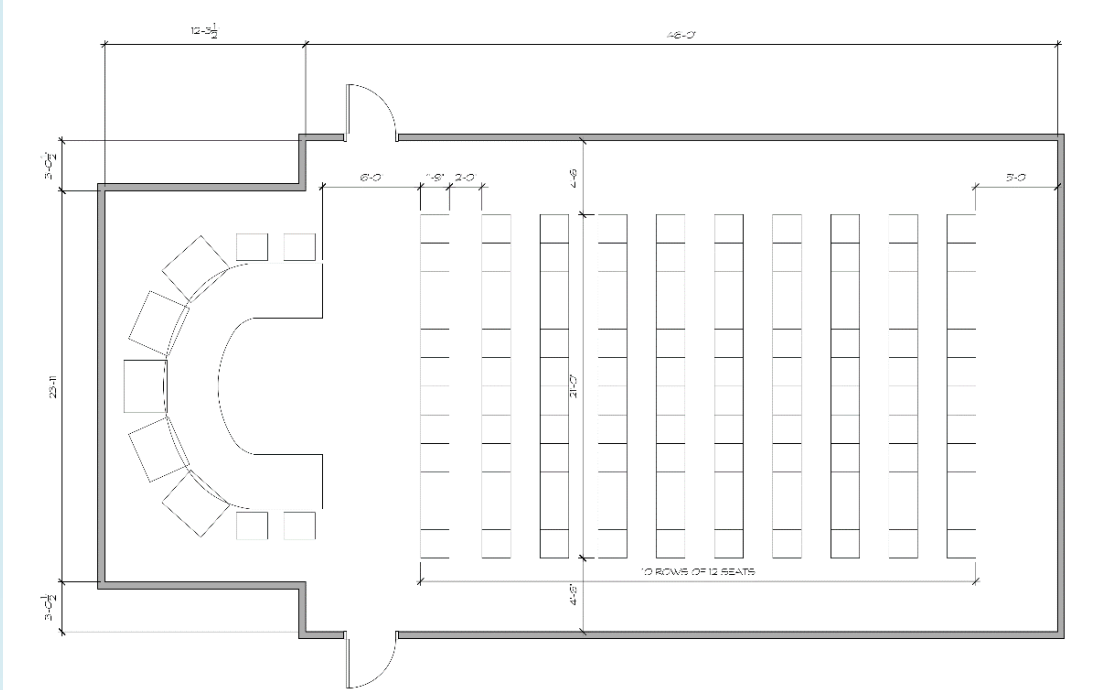


Concept B
Bird's Eye View



MASTER PLANNING

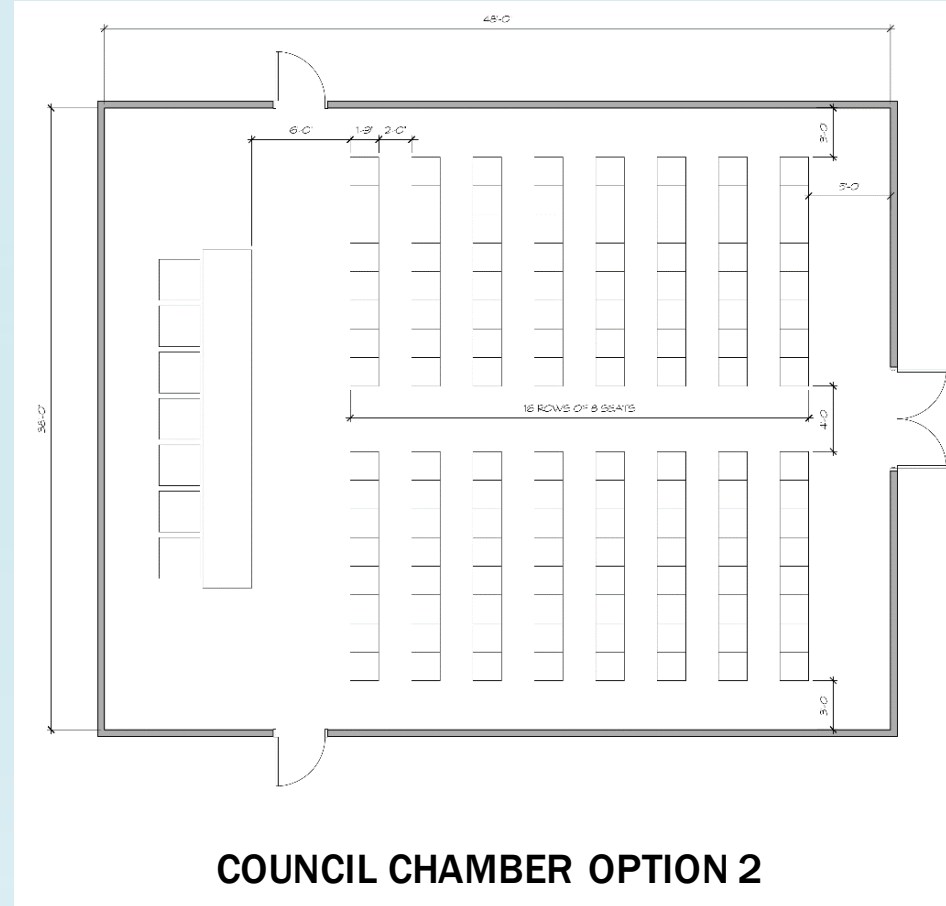
City of New Castle



COUNCIL CHAMBER OPTION 1

120 ATTENDANT SEATS
9 COUNCIL SEATS
129 TOTAL SEATS

1,711 SQUARE FEET
Approx. 58' x 30'



COUNCIL CHAMBER OPTION 2

128 ATTENDANT SEATS
7 COUNCIL SEATS
135 TOTAL SEATS

1,860 SQUARE FEET
Approx. 48' x 38'



The North Seaford EMS 200/Medic 110 station represents the sixth county-built EMS/medic station in Sussex County. The satellite station is a primary training station with a high call volume. It's positioned for paramedic-level response to Seaford and its surrounding communities.

The station was designed to fit in with the neighboring rural community and is occupied 24/7 by the Western District supervisor and a two-person paramedic unit. The placement of the station was determined using GIS data future forecasting to maximize paramedic coverage. Additionally, the site was selected for its easy access to U.S. Highway 13, which is one of the main North-South arteries for Sussex County.

The building is served by a continuous circular drive and drive-through apparatus bays, which address the critical flow requirements for emergency vehicles while ensuring that staff and visitor vehicles have constant access. The station features conditioned garage bays, ample secured

storage, three workstations and on-site laundry services. The station interior has a separate EMS supervisor office, an adjoining bunk room and an ADA-compliant bathroom. The medic area contains a three-pod office, separate gender bunkrooms that double as exercise rooms and a full bathroom.

Common areas include a large crew room that has a smart TV and a centrally located large kitchen that has a natural daylight cupola and a conference-style training table for education or small meetings. The station has a centrally monitored, automatic, natural gas-powered emergency generator.

Services include: centrally monitored/controlled entry-door access; a centrally monitored fire alarm system; a fire suppression sprinkler system; an Opticom-controlled highway warning system; an 800 MHz radio system; and an internet-based direct-CAD station pre-alert audio and visual system.



GMB

ARCHITECTS / ENGINEERS

Official Project Name: North Seaford EMS 200/Medic 110 Station
Project City/State: Seaford, DE
Date Completed: May 13, 2021
Fire Chief: Robert W. Murray
Project Area (sq. ft.): 5,220
Total Cost: \$1,407,250
Cost Per Square Foot: \$269.59
Architect/Firm Name: George, Miles & Buhr
Website: gmbnet.com

