

REVITALIZATION OF THE STOCKLEY CENTER CAMPUS FEASIBILITY STUDY

26351 PATRIOTS WAY
GEORGETOWN, DELAWARE

Prepared for:

State of Delaware
Division of Facilities Management
Delaware Health and Social Services
Dover, Delaware 19901

Prepared by:

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SEPTEMBER 12, 2025





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September 12, 2025

State of Delaware
Office of Management and Budget
Division of Facilities Management
122 Martin Luther King Jr. Blvd South
Dover, Delaware 19901

Attn: Mr. Patrick McKenna
Senior Capital Program Administrator

RE: Revitalization of the Stockley Center Campus - Feasibility Study
26351 Patriots Way
Georgetown, Delaware
DBF #0586B064.B01

Dear Mr. McKenna:

We are pleased to submit to you the Feasibility Study for the Stockley Center Campus. This study notes what currently exists and provides recommendations for revitalizing the Stockley Center campus. This assessment includes the following:

- Executive Summary
- Public Feedback
- Site and Existing Facilities
- Existing Facilities and Renovation Costs
- New Facility Recommendations / Additional Campus Upgrades

Please do not hesitate to contact me with any questions you may have regarding this evaluation.

Sincerely,
DAVIS, BOWEN & FRIEDEL, INC.



Michael Wheedleton, AIA
Principal - Senior Architect

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FEASIBILITY STUDY
26351 PATRIOTS WAY
GEORGETOWN, DELAWARE

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PART 1

EXECUTIVE SUMMARY

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1.0 EXECUTIVE SUMMARY

1.1 Purpose

The purpose of this Campus Feasibility Study is to develop a Stockley Center Campus Revitalization Plan to ensure efficient utilization of the campus and support community wellness.

This report contains the following to support this purpose:

- Summary of current projects and recently completed work on campus.
- Report on existing facilities with regard to occupied and available space.
- Parcel information including several informational maps on the property.
- Provide costs on renovations of available space.
- Provide recommendations regarding use for open space on campus for possible new buildings or site amenities.
- Note potential opportunities for the Mary Ann Coverdale Center.

Recommendations from the 2013/2014 Advisory Group meetings and other initiatives were taken under advisement along with thoughts from the current administration with regard to better utilizing this campus and its facilities. These include the following:

- Opportunities for training and learning for current and future health care professionals.
- Support of collaborative care and enhanced access to accessible healthcare for State and local residents.
- Investigate the possibility of accessible housing on campus.
- Investigate opportunities for training and recreation for residents, the community, as well as selected State agencies.

Also taken under advisement are areas of “Meaningful Framework” from a study completed in August 2012 for the Stockley Initiative Advisory Group which included the following:

- | | |
|---------------------------|------------------------------|
| ● Educational experiences | ● Trails and features |
| ● Open spaces | ● Infrastructure development |
| ● Recreation and sport | ● Health and wellness |

This report has been informed by work completed by the Stockley Initiative Advisory Group, the State Plan for Independent Living, and other initiatives in an effort to improve and revitalize the Stockley Center Campus. The goal is to lay the groundwork for coordinated, effective investigation and action over time to develop the campus in ways that will better utilize the site and existing facilities and also make it a greater asset not only to its residents, but to the community in general.

1.2 Stockley Center Campus

Established in 1921 as a home for individuals with disabilities in Sussex County and the State of Delaware. Stockley Center Campus covers approximately 750 acres south of Georgetown and just north of Millsboro, Delaware.

The philosophy of the State of Delaware with regard to individuals with mental and physical disabilities has changed over the years. As noted in a 2013 report, in 1970 the Stockley Center Campus served over 700 residents of all ages. By 2009 that number was reduced to 84 and currently the only residents are at the Mary Ann Coverdale Medical Center on campus.

The current philosophy regarding Delaware residents with mental and physical disabilities is noted here from an excerpt in the Delaware State Plan for Independent Living 2021 - 2023:

The philosophy of independent living is based on the belief that persons with disabilities have the same basic human rights as persons without disabilities to participate in and contribute to community life such as living arrangements, transportation, social life, employment, and physical care. In holding true to this philosophy, Delaware's 3-year State Plan for Independent Living (SPIL) was developed to perpetuate this philosophy by ensuring statewide efforts and collaborations for the delivery of independent living services, training, programming and advocacy to eliminate barriers to independence.

To summarize, individuals with disabilities will remain in the community instead of living at Stockley Center or a similar campus.

This campus still presents a great opportunity to provide services for individuals with disabilities and invest in community based resources to revitalize the campus for the State, community, and those who live there through health, learning, and recreation.

PART 2

PUBLIC FEEDBACK

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2.0 PUBLIC FEEDBACK

Delaware's Department of Health and Social Services held two virtual public comment sessions along with accepting public emailed input. Below are the emails and comments:

2.1 Emailed Comments:

- I have always thought that this would be great for Alzheimer's patients who don't have the funds to be in a nursing home. Plenty of space. Have it run by the State.
- I was a Nurse at Stockley for many years. I would like to see the Medical Center used for the new Veterans Facility that recently received Congressional approval for Sussex County. The grounds are beautiful. There is room for expansion. Easy to get to and plenty of room to park. It is already staffed with Nurses and CNA's. There are Rehab areas and a wonderful clinic area. There are only 35 total care individuals that could be absorbed into surrounding nursing homes at a cost saving to the State since nursing home rates per patient are less than at Stockley. In house Canteen and kitchen and Laundry. Please take a tour and consider this space and beautiful grounds to be used for our Veterans.
- It would be good to have temp housing for homeless but connected in with case managers to address the person's need for documents (birth certificates, identification, etc.) so they apply for subsidized housing units, a postal system to give those ppl a place to get correspondence even after they move on to another shelter. Two reasons ppl never get permanent housing is they lack the documents to prove their identity & there is no way to reach them if an apartment becomes available. So, they need case management for these items. They may need coordination w/mental health, substance abuse programs to better their ability to cope. Mothers may need child support, etc., etc., but the homeless are so transient it is difficult to follow thru. If there was a clearinghouse where ppl could get temporary housing & case management w/ follow through, a dedicated address they could use for following up mailings from apartment management companies' things could change around for some. Would be great to start this in Sussex County @ Stockley & then later duplicate in New Castle perhaps at Bldg. or bldgs. on grounds of Psych Center. Sussex is usually an afterthought in Delaware system. Would be great to first start something downstate one time!!! Second thought. Some homeless ppl chose to be homeless either by choice "to be free, live off the land or whatever" & it has worked for them for yrs while even alienating themselves from family but in my experience as those folks age they age faster probably due to poor diet, lack of health care to point if they remain homeless the lifestyle becomes more difficult because they can withstand the extreme temperatures, mobility gets worse, just picking up a few hrs. work here or there becomes more difficult. So, perhaps I am suggesting the program have an element of focusing on older homeless ppl who cannot continue to survive w/o help. I am retired CM after 40 yrs in social services in lower Delaware. Glad to see DHSS is concentrating more offices in Sussex as I advocated for yrs our Sussex caseload was double that of Kent.
- There is a shortage of residential options and direct support professionals for the I/DD population. The residential needs and support services vary from drop-in support to 24/7 care. Therefore, there is a need for flexibility within Medicaid options. There is a need for a data driven plan to determine the scope of the shortage and necessary steps to end the crisis.
- Please consider creating a small community for those with IDD to flourish and have the supports needed.

2.2 Virtual Sessions:

- It's a suggestion maybe that I've heard in the past, and that is, I think that this state is in dire need of a robust inpatient residential treatment facility when it comes to addiction and addiction on the streets. And I'm not saying the Stockley Center would be perfect. I'm saying that it's certainly worth consideration.
- I work in regard to domestic violence. I was curious is, would that be, you know, some kind of services or safe places for domestic violence victims at the Stockley center? Now that be my suggestion.
- We have a 29-year-old son with disabilities that lives with us full time. There is a real need for respite care in Sussex County.
- We do a program in all the wise throughout Delaware. We haven't gotten to Sussex County yet, and I think that would be a wonderful place too. We work one on one and on maybe one on three for people with disabilities, to make sure that they get the fitness, and they work and work out in gyms with the support they need, nutrition counseling and those kinds of things. And we would love to have a presence there. The other thing, and I was on the original Stockley panel that worked on the vision for the Stockley center, I think mixed use neighborhoods would be wonderful, affordable, accessible homes, places for people with disabilities and without places for people who would like to train to be DSPS and work in homes for people and in programs and for them to find affordable, very affordable housing for them, because we know many of the people that work in our programs also are on Medicaid, and their issues are daycare and transportation. And if we could put a daycare there to help the people who are working with our population along with affordable housing, I think we could help fix some of this. I don't know exactly how, but those are just some of the ideas I've thought of. Thank you.
- Have you considered Stockley as a potential site for the future Veterans Administration Hospital? Have you considered potentially a site for future medical school. Have you considered the site for post-acute care, whether that's skilled nursing, long term care, rehabilitation? And then my last comment is to. To consider in the healthcare space. Consider job creation as part of the as part of the use of the facility. I think it would be important to an opportunity to create jobs in the healthcare space on a campus like that. Thank you.

Ideas	Rationale
Expanded services for deaf and the hard of hearing-birth to three population and their families	The only location the DE School for the Deaf has is in Wilmington. Having a southern location would be less of a burden/barrier for families.
Use of a pool	<ul style="list-style-type: none"> Family swim option for families who have children with delays (parent & me). Could potentially be a revenue stream for DHSS by renting out to organizations (coaches, Olympic trainers, etc.) as a practice pool.
Respite Care	Potential location for individuals with disabilities to participate in a day or evening program while offering their caregivers respite. This can be for children and/or adults.
Mental/Behavioral wellness	Support groups, parent networks, etc. Mommy and me classes, parenting classes, yoga, stress management, and a plethora of other holistic health services could bring together community members with disabilities and others in the community. Stay and Plays are popular with our families. This would be a great location to offer that. Also, might be interesting to explore the possibility of offering preventative classes such as dance or art therapy for stress relief, healthy cooking classes (ties in with the community garden and farmers' market ideas).
Education and Workforce Development	<ul style="list-style-type: none"> Create a Medical and Allied Health Training Academy: Partner with DelTech, University of Delaware, Beebe School of Nursing, and even high school tech programs. Students could rotate through Stockley for clinical hours. Vocational Rehabilitation Training: Focused programs for people with disabilities or court-involved individuals to learn trades Support professional development of providers, EI providers, mental health providers who wish to work with families and young children, etc. would benefit the B23 program, among others. <ul style="list-style-type: none"> Del State has a graduate OT program and a new graduate program in counseling. Perhaps a partnership involving internships in those areas would have legs. Also, since DE does not have a medical school, perhaps something that can attract future medical professionals that graduated from Del State and UD, but then had to leave the state for their medical degree, to return to the state for internships, residency of some kind, etc.
Therapeutic Gardens & Trails	<ul style="list-style-type: none"> Wheelchair accessible? Add rope courses, which will help visually impaired. What about bike trails? Gardens and trails for: <ul style="list-style-type: none"> Memory/Dementia Groups Healing-grief counseling

	<ul style="list-style-type: none"> ○ PTSD (Veterans/Survivors) ○ Meditation ○ Cancer/Cancer Survivor ○ Recovery
Health Systems Protection (Southern Location)	By creating a Health Systems Protection (HSP) Administrators South location at Stockley, we will reorganize some of our programs and provide offices for imperative Sussex County-centric positions, lessening our carbon footprint. The Sussex County Environmental Health Field Services (EHFS) office will also be relocated to this site, providing educational, permitting, and inspection materials for food establishments, body art establishments, public pools, migrant labor camps, recreational camps, plumbing, and free private-well test kits. Sussex County has the highest proportion of private-well owners in the state, so moving this EHFS office to Stockley, provides opportunities for the community to have easy access to the test kits and educational materials related to attaining and maintaining safe drinking water.
Lead Remediation	<ul style="list-style-type: none"> • A dedicated cottage, or even two, could be reserved for families displaced during lead remediation of their homes. This approach would reduce reliance on hotels and short-term rentals like Airbnb's, allowing available funds to stretch further and support more families. <ul style="list-style-type: none"> ○ This model could also be considered for implementation at the Terry Center.
Holistic Approach/Centralized Community Wellness	<ul style="list-style-type: none"> • Mixed-use temporary housing (affordable, multigenerational, transitional) <ul style="list-style-type: none"> ○ Emergency Shelter • Outdoor recreation (trails, gardens, sports) <ul style="list-style-type: none"> ○ Health Fairs/Free Concerts • Food security initiatives (gardens, markets, nutrition education) <ul style="list-style-type: none"> ○ Host farmers markets • Expand behavioral health services on site — like trauma recovery, maternal mental health, PTSD support (especially for veterans and survivors). • Expand on existing buildings • Working Community Farms, Cooking schools.
Expand on what's already there	<ul style="list-style-type: none"> • Medical/Dental facilities → for mobile clinics, student training, and specialized health outreach. • Gymnasium → For all ages and abilities-free-Adaptive fitness center, recovery-oriented fitness programs. • Chapel → Grief counseling, AA/NA meetings, spiritual health workshops. • Computer Center → Workforce development classes, virtual telehealth connections.

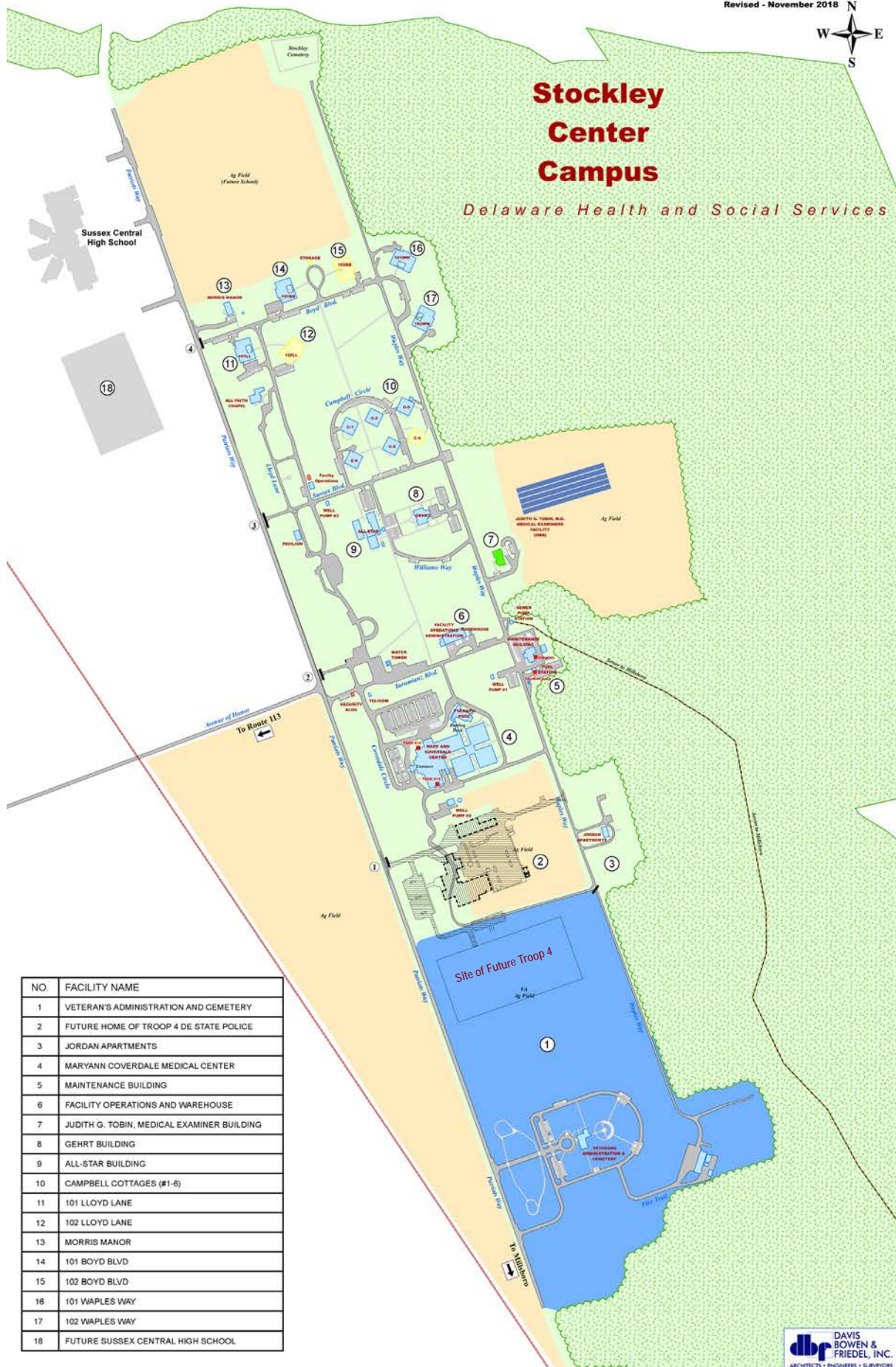
PART 3

SITE AND EXISTING FACILITIES

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3.1 SITE

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Google Earth, 2024, Stockley Center,
Georgetown, Sussex Co., DE

3.1.3 Inventory of Existing Campus Buildings - Current Available Space Summary

A. 101 Lloyd Lane

- 9,050 SF
- Building is unoccupied.
- Available space: 9,050 SF

B. 102 Lloyd Lane

- 9,050 SF
- Building is partially occupied (1,030 SF) by Christiana Care.
- Available space: 8,020 SF

C. 101 Boyd Boulevard

- 9,735 SF
- Currently occupied by DHSS Community Services.
- No available space.

D. 102 Boyd Boulevard

- 9,839 SF
- Currently occupied by the Head Start Program.
- No available space.

E. 101 Waples Way

- 9,723 SF
- Building is unoccupied.
- Available space: 9,723 SF

F. 102 Waples Way

- 9,033 SF
- Currently occupied by the Division of Visually Impaired and the Division of Services for Aging and Adults with Physical Disabilities (DSAAPD).
- No available space.

G. All-Star Building

- 11,594 SF
- Currently occupied by DHSS (DSAMH), (DDDS), (Offices for Trainer, Safety, and Union). Also houses the Stockley museum.
- No available space.

H. All-Faith Chapel

- 4,063 SF
- Facility is unoccupied. Not currently used for worship services. Occasionally used for meetings.
- Available space: 1,358 SF (office space)

I. Campbell Cottages

Campbell Cottage 1

- 6,492 SF
- Currently unoccupied - plan is to be fully occupied by 2027.
- Available space: 6,492 SF

Campbell Cottage 2

- 6,492 SF
- Currently occupied by DNREC Fish and Wildlife.
- No available space.

Campbell Cottage 3

- 6,492 SF
- Currently unoccupied.
- Available space: 6,492 SF

Campbell Cottage 4

- 6,492 SF
- Currently occupied by DAPI (DE Adolescent Program).
- No available space.

Campbell Cottage 5

- 6,492 SF
- Partially occupied by ARMS and Fleet Services. (1,298 SF is unoccupied)
- Available space: 1,298 SF

Campbell Cottage 6

- 6,492 SF
- Currently unoccupied - plan is to be fully occupied by 2027.
- Available space: 6,492 SF

J. Facility Operations and Warehouse

- 9,840 SF
- Currently occupied by FACOPS supervisor and support staff with attached warehouse.
- No available space.

K. Gehrt Building

- 6,774 SF
- Currently partially occupied and soon to be fully occupied by the Department of Labor and Fleet Services.
- No available space.

L. Delaware Animal Welfare

- 1,764 SF
- Currently occupied by Animal Control staff.
- No available space.

M. Mary Ann Coverdale Center

- 83,968 SF
- Hospital facility currently housing 23 patients (licensed for 49). Includes an existing facility (physically connected) that includes a locker room, working therapy pool, and a pool area that is not in use. This existing building portion is 6,633 SF.
- Available space: Pool Building - 2,980 SF
- Available space: Mac Center - To be determined.

N. Maintenance Building

- 6,431 SF
- Currently occupied by FACOPS Maintenance staff and their vehicles.
- 2 Story - second floor not occupied due to structural concerns.
- No available space.

O. Morris Manor

- 2,557 SF
- Currently unoccupied.
- Utilized on occasion by the Division of Disabilities Services for short-term residency.

P. Tobin Medical Examiner Building

- Facility not detailed in this report.
- Currently occupied by Medical Examiner staff to support southern Delaware. This facility will remain as is.

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3.2 EXISTING FACILITIES

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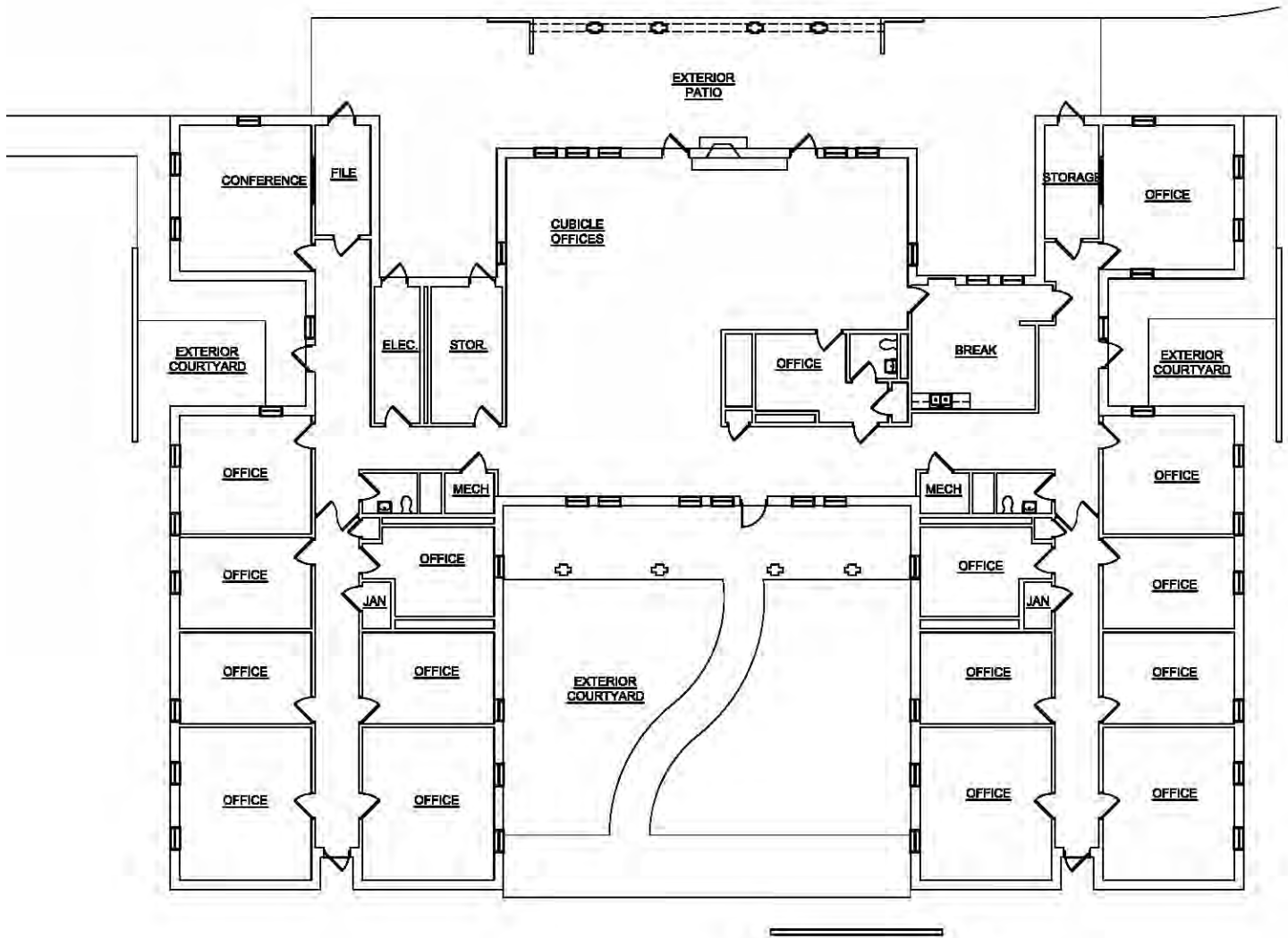
101 Lloyd Lane



Google Earth 2024

101 Lloyd Lane

EXISTING FLOOR PLAN



Occupied Area: Not occupied.
Unoccupied Area: 9,050 sq. ft.
Recent Building Work: None.

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102 Lloyd Lane

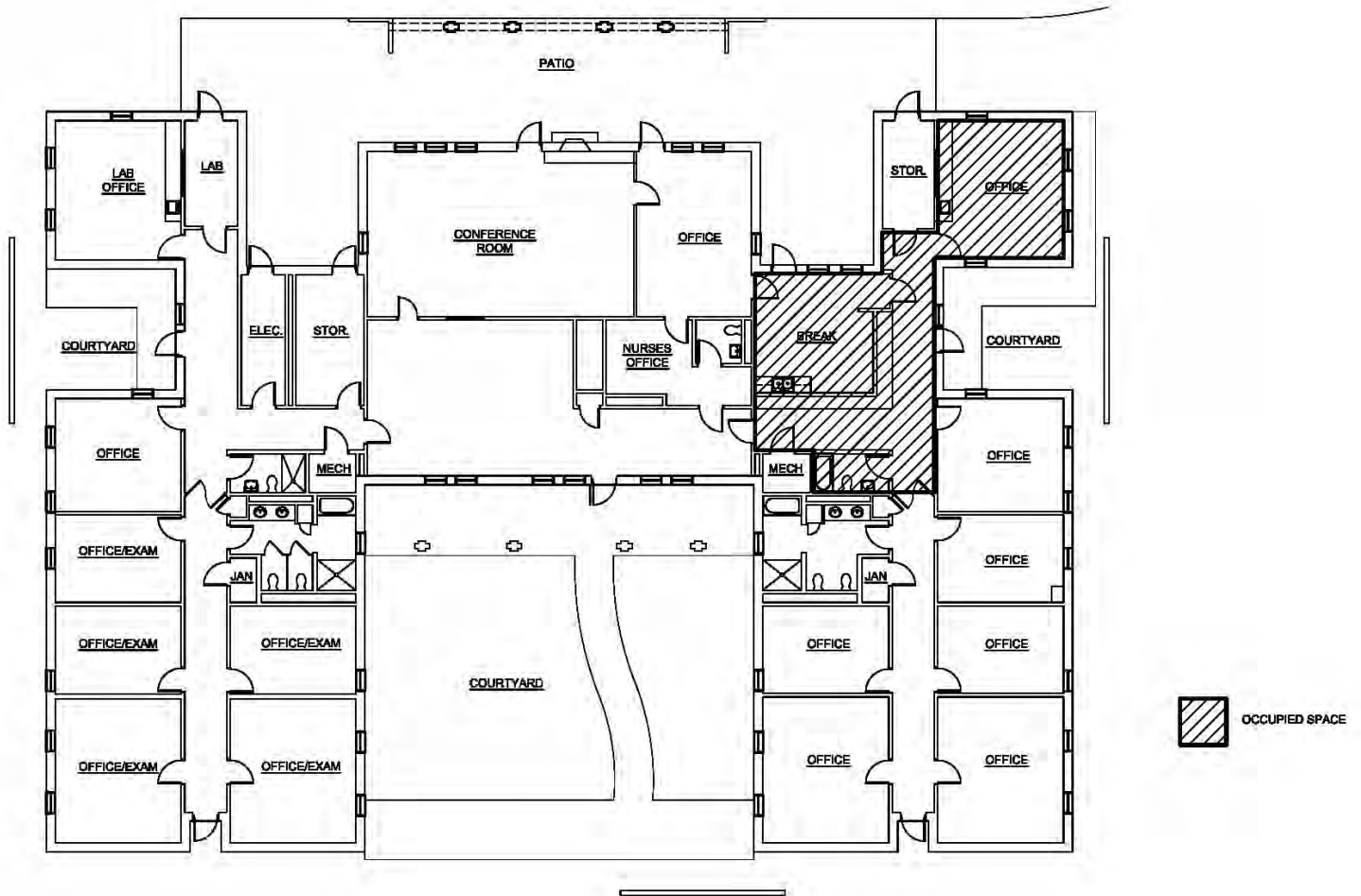
(Wellness Center)



Google Earth 2024

102 Lloyd Lane

EXISTING FLOOR PLAN



Occupant: Wellness Center (Christiana Care)

Occupied Area: 1,030 sq. ft.*

Unoccupied Area: 8,020 sq. ft.

Recent Building Work: Roof replacement in 2023.

