

Municipal Complex Feasibility Study Report

City of New Castle | Municipal Services Commission | New Castle, Delaware



Project Background

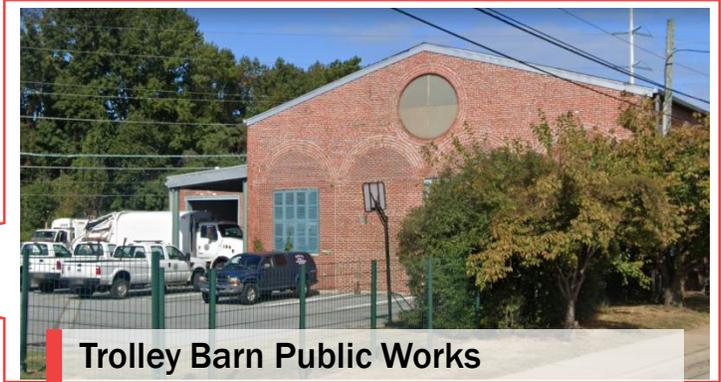
Purpose:

The City of New Castle and Municipal Services Commission contracted with George, Miles, & Buhr, LLC to conduct a feasibility study to determine the viability of a combined City/MSC Administration building and other necessary facilities near the existing Police Department, City Maintenance facility, and Utility building.

Study findings were developed into Two (2) feasible concepts.

Presentation Outline:

- Review Targeted Administration Building Program Requirements.
- Review Two (2) Concepts and Estimated Costs.



Further Project Context



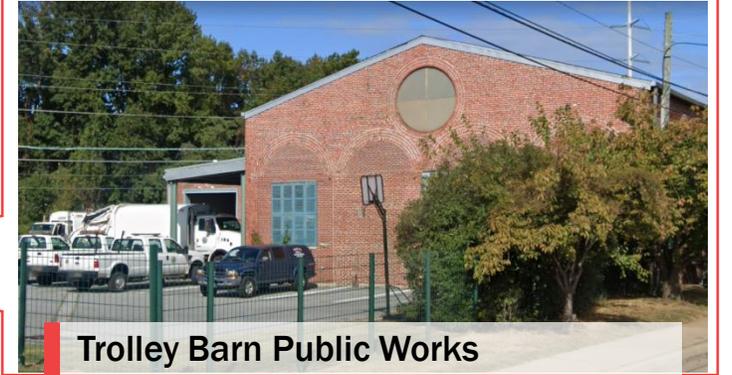
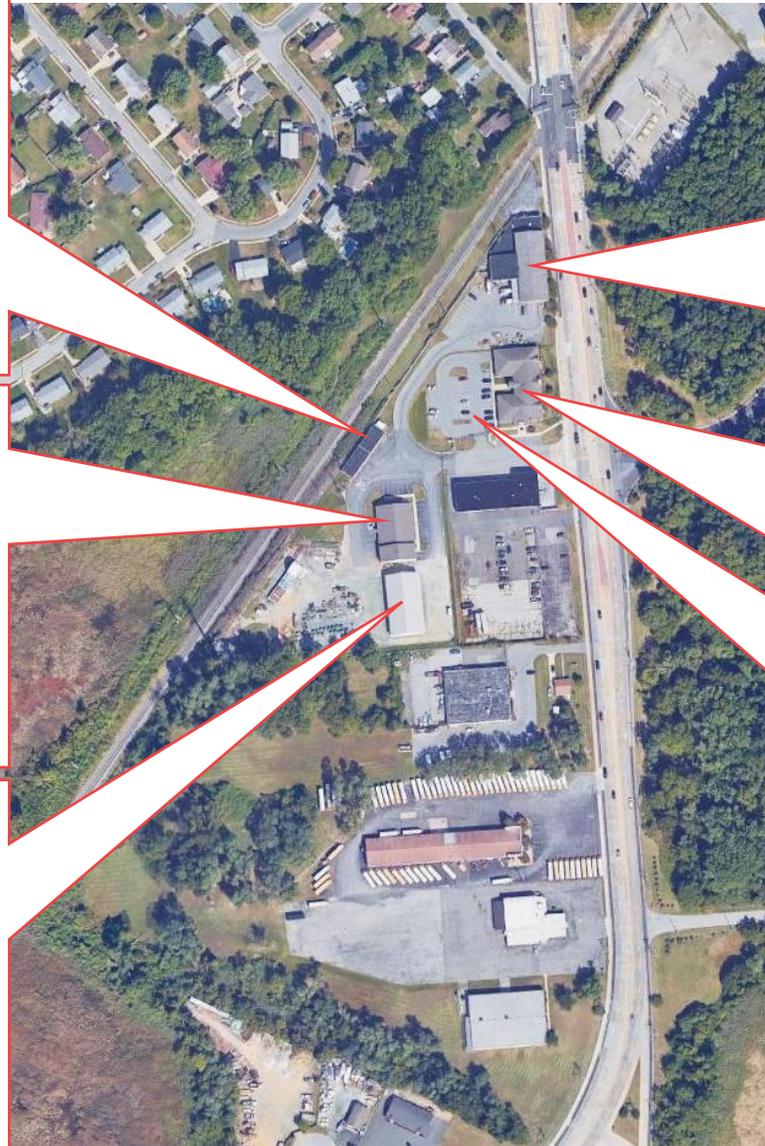
Garage / Storage Building



