COUNTY COUNCIL

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JOHN L. RIELEY, VICE PRESIDENT
JANE GRUENEBAUM
MATT LLOYD
STEVE C. McCARRON

Sussex County
DELAWARE
sussexcountyde.gov
(302) 855-7743

SUSSEX COUNTY COUNCIL

A G E N D A

December 16, 2025

10:00 AM

***** AMENDED ON 12/10/2025 at 3:45 P.M.**

Call to Order

Approval of Agenda

Approval of Minutes - December 9, 2025

Draft Minutes 120925

Reading of Correspondence

Public Comments

Consent Agenda

1. **Proclamation Request – Cape Henlopen High School Unified Flag Football Team State Champions**

2. **Proclamation Request – Seaford High School Football Team State Champions**

Todd Lawson, County Administrator

1. **Administrator's Report**

Kristen McAfee, Manager of Logistics

1. **Medic Station 101, Lincoln Community Center**

   A. Lease Renewal
   Medic 101 Lease

Mike Harmer, County Engineer

1. **FY 2025 General Labor & Equipment Contract, Project 25-01**

   A. FY 26 - Change Order 1
   T&M FY 26 CO1 CP

Mark Parker, Assistant County Engineer

1. **Love Creek MHC Septic Elimination, Project S26-08**

   A. Approval of Johnson, Mirmiran & Thompson - Amendment No. 4
   Love Creek JMT Amd 4 CP

***** Bob Bryant, Airport Manager**

1. **Construct Taxiway B, Phase II – Bid Package 1**

   A. Change Order No. 2
   Construct Taxiway B, Phase II CO No 2

Hans Medlarz, Project Engineer

1. **Wolfe Neck RWF Electrical Service & Switchgear Replacement, Project S24-10**

   A. General Construction – Bancroft Construction, Change Order No. 8

   B. Electrical Construction – BW Electric, Inc., Change Order No. 3
   WN BW CO 3 Bancroft CO 8 CP

2. **SCRWF Treatment Process Upgrade No. 3 – Inland Bays Extension**

   A. General Construction – M.F. Ronca & Sons, Inc. Change Order Nos. 6 modified and 11 ***
   IB Extension COs 6 mod and 11 CP

Old Business

1. **Change of Zone No. 2001 filed on behalf of Belmead Farm, LLC**

   "AN ORDINANCE TO AMEND THE COMPREHENSIVE ZONING MAP OF SUSSEX COUNTY FROM AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT TO A C-4 PLANNED COMMERCIAL DISTRICT FOR CERTAIN PARCELS OF LAND LYING AND BEING IN SUSSEX COUNTY, CONTAINING 39.22 ACRES, MORE OR LESS"

(property is lying on the east side of John J. Williams Highway (Route 24), approximately 0.31 mile southwest of Mulberry Knoll Road [S.C.R. 284]) (911 Address: 20033 John J. Williams Highway, Lewes) (Tax Parcel Nos.: 334-18.00-40.01 & 40.06)

Old Business CZ 2001

Grant Requests

1. **Cape Henlopen Girls Basketball Boosters for their Beach Slam event**

   Cape Henlopen Girls Basketball Boosters

2. **Good Samaritan Aid Organization, Inc. for their Annual Christmas Basket/Toy Outreach project**

   Good Samaritan Aid Organization, Inc.

3. **Purity Laundry Project for their project to clean clothes for under-resourced families**

   Purity Laundry Project, Inc.

Introduction of Proposed Zoning Ordinances

Ord Intro CU2622

Council Members' Comments

Executive Session - Land Acquisition & Pending & Potential Litigation pursuant to 29 Del.C.§10004(b)

Possible action on Executive Session Items

1:30 p.m. Public Hearings

1. **Conditional Use No. 2531 filed on behalf of Joshua Levis**

   "AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR AN AUTOMOTIVE REPAIR BUSINESS TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN SUSSEX COUNTY, CONTAINING 0.3 ACRES, MORE OR LESS" (parcel is lying on the east side of Marshall Street [S.C.R 225], approximately 0.5 mile south of Elks Lodge Road [S.C.R. 211]) (911 Address: 6967 Marshall Street, Milford) (Tax Map Parcel: 330-11.17-30.00)

   Public Hearing CU 2531

2. **Conditional Use No. 2562 filed on behalf of John L. Hnatishion**

   "AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR MULTI-FAMILY DWELLINGS (3 UNITS) TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN SUSSEX COUNTY, CONTAINING 2.18 ACRES, MORE OR LESS" (property is lying on the north side of Central Avenue [S.C.R. 84], approximately 0.2 mile south of Beaver Dam Branch Road [S.C.R. 368]) (911 Address: 33476 Central Avenue, Frankford) (Tax Map Parcel: 134-16.00-35.02)

   Public Hearing CU 2562

Adjourn

***** Per 29 Del. C. §10004 (e) (5) and Attorney General Opinion No. 13-IB02, this agenda was amended to address a matter which arose after the initial posting of the agenda but before the start of the Council meeting.**

-MEETING DETAILS-

In accordance with 29 Del.C. §10004(e)(2), this Agenda was posted on December 9, 2025 at 5:15 p.m. and at least seven (7) days in advance of the meeting.

This Agenda was prepared by the County Administrator and is subject to change to include the addition or deletion of items, including Executive Sessions, which arise at the time of the meeting.

Agenda items may be considered out of sequence.

The meeting will be streamed live at https://sussexcountyde.gov/council-chamber-broadcast.

The County provides a dial-in number for the public to comment during the appropriate time of the meeting. Note, the on-line stream experiences a 30-second delay.

Any person who dials in should listen to the teleconference audio to avoid the on-line stream delay.

To join the meeting via telephone, please dial:

Conference Number: 1-302-394-5036
Conference Code: 570176

Members of the public joining the meeting on the telephone will be provided an opportunity to make comments under the Public Comment section of the meeting and during the respective Public Hearing.

The Council meeting materials, including the "packet", are electronically accessible on the County's website at: https://sussexcountyde.gov/agendas-minutes/county-council.

Any person who intends to present a digital presentation or document, including PowerPoint files, for electronic display during County meetings shall submit said file(s) in advance, no later than one (1) business day before the respective public meeting. Files may be sent electronically to councilpackets@sussexcountyde.gov or delivered by hand to County Administration, located in the Sussex County Administrative Offices, 2 The Circle, in Georgetown. No external storage devices shall be permitted to connect to County equipment.

SUSSEX COUNTY COUNCIL - GEORGETOWN, DELAWARE, DECEMBER 9, 2025

A regularly scheduled meeting of the Sussex County Council was held on Tuesday, December 9, 2025, at 10:00 a.m., in Council Chambers, with the following present:

Douglas B. Hudson	**President**
John L. Rieley	**Vice President**
Jane Gruenebaum	**Councilwoman**
Matt Lloyd	**Councilman**
Steve C. McCarron	**Councilman**
Todd F. Lawson	**County Administrator**
Gina Jennings	**Finance Director**
J. Everett Moore, Jr.	**County Attorney**

The Invocation and Pledge of Allegiance were led by Mr. Hudson.

Call to Order **Mr. Hudson called the meeting to order.**

M 484 25 Approve Agenda **A Motion was made by Mr. McCarron, seconded by Ms. Gruenebaum, to approve the Agenda as presented.**

Motion Adopted: **5 Yeas**

Vote by Roll Call: **Ms. Gruenebaum, Yea; Mr. McCarron, Yea; Mr. Lloyd, Yea; Mr. Rieley, Yea; Mr. Hudson, Yea**

A presentation and discussion was held with representatives from the Office of State Planning Coordination.

M 485 25 Recess **A Motion was made by Mr. Rieley, seconded by Mr. McCarron to recess until 1:00 p.m.**

Motion Adopted: **5 Yeas**

Vote by Roll Call: **Ms. Gruenebaum, Yea; Mr. McCarron, Yea; Mr. Lloyd, Yea; Mr. Rieley, Yea; Mr. Hudson, Yea**

M 486 25 Reconvene **A Motion was made by Mr. Rieley, seconded by Ms. Gruenebaum to reconvene.**

Motion Adopted: **5 Yeas**

Vote by Roll Call: **Ms. Gruenebaum, Yea; Mr. McCarron, Yea; Mr. Lloyd, Yea; Mr. Rieley, Yea; Mr. Hudson, Yea**

Minutes — **The minutes from November 18, 2025, were approved by consensus.**

Correspondence — **Mr. Moore reported that a letter was received from Jason Anderson Foundation and First State Community Action Agency thanking Council for their support.**

Public Comments — **Public comments were heard.**

Ms. Judy Rose Siebert spoke about the Coastal Corridor Study.

Ms. Jen Palowski spoke about SB159 and SB199.

Mr. Van Farington spoke about SB159 and SB199.

Mr. Kevin Goldsborough spoke about SB159 and SB199.

A remote caller spoke about SB159 and SB199.

M 487 25 Approve Consent Agenda — **A Motion was made by Mr. Rieley, seconded by Mr. Lloyd to approve the following item under the Consent Agenda:**

Proclamation Request – Cape Henlopen High School Boys' Cross Country State Champions

Motion Adopted: **5 Yeas**

Vote by Roll Call: **Ms. Gruenebaum, Yea; Mr. McCarron, Yea; Mr. Lloyd, Yea; Mr. Rieley, Yea; Mr. Hudson, Yea**

Administrator's Report — **Mr. Lawson read the following information in his Administrator's Report:**

1. **<u>Caroling on The Circle</u>**

   The Sussex County Council would like to thank the community for participating in the 42nd annual Caroling on The Circle on Thursday, December 4th. We had a very successful night with hundreds of carolers and thus far have collected more than 23,000 canned goods and nonperishable food items for our less fortunate neighbors.

   We remind everyone that the County is continuing to collect items until the end of the year and will continue to distribute these goods to our local food pantries. The public can drop off food items at the County Administrative Offices building, 2 The Circle,

Administrator's Report (continued)

anytime, or make an online monetary donation at https://fbd.org/caroling. We want to thank all our volunteers, local businesses, and schools for helping to collect the food and make donations over the past month and for making this year's Caroling on The Circle a success!

2. **American Planning Association Award**

   The American Planning Association – Delaware Chapter presented its Outstanding Planning Project award to Sussex County for the work of the Land Use Reform Working Group, a 10-member panel appointed in early 2025 to address the pace and intensity of development in southern Delaware. After 10 meetings, the group produced 20 recommendations to guide growth, modernize zoning, expand housing options, protect rural and sensitive areas, and improve transparency—recommendations Council will consider as it begins the next comprehensive plan update.

3. **Delaware State Police Activity Report**

   The Delaware State police year-to-date activity report for October 2025 is attached listing the number of violent crime and property crime arrests, as well as total traffic charges and corresponding arrests. In addition, DUI and total vehicle crashes investigated are listed. In total, there were 194 troopers assigned to Sussex County for the month of October.

4. **Project Receiving Substantial Completion**

   Per the attached Engineering Department Fact Sheet, Bridgewater (FKA Bent Creek/Old Mill Landing North) Phase 1 (Construction Record) received substantial completion effective November 6th.

5. **Glenn H. Luedtke**

   It is with great sadness that we inform you that pensioner Glenn H. Luedtke passed away on Wednesday, November 19, 2025. Mr. Luedtke began his career with Sussex County in January 2001, where he worked until January 2010 for a total of nine years of service. His last position with the County was Director of Sussex County EMS. We extend our condolences to the Luedtke family.

[Attachments to the Administrator's Report are not attached to the minutes.]

Mass Annexation

John Ashman, Director of Utility Planning & Design Review presented a request for 2025 Mass Annexation for Council's consideration.

M 488 25 Approve 2025 Mass Annexation

A Motion was made by Mr. Lloyd, seconded by Mr. McCarron, be it moved based upon the recommendation of the Sussex County Engineering Department, that the Sussex County Council approves the 2025 Mass Annexation as presented and gives permission to adjust the sewer tier maps.

Motion Adopted: 5 Yeas

Vote by Roll Call: Ms. Gruenebaum, Yea; Mr. McCarron, Yea; Mr. Lloyd, Yea; Mr. Rieley, Yea; Mr. Hudson, Yea

Kings Hwy CO 3 & 4

Hans Medlarz, Project Manager, presented change order nos. 3 and 4 for Kings Highway advanced utility relocations for Council's consideration.

M 489 25 Approve CO Nos. 3 & 4/ Kings Hwy Relocation project

A Motion was made by Mr. McCarron, seconded by Mr. Lloyd, that be it moved based on the recommendation of the Sussex County Engineering Department that change order nos. 3 and 4 for the Kings Highway advanced utility relocation be approved increasing the contract by $30,500 and $16,050 respectively contingent upon DelDOT concurrence.

Motion Adopted: 5 Yeas

Vote by Roll Call: Ms. Gruenebaum, Yea; Mr. McCarron, Yea; Mr. Lloyd, Yea; Mr. Rieley, Yea; Mr. Hudson, Yea

Old Business/ CU2493

Under Old Business, Mr. Whitehouse presented a Proposed Ordinance entitled "AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT TO ALLOW FOR SITE DEVELOPMENT BUSINESS WITH OFFICE AND OUTDOOR STORAGE AND PARKING TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN SUSSEX COUNTY, CONTAINING 0.45 ACRES, MORE OR LESS" filed on behalf of Rennie Hunt.

The County Council held a Public Hearing on the application at the meeting on September 9, 2025. At the conclusion of the public hearing, the Council deferred action on the application for further consideration.

M 490 25 Adopt

A Motion was made by Mr. Rieley, seconded by Ms. Gruenbaum to Adopt Ordinance No. 4029 entitled "AN ORDINANCE TO GRANT A

Ordinance No. 4029/ CU2493

CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT TO ALLOW FOR SITE DEVELOPMENT BUSINESS WITH OFFICE AND OUTDOOR STORAGE AND PARKING TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN SUSSEX COUNTY, CONTAINING 0.45 ACRES, MORE OR LESS" for the reasons and conditions given by the Planning & Zoning Commission as follows:

1. **The property is owned by the Applicant and has been used for the intended purpose for some time. This Application is the result of a notice of violation, and it has been filed to bring the property into compliance with the zoning code. The Applicant is seeking to continue the existing business with a condition use.**
2. **The site is located within the Coastal Area according to the Sussex County Comprehensive Plan. This type of use is appropriate within the Coastal Area.**
3. **The property is zoned AR-1 Agricultural Residential. The property is in an area where other small businesses and similar uses exist. This use, with the conditions imposed upon it, will be consistent with these similar area uses and will not adversely affect any of the adjacent and neighboring properties.**
4. **DelDOT has determined that the use will only have a diminutive impact upon traffic and area roadways. Therefore, there will not be any adverse impact on traffic or neighboring roadways.**
5. **This small site development company provides a service to a wide variety of Sussex County residents and businesses, and it has a public or semi-public character that will benefit the residents and businesses of Sussex County.**
6. **There was no opposition to this application.**
7. **This recommendation is subject to the following conditions:**
    a. **This use shall be limited to a site development business that performs off-site site development.**
    b. **No manufacturing shall occur on the site. This prohibition includes shredding, crushing or grinding of any materials and also includes dyeing of mulch or similar materials.**
    c. **No dirt, stone, sand, mulch, asphalt millings, crushed concrete and/or similar materials shall be stored on the site.**
    d. **One lighted sign, not to exceed 32 square feet per side, shall be permitted. Given the location of the existing fencing and other contributing factors on this site, this sign must be located on the existing building.**
    e. **The hours of operation shall be limited to 7:30 a.m. through 6:00 p.m. Monday through Friday. There should not be any Saturday or Sunday hours. No materials shall be brought to the site or removed from the site outside of these permitted hours of operation.**
    f. **The entire conditional use area shall remain enclosed with a solid**

M 490 25 Adopt Ordinance No. 4029/ CU2493 (continued)

fence. There shall not be any access to the adjacent properties. The location of this fencing shall be shown on the Final Site plan.

g. The applicant shall comply with all DelDOT requirements, including any entrance or roadway improvements.

h. No fuel, gas, oil or similar liquids shall be stored on the site.

i. No junked, inoperable, unregistered or untitled vehicles or equipment shall be stored or parked on the site. No recreational vehicles, campers or tents shall be permitted on the site at any time.

j. The Final Site Plan shall clearly show all areas for vehicle and equipment storage and parking, and these areas shall be clearly marked on the site itself. There shall not be any parking or storage within the property's setbacks.

k. There is currently a recreational vehicle or trailer at the site. That must be removed within thirty (30) days of the approval of this conditional use.

l. No heavy equipment repairs shall occur on the site.

m. Failure to comply with any of these conditions may be grounds for termination of the Conditional Use Approval.

n. The Final Site Plan shall be submitted to the Sussex County Planning & Zoning Commission for review and approval within three (3) months of approval of this Conditional Use by Sussex County Council. Thereafter, all of the conditions of approval must be completed or complied with on or before six (6) months from the approval of this Conditional Use by Sussex County Council.

Motion Adopted: **5 Yeas**

Vote by Roll Call: **Ms. Gruenebaum, Yea; Mr. McCarron, Yea; Mr. Lloyd, Yea; Mr. Rieley, Yea; Mr. Hudson, Yea**

Old Business/ CZ2037

Under Old Business, Mr. Whitehouse presented a Proposed Ordinance entitled "AN ORDINANCE TO AMEND THE COMPREHENSIVE ZONING MAP OF SUSSEX COUNTY FROM AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT TO A C-4 PLANNED COMMERCIAL DISTRICT FOR CERTAIN PARCELS OF LAND LYING AND BEING IN SUSSEX COUNTY, CONTAINING 73.5 ACRES, MORE OR LESS" filed on behalf of Mulberry Knoll Associates, LLC.

The County Council held a Public Hearing on the application at the meeting on October 21, 2025. At the conclusion of the meeting, Council deferred action on the application, holding the public record open for the limited purpose of obtaining additional information from State Agencies, including DelDOT and DNREC, by close of business on November 18, 2025. Following receipt of the responses, members of the public and the applicant would have an additional

14 calendar days to comment on the responses received from the State Agencies. The Council's motion stated that the state's responses would be reported and then there will be an additional two-week period for comments.

Old Business/ Ord. 23-07, CZ2010, CU2441, CU2442

Under Old Business, Mr. Whitehouse presented a Proposed Ordinance entitled "AN ORDINANCE TO AMEND THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN IN RELATION TO TAX PARCEL NO. 334-4.00-34.00, 235-27.00-11.00, 12.00, 13.00 & 14.00".

Under Old Business, Mr. Whitehouse presented a Proposed Ordinance entitled "AN ORDINANCE TO AMEND THE COMPREHENSIVE ZONING MAP OF SUSSEX COUNTY FROM AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT TO AN MR-RPC MEDIUM DENSITY RESIDENTIAL DISTRICT – RESIDENTIAL PLANNED COMMUNITY FOR CERTAIN PARCELS OF LAND LYING AND BEING IN BROADKILL HUNDRED, SUSSEX COUNTY, CONTAINING 637 ACRES, MORE OR LESS" filed on behalf of CMF Cool Spring, LLC.

Under Old Business, Mr. Whitehouse presented a Proposed Ordinance entitled "AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN MR-RPC MEDIUM DENSITY RESIDENTIAL DISTRICT – RESIDENTIAL PLANNED COMMUNITY FOR AN EDUCATIONAL FACILITY TO BE LOCATED ON A 2.65 ACRE PORTION OF A CERTAIN PARCEL OF LAND LYING AND BEING IN BROADKILL HUNDRED, SUSSEX COUNTY, CONTAINING 194.17 ACRES, MORE OR LESS" filed on behalf of CMF Cool Spring, LLC.

Under Old Business, Mr. Whitehouse presented a Proposed Ordinance entitled "AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN MR-RPC MEDIUM DENSITY RESIDENTIAL DISTRICT – RESIDENTIAL PLANNED COMMUNITY FOR AN ASSISTED LIVING FACILITY AND MEDICAL OFFICES TO BE LOCATED ON A 13.86 PORTION OF A CERTAIN PARCEL OF LAND LYING AND BEING IN BROADKILL HUNDRED, SUSSEX COUNTY, CONTAINING 194.17 ACRES, MORE OR LESS" filed on behalf of CMF Cool Spring, LLC.

The County Council held a Public Hearing on the application at the meeting on November 4, 2025. At the conclusion of the meeting, the Council deferred action on the application, holding the record open for the limited purpose of obtaining responses from State Agencies, including DelDOT and DNREC, to be received by the close of business on December 2, 2025. The responses would then be announced at a County Council meeting, after which members of the Public and the applicant would have a period of 14 calendar days to submit, in writing, any written comments on the responses received from State Agencies.

Grant Requests

Mrs. Jennings presented grant requests for Council's consideration.

M 491 25 Grace-N-Mercy Ministries, Inc.

A Motion was made by Mr. McCarron, seconded by Mr. Rieley to give $1,500 ($1,500 from Mr. McCarron's Councilmanic Grant Account) to Grace-N-Mercy Ministries, Inc. for their Thanksgiving Community Dinner.

Motion Adopted: 5 Yeas

Vote by Roll Call: Ms. Gruenebaum, Yea; Mr. McCarron, Yea; Mr. Lloyd, Yea; Mr. Rieley, Yea; Mr. Hudson, Yea

M 492 25 Sussex Central High School

A Motion was made by Mr. Rieley, seconded by Mr. Lloyd to give $1,000 ($500 from Mr. Rieley's Councilmanic Grant Account and $500 from Ms. Gruenebaum's Councilmanic Grant Account) to Sussex Central High School Mentoring Program for their Afterschool Program.

Motion Adopted: 5 Yeas

Vote by Roll Call: Ms. Gruenebaum, Yea; Mr. McCarron, Yea; Mr. Lloyd, Yea; Mr. Rieley, Yea; Mr. Hudson, Yea

M 493 25 Unique Minds Changing Lives, Inc.

A Motion was made by Ms. Gruenebaum, seconded by Mr. Rieley to give $2,000 ($2,000 from Ms. Gruenebaum's Councilmanic Grant Account) to Unique Minds Changing Lives, Inc. for their Annual Christmas Giveaway program.

Motion Adopted: 5 Yeas

Vote by Roll Call: Ms. Gruenebaum, Yea; Mr. McCarron, Yea; Mr. Lloyd, Yea; Mr. Rieley, Yea; Mr. Hudson, Yea

M 494 25 Delaware 4-H Association, Inc.

A Motion was made by Ms. Gruenebaum, seconded by Mr. Rieley to give $1,000 ($500 from Ms. Gruenbaum's Councilmanic Grant Account and $500 from Mr. Rieley's Councilmanic Grant Account) to Delaware 4-H Association, Inc. for their Christmas Wishes Service project.

Motion Adopted: 5 Yeas

Vote by Roll Call: Ms. Gruenebaum, Yea; Mr. McCarron, Yea; Mr. Lloyd, Yea; Mr. Rieley, Yea; Mr. Hudson, Yea

M 495 25 Selbyville

A Motion was made by Mr. Hudson, seconded by Mr. Rieley to give $2,000 ($1,500 from Mr. Hudson's Councilmanic Grant Account and $500 from

Historical Society

Ms. Gruenebaum's Councilmanic Grant Account) to Selbyville Historical Society for the Townsend Building repairs.

Motion Adopted: 5 Yeas

Vote by Roll Call: Ms. Gruenebaum, Yea; Mr. McCarron, Yea; Mr. Lloyd, Yea; Mr. Rieley, Yea; Mr. Hudson, Yea

Ordinance Introductions

Mr. Rieley introduced a Proposed Ordinance entitled "AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR AN EMERGENCY VEHICLE OPERATIONS COURSE, STORAGE, AND PAVILLION TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN SUSSEX COUNTY, CONTAINING 839.05 ACRES, MORE OR LESS" filed on behalf of State of Delaware Office of Management & Budget.

Ms. Gruenebaum introduced a Proposed Ordinance entitled "AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN A B-1 NEIGHBORHOOD BUSINESS AND MR MEDIUM DENSITY RESIDENTIAL DISTRICT FOR IMPROVEMENTS TO AN EXISTING WATER TREATMENT FACILITY TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN SUSSEX COUNTY, CONTAINING 0.91 ACRES, MORE OR LESS" filed on behalf of Tidewater Utilities, Inc.

Mr. Hudson introduced a Proposed Ordinance entitled "AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR SEASONAL BUNGALOWS (2 UNITS) FOR THE PURPOSE OF SHORT-TERM RENTAL TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN SUSSEX COUNTY, CONTAINING 0.8 ACRE, MORE OR LESS" filed on behalf of Whitney Price.

CM Comments

There were no Council Member comments.

Public Hearing/ Love Creek Mobile Home

A Public Hearing was held on a Proposed Ordinance entitled "AN ORDINANCE AUTHORIZING THE ISSUANCE OF UP TO $7,243,669 OF GENERAL OBLIGATION BONDS OF SUSSEX COUNTY IN CONNECTION WITH THE LOVE CREEK MOBILE HOME COMMUNITY ("MHC") PROJECT AND AUTHORIZING ALL NECESSARY ACTIONS IN CONNECTION THEREWITH".

Mr. Mark Parker, Assistant County Engineer reviewed the background and timeline for the project.

There were no public comments.

The Public Hearing and public record were closed.

M 496 25 Adopt Ordinance No. 4030/ Love Creek Mobile Home

A Motion was made by Mr. Lloyd, seconded by Mr. McCarron to Adopt Ordinance No. 4030 entitled "AN ORDINANCE AUTHORIZING THE ISSUANCE OF UP TO $7,243,669 OF GENERAL OBLIGATION BONDS OF SUSSEX COUNTY IN CONNECTION WITH THE LOVE CREEK MOBILE HOME COMMUNITY ("MHC") PROJECT AND AUTHORIZING ALL NECESSARY ACTIONS IN CONNECTION THEREWITH".

Motion Adopted: 5 Yeas

Vote by Roll Call: Ms. Gruenebaum, Yea; Mr. McCarron, Yea; Mr. Lloyd, Yea; Mr. Rieley, Yea; Mr. Hudson, Yea

Public Hearing/ Tanglewood – Oak Acres

A Public Hearing was held on a Proposed Ordinance entitled "AN ORDINANCE AUTHORIZING THE ISSUANCE OF UP TO $344,960.39 OF GENERAL OBLIGATION BONDS OF SUSSEX COUNTY IN CONNECTION WITH INCREASED COSTS ASSOCIATED WITH THE TANGLEWOOD-OAK ACRES SEPTIC ELIMINATION PROJECT AND AUTHORIZING ALL NECESSARY ACTIONS IN CONNECTION THEREWITH".

Mr. Mark Parker, Assistant County Engineer reviewed the background and timeline for the project.

There were no public comments.

The Public Hearing and public record were closed.

M 497 25 Adopt Ordinance No. 4031/ Tanglewood -Oak Acres

A Motion was made by Mr. Rieley, seconded by Mr. McCarron to Adopt Ordinance No. 4031 entitled "AN ORDINANCE AUTHORIZING THE ISSUANCE OF UP TO $344,960.39 OF GENERAL OBLIGATION BONDS OF SUSSEX COUNTY IN CONNECTION WITH INCREASED COSTS ASSOCIATED WITH THE TANGLEWOOD-OAK ACRES SEPTIC ELIMINATION PROJECT AND AUTHORIZING ALL NECESSARY ACTIONS IN CONNECTION THEREWITH".

Motion Adopted: 5 Yeas

Vote by Roll Call: Ms. Gruenebaum, Yea; Mr. McCarron, Yea; Mr. Lloyd, Yea; Mr. Rieley, Yea; Mr. Hudson, Yea

Public

A Public Hearing was held on a Proposed Ordinance entitled "AN

Hearing/ Ord. No. 25-02/Sediment Control & Stormwater Manage-ment

ORDINANCE TO AMEND CHAPTER 90, §§90-3, 90-6 AND TO ADD NEW §§90-8, 90-9 AND 90-10; TO AMEND CHAPTER 99, ARTICLES I, II, IV, V AND VI, §§99-5, 99-7, 99-9, 99-23, 99-26 AND 99-29; TO AMEND CHAPTER 110, ARTICLES I AND III, §§110-1 AND 110-12; AND TO AMEND CHAPTER 115, ARTICLES I AND XXV, §§115-4 AND 115-193 OF THE CODE OF SUSSEX COUNTY REGARDING SEDIMENT RELEASES AND SEDIMENT CONTROL AND STORMWATER MANAGEMENT".

The Council found that Hans Medlarz, Sussex County Engineering Project Manager stated that the storms which occurred in April 2025, triggered aerial photos taken by a drone, which caused some reaction by the County Council; that a presentation, spearheaded by the district representatives from the Sussex Conservation District (SCD) was made before the County Council; that the presentation was presented in May 2025; that following the presentation, the County Council had discussions with the Sussex County Engineering Department; that the first County Council presentation was held on July 15, 2025, and followed by a broad range of topics the Council wanted to consider; that individual meetings were held with Council Members to gain feedback on the options; that Council discussed those items at the meeting, provided the Engineering department with instructions, and narrowed them down for the County Council meeting of August 19, 2025; that in October, an Ordinance was introduced; that there was a recent presentation held regarding the ordinance, before the Sussex Conservation District's Stormwater Advisory Committee; that this was presented before the Planning & Zoning Commission last month; that he has submitted the comments that have been submitted; that he believes a number of them do not realize the amendments that were presented; that staff has made a recommendation to the Planning & Zoning Commission.

Mr. Robertson stated that it is not believed that there is any conflict with the Ordinance; that SCD's jurisdiction falls under DNREC Code revisions; that DNREC stated policy in their code states that regarding sediment and stormwater runoff is to work in cooperation with the County and others.

Mr. Medlarz stated that the ordinance proposes to do an enhanced sediment capture, under certain distinct conditions, based on pre-existing land use, topography, and distances to highly influenced resources; that comments were received back from the Sussex Conservation District; that they would then develop a trigger value to be considered for enhanced sediment capture, or it is released into the normal regulatory process; that this does not change what practices are, or the design criteria for the practices are; that limits of disturbance were then discussed; that Council wanted to see the limit of flow in terms of volume, which is in the post development world, going onto adjoining residential lots or their associated buffers; that they had originally proposed the word "onto"

Public Hearing/ Ord. No. 25-02/Sediment Control & Stormwater Manage-ment

parcels, which caused some consternation in the engineering community; that it was the intent to only look at flow, which comes in terms of sheet flow or semi-concentrated across open ground on adjoining parcels; that was the intent, however, people said no, and requested further clarification; that included with the current recommended amended ordinance, they added the words in the form of overland flow; that this means that if there is a tax ditch, stream or Tidal boundary, it does not apply; that it was intended strictly for if the flow comes, in sheet flow form, across the boundary line; that the second change they proposed stated that none of the flow, the offside discharges are directed onto existing residential parcels; some of the current stormwater plans have unmanaged flow, which is not part of the calculation process; that if one had a piece of land, which breaks into two directions, the piece is not developed, it drains onto the adjoining property; that in the future would still drain onto the adjoining property because it is not developed, because the grades are not changed, it should continue to be allowed, because it does not change the volume; that they added the word "managed"; that as soon as one starts to manage it, you want to drain it to the adjoining parcel, the 5% over rule would kick in; that SCD has requested an additional 6-months.

Mr. Robertson stated that he is reluctant to link our Ordinance effective date to other agencies; that he would rather have a more definite date. Mr. McCarron added that SCD is asking for more time to ensure that we are not overstepping each other and to review further. Ms. Gruenebaum expressed concern with the 6-month extension since it has been in the works since April.

Public comments were heard.

Mr. David Baird from Sussex Conservation District commented that the timeline that was discussed early was right on the money; that there has been a lot of heavy lifting done to get to this point; that the 6-month request was not a drop dead date; that this can likely be wrapped up in a shorter time frame; that SCD is committed to move this forward as fast as possible; that there are still some questions that need to be answered; that a letter dated December 1, 2025 was sent from SCD formally requesting the extension along with reasons for the request.

The Public Hearing was closed.

M 498 25 Defer Action/ Ord. No. 25-02

A Motion was made by Mr. McCarron, seconded by Mr. Lloyd to defer action on a Proposed Ordinance entitled "AN ORDINANCE TO AMEND CHAPTER 90, §§90-3, 90-6 AND TO ADD NEW §§90-8, 90-9 AND 90-10; TO AMEND CHAPTER 99, ARTICLES I, II, IV, V AND VI, §§99-5, 99-7, 99-9, 99-23, 99-26 AND 99-29; TO AMEND CHAPTER 110, ARTICLES I AND III, §§110-1 AND 110-12; AND TO AMEND CHAPTER 115, ARTICLES I AND XXV, §§115-4 AND 115-193 OF THE CODE OF

SUSSEX COUNTY REGARDING SEDIMENT RELEASES AND SEDIMENT CONTROL AND STORMWATER MANAGEMENT" and hold the record open for written comment including information from Sussex Conservation District and staff no later than June 1, 2026.