**This building is currently occupied by one person, the intent is for Christiana Care to move back in at a to-be-determined date.*

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101 Boyd Boulevard

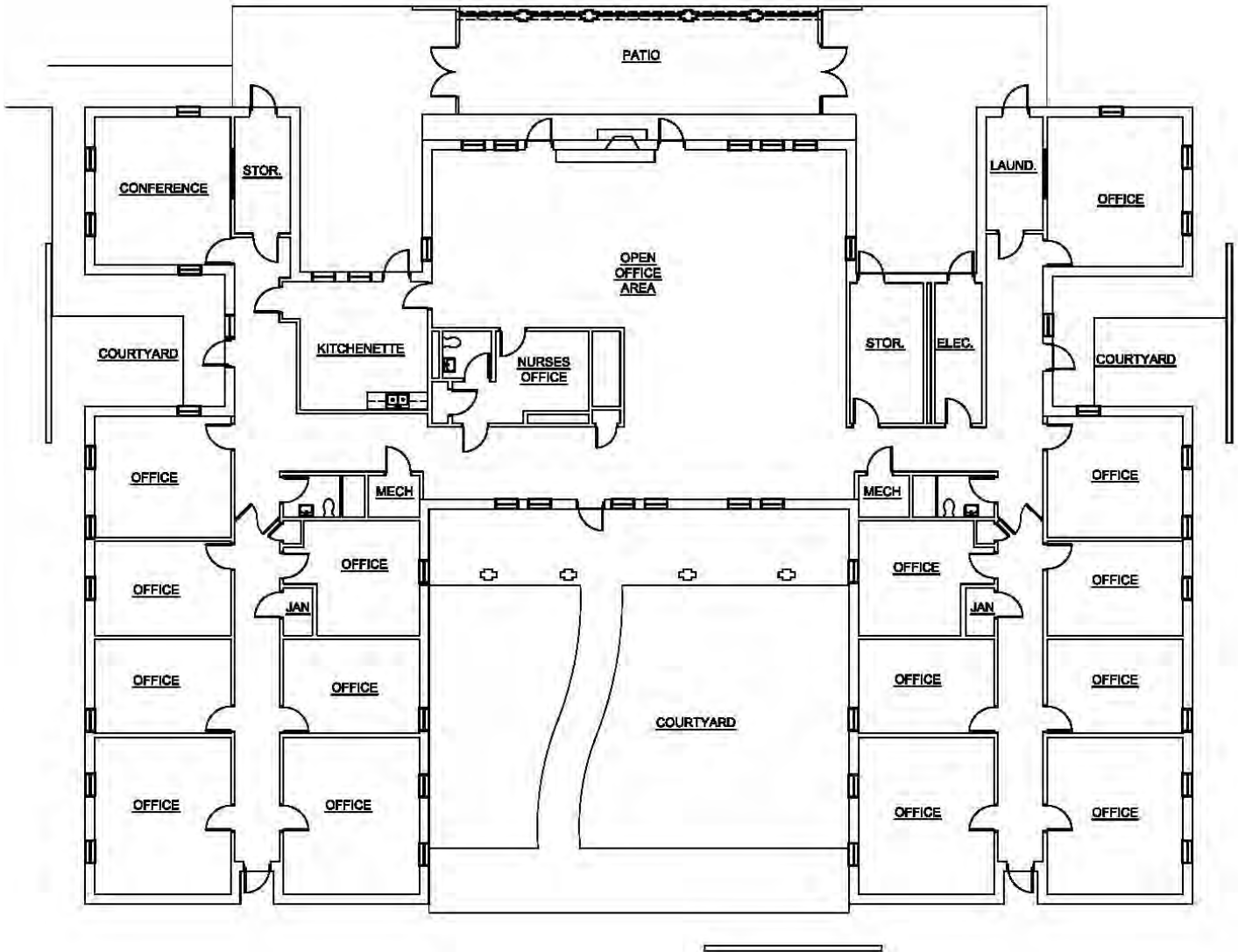
(DHSS Community Services)



Google Earth 2024

101 Boyd Boulevard

EXISTING FLOOR PLAN



Occupant: DHSS Community Services

Occupied Area: 9,735 sq. ft.

Unoccupied Area: N/A

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102 Boyd Boulevard

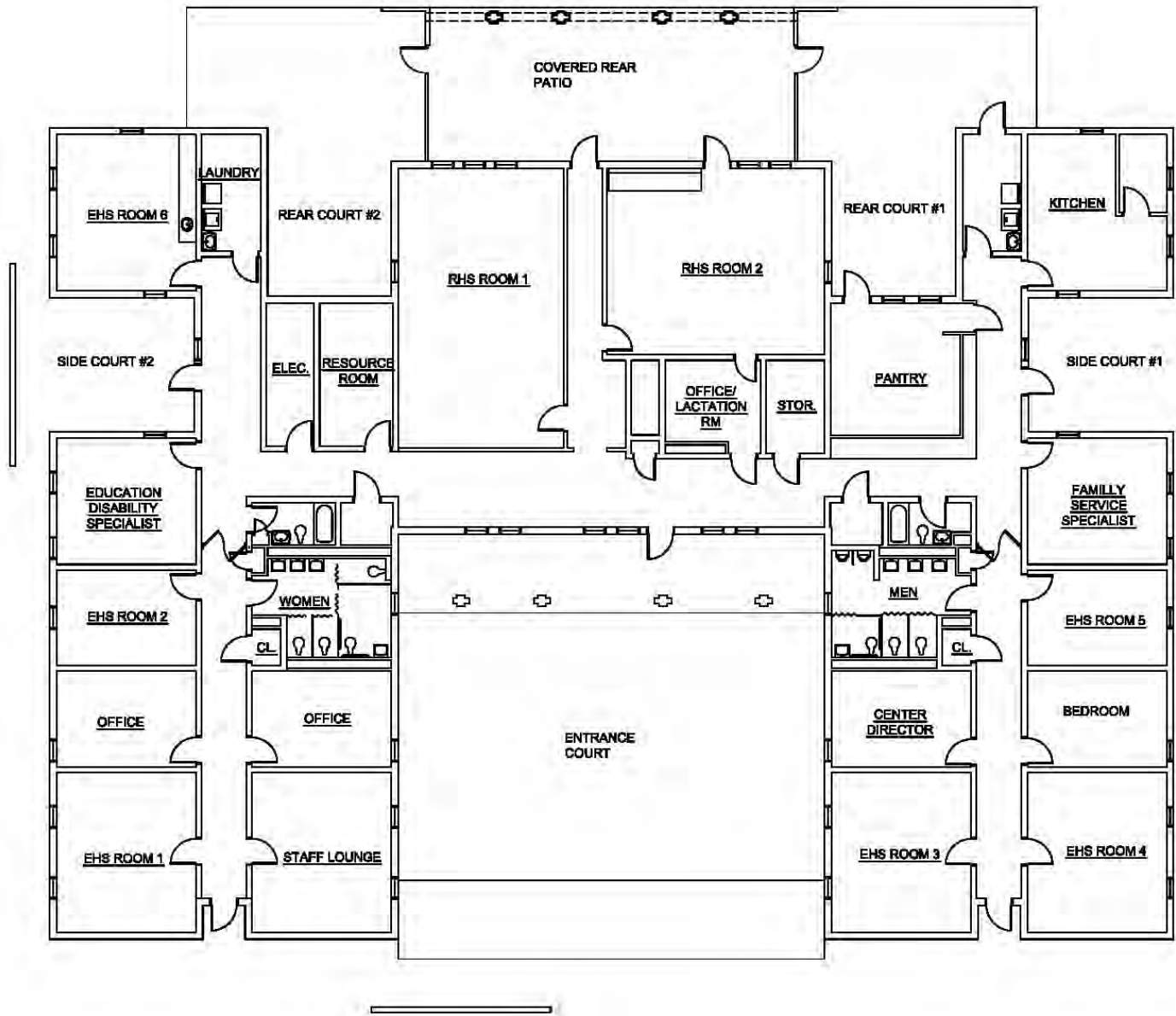
(Head Start Program)



Google Earth 2024

102 Boyd Boulevard

EXISTING FLOOR PLAN



Occupant: Head Start Program

Occupied Area: 9,839 sq. ft.

Unoccupied Area: N/A

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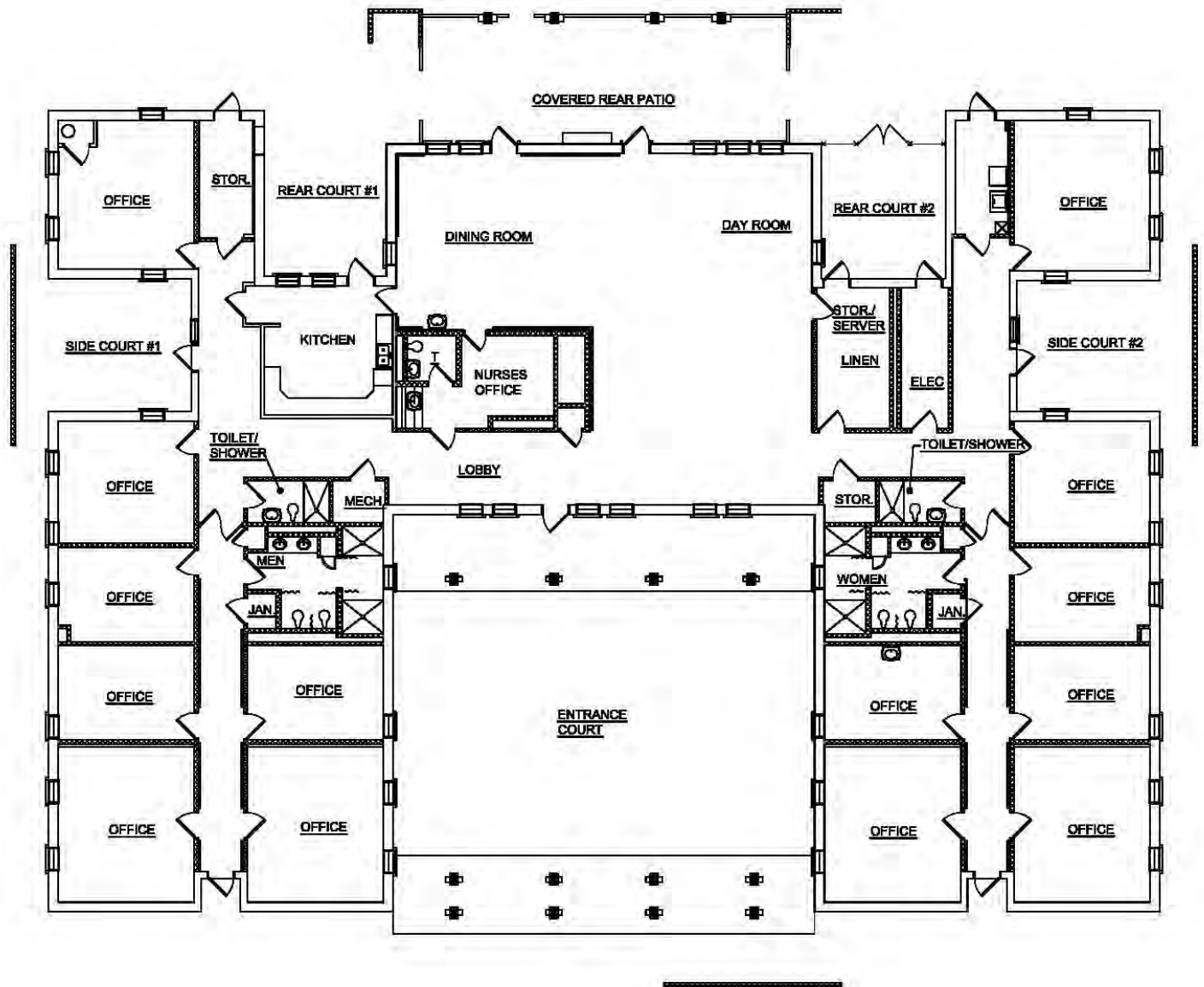
101 Waples Way



Google Earth 2024

101 Waples Way

EXISTING FLOOR PLAN



Occupant: Not occupied.

Occupied Area: Not occupied.

Unoccupied Area: 9,723 sq. ft.

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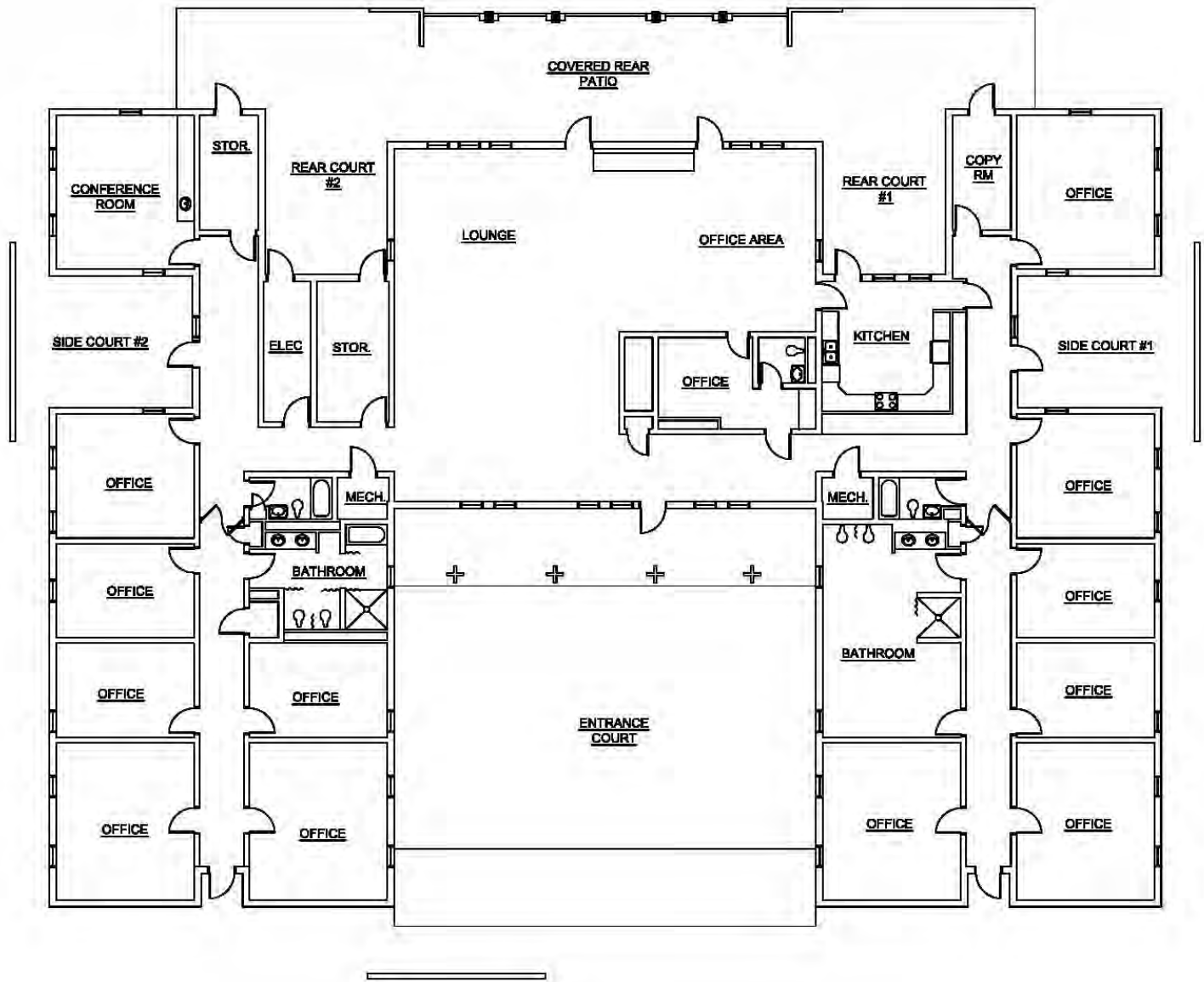
102 Waples Way



Google Earth 2024

102 Waples Way

EXISTING FLOOR PLAN



Occupant: Division of Services for Aging and Adults with Physical Disabilities (DSAAPD) along with the Division of Visually Impaired.

Occupied Area: 9,033 sq. ft.*

Unoccupied Area: N/A

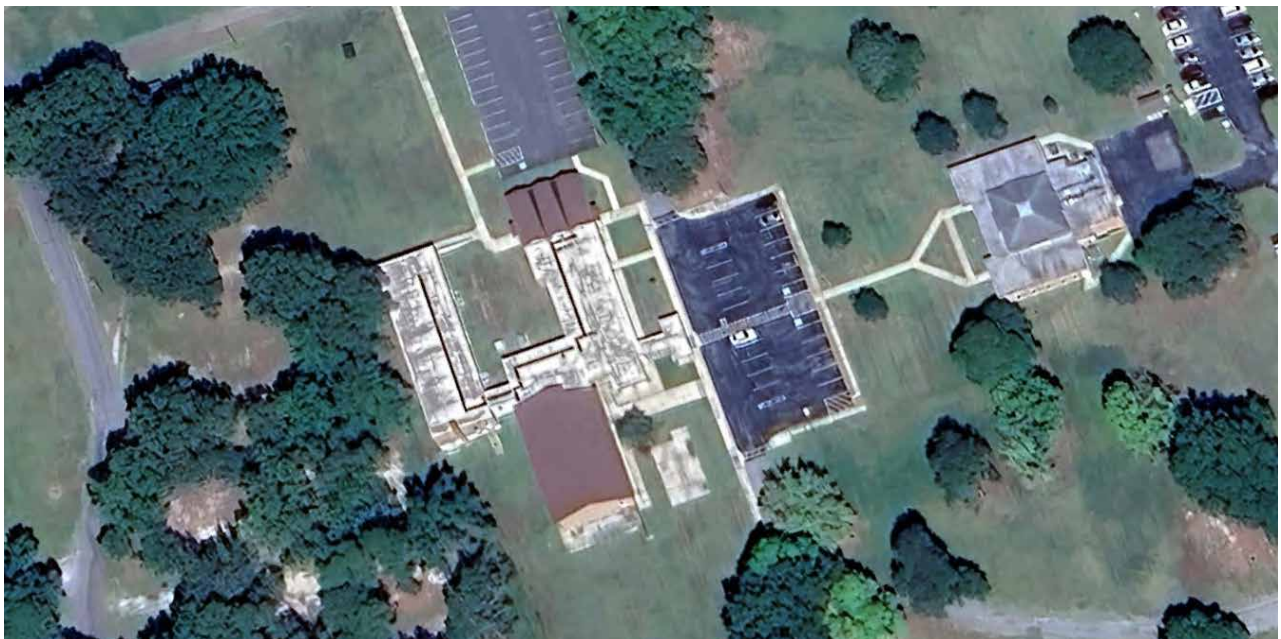
Recent Building Repairs: Roof replacement.

* A number of employees work remotely.

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All-Star Building

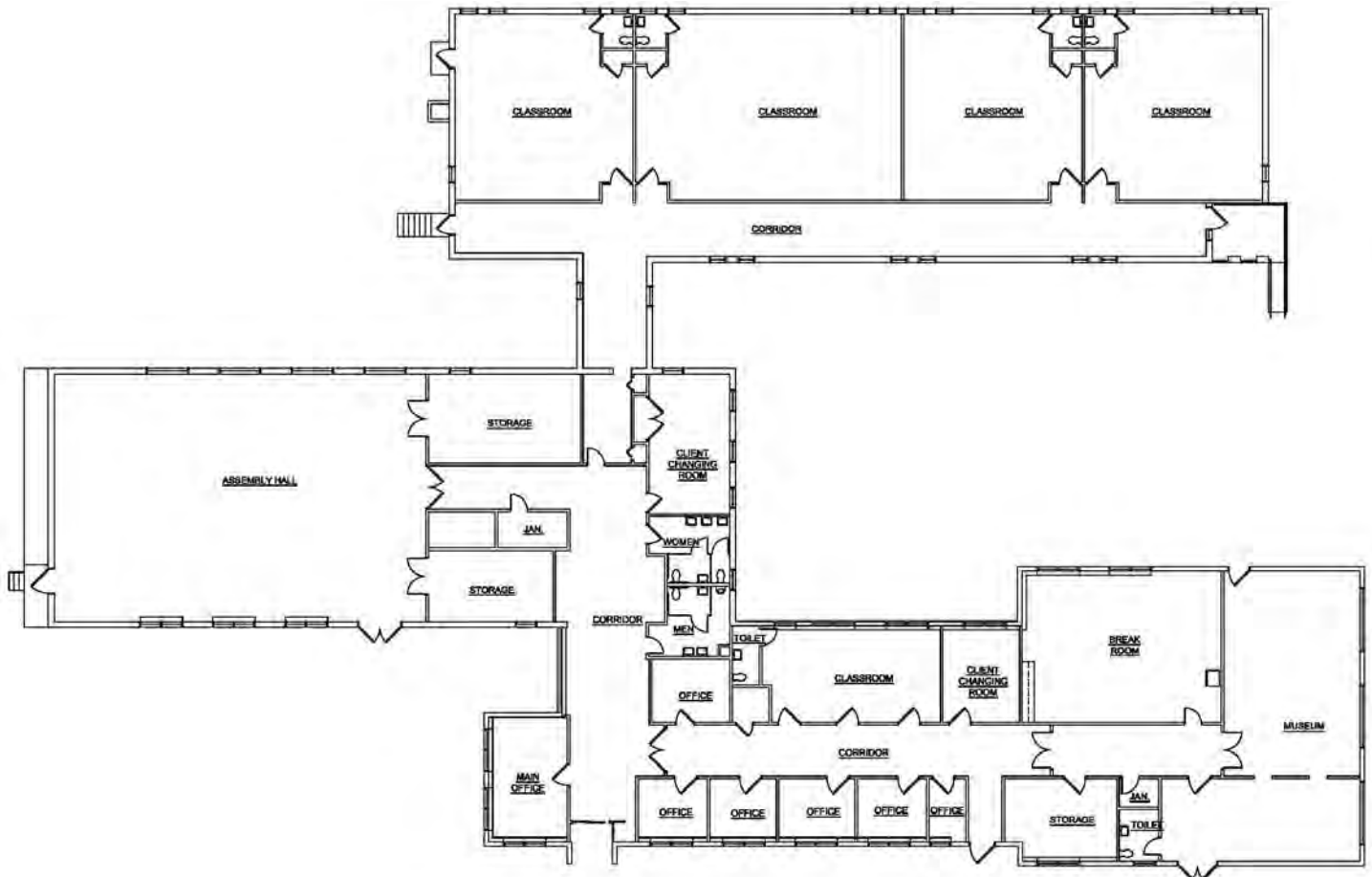


Google Earth 2024



All Star Building

EXISTING FLOOR PLAN



Occupant: Division of Health & Social Services (DHSS) (union office), Division of Substance Abuse and Mental Health (DSAMH) (3 offices), and Division of Developmental Disabilities Services (DDDS) (trainer, safety officer).

Stockley Center Campus Museum is also located in this building (+/- 700 sq. ft.)

Occupied Area: 16,594 sq. ft.

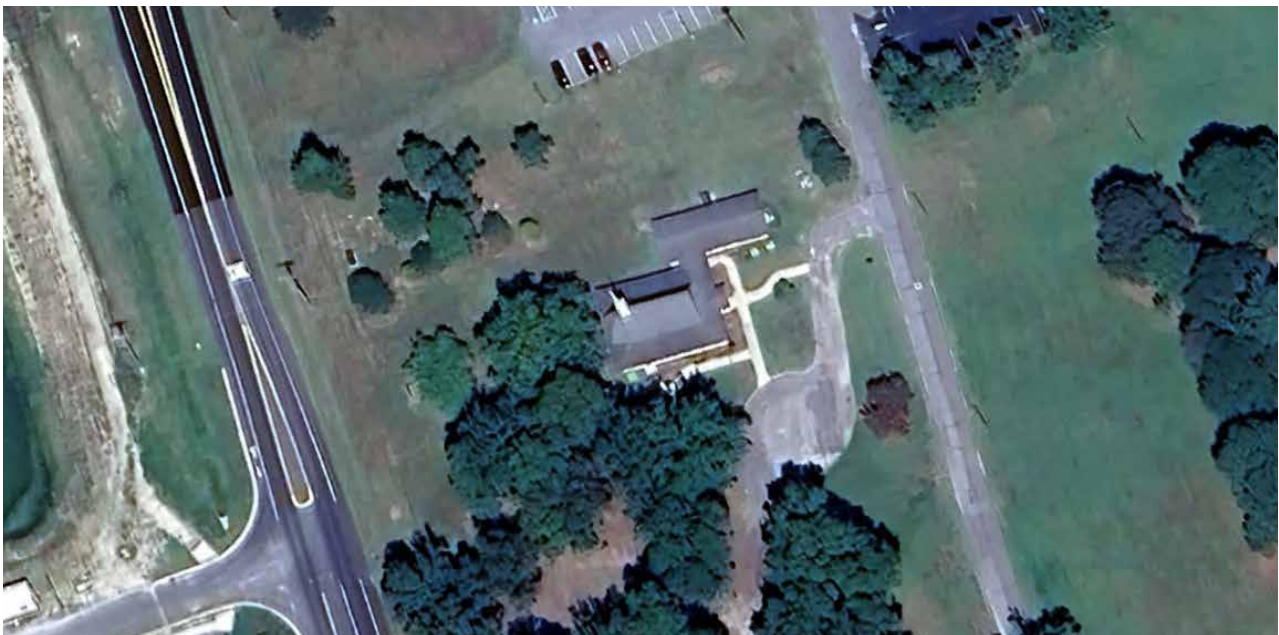
Unoccupied Area: N/A

Recent Building Repairs: None.

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All-Faith Chapel

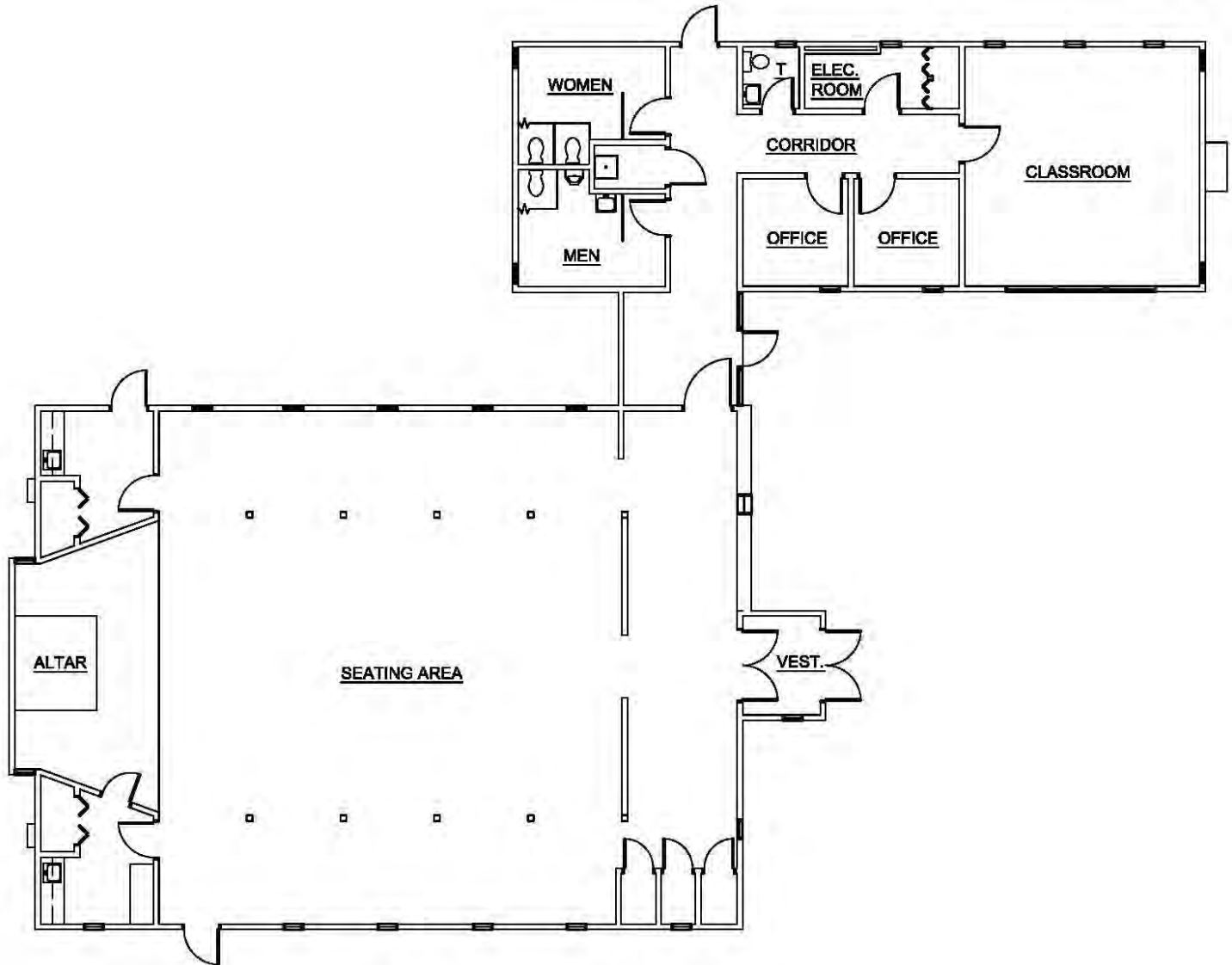


Google Earth 2024



All-Faith Chapel

EXISTING FLOOR PLAN



Occupant: All-Faith Chapel

Occupied Area: Chapel - 2,705 sq. ft.

Unoccupied Office Area: 1,358 sq. ft.

Recent Building Repairs: New HVAC.