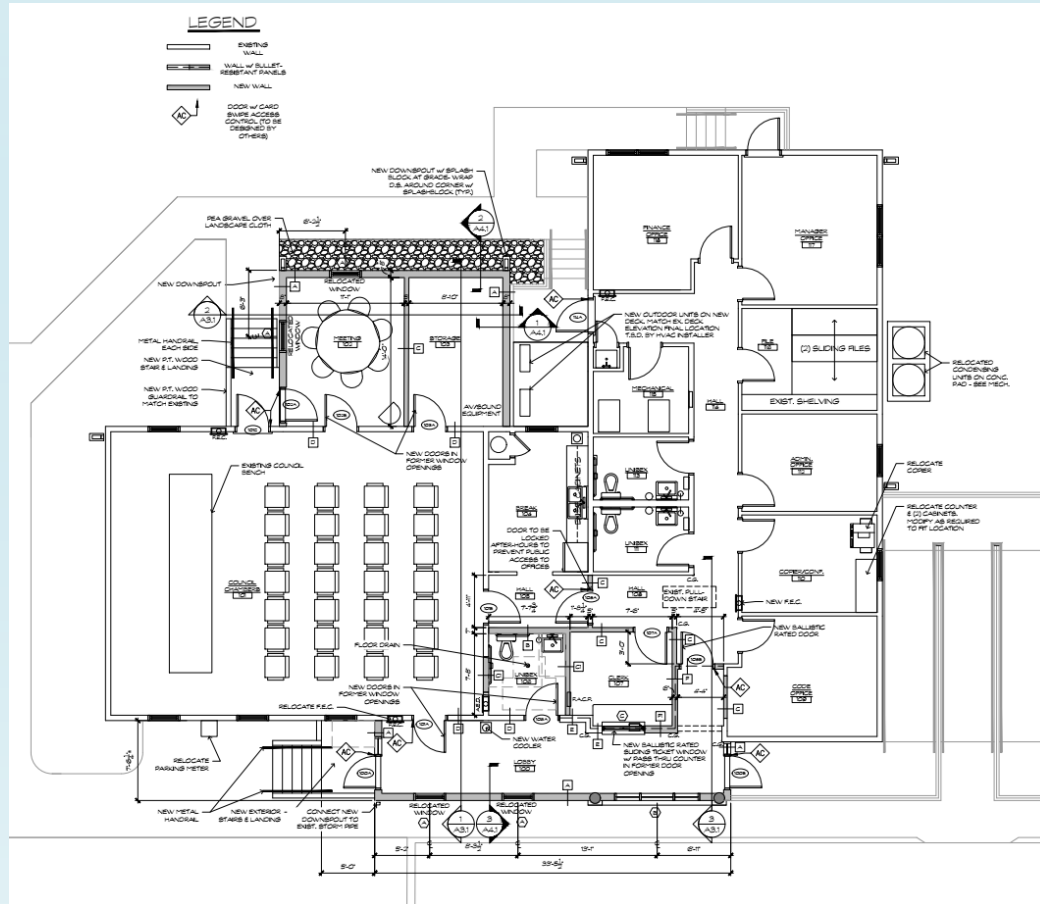
Design Team: George, Miles & Buhr:
Bobby Schoonover, BS, NRP, EMS Project Manager;
Ed Leonhardt, PE, Lead County Project Manager;
Morgan Helfrich, AIA, LEED AP, Architectural;
Judy Schwartz, PE, Civil;
Roland Holland, PE, Structural;
County Engineer: Hans Medlarz

