

**MAYOR AND COUNCIL OF NEW CASTLE  
SPECIAL COUNCIL MEETING  
TOWN HALL – 201 DELAWARE STREET – NEW CASTLE, DE  
THURSDAY, NOVEMBER 1, 2001 – 7:00 P.M.**

**PLEDGE OF ALLEGIANCE TO THE FLAG**

**ROLL CALL**

**Present:** Council President Castagno  
Councilman Balascio  
Councilman DiAngelo  
Councilwoman Dr. Miller  
Councilman Reese

**Also Present:** Bob Martin, City Administrator

Revisit of protocol for this session.

The Agenda item is the assessment of Van Dyke Armory.

Robert Grove, Architect, presented the Architectural/Engineering Assessment Study prepared by Tetra-Tech, Inc. The purpose was to identify conditions that are present in Armory that are non-compliant to determine the integrity of an 84 year old building. Armory is in fine condition. No cause for major concern. Checklist – 37 parking spaces – 55 required annex additional spaces – vehicular assess, fine – asphalt, fine – landscaping, good – handicap parking space, no access to building. Environmental, no visual asbestos, incomplete. Roof is in good condition.

Biggest issue with this building would be with the American Disability Act (largest cost item).

Ramp to front entrance is not feasible. New entrance on side with an elevator and new stairwell is a suggestion. No handicap restroom. Inadequate fire safety, fire escape does not meet code. Current internal stairs are not fire safe. Corridors are not accessible. Upper level, there are a number of issues that would be difficult to make compliant. Plumbing system serviceable. Most of the electrical system would have to be replaced. Fire pump would be of great benefit.

Estimated cost to move in and renovate – accessible fire escape.  
300,000 with a 5% inflation rate. Gut second and third floor.  
860,000 to renovate ----- 700,000 to address building as it stands.

**COMMENTS FROM COUNCIL**

**Robert Grove** – Parking lot side, fire escapes have to be demolished, not within code and new fire escapes installed.

**Chris Castagno** – Basic assessment is that we have a basically sound building.

**Robert Grove** – Would be able to provide a different cost projection if council changed interest. Maybe just convert two floors, not entire building. Less in overall picture.

**Mr. Reese** – Concerned about flood plan. Are you permitted to have mechanical equipment in basement.

**Robert Grove** - Can be arranged.

**Mr. Reese** - How do you protect files?

**Robert Grove** - No way to protect from flood water.

**Mr. Reese** - How many parking spaces will be lost with new elevator?

**Robert Grove** - Three/four spaces.

**Mr. Balascio** – 37 parking spaces, lose four for elevator. Police & City Building will need 70 to 80 spaces.

**Robert Grove** - General rule of thumb – police need 42 parking space. 70 to 80 from New Castle County Code.

**Mr. Reese** – Police will have off site space – will lose more parking spaces.

**Robert Grove** - Parking will have to be addressed.

**Mr. Balascio** – Mechanical extra duct work would be a substantial increase in cost.

**Robert Grove** - Cost would be subject to what City needs.

**Mr. Balascio** – Questions about heating.

**Robert Grove** - Answers would depend on final layout of heating system. There are an array of solutions.

### **COMMENTS FROM THE FLOOR**

**John Houben** – Questions the cost per square foot – Hi Tech Equipment – \$1,000,000 will increase by 20 to 40% - Gut entire building or start fresh. Is this a feasible project (Van Dyke Armory).

**Dr. Miller** – Wants to inform public. Working on two sites – First, Van Dyke Armory; Second, Fourth & Chestnut.

**John Houben** – Over and above budget.

**Robert Grove** - Until wall comes apart cannot project what you will find. Each floor is approximately 5,000 square feet, efficiency of space.

**Lou Indellini** – If roof leaks do we need a study on roof. Need a mole space study.

**Robert Grove** - No signs of leakage.

**Lou Indellini** – Would Mr. Grove recommend that the police be placed in this building.

**Robert Grove** - Difficult to make a recommendation. Open to interpretation – would not say this building could not house the police.

**Lou Indellini** – Not desirable to place a Police Department below ground.

**Robert Grove** - Flooding is a big consideration – may be better served above ground.

**Flo Russell** – How long before City needs a new roof? How much to replace?

**Robert Grove** - No evidence of leaking – did a structural assessment – no signs of ponding – no signs of renovations. Advise preventive maintenance.

**David June** – Outside of New Castle how many police stations have been build in a flood plan.

**Robert Grove** - Don't personally know of any cities that are in basement.

**David June** – In Delaware you never have dealt with this situation.

**Robert Grove** – Code issues are handled by City.  
Federally mandated (FEMA) decides flood zone. Large problem, flood insurance.

**David June** – Feels that it is totally absurd to put police station in a dungeon.

**Sally Monigle (HAC)** – Is it a given the police will occupy the basement. What is the footage of existing police station, 2,700 versus 9,000 square feet – proposal for new facility – no assessment on asbestos – no air quality assessment.

**Robert Grove** – Not a given police will use basement. Fairly new requirement on air quality which has not been done.

**Tom Dolan (Officer)** – Does this include special needs of police?

**Robert Grove** - Assessment was as generic as possible.

**Tom Dolan (Officer)** – Is there any space available for cells?

**Robert Grove** - No – not suitable for cells.

**Tom Dolan (Officer)** – What amount is available for any special needs of the Police Department?

**Robert Grove** - These totals do not include equipment that would be essential for police.

**Tom Dolan (Officer)** – Will you be putting together a package specifically for police essentials?

**Robert Grove** - Are making recommendations for Police Department.

**Jamie Rogers (Officer)** – Do you recommend air quality study?

**Robert Grove** - Yes

**Jamie Rogers (Officer)** – (9,000 square feet), all bottom floor and ¾ of second floor.

**Robert Grove** - With the inefficiency factor cannot tell how things will fit exactly.

**James Steele** – What recommendations for all City services, Police, Administration, Municipal Section in same location?

**Robert Grove** - Not qualified to answer this question. Don't have enough information.

**James Steele** – We have not done a study to find out what total space is necessary.

**Robert Grove** - No – Tetra-Tech, Inc. has not.

**Pat Robinson** – In your opinion is this an adequate facility for City needs to house everything?

**Robert Grove** - The most beneficial would be on one floor.

Is it a good idea to have people occupy the third floor of the Armory?

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**Robert Grove** - Inter reaction is good for community relations. Give community a center.

**Kevin McDerby** – Police are housed in 2,700 square feet. Why do we need 9,000 square feet?  
Most expensive part of assessment is the security need 5,200 for three holding cells.

**Flo Russell** – Concerned about money. Citizens deserve a better facility. Want a new facility built.

**Charlotte Houben** – We need a new facility.

Respectfully submitted,



Kate Toner  
City Clerk