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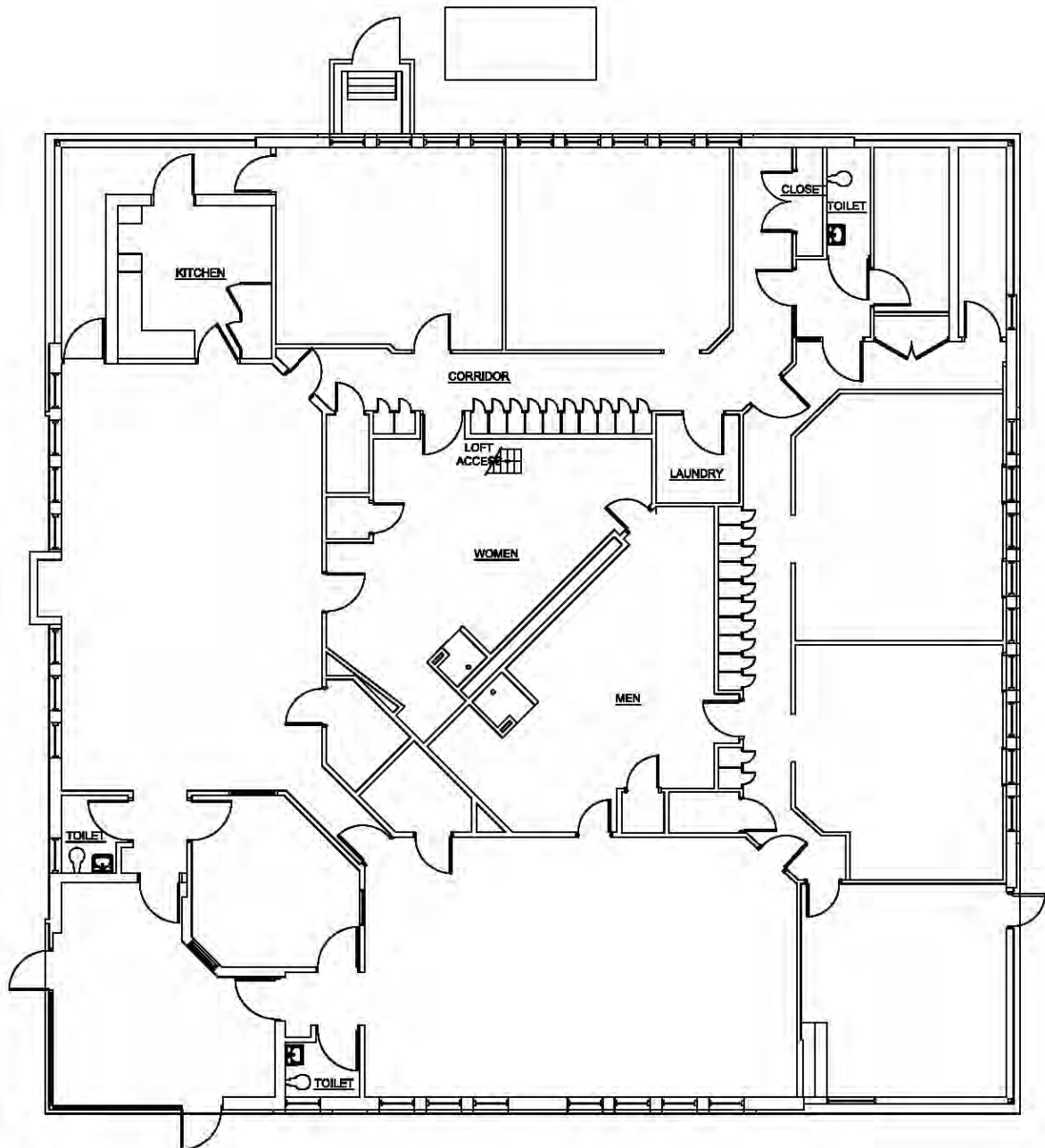
Campbell Cottage 1



Google Earth 2024

Campbell Cottage 1

EXISTING FLOOR PLAN



Occupant: Family Justice Center (Planned for 2026-2027)

Occupied Area: 6,492 sq. ft.

Unoccupied Area: 0 sq. ft.

Basement Mechanical / Storage: 1,252 sq. ft.

Recent building repairs: Design underway to renovate building.

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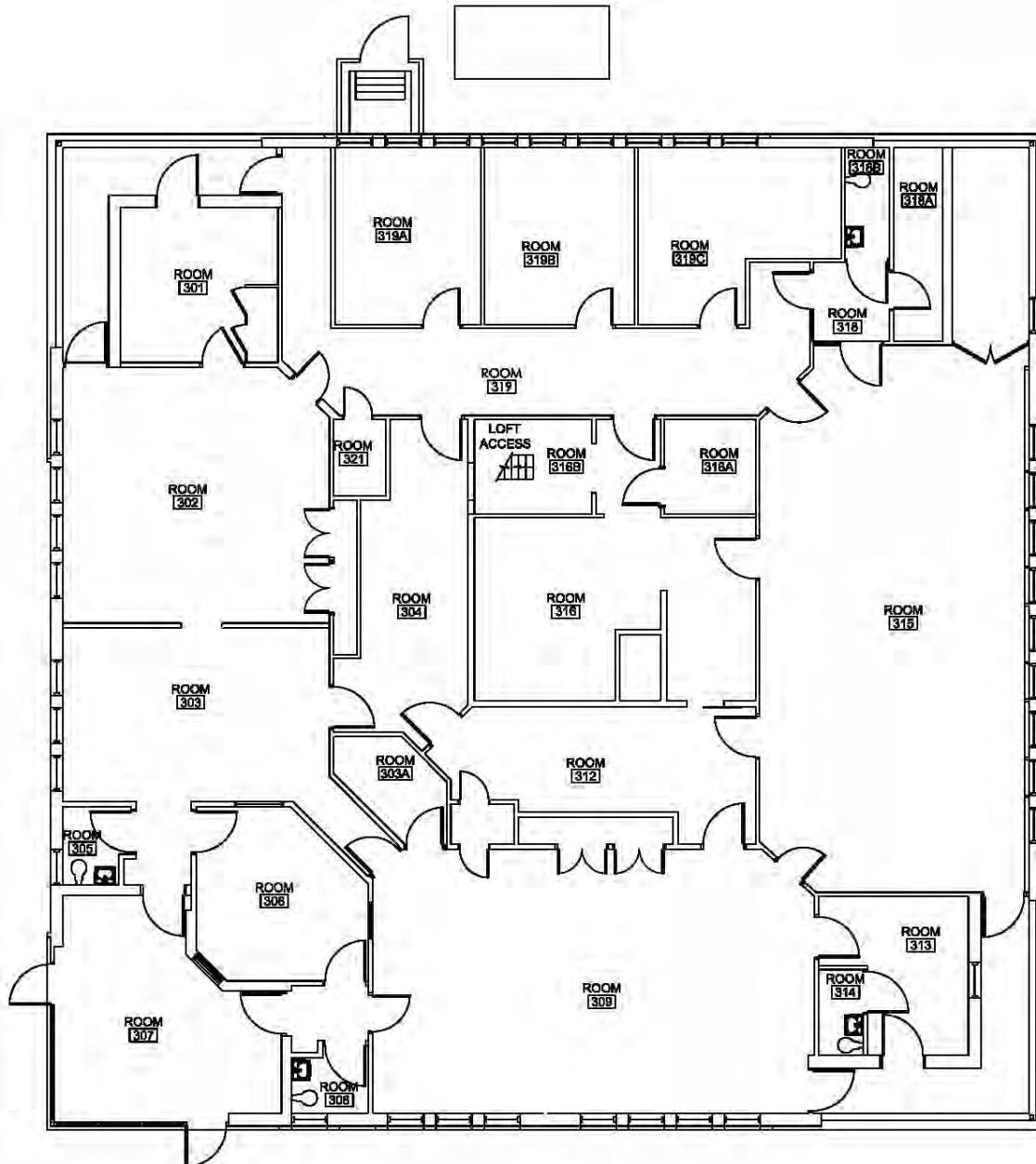
Campbell Cottage 2



Google Earth 2024

Campbell Cottage 2

EXISTING FLOOR PLAN



Occupant: Department of Natural Resources and Environmental Control (DNREC)

Occupied Area: 6,492 sq. ft.

Unoccupied Area: N/A

Basement Mechanical / Storage: 1,252 sq. ft.

Recent building repairs: None.

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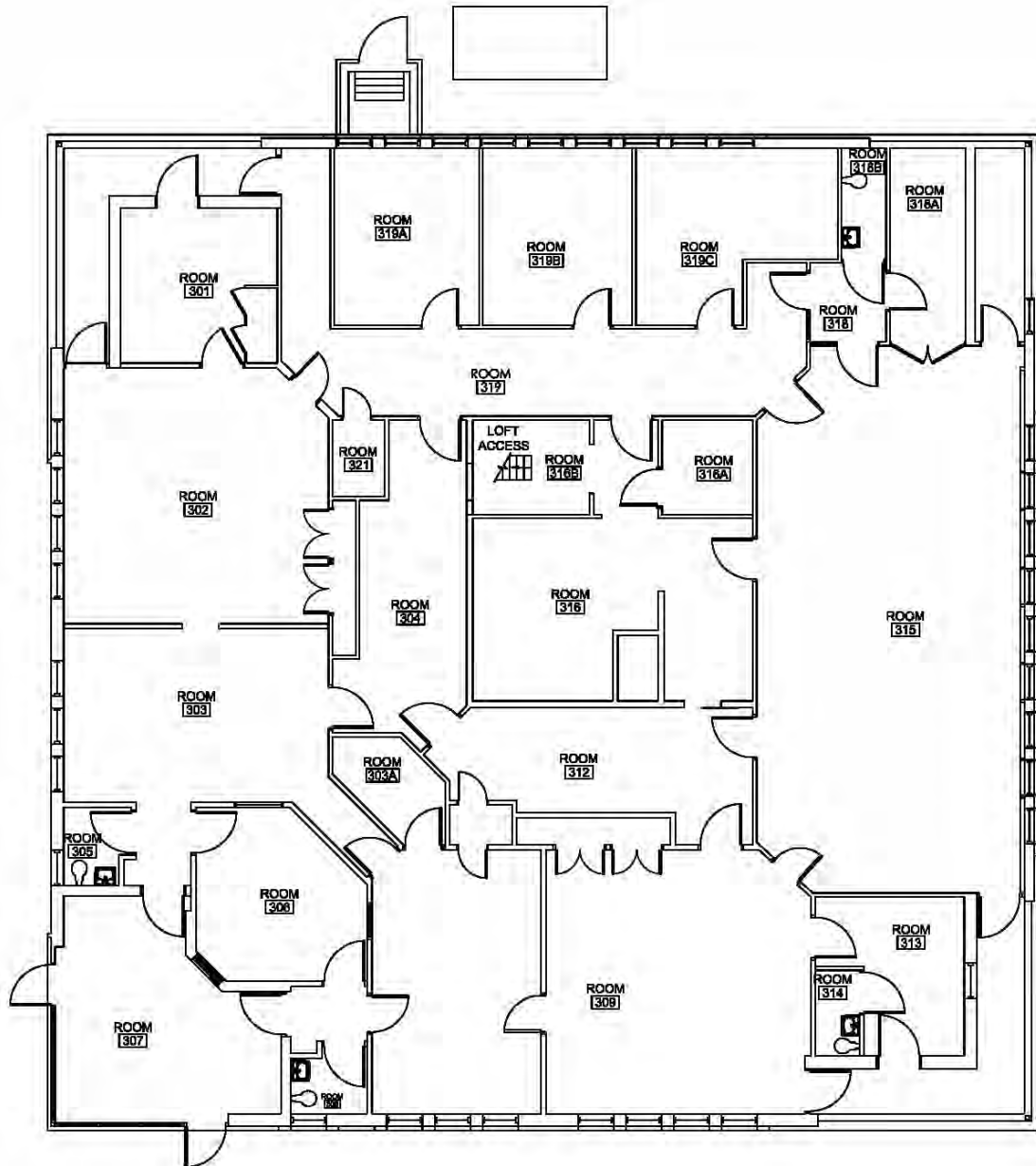
Campbell Cottage 3



Google Earth 2024

Campbell Cottage 3

EXISTING FLOOR PLAN



Occupant: Vacant - Used for storage by MAC Center.

Occupied Area: N/A

Unoccupied Area: 6,492 sq. ft.

Basement Mechanical / Storage: 1,252 sq. ft.

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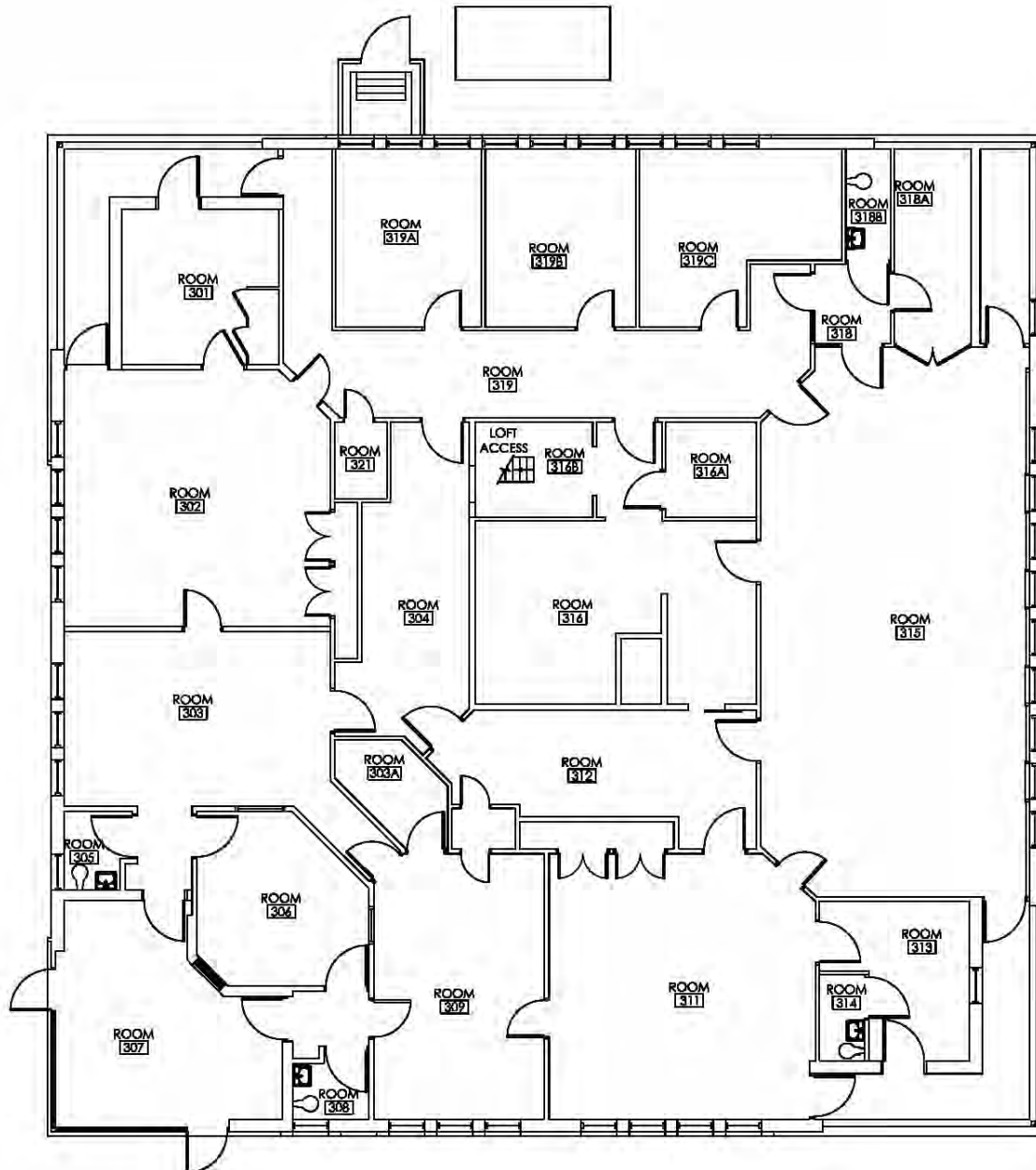
Campbell Cottage 4



Google Earth 2024

Campbell Cottage 4

EXISTING FLOOR PLAN



Occupant: Delaware Adolescent Program (DAPI)

Occupied Area: 6,492 sq. ft.

Unoccupied Area: N/A

Basement Mechanical / Storage: 1,252 sq. ft.

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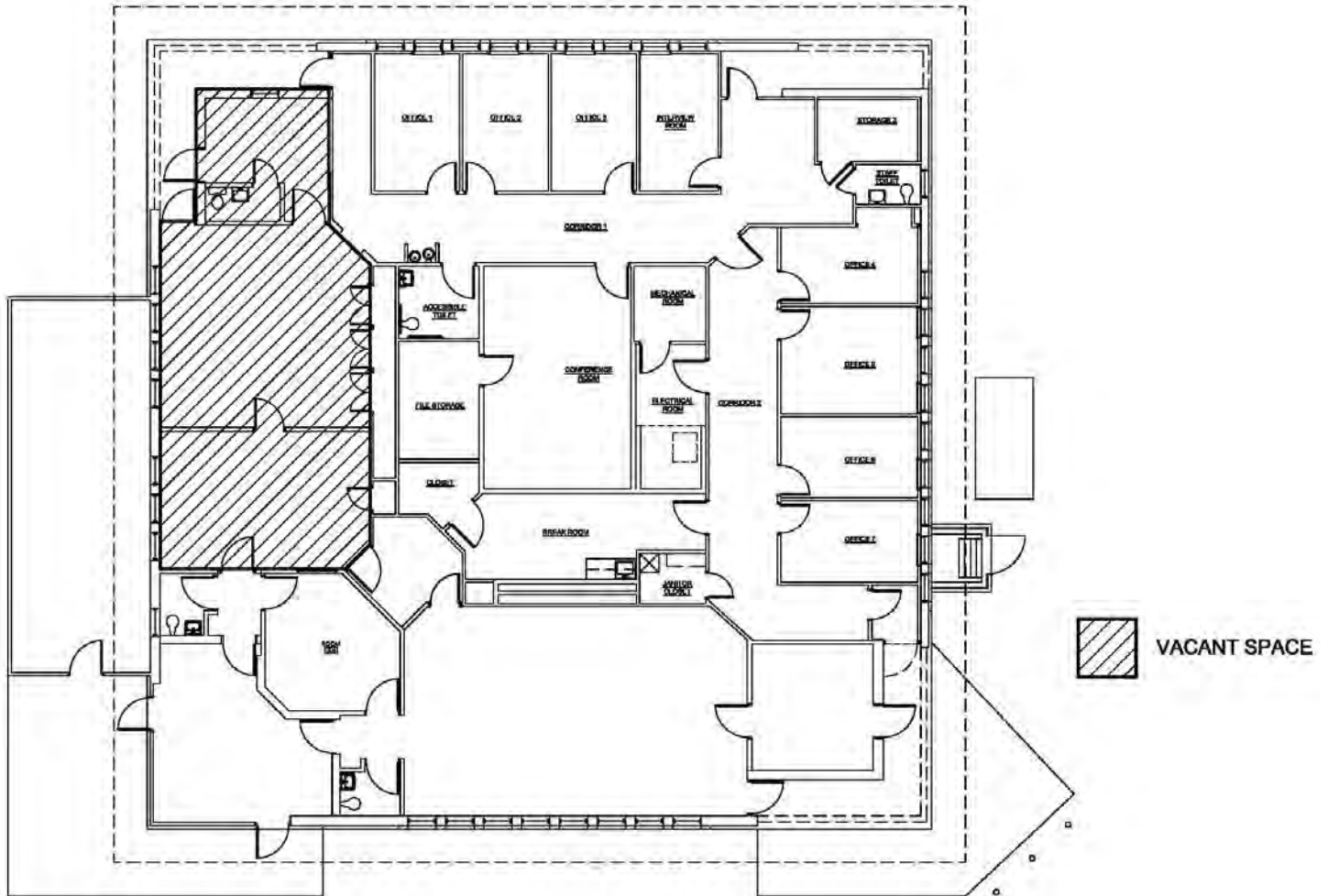
Campbell Cottage 5



Google Earth 2024

Campbell Cottage 5

EXISTING FLOOR PLAN



Occupant: ARMS and Fleet Services

Occupied Area: 5,194 sq. ft.

Unoccupied Area: 1,298 sq. ft. (Will be occupied by 2025 with State agencies.)

Basement Mechanical / Storage: 1,252 sq. ft.

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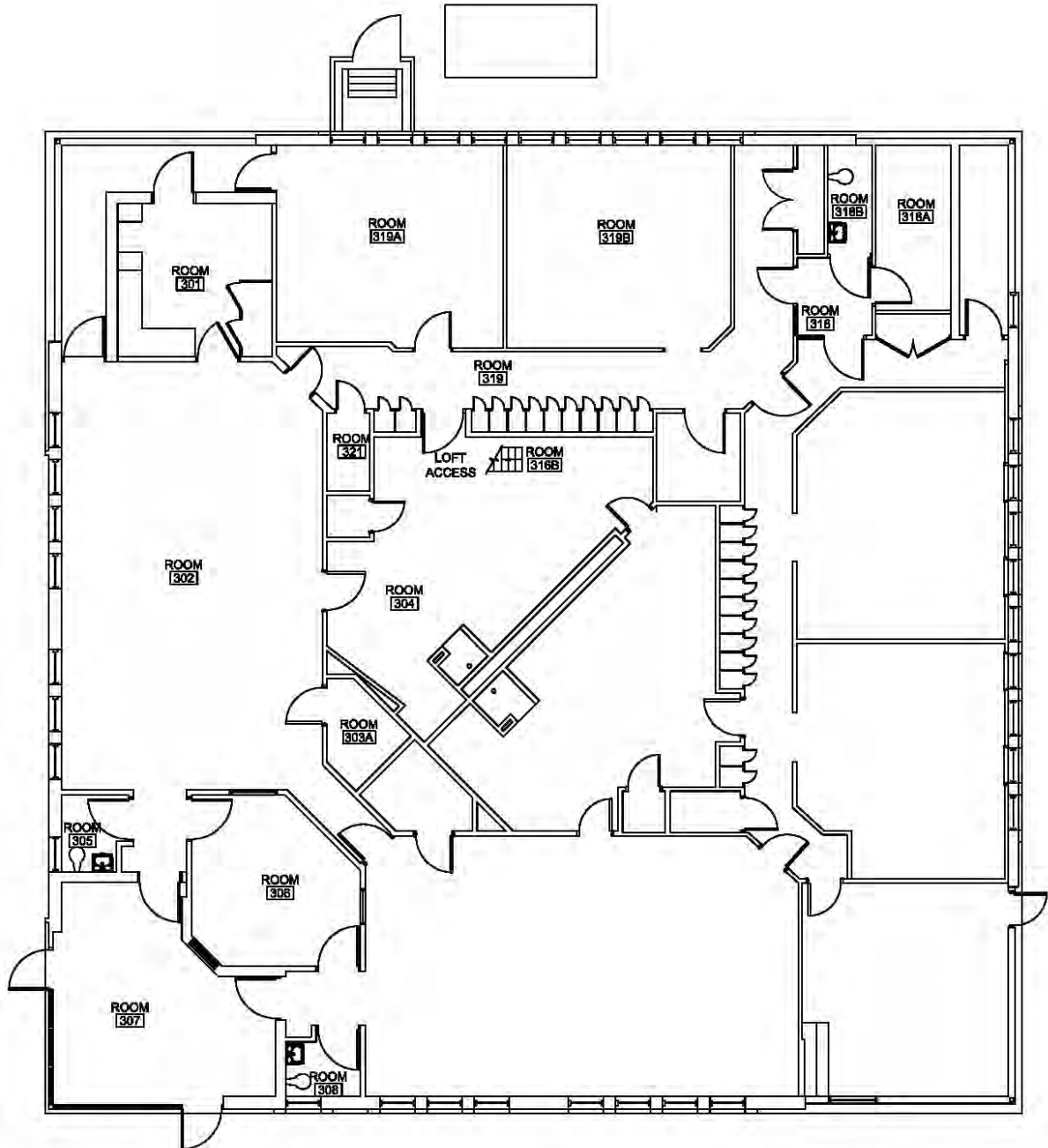
Campbell Cottage 6



Google Earth 2024

Campbell Cottage 6

EXISTING FLOOR PLAN



Occupant: Planned for occupancy by DSCYF in 2027.

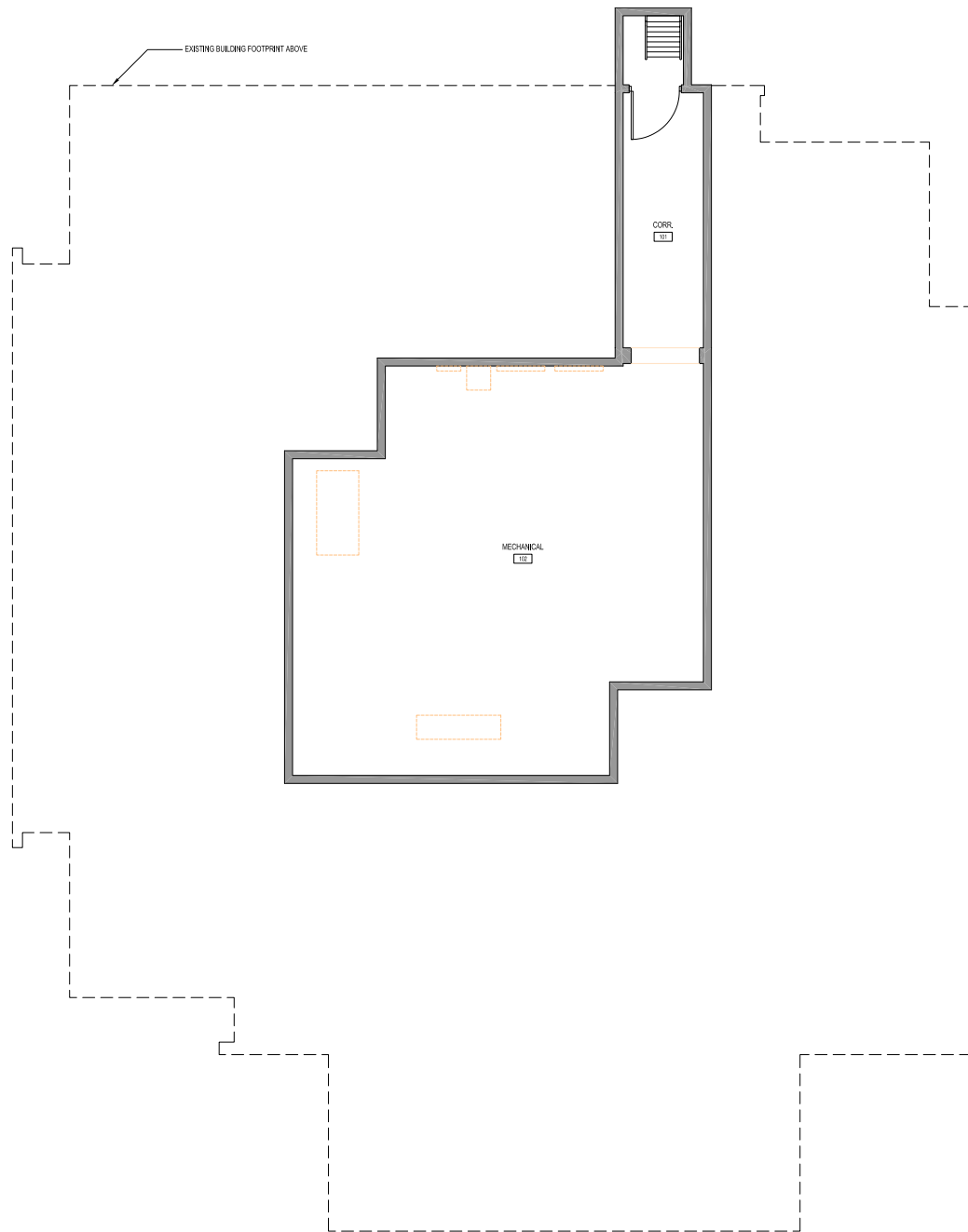
Occupied Area: 6,492 sq. ft.

Unoccupied Area: N/A

Basement Mechanical / Storage: 1,252 sq. ft.