North Seaford EMS 200 / Medic 100 Station





South Bethany Administration Building Addition

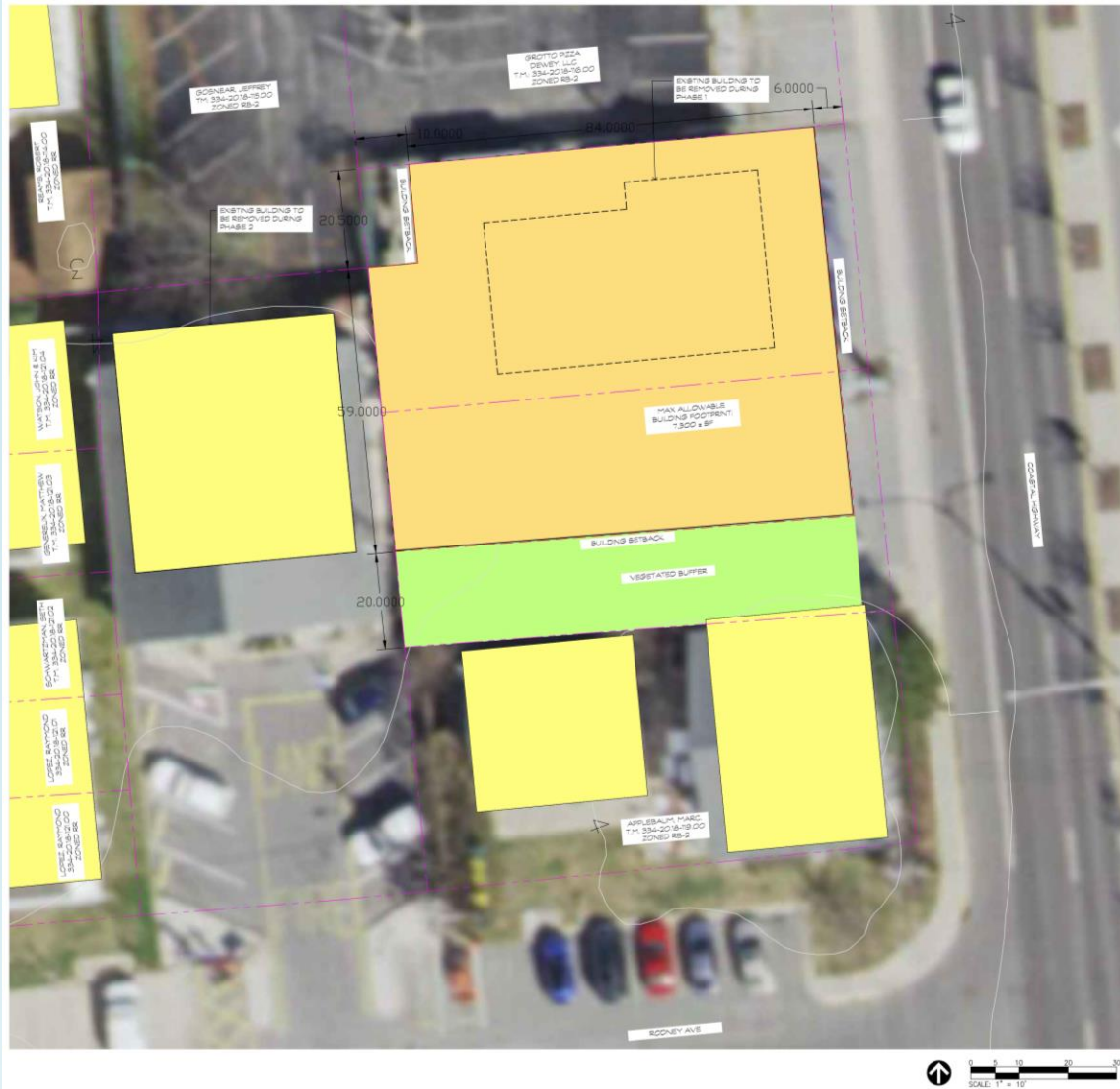


Knowledge of Funding Programs



Our Vision

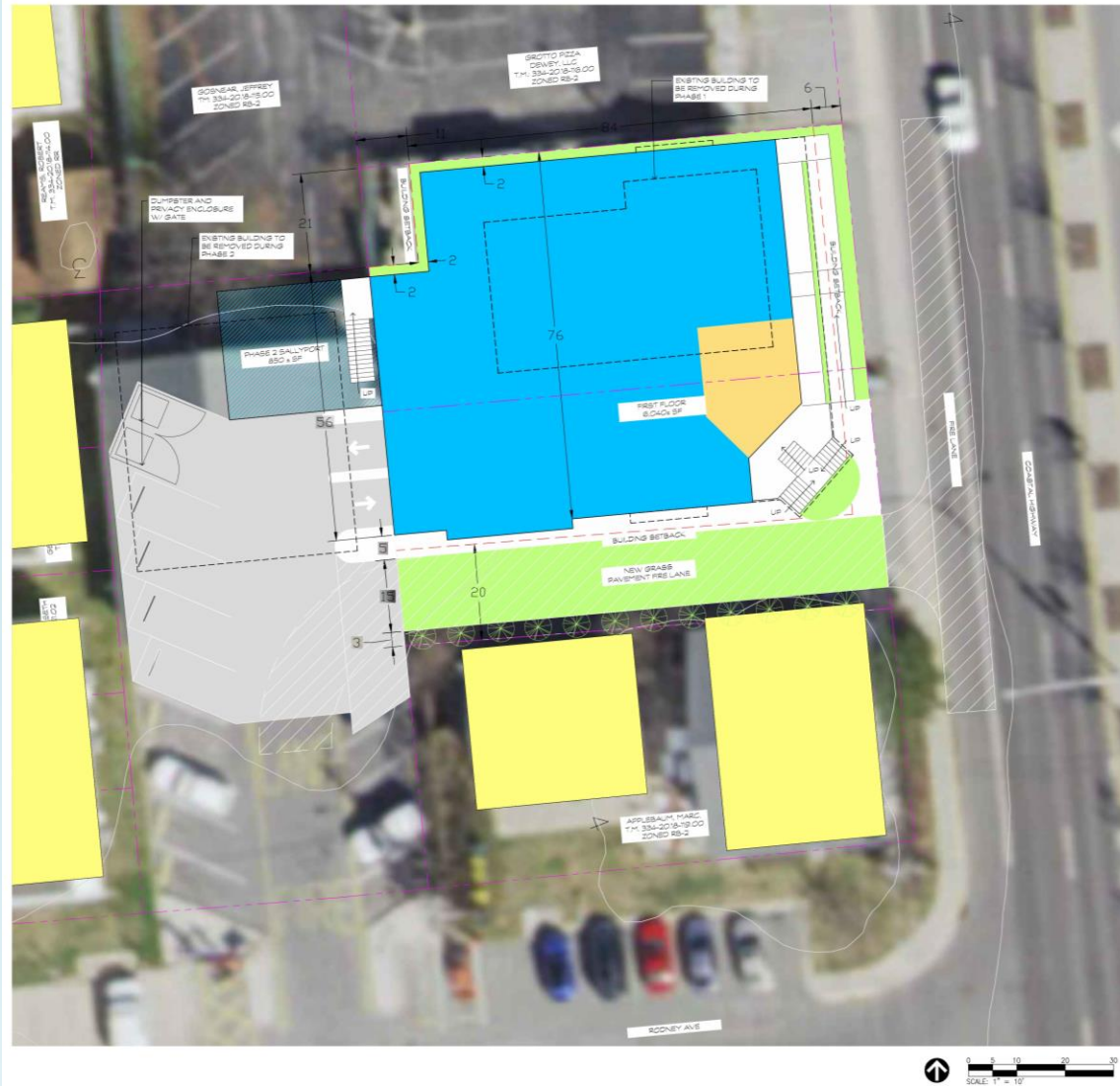
NEW DEWEY BEACH TOWN HALL & POLICE DEPARTMENT



Allocating building program by floor from the Town Hall Specs, roughly 68.5% of the estimated 13,144 +/- total sf wanted to be on the lowest level.

9,000 +/- sf for first floor when accounting for egress and building factor with the program.

Proposed site maxed out with a footprint of approximately 7,300 +/- sf



DEWEY BEACH NEW TOWN HALL & POLICE DEPARTMENT								GMB ARCHITECTS / ENGINEERS	
GMB File No. P225011								5/9/2022	
Wing	Room	Floor	Size	Min. Unit	NSF	Quantity	Total NSF	#Occup.	% Gross Area
GROUND FLOOR									
	Sally Port	1	29X29		850	1	850	6	Vehicle Bay Washdown, Decon Shower, Lock Boxes
	Maintenance / Storage	1	10x15		150	1	150	1	TH Prox.
FIRST FLOOR									
	Lobby TH	1	10x20		200	1	200	2	
	Lobby PD	1	10x20		200	1	200	2	
	Lobby Parking Enforcement / Alderman	1	10x15		150	1	150	2	
	Family RR	1	7.75x 7.75		60	1	60	1	TH
	Code Enforcement & Seasonal Recor	1	10x15		150	1	150	2	