Motion Adopted: 5 Yeas

Vote by Roll Call: Ms. Gruenebaum, Yea; Mr. McCarron, Yea; Mr. Lloyd, Yea; Mr. Rieley, Yea; Mr. Hudson, Yea

Rules **Mr. Moore read the rules of procedure for zoning matters.**

Public Hearing/ CU2610 **A Public Hearing was held on a Proposed Ordinance entitled "AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN A GR GENERAL RESIDENTIAL DISTRICT FOR INDOOR STORAGE OF BUSINESS VEHICLES ASSOCIATED WITH A LIMOUSINE BUSINESS TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN SUSSEX COUNTY, CONTAINING 3.52 ACRES, MORE OR LESS" (parcel is lying on the west side of Daniels Road [S.C.R. 215A], approximately 160 feet north of Slaughter Neck Road [S.C.R. 215]) (911 Address: 9268 & 9274 Daniels Road, Lincoln) (Tax Map Parcel: 230-15.00-10.00) filed on behalf of Howard L. Repass.**

The Planning & Zoning Commission held a Public Hearing on the application on October 15, 2025. At the meeting of November 5, 2025, the Planning & Zoning Commission recommended approval of the application for the 6 reasons of approval and subject to the 10 recommended conditions of approval as outlined.

The Council found that Mr. David Repass spoke on behalf of the application. Mr. Repass stated that all vehicles will be parked inside, there will be designated parking for office staff; that there will be no loading or unloading; that there will be no pickup or drop-offs; that no maintenance will occur on site.

There were no public comments.

The Public Hearing and public record were closed.

M 499 25 Adopt Ordinance No. 4032/ CU2610 **A Motion was made by Mr. McCarron, seconded by Ms. Gruenebaum to Adopt Ordinance No. 4032 entitled "AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN A GR GENERAL RESIDENTIAL DISTRICT FOR INDOOR STORAGE OF BUSINESS VEHICLES ASSOCIATED WITH A LIMOUSINE BUSINESS TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN SUSSEX**

M 499 25 Adopt Ordinance No. 4032/ CU2610 (continued)

COUNTY, CONTAINING 3.52 ACRES, MORE OR LESS" for the reasons and conditions given by the Planning & Zoning Commission as follows:

1. **The use is located near Route One, providing convenient access to Sussex County for this type of business. The use will all occur indoors, and the site will not be open to the public. This is an appropriate location for this Conditional Use.**
2. **With the conditions and stipulations of approval, the use will not have a negative impact on the neighboring properties or area roadways.**
3. **This site is located in the Existing Development Area according to the Sussex County Comprehensive Plan. Small businesses such as this one are appropriate in this Area according to the Plan.**
4. **The use provides a service to residents and businesses in Sussex County. This use has a public or semi-public character that will benefit the residents and businesses of the County.**
5. **The Applicant has stated that vehicles leave the site when needed for transportation, so there is not a lot of activity that occurs on this site.**
6. **No parties appeared in opposition to this Application.**
7. **This recommendation is subject to the following conditions:**
   a. **The use shall be limited to the indoor storage of business vehicles associated with a limousine business.**
   b. **There shall not be any outside storage associated with the use.**
   c. **All lighting on the site shall be shielded and downward screened so that it does not shine on neighboring properties or roadways.**
   d. **Any dumpsters on the site shall be screened from the view of neighboring properties and roadways.**
   e. **The applicant shall comply with all DelDOT requirements for entrance and roadway improvements.**
   f. **One lighted sign shall be permitted on the site. It shall not exceed 32 square feet per side.**
   g. **The parking shall comply with the County Parking Requirements. All vehicles must only be parked within the designated areas.**
   h. **The Applicant shall comply with all requirements of the Sussex Conservation District regarding stormwater management on the site.**
   i. **Failure to comply with any of these conditions may be grounds for the termination of the Conditional Use approval.**
   j. **The Final Site Plan shall be subject to the review and approval of the Sussex County Planning and Zoning Commission.**

Motion Adopted: **4 Yeas, 1 Absent**

Vote by Roll Call: **Ms. Gruenebaum, Yea; Mr. McCarron, Yea; Mr. Lloyd, Absent; Mr. Rieley, Yea; Mr. Hudson, Yea**

Public Hearing/ CU2506

A Public Hearing was held on a Proposed Ordinance entitled "AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN A C-1 GENERAL COMMERCIAL DISTRICT FOR AN INDOOR AND OUTDOOR MINIATURE GOLF COURSE TO BE LOCATED ON A 0.30 ACRE PORTION OF A CERTAIN PARCEL OF LAND LYING AND BEING IN SUSSEX COUNTY, CONTAINING 1.69 ACRES, MORE OR LESS" (property is lying on the north and south sides of Rehoboth Mall Blvd., and the west side of Old Landing Road [S.C.R. 274], approximately 150 feet northwest of the intersection of Old Landing Road [S.C.R. 274] and Coastal Highway [Route 1]) (911 Address: 19068 & 19268 Old Landing Road, Rehoboth) (Tax Map Parcel: 334-13.00-132.00 [P/O]) filed on behalf of NGR Sports, LLC.

The Planning & Zoning Commission held a Public Hearing on the application on October 15, 2025. At the meeting of October 15, 2025, the Planning & Zoning Commission recommended approval of the application for the 8 reasons of approval and subject to the 7 recommended conditions of approval as outlined.

The Council found that Mr. Glenn Mandalas, Esq., with Brockstedt Mandalas Federico, spoke on behalf of the Applicant, NGR Sports, LLC; Mr. Mandalas stated that the Applicant currently does business as Nick's Mini Golf; that Mr. Geracimas had grown his mini golf empire to eight locations, stretching from Ocean City up through Bethany Beach and Dewey; that the current application is requesting a Conditional Use approval for a 18 hole indoor and outdoor miniature golf course with a Jurassic Park theme; that 14 holes are played outdoors, and four holes are play indoors; that this site is located outside of Walmart in Rehoboth Beach; that the zoning is C-1 (General Commercial); that the Code permits indoor golf courses as a matter of right, however, the Code does not permit for outdoor miniature golf courses, which is the reasoning for the Conditional Use; that the Sussex County Planning & Zoning Department graciously allowed them to open early, being June 2024; that this allowed them to have been in operation for about 16 months; that there have been no incidents at the site, and no complaints had been filed with Sussex County; that the pad site is approximately 13,300 square feet; that the site is across the street from Atlantic Liquors; that the site is located behind the Wendy's and Chase Bank; that Mr. Geracimas leases the pad site from Rehoboth Mall Limited Partnership, who owns the entire 1.6 acres +/- parcel; that the lease is a 15 year lease, with a five year option after the initial 15 year term; that Mr. Geracimas plans to be there for a while; that the proposed application is consistent with the Comprehensive Plan's Future Land Use Map, as the site is identified as a Commercial Area; that the adjacent properties to the north and south and east of the property also have the same Future Land Use Map designation of a Commercial Area; that with being open since June 2024, they have had a good operational

Public Hearing/ CU2506 (continued)

track record; that there generally are one to two employees at the site when open; that there is a floating manager, who visits the sites multiple times each day; that the hours of operation are 9:00 a.m. to 11:00 p.m. during the season; that in the off season the hours drop to 10:00 a.m. to 9:00 p.m.; that the site is lighted with directional lighting contained on site, and is only lit during operational hours; that there are some themed acoustics at the course which include dinosaur sounds and music, however, the volume is regulated and reasonable; that the concept has been well received by locals and visitors, and for the reasons stated the Applicant would respectfully request that the Council approve the application.

There were no public comments.

The Public Hearing and public record were closed.

M 500 25 Adopt Ordinance No. 4033/ CU2506

A Motion was made by Ms. Gruenebaum, seconded by Mr. McCarron to Adopt Ordinance No. 4033 entitled "AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN A C-1 GENERAL COMMERCIAL DISTRICT FOR AN INDOOR AND OUTDOOR MINIATURE GOLF COURSE TO BE LOCATED ON A 0.30 ACRE PORTION OF A CERTAIN PARCEL OF LAND LYING AND BEING IN SUSSEX COUNTY, CONTAINING 1.69 ACRES, MORE OR LESS" for the reasons given by the Planning & Zoning Commission as follows:

1. **The property is zoned C-1 General Commercial. A miniature golf course is an appropriate use on C-1 property in this location.**
2. **The Sussex County Comprehensive Plan's Future Land Use Map indicates that this site is within the "Commercial Area" designation. This use is appropriate within that Map designation.**
3. **The site is located within the existing Rehoboth Mall complex. It includes a building that was previously used as a bank, and that building and its surrounding area have been redeveloped into a mini-golf facility. It has been in operation throughout the past two summer seasons without issue. This use is also no more intensive than the other permitted uses within the C-1 District, including the large-scale retail uses, drive-through restaurants, and other uses on this site.**
4. **The location is in the resort area of Sussex County along Route One, where a variety of commercial and retail uses exist. The area also includes other mini golf courses located along Route One in other locations. This is an appropriate location for a miniature golf course.**
5. **The use will provide a family activity for residents and visitors to this area of Sussex County.**
6. **The use will not generate a significant amount of traffic, and DelDOT has stated that the use will have a "diminutive" impact upon area roadways.**
7. **There was no evidence that the use would adversely affect**

M 500 25 Adopt Ordinance No. 4033/ CU2506 (continued)

neighboring properties, area roadways, or public facilities.

8. No parties appeared in opposition to this application.

9. This recommendation is subject to the following conditions:

a. The use shall be limited to a mini golf and uses associated with that activity.

b. The signage shall comply with the sign requirements for the underlying C-1 zone.

c. The applicant shall comply with all of DelDOT's Requirements.

d. All lighting shall be downward screened and shielded so that it does not shine on neighboring properties or roadways.

e. Any dumpsters shall be screened from view from neighboring properties or roadways.

f. Failure to comply with any of these conditions may be grounds for the termination of the Conditional Use approval.

g. The Final Site Plan shall be subject to the review and approval of the Sussex County Planning and Zoning Commission.

Motion Adopted: **5 Yeas**

Vote by Roll Call: **Ms. Gruenebaum, Yea; Mr. McCarron, Yea; Mr. Lloyd, Yea; Mr. Rieley, Yea; Mr. Hudson, Yea**

Public Hearing/ CU2516

A Public Hearing was held on a Proposed Ordinance entitled "AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN A CR-1 COMMERCIAL RESIDENTIAL DISTRICT FOR MULTI-FAMILY (42 UNITS) TO BE LOCATED ON CERTAIN PARCELS OF LAND LYING AND BEING IN SUSSEX COUNTY, CONTAINING 4.74 ACRES, MORE OR LESS" (properties are lying on the west side of Roxana Road [Rt. 17], approximately 575 feet south of Atlantic Avenue [Rt. 26]) (911 Address: 31924, 32014 & 32026 Roxana Road, Ocean View) (Tax Map Parcel: 134-11.00-199.00, 200.00 & 200.01) filed on behalf of Roxana Apartments, LLC.

The Planning & Zoning Commission held a Public Hearing on the application on October 15, 2025. At the meeting of November 5, 2025, the Planning & Zoning Commission recommended approval of the application for the 11 reasons of approval and subject to the 15 recommended conditions of approval as outlined.

The Council found that Mr. David Hutt, Esq. with Morris James, LLP, spoke on behalf of the Applicant, Roxana Apartments, LLC; that also present were Ms. Teresa Rosler on behalf of the Applicant, and Mr. Kenneth Usub, P.E. with Morris & Ritchie Associates, Inc. Mr. Hutt stated that the Conditional Use request is for three parcels, totaling approximately 4.7 acres of land, and seeking approval to allow 42 multi-family, attached dwelling apartments; that all three properties are zoned CR-1 (Commercial Residential) District; that in the CR-1 District, multi-

Public Hearing/ CU2516 (continued)

family dwellings are a Conditional Use, which requires public hearings before the Planning Commission and the Sussex County Council; that Sussex County closed the C-1 (General Commercial) District, and created the CR-1 District in relation to this purpose, to ensure that if residential was proposed, a Conditional Use would be required as part of the process; that the property immediately across the street from the site is zoned C-1 (General Commercial), which has apartments which were approved, but only through the Site Plan Review process, rather than a public hearing; that Sussex County has also closed the CR- 1 (Commercial Residential) Zoning District, resulting in not many properties within Sussex County with the CR-1 zoning designation; that the site is located to the south of Atlantic Avenue (Rt. 26), and the west side of Roxana Road (Rt. 17); that located at the corner of the intersection is Creative Concepts; that on the opposite side of Creative Concepts, is the location of Hocker's Super Center, and a McDonald's, which is located within the Hocker's parking lot; that according to the 2020 State Strategies Map, the vast majority of the properties are located within Investment Level 2, with a small portion being located within Investment Level 3; that the Investment Level 2 area are areas where the State Investment Policy should support a wide range of uses and densities, being areas where the State should encourage departure from the typical single-family dwelling developments to promote a broader mix of housing types; that Investment Level 2 areas are areas where the State expects and encourages growth; that recently there was a lot of time with the Land Use Reform Working Group; that one of the emphasis of that group was discussing development in Investment Level 1 and 2 areas, to remain consistent with the Office of State Planning Coordination; that it was specifically and often noted that Level 1 areas are often municipalities, and Level 2 areas are often the area located just outside of municipalities; that this would hold true for the current application; that according to the Sussex County Future Land Use Map, the properties are located within the Coastal Area, being one of the County's Growth Areas; that the site is surrounded by properties also located within the County's Coastal Area, or the municipal growth area for the Town of Millville; that within Chapter 4 of the Comprehensive Plan it speaks to the purpose of the Coastal Area, stating that a range of housing types should be permitted, including single-family homes, townhomes, and multi-family units, making the current application consistent with that purpose; that according to the drafted 2025 State Strategies Map, not much is proposed to change, other than the fact that the entirety of the property would be located within Investment Level 2; that all three properties are located within the CR-1 (Commercial Residential) Zoning District; that the properties immediately north of the site are within the C-1 (General Commercial) District, as are the properties located across the street; that on the southern side of the site is a CR-1 zoned property, which was the subject of a site plan the Commission reviewed for J&J Bulkheading; that the adjacent lands located behind and to the south of the site are located AR-1 (Agricultural Residential); that also

Public Hearing/ CU2516 (continued)

located within a one mile vicinity of the site are properties zoned GR (General Residential) and MR (Medium Density Residential); that there are also multiple Conditional Uses for manufactured home parks; that also within a one mile radius are properties zoned C-2 (Medium Commercial and B-1 (Neighborhood Business); that the site is located within the nearby proximity to the Town of Millville, who has similar zoning districts consisting of AR (Agricultural Residential), R (Residential), RPC (Residential and Community), and MPC (Master Plan Community) Districts; that along Atlantic Avenue (Rt. 26), the Town of Millville has properties located under its C-1 (Town Center Commercial) district, which creates a very similar mix of zoning classifications as exists in Sussex County; that pursuant to §115-83.5 what the Zoning Code refers to as "multifamily dwelling structures", are a Conditional Use within the CR-1 Zoning District; that §115-171 of the Code states that Conditional Uses are generally of a public or semi-public character, essential and desirable for the general convenience and welfare, but because of the nature of the use, the importance of the relationship to the Comprehensive Plan and the possible impact, not only to the neighboring properties, but on a large section of the County, the Conditional Use requires the exercise of planning measurement on location and site plan; that the Council has seen many Conditional Use applications for various residential uses, recognizing that housing is certainly of a public or semi-public character, being essential and desirable for the general welfare; that there are a number of single-family home developments which currently exist in Sussex County; that the current application proposes an alternative and different option from the single-family home dwellings to a multi-family dwelling option; that the application proposes 42 units on the site; that the units will be attached, but separated into two buildings; that the application proposes a density of 8.78 units to the acre, which is below the base density of 12 units to the acre, which is permitted in the CR-1 Zoning District; that the proposed density is consistent or less than the density of some of the other residential projects located within the area; that Millville by the Sea is a large RPC (Residential Planned Community), located immediately south and east of the site, has an overall density of 4.2 units to the acre, it has many areas of high density, as that is the nature of the Master Plan Community; that Ascend by the Sea, located south of the site, has 7.3 units to the acre; that directly across the street from the site is Roxanna Apartments, which is a future proposed multi-family unit, approved through site plan review, which the Planning Commission completed in December 2024, which proposed 12 units to the acre; that the proposed entrance to the site is located along the Roxanna Road (Rt. 17), almost across from the back entrance of the Hocker's Super Center; that a shared entrance is proposed with the property immediately to the left, which is also owned by the Applicant; that DelDOT was very pleased at the proposal of a joint entrance between the properties for whatever future development may arise; that after one enters from the shared entrance, one would make a left to access two

Public Hearing/ CU2516 (continued)

parking areas; that one parking area is located adjacent to the front of the buildings, with the other parking area being located to the side of the buildings; that there are two buildings proposed, one being to the left, and the other to the right; that each building would have 21 units within it; that a stormwater management pond is proposed between the parking area and Rt. 17 (Roxanna Road); that there will be no parking within the Front Yard Setback; that the open space, meaning the area where there are no buildings or pavement, will consist of 2.53 acres, which results in a little over half of the site; that there are no amenities proposed due to the size of the property and the number of proposed units; that there is a single family home located adjacent to the site, and along Roxanna Road; that within the Applicant's proposed Conditions of Approval, a vinyl fence is proposed to run along the property line shared with the single family home, running from Roxanna Road toward the easternmost property line; that the remainder of the property does not have the traditional buffer boundary that the Council is familiar with, when looking at a residential subdivision; that the reason for this is there is a tax ditch with an 80-foot easement required from the tax ditch right of way; that the Applicant has submitted an application to modify the current 80-foot easement to reduce it to a 25 foot easement from the top of back of the tax ditch; that the DNREC Tax Ditch Program is familiar with those applications; that the easement runs through the middle of the existing structures on the site and the adjacent property; that modifying the easement will clean up the issue of there being physical structures located within the tax ditch easement; that a meadow mix is proposed to be placed within the modified 25-foot easement, which DNREC allows in the areas along tax ditches; that DNREC will require that the trees and such, located within the tax ditch, be removed to allow the ditch to function properly; that once the trees are removed, the meadow mix will be placed within the 25-foot easement; that trees are proposed between the tax ditch easement and the buildings; that there are symbols for the trees and shrubbery landscaping reflected on the Site Plan; that the landscaping and the buffering is a bit inversed where the trees are going to be between the building and the buffer in the meadow area; that within the proposed Conditions of Approval is that a meadow mix be placed within the tax ditch easement area, and a Landscape Plan will be provided to the Planning & Zoning Commission for review; that the goal is not to eliminate trees on the site, however, they are required to comply with the requirements of DNREC for the tax ditch; that according to the FEMA Flood Maps, the site is located within Flood Zone X, which is an area located outside of the 500 Year Floodplain; that public utilities are available to the site through Sussex County's Engineering Department; that within the record is a letter indicating that there is capacity available for the project; that in addition, there is a Willing and Able to Serve letter from Tidewater Utilities, Inc., indicating that there is capacity, and their readiness and willingness to provide central water for both domestic use and fire protection; that there are no source water protection areas subject to Chapter 89, meaning the site is not located

Public Hearing/ CU2516 (continued)

within a Wellhead Protection Area, and the site is not located within an Excellent Groundwater Recharge area; that the site is located within a fair groundwater recharge area; that there are no resources on the site, that will require a resource buffer, as the term is described in §115-4 and §115-193; that there are no wetlands located on the property; that within the record there are reports, where the property was studied, and there was a Jurisdictional Determination letter of no wetlands by the Army Corps of Engineers; that a Service Level Evaluation Request was filed with DelDOT; that DelDOT responded that the traffic impact for the proposed community would be negligible; that per the Sussex County's Memorandum of Understanding with DelDOT, the negligible term means less than 50 vehicle trips in any hour, and less than 500 vehicle trips in total per day; that the Applicant would submit that the proposed density is appropriate within the CR-1 District, which allows up to 12 units to the acres; that the proposed density is also consistent with the Coastal Area and the Comprehensive Plan; that the Comprehensive Plan states that Sussex County's base density of two units per acre is appropriate throughout the classification of the Coastal Area; that medium and higher densities of four to 12 units per acre can be appropriate in certain locations; that medium and higher densities could be supported in areas where there is central water and sewer, near sufficient commercial uses and employment centers, where it is in keeping with the character of the area, where it is along a main road or at or near a major intersection, where there is adequate level of service or where other considerations exist that are relevant to the requested project and density; that the proposed project creates an important additional residential housing option at an appropriate density, being within an Investment Level 2 area per the State Strategies Map in the Coastal Area, near the municipal limits of Millville; that this is an area where central water and sewer are provided; that sewer will be provided by Sussex County, and central water will be provided by Tidewater; that the site is certainly near a significant number of commercial uses and employment centers up and down Rt. 26 and along Rt. 17; that the site is situated along Roxanna Road, which is a major collector road, as identified by DelDOT; that the site is also near a major intersection, as it is located within 600 feet of the intersection of Rt. 26 and Atlantic Avenue; that the project would certainly be in keeping with the character of the area, including the proposed multifamily dwellings that are immediately across the street, and that all of those factors make the project consistent with the underlying CR-1 zoning classification, as well as the Coastal Area designation on the Future Land Use Map; that proposed Condition H states that the tax ditch easements and rights of way, as amended, shall be shown on the Final Site Plan, and shall be maintained in a meadow-like manner, consistent with DNREC's requirements for tax ditches, and that proposed Condition I states that a six-foot-high vinyl fence shall be installed along the common boundary line with the adjacent parcel located within the upper right-hand corner.

There were no public comments.

The Public Hearing and public record were closed.

M 501 25 Amend Condition G/CU2516

A Motion was made by Mr. McCarron, seconded by Mr. Rieley to amend Condition G to read "Interior street design (the entrance from Roxana Road to the "T" where it leads to the parking for this development and the entrance to the parcel to the North, SCTP No. 134-11.00-179.01) shall comply with or exceed Sussex County standards, and sidewalks shall be installed that connect with the multi-modal paths required by DelDOT".

Motion Adopted: 5 Yeas

Vote by Roll Call: Ms. Gruenebaum, Yea; Mr. McCarron, Yea; Mr. Lloyd, Yea; Mr. Rieley, Yea; Mr. Hudson, Yea

M 502 25 Adopt Ordinance No. 4034/ CU2516

A Motion was made by Mr. Lloyd, seconded by Ms. Gruenebaum to Adopt Ordinance No. 4034 entitled "AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN A CR-1 COMMERCIAL RESIDENTIAL DISTRICT FOR MULTI-FAMILY (42 UNITS) TO BE LOCATED ON CERTAIN PARCELS OF LAND LYING AND BEING IN SUSSEX COUNTY, CONTAINING 4.74 ACRES, MORE OR LESS" for the reasons and conditions given by the Planning & Zoning Commission and as amended by this Council as follows:

1. **The CR-1 Zoning District permits residential uses at a density of up to 12 units an acre, provided that a Conditional Use is approved for residential use.**
2. **The property is in an area that has developed with a variety of uses, including a variety of large and small businesses, commercial and office uses, and residential development at various densities. There is a wide variety of zoning in the immediate area, including AR-1, MR, GR, C-1, CR-1, and B-1. There is a similar mixture of uses and zoning classifications within the nearby Town of Millville as well. This conditional use is consistent with other zoning and land uses in the area.**
3. **The proposed use is consistent with the County's Comprehensive Land Use Plan. It is in the Coastal Area according to the Plan, which is a Growth Area. The Plan states that medium and higher densities can be appropriate where, like here, there are features such as central water and sewer and nearby commercial uses and employment centers. The Plan also states that a range of housing types should be permitted in the Coastal Area, including single-family homes, townhouses, and multifamily units.**
4. **The project has a density of 8.78 units per acre, which is lower than the maximum density that is permitted in the CR-1 Zoning District.**

M 502 25 Adopt Ordinance No. 4034/ CU2516 (continued)

5. **There are no Resources or Groundwater Protection Areas located within the property, and the Applicant has provided an Environmental Assessment and Public Facility Evaluation Report.**
6. **DelDOT has stated that the proposed multi-family conditional use will have a "negligible" impact upon local area roadways.**
7. **As part of the Final Site Plan approval process, the stormwater management design will be reviewed and approved by the Sussex Conservation District, ensuring that the drainage system will be adequately designed and constructed to protect adjoining developments.**
8. **The project will be served by central water and sewer systems.**
9. **The proposed multi-family conditional use meets the purpose of the Zoning Ordinance in that it promotes the orderly growth of the County in an appropriate location.**
10. **There is no evidence that this project will adversely affect the neighboring properties, area roadways, or community facilities.**
11. **No parties appeared in opposition to this Application.**
12. **This recommendation is subject to the following conditions:**
    a. **There shall be no more than 42 units within the development.**
    b. **All entrances, intersections, roadways, and multimodal improvements required by DelDOT shall be completed by the applicant in accordance with DelDOT's determination. In addition, the area along the southeastern frontage of Roxana Road shall remain unobstructed so that first responders can access the development in the unlikely event that the main access is blocked. This shall be shown and noted on the Final Site Plan.**
    c. **Central sewer shall be provided to the development by Sussex County. The developer shall comply with all requirements and specifications of the Sussex County Engineering Department.**
    d. **The development shall be served by a central water system providing adequate drinking water and fire protection as required by applicable regulations.**
    e. **Stormwater management and erosion and sediment control shall be constructed in accordance with applicable State and County requirements, and the project shall utilize Best Management Practices to construct and maintain these fixtures. The Final Site Plan shall contain the approval of the Sussex Conservation District.**
    f. **The tax ditch easements and rights of way, as amended, shall be shown on the Final Site Plan and shall be maintained in a meadow-like manner consistent with DNREC's requirements for tax ditches.**
    g. **Interior street design (the entrance from Roxana Road to the "T" where it leads to the parking for this development and the entrance to the parcel to the North, SCTP No. 134-11.00-179.01) shall comply with or exceed Sussex County standards, and sidewalks shall be installed that connect with the multi-modal**

M 502 25 Adopt Ordinance No. 4034/ CU2516 (continued)

paths required by DelDOT.

h. Road naming and addressing shall be subject to the review and approval of the Sussex County Geographical Information Office.

i. The Applicant shall consult with the local school district's transportation manager to determine if a school bus stop is appropriate. The location of such a bus stop shall be shown on the Final Site Plan.

j. A six-foot-high vinyl fence shall be installed along the common boundary line with the adjacent Tax Parcel Number 134-11.00-201.00.

k. Construction, site work, and deliveries shall only occur on the site between the hours of 7:00 a.m. through 6:00 p.m., Monday through Saturday. No Sunday hours are permitted. A 24-inch by 36-inch "NOTICE" sign confirming these hours in English and Spanish shall be prominently displayed at the site entrance during construction.

l. The Final Site Plan shall include a landscape plan for the development showing the proposed tree and shrub landscape design, including the tax ditch easement meadow.

m. All lighting on the site shall be shielded and downward screened so that it does not shine on neighboring properties or roadways.

n. The Final Site Plan shall state that agricultural activities exist nearby, and it shall include the Agricultural Use Protection Notice.

o. The Final Site Plan shall depict or note these conditions of approval, and it shall be subject to the review and approval of the Sussex Planning & Zoning Commission.

Motion Adopted: **5 Yeas**

Vote by Roll Call: **Ms. Gruenebaum, Yea; Mr. McCarron, Yea; Mr. Lloyd, Yea; Mr. Rieley, Yea; Mr. Hudson, Yea**

M 503 25 Go Into Executive Session

At 3:17 p.m., a Motion was made by Mr. Rieley, seconded by Mr. Lloyd, to enter into an Executive Session for the purpose of discussing matters related to land acquisition and pending and potential litigation.

Motion Adopted: **5 Yeas**

Vote by Roll Call: **Ms. Gruenebaum, Yea; Mr. McCarron, Yea; Mr. Lloyd, Yea; Mr. Rieley, Yea; Mr. Hudson, Yea**

Executive Session

At 3:23 p.m., an Executive Session was held in the Basement Caucus Room to discuss matters related to land acquisition and pending and potential litigation. The Executive Session concluded at 4:54 p.m.

M 504 25 Reconvene **At 4:56 p.m., a Motion was made by Mr. Lloyd, seconded by Mr. McCarron to reconvene.**

Motion Adopted: **5 Yeas**

Vote by Roll Call: **Ms. Gruenebaum, Yea; Mr. McCarron, Yea; Mr. Lloyd, Yea; Mr. Rieley, Yea; Mr. Hudson, Yea**

E/S Action **There was no action related to Executive Session matters.**

M 505 25 Adjourn **A Motion was made by Ms. Gruenebaum, seconded by Mr. Rieley to adjourn at 4:57 p.m.**

Motion Adopted: **5 Yeas**

Vote by Roll Call: **Ms. Gruenebaum, Yea; Mr. McCarron, Yea; Mr. Lloyd, Yea; Mr. Rieley, Yea; Mr. Hudson, Yea**

Respectfully submitted,

Tracy N. Torbert
Clerk of the Council

{An audio recording of this meeting is available on the County's website.}

DEPARTMENT OF PUBLIC SAFETY

ROBERT W. MURRAY, JR.
DIRECTOR

Sussex County
DELAWARE
sussexcountyde.gov

(302) 855-1000 T
(302) 855-7797 F

TO: Sussex County Council
The Honorable Douglas B. Hudson, President
The Honorable John L. Rieley, Vice President
The Honorable Jane Gruenebaum
The Honorable Matt Lloyd
The Honorable Steve C. McCarron

FROM: Robert Murray, Director

RE: Medic 101 – Lincoln Lease

DATE: December 8, 2025

The current lease with Lincoln Community Hall, LLC for the paramedic unit in Lincoln, Medic 101, expires at the end of December. The paramedic unit is in the Lincoln Community Hall, 18881 Washington Street, Unit 2, Lincoln, DE. Consistent with the existing lease, this lease includes an annual increase of 5%. The 2026 monthly rent is One Thousand Seven Hundred Fifty-One Dollars and Ninety-Three Cents ($1,751.93). The lease is for one year, with one additional one-year term available.

While we look forward to the new facility in Lincoln, this site meets our current need and we respectfully request your support in renewing the lease with Lincoln Community Hall, LLC.

Enclosure

- Lincoln Lease Agreement – December 2025

LEASE AGREEMENT

THIS LEASE AGREEMENT is made this ___ day of December, 2025 between LINCOLN COMMUNITY HALL, INC., a corporation of the State of Delaware with an address of P.O. Box 21, Lincoln, DE 19960, hereinafter referred to as the "Landlord" and SUSSEX COUNTY, a political subdivision of the State of Delaware with an address of P.O. Box 589, 2 The Circle, Georgetown, DE 19947, hereinafter referred to as the "Tenant."

In consideration of the sum of One Dollar ($1.00), the terms and conditions contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto, each intending to be legally bound hereby, do mutually covenant and agree as follows:

1. The Landlord hereby leases to the Tenant, subject to the conditions hereinafter expressed, the building located at 18881 Washington Street, Unit 2, Lincoln, Delaware 19960, identified as Sussex County Tax Map Parcel No. 2-30 6.17 11.00, and consisting of a garage area, office area, crew lounge, crew dormitory, lavatory, shower facility and storage area, together with the uninterrupted driveway access and parking as more fully set forth in paragraph 7 hereof ("Leased Premises").

2. The term of this lease shall commence at midnight on the 1st day of January, 2026 and shall continue for a period of one (1) year until 11:59 p.m. on the 31st day of December, 2026. The lease term shall automatically renew for one (1) additional one-year term unless Tenant provides Landlord with written notice of its intent to not renew at least ninety (90) days prior to the expiration of the original lease term. Tenant may terminate this Lease, and any renewal thereof, at any time prior to the expiration of the lease term then in effect by providing the Landlord with at least ninety (90) days' written notice of its intent to so terminate.

3. Tenant agrees to pay the Landlord monthly rent in the amount of One Thousand Seven Hundred Fifty-One Dollars and Ninety-Three Cents ($1,751.93) for the first year of the lease term. Thereafter, rent shall be subject to an annual increase of five percent (5%) per year beginning on January 1, 2027. The rent shall be due and payable without demand and without setoff or deduction on or before the 1st day of each month during the lease term beginning on January 1, 2026. If this Lease commences or terminates during a given month, rent for that month shall be prorated. Tenant's payment of rent shall be subject to the provisions of paragraph 4 below. All rent payments shall be sent to Landlord's mailing address set forth in paragraph 22 of this Lease.