Campbell Cottages

TYPICAL BASEMENT

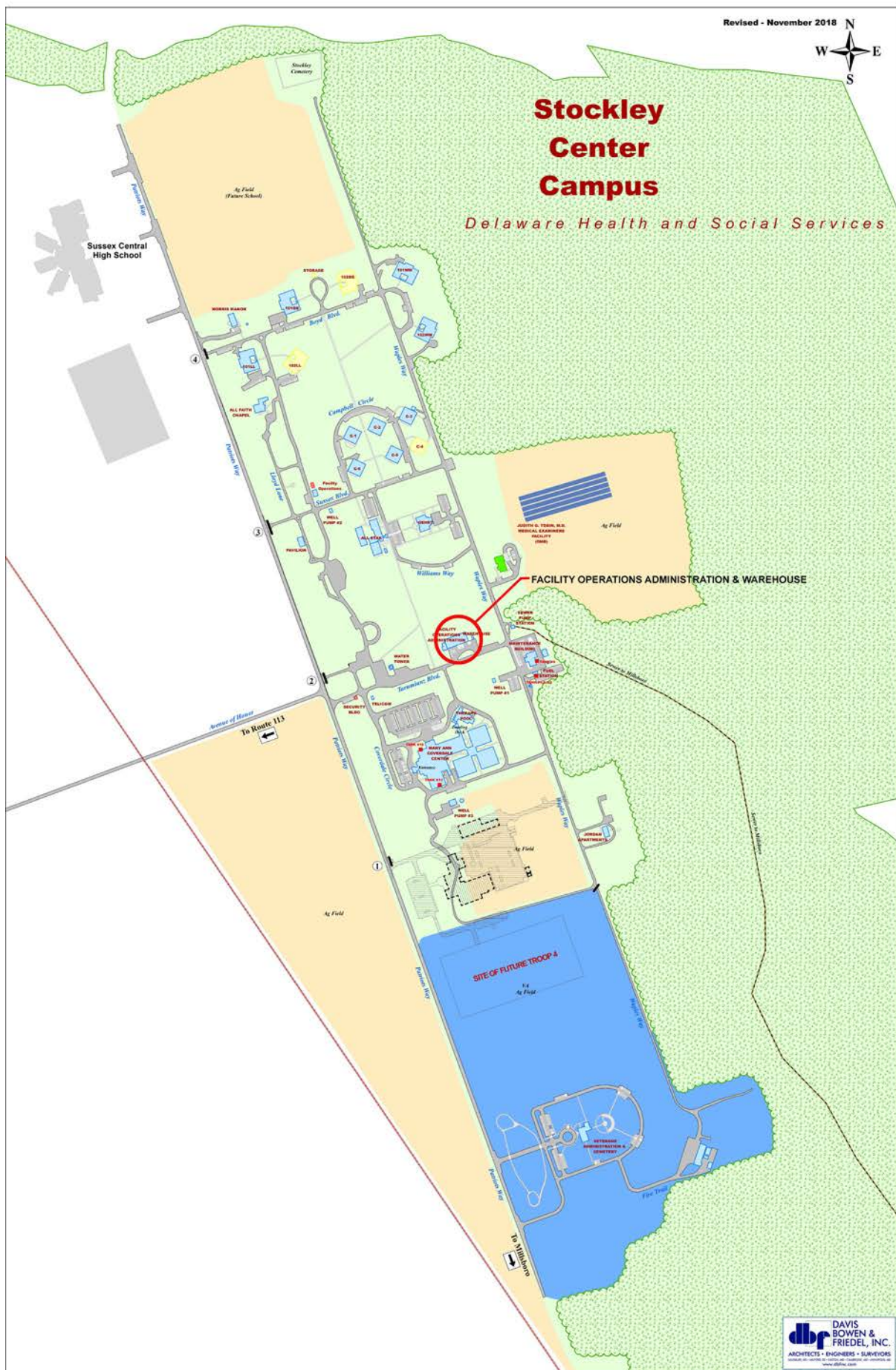


Square Footage: 1,252 Basement Mechanical / Storage Area

Facility Operations Office and Warehouse

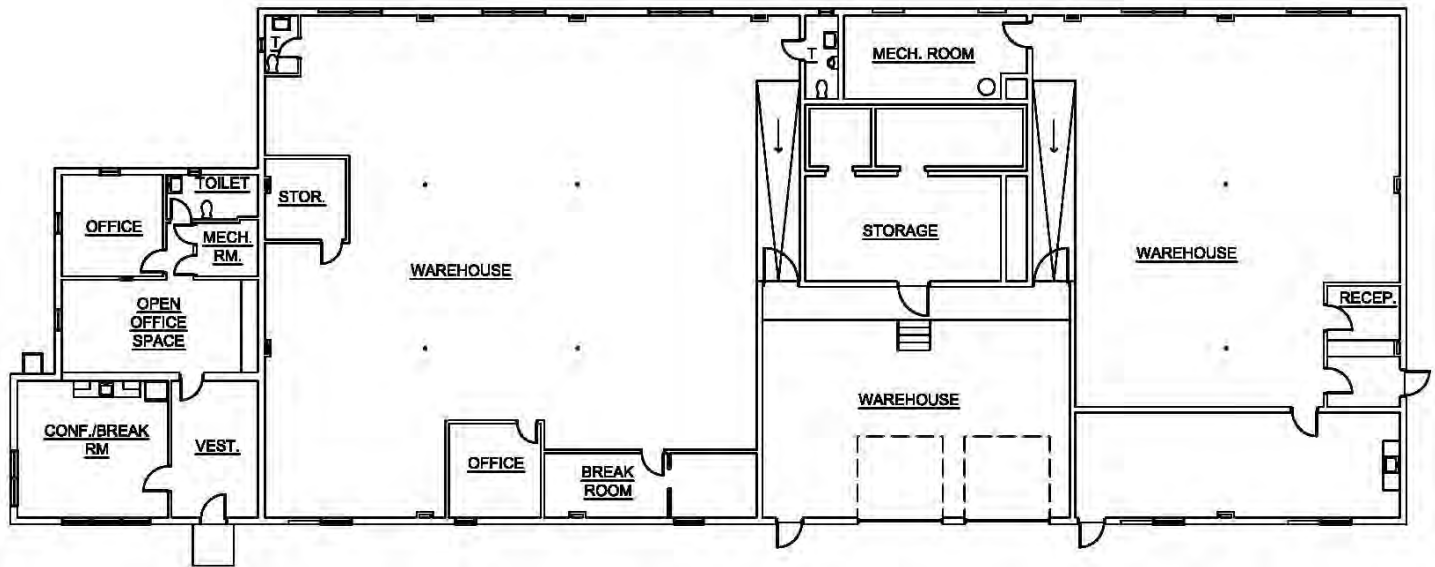


Google Earth 2024



Facility Operations Office and Warehouse

EXISTING FLOOR PLAN



Occupant: Facility Operations Office and Warehouse

Occupied Area: 9,840 sq. ft.

Unoccupied Area: N/A

Note: Consideration is being given to enlarging the office area, left side.

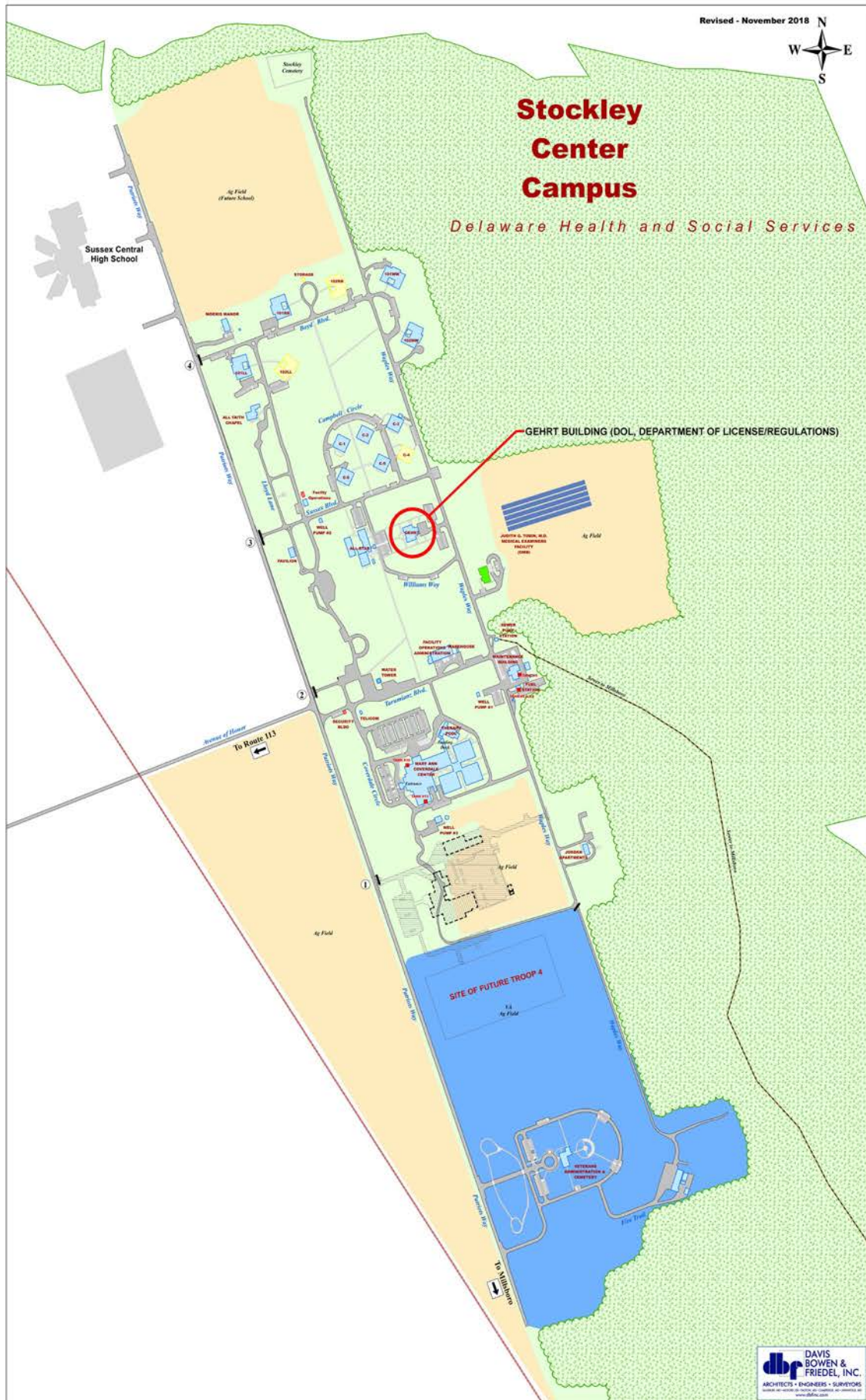
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Gehrt Building

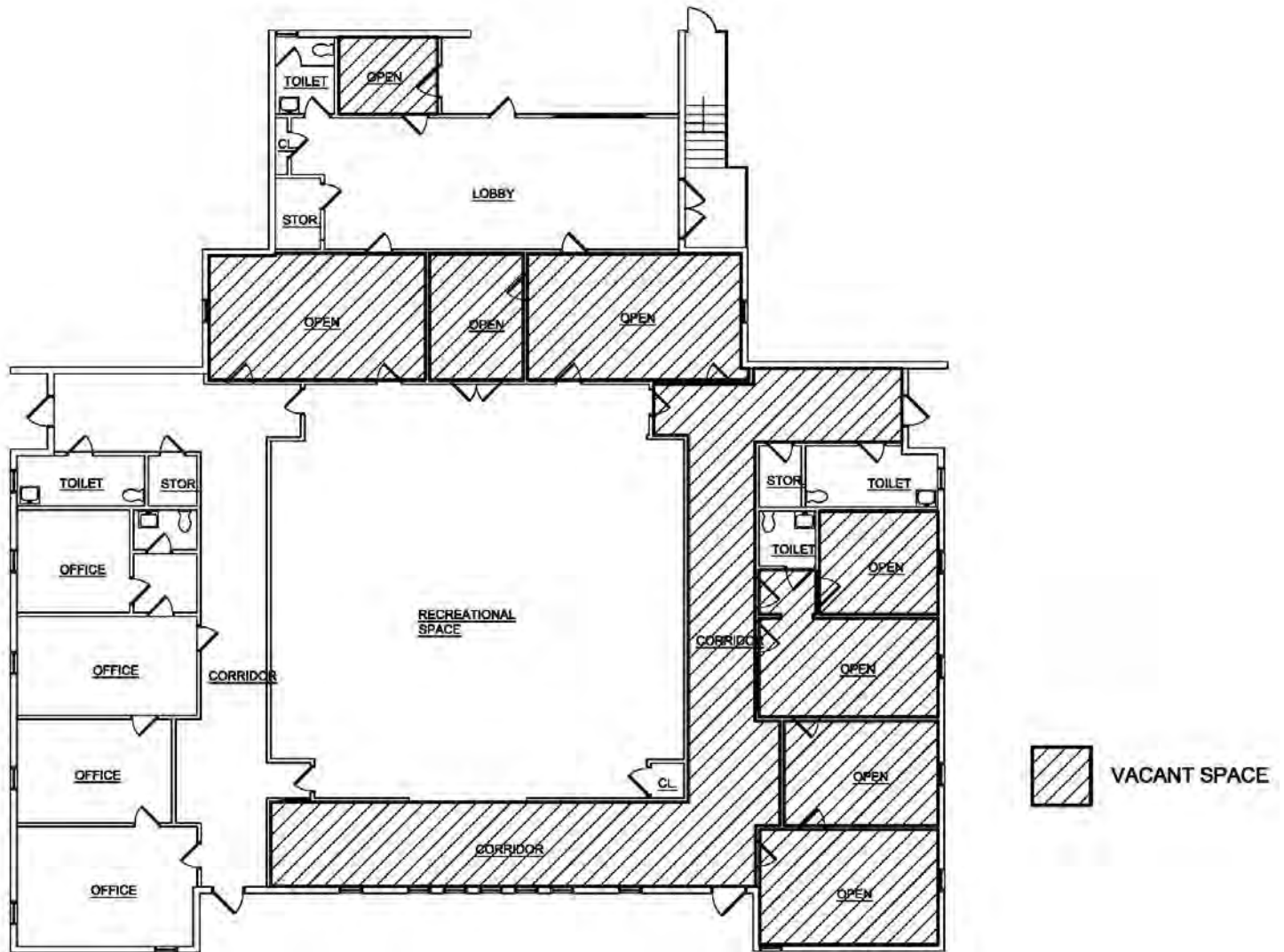


Google Earth 2024



Gehrt Building

EXISTING FLOOR PLAN



Occupant: Department of Labor (DOL), Department of License / Regulations

Occupied Area: 4,387 sq. ft.

Unoccupied Area: 2,385 sq. ft* Total Area: 6,772 sq. ft. (Occupied by mid-2025.)

Recent Work: New HVAC completed in 2024.

**Department of Labor (DOL) is planning on moving 15-20 people into the east side of the building.*

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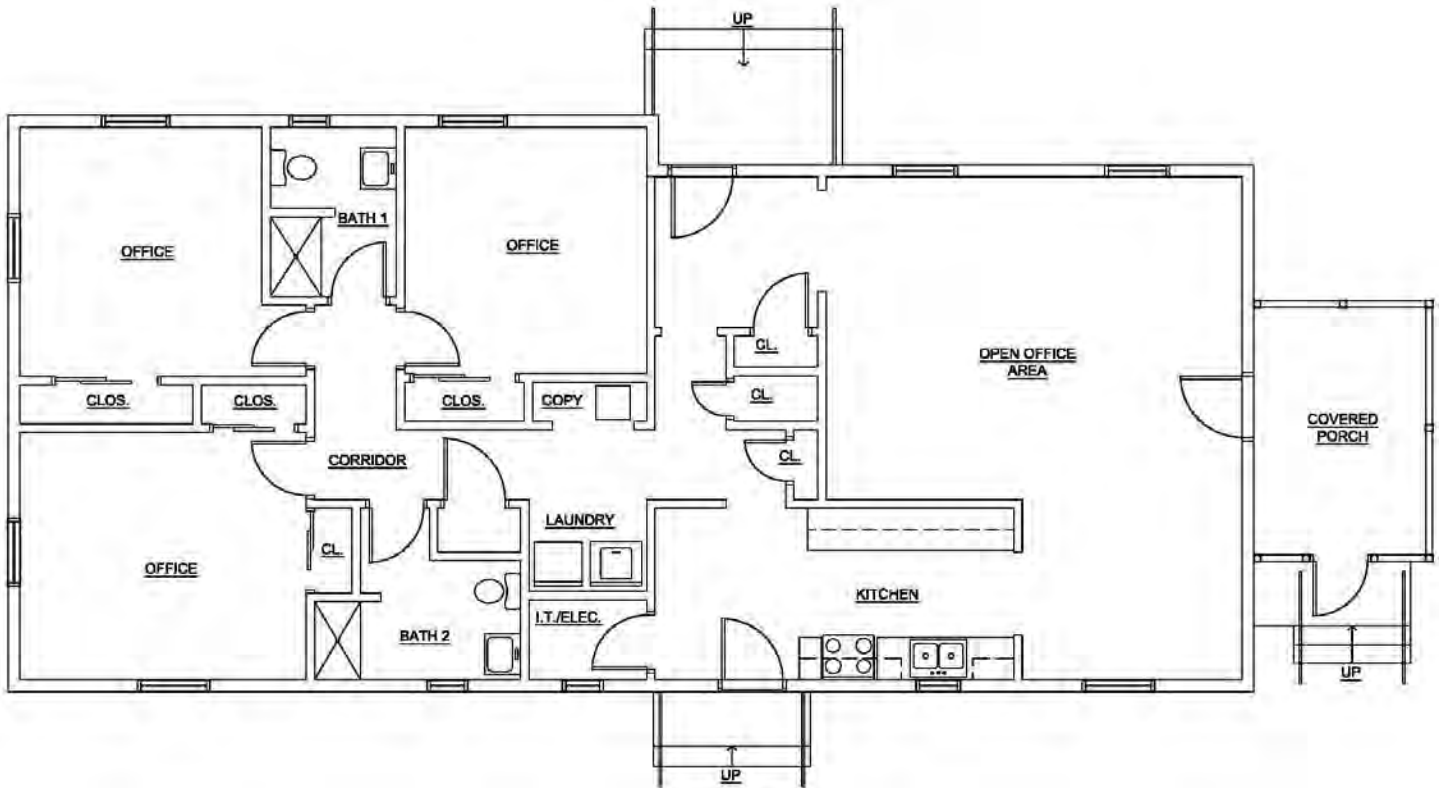
Delaware Animal Welfare



Google Earth 2024

Delaware Animal Welfare

EXISTING FLOOR PLAN



Occupant: Delaware Animal Welfare Law Enforcement - Sussex County

Occupied Area: 1,764 sq. ft.

Unoccupied Area: N/A

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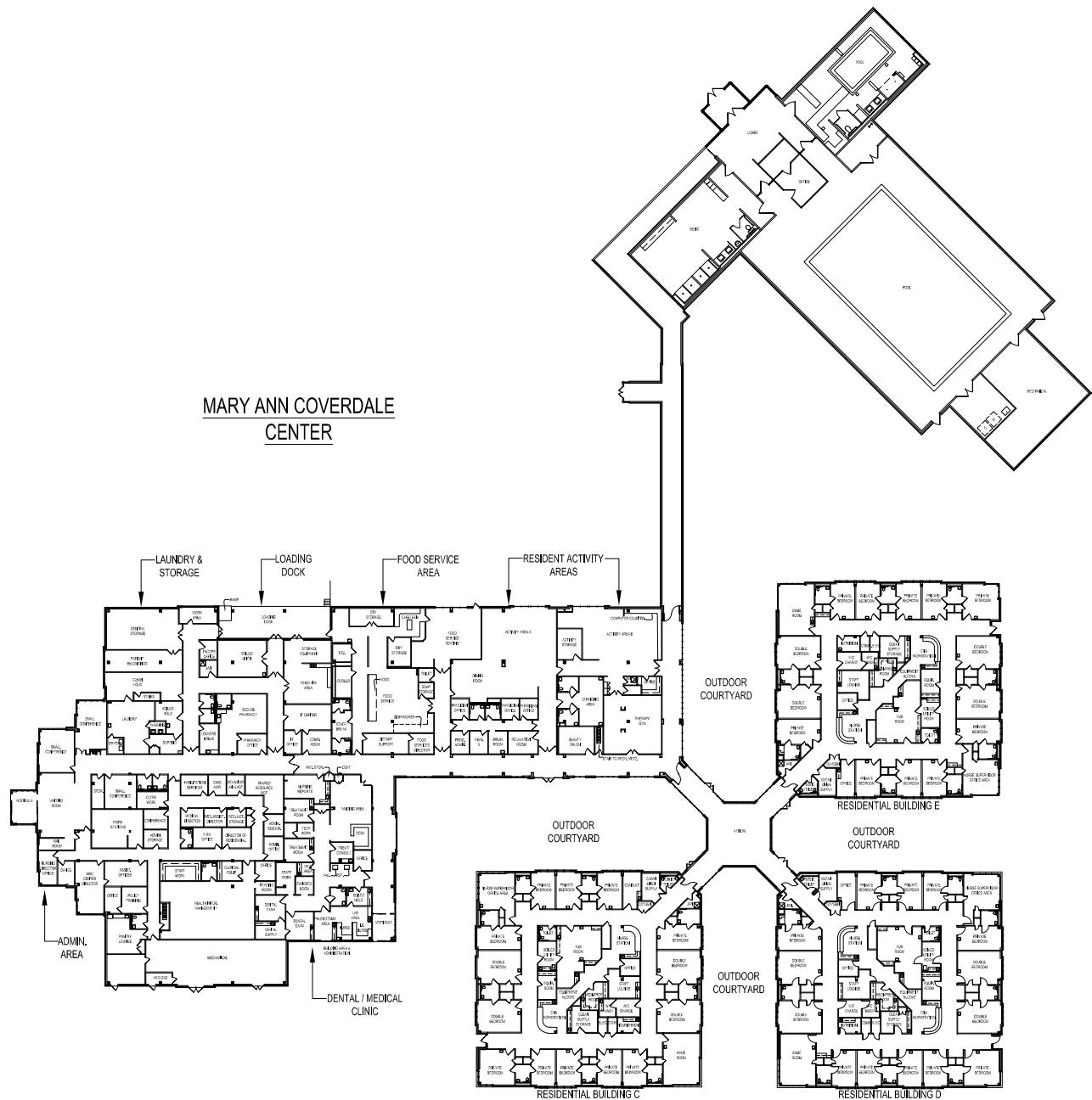
Mary Ann Coverdale Medical Center



Google Earth 2024

Mary Ann Coverdale Medical Center

EXISTING FLOOR PLAN

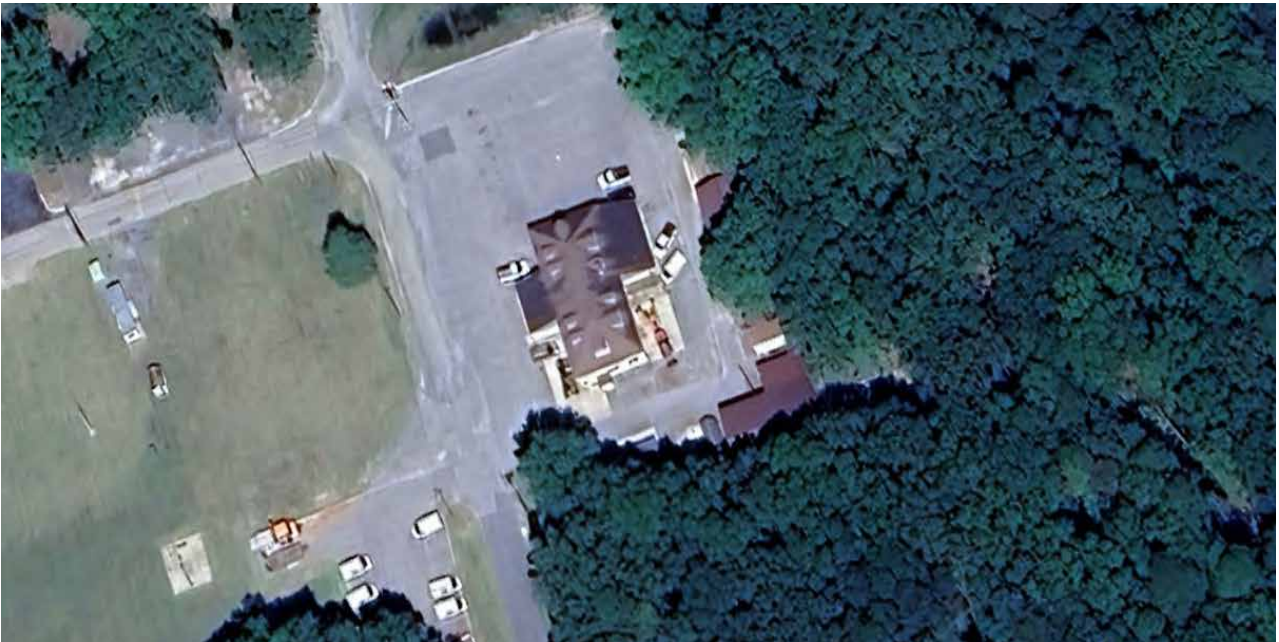


Occupant: Medical Center
Occupied Area: 83,968 sq. ft.
Unoccupied Area: N/A

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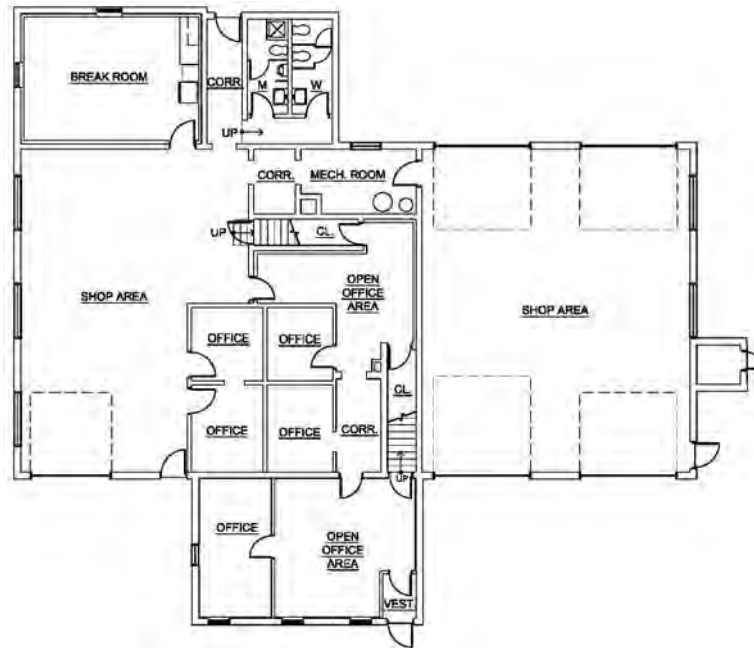
Maintenance Building



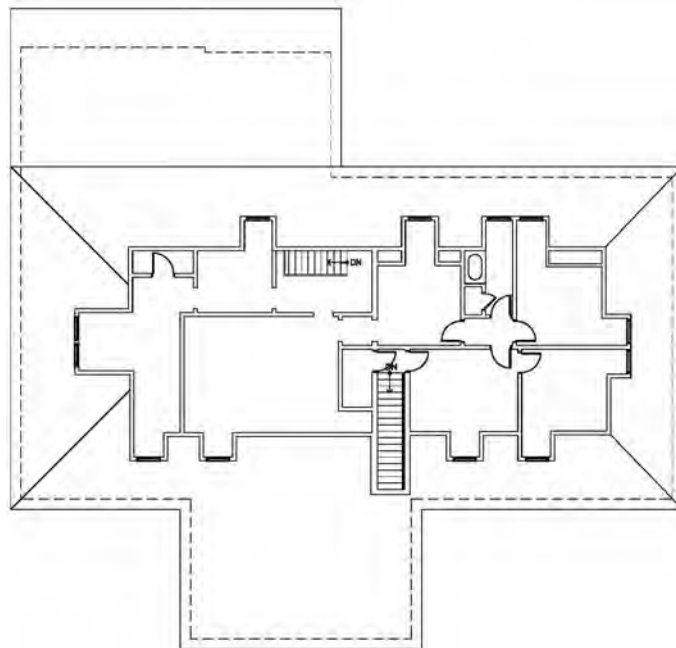
Google Earth 2024

Maintenance Building

EXISTING FLOOR PLAN



First Floor



Second Floor

Occupant: Maintenance Building

Occupied Area: 4,681 sq. ft. (First Floor)

Unoccupied Area: 1,750 sq. ft. (Second Floor) - Needs structural/renovation work.