	Parking/Code Enforcement Work Area	1	10x30		300	1	300	3	
	Parking Enforcement / Alderman Shar	1	10x15		150	1	150	2	
	Soft Interview	1	10x10		100	1	100	1	
	Dispatchers / Video Room / IT	1	10x20		200	1	200	2	
	Family Restroom		7.75x7.75		60	1	60	1	
	Video Conference / Arraignment Room	1	10x10		100	1	100	1	
	Holding	1	22.3x22.3		500	1	500	4	Male, Female, & Juvenile Cells. Processing Area
	Storage Lockers	1	7.75x7.75		60	1	60	1	Detainee Items
	Hard Interview	1	10x10		100	2	200	2	
	DUI Room	1	10x10		100	1	100	1	
	Lock Boxes	1	7.75x7.75		60	1	60	1	Outside Processing Area
	Archive	1	20x20		400	1	400	3	Could be reduced
	Evidence Room	1	10x10		100	1	100	1	Pass-Thru Locker
	File Room	1 or 2	10x20		200	1	200	2	
	IT / Server	1	7.75x7.75		60	1	60	1	
	Equipment Storage Room	1	7.75x7.76		60	1	60	1	
	Weapon Safe Storage	1	10x10		100	1	100	1	
	Uniform / Cleaner's Closet	1	10x10		100	1	100	1	
	Janitor	1	7.75x7.75		60	1	60	1	
	Locker Room	1	10x15		150	2	300	2	Bathroom, Showers, Lockers
	Break Room / Kitchenette	1	17.3x17.3		300	1	300	2	
	Alderman Court	1	21.25x21.		450	1	450	3	Judges / Clerk/ Bailiff / Interview Room / Offices
	Parking								
	Bulletproof Glass								
	Panic Buttons								
	Workout Room								