4. It is expressly agreed and understood that the Tenant relies upon the General Assembly of the State of Delaware for the funding of the paramedic

operations of Sussex County, Delaware, and should the General Assembly of Delaware at any time fail to appropriate sufficient funds for the purpose of maintaining this Lease, the Tenant's total liability under this Lease shall be limited to the funds designated for this Lease by the County Council of Sussex County and the Tenant's obligation under this Lease shall immediately terminate when the funds available have been exhausted in making payments as provided for in this Lease.

5. The Tenant may use and occupy the Leased Premises for any emergency medical services and operations, or such other lawful uses designated by the Sussex County Council. The Tenant shall not use or knowingly permit any part of the Leased Premises to be used for any unlawful purpose.

6. During the term of this Lease, the Landlord leases to the Tenant the right to the uninterrupted use of the presently existing driveway and parking lot to be shared with the other tenants of the complex. Tenant shall have the exclusive use of at least six (6) designated parking spaces for Tenant's employees as shown on Exhibit A which is attached hereto and incorporated herein by reference. The Landlord shall maintain a clear, uninterrupted thoroughfare for ingress/egress of emergency medical services vehicles at all times.

7. The Tenant shall not place or erect any signs of any nature on any part of the Leased Premises, or the sidewalk adjoining the Leased Premises, or on any part of the Landlord's property adjacent to the Leased Premises which do not conform to requirements of any State, Federal, Municipal or county law, ordinance, rule or regulation. Said sign(s) shall not be placed without the prior written consent of the Landlord and said consent shall not be unreasonably withheld.

8. The Tenant, upon the payment of the rent herein reserved, and upon performance of all the terms of this lease, shall at all times during the term of this lease and during any extension or renewal thereof peaceably and quietly enjoy and have the free and uninterrupted right of exclusive access and possession of the Leased Premises without any disturbance from the Landlord or from any other person claiming through the Landlord.

9. Maintenance and Repairs

   a. The Landlord shall maintain and make all necessary repairs to the foundations, load bearing walls, roof, gutters, downspouts, exterior water and sewer lines, fixtures, glass and equipment on or associated with the Leased Premises (including but not limited to heating and air conditioning systems, hot water heater, and plumbing and electrical systems), sidewalks and landscaping on or appurtenant to the building; provided, however, that Tenant shall provide and maintain the HVAC units in the detached garage only.

b. Tenant shall maintain and keep the Leased Premises in good repair, free of refuse and rubbish.
c. Tenant shall attend to the painting of and repairs to all interior surfaces, including walls, floors and ceilings.
d. Notwithstanding the other provisions of this paragraph and subject to paragraph 18, any repairs and replacements necessitated by any act, omission or negligence of either party or its agents or servants shall be made at the expense of the party whose actions necessitated the repairs and/or replacements.
e. Landlord shall keep the grounds surrounding the building mowed and trimmed to provide a kept appearance to the property
f. Landlord shall be responsible for the timely removal of snow from the driveway, entrances/exits and parking areas of the property thereby maintaining a clear and continuous route of ingress and egress to and from the Leased Premises during inclement weather. Landlord shall remove all snow from the paved on-site parking/driving areas and entrances/exits adjacent to and serving the premises within six (6) hours of each snowfall. In the event Landlord fails to remove the snow in a timely manner, Tenant shall be permitted to contract for the removal of the snow without further notice to Landlord and at Landlord's expense. Landlord shall reimburse Tenant for the cost thereof within thirty (30) days of Landlord's receipt of the invoice from Tenant. Tenant shall be responsible to keep all sidewalks adjacent to the building free and clear of snow during inclement weather.

10. Tenant shall arrange for, procure and pay for all electricity and all utilities required for adequate lighting, heating, telephone, internet, cable and other services Tenant requires on the Leased Premises, except that the Landlord shall be responsible for the provision of water and sewer services at Landlord's expense. Landlord shall be responsible for the payment of all real estate taxes on the Leased Premises. Landlord shall provide weekly trash pick-up services which shall include the provision of an outside trash receptacle of sufficient size for Tenant's use. Tenant shall obtain trash recycling service on an as-needed basis at its expense.

11. Tenant may only make alterations, additions or improvements to the Leased Premises with the prior written approval of the Landlord, which shall not be unreasonably withheld. Landlord expressly acknowledges its prior approval of and consent to Tenant's placement of a metal canopy type structure for housing Tenant's secondary medic unit as shown on Exhibit A, and which shall be permitted to remain on the Leased Premises throughout the Lease Term. Any and all alterations, additions or improvements shall conform to the requirements of all applicable municipal, county, state or federal laws, ordinances, rules or regulations. Tenant shall maintain all of Tenant's alterations, additions or improvements to the Leased Premises in conformance with the terms hereof. At Landlord's option, Tenant shall remove the alterations, additions and improvements from the Leased Premises upon the

expiration of the lease term or its earlier termination, at Tenant's expense. If Landlord decides to exercise its option for Tenant to remove the alterations, additions and improvements, Landlord shall provide Tenant with at least sixty (60) days' written notice prior to the expiration of the lease term. Tenant shall repair any damage to the Leased Premises which occurred in connection with such removal.

12. At the expiration of this lease, the Tenant shall surrender the Leased Premises in as good condition as it was in the beginning of the term, reasonable use and wear and damages by the elements excepted.

13. A. The following shall be deemed acts of default by Tenant under the terms of this Lease:

i. If Tenant defaults in the payment of rent or any sum collectable by Landlord as rent, and such default shall continue for fifteen (15) days, without notice thereof by Landlord to Tenant;

ii. Tenant defaults in the prompt and full performance of any covenant, condition, agreement or provision of this lease and such default shall continue for fifteen (15) days after Landlord provides Tenant with written notice thereof; provided, however, that in the case of a default which cannot with due diligence be corrected by the Tenant within a period of fifteen (15) days, Tenant shall have such additional time to correct the same as may reasonably be necessary, provided Tenant proceeds promptly and with due diligence to correct such default; or

iii. The commission of any act which is prohibited by the terms of this Lease.

B. In the event of an act of default by Tenant, the Landlord shall have the following remedies:

i. Cancel and terminate this Lease by thirty (30) days' written notice to Tenant or any person claiming under Tenant, and upon Landlord's filing of an action for summary possession and obtaining a Court Order therefor, Tenant or any person claiming under Tenant shall thereupon surrender quiet and peaceable possession of the Leased Premises and all keys and other personal property of Landlord to Landlord. Provided, however, that if the default is for nonpayment of rent, such notice period shall be sixty (60) days written notice.

ii. File a debt action for unpaid rent or for damages to the Leased Premises; or

iii. Exercise of any other remedy which may be available at law or in equity or under the terms of this Lease.

14. The Landlord or his agents shall have the right to enter the Leased Premises at all reasonable times during normal business hours in order to examine it or to show it to prospective Tenants, upon no less than twenty-four (24) hours' prior notice to Tenant, unless otherwise agreed to by both parties. All showings shall be in the company of a representative of the Tenant, unless Tenant agrees otherwise. Landlord's right of entry shall not be deemed to impose upon the Landlord any obligation, responsibility or liability for the care, supervision or repair of the Leased Premises other than as herein provided.

15. Insurance:

A. Tenant shall secure and maintain, at its own expense the following insurance coverages on the Leased Premises with all policies issued by carriers having an A.M. Best's Financial Strength Rating of A- (or better), an A.M. Best's Financial Size Category of VIII (or better), and who are licensed to provide insurance in the State of Delaware:

i. Causes of Loss – Special Form (formerly known as "All-Risk") Property Insurance which insures against direct physical loss of or damage to Tenant's business personal property, including improvements and betterments to the Leased Premises at Tenant's expense, will limits sufficient to insure Tenant's interest herein.

ii. Causes of Loss – Special Form (formerly known as "All-Risk") business income and extra expense insurance in amounts satisfactory to protect Tenant's interests for loss of income and/or extra expense that results from direct physical loss of or damage to Tenant's property situated at Leased Premises.

iii. Commercial General Liability (Occurrence Basis) insurance which insures against bodily injury, property damage, and personal injury claims arising from Tenant's occupancy of the Leased Premises or operation incidental thereto, with the following limits:

$1,000,000 per occurrence
$2,000,000 general aggregate
$2,000,000 product completed operations aggregate limit
$1,000,000 personal and advertising injury limit
$5,000 medical expense limit

Such insurance shall include Landlord as an additional insured. Tenant shall provide proof of insurance prior to occupancy.

B. Landlord shall secure and maintain, at its own expense the following insurance coverages on the Leased Premises with all policies issued by carriers having an A.M. Best's Financial Strength Rating of A- (or better),

an A.M. Best's Financial Size Category of VIII (or better), and who are licensed to provide insurance in the State of Delaware:

i. Causes of Loss – Special Form (formerly known as "All-Risk") Property Insurance which insures against direct physical loss of or damage to the building at the Leased Premises and Landlord's business personal property at the Leased Premises on a replacement cost valuation basis, with limits not less than 100% of the insurable replacement cost of Landlord's property.

ii. Causes of Loss – Special Form (formerly known as "All-Risk") business income and extra expense insurance in amounts satisfactory to insure Landlord's loss of income and/or extra expense that results from direct physical loss of or damage to Landlord's property (Leased Premises and any other property located thereon).

iii. Commercial General Liability (Occurrence Basis) insurance which insures against bodily injury, property damage, and personal injury claims arising from Landlord's ownership, maintenance or use of Leased Premises or operations incidental thereto, with the following limits:

$1,000,000 per occurrence
$2,000,000 general aggregate
$2,000,000 product completed operations aggregate limit
$1,000,000 personal and advertising injury limit
$5,000 medical expense limit

16. A. If, during the term of the Lease, the building is so injured by fire or otherwise, including whole or partial condemnation, that the Leased Premises are rendered wholly unfit for Tenant's intended use and said Leased Premises cannot be repaired within ninety (90) days from the happening of such injury, then the Lease shall cease and terminate from the date of such injury. In such case, the Tenant shall pay the rent apportioned to the time of injury and shall surrender to the Landlord, who may enter upon and repossess the premises. If the injury is such that the demised premises can be repaired within the ninety (90) days thereafter, Landlord shall enter and repair with reasonable promptness, and this lease shall not be affected, except that the rent shall be suspended while such repairs are being made.

B. In the event of condemnation, Landlord shall be entitled to the full award paid by the condemnor.

17. Indemnification/Waiver of Subrogation:

a. To the extent permitted by law, the Tenant shall indemnify, defend and hold Landlord harmless, including court costs, expenses and attorneys' fees, from and against claims for bodily injury (including death) and property damage arising out of Tenant's occupancy of the Leased Premises or operations incidental thereto, unless such claims arise from the negligence or willful act of the Landlord.

b. To the extent permitted by law, the Landlord shall indemnify, defend and hold Tenant harmless, including court costs, expenses and attorneys' fees, from and against claims for bodily injury (including death) and property damage arising out of Landlord's ownership, maintenance or use of the premises or operations incidental thereto, unless such claims arise from the negligence or willful act of the Tenant.

c. To the fullest extent permitted by law, Landlord and Tenant each waives any right of recovery from the other and their respective appointed and elected officials, officers, directors, partners employees, agents and volunteers for any loss of or damage to the property (or resulting loss of income or extra expense) of the other party, by reason of any peril required to be insured against under this lease, regardless of the cause of origin, including the negligence of the other party. To the fullest extent permitted by law, Landlord's and Tenant's property insurers shall not hold any right of subrogation against the other party. Landlord and Tenant shall advise their respective insurer(s) of the foregoing and such waiver shall be permitted under any property and/or business income insurance policies maintained by Landlord and Tenant. It is agreed that, if Tenant is negligent for damage to Landlord's property, that the Tenant will reimburse Landlord for the amount of the deductible, not to exceed $5,000.00. It is further agreed that, if Landlord's negligence results in damage to any of Tenant's property located on the Leased Premises during the term hereof, Landlord shall reimburse Tenant for the amount of the deductible, not to exceed $5,000.00.

18. Nothing contained herein is intended to waive, alter, or otherwise amend Tenant's immunity under the Delaware Code or otherwise, including but not limited to the County and Municipal Tort Claims Act. Additionally, nothing contained herein is intended to violate any constitutional principles of the State of Delaware or United States. To the extent that any obligations contained in this Agreement are determined by court or other judicial action to waive, alter, or otherwise amend such immunity or to be constitutionally prohibited or otherwise not in accordance with the laws in effect at the time of any such claim, liability, cost or expense, the offending language shall be stricken from this Agreement by such authority and considered invalid and unenforceable to

the extent necessary to allow the application of such immunity to any claims, losses, damages, or suits asserted against either party or to the extent necessary to correct such violation of the law. The parties agree that any claims, liabilities, damages, costs and expenses shall be subject to the provisions of the County and Municipal Tort Claims Act, including the limitations on damages.

19. In the event Landlord defaults on any of its obligation under this Lease, Tenant shall provide Landlord with written notice of Landlord's default and Landlord shall have a period of fifteen (15) days from the date of the notice to cure the default. The notice shall be delivered in accordance with paragraph 24 of this Lease. In the event Landlord fails or refuses to cure the default within the 15-day cure period, Tenant shall, at its sole discretion, have the right to terminate this Lease and shall have no further obligation hereunder. In the event Landlord does not cure the default and Tenant does not terminate the Lease, Tenant's failure to terminate shall not act as a waiver of any potential future default on Landlord's behalf.

20. Any controversy which arises between the Landlord and the Tenant regarding the rights, duties or liabilities hereunder of either party may, but shall not be required to, be settled by arbitration, if mutually agreed upon by the parties. Such arbitration shall be before one disinterested arbitrator if one can be agreed upon, otherwise before three disinterested arbitrators, one named by the Landlord, one named by the Tenant, and one by the two thus chosen. The arbitrator or arbitrators shall determine the controversy in accordance with the laws of the State of Delaware, as applied to the facts found by him or them. The arbitrator's decision shall be non-binding. Nothing herein contained shall be construed as a waiver by either party to file suit, either in law or in equity, against the other party to resolve any and all disputes under this Lease.

21. The Tenant may not sublet or assign any or all of the Leased Premises without the prior written consent of the Landlord. Such written consent by the Landlord shall not be unreasonably withheld, provided that the business or occupation of the subtenant is not extra hazardous, disreputable, or illegal. Landlord's consent to an assignment or subletting shall not be construed to relieve the Tenant from obtaining the consent in writing of the Landlord to any further assignment or subletting.

22. All notices, requests, demands and other communications, including a notice to quit, required or permitted under this Lease shall be in writing, signed by or on behalf of the person giving such notice and may be served in any one of the following manners and shall be effective as of the time specified: (a) If by personal service upon Landlord or Tenant, on the date of such service when served by an adult person upon the party to receive the notice or upon an adult member of the household or upon the agent of any corporation, or other business entity; (b) If by posting on the Leased Premises, on the date of posting the same in a conspicuous place on the Leased Premises (this method of service to be used

only for notices, requests, demands and other communications, including notices to quit, from Landlord to Tenant); or (c) If by registered or certified mail, on the date of receipt of the same as evidenced by the return receipt if signed by the party to be served or an adult member of the household or agent of the corporation or other business entity. If the same is returned by the U.S. Postal Service bearing notations such as "Refused" or "Unclaimed," service shall be deemed to have been made on the first business day following mailing of the same.

The Landlord designates its address as:

Richard Hostedler
Lincoln Community Hall, Inc.
P.O. Box 77
Lincoln, DE 19960

The Tenant designates its address as:

Todd Lawson, Sussex County Administrator
2 The Circle
P.O. Box 589
Georgetown, DE 19947

23. The language in all parts of this Lease shall in all cases be simply construed according to its fair meaning and not strictly for or against Landlord or Tenant.

24. If any particular term, covenant or provision of this Lease shall be determined to be invalid, illegal, void or unenforceable, the same shall not affect the remaining provisions of this Lease which shall nevertheless remain in full force and effect and said term, covenant or provision shall be deemed modified to conform with the law. This Lease shall be governed under the laws of the State of Delaware. The parties acknowledge and agree that this is a Commercial Lease. Accordingly, this Lease shall NOT be governed by the Delaware Landlord-Tenant Code 25 Del. C. § 5101 et seq.

25. This Lease sets forth all the promises or representations, agreements and undertakings between Landlord and Tenant relative to the Leased Premises. There are no promises, representations, agreements or undertakings, either oral or written, between Landlord and Tenant except as set forth herein. No amendment, change or addition to this Lease shall be binding upon either party unless reduced to writing and signed by both parties. This Lease shall be binding upon Landlord and Tenant, their heirs, executors, administrators, assigns and successors, both Landlord and Tenant being duly authorized to execute the same.

26. This Lease shall be executed in two (2) counterparts and each shall be considered valid as an original for all purposes and all of which together shall constitute one

and the same instrument. Electronic signatures and photocopies or facsimile copies of signatures shall be deemed to have the same force and effect as originals.

27. In the event any action is brought to enforce the terms of this Lease, each party shall be responsible for its own costs, expenses and attorney's fees arising therefrom.

28. This Lease is the product of the parties hereto and no conclusion shall be made as to its drafter in the event of any dispute.

29. The parties to this Lease agree to waive their rights to demand a jury trial in any action which may be brought to enforce any portion of this Lease.

30. Time shall be of the essence for the performance of all terms of this Lease.

IN WITNESS WHEREOF, the parties hereto, through their duly authorized representatives, have hereunto set their hands and seals on the day and year set forth below.

LANDLORD:

LINCOLN COMMUNITY HALL, INC.

By: _____ (SEAL)

_____

Print Name and Title

_____ Attest: _____ (SEAL)

Date Print Name and Title

Exhibit A

Depiction of Parking Spaces Designated for Tenant's Exclusive Use and Location of Metal Canopy-Type Structure for Housing Secondary Medic Unit

TENANT:

SUSSEX COUNTY

By: _____ (SEAL)
Douglas B. Hudson, President
Sussex County Council

_____ Attest: _____ (SEAL)
Date Tracy Torbert, Clerk of the Council

Approved as to Form:

_____ _____
J. Everett Moore, Jr., Sussex County Attorney Date

ENGINEERING DEPARTMENT

MIKE HARMER, P.E.
SUSSEX COUNTY ENGINEER

(302) 855-7370 T
(302) 854-5391 F
mike.harmer@sussexcountyde.gov

Sussex County
DELAWARE
sussexcountyde.gov

Memorandum

TO: Sussex County Council
The Honorable Douglas B. Hudson, President
The Honorable John L. Rieley, Vice President
The Honorable Jane Gruenebaum
The Honorable Matthew R. Lloyd
The Honorable Steven C. McCarron

FROM: Mike Harmer, P.E., County Engineer

RE: ***FY 2025 GENERAL LABOR & EQUIPMENT CONTRACT, Project 25-01 A. FY 26 Change Order 1***

DATE: December 16, 2025

Prior to FY 2017, Sussex County followed a traditional design, bid and build approach. Over the years, increased capital project load associated with aging infrastructure required a more efficient delivery system. In response, the Engineering Department developed a competitively selected time and equipment, best value bid process consistent with the County Procurement Policy.

The first General Labor & Equipment (GL&E) Contract for FY 2017 was awarded to George & Lynch, Inc., on June 21, 2016, and was renewed on June 13, 2017, for an additional one-year period based on performance. Throughout this initial two (2) year timeframe, a significant workload was completed with considerable cost and time savings. Therefore, the Engineering Department re-advertised the contract in the spring of 2018 again using the "best value" approach. On April 24, 2018, Council awarded the FY 2019 General Labor & Equipment Contract to George & Lynch, Inc. This contract award was valid for one year, and Council voted to extend it, based on contractor performance, for two (2) additional one-year periods at the same unit prices.

The GL&E Contract was again readvertised on June 1, 2021, for FY 2022 and was structured with two independent bid packages to break out specialty contracting services. On July 2, 2021, a total of two bids were received, and following review and recommendation by the Engineering Department, Council approved on July 13, 2021, a joint award of Bid Package A to George & Lynch, Inc. and JJID, Inc, and singular award of Bid Package B to George & Lynch, Inc.

The Engineering Department readvertised the contract on April 2, 2024, with the same time performance of one-year with two (2) possible one-year extensions. The FY 2025 was structured with only one Bid Package based on anticipated needs of the Engineering Department, and again incorporated a "best value" approach in consideration of the following factors:

- Unit Bid Pricing 80 points
- Qualification of Staff 7.5 points
- Equipment & Labor Availability 12.5 points

In addition, similar to past GL&E Contract qualifications, bidders had to demonstrate emergency response capabilities via mobilization tests in order to be considered for Bid award. A mandatory Pre-Bid meeting was held on April 11, 2024, with only two Contractors in attendance: George & Lynch, Inc. and A-Del Construction. Following the Pre-Bid meeting, both Contractors participated in and successfully completed the mobilization tests. On May 1, 2024, bids were received by the same two Contractors.

Following review and evaluation by the Engineering Department of the submitted bids, it was determined that George & Lynch, Inc. submitted the most responsive and highest scoring bid. Based on the anticipated needs in both the capital project and emergency response support areas, the Department felt that only one award was justified. Therefore, on May 14, 2024, County Council awarded the FY 2025 GL&E Contract to George & Lynch, Inc. in the amount of $4,949,784.00. On May 20, 2025, Council approved FY 25 Change Order No. 1 in the not to exceed amount of $1,300,000.00 and a one-year extension to the contract. The approved budget for the one-year extension was $5,000,000.00.

We have recently evaluated our current ongoing jobs, average monthly payments and remaining work to determine upcoming costs needed over the original contract amount. The major ongoing jobs include the Ocean Outfall, which has required multiple emergency/urgent repairs in the last few months, and the Kent Avenue pipe re-lining work that has resulted in multiple sinkholes emerging. To continue funding these ongoing projects and reallocate funds for emergency work, the Engineering Department recommends a change order increase in the amount of $2,500,000.00. Therefore, the Engineering Department is requesting Council's approval of Change Order No. 1 in the not to exceed amount of $2,500,000.00. The resulting contract upset limit will now be $7,500,000.00.

SUSSEX COUNTY
CHANGE ORDER REQUEST

A. ADMINISTRATIVE:

1. Project Name: **FY 2025 G&L General Labor & Equipment Contract**
2. Sussex County Project No. 25-01
3. Change Order No. FY 26 - 1
4. Date Change Order Initiated - 12/16/25
5. a. Original Contract Sum $5,000,000.00
   b. Net Change by Previous Change Orders $ 0
   c. Contract Sum Prior to Change Order $5,000,000.00
   d. Requested Change $2,500,000.00
   e. Net Change (No. of days) _____
   f. New Contract Amount $7,500,000.00
6. Contact Person: Mike Harmer, P.E.

   Telephone No. (302) 855-7370

B. REASON FOR CHANGE ORDER (CHECK ONE)

X 1. Differing Site Conditions

_ 2. Errors and Omissions in Construction Drawings and Specifications

_ 3. Changes Instituted by Regulatory Requirements

X 4. Design Change

_ 5. Overrun/Underrun in Quantity

_ 6. Factors Affecting Time of Completion

X 7. Other (explain below):

C. BRIEF DESCRIPTION OF CHANGE ORDER:

Funds for completion of current work and future emergency repairs.

D. JUSTIFICATION FOR CHANGE ORDER INCLUDED?

Yes _____X_____ No _____

E. APPROVALS

1. George & Lynch, Inc., Contractor

_____
Signature Date

_____
Representative's Name in Block Letters

2. Sussex County Engineer

_____
Signature Date

3. Sussex County Council President

_____
Signature Date

ENGINEERING DEPARTMENT

J. MARK PARKER, P.E.
ASSISTANT COUNTY ENGINEER

(302) 855-7370 T
(302) 854-5391 F
mark.parker@sussexcountyde.gov

Sussex County
DELAWARE
sussexcountyde.gov

TO: Sussex County Council:
The Honorable Douglas B. Hudson, President
The Honorable John L. Rieley, Vice President
The Honorable Jane Gruenebaum
The Honorable Matt R. Lloyd
The Honorable Steve C. McCarron

FROM: J. Mark Parker, P.E., Assistant County Engineer

RE: ***Love Creek MHC Septic Elimination, Project S26-08***
A. Approval of Johnson, Mirmiran & Thompson Amendment No. 4

DATE: December 16, 2025

The Sussex County Engineering Department originally received a request from Love Creek MHC LLC in Summer 2024 to annex the Love Creek Mobile Home Community (MHC), consisting of 168 homes and 10 campers, into the Sussex County Unified Sewer District for the purpose of providing County central sewer service to parcel 334-18.00-32.00.

The community is located directly adjacent to the tidal portion of Love Creek. Under the State of Delaware's promulgated Pollution Control Strategy for the Inland Bays, the areas within 1,000 feet of the water's edge were to be connected to central sewer under priority one in 2008. The Love Creek waterway has had its shell fishing halted many times in recent years due to contamination. However, no official request for central sewer service had been received for a number of years despite several outreach attempts by the County.

The Love Creek MHC is presently served by individual on-site sewer "systems" with two homes on average connected to the same system. The majority of the sewer disposal areas are very limited in size and possibly not much more than a converted cesspool. Connecting the community to a central sewer system would result in the environmental benefit of removing almost three (3) tons of nitrogen per year from the Inland Bays, which is considered significant and in the best interest for the health and welfare of the entire area.

On January 14, 2025 Council approved a request by the Engineering Department to prepare and post notices for a Public Hearing to be held for the annexation area per Del Code Title 9. On February 4, 2025, a Public Hearing was held outlining potential costs and an anticipated timeline for project implementation. Two smaller mobile home parks located off Love Creek and immediately adjacent to the Love Creek MHP had also expressed interest in being part of the overall sewer annexation. Following the Public Hearing, Council approved the requested

annexation of the outlined properties into the Sussex County Unified Sewer District as well as the submission of a funding request to the State of Delaware Water Pollution Control Revolving Fund (WPCRF) as administered by DNREC.

In a letter dated May 9, 2025 DNREC indicated that the project was included in the 2025 Intended Use Plan and that official loan applications would be accepted for consideration through the WPCRF. Following the County's submission of a loan application, DNREC provided a binding commitment offer on September 29, 2025 to fund the project through the WPCRF which was accepted by the County Finance Department.

On November 18, 2025, Council approved the introduction of an Ordinance authorizing the issuance of up to $7,243,669 of general obligation bonds of Sussex County in connection with anticipated costs associated with the Love Creek MHC Septic Elimination Project. Based on a favorable outcome of the Public Hearing held on December 9, 2025, Council subsequently approved the Ordinance.

The Engineering Department advertised a request for Miscellaneous Engineering Services proposals in March 2024. On May 14, 2024, Council approved the selection of four (4) Consulting Firms to provide professional services for a 5-year period with Johnson, Mirmiran & Thompson (JMT) being one of those firms. Council previously approved three (3) Amendments under JMT's Miscellaneous Engineering Services contract covering specific task orders. JMT was requested to submit a Proposal to cover preliminary & final design and bid support services related to the Love Creek MHC project. **The Engineering Department has reviewed the Proposal including Scope of Services and associated Engineering Fee and recommends approval in the not-to-exceed amount of $290,800.00.**

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This is **EXHIBIT K**, consisting of 12 pages, referred to in and part of the **Agreement between Owner and Engineer for Professional Services** dated July 1, 2024.

AMENDMENT TO OWNER-ENGINEER AGREEMENT
Amendment No. 4

The Effective Date of this Amendment is: December 16, 2025.

Background Data

Effective Date of Owner-Engineer Agreement: **July 1, 2024**

Owner: **Sussex County**

Engineer: **Johnson, Mirmiran & Thompson, Inc.**

Project: **Love Creek MHC Septic Elimination – Design and Bid Phase Services**

Nature of Amendment:

__X__ Additional Services to be performed by Engineer

____ Modifications to services of Engineer

____ Modifications to responsibilities of Owner

____ Modifications of payment to Engineer

____ Modifications to time(s) for rendering services

____ Modifications to other terms and conditions of the Agreement

Description of Modifications:

This Amendment includes modifications to Exhibit A – Engineer's Services, to include work per JMT Proposal dated August 12, 2025, and the selection and use of Exhibit C, Compensation Packet AS-1, for Standard Hourly Rates.

Agreement Summary:

Original agreement amount:	$ 0.00
Net change for prior amendments:	$ 916,800.00
This amendment amount:	$ 290,800.00
Adjusted Agreement amount:	$ 1,207,600.00

Change in time for services (days or date, as applicable): ___

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The foregoing Agreement Summary is for reference only and does not alter the terms of the Agreement, including those set forth in Exhibit C.

Owner and Engineer hereby agree to modify the above-referenced Agreement as set forth in this Amendment. All provisions of the Agreement not modified by this or previous Amendments remain in effect.

OWNER:	ENGINEER:
	Johnson, Mirmiran & Thompson, Inc.
By:	By: Signed by: Dave DuPlessis 33FF80043C444BC...
Print name:	Print name: David DuPlessis
Title:	Title: Senior Vice President
Date Signed:	Date Signed: 12/10/2025 | 12:46:03 PM PST

PREVIOUSLY APPROVED FORM

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SCOPE OF SERVICES

Sussex County Engineering Department
Delaware

Love Creek Mobile Home Community Septic Elimination

JMT has been contracted by the Sussex County Engineering Department (County) to perform various miscellaneous engineering services such as planning, evaluation, design, construction management, and inspection under an on-call task order agreement executed in August of 2024. JMT's services will provide an approach that assures open communications and demonstrates JMT's commitment to a team approach. The services performed under this contract may vary based on the needs of the County and services outlined in JMT's proposal submission.

All work under this Task Proposal shall be performed in accordance with Request For Proposal (RFP) 24-17.

SCOPE PHASES

Located at the intersection of Marina Lane and John J. William Highway (Route 24), the existing 193-unit Love Creek Mobile Home Community (LCMHC), individual residences, and light commercial businesses are not served by an existing public sewer system. Instead, each lot has its own on-lot sanitary sewer disposal system, cesspool, or porta-pots to either treat and/or hold sanitary sewer waste. The County recently extended their unified sanitary sewer district to include the LCMHC and adjacent residences and commercial businesses. To provide public sewer to this location the County is requesting JMT to provide a proposal for the analysis, design, and contract document development of a low-pressure sanitary sewer system to serve this project area. To complete the scope of work for this project, we have divided our proposal into the following tasks:

- Task 1 – Topographic Survey Services
- Task 2 – Sanitary Sewer System Design
- Task 3 – Bid Phase Services

SCOPE OF CONSULTANT SERVICES

1. PROJECT ADMINISTRATION

JMT will operate in coordination with, and report to the County's Project Manager. The County's Project Manager for this assignment is Mark Parker, P.E. and will communicate any change in Project Management to JMT in writing. JMT designates Christopher Brendza, P.E., as its Project Manager, and will communicate any change in Project Management to the County. JMT will develop a work plan, master schedule, project budget, prepare progress reports, and organize and attend meetings.

A. Work Plan - JMT will prepare an internal project work plan that identifies the tasks included in the scope of work and provide a management and tracking tool to facilitate work effort planning, scope control, project communication, and progress tracking.

B. Schedule - JMT will prepare and periodically update a project schedule identifying the major project tasks and critical dates. The critical path through project completion will be identified

and revised with each update. The schedule will also include periodic progress meetings and deliverable submittal dates.

C. Project Initiation (Kickoff) Meeting - JMT will prepare an agenda for a project initiation meeting to be attended by key County and JMT project personnel and will submit the agenda for County input and concurrence. JMT will conduct the meeting at County offices and will keep a written record of the meeting. JMT will produce and circulate a formal record of the meeting. The meeting will establish communication contacts and procedures. JMT will conduct periodic project progress meetings at the project milestones identified in the schedule.

D. Communication & Reporting - JMT will maintain regular communication with the County's Project Manager. Communication will include regular telephone updates, as-required email communications, written monthly progress reports to be submitted with JMT's monthly invoices, and other progress reporting as provided in the schedule.

2. CONTRACT ADMINISTRATION

A. Subsequent Scope Preparation - JMT will assist the County in preparing and planning subsequent scope of services for additional Phases or Tasks as deemed necessary by the County.

B. Invoice and Payment - JMT will prepare and submit invoices and change orders to the County for review and approval via email.

C. Public Disclosure - JMT will not provide information to the public except when authorized by the County.

3. INFORMATION & FIELD ASSISTANCE

A. The County will furnish and provide data and information at their disposal to aid in the execution of the described assignments below. The following items may require the County's support:

1. Assistance in locating, accessing, and opening structures to facilitate work identified herein.
2. Coordination with property owners for entrance into their property should it not be granted verbally when requested by JMT and/or our sub-consultants.
3. As-builts, design documents, and any other pertinent information and documents related to the utilities in the project area.

4. JMT FIELD ACTIVITY

A. JMT will notify the County if:

1. Any dangers or obstacles not anticipated are observed during the field activity.
2. Any residents that object to or have strong negative opinions to JMT completing our field work and design activities.