Utility Building



MSC Pole Building



Trolley Barn Public Works



New Castle City Police Department



New Castle City Police Department

Project Background

Municipal Complex Entrance



Municipal Boulevard – Singular Entrance to Existing Complex

Recommend that Boulevard be Upgraded and Revitalized as Part of Municipal Complex Improvements

Design Development

Establishing the Proposed Administration Building Footprint

Functional Building Area Comparison

Preliminary Tool to Define Floor Areas and Number of Rooms for All City and MSC Administrative Functions. Also identifies additional space parameters required for circulation, construction, facilities and utilities.

Rooms and Floor Areas established in coordination with MSC/City Staff. More in-depth interviews shall take place in the future for defining adjacencies and shared functional space, etc.

Current City/MSO Space Deficits Affecting Administrative Efficiencies:

MSC Office:

- No Conference Room
- No Lunch Area
- Lack of Storage
- Currently Accommodated Off-Site

City Hall:

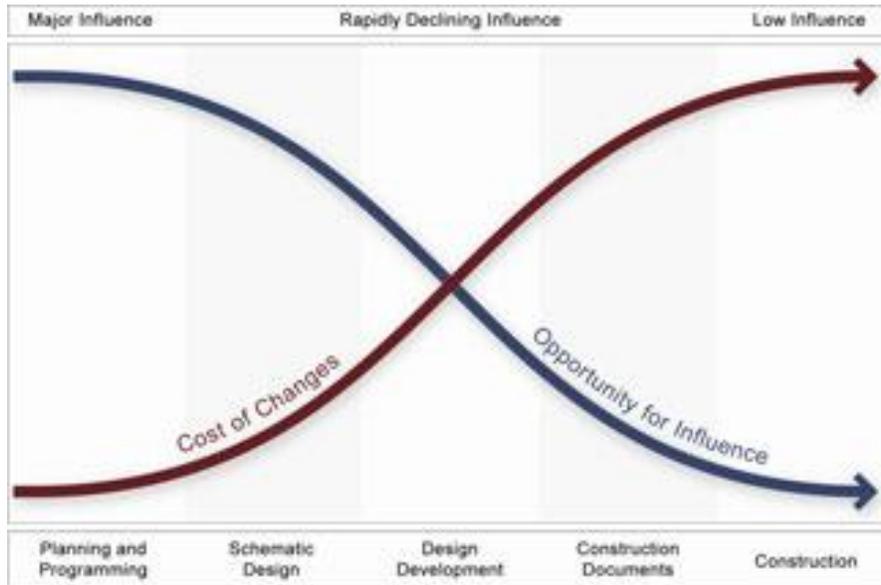
- Lack of storage space – file storage currently in combined conference/lunchroom