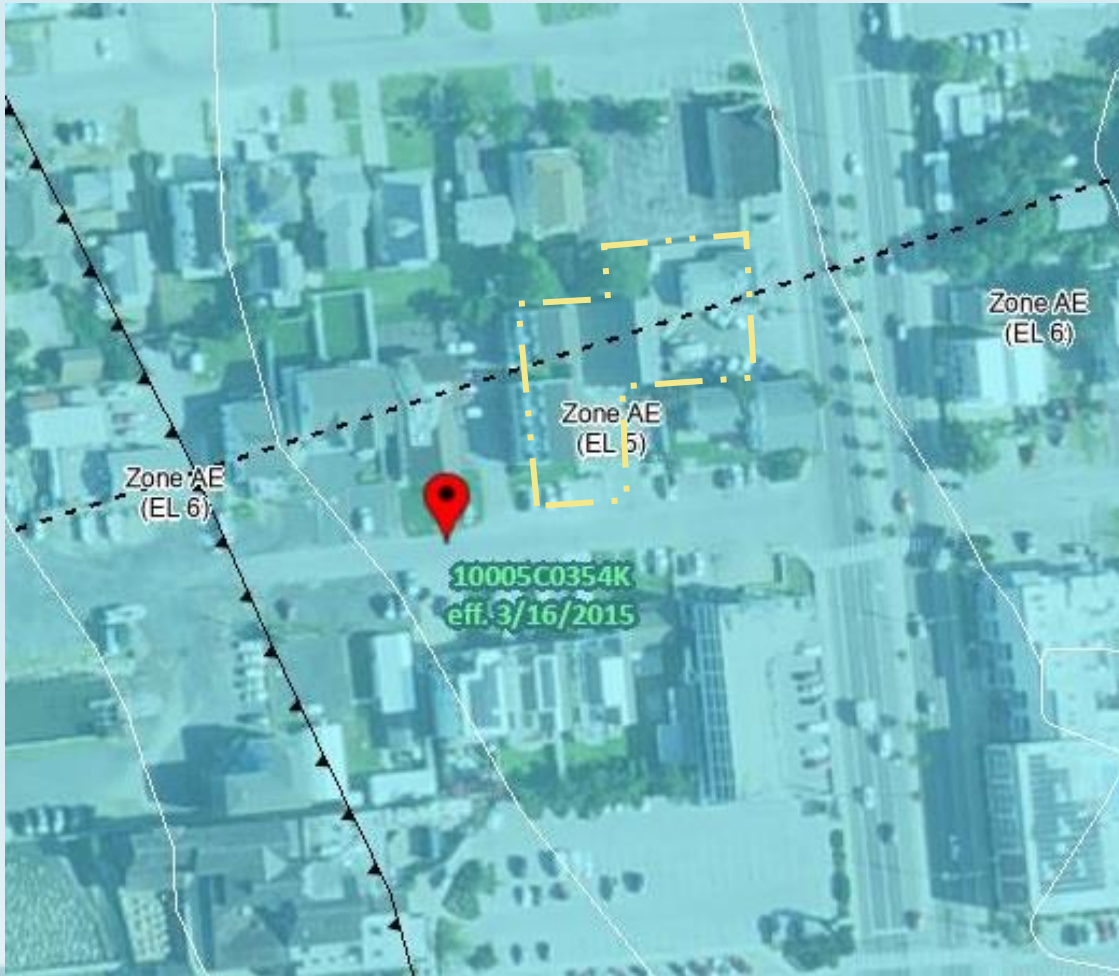
DEWEY BEACH NEW TOWN HALL & POLICE DEPARTMENT

GMB File No. P 225011

5/9/2022

Wing	Room	Floor	Size	Min. Unit NSF	Quantity	Total NSF	#Occup.	% Gross Area
2ND FLOOR								
	Lobby	2	10x10	100	1	100	1	35%
	Accounting Offices	2	10x20	200	1	200	2	
	Safe-Room (Finance)	2	8x8	65	1	65	1	
	Building Dept. Offices	2	20x10	200	1	200	2	Size not provided, speculated
	Town Clerk	2	11.8 x 11	140	1	140	2	
	Code Enforcement Small Conference	2	10x20	200	1	200	2	
	Building Official	2	10x20	200	1	200	2	Record Storage
	Work Stations (Elect./L.G./Commissioner)	2	10x20	200	1	200	2	
	Commissioners Small Conference	2	17.3x17.3	300	1	300	3	
	Town Managers Office w/ Meeting	2	10x18	180	1	180	2	Overlooking SR1
	Assistant Town Manager Office	2	10x14	140	1	140	2	
	Break Room / Kitchenette	2	10x20	200	1	200	2	
	IT / Server	2	8x10	80	1	80	1	TH Prox.
	Janitor	2	7.75x7.75	60	1	60	1	TH Prox.