5. SCOPE OF SERVICES

The following scope of services is based upon the scoping meeting held between JMT and the County in October of 2025, and the Love Creek MHC Preliminary Engineering Report dated June 2025. We understand that the project goals and objectives are to provide public sewer to the LCMHC and surrounding properties through the installation of a low-pressure sewer system with one common discharge point to an existing manhole located adjacent to 33806 Love Creek Pines Lane. We understand that the County will negotiate a blanket easement with the private property owners in the project area and the connection manhole is located in the public right of way. The descriptions of the tasks below are meant to outline our approach to the project based upon our project understanding.

A. Task 1 – Topographic Survey Services

JMT's sub-consultant Merestone Consultants, Inc. (MCI) will conduct a topographic survey to locate existing observable above ground features such as fire hydrants, water valves, drainage ditches, driveways, culverts, electric equipment, storm water inlets, signs, and other visible features along the project area roadways and up to ten feet into each lot/mobile home unit that will connect to the proposed low pressure sanitary sewer system. This survey will be based upon the North American Datum 1983/11 (NAD 83) horizontal datum and NAVD 88 for the Vertical Datum. Benchmarks will be established in the field, and a benchmark table will be provided on the project plans for use by the Contractor.

In addition to the work outlined above, MCI will attempt to locate the existing septic system cleanout and/or tank lid at each mobile home unit. This information will be used to aid in the planning process to determine if each mobile home unit will require a grinder pump housed in a standard buried shell or retrofitting of an existing holding tank by the additional of just the pump. Before entering private property, the survey crew will knock on the front door to introduce themselves and alert the homeowner to the survey activities that will occur at their house. JMT will provide a list of the mobile home units where cleanouts and/or septic system tank lids cannot be located to the County at the completion of this phase of the project.

B. Task 2 – Sanitary Sewer System Design

Once the topographic survey services are complete, and with notification from the County, JMT will begin the design phase of the project. We have broken this phase out into three main deliverables as outlined further below.

1) 60% Plans and Specification Development: JMT will develop project plans, profiles, and applicable details for the proposed improvements required to provide public sewer to the LCMHC and adjoining properties. The project documents will not fully detail every proposed item but provide sufficient information to the County to convey our design approach and confirm that no major obstacles or hindrances will prohibit us from completing the design in our future submissions. Technical specifications will be included along with the project's anticipated bid form and the associated engineer's opinion of probable costs (EOPC). We anticipate the project plan set to include approximately 30 sheets in total. We have also assumed that no more than ten (10) test holes will be required to confirm the horizontal and vertical location of potential conflicting utilities. JMT does not anticipate conducting test holes at every utility crossing but only the critical crossings that will impact our design. In addition to the test

holes, we have allocated for the designation of 2,000 linear feet of a combination of existing water main, gas, and/or electric service lines on an as needed basis.

We anticipate the 2-Inch diameter low pressure force main will cross Route 24 via trenchless methods of installation (directional drill or jack and bore) and that open cut will not be required or approved by DelDOT. The discharge manhole will be evaluated to confirm it's suitability for receiving pumped flow. Additional improvements such as manhole lining or replacement maybe necessary and are included as part of our design services.

2) 90% Plans and Specification Development: Following the review of the 60% plans and specifications, JMT will further develop and refine the project documents to include comments received from the County, and necessary details for a complete project plan set including an overall construction phasing and a suggested sequence of construction. This design phase will also include necessary plans that will be used for permitting. An anticipated 10 soil borings to a depth of 12 feet will be conducted in order to obtain existing soils information, groundwater level information, and existing pavement composition which will be used to develop typical pavement sections for restoration. We anticipate the soil borings to be completed in the existing roadways and/or common location areas and not individual mobile home lot units. The project plans will be updated to include the location of the borings and boring information. A complete project document set will be provided to the County that includes the project plans, specifications (both front end and technical) and revised EOPC.

   JMT will provide the appropriate permitting support documents for the County to submit for permitting approval for this project and the County will pay for all permit fees. We anticipate the County will need to submit for and obtain the following permits:

   - *Construction of Wastewater Collection and Conveyance Systems* from the Delaware Department of Natural Resources and Environmental Control (DNREC)
   - *A Minor Linear Utility Disturbance Permit* from the Sussex County Conservation District.
   - Delaware Department of Transportation (DelDOT) Utility Permit for the work associated with crossing of Route 24 and associated traffic control measures.

3) Issued For Bidding Plans and Specifications: After receipt of the permits, and inclusion of comments received from the 90% submission, JMT will provide the County with signed and sealed project plans, specifications, and EOPC that can be used for project bidding. The overall easement plan will also be developed and recorded by the County at this stage of the project design.

C. Task 3 – Bid Phase Services

During the project bidding phase, JMT will assist the County by providing the following services:

1) Attend the Pre-Bid Meeting and respond to request for information submittals by the contractor. Draft addendums for the County to issue that include revisions to the project plans and specifications if necessitated by received questions from potential bidders.
2) Review the bids submitted to the County for conformance to the bidding documents. A master bid sheet will be created for each bidder with their unit costs for the work. JMT will meet with the County to discuss the results.
3) JMT will prepare and submit to the Couty for their review a memorandum summarizing the bids received and make a recommendation to the County for awarding the contract.

6. COST

The fee for this Proposal is as follows:

Task 1: Topographic Survey Services	$58,720
Task 2: Sanitary Sewer System Design	$224,200
Task 3: Bid Phase Services	$ 7,880
Project Total:	**$ 290,800**

7. SCHEDULE

Attached to our proposal is a schedule that includes the major milestones and deliverables for each task identified above assuming project notice to proceed will be issued on January 1, 2026.

8. ASSUMPTIONS

The following assumptions were made in the development of this scope and fee estimate. Should these assumptions not be correct, JMT may request a change in scope and budget to allow for creating or locating the information.

- One round of comments will be addressed by JMT for each of the permitting applications.
- Residents will provide JMT and our subconsultant with access to their property without the need to execute any agreements.
- Test holes will be dug to a depth no greater than 8 feet below existing grade and backfilled with native soils and materials. The roadway will be patched using cold patch asphalt filler.
- The only funding source for the project is the SRF program. JMT will develop project plans and specifications to meet the requirements of only this funding source.
- Engineers Joint Contract Documents Committee (EJCDC) standard contract documents and supplements will be used to develop the front end contract specifications.
- Maintenance of Traffic (MOT) plans will be developed to reflect the work within the DelDOT right-of-way. JMT will follow DelDOT MUTCD Chapter 6 to develop the work zone setups. It is anticipated that JMT will develop two Maintenance of Traffic (MOT) plans. For other locations JMT will utilize Typical Applications from the DelDOT MUTCD where applicable.
- Soil borings will not encounter rock at a depth of 12 feet or shallower.

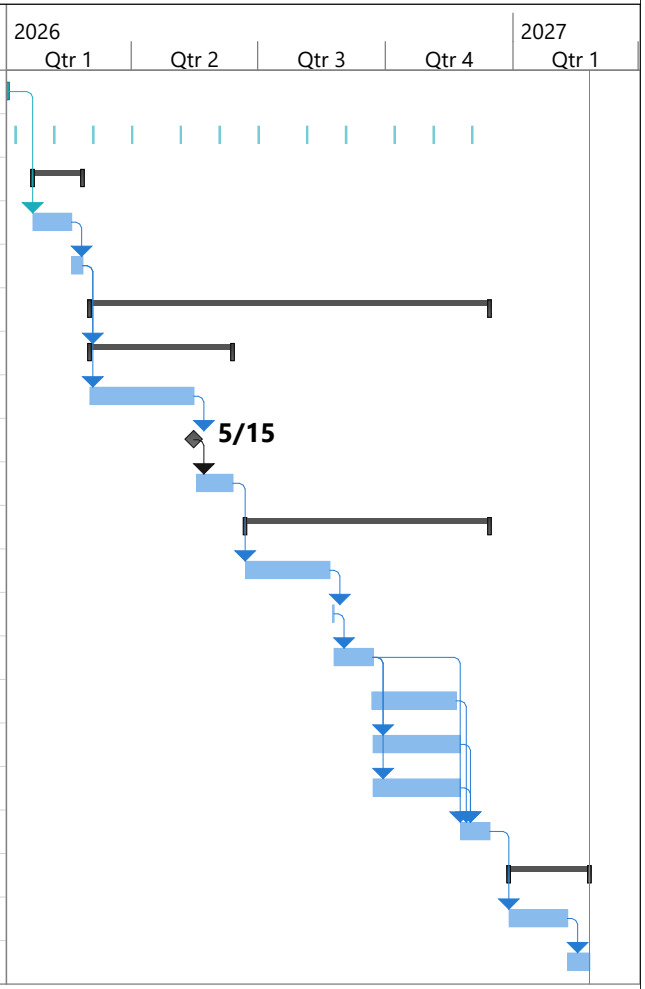
9. EXCLUSIONS

The following is a list of exclusions for this assignment. If any of these exclusions are requested by the County or become required by the project, JMT may request additional budget to complete that work:

- Construction phase services.
- Development of any easements or property negotiations.
- Any excavation or digging work required to locate existing cleanouts and septic tank lids. JMT will only look for visible features to survey for this portion of the project.
- Any items not specifically identified in this scope of work.
- Permit fees and any correspondence or submissions with regulatory agencies.
- No vehicular or pedestrian detour plans will be required.

LOVE CREEK MOBILE HOME COMMUNITY SEPTIC ELIMINATION SCHEDULE

ID	Task Name	Duration	Start	Finish
1	**Notice To Proceed**	1 day	Thu 1/1/26	Thu 1/1/26
2	**Monthly Project Meetings**	**236 days**	**Wed 1/7/26**	**Wed 12/2/26**
15	**Task 1: Topographic Survey Services**	**26 days**	**Tue 1/20/26**	**Tue 2/24/26**
16	Conduct Survey	20 days	Tue 1/20/26	Mon 2/16/26
17	Survey Quality Control Review	6 days	Tue 2/17/26	Tue 2/24/26
18	**Task 2: Sanitary Sewer System Design**	**206 days**	**Mon 3/2/26**	**Mon 12/14/26**
19	60% Plans and Specifications	**75 days**	**Mon 3/2/26**	**Fri 6/12/26**
20	Develop Project Plans and Specifications	55 days	Mon 3/2/26	Fri 5/15/26
21	Submit 60% Project Documents	0 days	Fri 5/15/26	Fri 5/15/26
22	County Review Period	20 days	Mon 5/18/26	Fri 6/12/26
23	90% Plans and Specifications	**126 days**	**Mon 6/22/26**	**Mon 12/14/26**
24	Develop Project Plans and Specifications	45 days	Mon 6/22/26	Fri 8/21/26
25	Submit 90% Project Documents	1 day	Mon 8/24/26	Mon 8/24/26
26	County Review Period	20 days	Tue 8/25/26	Mon 9/21/26
27	DNREC Permitting	45 days	Mon 9/21/26	Fri 11/20/26
28	E&S Permitting	45 days	Tue 9/22/26	Mon 11/23/26
29	DelDOT Permitting	45 days	Tue 9/22/26	Mon 11/23/26
30	Issued For Bidding Plans and Specifications	15 days	Tue 11/24/26	Mon 12/14/26
31	**Task 3: Bid Phase Services**	**42 days**	**Tue 12/29/26**	**Wed 2/24/27**
32	Project Bidding (30 Day Minimum)	30 days	Tue 12/29/26	Mon 2/8/27
33	Bid Review and Recommendation	12 days	Tue 2/9/27	Wed 2/24/27



Date: Mon 12/8/25

Task		Inactive Summary		External Tasks	
Split		Manual Task		External Milestone	
Milestone		Duration-only		Deadline	
Summary		Manual Summary Rollup		Progress	
Project Summary		Manual Summary		Manual Progress	
Inactive Task		Start-only			
Inactive Milestone		Finish-only			

LOVE CREEK MOBILE HOME COMMUNITY SEPTIC ELIMINATION

FEE BREAKDOWN - DECEMBER 2025

	Labor Category	Senior Project Manager	Project Manager	Project Engineer	Senior Design Engineer	Design Engineer	Project Assistant	Total Hours	Total Cost
	Hourly Rate ($/HR)*	$250.00	$185.00	$160.00	$145.00	$120.00	$75.00		
Task 1	**Topographic Survey Services**								
	Locate existing cleanouts / tanks	2	0	0	20	24	4	50	$6,580.00
	Review of Survey and Development of Base Plans	4	0	0	12	18	0	34	$4,900.00
	Client Meetings (Assume 2)	6	0	0	16	16	0	38	$5,740.00
	Subconsultant Costs - Merestone Consulting								$41,500.00
	Unit Costs								-
								Task 1 Total Cost	**$58,720.00**
Task 2	**Sanitary Sewer System Design**								
	60% Plans and Specification Development	20	0	120	20	460	16	636	$83,500.00
	90% Plans and Specification Development	32	16	184	48	300	8	588	$83,960.00
	Issued For Bidding Plans and Specifications	20	8	40	0	100	8	176	$25,480.00
	Subconsultant Costs - CGC Geoservices								$8,000.00
	Unit Cost (Utility Designation)								$ 5,260.00
	Unit Cost (Test Holes, 10 @$1,800 EA)								$ 18,000.00
								Task 3 Total Cost	**$224,200.00**
Task 4	**Bid Phase Services**								
	Attend Pre-Bid	4	0	0	4	0	0	8	$1,580.00
	Answer RFI's / Addendums	2	0	0	16	20	0	38	$5,220.00
	Bid Summary Memorandum	2	0	0	4	0	0	6	$1,080.00
	Subconsultant Costs								-
	Unit Costs								-
								Task 4 Total Cost	**$7,880.00**
								Estimated Cost	**$290,800.00**

	Senior Project Manager	Project Manager	Project Engineer	Senior Design Engineer	Design Engineer	Project Assistant	Total
Total Hours	92.0	24.0	344.0	140.0	938.0	36.0	1574.0
Total Cost By Labor Category	$23,000.00	$4,440.00	$55,040.00	$20,300.00	$112,560.00	$2,700.00	$218,040.00

*Hourly Labor Rate is derived from JMT's 2023 Audited Overhead Rate of 157.54% and 10% Profit

TOTAL COST SUMMARY FORMAT				
PART I - GENERAL				
PROJECT TITLE: Love Creek Mobile Home Community Septic Elimination			**Task**	
NAME OF CONSULTANT: Johnson, Mirmiran and Thompson			**PROPOSAL DATE**	12/8/2025
40 Wight Avenue, Hunt Valley, MD 21030				
PART II - COST SUMMARY				
OFFICE DIRECT LABOR	**HOURS**	**HOURLY RATE**	**ESTIMATED COST**	**TOTALS**
Senior Project Manager	92	$ 250.00	$ 23,000.00	
Project Manager	24	$ 185.00	$ 4,440.00	
Project Engineer	344	$ 160.00	$ 55,040.00	
Senior Design Engineer	140	$ 145.00	$ 20,300.00	
Design Engineer	938	$ 120.00	$ 112,560.00	
Project Assistant	36	$ 75.00	$ 2,700.00	
TOTAL OFFICE HOURS	1,574			
OFFICE DIRECT LABOR SUBTOTAL				$ 218,040.00
Office Overhead Costs				
Total of Direct Labor & Overhead Costs				$ 218,040.00
TOTAL PROFESSIONAL FEE				**$ 218,040.00**
OTHER DIRECT COSTS (refer to attached itemization)				
UNIT-BASED TASK PRICING	**QTY.**	**COST**	**ESTIMATED COST**	
Test Pit	10	$ 1,800.00	$ 18,000.00	
Utility Designating	2,000	$ 2.63	$ 5,260.00	
UNIT-BASED TASK PRICING SUBTOTAL			$ 23,260.00	
SUBCONSULTANT(S)			**ESTIMATED COST**	
Merestone Consultants, Inc. (SUB-consultant)			$ 41,500.00	
CGC Geoservices, LLC ()			$ 8,000.00	
SUBCONSULTANT(S) - SUBTOTAL			$ 49,500.00	
OTHER DIRECT COSTS TOTAL				$ 72,760.00
TOTAL PRICE				**$ 290,800.00**

M E R E S T O N E
Consultants, Inc.

Civil Engineers - Land Surveyors - Site Planners

Revised 31 October 2025

J M & T, Inc.
Att: Chris Brendza, P.E. email; cbrendza@jmt.com
121 Continental Drive - Suite 300
Newark, DE 19713
302-533-3972

RE: Septic Elimination - LOVE CREEK Mobile Home Community – Lewes, DE * J M & T, Inc. # 2025.06

Dear Mr. Brendza;

Pursuant to our discussions and the information provided regarding the referenced project, Merestone Consultants, Inc. would be most pleased to provide the professional and technical personnel, equipment and materials required to perform the Scope of Services outlined below.

Basis for Proposal

It is your desire to obtain a **topographic survey to support Engineering design for a Septic elimination** project by Sussex County in the Love Creek Mobile Home Community (MHC) as noted in your email of 10 October 2025 and subsequent phone conversations and shown shaded in blue and outlined in black on Figure 3 provided.

Scope of Services

Phase One - Topographic and Existing Conditions Survey 42 +/- Acres

Merestone will conduct a topographic survey and or engage a photogrammetrist to provide a topographic survey of the existing (42+/-Acs.) site and provide topographic and existing conditions information to the sewer manhole in Love Creek Pines Lane across Route 24. We expect to locate (180 +/-) Mobile Homes and or pad sites, associated septic or holding tanks and associated cleanouts, utility poles, drainage pipes below roads, wells, visible water valves along hard surface pavements which are the "named" streets. The survey will be based on North American Datum 1983/11 (NAD 83) horizontal datum and NAVD (88) for the Vertical Datum. We ask that you or the county place a call to Miss Utility for "mark out", because when we contact them for "mark out" they direct us to the affected utility providers for designer info. We also ask that a J M & T, Inc. representative meet us on site with the property owner who will help identify sewer and water features as we begin field work.

FEE for the above scope of services ……..……..….. $41,500

Deliverables are as follows:

- A preliminary copy of the compiled survey information in .pdf format
- A " Survey plan" will be developed in AutoCAD Civil 3D 2017 or older drawing file

- Horizontal Datum will be NAD 83 (NA2011) Delaware Coordinate System, annotated in US Survey Feet.
- Vertical Datum will be provided in NAVD (88)
- One (1) signed and sealed paper copy of each requested Easement (if applicable)

Notes:

1) **No Boundary Survey work is included**, but may be requested if Easements are needed or if Perimeter boundary survey conflicts are discovered.
2) Additional services requested beyond the above scope of work will be addressed by a written request from J M & T, Inc.
3)Driveways serving Mobile Home units, accessory buildings such as sheds or pole barns, pools, decks, porches and similar features will not be located.
4) If a photogrammetrist is engaged, Merestone will provide control survey points, and values, for the photogrammetry provided.
5) We anticipate having to make two (2) mobilizations after initial field work has been done to provide additional details needed after the initial survey details were compiled.

REMBURSABLE EXPENSES

Miscellaneous expenses such as overnight delivery, additional plan or report reproduction, plan copies and similar items as required or requested by you, shall be billed as a reimbursable and are not a part of the Fee Estimate.

Our first invoice for services will be issued when approximately 70% of project has been done or when asked to stop work, remaining work will be invoiced when project phases are complete. Payment is due upon receipt of invoice. All invoices, which are not paid within forty-five (45) days of invoice date, will be subject to a finance charge of 2.0% per month (24% per annum). Any requested additional services will be billed on a time-spent basis, per the rates shown on our r Fee Schedule.

This proposal, upon acceptance, shall constitute our agreement for services.

If you should have any questions, or wish to discuss the content of this proposal, please contact me. If this proposal meets with your approval, please sign the enclosed copy and return it to my office, at your earliest convenience.

Very truly yours,
Merestone Consultants, Inc.

Michael J. Early
Michael J. Early, PLS
President

Accepted:

By: _____ Date: _____
Printed Name: _____ Title: _____

October 30, 2025

Chris Brendza. P.E.
Johnson, Mirmiran & Thompson, Inc.
121 Continental Drive, Suite 300
Newark, DE 19713

RE: Project No. CG.4299.DA
Test Boring Services
Love Creek Mobile Home Community Septic Elimination Project
Sussex County, Delaware

Dear Mr. Brendza:

In accordance with your recent request, CGC Geoservices, LLC (CGCG) is pleased to present the following proposal to furnish geotechnical test boring services for the proposed evaluation at the Love Creek Mobile Home Community in West Rehoboth, Sussex County, Delaware.

A. SCOPE OF SERVICES

We understand that the project scope consists of the following:

- 10 Standard Penetration Test (SPT) borings to 15 feet below grade
- Typed Boring Logs

Sampling will be continuous for the full depth of the boring. Groundwater level observations will be recorded during and upon completion of drilling. Boreholes will not be left open for longer term groundwater readings.

We understand that the borings are proposed to be located in residential streets, and should be accessible to a truck mounted drill rig. Traffic controls consisting of cones and signage are proposed. Based on the low traffic volumes, no flaggers are proposed. One lane of roadway width will be kept open to allow the passage of vehicular traffic.

Prior to the start of work, we will obtain boring permits as required by DNREC.

We will contact Miss Utility for clearance of site utilities. However, we will require that delineation of site utilities not in the "public right-of-way" be provided by your office. CGC Geoservices will not be responsible for damage to, or repair of, utilities which are not clearly marked in the field at the time of our field evaluation program. If site utility information is not available, we will subcontract a utility locator to scan the boring

locations to clear them of detectable utilities. A separate fee is provided herein for this service if needed.

Upon completion of the borings, the boreholes will be backfilled with bentonite grout mixed with soil cuttings. Borings in pavement areas will be patched with bituminous concrete cold patch. Excess soil cuttings will be left on site in a location as directed by your representative or mounded above the test boring locations. No additional restoration has been included as part of this proposal.

We understand that boring locations will be located in the field by CGCG using coordinates or mapping provided by JMT. Borings will be logged on site by a qualified representative from CGCG, and boring logs will be submitted daily to your representative. CGCG will also communicate with your representative if soft soil conditions are encountered while drilling.

Upon completion, typed field logs will be submitted to your office electronically.

No laboratory testing is proposed herein. Samples will be retained by CGCG for 90 days following completion of the fieldwork.

B. FEE

We will provide these services for the following unit rates:

Permits/ Miss Utility		$ 350.00
Mobilization/ Drilling	$3,100.00/day x 2 days	$ 6,200.00
Field Geologist / Engineer		$ 1,450.00
Typed Logs / Reporting		$ 400.00
	TOTAL FEE	**$ 8,400.00**

Utility scanning to clear boring locations (if needed) $ 2,600.00/day

The above costs assume that all work is performed during normal weekday working hours. Our final fee will be calculated based on the actual quantities of work completed.

These unit costs assume that no union representation is required on the drill rig, and assume that Prevailing Wage Rates are not required for this project.

C. SCHEDULE

We can mobilize for this work within approximately 1 to 2 weeks of receipt of written notice to proceed, weather permitting. We estimate that the test borings can be completed in a two-day field effort. Logs will be provided within 2 days following the completion of the fieldwork

This agreement is solely between Johnson Mirmiran and Thompson and CGC Geoservices, LLC, and all invoices are payable by Johnson Mirmiran and Thompson to CGC Geoservices, LLC. We understand that JMT will provide a subconsultant agreement with terms and conditions for our review. The terms of this proposal are valid for a period of 30 days.

We appreciate this opportunity to be of service to you and look forward to providing assistance to you on this project. If this proposal meets with your approval, kindly sign and return it to our office or issue a purchase order referencing this agreement in its entirety. If you have any questions concerning the enclosed or require any further information, please do not hesitate to contact us.

Very truly yours,

CGC GEOSERVICES, LLC

Stacy B. Ziegler, P.E., LEED AP/ BD+C
President

SBZ
WORD\CG4299DA.1125.Love Creek Mobile Home Community Septic Elimination Test Borings Pro.doc

ACCEPTED BY: _____
(Signature)

_____
(Please Print Name & Title)

FOR: Johnson, Mirmiran and Thompson

DATE: _____

ENGINEERING DEPARTMENT

ADMINISTRATION	(302) 855-7718
AIRPORT & BUSINESS PARK	(302) 855-7774
ENVIRONMENTAL SERVICES	(302) 855-7730
RECORDS MANAGEMENT	(302) 855-5033
UTILITY ENGINEERING	(302) 855-7717
UTILITY PERMITS	(302) 855-7719
UTILITY PLANNING	(302) 855-1299
FAX	(302) 855-7773

Sussex County

DELAWARE
sussexcountyde.gov

MIKE HARMER, P.E.
SUSSEX COUNTY ENGINEER

ROBERT L. BRYANT, A.A.E.
AIRPORT MANAGER

MEMORANDUM

TO: Sussex County Council
The Honorable Douglas B. Hudson, President
The Honorable John L. Rieley, Vice President
The Honorable Matt Lloyd
The Honorable Jane Gruenebaum
The Honorable Steve C. McCarron

FROM: Robert L. Bryant, A.A.E., Airport Manager

DATE: December 16, 2025

REFERENCE: APPROVAL CHANGE ORDER TWO (2) – CONSTRUCT PARALLEL TAXIWAY B, PHASE 2 (BID PACKAGE 1)

Sussex County Department of Engineering, on behalf of Delaware Coastal Airport, is seeking Sussex County Council's approval for a Change Order Two (2) in the amount of $32,033.34 for work associated with the construction phase of the CONSTRUCT PARALLEL TAXIWAY B, PHASE 2 (BID PACKAGE 1) project.

This Change Order Two (2) documents the final project quantities, as verified by the field engineer. It also incorporates imported topsoil, sign foundation credit, profiliograph credit, new pavement markings and sign panels, and work related to the fiber optic cable.

During construction, it was determined that the existing topsoil on site was insufficient to meet the project specifications for replacement following site disturbance. Although the soil analysis report based on three samples and included in Appendix A of the project specifications indicated that adequate topsoil would be available, field conditions revealed that the topsoil layer was too thin. As a result, the contractor needed to import additional topsoil to meet the FAA approved project specified requirements. Credits were given for using existing sign foundations instead of constructing new ones. Additional credits were given for not performing profilograph testing. This Change Order Two (2) also covers costs associated with Allen Myers' investigations of the fiber line associated with airfield lighting. Through these investigations, the team concluded that deferring the fiber line relocation to Phase 2 of construction is the best option.

As a result from the July 26, 2025 needed Sussex County Council's approval of Change Order One (1) in the amount of $126,025.03 and the needed Sussex County Council's approval of Change Order Two (2) in the amount of $32,033.34, our construction contract with Allan Myers, MD, Inc has increased from their original bid award of $3,375,555.00 to a Final project construction cost of $3,518,613.37

Allan Myers MD, Inc construction contract original bid	$3,375,555.00
Approval Change Order One (1) (July 29, 2025)	$ 126,025.03
Approval Change Order Two (2)	$ 32,033.34
FINAL PROJECT CONSTRUCTION COST	$3,533,613.37

Sussex County approval of Change Order Two (2) is subject to final approval by the Federal Aviation Administration.

CHANGE ORDER NO. 02

Tuesday, December 9, 2025

OWNER: Sussex County Council
OWNER'S ADDRESS: 2 The Circle, Georgetown, Delaware 19947

NAME OF AIRPORT: Delaware Coastal Airport
LOCATION OF AIRPORT: 21553 Rudder Lane, Georgetown, Delaware 19947

NAME OF CONTRACTOR: Allan Myers MD, Inc.
ADDRESS OF CONTRACTOR: 2011 Belair Road, Fallston, Maryland 21047

PROJECT DESCRIPTION: Construct Taxiway B, Phase II - Bid Package 1

DELTA PROJECT NO.	**22033**
AIP PROJECT NO.	**3-10-0007-041-2024**
CURRENT CONTRACT AMOUNT:	**$3,501,580.03**
COST THIS CHANGE:	**$32,033.34**
NEW CONTRACT AMOUNT:	**$3,533,613.37**

ITEM	DESCRIPTION	UNIT	CONTRACT QUANTITY	CHANGE ORDER QUANTITY	NEW CONTRACT QUANTITY	ORIGINAL PRICE	CHANGE ORDER PRICE	ORIGINAL AMOUNT	NEW AMOUNT	CHANGE ORDER AMOUNT
2	INSTALL & REMOVAL OF SILT FENCE	LF	3200	-1591	1609	$ 3.00	$ 3.00	$ 9,600.00	$ 4,827.00	$ (4,773.00)
3	INSTALL & REMOVAL OF SSF	LF	300	-55	245	$ 12.00	$ 12.00	$ 3,600.00	$ 2,940.00	$ (660.00)
7	CULVERT INLET PROTECTION	EA	2	-1	1	$ 500.00	$ 500.00	$ 1,000.00	$ 500.00	$ (500.00)
8	COMPOST FILTER LOG	LF	750	39	789	$ 11.00	$ 11.00	$ 8,250.00	$ 8,679.00	$ 429.00
9	ORANGE CONSTRUCTION FENCE	LF	2150	-306	1844	$ 3.00	$ 3.00	$ 6,450.00	$ 5,532.00	$ (918.00)
11	NO. 57 STONE	TON	280	-103.3	176.7	$ 85.00	$ 85.00	$ 23,800.00	$ 15,019.50	$ (8,780.50)
12	TEMPORARY SEEDING	AC	7	-4.81	2.19	$ 2,000.00	$ 2,000.00	$ 14,000.00	$ 4,380.00	$ (9,620.00)
14	BITUMINOUS PAVEMENT REMOVAL	SY	150	53.22	203.22	$ 12.00	$ 12.00	$ 1,800.00	$ 2,438.64	$ 638.64
15	CONCRETE PAVE REMOVAL (6"DEPTH)	SY	1500	46.22	1546.22	$ 40.00	$ 40.00	$ 60,000.00	$ 61,848.80	$ 1,848.80
17	JOINT AND CRACK REPAIR (TYPE A)	LF	600	-400	200	$ 18.00	$ 18.00	$ 10,800.00	$ 3,600.00	$ (7,200.00)
18	JOINT AND CRACK REPAIR (TYPE B)	LF	400	-400	0	$ 18.00	$ 18.00	$ 7,200.00	$ -	$ (7,200.00)
19	COLD MILLING (2" DEPTH)	SY	2500	300	2800	$ 8.00	$ 8.00	$ 20,000.00	$ 22,400.00	$ 2,400.00
20	REMOVAL OF PIPE (18" RCP)	LF	300	-22	278	$ 31.00	$ 31.00	$ 9,300.00	$ 8,618.00	$ (682.00)
21	REMOVAL OF PIPE (10" PVC)	LF	300	314	614	$ 26.00	$ 26.00	$ 7,800.00	$ 15,964.00	$ 8,164.00
23	REMOVAL OF CONDUIT AND CABLE	LF	1500	22	1522	$ 4.00	$ 4.00	$ 6,000.00	$ 6,088.00	$ 88.00
25	REMOVAL OF MITLS	EA	5	1	6	$ 1,600.00	$ 1,600.00	$ 8,000.00	$ 9,600.00	$ 1,600.00
32	UNCLASSIFIED EXCAVATION	CY	11000	-556	10444	$ 6.50	$ 6.50	$ 71,500.00	$ 67,886.00	$ (3,614.00)
33	MUCK EXCAVATION	CY	500	-180	320	$ 30.00	$ 30.00	$ 15,000.00	$ 9,600.00	$ (5,400.00)
34	SUBBASE COURSE	CY	1700	116.26	1816.26	$ 124.00	$ 124.00	$ 210,800.00	$ 225,216.24	$ 14,416.24
35	SEPARATION GEOTEXTILE	SY	1800	-1200	600	$ 2.50	$ 2.50	$ 4,500.00	$ 1,500.00	$ (3,000.00)
36	CEMENT	TON	80	-80	0	$ 500.00	$ 500.00	$ 40,000.00	$ -	$ (40,000.00)
37	CRUSHED AGGREGATE BASE COURSE	SY	7000	77.43	7077.43	$ 22.00	$ 22.00	$ 154,000.00	$ 155,703.46	$ 1,703.46
38	ASPHALT SURFACE COURSE	TON	2200	-280.42	1919.58	$ 169.00	$ 169.00	$ 371,800.00	$ 324,409.02	$ (47,390.98)
39	CRACK REDUCTION MEMBRANE	LF	100	-100	0	$ 28.00	$ 28.00	$ 2,800.00	$ -	$ (2,800.00)
40	LIGHTED PORTABLE CLOSED RUNWAY MARKERS	EA	2	-2	0	$ 2,500.00	$ 2,500.00	$ 5,000.00	$ -	$ (5,000.00)
42	AVIATION BARRICADES	LF	850	-360	490	$ 31.00	$ 31.00	$ 26,350.00	$ 15,190.00	$ (11,160.00)
43	EMULSIFIED ASPHALT TACK COAT	GAL	800	-55	745	$ 4.00	$ 4.00	$ 3,200.00	$ 2,980.00	$ (220.00)
44	MARKING (INITIAL YELLOW)	SF	1750	-251	1499	$ 10.00	$ 10.00	$ 17,500.00	$ 14,990.00	$ (2,510.00)
45	MARKING (PERMANENT YELLOW)	SF	1750	179.5	1929.5	$ 4.00	$ 4.00	$ 7,000.00	$ 7,718.00	$ 718.00
46	MARKING (PERMANENT BLACK)	SF	3400	452.5	3852.5	$ 2.00	$ 2.00	$ 6,800.00	$ 7,705.00	$ 905.00