FUNCTIONAL AREA COMPARISON Site Concepts A & B
New Castle Municipal Campus

Design Development

Establishing the Proposed Administration Building Footprint

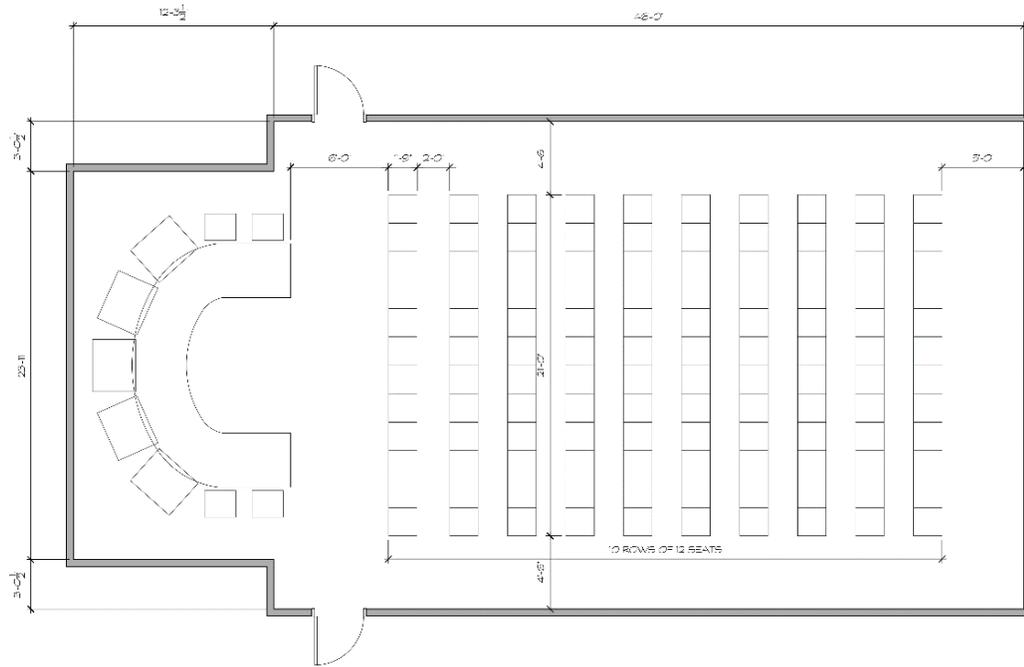


- Involvement of interested parties in the definition of the scope of work prior to the design effort
- Emphasis on gathering and analyzing data early in the process so that the design is based upon sound decisions
- Efficiencies gained by avoiding redesign and more redesign as requirements emerge during architectural design.

Department	Program Space	QTY	Unit NSF	Extension	Room Size	#Occup.	Comments	% of total
Administration (MSC)	Manager Offices	3	150	450	10 x 15	3		14.23%
	Super/Account. Offices	2	100	200	10 x 10	2		
	Customer Service	1	64	64	8 x 8	1		
	Conference Room	1	336	336	14 x 24	8		
	File Storage	1	400	400	20 x 20			
Administration (CNC)	Private Offices	3	150	450	10 x 15	3		14.78%
	Open Office Space	5	64	320	8 x 8	1		
	Conference Room	1	336	336	14 x 24	8		
	File Storage	1	400	400	20 x 20			
Shared Spaces	Council Chambers	125	13.6	1700		125	Council Chamber Seating Area	29.64%
	Council Chambers	8	15	120		8	Member's Area	
	Breakroom	1	400	400	20 x 20		All Departments-2 refrig-2 microwaves-1 dishwasher	
	Copier Room	1	400	400	20 x 20		Billing/Copier/Mail room/Newsletter	
	Shared office	1	64	64	8 x 8		accessible from lobby and back office	
	Reception/Lobby	2	168	336	12 x 14		Combined MSC & CNC	
IT	Private Offices	2	100	200	10 x 10	3		3.93%
	Server Room	1	100	100	10 x 10	1		
	IT Storage	1	100	100	10 x 10			
Facilities	Janitor Closet	2	36	72	6 x 6		1 per Department	4.61%
	Single-user Restroom	2	49	98	6.5 x 7.5		Unisex, by office areas	
	Multi-user Restroom	2	150	300	10 x 18		Male/Female, by Training Room	
Mechanical	Mechanical Room	2	100	200	10 x 10			3.93%
	Sprinkler	1	100	100	10 x 10			
	Electrical Room	1	100	100	10 x 10			
Trolley Barn	Supervisor Office	1	100	100	10 x 10	1		1.61%
	Open Office	1	64	64	8 x 8	1		
TOTALS	Subtotal			7,410.00				
	Circulation Factor	15%		1,111.50				
	Gen. Storage Factor	10%		741.00				
	Useable Square Footage			9,262.50				
	Common Area Factor	10%		926.25				
	GSF Total			10,188.75				