	Unfinished 3rd Floor	3	tbd					
	Hurricane Windows							
	Generator							
	Parking							
	Chief's Office	1 or 2	10x16	160	1	160	2	Meeting Area
	Lieutenant's Office	1 or 2	10x11	110	1	110	1	
	Sergeant's Office	1	10x10	100	1	100	1	
	Detective's Office	1	10x10	100	1	100	1	
	Bull Pen	1	24.5x24.5	600	1	600	4	Seasonal Officers
	Admin Office	1	10x11	110	1	110	1	Next to Chief's
	Conference Room	1 or 2	17.3x17.3	300	1	300	2	IT-DeIJS/videoWork Stations, size tbd
	Community Room	2	28x28	800	1	800	6	Conference Room, Multipurpose

TOTALS	Subtotal					10,265	SF	
	Circulation			15%		1540	SF	
	Useable Square Footage					11,805	SF	
	Building Factor			10%		1,180	SF	
	Gross SF Total					12,985	SF	
	Occupants:					96 Persons (Approximate)		





Schematic Cost Estimate for Town Hall Renovations

February 18, 2021

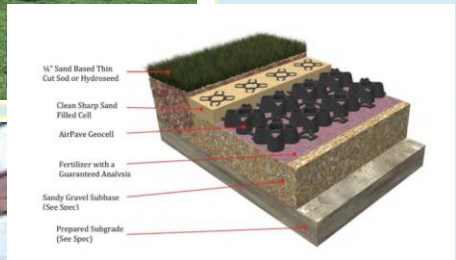
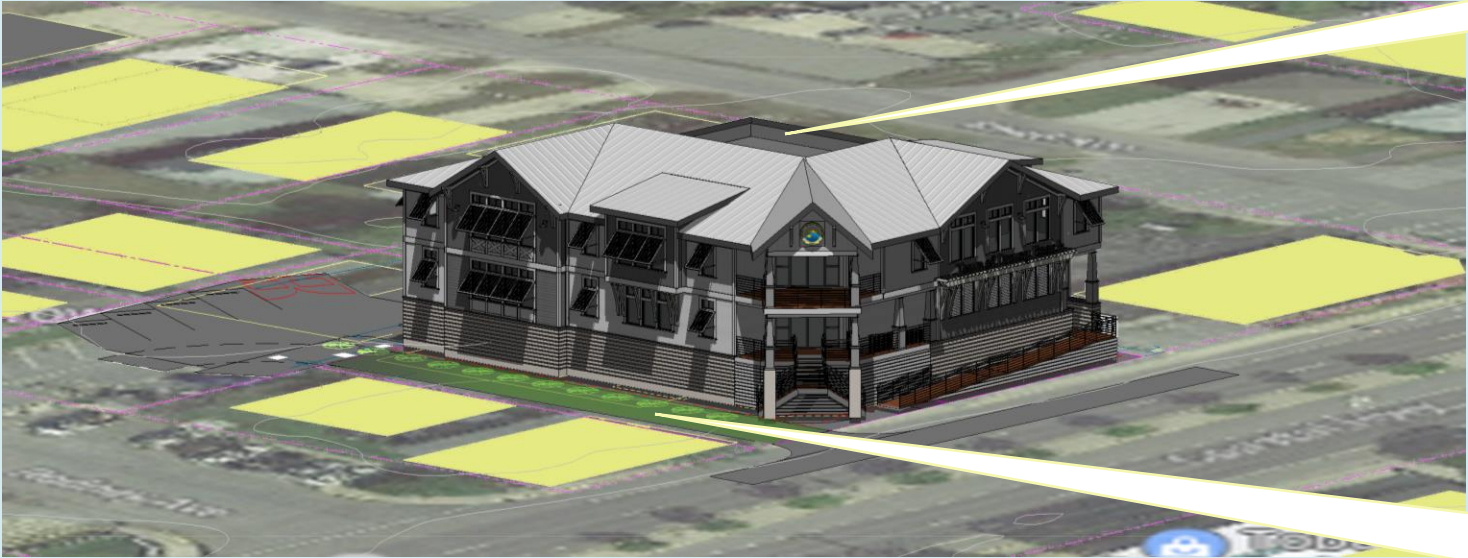