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Morris Manor

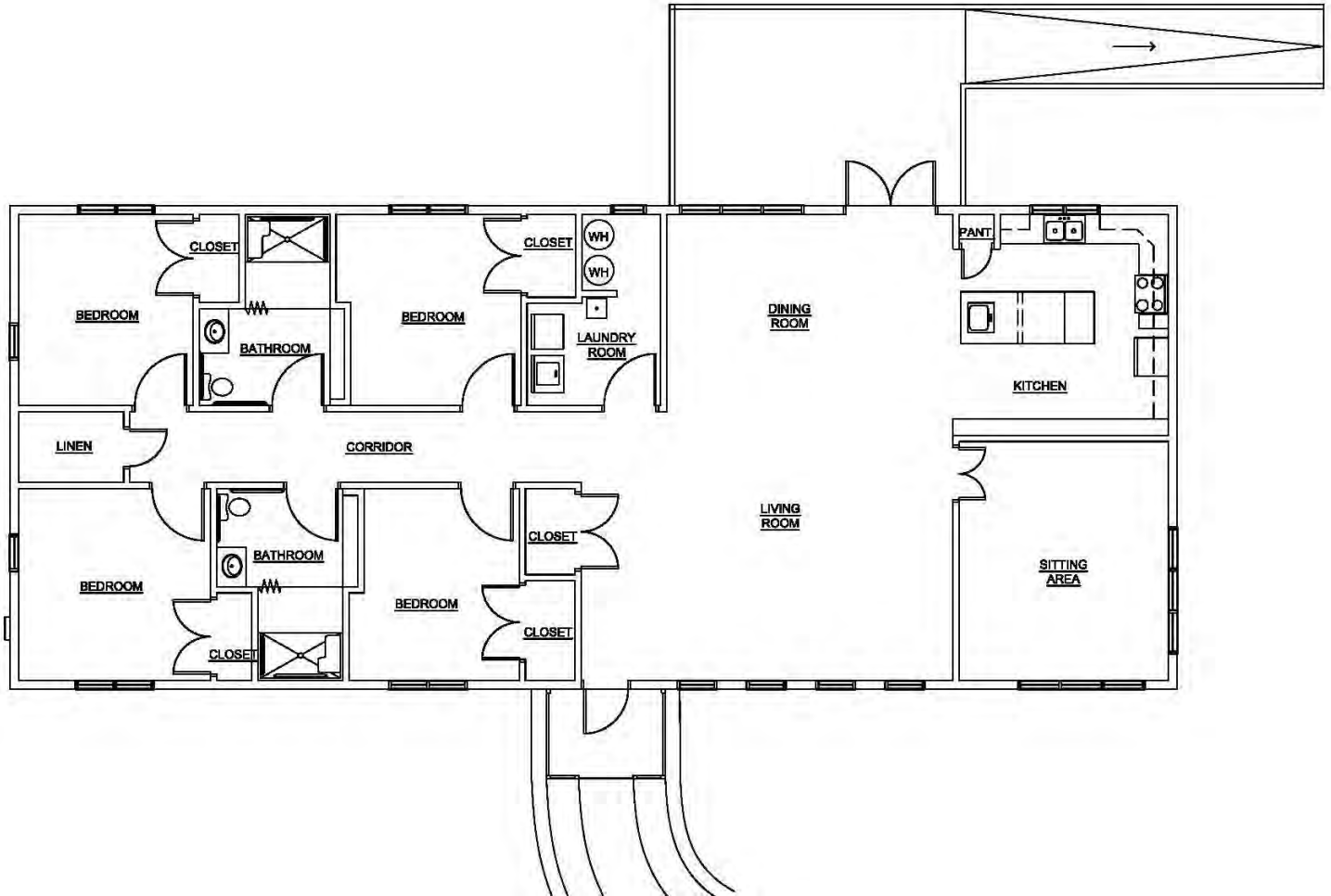


Google Earth 2024



Morris Manor

EXISTING FLOOR PLAN



Occupant: Division of Developmental Disabilities Services (DDDS)

Occupied Area: 2,557 sq. ft.* (Currently unoccupied - awaiting next temporary resident.)

**This building is utilized by the Division of Developmental Disabilities Services (DDDS) for short-term residency on occasion.*

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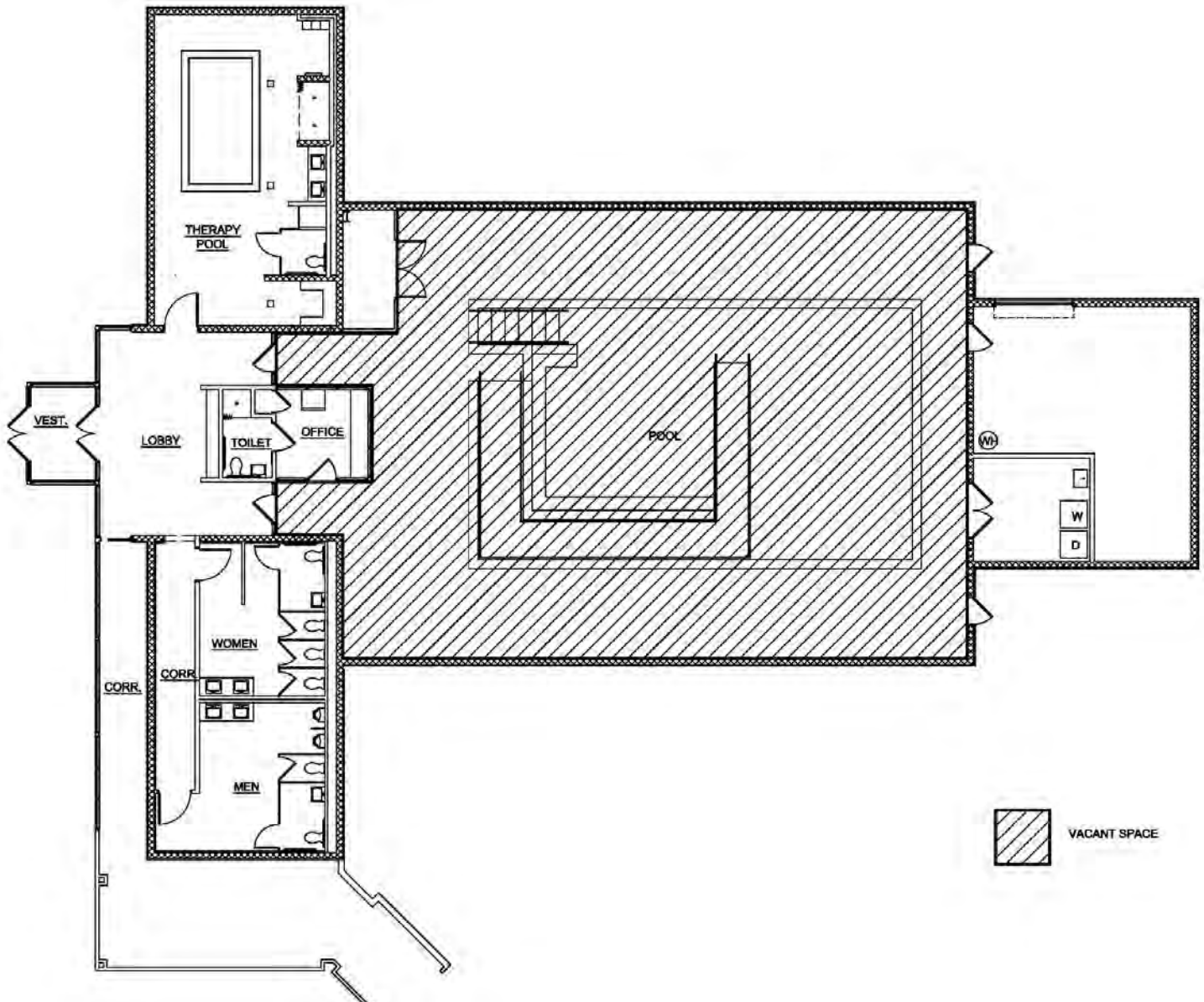
Former Pool Facility



Google Earth 2024

Former Pool Facility

EXISTING FLOOR PLAN



Occupant: Therapy Pool / Former Pool
Occupied Area: 3,703 sq. ft.
Unoccupied Area: 2,930 sq. ft.

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3.3 CAMPUS PROJECTS CURRENT & COMPLETED

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RECENTLY COMPLETED CAMPUS PROJECTS

- 102 Lloyd Lane Roof Replacement

Removal and replacement of an approximately 12,800 sq. ft. of low-slope built-up roofing, insulation, and metal parapet caps. Project was phased. The existing mechanical units and ductwork was removed and stored for reinstallation after the new roof system was installed. The new roof system includes tapered insulation, gypsum coverboard, and 60 mil EPDM and flashings.

- Phase 1 Sewer Pipe Replacement

The campus sends all its wastewater to the Town of Millsboro for treatment and disposal, and the campus was contacted by the Town in 2018 regarding a significant influx of wastewater from the campus. An investigation into the condition of the existing sanitary sewer system to identify sources of the increased wastewater was completed in 2019. This investigation identified system components in need of repair or rehabilitation with a list of priorities ranging from routine maintenance to immediate repair. The repair project to fix the components identified for immediate repair was completed in October 2021.

- Stockley Center Fleet Parking Lot Expansion EV Charging Stations (2024)

The Stockley Fleet project is part of a larger EV charging station project for fleet vehicles on various campuses across the State. The Stockley portion consisted of expanding the fleet services parking lot to add 30 additional parking spaces to provide a total of 47 parking spaces including one accessible space and a total of 46 charging stations.

- New Secure Entry - Phase 2 (2019)

Construction of a new paved entrance, guardhouse, security gates, drainage and utility work.

- All Star Building Window Replacement (2019)

Removal of the old windows by an abatement contractor. Installation of new windows and trim. Complete window installation included windows, metal panels, framing, insulation, drywall, sills, caulk and paint.

- Gehrt Building Window Replacement (2020)

Removal of the old windows by an abatement contractor. Installation of new windows and trim for the windows. Complete window installation included windows, metal panels, framing, insulation, drywall, sills, caulk and paint.

CURRENT CAMPUS PROJECTS

- Pump Station / Force Main

The campus has been experiencing ongoing maintenance issues with the existing pump station, and the pump station is beyond its useful life. The existing pump station has been handling additional flows from the crumbling sanitary sewer system on site and has significantly deteriorated since the time of installation. Additionally, the construction of the new Millsboro bypass highlighted concerns with the existing 6.5-mile force main to the Town of Millsboro as the bypass lies directly on top of a small portion of the force main. The original force main and agreement with the Town of Millsboro are more than 50 years old, and the State is obligated for the operation and maintenance of the existing force main. Failure of the force main could occur at any time without warning, leaving the campus with nowhere to send its sewage.

Discussions with the Town of Georgetown resulted in their willingness to accept up to 200,000 GPD of sewage from the campus. Further discussions with the Town of Millsboro resulted in the temporary acceptance of the proposed flows from Troop 4 pending the design and construction of the new pump station and force main. A new pump station and force main is currently in design to connect to the existing force main adjacent to the new Howard T. Ennis School going to the Town of Georgetown for treatment and disposal. The design will allow for up to 55,000 GPD based on the current capacity of the existing force main with the potential for upgrade of said force main in the future to accommodate up to 200,000 GPD. Design and permitting is anticipated to be complete by Spring 2025. Construction anticipated to be complete by Spring 2026.

- Sanitary Sewer Upgrades - Phase 2

The sanitary sewer system on the campus was installed starting in the 1920s with the creation of the campus and has been expanded throughout the years as needed with the addition of new facilities. The system has seen deterioration over the years, and an updated investigation into the current condition of the system to identify sources of inflow and groundwater infiltration was completed in June 2024. This investigation identified sewer mains and laterals that required replacement or rehabilitation to ensure the continued functionality of the system. The repair project was bid in August 2024, and construction for the repair work is currently ongoing with a completion date of May 2025. Upon completion of the pipe replacement, new roads will be installed on campus. The following pages show the extent of Phase 1 and Phase 2 sewer pipe replacement projects.

- 102 Waples Way Roof Replacement

- Campus Feasibility Study

Completed by September 2025.

- Installation of Underground Electric

A campus wide replacement of all overhead electrical lines is currently underway. All above ground electrical will be replaced with underground service to each building. Meters will be installed at each building as well. A new switchgear yard will also be installed on campus.

- MAC Center Generator Upgrade

Updated along with primary underground electric.

PROJECTS ADJACENT TO THE CAMPUS

- New Troop 4

The State of Delaware will begin construction of a new facility to house Troop 4 of the Delaware State Police. It will be located on currently vacant land on the south side of and adjacent to the Mary Ann Coverdale Center.

- New Sussex Central High School

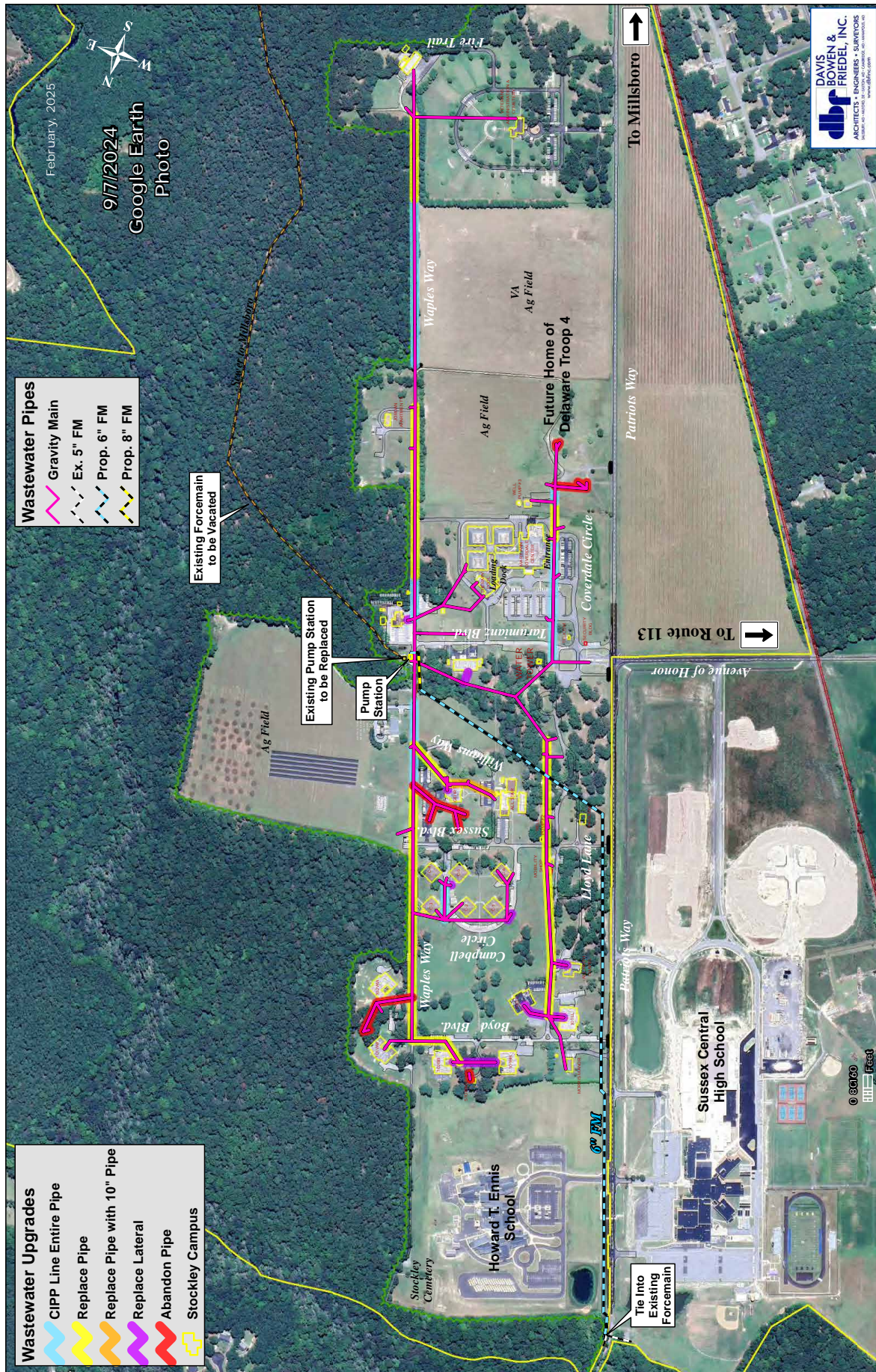
The Indian River School District is constructing a new high school across the road (Patriots Way) from the Stockley Campus. Upon its completion in September 2025, the middle and high school will be adjacent to each other.

- Artesian Water Project

Artesian Water is installing a new water main along Patriots Way in front of the campus. It will include two meter pits, one on the south end to feed the MAC Center and one on the north end to feed the rest of the campus. Artesian will install an additional water tank at grade alongside the existing. A water tower will be installed in the future to replace the existing. This project will lessen campus dependence on wells, increase water pressure and monitor water quality.

IN CONCLUSION

These recent infrastructure projects ensure that if and when an agency, partner or organization relocates to the Stockley Campus they can be sure that roads, water, sewer, and electric are in good working order.



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3.4 CAMPUS PARCEL INFORMATION

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PARCEL MAPS

Maps on the following pages show information that is crucial to planning for this area.

These maps note the following:

1. Floodplain & Waterways

Depicts defined waterways located on and adjacent to the campus with their associated 100-year floodplains. The 100-year floodplain is the area of land which is impacted by water overflowing from the waterways for a storm with a 0.2% chance of occurrence in any given year.

2. State Mapped Wetlands

Depicts areas designated as wetlands per the publicly available maps. Wetlands are designated based on numerous factors such as specific types of vegetation and soils conditions.

3. Soils

Depicts the specific soil types found onsite based on publicly available maps provided by the U.S. Department of Agriculture. The maps include the symbol for the soil types, full name as well as their rating. The rating ranges from A to D and indicates the drainage capabilities of the soil, with A being well drained and D being poorly drained.

4. Depth to Water Table

Depicts the estimated depth of the water table below the ground surface based on soil types. These water table depths are generally to seasonal high water table, which is the highest level the water able has reached for long enough to leach the minerals out of the soil, lending to a bleached soil color as a visual indicator.

5. Environmental Permitting & Monitoring (Brownfield Remediation Landfill Sites)

Depicts existing environmental sites per DNREC information for underground storage tanks such as fuel tanks as well as any locations that have been investigated for potential contamination and possibly remediated (or cleaned up) if warranted.

6. Non-Public Water Wells

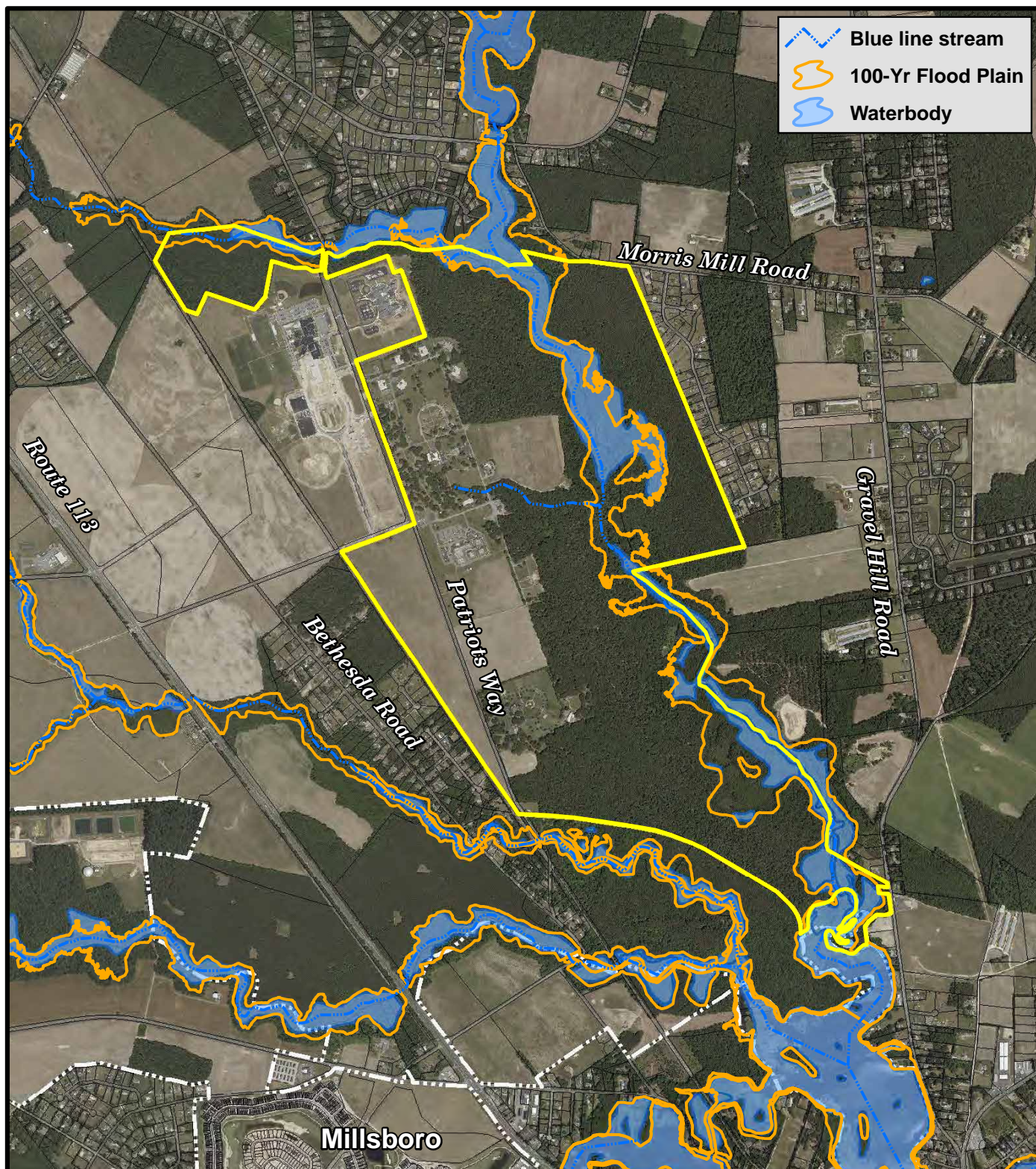
Depicts all permitted private water wells, these could be irrigation wells or monitoring wells or drinking water wells and may not be active at this time.

RECOMMENDATIONS FOR WHAT YOU CAN AND CAN'T DO ON THIS CAMPUS

- Drainage and soils are good as noted by the presence of sandy soils and the absence of clay layers. This will help with stormwater management on all parcels.
- Locations of known and possible underground tanks are noted on the Brownfield map, these should be avoided.
- Underground parking levels and buildings with basements are to be avoided for this campus due to the water table depth, see map provided.
- Projects such as drug treatment centers, drug and mental rehabilitation centers and half-way houses

should not be considered for this site due to its proximity to schools.

- Given the presence of multiple vulnerable populations on the Stockley Center Campus — including a daycare center, two schools, vulnerable elderly residents, and the imminent renovation of the Department of Services for Children, Youth and Their Families (DSCYF) residential cottage — it is strongly recommended that housing on this campus excludes individuals with a violent criminal history. This includes, but is not limited to, individuals listed on any state or national sex offender registry. Ensuring a secure and supportive environment for all residents and program participants on or near this campus must remain a top priority.
- With the current infrastructure improvements, there should be no issues with water and sewer for any future projects of any type on campus.
- Deforestation of wooded areas is not recommended due to the flood zone and existing drainage areas as well as the fact that these wooded areas have existing hiking and biking trails.