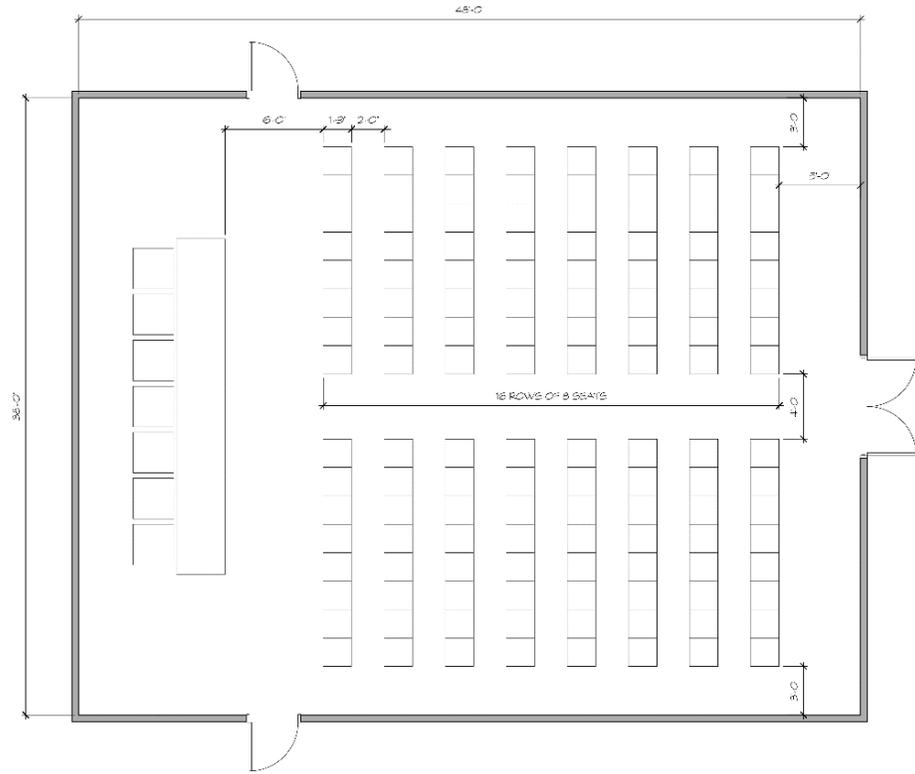
Design Development

Establishing the Proposed Administration Building Footprint



COUNCIL CHAMBER OPTION 1

120 ATTENDANT SEATS
9 COUNCIL SEATS
129 TOTAL SEATS
1,711 SQUARE FEET



COUNCIL CHAMBER OPTION 2

128 ATTENDANT SEATS
7 COUNCIL SEATS
135 TOTAL SEATS
1,860 SQUARE FEET



Concept A

Plaza Concept

Concept A
Bird's Eye View



GMB
ARCHITECTS / ENGINEERS

CONCEPT -A-



Concept A Plaza Concept



PARKING CALCULATIONS					
CODE SECTION	BUILDING NAME	BUILDING SF	CALCULATION	TOTAL PARKING REQUIRED	TOTAL PARKING PROVIDED
EXISTING POLICE STATION - SCT. 230-28a.(14)(b)[17] (4SP. PER 1,000SF)	EXISTING POLICE STATION	10,665	$10,665SF/1,000SF=10.67$ $10.67 \times 4 = 42.68$	43	
OFFICES - SCT. 230-28A.(8) (1SF OF PARKING SPACE PER 1SF DEVOTED TO OFFICE USE)	PROPOSED COMBINED MSC/CITY BUILDING	1,848	$1,848SF/180SF \text{ PER SP.} = 10.27$	10	
OTHER PUBLIC BUILDINGS - SCT. 230-28A.(5) (1SP. PER 200SF OR 1SP. PER 5 SEATS)	PROPOSED COMBINED MSC/CITY BUILDING	6,521 + 133 SEATS (FOR 1,820SF ASSEMBLY AREA)	$6,521SF/200SF = 32.61 + 133SEAT/5SEATS \text{ PER SP.} = 32.61 + 26.60 = 59.21$	59	
WAREHOUSE, STORAGE ESTABLISHMENT - SCT. 230-28A.(14)(b)[47] (5SP. MIN., PLUS 0.5SP. PER 1,000SF)	EXISTING UTILITY BUILDING	6,996	$6,996SF/1000SF = 6.99$ $6.99 \times 0.5 = 3.49 = 5 \text{ SP. MIN.}$	5	
	EXISTING MSC POLE BUILDING	6,840	$6,840SF/1000SF = 6.84$ $6.84 \times 0.5 = 3.42 = 5 \text{ SP. MIN.}$	5	
	PROPOSED MSC STORAGE FACILITY POLE BUILDING	7,200	$7,200SF/1000SF = 7.20$ $7.20 \times 0.5 = 3.60 = 5 \text{ SP. MIN.}$	5	
	PROPOSED CITY MAINTENANCE BUILDING	6,840	$6,840SF/1000SF = 6.84$ $6.84 \times 0.5 = 3.42 = 5 \text{ SP. MIN.}$	5	