Item	Description	Unit	Unit Price	Quantity	Total Price
A. GENERAL CONDITIONS					
	General conditions of construction		8% Allowance		\$7,584.74
Subtotal:					\$7,584.74
B. ENTRANCE RENOVATIONS					
	Foundation - vented CMU block crawl space with stucco	SF	\$16.60	193	\$3,195.50
	Insulate w/ R30 and plywood subfloor over existing deck joists	SF	\$9.04	96	\$867.84
	Framing - wood floor joists with plywood sheathing & R30	SF	\$22.29	150	\$3,343.50
	Framing - wood wall stud with plywood sheathing & R19	LF	\$96.60	47	\$4,540.20
	Demolition of walls, flooring, MEP, etc.in work area	SF	\$15.00	282	\$4,230.00
	New interior partitions	LF	\$27.40	48	\$1,315.20
	Kevlar wall reinforcing - lobby interior wall only	SF	\$24.58	198	\$4,867.50
	Roof - wood trusses with plywood sheathing	SF	\$10.04	264	\$2,650.56
	Roofing - architectural shingles with ridge vent, gutters, downspouts	SF	\$8.66	264	\$2,286.24
	Siding - vinyl shake over building wrap	SF	\$10.50	221	\$2,315.25
	Exterior entrance doors & sidelites	Ea.	\$2,500.00	2	\$5,000.00
	Drywall & Paint - walls & ceilings	SF	\$3.75	490	\$1,837.50
	Doors - solid core wood w/ hollow metal frame	Ea.	\$1,000.00	4	\$4,000.00
	Secure door - ballistic rated	Ea.	\$3,600.00	1	\$3,600.00
	Storefront	SF	\$65.50	203	\$13,263.75
	Teller window - ballistic rated	Ea.	\$4,812.50	1	\$4,812.50
	Carpet flooring & baseboard	SF	\$3.75	222	\$832.50
	LVT flooring & baseboard (medium grade)	SF	\$5.25	268	\$1,407.00
	Exterior wood stair & landing w/ low-maintenance treads	Allow	\$4,800.00		\$4,800.00
	New fire extinguisher & cabinet	Ea.	\$500.00	1	\$500.00
	Unisex restroom - fixtures, plumbing & ADA accessories	Allow	\$8,500.00		\$8,500.00
	Electrical - power & lighting for renovated & new rooms	SF	\$21.60	490	\$10,584.00
	Fire & Security Alarm: modify existing system for work area	SF	\$2.98	490	\$1,460.20
	HVAC - modify existing system in work area	Allow	\$4,600.00		\$4,600.00
Subtotal:					\$94,809.24
SUBTOTAL ADDITION COST					\$102,393.98
Contractor Fees (20% O&P)					\$20,478.80
TOTAL ESTIMATED PROJECT COST					\$122,872.78
	Cost per square ft (additions & renovated areas excl. contingency)	490 SF		\$250.76	
	20% Contingency				\$24,574.56
TOTAL WITH CONTINGENCY					\$147,447.33

Cost estimates prepared at each design phase – 30%, 60%, & 90% complete

We are not contractors or estimators, but work closely with local suppliers and contractors to gauge costs

Currently seeing construction costs for Municipal facilities around \$200 - \$250 / s.f.
(subject to variation due to market, availability, and external factors)







Why GMB?