Date:	JULY 2025
Scale:	1"=2000'
Dwn. By:	JMJ
Proj. No.	0586B064.B01
EXHIBIT:	A1

FLOODPLAIN & WATERWAYS

STOCKLEY CAMPUS



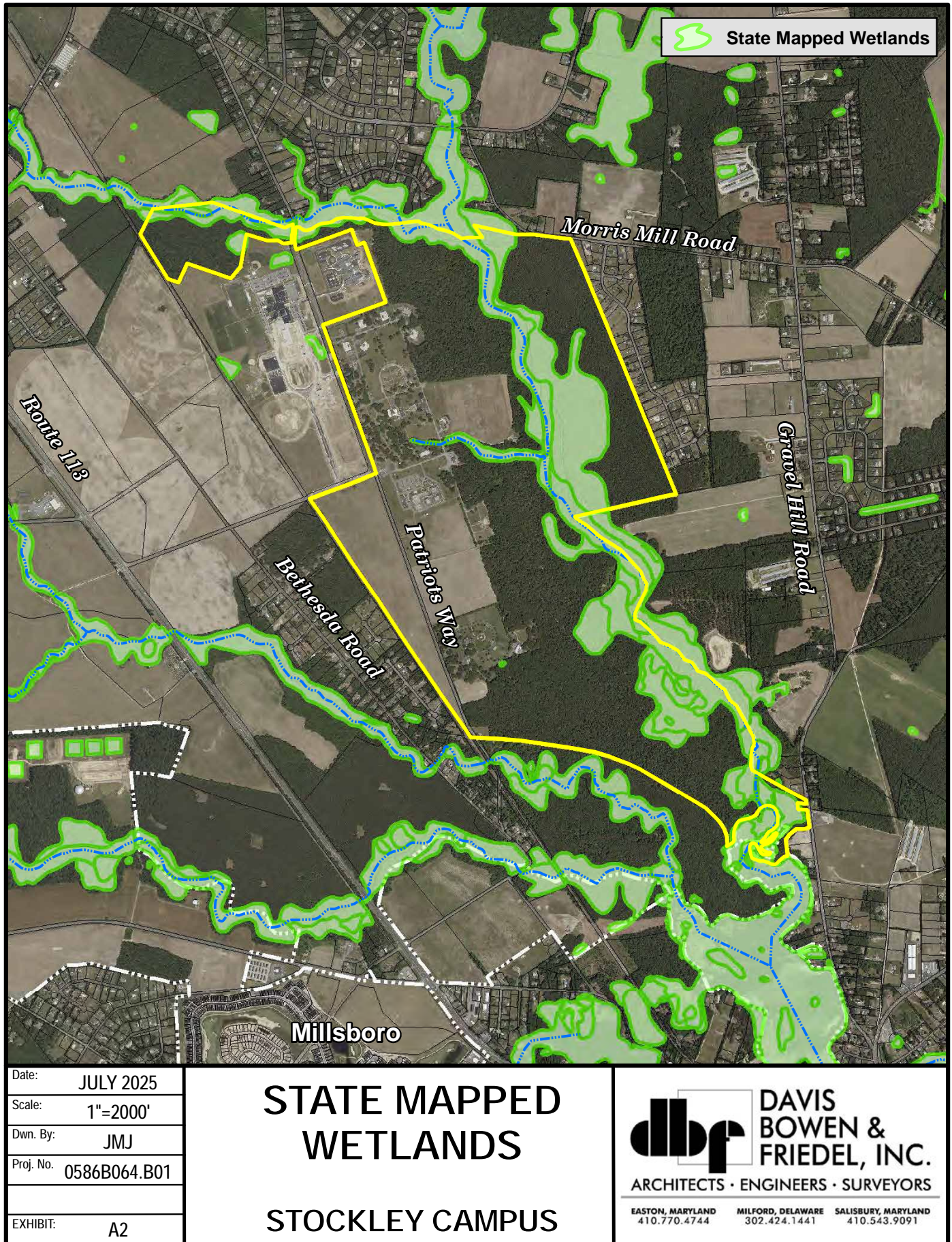
**DAVIS
BOWEN &
FRIEDEL, INC.**

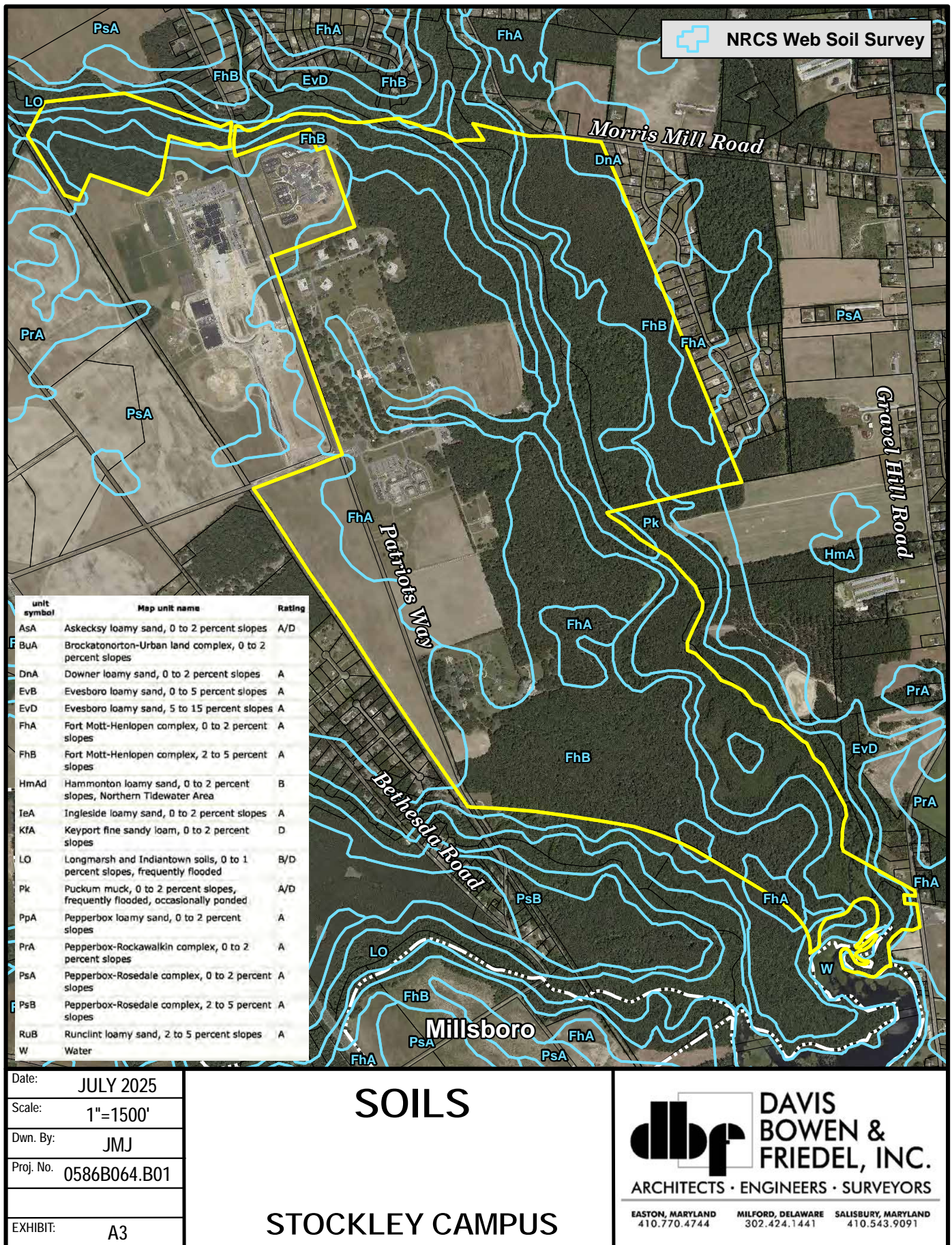
ARCHITECTS • ENGINEERS • SURVEYORS

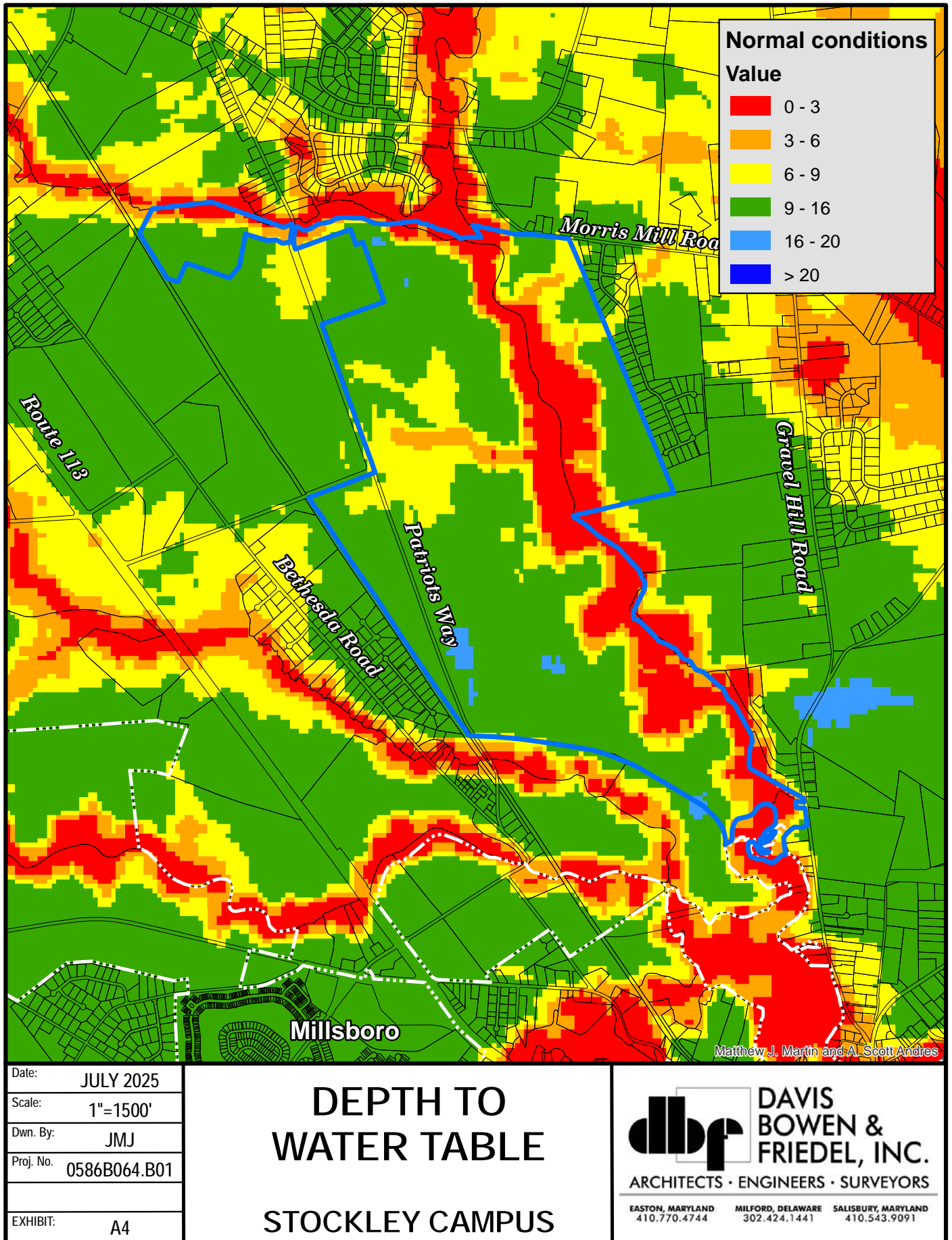
EASTON, MARYLAND
410.770.4744

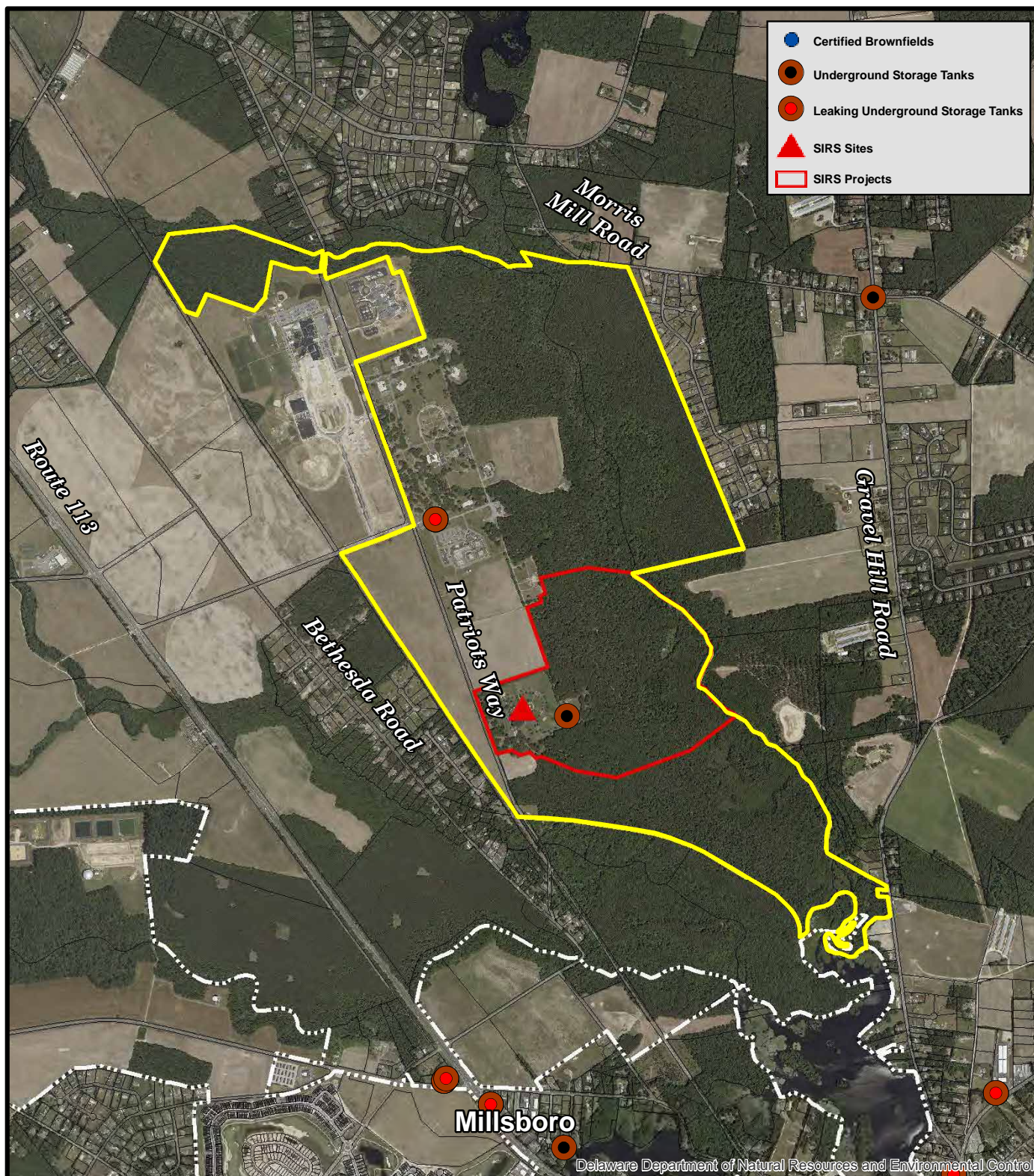
MILFORD, DELAWARE
302.424.1441

SALISBURY, MARYLAND
410.543.9091









Date:	AUGUST 2025
Scale:	1"=2000'
Dwn. By:	JMJ
Proj. No.	0586B064.B01
EXHIBIT:	A5

ENVIRONMENTAL PERMITTING & MONITORING STOCKLEY CAMPUS



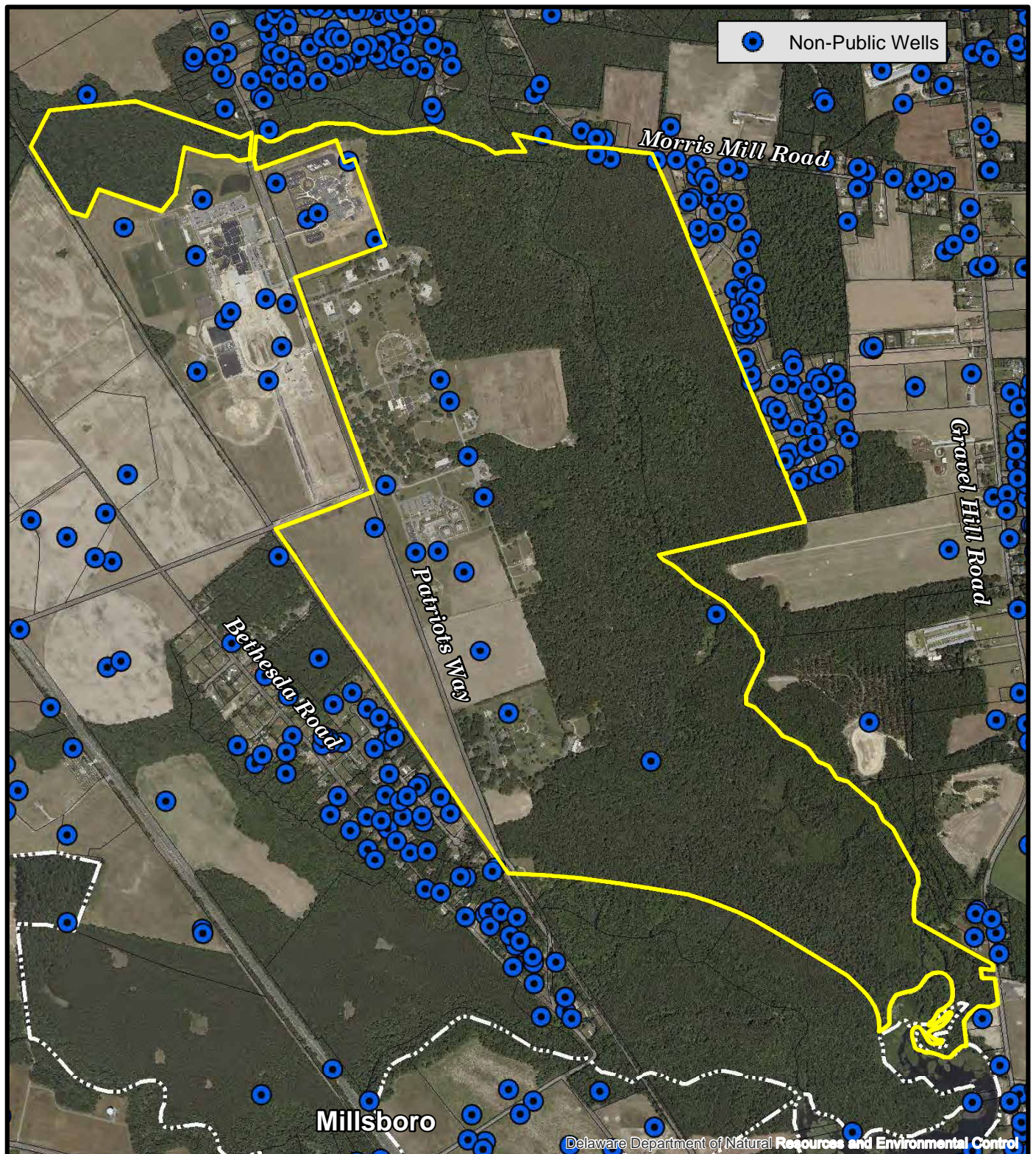
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410.543.9091



Date:	AUGUST 2025
Scale:	1"=1500'
Dwn. By:	JMJ
Proj. No.	0586B064.B01
EXHIBIT:	A6

NON-PUBLIC WATER WELLS

STOCKLEY CAMPUS



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PART 4

EXISTING FACILITIES AND RENOVATIONS COSTS

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4.1 Proposed Renovation Costs - Existing Buildings

The following costs are associated with renovating unoccupied portions of existing buildings on campus.

A. 101 Lloyd Lane

This is one of six similar facilities once known as the “Mediterranean Cottages”. They have nearly identical design images and floor plan layouts.

1. Replace finishes, layout remains with minor renovations for code including HVAC and electric service:
 - 9,050 sq. ft. x \$100/ sq. ft. = \$905,000
2. Same as 1 with new roof, HVAC and electric.
 - Interior: 9,050 sq. ft. x \$100/sq. ft. = \$905,000
 - Roof: 9,050 sq. ft. x \$35/sq. ft. = \$316,750
 - HVAC: 9,050 sq. ft. x \$40/ sq. ft. = \$362,000
 - Electric: 9,050 sq. ft. x \$25/sq. ft. = \$226,250
 - TOTAL: \$1,810,000
3. Complete renovation including interior reconstruction (new insulated walls, windows).
 - 9,050 sq. ft. x \$700/sq. ft. = \$6,335,000
4. Possible agency/program relocation:
 - State offices.
 - Community health care.

B. 102 Lloyd Lane

This is one of six similar facilities once known as the “Mediterranean Cottages”. They have nearly identical design images and floor plan layouts.

1. Complete renovation to include additional space for wellness activities for Christiana Care or other health care organizations:
 - 8,020 sq. ft. x 700/ sq. ft. = \$5,614,000
2. Possible agency/program relocation:
 - State offices.
 - Community health care.

C. 101 Waples Way

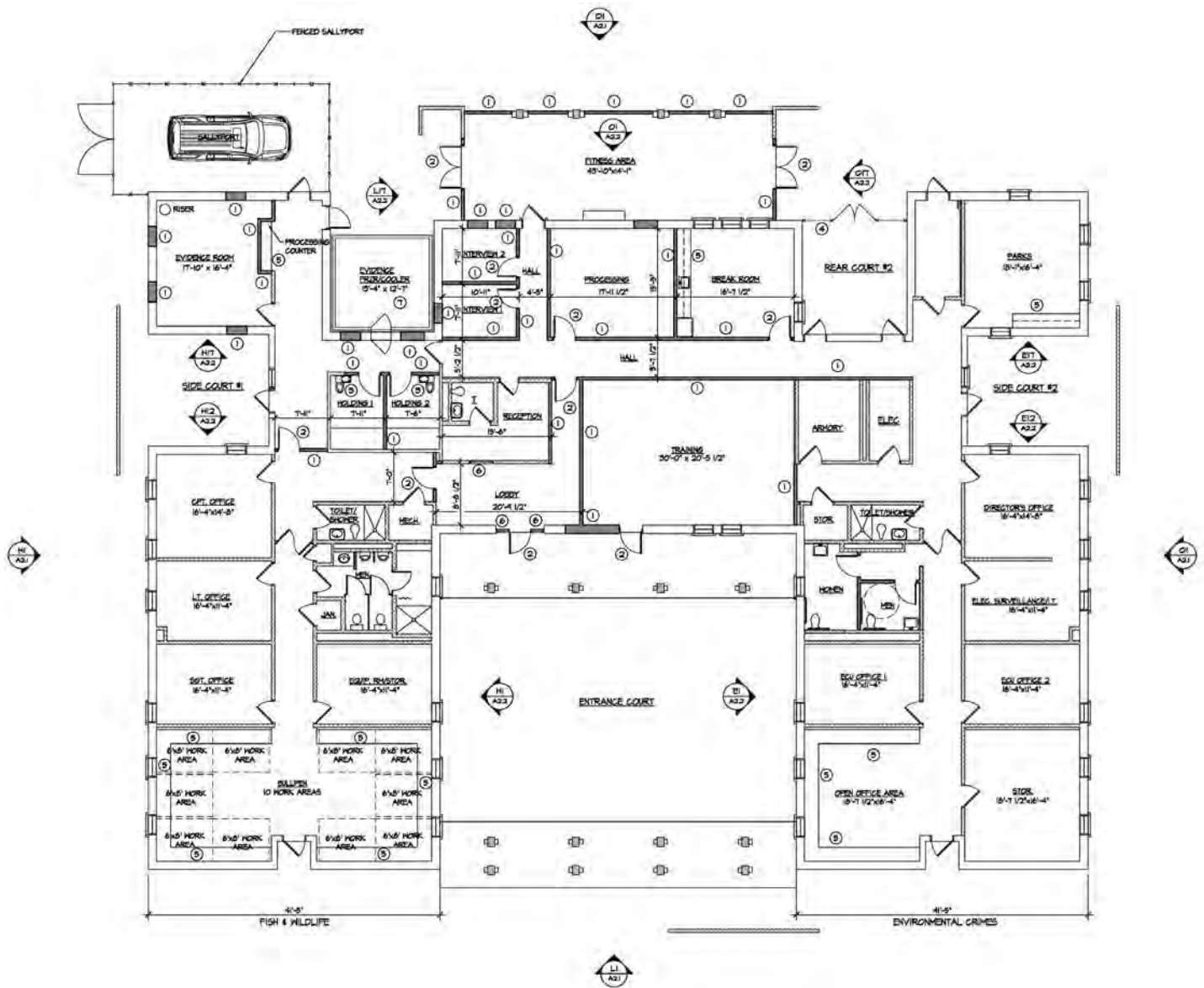
This facility was re-designed in 2020 to house DNREC Fish and Wildlife Community Services which is currently housed in Campbell Cottage 2. The plans below depict the proposed floor plan for this renovation and the site plan noting the required exterior spaces.

1. For the DNREC proposed renovation:
 - 10,123 sq. ft. x \$700/ sq. ft. = \$7,086,100
2. For generic finish replacement options: (see 101 Lloyd Lane)
 - 10,123 sq. ft. x \$100/ sq. ft. = \$1,012,300
3. Space is used for overnight quarters for snow removal crews.

101 Waples Way



101 Waples Way



D. All-Star Building

This is a former school facility and would fit well with the parameters of an adolescent educational program. The storage currently here should be moved to the former pool facility (See 3.2, D. Former Pool Facility) as most of it belongs to the MAC Center. The museum area could remain as an educational room or be moved to the Chapel Facility.

The facility is showing its age. It could use finish, window and ADA upgrades with regard to door hardware and restrooms.

1. Select interior finish upgrades:
 - Flooring: 50% - \$91,267
100% - \$182,534
 - Ceilings: Hard Ceilings - \$39,000
Lay-in Ceilings - \$70,658
 - ADA Upgrades: 50% of Restrooms - \$280,000
Door Hardware - \$25,000
 - Convert Museum Space to Office Space: 700 sq. ft. x \$300/sq. ft. - \$210,000
2. Possible relocation space for:
 - State agencies.
 - Training / classroom setting.

E. All Faith Chapel

The chapel's congregation area recently had the HVAC replaced and appears to be in good condition. The remaining spaces are not occupied and could be renovated to include offices and meeting rooms. This is a possible area to relocate the museum space.

1. Exterior wall / structural renovation: \$500,00 - \$900,000
2. Office renovation: 1,650 sq. ft. x \$500/ sq. ft. = \$825,000
3. Museum area: 700 sq. ft. x 500/sq. ft. = \$350,000
4. Possible relocation space for:
 - Museum.
 - Community health care.
 - Meeting space.
5. Space is used for meetings by Stockley Ladies Auxiliary.

F. Campbell Cottage 1

This is one of six similar cottages, four have been renovated in some fashion since their construction. Cottage 1 is slated to be fully occupied by 2027 by the Family Justice Center.

1. Major renovations:
 - 7,744 sq. ft. x \$775/sq. ft. = \$6,001,600

G. Campbell Cottage 2

This building is currently occupied by DNREC. If DNREC relocates to another location, minor renovations would be required. This facility, by code, could house up to 43 employees.

1. Minor interior renovations:
 - 6,492 sq. ft. x \$100/ sq. ft. = \$694,200
2. Major renovations:
 - 7,744 sq. ft. x \$775/sq. ft. = \$6,001,600

H. Campbell Cottage 3

This building was renovated at some point in its history, it is currently unoccupied and is being used for storage by the MAC Center. The items being stored here should be moved to the former pool facility adjacent to the MAC Center. Renovations for State offices would include ADA restroom upgrades.

1. Major renovations:
 - 7,744 sq. ft. x \$775/sq. ft. = \$6,001,600

I. Campbell Cottage 4

Building is fully occupied by ARMS and Fleet Services.

J. Campbell Cottage 5

Building is currently 80% occupied by the DAPI program.

1. Renovate remaining 1,298 sq. ft. x \$775/sq. ft. = \$1,005.950

K. Campbell Cottage 6

Building is currently slated to be occupied by DSCYF by mid-2026.

**Campbell Cottages were constructed for administrative use.*

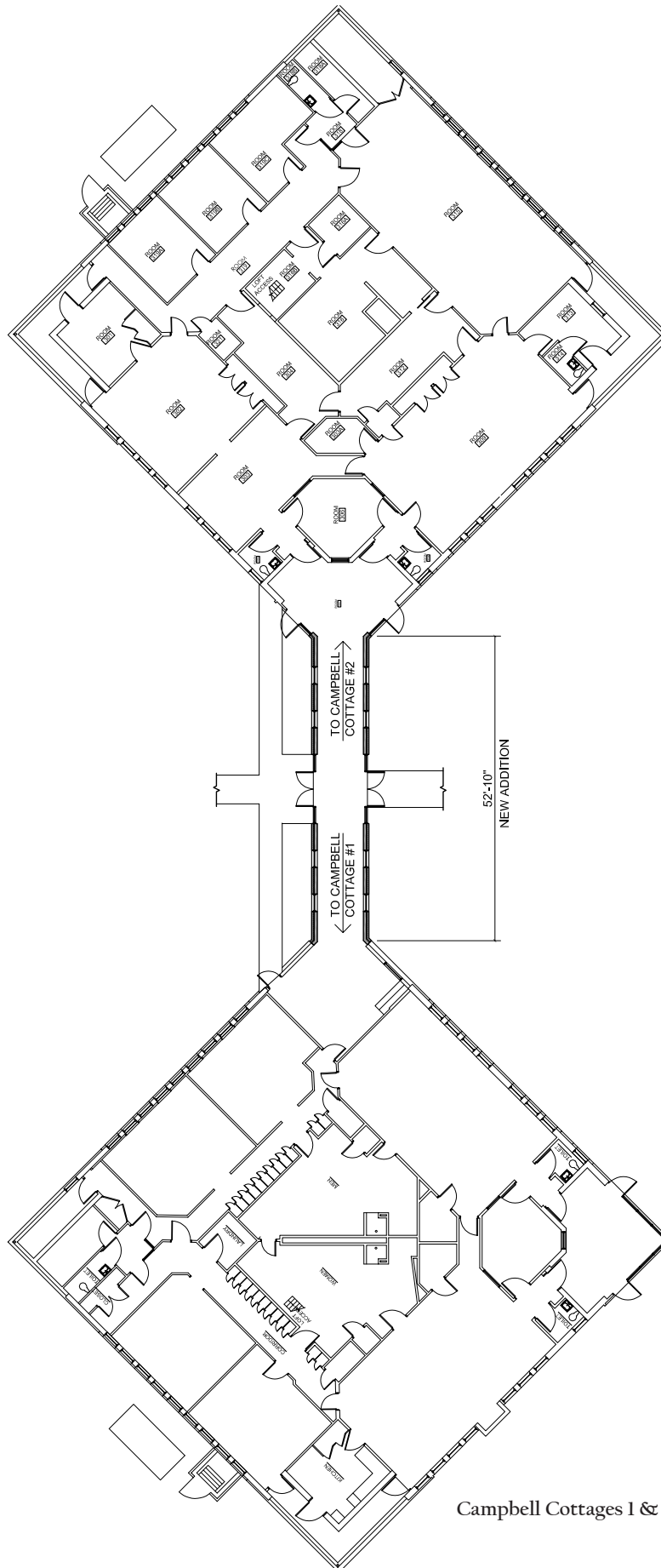
L. Connection of Existing Campbell Cottages

The plan on the following page depicts a possible connection of Campbell Cottages 1 & 2.

This would create a combined facility of approximately 13,000 sq. ft. This facility can handle 120 - 130 occupants by code. This option depicts the addition of a corridor which could become the new entry.

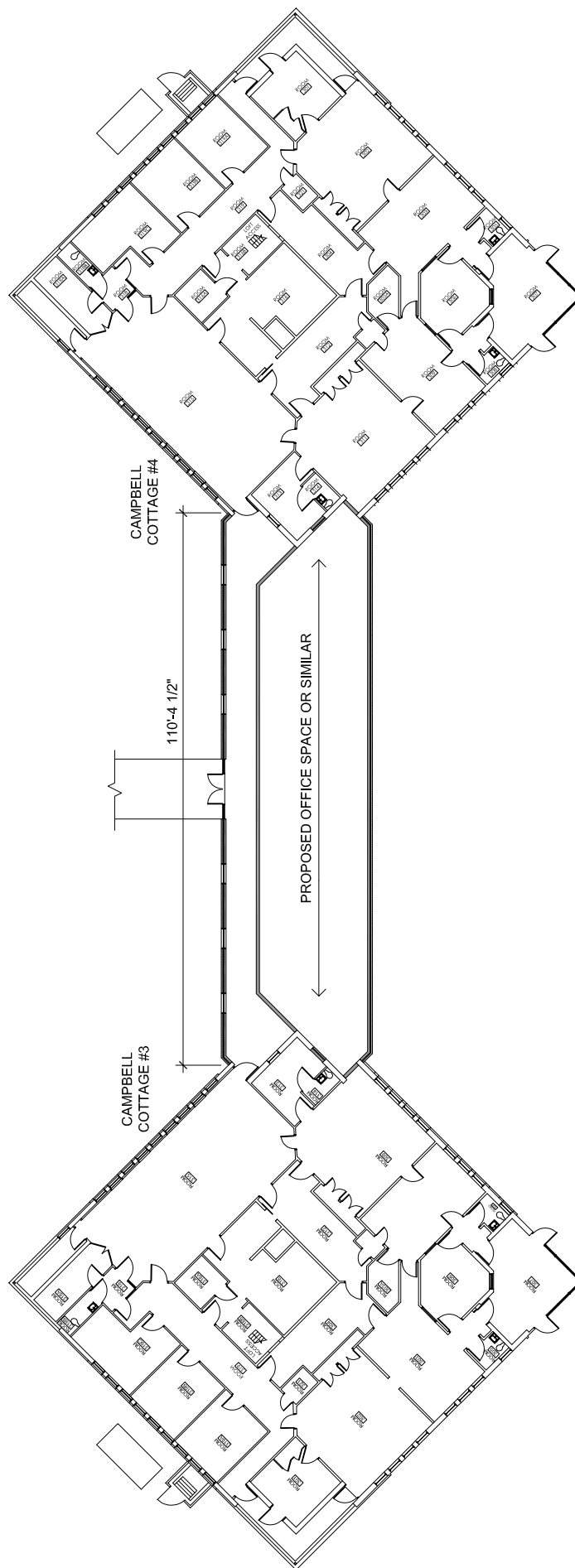
Costs for building connections:

- Cottages 1 and 2 connection:
Addition: 420 SF at \$500/SF = \$210,000.00
Renovation: 500 SF at \$150/SF = \$75,000.00
Total = \$285,000.00
- Cottages 3 and 4 connection:
Addition: 1,980 SF at \$500/SF = \$990,000.00
Renovation: 500 SF at \$150/SF = \$75,000.00
Total = \$1,065,000.00



Addition to Connect
Campbell Cottages 1 and 2

Campbell Cottages 1 & 2 - Possible Connection



The plan shown here depicts a possible connection of Campbell Cottages 3 and 4. This option shows the addition of office space and an entry corridor.

Addition to Connect
Campbell Cottages 3 and 4

Campbell Cottages 3 & 4 - Possible Connection

M. Gehrt Building

Building is to be fully occupied by the Department of Labor by the end of 2026.