	PROPOSED MSC WORKSHOP	4,800	$4,800SF/1000SF = 4.80$ $4.80 \times 0.5 = 2.40 = 5 \text{ SP. MIN.}$	5	
TOTAL PARKING REQUIRED				137	
TOTAL PARKING PROVIDED					137

NOTES:

1. PARKING SPACES ARE DESIGNED TO BE 10' X 18'.
2. SIX (6) ADA ACCESSIBLE SPACES HAVE BEEN INCLUDED IN THE TOTAL NUMBER OF SPACES PROVIDED.
3. EXISTING PARKING SPACES TO REMAIN = 24SPACES (INCL. IN TOTAL 137)

POINTS OF INTEREST:
HOW TO ACCOMMODATE 120' X 40' MSC PROJECT MATERIALS
HOW/WHERE TO ACCOMMODATE 50'-60' RADIUS AREA FOR U-TURNS





Concept B

Police Department Extension Concept

Concept B
Bird's Eye View



GMB
ARCHITECTS / ENGINEERS

CONCEPT - B





GMB
ARCHITECTS / ENGINEERS

CONCEPT - C

Summary

Next Steps + Other Possibilities

Summary Pros & Cons



Public vs.
Private

	CONCEPT A	CONCEPT B
NEW BUILDING LOCATION	2	1
SITE ACCESS / CIRCULATION	2	1
SECURITY	2	1
CONVENIENCE	2	1
PARKING ACCOMODATED	2	2
MEETS CITY PROGRAM NEEDS	2	2
MEETS MSC PROGRAM NEEDS	1	1
TOTAL	13	9
OVERALL COST	\$ 10,268,494	\$10,638,599

Concept A



Concept B



** Scores range from 1-2. 2 being the highest

Summary

Next Steps

- Based on Concept selection
 - Revise and refine site requirements and layout.
- Provide 30% concept building & site design:
 - Additional programming on Administration Building determining key City/MSC Departments space needs, interior and exterior configuration, and adjacency
 - Preliminary code evaluations for the building and site
 - Develop floor plans and exterior building elevations with building cross-section views



Thank You

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