CHANGE ORDER NO. 02

Tuesday, December 9, 2025

49	15" HDPE PIPE	LF	300	34	334	$ 85.00	$ 85.00	$ 25,500.00	$ 28,390.00	$ 2,890.00
50	18" HDPE PIPE	LF	630	274	904	$ 94.00	$ 94.00	$ 59,220.00	$ 84,976.00	$ 25,756.00
51	24" HDPE PIPE	LF	240	-2	238	$ 117.00	$ 117.00	$ 28,080.00	$ 27,846.00	$ (234.00)
52	18" RCP, CLASS V	LF	450	2	452	$ 70.00	$ 70.00	$ 31,500.00	$ 31,640.00	$ 140.00
54	6" PVC UNDERDRAIN OR EDGE DRAIN PIPE (PERFORATED)	LF	3100	-63	3037	$ 31.00	$ 31.00	$ 96,100.00	$ 94,147.00	$ (1,953.00)
55	6" PVC UNDERDRAIN OR EDGE DRAIN PIPE (SOLID)	LF	650	-35	615	$ 34.00	$ 34.00	$ 22,100.00	$ 20,910.00	$ (1,190.00)
64	SEEDING	AC	13	-0.11	12.89	$ 2,500.00	$ 2,500.00	$ 32,500.00	$ 32,225.00	$ (275.00)
65	MULCHING	AC	13	-0.11	12.89	$ 1,800.00	$ 1,800.00	$ 23,400.00	$ 23,202.00	$ (198.00)
68	NO. 8 AWG, 5KV, L-824 TYPE C CABLE	LF	8200	6093	14293	$ 3.50	$ 3.50	$ 28,700.00	$ 50,025.50	$ 21,325.50
69	NO. 6 AWG, 600V, L-824 RHW CABLE	LF	2300	94	2394	$ 4.40	$ 4.40	$ 10,120.00	$ 10,533.60	$ 413.60
70	NO. 6 AWG COPPER COUNTERPOISE WIRE	LF	5400	1308	6708	$ 2.60	$ 2.60	$ 14,040.00	$ 17,440.80	$ 3,400.80
71	ENCASED ELECT DB, 2 WAY - 2" PVC CONDUIT	LF	250	50	300	$ 93.00	$ 93.00	$ 23,250.00	$ 27,900.00	$ 4,650.00
72	ELECT CONDUIT, 1 WAY - 2" PVC CONDUIT	LF	4300	-156	4144	$ 14.00	$ 14.00	$ 60,200.00	$ 58,016.00	$ (2,184.00)
73	ELECTR CONDUIT, 2 WAY - 2" PVC CONDUIT	LF	850	1657	2507	$ 22.00	$ 22.00	$ 18,700.00	$ 55,154.00	$ 36,454.00
74	PULLCAN PLAZA	EA	8	6	14	$ 9,000.00	$ 9,000.00	$ 72,000.00	$ 126,000.00	$ 54,000.00
76	AIRFIELD GUIDANCE SIGN PANEL REPLACEMENT	EA	2	3	5	$ 5,000.00	$ 5,000.00	$ 10,000.00	$ 25,000.00	$ 15,000.00
78	GROUND RODS	EA	400	-353	47	$ 135.00	$ 135.00	$ 54,000.00	$ 6,345.00	$ (47,655.00)
79	RIPRAP (CLASS)(TYPE)	SY	1150	21	1171	$ 50.00	$ 50.00	$ 57,500.00	$ 58,550.00	$ 1,050.00
80	SOIL STABILIZATION MAT (CHANNEL)	SY	1500	-142.69	1357.31	$ 2.50	$ 2.50	$ 3,750.00	$ 3,393.28	$ (356.73)
81	SOIL STABILIZATION MAT (SLOPE)	SY	2950	-720.97	2229.03	$ 2.50	$ 2.50	$ 7,375.00	$ 5,572.58	$ (1,802.43)
82	TURF REINFORCEMENT MATTING	SY	400	25	425	$ 5.00	$ 5.00	$ 2,000.00	$ 2,125.00	$ 125.00
CO 2.1	Imported Topsoil	LOAD	0	128	128	$ -	$ 362.36	$ -	$ 46,382.08	$ 46,382.08
CO 2.2	Sign Foundation Credit	EA	0	2	2	$ -	$ (5,500.00)	$ -	$ (11,000.00)	$ (11,000.00)
CO 2.3	Profiliograph Credit	LS	0	1	1	$ -	$ (567.00)	$ -	$ (567.00)	$ (567.00)
CO 2.4	Fiber Optics Incidentals	LS	0	1	1	$ -	$ 16,378.85	$ -	$ 16,378.85	$ 16,378.85
								CHANGE ORDER TOTAL:		$ 32,033.34

REASONS FOR CHANGE ORDER:

This change order documents the final project quantities, as verified by the field engineer. It also incorporates imported topsoil, sign foundation credit, profiliograph credit, and work related to the fiber optic cable. (2.1) During construction, it was determined that the existing topsoil on site was insufficient to meet the project specifications for replacement following site disturbance. Although the soil analysis report—based on three samples and included in Appendix A of the project specifications—indicated that adequate topsoil would be available, field conditions revealed that the topsoil layer was too thin. As a result, the contractor must import additional topsoil to meet the specified requirements. Item 2.2 is a credit for using existing sign foundations instead of constructing new ones. Item 2.3 is a credit for not performing profilograph testing. Item 2.4 covers costs associated with Allen Myers' investigations of the fiber line. Through these investigations, the team concluded that deferring the fiber line relocation to Phase 2 of construction is the best option.

CURRENT CONTRACT TIME (CALENDAR DAYS)	209
ADJUSTMENT IN TIME THIS CHANGE (CALENDAR DAYS)	2
NEW CONTRACT TIME (CALENDAR DAYS)	211

CHANGE ORDER NO. 02

Tuesday, December 9, 2025

Subject to conditions set forth below, an equitable adjustment is established as follows:

CONTRACT PRICE			
	Not Changed		
x	Increased by	$32,033.34	Dollars
	Decreased by		Dollars

CONTRACT TIME			
	Not Changed		
x	Increased by	2	Calendar Days
	Decreased by		Calendar Days

The foregoing is in accordance with your contract dated December 2, 2024 and as listed below:

1 The aforementioned change and work affected thereby are subject to all contract stipulations and covenants,

2 The rights of the OWNER are not prejudiced; and

3 All claims against the OWNER which are incidental to or as a consequence of the aforementioned change are satisfied.

SIGNATURE	PRINTED NAME	TITLE	DATE
OWNER			
KK	Kevin Kern	Project Manager	12-10-25
CONTRACTOR			
William Eschenfelder Digitally signed by William M Eschenfelder Date: 2025.12.10 15:37:30-05'00'	William Eschenfelder	Project Manager	12-10-2025
ENGINEER			
FAA			

P.O. Box 278, Fallston, MD 21047

Communication Date: July 24, 2025

Delta Airport Consultants
2700 Polo Ave
Midlothian, VA 23113
Attn: WILLIAM ESCHENFELDER

Letter Number: COM0003

Job Number: 2425070

Re: DE COASTAL AIRPORT TAXIWAY B
Change Order # 3 - Import Topsoil

Dear Bill,

In accordance with Section 90, 90-05 Payment for Extra Work, please accept these unit price of $362.36 per load from a Georgetown Supplier. Includes furnish and hauling of toppsoil to site.

Please provide written acceptance at your earliest convenience for which option is preferred.

If you have any questions or concern please give me a call.

Sincerely,

Kevin Kern

ALLAN MYERS

P.O. Box 278, Fallston, MD 21047

Communication Date: 25-AUG-2025

Delta Airport Consultants
2700 Polo Parkway
Midlothian, VA 23113
Attn: WILLIAM ESCHENFELDER

Letter Number: COM0005

Job Number: 2425070

Re: DE COASTAL AIRPORT
TAXIWAY B
L-858 (L) Airfield Guidance Sign on
New Foundation Credit

Dear Bill,

Credit to Item 75 Airfield Guidance Signs on New Foundation.

As discussed during the Teams call on Friday, 8/22/25, Myers is proposing a credit of $5,500.00 per sign under Item 75 – Airfield Guidance Signs on New Foundation. Two signs have been identified for this credit.

The existing foundations will remain in place, as they are in good condition. BW will still proceed with replacing the sign frames and panels, plus will verify proper operation.

This amount will be deducted from the next payment application.

With your agreement to the proposed credit, Myers will move forward accordingly.

Please confirm at your earliest convenience.

Sincerely,

Kevin Kern

15342 S. DuPont Hwy
Harrington DE 19952

Office: 302.566.6248
Fax: 302.566.6251

Bryon Warren
President
302-270-5719

Email(s):
office@bwelectricinc.com

August 22, 2025

Subject: Taxiway B Coastal Airport Sign Foundation Credit

Dear Kevin,

B.W. Electric proposes a credit of $5,500.00 per sign foundation as the existing concrete pads are in good condition. B.W. Electric will still replace the sign structure under item (75-l25) and make sure it is operational. The item that would be applied to is attached below. We would still be utilizing the removal of the sign as we are replacing the sign still item (26-P101) for each sign. This will be a total of $11,000.00 credit for the 2 signs as discussed.

75 L-125	8	EA	L-858(L) AIRFIELD GUIDANCE SIGN (3-4 CHAR.) ON NEW FOUNDATION

Sincerely,

Bryon Warren
President
B. W. Electric, Inc.
BSW/

ALLAN MYERS

P.O. Box 278, Fallston, MD 21047

Communication Date: 16-OCT-2025

Delta Airport Consultants
2700 Polo Parkway
Midlothian, VA 23113
Attn: BILL ESCHENFELDER

Letter Number: COM0007

Job Number: 2425070

Re: DE COASTAL AIRPORT
TAXIWAY B
Change Order #4 - Profilograph
Credit

Dear Bill,

As requested, please accept this lump sum credit in the amount of $567.00 for the elimination of the Profilograph testing from the project scope.

This credit will be reflected as a deduction on the next payment application.

Please let us know if you have any questions or require further documentation.

Sincerely,

Kevin Kern

ALLAN MYERS

P.O. Box 278, Fallston, MD 21047

Communication Date: August 22, 2025

Delta Airport Consultants
2700 Polo Parkway
Midlothian, VA 23113
Attn: WILLIAM ESCHENFELDER

Letter Number: COM0002

Job Number: 2425070

Re: TAXIWAY B
Change Order # 2 - Fiber Optic Conflict

Dear Bill,
In accordance with Section 90, 90-05 Payment for Extra Work, please accept the lump sum and unit price described below for the additional work for the conflicts associated with the fiber optic as directed in email received on 6/24/25.

Lump Sum:
$16,378.85 for the investigation time, furnish and install new 3X3 manhole and incidentals not covered under unit price items.

The following items will be paid separately under their respective contract bid items, as they are not included in the lump sum nor the above unit prices:

o Item 23 Removal of conduit and cable
o Item 27 Removal electrical junction wells
o Item 32 Unclassified excavations
o Item 33 Much Excavation
o Item 71 Encased Electrical DB 2 way 2" conduit
o Item 73 Electrical conduit 2 way 2" conduit
o Item 74 Pullcan
o Item 78 ground rods
o Item 68 No. 8 cable
o Items not mentioned above.

Additionally, Myers respectfully requests a time extension of two (2) calendar days to complete the additional scope.

Please provide written confirmation of acceptance at your earliest convenience so we may proceed with procurement and scheduling.

Should you have any questions or require additional information, feel free to contact me directly.

Sincerely,

Kevin Kern

Contractor: ***Allan Myers***
Activity: Fiber Conflict
Change Order # COR # 2
Delta # 22033

Date: 8/22/2025
Contract #: AIP 3-10-0007-041-2024
Contract Name: Taxiway B - DE Coastal Airport

MARKUP SUMMARY

(1)	*LABOR*		$1,229.30
		PLUS 10% Profit & Overhead	$122.93
		TOTAL LABOR	$1,352.23
(2)	*MATERIALS*		$0.00
		PLUS 10% Profit & Overhead	$0.00
		TOTAL MATERIALS	$0.00
(3)	*EQUIPMENT*		$517.24
		PLUS 10% Profit & Overhead	$51.72
		TOTAL EQUIPMENT	$517.24
(4)	*SERVICE/SUBCONTRACTOR*		$11,000.00
		PLUS 5% Profit & Overhead	$550.00
		TOTAL SERVICE	$11,000.00
(5)	TOTAL LABOR, MATERIALS, EQUIPMENT, AND SERVICES		$12,869.47
(6)	DAILY OPERATING EXPENSE @	$ 1,633.66	$3,267.33
(7)	BOND	1.50%	$ 242.05

TOTAL AMOUNT OF THIS CHANGE ORDER REQUEST **$16,378.85**

SUMMARY OF CHANGE				August 22, 2025
Investigation time, furnish & install 3X3 manhole and survey assocatied with locating the conflict with existing fiber optic				
Item	**HRS**	**Unit**	**RATE**	**TOTAL**
Field Manager	4.0	HR	$81.29	$325.16
Laborer	8.0	HR	$40.85	$326.80
Survey Manager	2.0	HR	$81.29	$162.58
Labor Total:				**$814.54**
Insurance, Taxes & Benefits:				**$414.76**
Total Labor & Benefits:				**$1,229.30**
Survey Manager Truck	2.0	HR	$28.12	$56.24
Site Truck	4.0	HR	$28.12	$112.48
Foreman Truck	4.0	HR	$26.27	$105.08
Foreman EQP Package	4.0	HR	$60.86	$243.44
Equipment Total:				**$517.24**
Material Total:				**$0.00**
Fiber Manhole 3X3	1	LS	$11,000.00	$11,000.00
Service Total:				**$11,000.00**

15342 S. DuPont Hwy
Harrington DE 19952

Office: 302.566.6248
Fax: 302.566.6251

Bryon Warren
President
302-270-5719

Email(s):
office@bwelectricinc.com

August 21, 2025

Subject: Taxiway B Coastal Airport Additional Manhole

Dear Kevin,
For the purchasing and installation of 1 additional manhole the price would be $11,000.00
This includes the purchase of 1 manhole, excavation, stone placement and installing the manhole.
The associated conduit and pullcans will be paid by utilizing contract pricing.

Excludes:

- No off hours work.
- No seed or sod.
- No layout.
- No air traffic control.

Sincerely,

Bryon Warren
President
B. W. Electric, Inc.
BSW/

ENGINEERING DEPARTMENT

MIKE HARMER, P.E.
SUSSEX COUNTY ENGINEER

(302) 855-7370 T
(302) 854-5391 F
mike.harmer@sussexcountyde.gov

Sussex County
DELAWARE
sussexcountyde.gov

Memorandum

TO: Sussex County Council
The Honorable Douglas B. Hudson, President
The Honorable John L. Rieley, Vice President
The Honorable Jane Gruenebaum
The Honorable Matthew R. Lloyd
The Honorable Steve C. McCarron

FROM: Hans Medlarz, P.E., Project Engineer

RE: Wolfe Neck RWF Electrical Service & Switchgear Replacement
A. General Construction, Project S24-10 – Change Order No. 8
B. Electrical Construction, Project S24-09 – Change Order No. 3

DATE: December 16, 2025

GHD, Inc., held the County's engineering services contract associated with the SCRWF since December 7, 2001. Council reaffirmed GHD as the "Engineer of Record" South Coastal in September of 2016 and again on May 14, 2019, at which time Council also included professional services associated with the City of Rehoboth Beach's Wastewater Treatment Plant.

In July of 2016, County Council authorized agreement negotiations with other wastewater service providers for the utilization of existing unallocated wastewater treatment capacity. On September 20, 2016, Council approved the initial agreement with the Lewes Board of Public Works (LBPW) for wastewater treatment and disposal. It allowed for the transmission of a year-round base flow rate of up to 75,000 gallons per day into the BPW's system with a seasonal ramp up of up to 300,000 gallons per day during the fall/winter season.

As per the LBPW's request, the County utilized George, Miles & Buhr, Inc., the Board's Engineer of Record for the design of the proposed improvements. Following the design completion and permitting Council approved on August 29, 2017, LBPW's assistance request under the FY18 General Labor & Equipment Contract for a joint project.

In March of 2018, the LBPW requested an amendment to the Agreement allowing LBPW's service area tie-in(s) to the County's system and on March 20, 2018, Council approved Amendment No. 1 allowing wastewater to be transmitted and treated in the most cost-effective manner with the billing to be accomplished on a net zero metering basis.

On September 26, 2018, the County presented a request to increase the flow contributions at a Board meeting. Subsequently, the Board instructed their Counsel to draw up Amendment No. 2, which was accepted by County Council on January 8, 2018.

In 2021 both parties independently started planning for capital treatment plant improvements and expansions using GHD, Inc., the consultant already representing both entities. In addition, County Council committed substantial ARPA funding to the upgrade of wastewater treatment facilities in general and the Wolfe Neck RWF in particular. In this context, the County Engineer was authorized to initiate discussion with the Board.

The possible cooperation presented an opportunity to significantly reduce the LBPW's future long-term capital costs concerning sustainability of the wastewater treatment plant, especially compared to other potential options. Therefore, the Board held a series of workshops for public discussion and input and on March 31, 2022, decided to evaluate the following three (3) options with variations:

1. Maintain wastewater treatment facility in its current flood plain location at its current capacity while "hardening" the perimeter to deal with climate change.
2. Relocate wastewater treatment facility outside of the flood plain, increase capacity to meet ultimate demand and investigate (2a) land treatment disposal, (2b) continued Canal discharge and (2c) ocean outfall.
3. Relocate wastewater treatment facility to Wolfe Neck in a partnership with County using the same capacity assumptions while investigating (3a) continued piped Canal discharge versus (3b) biological polishing.

The 2016 Agreement established a "handshake" point splitting capital responsibility between the parties. Under options 1 & 2, all activities would occur on the Board's side of the handshake point and the County would participate on the agreed upon prorated percentage. Under option 3, most of the transmission and all the treatment plant capital upgrades would occur on the County side of said point.

On May 24, 2022, Council approved to fund 50% of the long-range study in the amount of $124,250.00 utilizing allocated ARPA. The results of the study were presented to County Council on December 6, 2022. Since then, the LBPW held workshops on February 10th, March 22nd, April 12th, May 17th and June 14th to continue the open decision-making process.

In late June of 2023 Sussex County was informed by DNREC officials of significant findings during a Phase 1 archeological study at the Wolfe Neck RWF. These findings triggered a Phase 2 archeological study, encompassing the entire spray lease area. The impact has created uncertainty for biological polishing under option 3b as well as the proposed facility conversion from center pivot irrigation to a fixed-head irrigation in managed forests.

During the LBPW workshop on August 9th the concept of an ocean outfall from the Wolfe Neck RWF emerged as study Option 3c. Under this scenario the County would construct a new 5.25 mgd treatment facility relying mainly on the outfall and only spray irrigate at agronomically required rates using the exiting irrigation systems.

Any Wolfe Neck treatment expansion can only occur in the location of one of the two primary treatment lagoons requiring even more urgent removal of the accumulated biosolids. As a precursor of the removal, all incoming flows must be transferred to treatment lagoons 2 & 3. For the support of the biosolids removal and dewatering equipment a new electrical service and power distribution center must be designed and constructed to accommodate both the immediate power needs as well as the future plant expansion.

On August 15, 2023, Council approved GHD's Amendment 22 – Advanced Electrical Design in the not to exceed amount of $427,138.72 and Amendment 23 for the expansion of the long-range study to include Option 3c in the not to exceed amount of $95,000.00, utilizing allocated ARPA funding.

Subsequently GHD developed construction documents for the associated electrical and general construction at the Wolfe Neck Facility with the option to bid on one or both segments of the work and Invitations to Bid were advertised in the local newspaper, as well as available to view on the County website. In addition, the information was directly forwarded to several contractors. Five (5) contractors attended the pre-bid meeting on March 26, 2024, and on April 18, 2024, two (2) bids were received for the Electrical Construction, and one (1) bid was received for the General Construction.

BW Electric, Inc.'s low bid for Electrical Construction was within budget. However, the bid for General Construction came in well above budget. At the time of bid the County had three (3) open general construction projects with different companies. All three, Bancroft, Whayland and Ronca can perform the scope but chose not to bid. Therefore, the Engineering Department recommended, and Council concurred to approach each company requesting competitive proposals for a potential change order under their respective open contract.

On April 30, 2024, Council approved award of Electrical Construction to BW Electric, Inc. in the low bid amount of $5,000,000.00, rejecting the sole General Construction bid and soliciting three proposals under an alternate delivery method.

The Whayland Company, Bancroft Construction, and M.F. Ronca were sent a request for proposals. BW Electric was later invited to bid since they were awarded the electrical portion of the project. Out of the four (4) proposals received on June 7, 2024, the lowest responsible offer was made by Bancroft Construction at $1,376,000.00 and on June 11, 2024, Council approved issuance of Change Order No. 1 under Bancroft Construction's James Farm contract in the full amount of $1,376,000.00 but with separate accounting and schedule of values.

The Engineering Department requested GHD to submit an amendment for construction phase engineering services for both contracts at the Wolfe Neck Facility. GHD subsequently submitted Amendment 25 in the not to exceed amount of $736,342.23, which Council approved on June 11, 2024.

The initial design approach for the lagoon solar project anticipated a "behind the meter' component connected to the new main power distribution panel. However, in the final design both projects connect directly to the utility transformer. The lagoon solar alignment routing was initially laid out outside of the County's project envelope on State owned lands. The archeological findings necessitated the consolidation of all construction activities on

previously disturbed areas under County ownership. Therefore, GHD, prepared modified drawings incorporating an advanced construction duct bank between the building and the generator for us by Noria-Chaberton JV LLC under the lagoon solar project while at the same time removing the solar connection to the main power distribution panel. BW Electric, Inc. priced out the work in the aggregate amount of $87,423.45. On August 13, 2024, Council approved BW Electric, Inc.'s Change Order No. 1 for the same amount.

The electrical project also included a new Process Control System Cabinet, which will initially communicate with existing SCADA and ultimately be incorporated into the new site-wide SCADA system for the expanded facility. This Cabinet was to include a County-furnished Industrial PC (IPC) to match recent projects and direction given by Environmental Services. However, the IT Department decided to phase out IPCs and instead use Operator Interface Terminals. BW Electric, Inc. priced out the work in the amount of $6,102.82 which Council approved under Change Order No. 2 on November 19, 2024.

In the course of the last twelve months the following RFPs were issued and BW Electric, Inc. proposed aggregate Change Order No.3 to complete the entire scope:

RFP-003 for the relocation of the Temporary Aerator Motor Starter Structure. It provides the power to the relocated aerators in lagoons 2 & 3 during the sludge removal project in lagoon 1. In the original configuration it was to be located on the top of the lagoon berm, but Environmental Services requested the relocation to the toe of the berm due to access concerns

RFP-004 for the ductbank modifications requested by DP&L due to limitations of conductor terminations in the transformer. The transformer DP&L had initially envisioned using could accommodate more conductors than the one ultimately installed triggering the change in conductors and conduits.

RFP-005 for the modifications to existing Administration Building power distribution establishing a permanent dedicated feeder from the building's Motor Control Center to the 480VAC panelboard. In the process also removing the no longer needed automatic transfer switch and the generator.

RFP-006 for the removal of the existing main circuit breaker in the Administration Building Motor Control Center. This breaker is over 30-years old and was installed under the original construction. It is obsolete and has never been serviced. The building's circuit board is now fed and protected via a dedicated circuit from the new electrical building making the original breaker redundant.

<u>In summary, the Engineering Department requests Council concurrence in the issuance of Change Order No.3 covering RFPs 003-006 in the aggregate amount of $336,019.09.</u>

The exact dimensions of the solar duct bank penetrations in the building foundation issued under Change Order No.1 to BW Electric were still being finalized in the submittal process when Bancroft started on the building footers and foundation walls. GHD informed Bancroft of the delay on December 20th , 2024 and the issue was resolved one month later on January 20th. GHD and the Engineering Department can support a 3-week delay encompassing twelve work days and an allowance for remobilization after subtracting weather-related delays not

eligible for compensation. Subsequently, Council approved Change Order No. 3 for coordination related delays to Bancroft Construction in the amount of $19,717.76 on February 11, 2025.

Environmental Services and the Engineering Department had planned the removal of the accumulated biosolids during a series of initial discussions with Denali and Synagro, the only two (2) firms capable of delivering such a massive removal project. Starting in July 2024, GHD was tasked with laying out options for efficient project execution. Subsequently, GHD developed an RFP with input from both firms, circulating a draft before issuing a final version. Upon receipt of the draft, the firms conducted site visits independently confirming sludge depth and consistency as well as developed questions which resulted in a revised RFP capturing the updated information and operational details. On February 28, 2025, both proposals were received.

Denali's proposal was lower in cost than either one of Synagro's options. Denali was initially the more engaged and responsive bidder – although Synagro ended up asking a number of relevant questions in the week leading up to the RFP due date. Denali offered a $(75,000.00) credit for not restoring the staging area to existing conditions. Having a staging area for larger upgrade project currently under preliminary design is beneficial and the credit was incorporated in Council's approval of the agreement with the Denali Corporation in the amount of $3,850,800.00 on March 25, 2025.

When Denali was debriefed with regards to the exact power requirements, GHD and the Engineering Department first pursued a series of smaller breakers but then pivoted to a generator driven approach for an estimated six (6) months project period allowing the project schedule to be accelerated prior to the original fall 2025 start date. This would allow the initial underwater dredging to proceed in the later summer months while the subsequent removal stages with exposed, potentially odorous sludge would occur later. Denali offered to provide the on-site power generation for six (6) months for $175,000.00 as well as credit the baseline staging area expense in the amount of ($210,000.00). In addition, an equal or greater credit will be created in the electrical construction balancing change order at the end of the project for the deleted bank of breakers.

The Engineering Department worked with Denali on a value engineered design of an enhanced staging area which met their needs but could also be made permanent and serve for the upgrade construction project and ultimately the future operation of the facility. It was directly sent to five (5) site contractors for pricing but only two (2) bids were received. The other contractors declined to bid due to workforce limitations and the tight project timeline. The lowest unit cost bid was submitted by A.P. Croll in the amount of $482,027.50 and on April 29, 2025, County Council approved Change Order No. 1 to Denali Corporation in the aggregate credit amount of ($35,000.00) and issuance of a purchase order to A.P. Croll in the not to exceed amount of $482,027.50.

Since then both the electrical contract as well as the building contract have experienced delays. One of the most difficult to resolve was the drilled installation of the new DP&L primary electrical service. As a result of the delays Denali's dredging operation began with lagoon 1 still in service and lagoon 2 without aeration. Without isolation of dredging in

lagoon 1 compounded by the lack of aeration floating foamy solids came close to the spray storage lagoon triggering an emergency shut down of Denali's operations.

Independent from this incident GHD and the Engineering Department determined it would be beneficial to use lagoon 2 as the basis of design for the future facility for a better process flow as well as the elimination of a potential issue with the liner of lagoon 2. Consequently, Denali was instructed to also dredge lagoon 2 triggering a partial two-day remobilization and repositioning of the equipment. In summary, a total of five days of labor and overhead expenses were priced and on September 9, 2025 Council issued Change Order No.2 to Denali in the amount of $75,000.00.

The biosolids removal and dewatering equipment was originally powered out of the new electrical building. When Council approved Denali's Change Order No.1 switching to generator power it eliminated the temporary power requirements under the sludge removal contract and consequently a canopy from Bancroft's contract. In addition, the Department was able to provide value engineering input on the ceiling material in the electrical building for a total combined credit Change Order No. 5 of -$14,910.63 from Bancroft Construction which was approved by Council on May 13, 2025.

Over the last several months Bancroft has had to vacate the site, allowing unrelated activities not a part of Bancroft's contract scope to be completed. Specifically, Bancroft has demobilized from the site on three (3) occasions but continuing to maintain a field office, storage trailers and limited supervision as well as all insurance and bonding. The Engineering Department and Bancroft agreed on appropriate compensation. Change Order No.7 to Bancroft Construction in the amount of $64,035.25 was approved on October 7, 2025.

Change Order No. 7 compensated Bancroft Construction for their incurred expenses related to the time delays. Since then, we reviewed **all** subcontracts and agreed to compensate two subcontractors for their incurred costs too, but without markup or profit by Bancroft. Therefore, the Engineering Department recommends issuance of Change Order No. 8 to Bancroft Construction in the amount of $28,952.00 for documented subcontractor delay-related expenses.

SUSSEX COUNTY
CHANGE ORDER REQUEST

A. ADMINISTRATIVE:

1. Project Name: **PROPOSED CAMPUS AT JAMES FARM ECOLOGICAL PRESERVE**

2. Sussex County Project No. S24-10

3. Change Order No. 8 – Wolfe Neck RWF Electrical Service & Switchgear (general construction)

4. Date Change Order Initiated - 12/16/25

5. Status

		C23-21	S24-10 (GC)
a.	Original Contract Sum	$ 2,090,500.00	$ 0
b.	Net Change by Previous Change Orders	$ 0	$1,444,842.38
c.	Contract Sum Prior to Change Order	$ N/A	$1,444,842.38
d.	Requested Change	$ N/A	$ 28,952.00
e.	Net Change (No. of days)	N/A	N/A
f.	New Contract Amount	**$ 2,088,250.72**	**$1,473,794.38**

6. Contact Person: Mike Harmer, P.E.

   Telephone No. (302) 855-7718

B. REASON FOR CHANGE ORDER (CHECK ONE)

_ 1. Differing Site Conditions
_ 2. Errors and Omissions in Construction Drawings and Specifications
_ 3. Changes Instituted by Regulatory Requirements
_ 4. Design Change
_ 5. Overrun/Underrun in Quantity
X 6. Factors Affecting Time of Completion
___ 7. Other (explain below):

C. **BRIEF DESCRIPTION OF CHANGE ORDER:**

Subcontractor related cost increases associated with project time delays.

D. **JUSTIFICATION FOR CHANGE ORDER INCLUDED?**

Yes ____X____ No _____

E. **APPROVALS**

1. Bancroft Construction, Contractor

12-09-2025

Signature Date

_ROBERT JADICK_____
Representative's Name in Block Letters

2. Project Engineer

12/9/2025

Signature Date

3. Sussex County Council President

_____

Signature Date

PCO Request

K.B. COLDIRON, INC.

36546 Dupont Blvd
Selbyville, DE 19975

302-436-2611

Number: 24713-02

PHONE	DATE
	10/22/2025
JOB NAME/LOCATION	
Wolfe Neck WWTF	
JOB NUMBER	CONTRACT DATE
24713	

TO: Bancroft Construction
2324 W. Zion Road, Ste 108
Salisbury, MD 21801

Labor	$7,500.00
- Original contract based on $1005 per day for a 3 man crew for 30 days - 25% increase in labor burden (gen. liability, workers comp, health ins., wage icrease)	
Material and Equipment Rental	$6,700.00
Storage Fees for Trusses	TBD
Subtotal	$14,200.00

part of and is in conformance with the existing contract.

ORIGINAL CONTRACT AMOUNT		$ 71,605.00
DATE 10/22/25	AMOUNT THIS PCO	$ 14,200.00
AUTHORIZED SIGNER (KB COLDIRON) *Melissa Coldiron Douglass*	PREVIOUS CO'S	$ (2,515.00)
	REVISED CONTRACT AMOUNT	$ 83,290.00

	DATE OF ACCEPTANCE
	AUTHORIZED SIGNATURE (CONTRACTOR)

HARKINS CONCRETE CONSTRUCTION, INC.