N. Morris Manor

This facility is currently occupied on a temporary basis with services for developmental disabilities.

1. Minor interior and exterior renovations for the facility: 2,557 sq. ft. x \$75/sq. ft. = \$191,775
2. Any renovations must include building code and ADA upgrades which exist at the entry and restroom areas.

4.2 Potential Uses of the Mary Ann Coverdale Center (MAC Center)

A. Respite Care at Available Bed Areas

The MAC Center is currently licensed for 50 beds. In the last decade or more the facility has had an average of about ten beds unoccupied annually. These could be utilized for respite stay on a weekly basis for residents in need of short-term care. The center currently participates in this activity and the staff does an exceptional job in placing the short-time patients in the correct areas with existing residents.

B. Community Use of the Dental Clinic Area

The MAC Center has a clinic area with patient exam rooms, testing areas, and a waiting room. This clinic could be used to help disabled Delaware residents and others in the community for dental care on an outpatient basis. It is possible to use it for other medical uses as well with the proper certifications. The clinic has an entry vestibule and wide corridor on the south side that leads directly to the waiting area and would not interfere with hospital activities.

C. Community Activities Areas

The MAC Center has two separate activity areas that could be used for daytime respite care for those in need. This could help bring the community to the Stockley Campus to help them as well as current residents.

D. Use of the Former Pool Facility

Constructed around 1988, this facility currently houses a therapy pool, men's and women's restrooms, and a central office area. The swimming pool has been abandoned, and the water supply and drainage have been removed. Therefore, a new system and pool would need to be installed for use. It is recommended that the pool area be infilled and create a usable floor space. This facility is connected by corridor to the MAC Center and does also contain an entrance lobby.

This facility is connected by corridors to the MAC Center. The therapy pool and restroom area at the front have been recently renovated and the swimming pool has been inactive for many years, and as stated, would have to be totally reconstructed if a swimming pool is desired. Any renovation for this area obviously involves infilling the pool area and pouring a concrete floor. We do not recommend a swimming pool similar to the existing be reconstructed in this area.

Potential uses for this area include:

- Activity area for residents and visiting respite care individuals.
- Training area for nursing and other students.
- MAC Center storage to free up space currently taken in other buildings.
- Therapy Pool Aquatic Fitness (individual basis).
- Use of therapy pool by the community.
- Daytime medical clinic open to the community.
- Storage.

1. Pool area interior renovation: 2,930 sq. ft. x \$600/sq. ft. = \$1,758,000

4.3 Summary of Proposed Renovation Costs - Existing Buildings

NOTE: These are estimated costs that will vary due to current bid climates, wage rates, material availability, type of material, number of bidders, and other factors.

BUILDING	ESTIMATED COST
101 Lloyd Lane	
- Finishes, HVAC, electric	\$905,000.00
- Same as row above, with new roof	\$1,810,000.00
- Complete renovation	\$6,335,000.00
102 Lloyd Lane Renovation (Complete renovation)	\$5,614,000.00
101 Waples Way Renovation (DNREC relocation)	\$7,086,100.00
101 Waples Way (Generic - Misc. replacements)	\$1,012,300.00
All-Star Building	
- Select finish upgrades (Total-50% flooring)	\$505,925.00
- Select finish upgrades (Total -100% flooring)	\$597,192.00
- Convert museum space to office space	\$210,000.00
All-Faith Chapel (Total renovation)	\$2,075,000.00
Campbell Cottages	
Campbell Cottage 1 (Fully occupied by 2027)	\$6,001,500.00
Campbell Cottage 2 (Major renovation)	\$6,001,600.00
Campbell Cottage 2 (Minor renovation)	\$649,200.00
Campbell Cottage 3 (Major renovation)	\$6,001,600.00
Campbell Cottage 4 (Fully occupied)	No cost
Campbell Cottage 5 (Partial renovation)	\$1,005,950.00
Campbell Cottage 6 (Fully occupied soon)	No cost
Campbell Cottages 1 & 2 Connection	\$285,000.00
Campbell Cottages 3 & 4 Connection	\$1,065,000.00
Gehrt Building (To be fully occupied)	No cost
Morris Manor (Minor misc. renovations)	\$191,775.00
Mary Ann Coverdale Center	
- Former Pool Facility (Connected to MAC Center)	\$1,758,000.00

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PART 5

NEW FACILITY RECOMMENDATIONS ADDITIONAL CAMPUS UPGRADES

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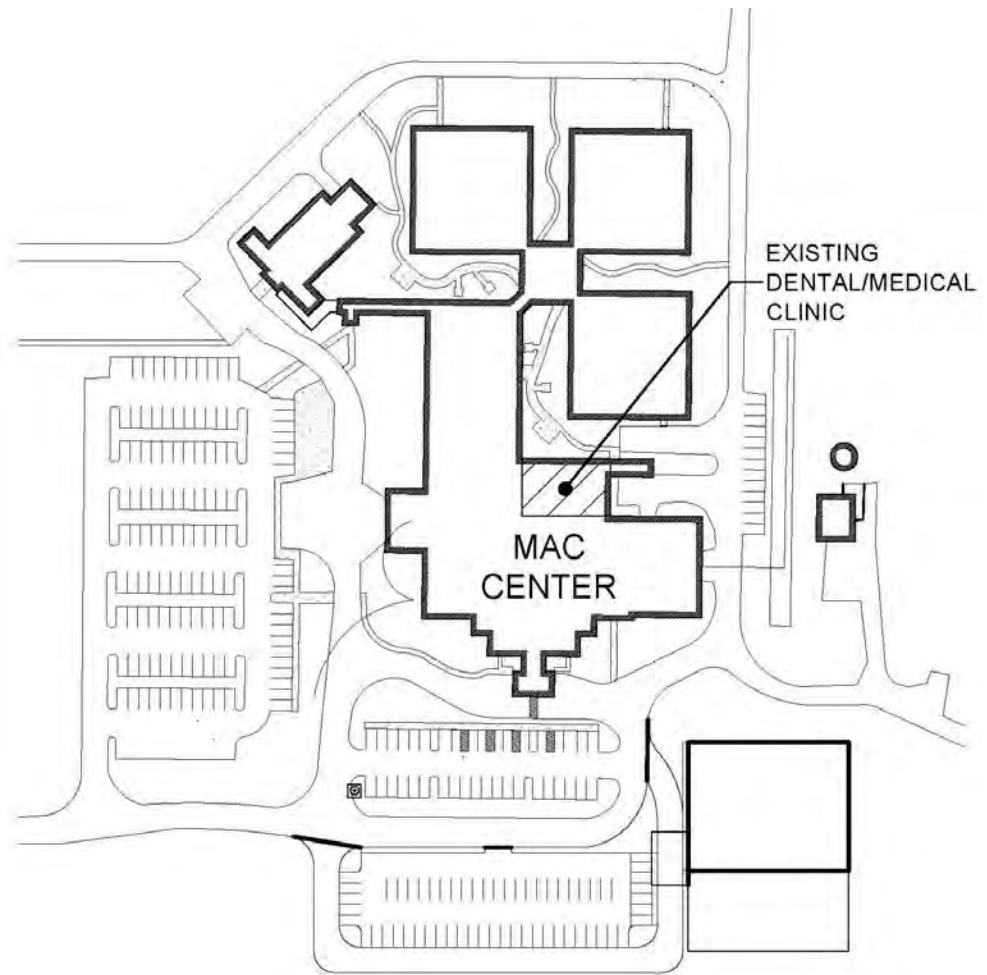
5.1 New Facility Recommendations

5.1.1 Community Dental and General Health Care Clinic

The existing dental/medical clinic in the MAC Center could be utilized better as an outpatient facility to serve the needs of more Delaware residents. These patients could arrive and leave at the existing side entrance without interfering with the primary circulation areas of the MAC Center. Very little, if any, renovations are necessary for this service to be provided.

Some signage, furniture, staffing and medical certifications may be needed. This recommendation is one of the easier things to accomplish with regard to revitalizing this campus.

COMMUNITY DENTAL AND GENERAL HEALTH CARE CLINIC	
Size:	4,000 - 6,000 sq. ft. (New)
Total Project Cost: (Site and Building)	\$10,000 - \$50,000 (Signage / Casement / Equipment)
Location:	This clinic currently exists in the MAC Center.



Enlarged Site Plan

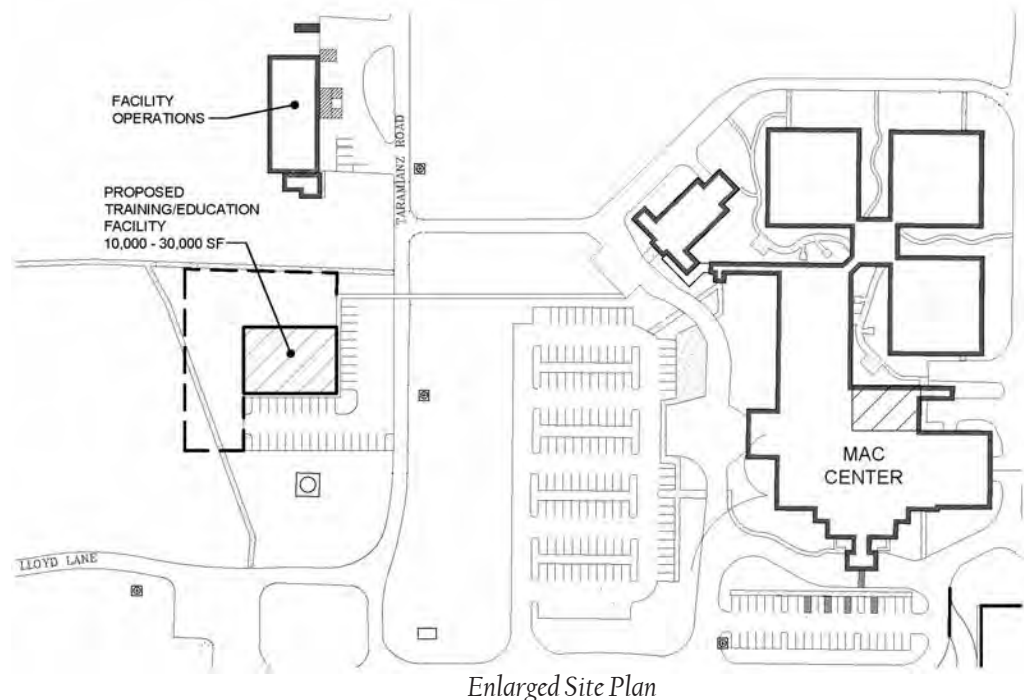
5.1.2 Training / Education Facility

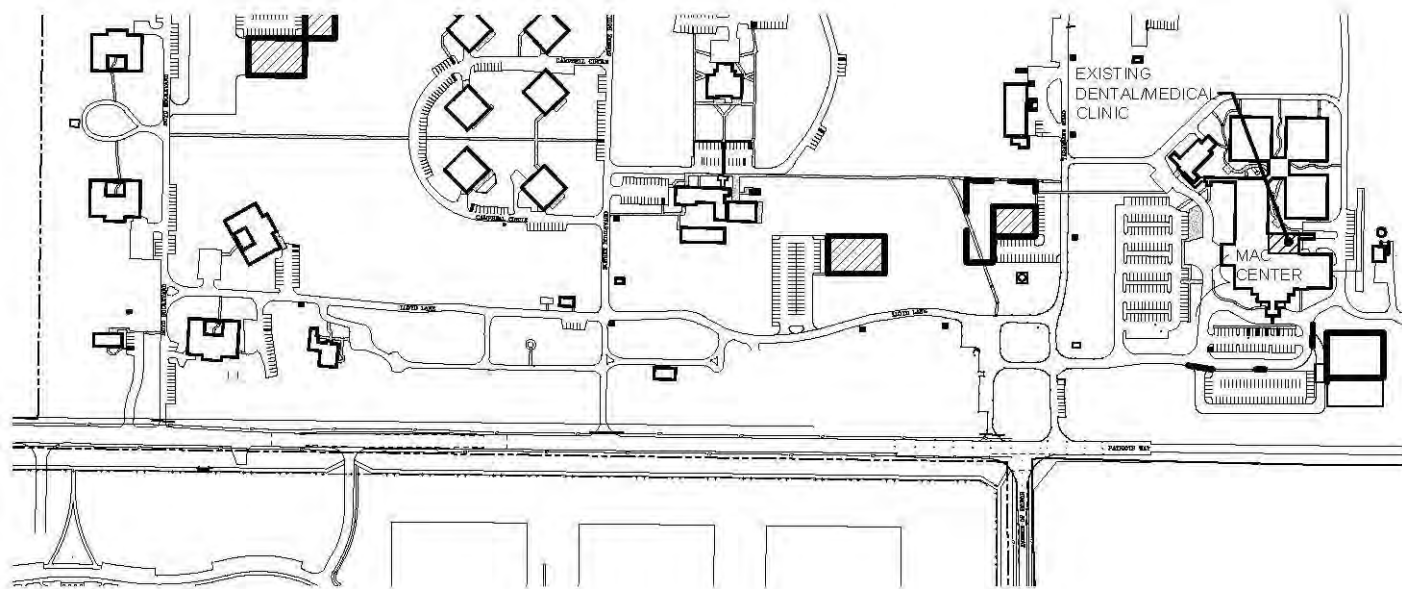
This facility could possibly serve as the starting point for a medical school or training center for this part of Delaware. This facility, at a minimum, could contain rooms of various sizes for small and large groups, one-on-one training for job training for individuals with disabilities, nursing at the CNA and RN level, and other health care professions. It could also contain areas for life skills training for mentally and physically disabled Delaware residents. The potential exists in this use to grow this facility to an even larger educational facility and perhaps a medical school campus.

Programs could be considered in conjunction with local nursing schools, high schools, and/or health care providers. Program participants can include disabled Delaware residents, students, and others. A location near the existing MAC Center as depicted below would be a good location on campus. The square footage noted below could increase based on the equipment required for training.

Note: This recommended placement on campus is only a suggestion and an example to give scale to the possible size of this facility.

TRAINING / EDUCATION FACILITY	
Size:	10,000 to 30,000 sq. ft.
Total Project Cost: (Site and Facility)	10,000 sq. ft. at \$700/sq. ft. = \$7,000,000 30,000 sq. ft. at \$650/sq. ft. = \$19,500,000
Location:	This facility could be located at many spots on campus. The PDF on the next page shows a possible location on Lloyd Lane.





Campus Site Plan

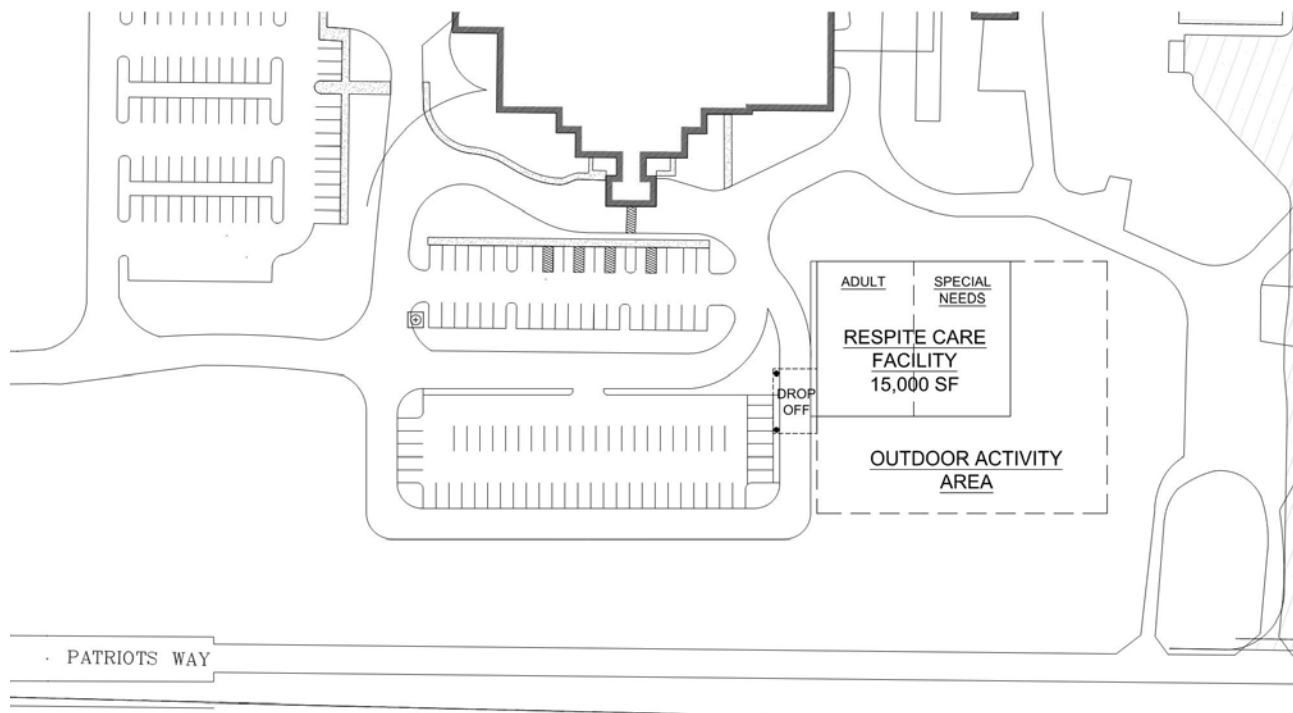
5.1.3 Respite Care Facility

This building could contain a section for aging Delaware residents similar to other Maturity Centers that are common to this area. It could also house an area for individuals with mental disabilities.

This facility would operate during typical work hours with the individuals being brought to this facility by bus or being dropped off and returned to their home at the end of the day. This provides a much needed break for caretakers of these individuals.

Spaces in the building would include activity areas, classrooms or training rooms as well as a kitchen/cafeteria. This facility could work in conjunction with or possibly be combined with the training/education facility.

RESPITE CARE FACILITY	
Size:	15,000 to 18,000 sq. ft.
Total Project Cost: (Site and Building)	(New) 18,000 sq. ft. at \$650/sq. ft. = \$11,700,000
Location:	A new facility could be located at many areas on campus.



Enlarged Site Plan



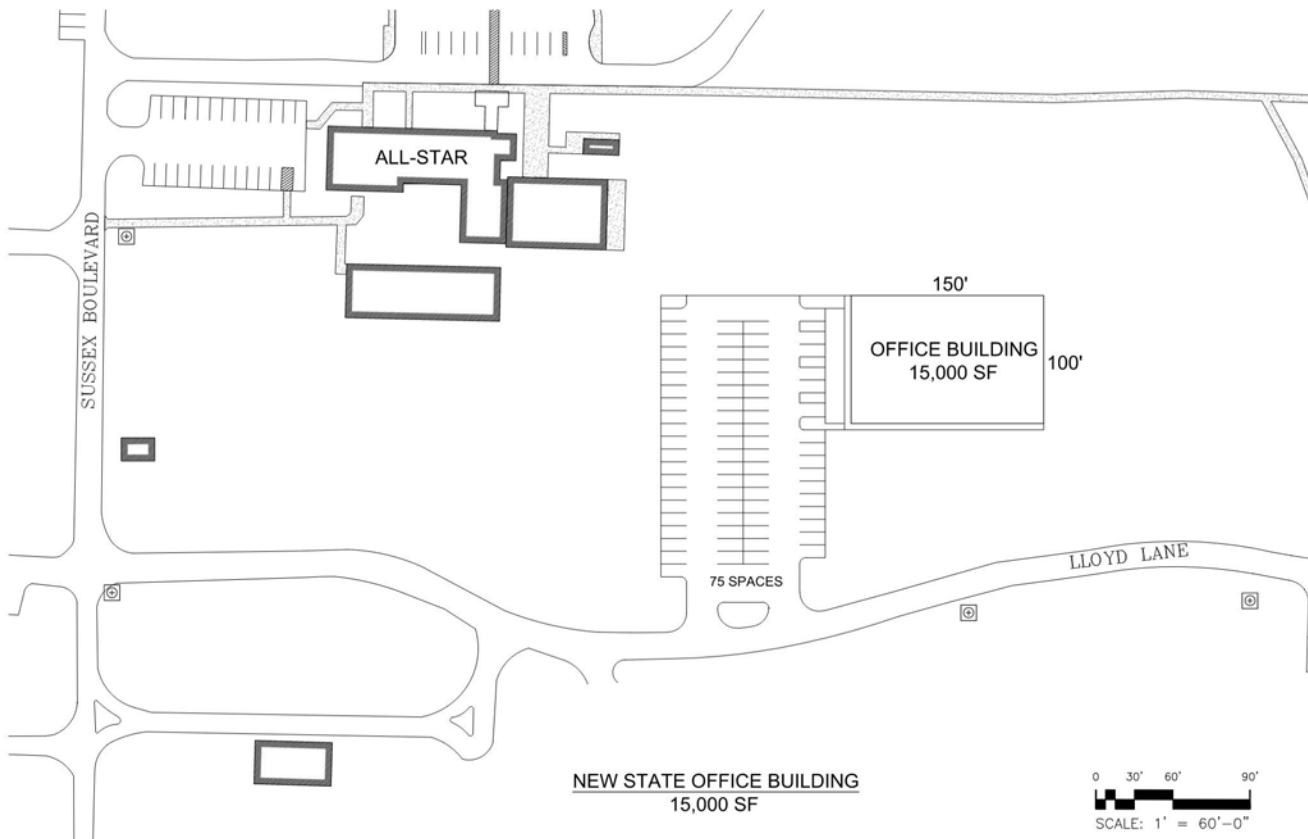
Campus Site Plan



5.1.4 Office Building

This facility would most likely house offices for State workers, not necessarily for DHSS. DelDOT has expressed interest in relocating local operations to this campus. A facility could be constructed to house multiple agencies or single agencies. The relocation of Fish and Wildlife (DNREC) is possible, however, they will require site space for boats, vehicles, and evidence storage.

OFFICE BUILDING	
Size:	15,000 sq. ft.
Total Project Cost:	(New) 15,000 sq. ft. at \$600/sq. ft. = \$9,000,000
Location:	See attached site plan for a possible location on campus.



Enlarged Site Plan



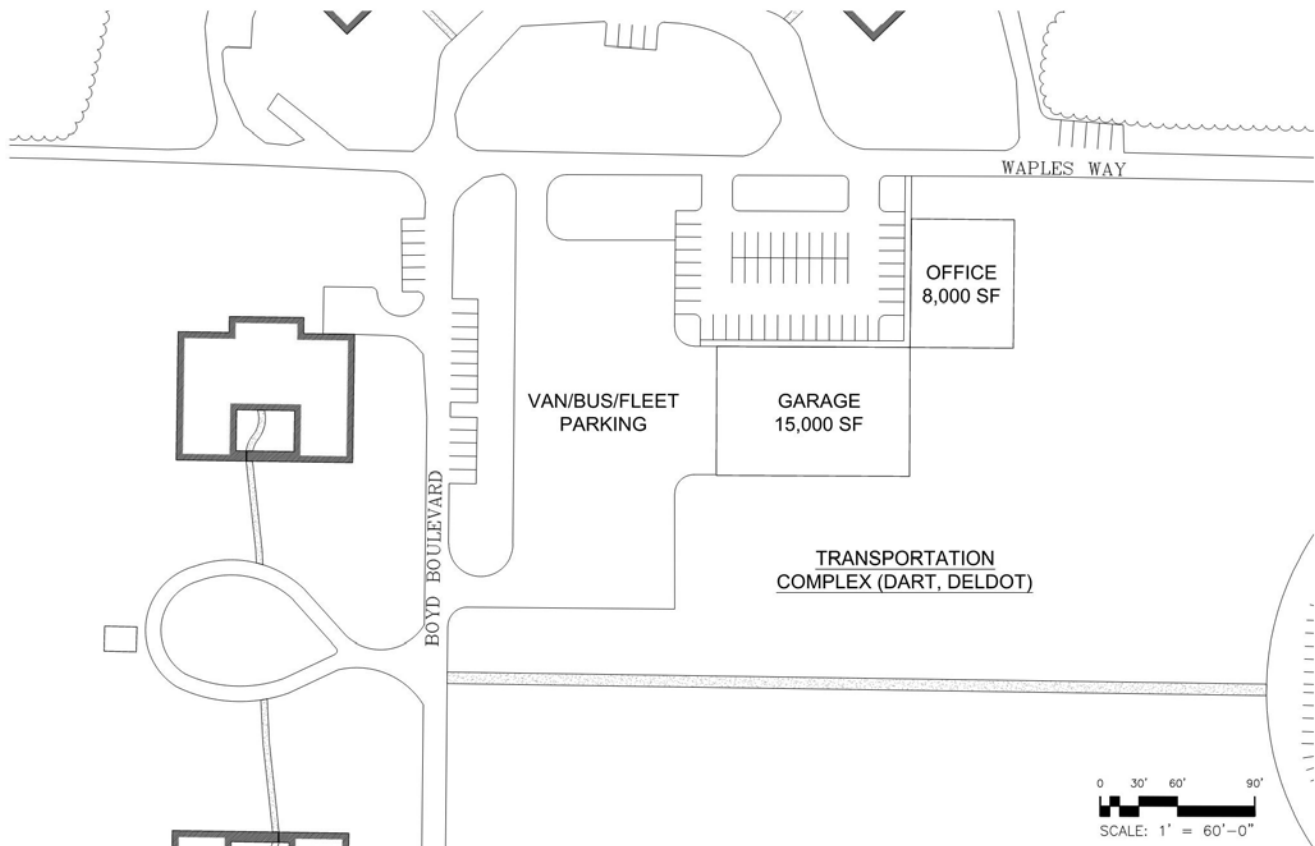
Campus Site Plan

5.1.5 Transportation Facility

This function could be combined with the current Fleet Operations housed at the Gehrt Building. It could include a garage for repairs. This could work well with the transport of individuals with disabilities and aging individuals from the community to respite and health care facilities on campus.

This facility could be home for the Sussex County Operations of DART.

TRANSPORTATION FACILITY	
Size:	(Including repair garage) 3,000 - 4,000 sq. ft.
Total Project Cost:	Office renovation: 1,500 sq. ft. at \$300/sq. ft. = \$450,000 New office facility: 4,000 sq. ft. at \$600/sq. ft. = \$2,400,000 Garage facility: 4,000 sq. ft. at \$450/sq. ft. = \$1,800,000
Location:	As noted, near Fleet Operations at the Gehrt building or part of the Gehrt building.



