

An aerial photograph of the Georgetown Police Station and Public Works Building. The image shows a large, modern building with a mix of blue, white, and brown siding. There are several windows and a covered entrance area. In front of the building is a paved parking lot with a few cars. The surrounding area includes green lawns, trees, and a road in the foreground. The background features a dense forest of evergreen trees under a clear sky.

Georgetown Police Station and Public Works Building

Monthly Update Report

11.13.2025

Project Overview, Civil Approvals & Site Development

Project Overview & Status:

- Project remains aligned with previously established schedule
- Architectural and civil design packages complete; coordination among Town, developer, and consultants ongoing
- Agency review cycles active (SCD, Sussex County, DNREC, DelDOT, SFMO) Weekly working sessions with Town to track comments and next steps

Current Focus:

- Secure remaining agency approvals ahead of winter construction window
- Finalize site contractor and prepare for sitework mobilization
- Align final design/approval milestones with bid and GMP schedule

Ribbon Cutting / Groundbreaking

Ribbon Cutting / Groundbreaking:

- Wednesday, December 10th at 2:00 PM EST
- Town to issue “Save the Date” notices to invitees with anticipated attendance from and other elected and/or local officials
 - Full invite list forthcoming
- Event intended to highlight project start, public visibility, and community goodwill

Building Design Progress

Site Contractor Selection:

- Preferred Site Contractor has been selected based on cost competitiveness and qualifications
- Four sitework bids received and were all within referendum budget
- Pricing aligns favorably with projected to yield savings

Pre-Construction Coordination:

- Pre-construction meeting to be scheduled following SCD approval
- Early site activities (silt fence, grading, heavy earthwork) ready to mobilize after approvals

Building Design & Sitework: Approvals & Permitting

SCD, County & Permitting Status

- SCD approval remains key dependency on the critical path
- Resubmittals made in late October; only minor comments outstanding
- SCD approval anticipated mid-November (no schedule change at this time)
- Sussex County building plan submission made 11/7/2025
 - Building plan review: ~6 weeks
 - Site/ADA/parking plan review: ~3 weeks
- Fire Marshal submission in; limited comments expected

Civil & Utility Coordination

Civil Coordination with Town

- Working sessions held between Town engineer, civil engineer (Pennoni), and developer
- Town comments being incorporated into updated civil drawing sets
- Resubmittals to Town planned/underway to maintain review momentum

Electric & Gas Utilities

- Electric service territory application to Public Service Commission targeted for 11/19/2025
- Gas and electric loading/design parameters finalized to support generator and building systems
- Ongoing coordination among developer, utility providers, and Town to protect schedule

Bid Packages, Procurement & GMP Development

Trade Bids & Procurement

- All trade bid packages scheduled to go out early the week following 11/13
- Trade contractors requesting 3-week bid period, placing returns near Thanksgiving
- FF&E bids routed to Construction Manager (Dave Grayson) for inclusion in broader bid review

GMP Development & Town Review

- GMP review meetings targeted for December 1–2
- Summary of bids and GMP to be presented to Town soon after bid analysis
- Goal: align Town, Developer, and GC on final pricing and scope heading into sitework start

Traffic & Permitting

Coordinated Review with DelDOT

- Updated traffic study and related documents submitted to transportation agencies; record plans remain under review
- Subdivision approvals received, and coordination continues to finalize any follow-up items
- Ongoing collaboration ensures traffic and permitting elements align with the overall project schedule