31400 Winterplace Parkway, Suite 400
Salisbury, MD 21804
PHONE 410-749-3300 FAX 410-749-2150

INVOICE NO: 2024-94 **DATE:** 12/16/2024

TO: Bancroft Construction
2324 W Zion Road, Suite 108
Salisbury, MD 21801

Job: Wolf Neck

DESCRIPTION			AMOUNT
Mass Excavation ande Dewatering for Eletrical Building			
Work performed (November-Early Dec 2024)			
Super	26.5 Hours Super @ 65 Per Hour		$ 1,723
Labor	63.5 Hours Laborer @ 50 Per Hour		$ 3,175
Skilled	19.0 Hours Skilled Labor @ 55.00 Per Hour		$ 1,045
Equipment:	1.0 Excavator 4300-54999	Week	$ 2,488
	1.0 Mini Ex	Day	$ 350
	4.0 Pump	Hours	$ 660
	2" Pump HCC	Week	$ 245
	Hose HCC	Week	Included
	Generator HCC	Week	$ 260
Materials:	20.00 2000 PSI Mat Slab Mix	CYDS	$ 3,320
	2.00 Filter Bags		$ 18
20% MU on Material and equipment			$ 1,468
Total			**$ 14,752**

HARKINS CONCRETE CONSTRUCTION, INC

T & M Daily

Project Number	
H312	Wolf Neck
Day	Date
Thursday	11-14-24

Weather

IN	OUT	Class	Code	Employee Name	Hours
		S		DUCK	
1000	500	S		TONY OXTON	6.5
		S		ENRIQUE RAMIREZ LOZADA	
				TIM DIAZ	
				CHARLES HINES	
				KELLY CLAXTON	
1000	900	O		Lupe Ledesma	5.5
				JUAN BAUTISTA	
				FERNANDO CAMPOVERDE PANCHANA	
				ERVIN CANDALARIA CURBELO	
				ANGEL CIFUENTES	
				AVERY FOREMAN	
				GEORGE GONZALES	
				FERMIN ROSALES GUERRERO	
				GALINDO GUTIERREZ MORALES	
				JOSE GUZMAN MONSANTO	
				OSCAR HERNANDEZ GUERRERO	
				DONTAZE JEFFERSON	
				DAVID JONES	
				JESSE LUCENA	
				ROGELIO LEDEZMA	
				AROLDO MENDEZ HERNANDEZ	
				HERIBERTO MERCADO MELENDEZ	
				DANIEL MORENO	
				JAMES NELSON	
				TYLER ORTIZ	
1000	530	L		ROBERTO OLIVO	5.5
				AUDENCIO PEREZ	
				RONALD PURNELL	
				LUIS REYES BELTRAN	
				ALEJANDRO REZA CORTEZ	
				EDY SAAVEDRA GARCIA	
				JORGE SANCHES YANES	
1000	530	L		LORENZO SANCHEZ	5.5

Total Concrete Placed			
Cu Yds	Mix	Supplier	Additives
		HRM	
Total SF Finish			

Equipment Used	Owner	Hours
210 LC Excavator	United	Day

Qty & Description Misc Items Rec'd

Notes:

Summary: Rug Mats Excavation at Electrical Building

Signed:

Verify time only

6.5 TO only

HARKINS CONCRETE CONSTRUCTION, INC

T & M Daily

Project Number	
H312	Wolf Neck
Day	Date
Friday	11-15-24

Weather

IN	OUT	Class	Code	Employee Name	Hours
		S		DUCK	
7:00	12:30	S		TONY OXTON	5.5
		S		ENRIQUE RAMIREZ LOZADA	
				TIM DIAZ	
				CHARLES HINES	
				KELLY CLAXTON	
				JUAN BAUTISTA	
				FERNANDO CAMPOVERDE PANCHANA	
				ERVIN CANDALARIA CURBELO	
				ANGEL CIFUENTES	
				AVERY FOREMAN	
				GEORGE GONZALES	
				FERMIN ROSALES GUERRERO	
				GALINDO GUTIERREZ MORALES	
				JOSE GUZMAN MONSANTO	
				OSCAR HERNANDEZ GUERRERO	
7:00	12:30	L		DONTAZE JEFFERSON	5.5
7:00	12:30	L		DAVID JONES	5.5
				JESSE LUCENA	
				ROGELIO LEDEZMA	
				AROLDO MENDEZ HERNANDEZ	
				HERIBERTO MERCADO MELENDEZ	
				DANIEL MORENO	
				JAMES NELSON	
				TYLER ORTIZ	
				ROBERTO OLIVO	
				AUDENCIO PEREZ	
				RONALD PURNELL	
				LUIS REYES BELTRAN	
				ALEJANDRO REZA CORTEZ	
				EDY SAAVEDRA GARCIA	
				JORGE SANCHES YANES	
				LORENZO SANCHEZ	

Total Concrete Placed			
Cu Yds	Mix	Supplier	Additives
		HRM	
Total SF Finish			

Equipment Used	Owner	Hours
20 LC Excavator	United	Day

Qty & Description Misc Items Rec'd

Notes:

Summary: Rig MOB Excavation at Electrical building

Signed:

Verify time only

X

HARKINS CONCRETE CONSTRUCTION, INC

T &M Daily

Project Number	Wolf Neck
Day: Monday	Date: 11-25-24
Weather	

IN	OUT	Class	Code	Employee Name	Hours
700	900	S		Grandlyze Anderson S	
700	900	O		David Chapman	
700	900	L		David Jones	
700	900	L		Dontaze Jefferson	

Total Concrete Placed			
Cu Yds	Mix	Supplier	Additives
		HRM	
Total SF Finish			

Equipment Used	Owner	Hours

Qty & Description Misc Items Rec'd	Supplier

Notes:

Summary:

Signed:

John Sawyer
PM

HARKINS CONCRETE CONSTRUCTION, INC

T &M Daily

Project Number	W.I.P Neck
Tuesday (Day)	11-26-24 (Date)
	Weather

IN	OUT	Class	Code	Employee Name	Hours
700	900	S		Guadalupe Landeros	2
700	900	L		Dontaze Jefferson	2
700	900	L		David Jones	2
700	900	O		David Chapman	2

Total Concrete Placed			
Cu Yds	Mix	Supplier	Additives
		HRM	
Total SF Finish			

Equipment Used	Owner	Hours
2" Pump	HCC	Day
100' Hose	HCC	Day
Generator	HCC	Day

Qty & Description Misc Items Rec'd	Supplier
2 Filter bags	Tri-Supply

Notes:

Summary: Pump Ground Water, Dig holes For Pump + maintain

Signed:

John Sawyer
PM

T & M

HARKINS CONCRETE CONSTRUCTION, INC

H312 | Wolfpack
Project Number

Monday | 12/2/24
Day | Date

Sunny/cold
Weather

IN	OUT	Class	Code	Employee Name	Hours
7:00	5:00	S		TONY OXTON	9.5
		S		ENRIQUE RAMIREZ LOZADA	
		S		ANGEL CIFUENTES	
		S		CHARLES HINES	
7:00	5:00	S		Guadalupe Landeros	9.5
				JUAN BAUTISTA	
				FERNANDO CAMPOVERDE PANCHANA	
				ERVIN CANDALARIA CURBELO	
				GEORGE GONZALES	
7:00	5:00	L		JOSE GUZMAN MONSANTO	9.5
				OSCAR HERNANDEZ GUERRERO	
				GALINDO GUTIERREZ MORALES	
				DONTAZE JEFFERSON	
7:00	5:00	O		DAVID JONES	9.5
				JESSE LUCENA	
				ROGELIO LEDEZMA	
				AROLDO MENDEZ HERNANDEZ	
				DANIEL MORENO	
7:00	5:00	L		ROBERTO OLIVO	9.5
				TYLER ORTIZ	
7:00	5:00	L		AUDENCIO PEREZ	9.5
				LUIS REYES BELTRAN	
				EDY SAAVEDRA GARCIA	
				JORGE SANCHES YANES	
				LORENZO SANCHEZ	
				CARLOS TERCERO	

Total Concrete Placed			
Cu Yds	Mix	Supplier	Additives
20	2000psi	HRM	N/A
Total SF Finish			

Equipment Used	Owner	Hours
Mini ex	E.S.	4
pumps (2")	Harks	9.5
Pump truck	Hark	4

Qty & Description Misc Items Rec'd
Notes:
Summary: Deadweight / Dewater footer & pour mud mat.
Signed: Guadalupe L.

Verify time only

T&M

HARKINS CONCRETE CONSTRUCTION, INC

IN	OUT	Class	Code	Employee Name	Hours
		S		TONY OXTON	
		S		ENRIQUE RAMIREZ LOZADA	
		S		ANGEL CIFUENTES	
		S		CHARLES HINES	
7:00	8:00	S		Guadalupe Landeros	1
				JUAN BAUTISTA	
				FERNANDO CAMPOVERDE PANCHANA	
				ERVIN CANDALARIA CURBELO	
				GEORGE GONZALES	
7:00	8:00	L		JOSE GUZMAN MONSANTO	1
				OSCAR HERNANDEZ GUERRERO	
				GALINDO GUTIERREZ MORALES	
7:00	8:00	L		DONTAZE JEFFERSON	1
7:00	8:00	L		DAVID JONES	1
				JESSE LUCENA	
				ROGELIO LEDEZMA	
				AROLDO MENDEZ HERNANDEZ	
				DANIEL MORENO	
7:00	8:00	L		ROBERTO OLIVO	1
				TYLER ORTIZ	
7:00	8:00	L		AUDENCIO PEREZ	1
				LUIS REYES BELTRAN	
				EDY SAAVEDRA GARCIA	
				JORGE SANCHES YANES	
				LORENZO SANCHEZ	
				DAYQUAN WILLIAMS	

H312	Wolfneck
Project Number	
Tuesday	12/3/24
Day	Date
Sunny / Cold	
Weather	

Total Concrete Placed			
Cu Yds	Mix	Supplier	Additives
		HRM	
Total SF Finish			

Equipment Used	Owner	Hours
Generator	Harkins	1
2" pump	Harkins	1

Qty & Description Misc Items Rec'd
Notes: footer needed more time to dewater & firm up.
Summary: Came in the next morning footer / mud mats was still curing / wet.
Signed: Guadalupe L

Verify time only

United Rentals

BRANCH 321
38352 SUSSEX HWY
DELMAR DE 19940-3508
302-846-0955

RENTAL RESERVATION

241386905

Customer #	: 65528
Reserved Date	: 11/14/24
Scheduled Out	: 11/14/24 12:00 PM
Estimated In	: 11/16/24 08:00 AM
UR Job Loc	: 36160 WOLFE NECK RD,
UR Job #	: 70
Customer Job ID:	
P.O. #	:
Ordered By	: TONY OXTON
Written By	: GEORGE BARNHOUSER II
Salesperson	:

Job Site

WWT
36160 WOLFE NECK RD
REHOBOTH BCH DE 19971-8719

Office: 410-749-3300 **Job:** 410-749-3300

HARKINS CONCRETE CONSTRUCTION
STE 400
31400 WINTERPLACE PKWY
SALISBURY MD 21804-2014

This is not an invoice
Please do not pay from this document

RENTAL ITEMS:

Qty	Equipment	Description	Minimum	Day	Week	4 Week	Estimated Amt.
1	9051060	EXCAVATOR 43000-54999#		891.00	2,236.00	5,510.00	1,782.00
1	905/5035	EXCAVATOR BUCKET 36"					N/C
						Rental Subtotal:	1,782.00

SALES/MISCELLANEOUS ITEMS:

Qty	Item	Price	Unit of Measure	Extended Amt.
1	DELIVERY CHARGE	335.000	EACH	335.00
1	PICKUP CHARGE	335.000	EACH	335.00
			Sales/Misc Subtotal:	670.00
			Agreement Subtotal:	2,452.00
			Tax:	35.49
			Estimated Total:	2,487.49

COMMENTS/NOTES:

CONTACT: TONY OXTON
CELL#: 443-493-3023

TO SCHEDULE EQUIPMENT FOR PICKUP, CALL 800-UR-RENTS (800-877-3687)
WE ARE AVAILABLE 24/7 TO SUPPLY YOU WITH A CONFIRMATION #
IN ORDER TO CLOSE THIS CONTRACT

NOTICE: This is not a rental agreement. The rental of equipment and any items listed above is subject to availability and subject to the terms and conditions of the Rental and Service Agreement, which are available at https://www.unitedrentals.com/legal/rental-service-terms-US and which are incorporated herein by reference. A COPY OF THE RENTAL AND SERVICE AGREEMENT TERMS ARE AVAILABLE IN PAPER FORM UPON REQUEST.

SUSSEX COUNTY
CHANGE ORDER REQUEST

A. ADMINISTRATIVE:

1. Project Name: **Wolfe Neck Regional RWF – Electrical Construction**

2. Sussex County Project No. 24-09

3. Change Order No. 3

4. Date Change Order Initiated - 12/16/25

5. a. Original Contract Sum $5,000,000.00

   b. Net Change by Previous Change Orders $ 93,526.27

   c. Contract Sum Prior to Change Order $5,093,526.27

   d. Requested Change $ 336,019.09

   e. Net Change (No. of days) _____

   f. New Contract Amount $5,429,545.36

6. Contact Person: Mike Harmer, P.E.

   Telephone No. (302) 855-7718

B. REASON FOR CHANGE ORDER (CHECK ONE)

_ 1. Differing Site Conditions

_ 2. Errors and Omissions in Construction Drawings and Specifications

_ 3. Changes Instituted by Regulatory Requirements

X 4. Design Change

_ 5. Overrun/Underrun in Quantity

_ 6. Factors Affecting Time of Completion

_ 7. Other (explain below):

C. BRIEF DESCRIPTION OF CHANGE ORDER:

Relocation of the temporary aerator motor starter structure, ductbank and power distribution modifications and removal of the existing main circuit breaker in the Administration Building Motor Control Center.

D. JUSTIFICATION FOR CHANGE ORDER INCLUDED?

Yes ___X___ No _____

E. APPROVALS

1. B.W. Electric, Contractor

12/11/2025
Signature Date

JASON WALTERS
Representative's Name in Block Letters

2. Sussex County Project Manager

12/11/2025
Signature Date

3. Sussex County Council President

_____
Signature Date

15342 S. DuPont Hwy
Harrington DE 19952

Office: 302.566.6248
Fax: 302.566.6251

Bryon Warren
President
302-270-5719

Email(s):
office@bwelectricinc.com
estimates@bwelectricinc.com

December 4, 2025

Subject: WNRWF Electrical Service and Switchgear Replacement RFP-003,005, & 006.

Dear Mr. Steven Clark,

Our price to perform the electrical work associated with the above project is based on RFP No. 003, 005, & 006. Our price does not include the use of Prevailing Wages. Our price is ***$251,876.48*** and includes the following:

RFP-003 - Provide modifications to electrical contract to install TMSS in a different location than what is originally shown, and to utilize a temporary utility service to provide power to the TMSS panelboard and mixer motor starters in lieu of feeding the TMSS and starters from the existing Administration Building. Modifications shall be as described herein and depicted on the following revised drawings that are attached to this document:

E001, E003, E004, E005, E008, E009, E011, E012, E013, E014, E015, E016, E020, E022, and E025.
1. Provide nameplates for all equipment, including terminal boxes. Nameplates shall meet the requirements of the Contract Documents.
2. Provide temporary portable generator at existing Administration Building for providing temporary power to existing MCC-AB during transition of power source from utility service to feeder from new SB-EB1.Generator shall be minimum 250 kW. Coordinate power outage and temporary connection of generator to MCC-AB with County. Provide necessary cabling and terminations, including grounding of temporary generator. Provide sufficient fuel to supply generator for the required time frame for power source transitioning.

RFP-005 - The work includes modifications to the Administration Building power distribution system to establish a permanent feeder from Motor Control Center MCC-AB to the existing 480 VAC, 3 phase power panelboard (henceforth referred to as PP-AB) located in the Electrical Room, and to refeed existing Transformer GT2-AB from the existing power panelboard. The scope involves a phased sequence: 1) Provide a permanent feeder from the existing 480 VAC panelboard to the existing GT2-AB, with new feeder circuit breaker provided in 480 VAC panelboard, and provide new nameplates "PP-AB" and "GT2-AB" for existing 480 VAC panelboard and transformer, respectively, 2) Provide a temporary feeder from the existing 480 VAC ATS to the 480 VAC panelboard and operate the ATS in Manual mode in Emergency position with existing Generator GEN-AB1 running to provide power during conduit and circuit demolition, 3) Provide a new pull box and feeder from MCC-AB to feed the 480 VAC panelboard, and 4) Demolish the existing ATS. Existing Generator GEN-AB1 will be demolished by the County; demolition of feeder and exposed conduit included in this scope of work. County will set generator and ATS for temporary power source to PP-AB. County will provide fuel for generator operation.
All work shall be coordinated with the County.

Scope of Work:

1. Use type THWN-2 conductors for all new work described in this scope.
2. Provide new 125AT/3P circuit breaker in PP-AB, and provide 3-#1,1-#6G in 1-1/4"C (FMC) to feed GT2-AB. Circuit breaker shall be provided with interrupting capacity equal to or greater than existing circuit breakers, but no less than 35kAIC @480VAC, 3 phase. Update panelboard directory accordingly. PP-AB is model HCN by Square D.
3. Demolish conduit and conductors feeding transformer GT2-AB from ATS.
4. All work described subsequent to this item shall only take place after new power feeder to MCC-AB has been installed, connected and commissioned.
5. Disconnect existing feeder conductors from ATS to PP-AB, and provide 3-#1, 1-#6G in 1-1/2" PVC conduit from load-side lugs of ATS to PP-AB to temporarily feed PP-AB.
6. County to place ATS in Manual mode and switch over to emergency power to power system from GEN-AB1.
7. Once PP-AB is energized from generator, demolish feeders and partially demolish conduit between ATS and MCC-AB and between ATS and PP-AB. Leave portion of conduit to panelboard and from MCC intact according to figures included herein.
8. Provide new pullbox to intercept existing conduits as indicated, and provide 3-#1, 1-#6G in existing conduits and pull box to feed PP-AB from existing 125AT/3P Circuit Breaker in MCC-AB and utilize existing conduit to fullest extent as shown in above image.
9. Demolish all unused existing conduit, temporary feeders, ATS, and emergency generator GEN-AB1.

RFP-006 - Remove the existing MCC-AB main circuit breaker, CTs, PTs and appurtenances from MCC-AB, per attached Figure RFP-006-01. Remove related compartment mounted devices and provide painted metal blank-off panels; use galvanized or stainless steel fasteners. Do not energize until existing main bonding jumper has been removed. Leave main circuit breaker load side lugs for connecting new feeder, or remove and connect new feeder directly to main horizontal MCC bus bars.

Exclusions

1. No permit fees.
2. No cutting.
3. No patching or painting.
4. No liquidated damages.

This price is good for thirty (30) days only.

Sincerely,

Jason R. Walters
B. W. Electric, Inc.
Superintendent
JRW/

B. W. Electric, Inc. shall not be liable for damages for delays in performance due to circumstances beyond its reasonable control, including without limitation, fire, floods, storms, or other acts of God, accidents, shortage of materials, and lack of transportation for similar reasons such as COVID-19 etc.

15342 S. DuPont Hwy
Harrington DE 19952

Office: 302.566.6248
Fax: 302.566.6251

Bryon Warren
President
302-270-5719

Email(s):
office@bwelectricinc.com
estimates@bwelectricinc.com

November 6, 2025

Subject: WNRWF Electrical Service and Switchgear Replacement RFP-004 Service Conductors Change

Dear Mr. Steven Clark,

Our price to perform the electrical work associated with the above project is based on RFP No. 004. Our price does not include the use of Prevailing Wages. Our price is ***$84,142.61*** and includes the following:

Description of Proposed Changes

1. In Circuit Schedule on Drawing E009, for Circuit ID PF-SB-EB1, under CONDUCTORS column, delete12 SETS (4-400kCM) and substitute 9 SETS (4-500kCM).
2. On Drawing E008, duct bank section DB-EB1, delete PF-SB-EB1 from ducts B3, C3 and D3 and substitute SPARE.
3. Field Order FO-004 shall remain unchanged.

Exclusions

1. No permit fees.
2. No cutting.
3. No patching or painting.
4. No liquidated damages.

This price is good for thirty (30) days only.

Sincerely,

Jason R. Walters
B. W. Electric, Inc.
Superintendent
JRW/

B. W. Electric, Inc. shall not be liable for damages for delays in performance due to circumstances beyond its reasonable control, including without limitation, fire, floods, storms, or other acts of God, accidents, shortage of materials, and lack of transportation for similar reasons such as COVID-19 etc.

Request for Proposal

Project	WNRWF Electrical Service and Switchgear Replacement		
Owner	Sussex County, Delaware		
Contract No.	C24-09: Electrical Construction	**GHD Project no.**	12619190
Contractor is requested to provide a Change Proposal for the following proposed modifications to the Work. This request alone neither directs nor approves any change to the Work nor any adjustments to the Contract Price or Contract Times. Contractor's proposal shall be submitted to Engineer for review and shall adhere to all requirements of the Contract Documents. If found acceptable to Owner and Engineer, Contractor's Change Proposal will be incorporated into the Work via Change Order.			
RFP No.	004		
RFP Subject	Service Conductors Change		
Issued By	R. Cardinal	**Date**	June 23, 2025

Description of Proposed Changes

Provide additional duct bank and manholes as shown in the attachment to accommodate a future solar project (by others):

1. In Circuit Schedule on Drawing E009, for Circuit ID PF-SB-EB1, under CONDUCTORS column, delete 12 SETS (4-400kCM) and substitute 9 SETS (4-500kCM).
2. On Drawing E008, duct bank section DB-EB1, delete PF-SB-EB1 from ducts B3, C3 and D3 and substitute SPARE.
3. Field Order FO-004 shall remain unchanged.

WOLFE NECK RWF : RFP-004

Totals (Summary) - Bid Summary: Default

Material	
Non-Quoted	$0.00
Quotes	70,993.90
Sales Tax (0.00%)	0.00
Total Material	$70,993.90
Labor	
Direct (1.00 hours @ $80.00)	$80.00
Non-Productive Labor	0.00
Total Labor (1.00 hours)	$80.00
Direct Job Expenses	$0.00
Tools and Miscellaneous Materials	0.00
Subcontracts	0.00
Job Subtotal (Prime Cost)	$71,073.90
Overhead (10.00%)	7,107.39
Profit (5.00%)	3,909.06
Job Total	$82,090.35
Bond	2,052.26
Job Total with Bond	$84,142.61
Actual Bid Price	$84,142.61

43 BOULDEN BLVD
NEW CASTLE DE 19720-2065
Phone: 302-327-1300
Fax: 302-322-1347

To: BW ELECTRIC
15342 S DUPONT HWY
HARRINGTON DE 19952-3114
Attn: Jason Walters
Phone: 302-566-6248
Email: office@bwelectricinc.com
Fax: 302-566-6251

Date: 11/03/2025
Project Name:
GB Quote #: 2000954926
Purchase Order Nbr: BWE2401
Release Nbr:
Additional Ref#:
Revision Nbr:
Valid From: 11/03/2025
Valid To: 11/10/2025
Contact: Conor Esworthy
Email: conor.esworthy@graybar.com

Proposal

We appreciate your request and take pleasure in responding as follows

Notes: **Offering Black & stripped (Brn / Orn / Yel / Gry)**
Options:
1) Individual reels - 36 total
1) 4 reels x 1,260' flagged @ 140' (Brn/Orn/Yel/Gry)
2) Service Plex reels
4 x 560 (Brn/Orn/Yel/Gry) flagged at 140' - 2240' total
5 x 560 (Brn/Orn/Yel/Gry) flagged at 140' - 2800' total

Item	ItemType	Quantity	Catalog Nbr	Description	Price	Unit	Ext.Price
100		5040	500 MCM USE-2 600V/1KV - BLK		$13,772.60	1000	$69,413.90
GB Part#:500 MCM USE-2 600V/1KV - BLK							
200		36	CUTTING CHARGE		$40.00	1	$1,440.00
GB Part#:CUTTING CHARGE							
300		4	STRIPPING		$35.00	1	$140.00
GB Part#:MISC CHARGE							

Total in USD (Tax not included): $70,993.90

This equipment and associated installation charges may be financed for a low monthly payment through Graybar Financial Services (subject to credit approval). For more information call 1-800-241-7408 to speak with a leasing specialist.

Subject to the standard terms and conditions set forth in this document. Unless otherwise noted,freight terms are F.O.B. shipping point prepaid and bill. Unless noted the estimated ship date will be determined at the time of order placement.

To: BW ELECTRIC
15342 S DUPONT HWY
HARRINGTON DE 19952-3114
Attn: Jason Walters

Date: 11/03/2025
Project Name:
GB Quote #: 2000954926

Proposal

We appreciate your request and take pleasure in responding as follows

Item	ItemType	Quantity	Catalog Nbr	Description	Price	Unit	Ext.Price

GRAYBAR ELECTRIC COMPANY, INC.

TERMS AND CONDITIONS OF SALE

1.ACCEPTANCE OF ORDER; TERMINATION - Acceptance of any order is subject to credit approval and acceptance of order by Graybar Electric Company, Inc. ("Graybar") and, when applicable, Graybar's suppliers. If credit of the buyer of the goods or services ("Buyer") becomes unsatisfactory to Graybar, Graybar reserves the right to terminate upon notice to Buyer and without liability of Graybar.

2.GENERAL PROVISIONS - All typographical or clerical errors made by Graybar in any quotation, acknowledgment or publication are subject to correction. This agreement shall be governed by the laws of the State of Missouri applicable to contracts to be formed and fully performed within the State of Missouri, without giving effect to the choice or conflicts of law provisions thereof. All suits arising from or concerning this agreement shall be filed in the Circuit Court of St. Louis County, Missouri, or the United States District Court for the Eastern District of Missouri, and no other place unless otherwise determined in Graybar's sole discretion. Buyer hereby irrevocably consents to the jurisdiction of such court or courts and agrees to appear in any such action upon written notice thereof.

3.MODIFICATION OF TERMS AND CONDITIONS - These terms and conditions, and any associated statement of work, supersede all other communications, negotiations, and prior oral or written statements regarding the subject matter of these terms and conditions. No change, modification, rescission, discharge, abandonment, or waiver of these terms and conditions shall be binding upon Graybar unless made in writing and signed on its behalf by a duly authorized representative of Graybar. No conditions, usage of trade, course of dealing or performance, understanding or agreement, purporting to modify, vary, explain, or supplement these terms and conditions shall be binding unless hereafter made in writing and signed by the party to be bound. Any proposed modifications or additional terms are specifically rejected and deemed a material alteration hereof. If this document shall be deemed an acceptance of a prior offer by Buyer, such acceptance is expressly conditional upon Buyer's assent to any additional or different terms set forth herein.

4.PRICES AND SHIPMENTS - Prices for goods shall be those in effect at time of shipment, which shall be made F.O.B. shipping point, prepaid and bill. Delivery dates are subject to change and prices may increase between the time that a quote is given or an order is placed and the time of shipment. Buyer acknowledges and accepts this risk and agrees to pay the price of goods that is in effect at time of shipment in order to account for any price increases between the date of quote or order and the date of shipment. Unless otherwise indicated in the applicable quotation or statement of work, prices for services shall be those in effect at the time of completion. The contract price for goods and or services shall be increased by the amount of any applicable tariff, excise, fee, assessment, levy, charge or duty of any kind whatsoever, imposed, assessed or collected by any governmental body, whether or not reflected in the costs charged to Graybar, and Graybar may increase its cost for goods and or services appropriately to take into account such increases in Graybar's costs.

5.REELS - When Graybar ships returnable reels, a reel deposit may be included in the invoice. The Buyer should contact the nearest Graybar service location to return reels.

6.RETURN OF GOODS - Credit may be allowed for goods returned with prior approval. A deduction may be made from credits issued to cover cost of handling and restocking fees charged by the manufacturers of the goods. Returns will not be accepted for services or any material which has been modified at the request of or by Buyer. In addition, no custom orders may be returned, and goods must be in original packaging.

7.TAXES - Prices shown do not include sales or other taxes imposed on the sale of goods or services. Taxes now or hereafter imposed upon sales, shipments or services will be added to the purchase price. Buyer agrees to reimburse Graybar for any such tax or provide Graybar with acceptable tax exemption certificate.

8.PAYMENT TERMS - Payment terms shall be as stated on Graybar's invoice or as otherwise mutually agreed. As a condition of the sales agreement, a monthly service charge of the lesser of one and one-half percent (1.5%) or the maximum permitted by law may be added to all accounts not paid by net due date. Visa, MasterCard, American Express, and Discover credit cards are accepted at point of purchase only.

9.DELAY IN DELIVERY - Graybar is not to be accountable for delays in delivery occasioned by acts of God, failure of its suppliers to ship or deliver on time, or other circumstances beyond Graybar's reasonable control, including, but not limited to, sourcing, shipment or delivery issues caused by, related to, or resulting from COVID-19 or other similar national or global health situations. Factory shipment or delivery dates are the best estimates of our suppliers, and in no case shall Graybar be liable for any consequential or special damages arising from any delay in shipment or delivery.

10.CANCELLATION; CHANGES FOR SERVICES- Buyer may cancel or make changes to a statement of work up to five (5) business days prior to commencement of the work. All changes and cancellations after such date are subject to Graybar's prior written approval in Graybar's sole and absolute discretion. Buyer shall pay to Graybar amounts necessary to cover cancellation, restocking fees and other charges applicable to the cancelled goods or services including those incurred or committed to by Graybar.

11.SOFTWARE AND FIRMWARE - -Graybar or the applicable third-party owner will retain all rights of ownership and title in its own intellectual property, including all copyrights relating to firmware and software and all copies of such firmware and software. Buyer acknowledges that all software is governed by terms expressly granted in the applicable agreement provided by such third-party owner or licensor and agrees to comply with any such terms and conditions in connection with the use or resale of such software. Graybar provides the software "AS IS" WITH ALL FAULTS, and the only warranties provided for software, if any, are provided by the third-party owner or licensor of such software. Although Graybar may collect fees relating to such software, the end user's agreement is with the third-party owner or licensor, and Buyer holds Graybar harmless from and against any claims arising out of or related to such firmware or software.

12.LIMITED WARRANTIES - Graybar warrants that all goods sold are free of any security interest and will make available to Buyer all transferable warranties (including without limitation warranties with respect to intellectual property infringement) made to Graybar by the manufacturer of the goods. Buyer acknowledges that the performance of any service which alters the manufacturer provided goods, as indicated in the statement of work, may void the manufacturer's warranty. Graybar shall use the same care and skill a similarly situated provider of like services would exercise following commonly accepted industry practices in the performance of its duties under this agreement. GRAYBAR MAKES NO OTHER EXPRESS OR IMPLIED WARRANTIES, AND SPECIFICALLY DISCLAIMS ALL IMPLIED WARRANTIES INCLUDING BUT NOT LIMITED TO THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR PURPOSE. UNLESS OTHERWISE AGREED IN WRITING BY AN AUTHORIZED REPRESENTATIVE OF GRAYBAR, PRODUCTS SOLD HEREUNDER ARE NOT INTENDED FOR USE IN OR IN CONNECTION WITH (1) ANY SAFETY APPLICATION OR THE CONTAINMENT AREA OF A NUCLEAR FACILITY, OR (2) IN A HEALTHCARE APPLICATION, WHERE THE GOODS HAVE POTENTIAL FOR DIRECT PATIENT CONTACT OR WHERE A SIX (6) FOOT CLEARANCE FROM A PATIENT CANNOT BE MAINTAINED AT ALL TIMES.

13.LIMITATION OF LIABILITY - Buyer's remedies under this agreement are subject to any limitations contained in manufacturer's terms and conditions to Graybar, a copy of which will be furnished upon written request. Furthermore, Graybar's liability shall be limited to either repair or replacement of the goods, re-performance of the services, or refund of the purchase price, all at Graybar's option, and IN NO CASE SHALL GRAYBAR BE LIABLE FOR INCIDENTAL, SPECIAL, OR CONSEQUENTIAL DAMAGES. In addition, claims for shortages, other than loss in transit, must be made in writing not more than five (5) days after receipt of shipment. Unless otherwise agreed in the applicable statement of work, acceptance of services will occur not more than five (5) days after completion of performance.

14.WAIVER - The failure of Graybar to insist upon the performance of any of the terms or conditions of this agreement or to exercise any right hereunder shall not be deemed to be a waiver of such terms, conditions, or rights in the future, nor shall it be deemed to be a waiver of any other term, condition, or right under this agreement.

15.ASSIGNMENT - Buyer shall not assign its rights or delegate its duties hereunder or any interest herein without the prior written consent of Graybar, and any such assignment, without such consent, shall be void.