Enlarged Site Plan



Campus Site Plan

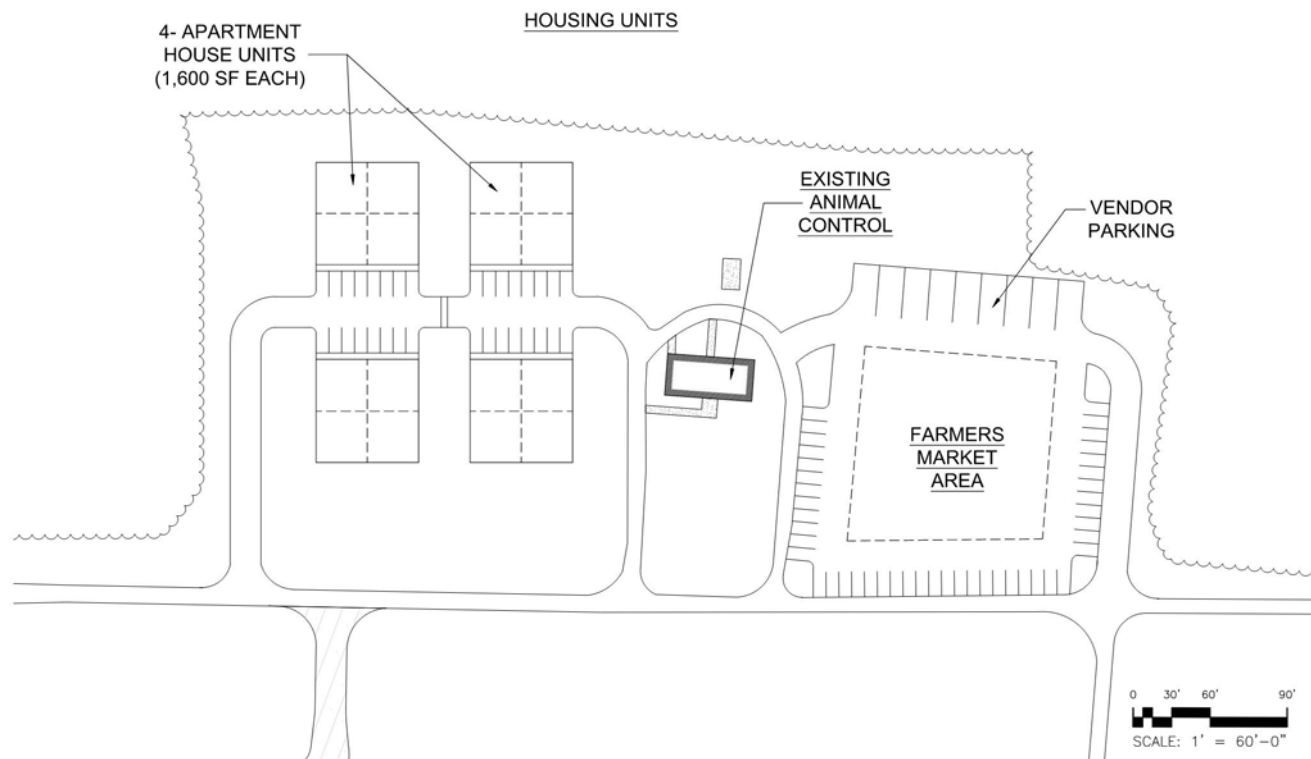
5.1.6 Housing

A. Single Story Assisted Living

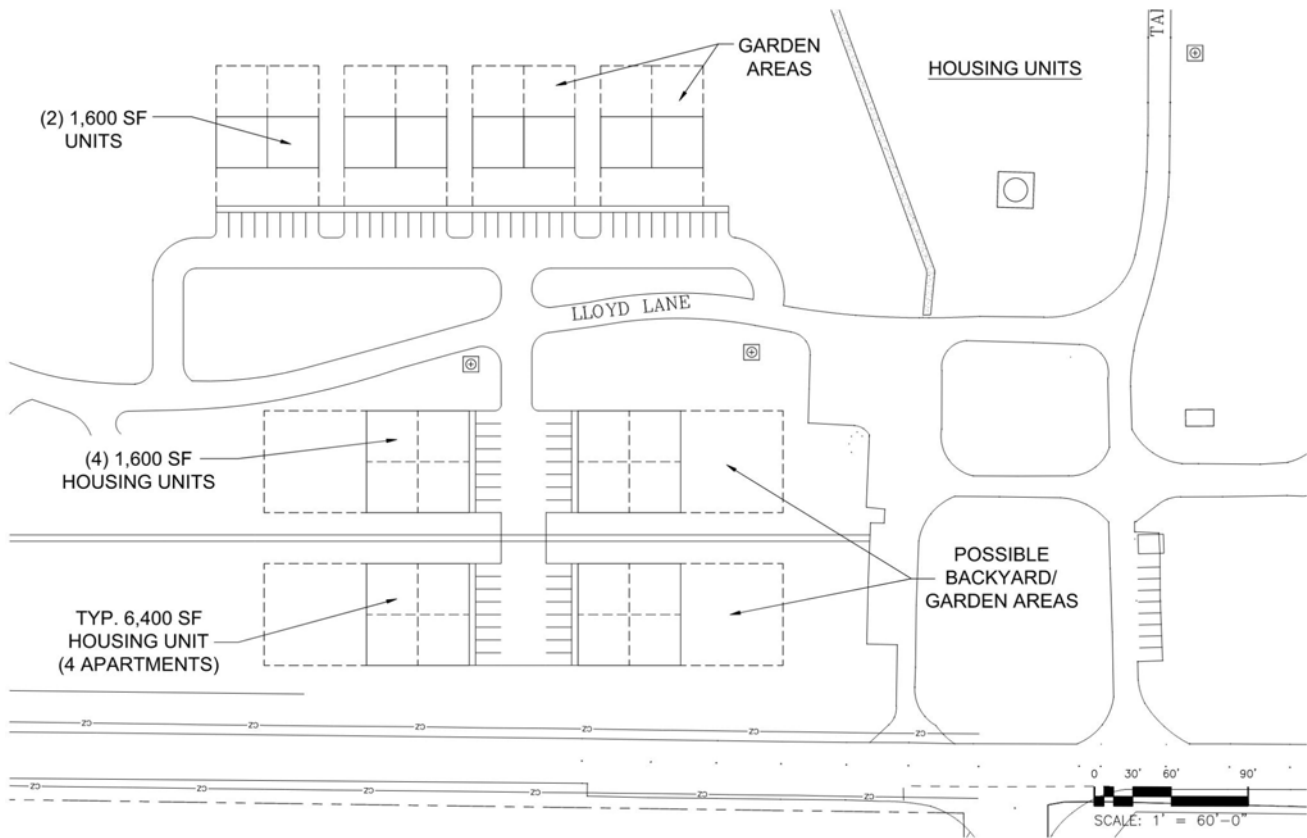
Assisted Living for individuals with disabilities and possibly aging individuals on a 24-hour basis introduces new challenges for staffing. It also brings residents back to campus from the community. Space would be provided for 24-hour staff near living quarters. Areas near the housing could be used for gardens or outdoor recreation.

There are many housing types possible for living accommodations. All types would most likely be single story for accessibility / ADA compliance. There has been discussion regarding two or three story accessible apartments with retail or services provided on the ground floor. This will require that the accessible living areas above have an elevator to a common lobby to access each floor. This will add expense and an inconvenience for accessible tenants given the open land area available on campus. Although it is convenient to have services and housing together, this campus has enough land to have these facilities across the road from one another.

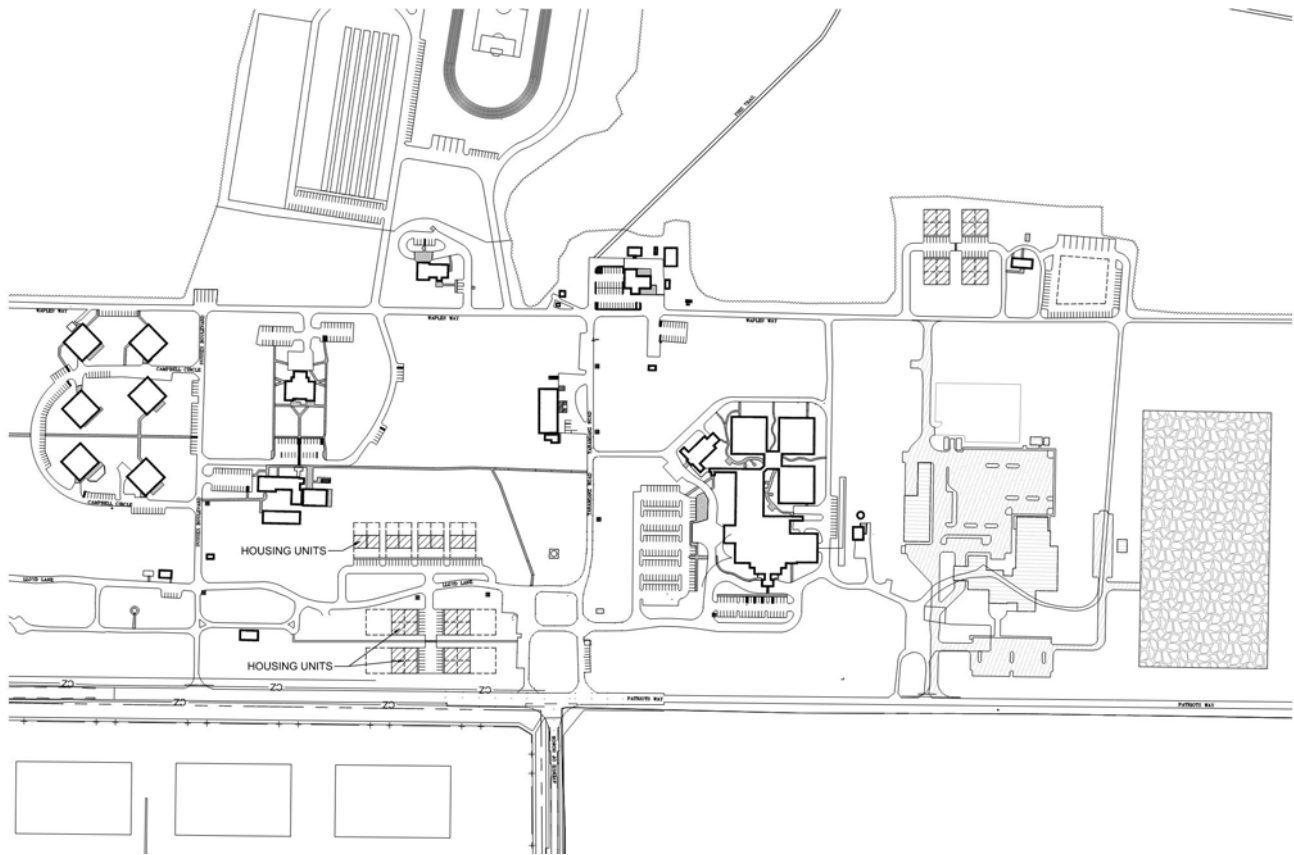
Site plans shown for housing on the following pages show duplex units located at two possible areas on campus. The duplex could contain the ADA compliant unit with the attached unit containing the staff area for health care staff who would most likely be working on shifts.



Enlarged Site Plan



Enlarged Site Plan



Campus Site Plan

B. Short-Term Temporary Housing

There is a need for temporary housing for victims of fire, domestic situations, flood damage, environmental problems, and other similar issues. Families who are subject to relocation due to these issues will need a place to live for several weeks or months until the situation they are faced with is resolved. Morris manor is currently used for this, however, this facility will now be used by other State divisions.

Possible existing interior building renovations (finishes, doors, etc.) include:

1. Interior renovation of a Mediterranean Cottage (101, 102 Lloyd Lane, 101 Waples Way) to house 3 to 4 apartment units.
Renovation Costs - +/- 9,000 sq. ft. at \$300 sq. ft. = \$2,700,000
2. Interior renovation of a Campbell Cottage(s).
Renovation Costs - +/- 6,000 sq. ft. at \$300 sq. ft. = \$1,800,000

HOUSING (ASSISTED LIVING OR TEMPORARY)	
Size:	Varies per housing type.
Total Project Cost: Duplexes	Four Duplex units - 12,800 sq. ft. (New facility and sitework) 12,800 sq. ft. at \$500/sq. ft. = \$6,400,000 (Plan for expansion)
Apartment Building	Four or Three Story Units - 7,200 sq. ft. (New facility and sitework) Possible retail on first floor. 7,200 sq. ft. at \$500/sq. ft. = \$3,600,000
Location:	Many areas on campus work as far as access and size of facility. A favored location may be near the Jordan Apartments in close proximity to the new Delaware State Police Troop 4. There is also some merit to placement near Boyd Boulevard and Morris Manor in proximity to the Howard Ennis School and existing Wellness Center and Community Services.
Town Home Units:	Two or Three Story - Four Unit Clusters +/- 8,000 sq. ft. at \$500/sq. ft. = \$4,000,000



Assisted Living
&
Temporary Housing
Examples

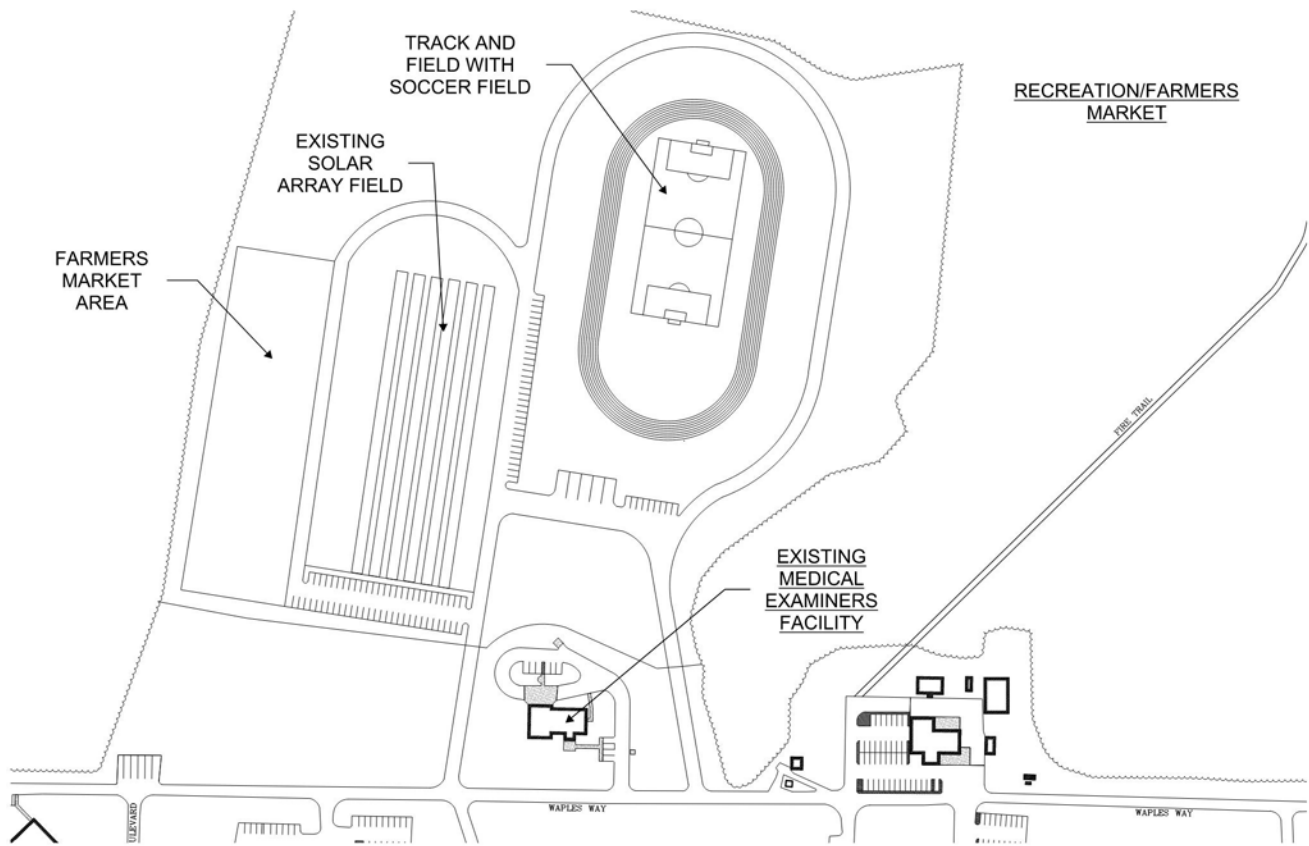


5.1.7 Farmers Market

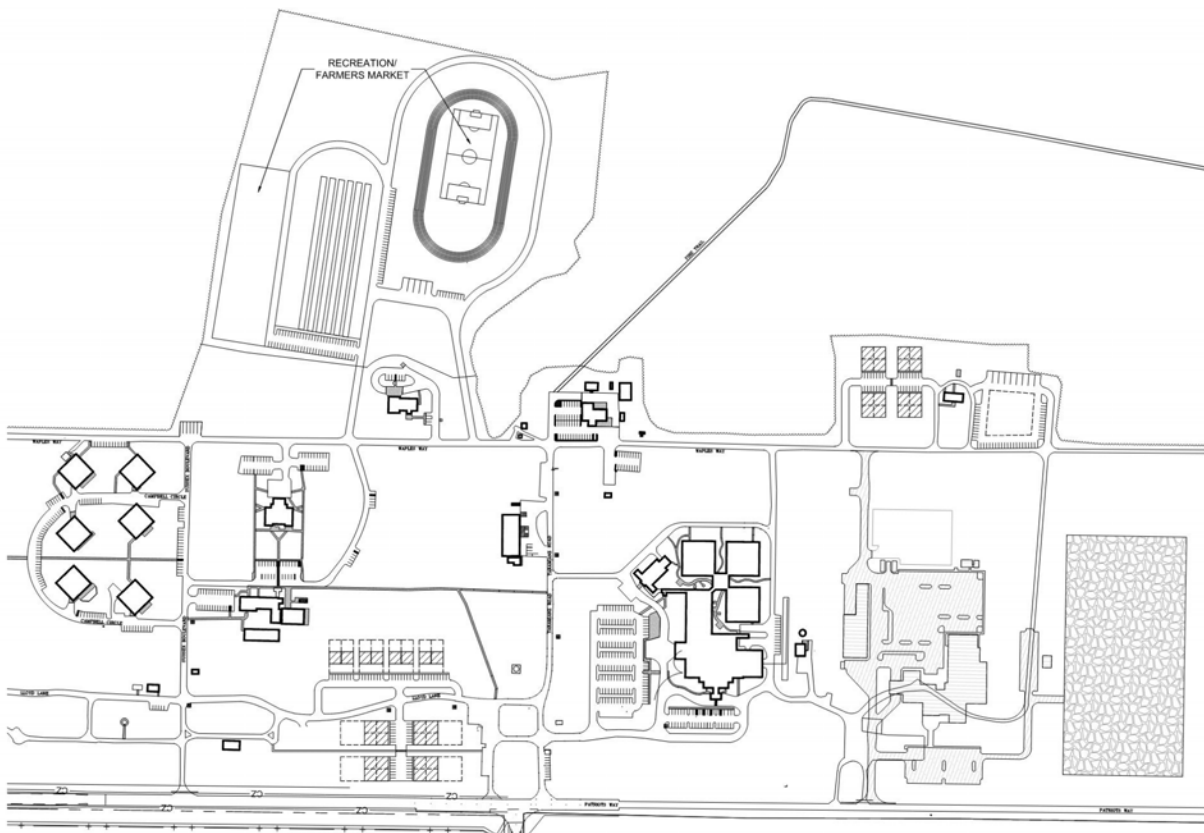
Many towns and regions, including some in Sussex County, hold farmers markets on weekends from spring to fall. This is an opportunity to bring the community into Stockley Campus and also provide a small business opportunity for disabled Delaware residents to show and sell produce grown by them on campus.

FARMERS MARKET	
Size:	Dependent area to be considered.
Total Project Cost:	Costs would be minimal as existing grounds, parking lots, and similar areas can be used. Purchasing of tables, canopies/tents, and signage could be considered. (\$10,000 - \$50,000)
Location:	Locations noted on the site plan could be near housing or the open field behind the Medical Examiner's Office.





Enlarged Site Plan



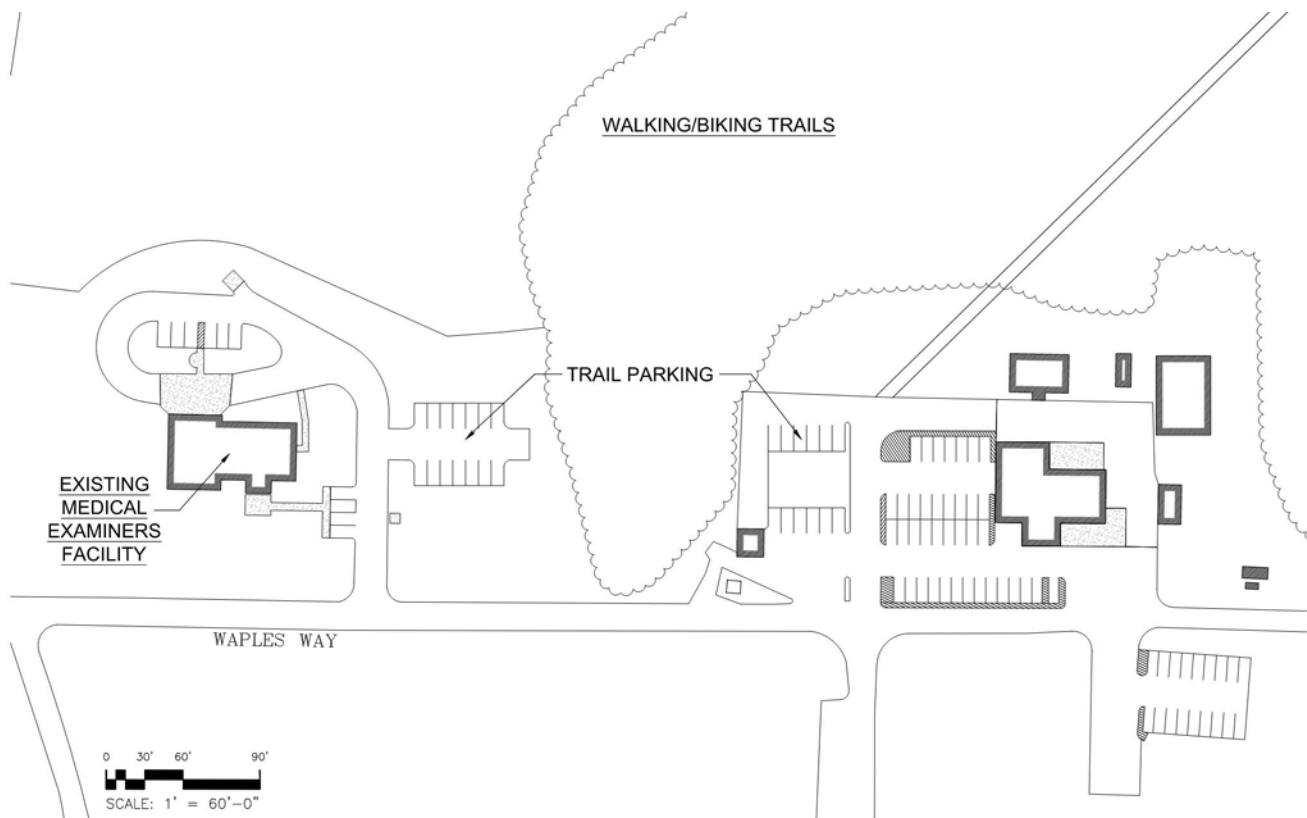
Campus Site Plan

5.1.8 Recreational Activities

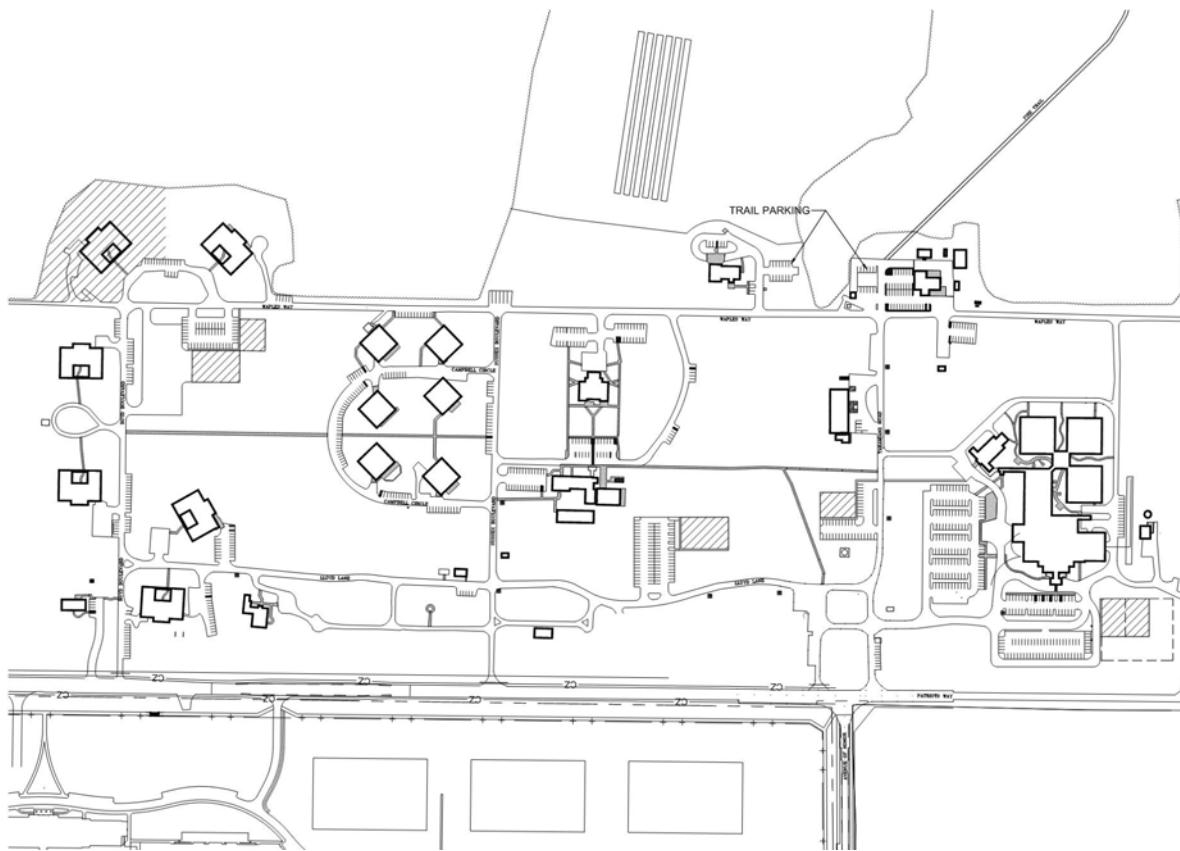
There is open space on campus for a variety of outdoor recreation fields. Development of the area above the Medical Examiners building would have to work around a recently constructed solar array. The construction of a 400 meter running track introduces the possibility of shared-use for agencies such as Delaware Army National Guard, Delaware State Police, and also nearby schools. Also, soccer clubs, baseball, and softball teams could be considered. Activities for individuals with disabilities and aging individuals can also be integrated to areas inside the track. Special Olympics can hold events as well.

Other activities such as pickle ball, volleyball, bocce can also be considered. This area could also be the home base for biking and hiking trails.

RECREATIONAL ACTIVITIES	
Size:	600' x 310' for 400m track
Total Project Cost:	\$600,000 to \$1,000,000
Location:	The open field near the medical examiner seems to be the logical place for a track & field complex. This may also accommodate buses and additional parking as well.



Enlarged Site Plan



Campus Site Plan

5.2 Additional Campus Upgrades

In addition to the renovations to existing buildings, construction of new buildings and upgrades to underground infrastructure there are other items of note needed to help revitalize the Stockley Center Campus. These items include:

Road Improvements

Once underground infrastructure work is complete new paved roadways (to match that of the new entry recently completed) could include a bike and walking lane to improve the look of the campus as well as improving vehicle navigation.

- Mill and overlay paving of all roads: Estimated cost: \$800,000 - \$1,250,000
- Addition of 5' bike lane: Estimated cost: \$750,000

Lighting

Installation of street, parking lot, and exterior building lighting would be more inviting and help those who are not familiar with the campus, who might visit after hours, as well as emergency vehicles going to the MAC Center or the Medical Examiners Facility.

Estimated Cost: \$50,000 - \$200,000

Signage

Along with making this campus more available to residents of the area, road signage will be crucial to assist with way finding around campus. As these roads are not maintained by the county or a local municipality, exact location by Google Maps via smartphone usage could be an issue. This, combined with lighting, will assist visitors, deliveries, and those guests who are on campus for meetings.

Estimated cost: \$15,000 - \$50,000

5.3 Cost Summary

A. Renovation Costs

BUILDING	ESTIMATED COST
101 Lloyd Lane	
- Finishes, HVAC, electric	\$905,000.00
- Same as row above, with new roof	\$1,810,000.00
- Complete renovation	\$6,335,000.00
102 Lloyd Lane Renovation (Complete renovation)	\$5,614,000.00
101 Waples Way Renovation (DNREC relocation)	\$7,086,100.00
101 Waples Way (Generic - Misc. replacements)	\$1,012,300.00
All-Star Building	
- Select finish upgrades (Total -50% flooring)	\$505,925.00
- Select finish upgrades (Total -100% flooring)	\$597,192.00
- Convert museum space to office space	\$210,000.00
All-Faith Chapel (Total renovation)	\$2,075,000.00
Campbell Cottages	
Campbell Cottage 1 (Fully occupied by 2027)	\$6,001,500.00
Campbell Cottage 2 (Major renovation)	\$6,001,600.00
Campbell Cottage 2 (Minor renovation)	\$649,200.00
Campbell Cottage 3 (Major renovation)	\$6,001,600.00
Campbell Cottage 4 (Fully occupied)	No cost
Campbell Cottage 5 (Partial renovation)	\$1,005,950.00
Campbell Cottage 6 (Fully occupied soon)	No cost
Campbell Cottages 1 & 2 Connection	\$285,000.00
Campbell Cottages 3 & 4 Connection	\$1,065,000.00
Gehrt Building (To be fully occupied)	No cost
Morris Manor (Minor misc. renovations)	\$191,775.00
Mary Ann Coverdale Center	
- Former Pool Facility (Connected to MAC Center)	\$1,758,000.00
Mary Ann Coverdale Center	
- Former Pool Facility (Connected to MAC Center)	\$1,318,500

B. New Building / Facility Costs

PROPOSED FACILITY	ESTIMATED COST
Dental / Health Clinic	\$10,000 - \$50,000
Education / Training Facility	\$7,000,000 - \$19,500,000
Respite Care Facility	\$11,700,000
Office Building	\$9,000,000
Transportation Facility (Costs for New)	\$4,200,000
Housing - Assisted Living	\$3,600,000 - \$6,400,000
Housing - Short-Term - Temporary (New)	+/- \$4,000,000
Farmers Market	\$10,000 - \$50,000
Recreational Activities	\$600,000 - \$1,000,000

C. Additional Campus Improvements

PROPOSED IMPROVEMENT	ESTIMATED COST
Road Improvements (Mill & Overlay)	\$800,000 - \$1,250,000
Road Improvements (Bike Lane)	\$750,000
Lighting	\$50,000 - \$200,000
Signage	\$15,000 - \$50,000

NOTE: These are estimated costs that will vary due to current bid climates, wage rates, material availability, type of material, number of bidders, and other factors.

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CREATING VALUE BY DESIGN

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Milford, DE 19963
(302) 424-1441

601 East Main Street, Suite 100
Salisbury, MD 21803
(410) 543-9091

106 Washington Street, Suite 103
Easton, MD 21601
(410) 770-4744