16.CERTIFICATION - Graybar hereby certifies that these goods were produced in compliance with all applicable requirements of Sections 6, 7, and 12 of the Fair Labor Standards Act, as amended, and of regulations and orders of the United States Department of Labor issued under Section 14 thereof. This agreement is subject to Executive Order 11246, as amended, the Rehabilitation Act of 1973, as amended, the Vietnam Veterans' Readjustment Assistance Act of 1974, as amended, E.O. 13496, 29 CFR Part 471, Appendix A to Subpart A, and the corresponding regulations, to the extent required by law. 41 CFR 60-1.4, 60-741.5, and 60-250.5 are incorporated herein by reference, to the extent legally required.

17.FOREIGN CORRUPT PRACTICES ACT - Buyer shall comply with applicable laws and regulations relating to anti-corruption, including, without limitation, (i) the United States Foreign Corrupt Practices Act (FCPA) (15 U.S.C. §§78dd-1, et. seq.) irrespective of the place of performance, and (ii) laws and regulations implementing the Organization for Economic Cooperation and Development's Convention on Combating Bribery of Foreign Public Officials in International Business Transactions, the U.N. Convention Against Corruption, and the Inter-American Convention Against Corruption in Buyer's country or any country where performance of this agreement or delivery of goods will occur.

18.EXPORTING - Buyer acknowledges that this order and the performance thereof are subject to compliance with any and all applicable United States laws, regulations, or orders. Buyer agrees to comply with all such laws, regulations, and orders, including, if applicable, all requirements of the International Traffic in Arms Regulations and/or the Export Administration Act, as may be amended. Buyer further agrees that if the export laws are applicable, it will not disclose or re-export any technical data received under this order to any countries for which the United States government requires an export license or other supporting documentation at the time of export or transfer, unless Buyer has obtained prior written authorization from the United States Office of Export Control or other authority responsible for such matters.

Signed:_____

Subject to the standard terms and conditions set forth in this document. Unless otherwise noted,freight terms are F.O.B. shipping point prepaid and bill. Unless noted the estimated ship date will be determined at the time of order placement.

Request for Proposal

Project	WNRWF Electrical Service and Switchgear Replacement		
Owner	Sussex County, Delaware		
Contract No.	C24-09: Electrical Construction	**GHD Project no.**	12619190
Contractor is requested to provide a Change Proposal for the following proposed modifications to the Work. This request alone neither directs nor approves any change to the Work nor any adjustments to the Contract Price or Contract Times. Contractor's proposal shall be submitted to Engineer for review and shall adhere to all requirements of the Contract Documents. If found acceptable to Owner and Engineer, Contractor's Change Proposal will be incorporated into the Work via Change Order.			
RFP No.	003		
RFP Subject	TMSS Relocation		
Issued By	R. Cardinal/R. Geist	**Date**	September 3, 2025

Description of Proposed Changes

Provide modifications to electrical contract to install TMSS in a different location than what is originally shown, and to utilize a temporary utility service to provide power to the TMSS panelboard and mixer motor starters in lieu of feeding the TMSS and starters from the existing Administration Building. Modifications shall be as described herein and depicted on the following revised drawings that are attached to this document:

E001, E003, E004, E005, E008, E009, E011, E012, E013, E014, E015, E016, E020, E022, and E025.

1. Provide nameplates for all equipment, including terminal boxes. Nameplates shall meet the requirements of the Contract Documents.
2. Provide temporary portable generator at existing Administration Building for providing temporary power to existing MCC-AB during transition of power source from utility service to feeder from new SB-EB1. Generator shall be minimum 250 kW. Coordinate power outage and temporary connection of generator to MCC-AB with County. Provide necessary cabling and terminations, including grounding of temporary generator. Provide sufficient fuel to supply generator for the required time frame for power source transitioning.

ELECTRICAL LEGEND

ABBREVIATIONS

A or AMP	AMPERE, AMPS
AC	ALTERNATING CURRENT
AF	AMPERE FRAME SIZE
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AI	ANALOG INPUT
AIC	AMPS INTERRUPTING CURRENT
ANN	ANNUNCIATOR
AO	ANALOG OUTPUT
AP	ANNUNCIATOR PANEL
APPROX	APPROXIMATLEY
AT	AMPERE TRIP RATING
AUX	AUXILIARY
AWG	AMERICAN WIRE GAUGE
BKR	BREAKER
BLDG	BUILDING
C or COND	CONDUIT or CONDUCTOR
CB	CIRCUIT BREAKER
CC	CONTROL CIRCUIT
CEP	CONCRETE EQUIPMENT PAD
CKT	CIRCUIT
COMP	COMPARTMENT
CP	CONTROL PANEL
CS	CONTROL STATION
CPT	CONTROL POWER TRANSFORMER
CPU	CENTRAL PROCESSING UNIT
CR-##	CONTROL RELAY (w/# DESIGNATION)
CT	CURRENT TRANSFORMER
DB	DUCT BANK
DC	DIRECT CURRENT
DI	DIGITAL INPUT
DIA	DIAMETER
DIV	DIVISION
DO	DISCRETE OUTPUT/ DISSOLVED OXYGEN
DPM	DIGITAL POWER MONITOR
DS	DISCONNECT SWITCH
DWG	DRAWING
EA	EACH
EL	ELEVATION
ELEC	ELECTRICAL
EMR	EQUIPMENT MOUNTING RACK
ENET	ETHERNET MODULE
ES	EMERGENCY SWITCH
ESTOP	EMERGENCY STOP
EQ	EQUALIZATION
EX	EXISTING
FACP-XXX	FIRE ALARM CONTROL PANEL (w/ AREA DESIGNATION)
FIT	FLOW INDICATING TRANSMITTER
FLEX	FLEXIBLE
FO	FIBER OPTIC
FOPP-XXX	FIBR OPTIC PATCH PANEL (w/AREA DESIGNATION)
FVNR	FULL VOLTAGE NON REVERSING
G or GRD	GROUND
GC	GENERAL CONTRACTOR
GEC	GROUND ELECTRODE CONDUCTOR
GEN	GENERATOR
GF	GROUND FAULT
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
GFI	GROUND FAULT INTERRUPTER
GGCC	GROUND GRID CONNECTING CONDUCTOR
GT-XXX	GENERAL TRANSFORMER (w/AREA DESIGNATION)
GPXXX-##	GENERAL PANEL BOARD (w/AREA and #DESIGNATION
HH	HAND HOLE
HOA	HAND-OFF-AUTO SELECTOR-SWITCH
HP	HORSEPOWER
HTC-XXX-##	HEAT TRACE CONTROLLER (w/AREA and DESIGNATION
HZ	HERTZ
I/O	INPUT/OUTPUT
J or JB	JUNCTION BOX
KCMIL	THOUSANDS CIRCULAR MILS
KV	KILOVOLT
KVA	KILOVOLT AMPERES
KW	KILOWATT
LA	LIGHTING ARRESTOR
LAN	LOCAL AREA NETWORK
LC	LIGHTING CIRCUIT
LCP	LOCAL CONTROL PANEL
LE	LEVEL ELEMENT
LO	LOCKOUT
LPXX	LIGHTING PANELBOARD (w/AREA DESIGNATION)
LS	LIMIT SWITCH/LEVEL SWITCH
LTG	LIGHTING
LV-XXX-##	LOUVER (w/AREA and #DESIGNATION)
mA	MILLIAMPS
MAG	MAGNETIC
MAX	MAXIMUM
MCC-XX	MOTOR CONTROL CENTER (w/AREA DESIGNATION)
MCP	MOTOR CIRCUIT PROTECTOR
MDS	MAIN DISTRIBUTION SWITCHBOARD
MECH	MECHANICAL
MFR	MANUFACTURER
MH	MAN HOLE
MIN	MINIMUM
MMS	MANUAL MOTOR STARTER
MOD-XXX-##	MOTOR OPERATED DAMPER (w/AREA and #DESIGNATION)
MS	MOTOR STARTER
MSCP	MOTOR STARTER CONTROL PANEL
MTG	MOUNTING
MV	MEDIUM VOLTAGE
MWTS	MOTOR WINDING TEMPERATURE SWITCH
Mx	MOTOR CONTACTOR AUXILIARY CONTACT
N	NEUTRAL
N/A	NOT AVAILABLE or NOT APPLICABLE

NC	NORMALLY CLOSED
NCTO	NORMALLY CLOSED TIMED OPEN
NEC	NATIONAL ELECTRICAL CODE
NEMA	NATIONAL ELECTRICAL MANUFACTURERS ASSOC.
NFPA	NATIONAL FIRE PROTECTION ASSOC.
NO	NORMALLY OPEN
NOTC	NORMALLY OPEN TIMED CLOSED
NP	NAME PLATE
OC	ON-CENTER
OD	OUTER DIAMETER
OEM	ORIGINAL EQUIPMENT MANUFACTURER
OIT	OPERATOR INTERFACE TERMINAL
OL	OVERLOAD RELAY
Φ	PHASE
P	POLE
PB	PUSHBUTTON or PULL BOX
PB-XXX-##	PULL BOX (w/AREA and #DESIGNATION)
PC	PHOTOCELL
PCS	PROCESS CONTROL SYSTEM
PF	POWER FEED
PHTS	PUMP HOUSING TEMPERATURE SWITCH
PLC	PROGRAMMABLE LOGIC CONTROLLER
PMT	PAD MOUNTED TRANSFORMER
PNL	PANEL
PP-XXX-##	POWER PANELBOARD (w/AREA and #DESIGNATION)
PRIM	PRIMARY
PS	PRESSURE SWITCH or POWER SUPPLY
PT	POTENTIAL TRANSFORMER
PV	PHOTOVOLTAIC
QTY	QUANTITY
RECEPT	RECEPTACLE
RTU	REMOTE TERMINAL UNIT
SA	SURGE ARRESTOR
SE	SERVICE ENTRANCE
SEAL	SEAL FAILURE
SEC	SECOND or SECONDARY
S/L	STOP/LOCKOUT SWITCH
SS	STAINLESS STEEL
SS-XXX	SWITCHING STATION (w/ DESIGNATION)
SSRV	SOLID STATE REDUCED VOLTAGE
SPD	SURGE PROTECTION DEVICE
SW	SWITCH
TDR	TIME DELAY RELAY
TEL	TELEPHONE
TMSS	TEMPORARY MOTOR STARTER STRUCTURE
TSP	TWISTED SHIELDED PAIR
T-STAT	THERMOSTAT
TTC	TELEPHONE TERMINATION CABINET
TTP	TELEPHONE TERMINATION PANEL
TYP	TYPICAL
UPS	UNINTERRUPTIBLE POWER SUPPLY
UT-##	UTILITY FEEDER (w/ #DESIGNATION)
V	VOLTS
VA	VOLT-AMPERES
VFD	VARIABLE FREQUENCY DRIVE
W/	WITH
WP	WEATHER PROOF, WATERPROOF
XP	EXPLOSION PROOF
XFMR	TRANSFORMER

SYMBOLS

PLANS AND SCHEMATICS

- EU — EU — ELECTRICAL UTILITY MEDIUM VOLTAGE UNDERGROUND DUCT OR FEEDER (NEW BY UTILITY)
- EU — EU — ELECTRICAL UTILITY MEDIUM VOLTAGE UNDERGROUND DUCT OR FEEDER (EXISTING)
- E — E — ELECTRICAL LOW VOLTAGE UNDERGROUND DUCT (EXISTING)
- GENERAL CONDUIT ROUTING
- ELECTRICAL DUCT BANK (BELOW GRADE UNLESS NOTED OTHERWISE)
- GROUND GRID
- ELECTROLYTIC GROUND ROD w/TEST WELL
- TELECOMMUNICATIONS WALL JACK
- DUPLEX RECEPTACLE
- SINGLE RECEPTACLE
- QUAD RECEPTACLE

MODIFIERS
(WP) WEATHERPROOF
(NEMA 15R W/COVER)

- GROUND
- DS — 30/3/NF/4X — DISCONNECT SWITCH, NON FUSED UNLESS OTHERWISE NOTED: RATING/POLES/NON-FUSED/NEMA TYPE ENCLOSURE
- CB — ENCLOSED CIRCUIT BREAKER
- JB — JUNCTION BOX
- TB — TERMINAL BOX
- TS — TEMPERATURE SWITCH
- M — MOTORIZED ACTUATOR
- MMS — MANUAL MOTOR STARTER
- ZS — POSITION SWITCH
- GF — GROUND FAULT
- DELTA
- WYE
- FLEXIBLE CONDUIT w/ADAPTER
- G10 — EQUIPMENT MOUNTING RACK (EMR)
- XXX HP — MOTOR w/HP DESIGNATION
- XXX HP — VFD CONTROLLED MOTOR w/HP DESIGNATION
- CONDUIT TEE FITTING (3-WAY) OR CROSS FITTING (4-WAY)
- T — T-STAT
- DUCT BANK MARKER (REFER TO SPECIFICATIONS)
- ELECTRICAL MANHOLE
- ELECTRICAL HANDHOLE
- PAD MOUNT TRANSFORMER

ELEMENTARY

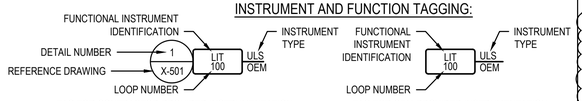
- START — MOMENTARY OPEN PUSH-BUTTON (NORMALLY OPEN)
- STOP — MOMENTARY CLOSED PUSH-BUTTON (NORMALLY CLOSED)
- H O A / XOO / OOX — THREE POSITION MAINTAINED CONTACT SELECTOR SWITCH
- NORMALLY OPEN CONTACT
- NORMALLY CLOSED CONTACT
- INDICATING LIGHT *=COLOR
  R - RED W - WHITE
  G - GREEN A - AMBER
- PUSH-TO-TEST INDICATING LIGHT
- NP — NAME PLATE
- RED MUSHROOM HEAD PUSHBUTTON (MAINTAINED)
- CIRCUIT BREAKER
- SPD — SURGE PROTECTION DEVICE
- CIRCUIT CONNECTIONS
- GROUND
- TRANSFORMER
- FUSED SWITCH
- OVERLOAD
- X / X — MOTOR STARTING COIL -or- RELAY:
  M - MOTOR STARTER
  CR - CONTROL RELAY
  MDR - MOISTURE DETECTION RELAY
  TR - TIMING RELAY
- RELAY MODIFIERS:
  A - ALARM
  TSH - TEMPERATURE SWITCH HIGH
  GRD - GROUND
  MST - MOISTURE
  WSx - TORQUE SWITCH
  IC - ISOLATION CONTACTOR
- C — LIGHTING CONDUIT BODY

MODIFIERS

- S — SINGLE POLE LIGHT SWITCH
- S_3 — THREE-WAY LIGHT SWITCH

a/b/c/d - CIRCUIT DESIGNATION
XP - EXPLOSION PROOF
WP - WEATHERPROOF
K - KEY OPERATED SWITCH
OS - OCCUPANCY SENSOR

INSTRUMENT AND FUNCTION TAGGING:



TAG FOR CONTRACTOR-PROVIDED INSTRUMENTATION

TAG FOR OEM-PROVIDED INSTRUMENTATION

NEW / EXISTING TEXT IDENTIFIER:

- *EXISTING GRAPHICS; EQUIPMENT, CONDITIONS STRUCTURES, ETC. ARE SHOWN AS LIGHT LINEWORK AND IN THIS TEXT FORMAT.*
- NEW GRAPHICS; EQUIPMENT, STRUCTURES, ETC., ARE SHOWN AS BOLD LINEWORK AND IN THIS TEXT FORMAT.

PROCESS CONTROL SYSTEM I/0 TAGS:

PCS-WNEB-MC50101
- PCS — PROCESS CONTROL SYSTEM
- WNEB — PCS CABINET LOCATION (BUILDING DESIGNATION)
- MC50101 — ISA INSTRUMENT IDENTIFICATION TABLE REFERENCE
- 101 — PROCESS ID #
- 50 — TANK ID #
- MC — COMPONENT ID #

- EQUIPMENT TAGS:

FIV-50-10-01
- FIV — COMPONENT ID #
- 50 — TANK ID #
- 10 — PROCESS ID #
- 01 — LOGICAL ID

- MOTOR CONTROL CENTER IDENTIFICATION:

MCC-EB1
- EB1 — MCC DESIGNATION (CORRESPONDS TO BUILDING DESIGNATION)
- MCC — MOTOR CONTROL CENTER

- PANELBOARD CIRCUIT IDENTIFICATION:

GPEB1-##
- EB1 — PANELBOARD CIRCUIT DESIGNATION BUILDING DESIGNATION
- G — PANELBOARD TYPE: GP=GENERAL PANELBOARD; PP=POWER PANELBOARD
- ## — PANELBOARD CIRCUIT DESIGNATION

- CIRCUIT IDENTIFICATION:

PF-##-##-##
- PF — CIRCUIT TYPE: CC=CONTROL CIRCUIT; PF=POWER FEEDER; IC=INSTRUMENTATION CIRCUIT
- ## — CIRCUIT DESIGNATION
- ## — CIRCUIT DESIGNATION

*REFER TO DETAILS FOR GROUNDING SYMBOLS

GENERAL CIRCUIT/CONDUIT TAG ID

TAG	CONDUIT SIZE	CONDUCTORS
P2	3/4"	2-#12, 1-#12G
P3	3/4"	3-#12, 1-#12G
CX	3/4" (x=2 THRU 18) 1" (x=19 THRU 30) 2" (x=31 THRU 100) 3" (x=101 THRU 200)	x-#14, 1-#12G
TSP-X	3/4" (x=1,2) 1" (x=3,4) 2" (x=5 THRU 16) 2-1/2" (x=17 THRU 23)	x-#16 TWISTED SHIELDED PAIR
TRI-X	3/4" (x=1,2) 1" (x=3,4) 2" (x=5 THRU 16)	x-#16 3 CONDUCTOR SHIELDED
DB-XX [XX] w/CIRCUIT		REFER TO DUCT BANK SECTION SCHEDULE' FOR REQUIREMENTS
CAT6-X	3/4" (x=1,2) 1" (x=3,4)	x-CATEGORY 6e NETWORK CABLE
QUAD-X	3/4" (x=1,2) 1" (x=3,4) 2" (x=5 THRU 16)	x-#16 4 CONDUCTOR SHIELDED
CIRCUIT	3/4" CONDUIT UNLESS LABLED OTHERWISE. REFER TO PANELBOARD SCHEDULES FOR PANELBOARD CIRCUIT CONDUIT SIZES.	

GENERAL NOTES:

G1. CONTRACTOR SHALL COORDINATE FINAL CONCRETE EQUIPMENT PAD (CEP) DIMENSIONS WITH FINAL DIMENSIONS OF EQUIPMENT AND OTHER STRUCTURES TO BE MOUNTED ON PADS. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION. CEPS SHALL BE SIZED TO ACCOMMODATE FUTURE EQUIPMENT/SECTIONS WHERE SPACE IS RESERVED AS SHOWN ON THE DRAWINGS. EXTERIOR CEP SHALL MAINTAIN 4'-0" IN FRONT OF ELECTRICAL PANELS AND 6" ON SIDES. COORDINATE ALL DRILLING AND/OR CORING WITH REINFORCING STEEL TO AVOID UNNECESSARY CUTTING OF LONGITUDINAL OR TRANSVERSE BARS. CEPS TO BE PROVIDED BY GENERAL CONTRACTOR UNLESS OTHERWISE NOTED. ALSO REFER TO GENERAL NOTE G20 BELOW.

G2. ENCLOSURE DIMENSIONS SHOWN ON THE DRAWINGS ARE MINIMUM REQUIRED DIMENSIONS. ENCLOSURES SHALL BE SIZED TO ACCOMMODATE EQUIPMENT, CONTROLS AND COMPONENTS AS SHOWN, SPECIFIED AND REQUIRED FOR AN OPERABLE SYSTEM.

G3. EQUIPMENT, FEEDERS, AND BRANCH CIRCUITS ON THE DOWNSTREAM SIDE OF THE PANELBOARDS ARE NOT SHOWN ON THE ONE-LINE AND SCHEMATIC DIAGRAMS. REFER TO THE PANELBOARD SCHEDULES AND THE PLANS FOR RELATED INFORMATION.

G4. EVERY EFFORT HAS BEEN MADE TO IDENTIFY REMOTE ITEMS TO BE CONNECTED BY THE CONTRACTOR, EITHER IN THE ELEMENTARIES OR IN THE SCHEDULES. HOWEVER, NOT ALL OF THE REMOTE DEVICES MAY HAVE BEEN SHOWN ON THE ELECTRICAL DRAWINGS. REFER TO THE DRAWINGS OF RESPECTIVE TRADES TO LOCATE OR CONFIRM EQUIPMENT LOCATIONS.

G5. GROUNDING: ELECTRICAL SYSTEMS SHALL BE GROUNDED AS SPECIFIED AND SHOWN ON THE CONTRACT DRAWINGS. WORK SHALL ALSO BE PERFORMED IN ACCORDANCE WITH ARTICLE 250 OF THE MOST RECENT REVISION OF THE NATIONAL ELECTRIC CODE. REFER TO DETAILS FOR GROUNDING SCHEMATICS AND FOR GENERAL GROUNDING REQUIREMENTS OF ELECTRICAL EQUIPMENT. GROUND GRID CONNECTIONS SHOWN ON THE INDIVIDUAL PLANS ARE MINIMUM REQUIREMENTS. ALL REQUIRED CONNECTIONS ARE NOT SHOWN ON PLANS FOR BREVITY. CONTRACTOR SHALL COORDINATE NEW CONNECTIONS TO THE EXISTING GROUND GRIDS AS NECESSARY. REFER TO GROUNDING NOTES BELOW AND ELECTRICAL DETAILS FOR ADDITIONAL INFORMATION.

G6. CONTRACTOR SHALL PROVIDE POWER SUPPLY AND CONTROL WIRING TO HEATING AND VENTILATION COMPONENTS AS SHOWN ON THE CONTRACT DRAWINGS. HVAC HEAT PUMP CONTROLS AND THERMOSTAT AT EQUIPMENT WILL BE FURNISHED BY GENERAL CONTRACTOR AND INSTALLED BY CONTRACTOR WHERE INDICATED. ALL OTHER HVAC EQUIPMENT SHALL BE PROVIDED BY CONTRACTOR.

G7. LIGHTING CIRCUITS ARE SHOWN DIAGRAMMATICALLY: EXACT LOCATION OF CONDUIT RUNS SHALL BE DETERMINED BY THE ELECTRICAL INSTALLER IN THE FIELD, UNLESS SPECIFICALLY DIMENSIONED ON THE PLANS. CONDUIT AND WIRE INFORMATION CAN BE FOUND ON THE PLANS, EQUIPMENT SCHEDULES AND SCHEMATICS.

G8. EXACT EQUIPMENT CONDUIT CONNECTIONS ARE TO BE DETERMINED BY THE ELECTRICAL INSTALLER BASED UPON THE ACTUAL FIELD LOCATION OF EQUIPMENT. INSTALL CONDUIT IN ACCORDANCE WITH SPECIFICATIONS.

G9. ALL PENETRATIONS THROUGH EXISTING SOLID CONCRETE STRUCTURES WHERE SLEEVES HAVE NOT BEEN PROVIDED SHALL BE CORE DRILLED AND SIZED TO ACCEPT MECHANICAL LINK SEALS. THROUGH NON-FIRE RATED WALLS, CORE HOLE AND SEAL AROUND CONDUIT WITH NON-SHRINK GROUT. THROUGH EXTERIOR WALL SEAL WATER TIGHT WITH SILICONE MASONRY SEALANT.

G10. EQUIPMENT MOUNTING RACK (EMR): THE FINAL LOCATION OF THE EMR'S SHALL BE COORDINATED IN THE FIELD TO AVOID INTERFERENCE WITH ACCESS TO THE PROCESS EQUIPMENT. REFER TO DETAILS FOR INDIVIDUAL APPLICATIONS AND LOCATIONS.

G11. EQUIPMENT REMOVALS: DISCONNECT AND REMOVE POWER/CONTROL CIRCUITS AND CONDUITS FROM THE RESPECTIVE EQUIPMENT. REMOVAL OF EXISTING AERATORS AND STEEL STAYING CABLES BY OWNER.

G12. EQUIPMENT RELOCATIONS: DISCONNECT AND REMOVE POWER/CONTROL CIRCUITS AND CONDUCTORS FROM THE EQUIPMENT. RELOCATION OF EXISTING AERATORS AND ASSOCIATED STAYING CABLES BY OWNER.

G13. CONDUIT REMOVALS: DISCONNECT AND REMOVE EXPOSED PORTIONS OF CONDUIT FOR EQUIPMENT TO BE REMOVED AND/OR RELOCATED. CUT, THREAD, COUPLE AND CAP EXISTING CONDUITS ADJACENT TO THE PENETRATION POINT WHERE THE CONDUITS ARE CONCEALED (IN WALLS, CONCRETE SLABS, BELOW GRADE). REPAIR WALL PENETRATIONS TO A WEATHER-TIGHT CONDITION MATCHING EXISTING WALL MATERIALS. FOR FLOOR RESURFACING AFTER CEP REMOVALS, REFER TO STRUCTURAL DRAWINGS.

G14. NOT USED

G15. ALL WIRING AND TERMINATINONS SHALL BE PROVIDED BY CONTRACTOR.

G16. ELECTRICAL PLANS: CONTRACTOR SHALL REFER TO ONE-LINES, SCHEMATICS, CONDUIT RISER DIAGRAMS AND DUCT BANK SECTIONS TO COORDINATE CONDUIT AND CIRCUIT REQUIREMENTS FOR EACH SYSTEM.

G17. FIBER OPTIC PATCH PANEL (FOPP) ENCLOSURE: ALL FIBER OPTIC PATCH PANELS SHALL BE MOUNTED IN NEMA 12 ENCLOSURES IN ORDER TO ACCOMMODATE CONDUIT ENTRIES AND EXITS AND TO FACILITATE CONDUIT ROUTING IN THE BUILDING. REFER TO DETAILS.

G18. CONDUIT PENETRATIONS: WHERE CONDUITS ARE TOO LARGE FOR TERMINATION INTO CABINETS, CONTROL PANELS, INSTRUMENT ENCLOSURES OR OTHER ENCLOSURES DUE TO STANDARD KNOCK OUT SIZE, THE CONTRACTOR SHALL PROVIDE AN INTERMEDIATE PULL BOX IN ORDER TO COORDINATE A TRANSITION IN CONDUIT SIZE. THIS SHALL BE COORDINATED WITH THE ENGINEER IN THE FIELD ON A CASE BY CASE BASIS.

G19. SPARE WIRING: WHERE SPARE POWER AND CONTROL WIRING IS REQUIRED PER THE DRAWINGS AND/OR SPECIFICATIONS, SPARE WIRE SHALL BE PROVIDED WITH SUFFICIENT LENGTH TO EXTEND TO THE FURTHEST TERMINAL BLOCK/BUCKET/AREA OF THE ENCLOSURE BEING SERVED.

G20. ON ELECTRICAL DRAWINGS, THE TERM "CONTRACTOR" SHALL REFER TO THE ELECTRICAL CONTRACTOR.

G20. WORD "PROVIDE" MEANS ITEM FURNISHED, INSTALLED, TESTED, AND READY FOR INTENDED USE.

G21. PROVIDE PULL AND JUNCTION BOXES TO MEET NEC ARTICLE 314 REQUIREMENTS.

GROUNDING NOTES:

1. THE GROUNDING SYSTEM IS SHOWN DIAGRAMMATICALLY. EXACT LOCATION OF CABLE, GROUND RODS AND CONNECTIONS SHALL BE DETERMINED IN THE FIELD.
2. ALL BURIED GROUNDING CABLES SHALL BE TINNED COATED AND ALL CONNECTIONS SHALL BE CADWELD OR THERMOWELD. THE WELDED CONNECTIONS SHALL BE LEFT EXPOSED FOR INSPECTION BY ENGINEER PRIOR TO BACKFILLING.
3. WHERE EXPOSED TO MECHANICAL INJURY, THE GROUNDING CONDUCTOR SHALL BE SUITABLY PROTECTED BY PIPE OR OTHER MECHANICAL PROTECTION. EACH END OF PROTECTING CONDUIT (IF METALLIC) SHALL BE GROUNDED TO THE BARE CABLE.
4. ALL EXPOSED CABLE LUGS AND CONNECTORS SHALL BE OF THE COMPRESSION TYPE UNLESS OTHERWISE NOTED.
5. STEEL MUST BE CLEANED THOROUGHLY AND CABLE MUST BE COMPLETELY DRY BEFORE MAKING WELD CONNECTIONS.

C

SEQUENCE OF CONSTRUCTION:

THIS SEQUENCE OF CONSTRUCTION INCLUDES THREE SEPARATE PHASES AS DEPICTED ON DRAWINGS E010 THROUGH E014 AND IS DESCRIBED GENERALLY AS FOLLOWS:

PHASE 1:

NEW TEMPORARY UTILITY SERVICE, TEMPORARY ENCLOSED CIRCUIT BREAKER (TECB), TEMPORARY MOTOR STARTER STRUCTURE (TMSS), AND TEMPORARY AND PERMANENT NEW CONDUCTORS AND CONDUIT FOR POWER AND CONTROL OF 12 EXISTING LAGOON AERATORS.

PHASE 2:

PERMANENT NEW UTILITY SERVICE, NEW SWITCHBOARD (SB-EB1), NEW MCC (MCC-EB1), AND NEW GENERATOR (GEB1) WITH LOAD BANK.

PHASE 3:

NEW ENCLOSED CIRCUIT BREAKER (AB-ECB), TEMPORARY GENERATOR TO POWER MCC-AB DURING DEMOLITION OF EXISTING SERVICE AND SERVICE ENTRANCE CONDUCTORS, AND PERMANENT CONDUCTORS TO FEED MCC-AB FROM SB-EB1. DEMOLITION OF TMSS, TEMPORARY UTILITY SERVICE, AND TEMPORARY MOTOR STARTERS. DEMOLITION OF EXISTING ADMIN BUILDING UTILITY SERVICE.

SERVICE ENTRANCE PLAQUES

SB-EB1 MCB:
"SERVICE ENTRANCE NO. 1 DISCONNECTING MEANS – ONE OF TWO SERVICES TO THE SITE. SERVICE ENTRANCE NO. 2 DISCONNECTING MEANS IS LOCATED OUTDOORS, NORTHEAST OF THE ELECTRICAL BUILDING AT THE 1200A ENCLOSED CIRCUIT BREAKER FEEDING TEMPORARY MIXER MOTOR STARTERS."

1200A CB:
"SERVICE ENTRANCE NO. 2 DISCONNECTING MEANS – ONE OF TWO SERVICES TO THE SITE. SERVICE ENTRANCE NO. 1 DISCONNECTING MEANS IS LOCATED INSIDE OF THE ELECTRICAL BUILDING AT SB-EB1 MAIN CIRCUIT BREAKER."

PLAQUES SHALL BE LAMINATED PLASTIC, BLACK OR RED TEXT ON WHITE PLASTIC, 3/8" APPROXIMATE TEXT HEIGHT, AND PROVIDED WITH TEMPORARY FASTENERS FOR FASTENING TO THE CORRESPONDING SERVICE ENTRANCE EQUIPMENT. PLAQUES SHALL BE REMOVED WHEN THE TEMPORARY SERVICE (SERVICE ENTRANCE NO. 2) IS REMOVED.

No.	Issue	Checked	Approved	Date
C	RFP-003	SC	TAY	09/2025
B	CONFORMED	SC	TAY	06/2024
A	ISSUED FOR BID	SC	TAY	02/2024

Author **Y. QADERY** Drafting Check **T. SMITH** Project Manager **S. CLARK**
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Bar is one inch on original size sheet
0 1"

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Client **SUSSEX COUNTY, DELAWARE**

Project **WOLFE NECK RWF ELECTRICAL SERVICE & SWITCHGEAR REPLACEMENT**

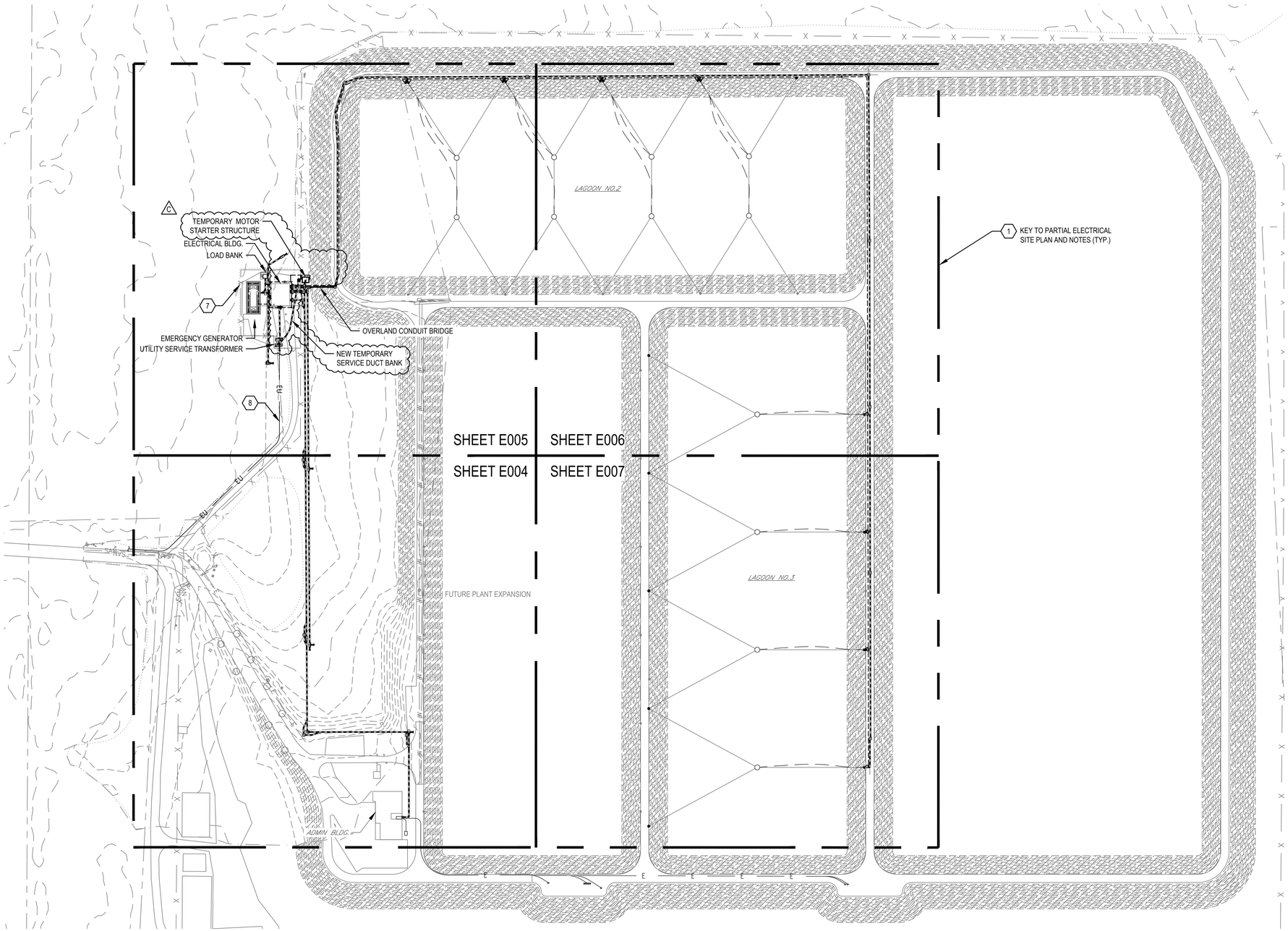
Title **LEGEND, ABBREVIATIONS, AND GENERAL NOTES**

Size **ANSI D**

Project No. **12619190** Date **10/2024** Scale **NOT TO SCALE**

Sheet No **E001** Sheet **39 of 63**

Plot Date: 3 September 2025 - 2:20 PM Plotted By: Stephen Polner Path and Filename: \\ghdnet\ghd\US\Bowie\Projects\565\12619190\Digital_Design\ACAD\Record Drawings Sheets - Electrical Replacement\Electrical\12619190-E001.dwg



1 ELECTRICAL SITE KEY PLAN

SCALE: 1"=100'-0"

1 2 3 4 5 6

DRAWING NOTES:

1. REFER TO PARTIAL ELECTRICAL SITE PLANS FOR DETAILS AND NOTES.
2. CONTRACTOR SHALL PROVIDE SUPPORTS FOR ALL EXISTING UNDERGROUND UTILITIES ENCOUNTERED DURING EXCAVATION, TRENCHING AND BACKFILLING FOR NEW UNDERGROUND DUCT BANKS. EXISTING UTILITIES SHALL REMAIN IN SERVICE. COORDINATE EXCAVATION AND BACKFILL WITH GENERAL CONTRACTOR.
3. CEPs FOR LOAD BANK AND GENERATOR, ACCESS STAIRS AND PLATFORMS SHALL BE PROVIDED BY GENERAL CONTRACTOR. CONTRACTOR SHALL COORDINATE WITH GENERAL CONTRACTOR FOR REQUIRED CEP DIMENSIONS AND EQUIPMENT MOUNTING AND FASTENING REQUIREMENTS. CEP FOR UTILITY TRANSFORMER SHALL BE PROVIDED BY CONTRACTOR.
4. REFER TO UNDERGROUND DUCT BANK DISTRIBUTION DETAILS FOR UNDERGROUND DUCT BANK, MANHOLE AND HANDHOLE INSTALLATION REQUIREMENTS.
5. NO SPLICING OF UNDERGROUND FEEDERS WILL BE ALLOWED UNLESS APPROVED BY THE ENGINEER.
6. ALL EXISTING ELECTRICAL SYSTEMS AND COMPONENTS SHALL REMAIN UNLESS NOTED OTHERWISE.
7. FENCING AROUND NEW ELECTRICAL BUILDING AND EQUIPMENT, INCLUDING GATES, IS ALL NEW BY GENERAL CONTRACTOR. ALL OTHER FENCING SHOWN IS EXISTING.
8. NEW UNDERGROUND PRIMARY UTILITY FEEDER BY UTILITY. ROUTING AND LOCATION SHOWN ARE APPROXIMATE.

No.	Issue	Checked	Approved	Date
C	RFP-003	SC	TAY	09/2025
B	CONFORMED	SC	TAY	06/2024
A	ISSUED FOR BID	SC	TAY	02/2024

Author **Y. QADERY** Drafting Check **T. SMITH** Project Manager **S. CLARK**

Designer **Z. MOGILEVSKY** Design Check **R. CARDINAL** Project Director **T. YOUNG**

Bar is one inch on original size sheet

0 1"

0 50' 100' 150'

SCALE 1"=100' AT ORIGINAL SIZE

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Client **SUSSEX COUNTY, DELAWARE**

Project **WOLFE NECK RWF ELECTRICAL SERVICE & SWITCHGEAR REPLACEMENT**

Title **OVERALL ELECTRICAL SITE PLAN**

Size **ANSI D**

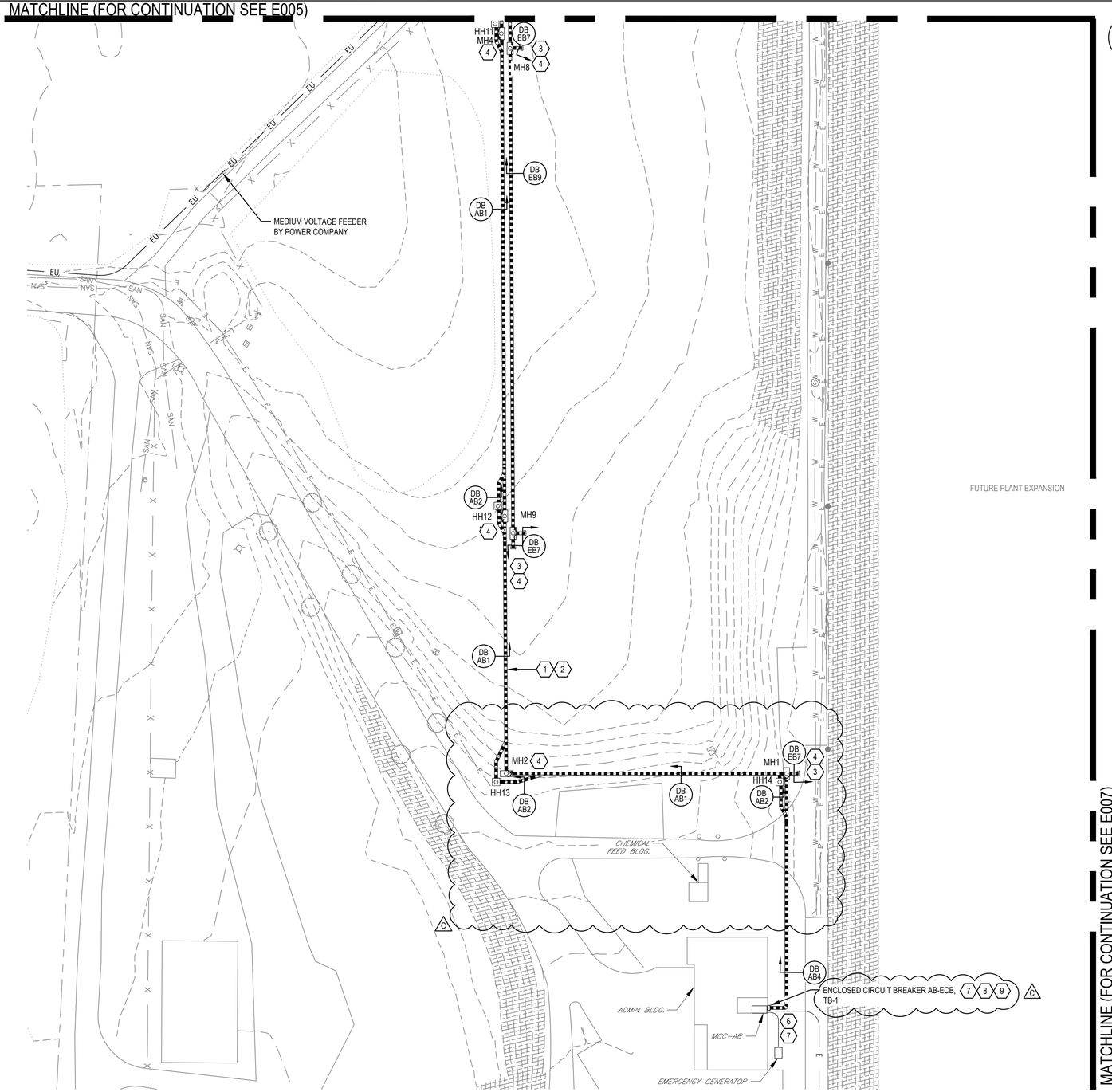
Project No.	Date	Scale
12619190	**10/2024**	**1"=100'-0"**

Sheet No. **E003**

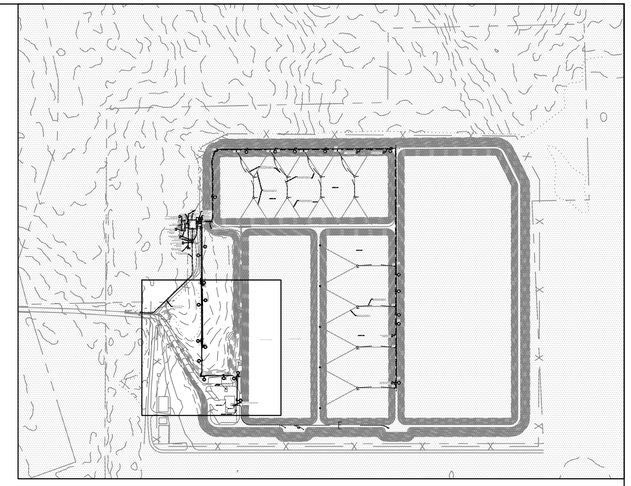
Sheet **41 of 63**

Plot Date: 3 September 2025 - 2:20 PM Plotted By: Stephen Polner Path and Filename: \\ghdnet\ghd\US\Bowie\Projects\565\12619190\Digital_Design\ACAD\Record Drawings Sheets - Electrical Replacement\Electrical\12619190-E003.dwg

MATCHLINE (FOR CONTINUATION SEE E005)



1 **ELECTRICAL PARTIAL SITE PLAN** 5
SCALE: 1"=40'-0"



2 **KEY PLAN**
SCALE: 1"=400'-0"

DRAWING NOTES:

1. CONTRACTOR SHALL REUSE THE SAME DUCT AND CABLE FEEDING TEMPORARY MOTOR STARTER STRUCTURE FROM ADMIN BLDG. MCC TO BACK FEED THE ADMIN BUILDING MCC FROM SWITCHBOARD SB-EB1. PROVIDE SUFFICIENT SLACK IN CONDUCTORS TO ALLOW FOR REUSE AND RE-CONNECTION.
2. PROVIDE SPARE DUCT BANK FOR FUTURE PLANT EXPANSION. REFER TO DUCT BANK SECTIONS FOR DETAILS.
3. STUB-OUT CONDUITS 10 FEET AWAY FROM MANHOLE AND CAP BOTH ENDS FOR FUTURE USE.
4. BOND DUCT BANK REBAR TO THE MANHOLE GROUNDING ELECTRODE.
5. ALL TRENCH EXCAVATIONS FOR PIPELINES AND ELECTRICAL DUCTBANKS SHALL BE BACKFILLED AND PERMANENTLY STABILIZED THE SAME DAY. EXCAVATIONS FOR CONCRETE ENCASED ELECTRICAL DUCT BANKS THAT NEED TO REMAIN OPEN FOR GREATER THAN 24 HOURS MAY ONLY BE EXCAVATED WHEN NO RAIN IS FORECASTED WITHIN THE FOLLOWING 72 HOURS.
6. C PROVIDE 3/4"Ø x 120" LONG COPPER GROUND ROD W/ #4/0 AWG GEC TO AB-ECB, AND BONDED TO THE BLDG. STRUCTURE STEEL IF APPLICABLE.
7. C PROVIDE TB-1 AND AB-ECB IN PHASE 3.
8. PROVIDE PERMANENT PLAQUE ON AB-ECB TO READ AS FOLLOWS: "ADMINISTRATION BUILDING DISCONNECTING MEANS - FED FROM SB-EB1 LOCATED IN ELECTRICAL BUILDING AT NORTHWEST CORNER OF TREATMENT PLANT SITE." PLAQUE SHALL BE LAMINATED PLASTIC, BLACK OR RED TEXT ON WHITE PLASTIC, 3/8" APPROXIMATE TEXT HEIGHT, AND PERMANENT FASTENERS FOR FASTENING TO AB-ECB.
9. TB-1: PROVIDE TB-1 WITH ISOLATED POWER TERMINALS, WITH SUFFICIENT SPACE FOR MOUNTING OF 20% ADDITIONAL FUTURE POWER TERMINALS. PROVIDE 12" WIDE SPACE FOR MOUNTING OF FUTURE CONTROL TERMINALS, WITH BARRIER BETWEEN CONTROL TERMINAL SPACE AND POWER TERMINAL SPACE. PROVIDE NAMEPLATE TO READ AS FOLLOWS: "TB-1: CAUTION: 480 VAC, 3PH FED FROM AB-ECB, WITH POWER CONDUCTORS EXTENDING INSIDE BUILDING TO FEED MCC-AB."

No.	Issue	Checked	Approved	Date
C	RFP-003	SC	TAY	09/2025
B	CONFORMED	SC	TAY	06/2024
A	ISSUED FOR BID	SC	TAY	02/2024

Author **Y. QADERY** Drafting Check **T. SMITH** Project Manager **S. CLARK**
Designer **Z. MOGILEVSKY** Design Check **R. CARDINAL** Project Director **T. YOUNG**

Bar is one inch on original size sheet
0 1"

0 20' 40' 60'
SCALE 1"=40' AT ORIGINAL SIZE

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Client **SUSSEX COUNTY, DELAWARE**

Project **WOLFE NECK RWF ELECTRICAL SERVICE & SWITCHGEAR REPLACEMENT**

Title **ELECTRICAL PARTIAL SITE PLAN**

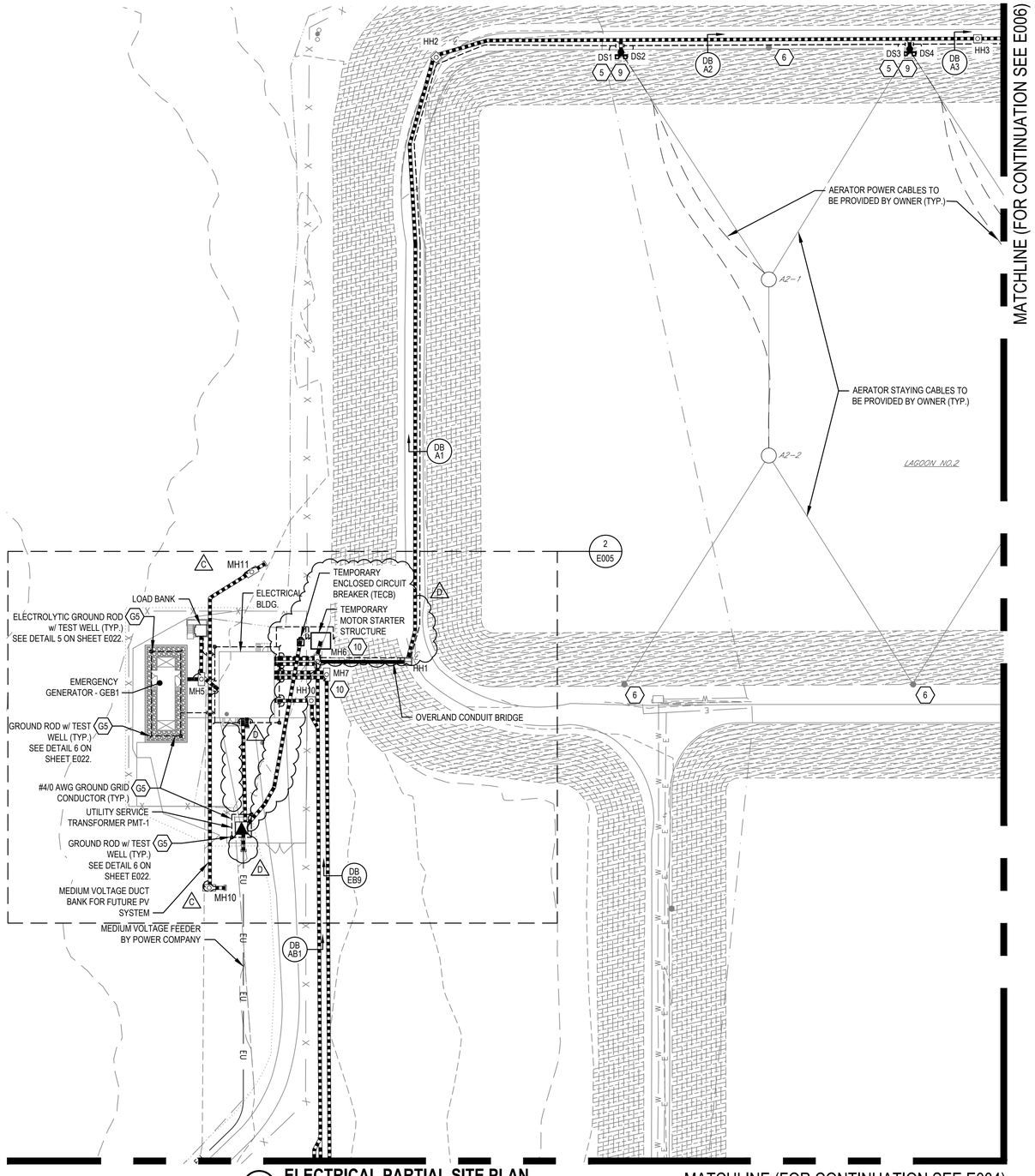
Size **ANSI D**

Project No.	Date	Scale
12619190	**10/2024**	**1"=40'-0"**

Sheet No. **E004**

Sheet **42** of **63**

Plot Date: 3 September 2025 - 2:21 PM Plotted By: Stephen Polner Path and Filename: \\ghdnet\ghd\US\Bowie\Projects\565\12619190\Digital_Design\ACAD\Record Drawings Sheets - Electrical Replacement\Electrical\12619190-E004.dwg

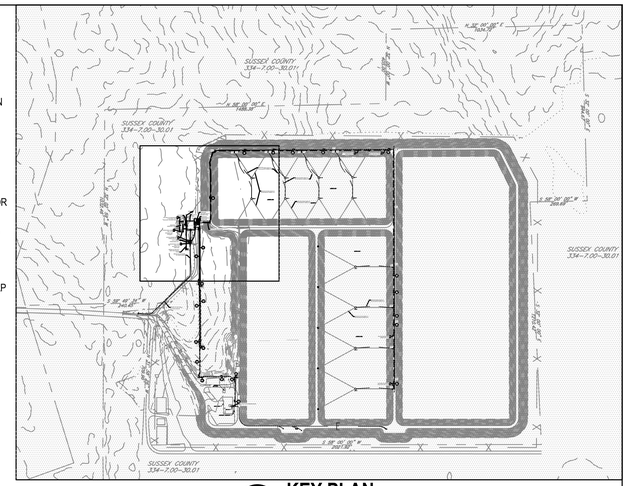


1 ELECTRICAL PARTIAL SITE PLAN

SCALE: 1"=40'-0"

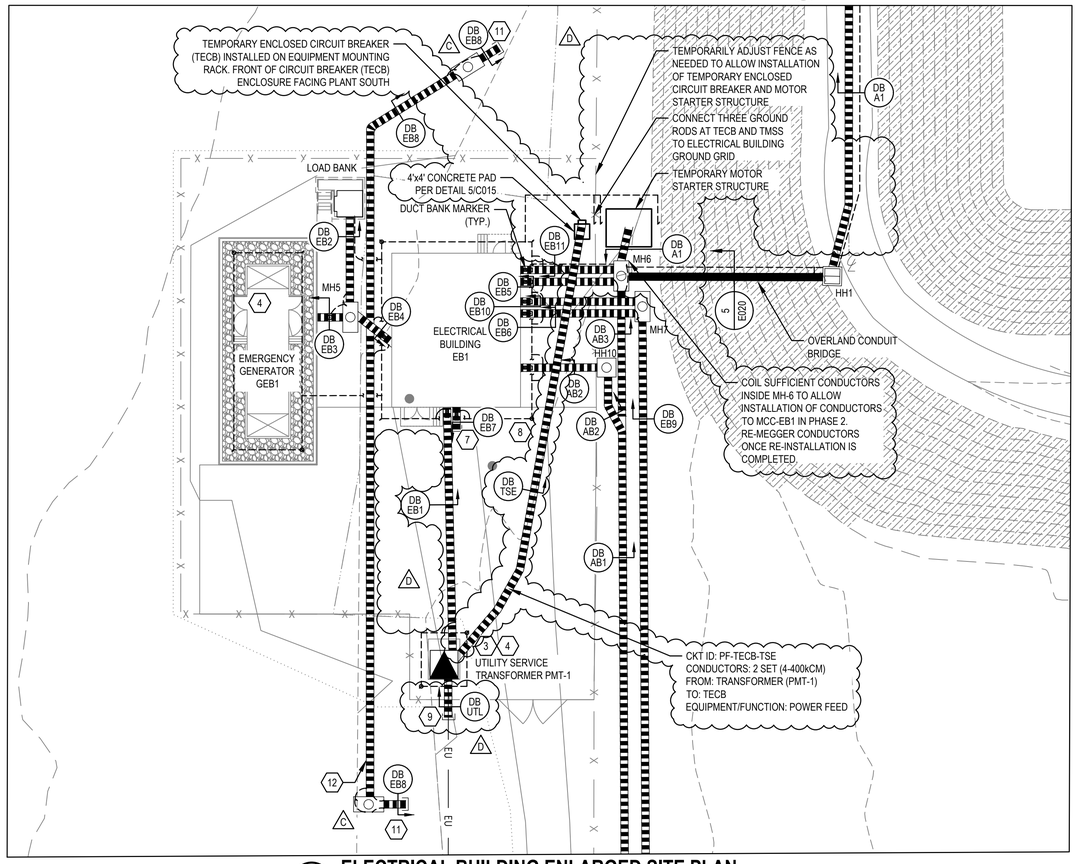
DRAWING NOTES:

1. NOT USED.
2. ALL TRENCH EXCAVATIONS FOR PIPELINES AND ELECTRICAL DUCTBANKS SHALL BE BACKFILLED AND PERMANENTLY STABILIZED THE SAME DAY. EXCAVATIONS FOR CONCRETE ENCASED ELECTRICAL DUCT BANKS THAT NEED TO REMAIN OPEN FOR GREATER THAN 24 HOURS MAY ONLY BE EXCAVATED WHEN NO RAIN IS FORECASTED WITHIN THE FOLLOWING 72 HOURS.
3. PROVIDE TWO ELECTROLYTIC GROUND ROD AND # 4/0 AWG GROUND CONDUCTOR AT TRANSFORMER, CONNECT TO CEP REBAR, DUCT BANK REBAR, TRANSFORMER NEUTRAL AND TRANSFORMER ENCLOSURE. SEE DETAIL 02 ON SHEET E022.
4. GENERAL CONTRACTOR TO PROVIDE FROST PROTECTED CEP FOR EQUIPMENT. REFER TO STRUCTURAL DRAWINGS FOR DETAILS.
5. GENERAL CONTRACTOR TO PROVIDE NEW BOLLARDS. REFER TO CIVIL DRAWINGS FOR MORE INFORMATION.
6. EXISTING BOLLARD TO REMAIN
7. STUB-OUT CONDUITS 10 FEET AWAY FROM THE BUILDING AND CAP BOTH ENDS FOR FUTURE PLANT EXPANSION.
8. INSTALL ADDITIONAL GROUNDING ELECTRODES TO ACHIEVE 5 OHMS OR LESS RESISTIVITY.
9. STUB-OUT CONDUITS 10 FEET AWAY FROM CEP FOR UTILITY CONNECTION. PROVIDE DUCT BANK IN DIRECTION THAT IS COORDINATED WITH UTILITY.
10. BOND DUCT BANK REBAR TO THE MANHOLE GROUNDING ELECTRODE.
11. STUB-OUT CONDUITS 10 FEET AWAY FROM THE MANHOLE AND CAP BOTH ENDS FOR FUTURE PV CONNECTIONS BY OTHERS. COORDINATE LOCATION OF MANHOLES WITH COUNTY.
12. PROVIDE 4 WAY CONCRETE ENCASED DUCT BANK w/ 5" PVC SCH.40 CONDUIT AND PULL WIRES. ALL CABLES BY OTHERS.



3 KEY PLAN

SCALE: 1"=400'-0"



2 ELECTRICAL BUILDING ENLARGED SITE PLAN

SCALE: 1"=20'-0"

No.	Issue	Checked	Approved	Date
D	RFP-003	SC	TAY	09/2025
C	RFP-001	SC	TAY	07/2024
B	CONFORMED	SC	TAY	06/2024
A	ISSUED FOR BID	SC	TAY	02/2024

Author **Y. QADERY** Drafting Check **T. SMITH** Project Manager **S. CLARK**

Designer **Z. MOGILEVSKY** Design Check **R. CARDINAL** Project Director **T. YOUNG**

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0 1"

0 20' 40' 60'

SCALE 1"=40' AT ORIGINAL SIZE

0 10' 20' 30'

SCALE 1"=20' AT ORIGINAL SIZE

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Client **SUSSEX COUNTY, DELAWARE**

Project **WOLFE NECK RWF ELECTRICAL SERVICE & SWITCHGEAR REPLACEMENT**

Title **ELECTRICAL PARTIAL SITE PLAN**

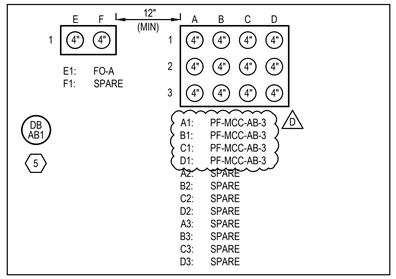
Size **ANSI D**

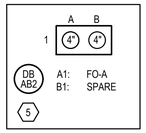
Project No.	Date	Scale
12619190	**10/2024**	**AS SHOWN**

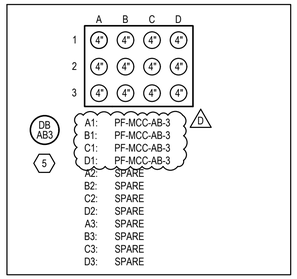
Sheet No. **E005** Sheet **43 of 63**

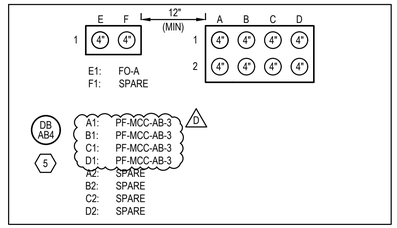
Plot Date: 3 September 2025 - 2:21 PM Plotted By: Stephen Polner Path and Filename: \\ghdnet\ghd\US\Bowie\Projects\565\12619190\Digital_Design\ACAD\Record Drawings Sheets - Electrical Replacement\Electrical\12619190-E005.dwg

ADMINISTRATION BUILDING (AB):

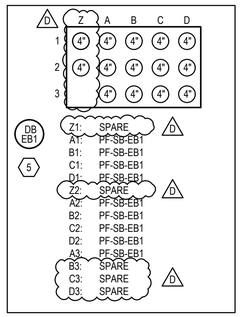


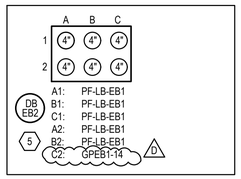


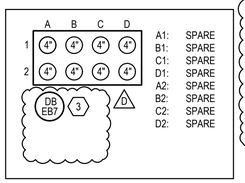


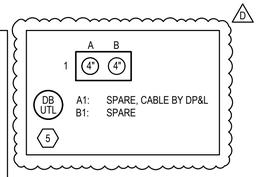


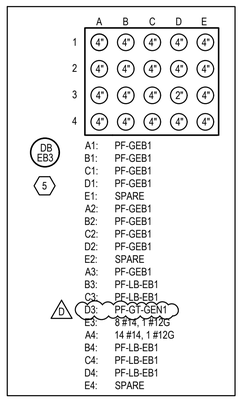
ELECTRICAL BUILDING (EB):

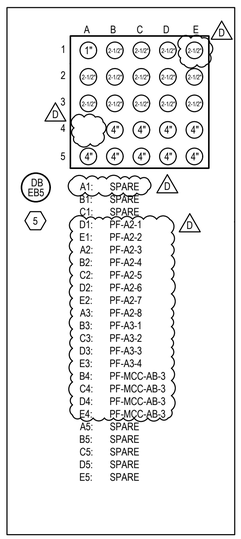


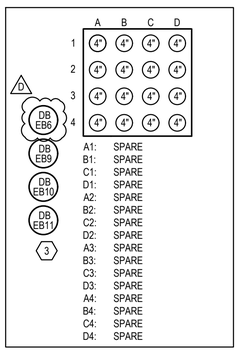


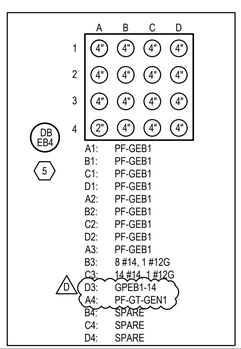


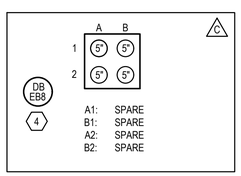












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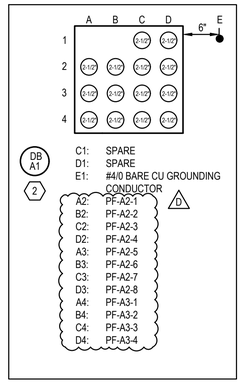

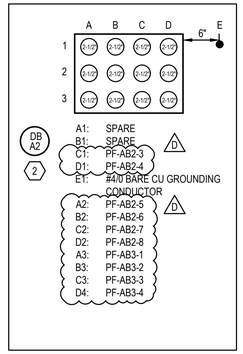

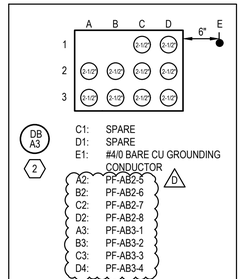

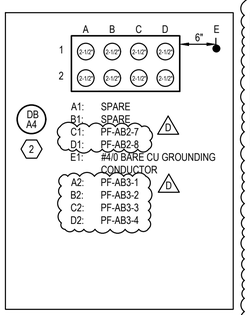

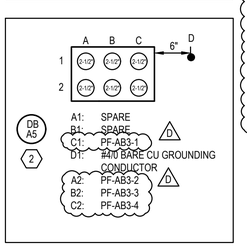

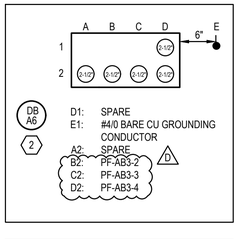

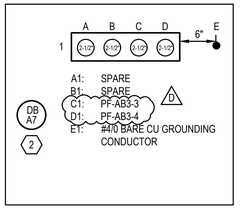

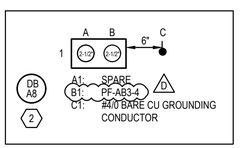

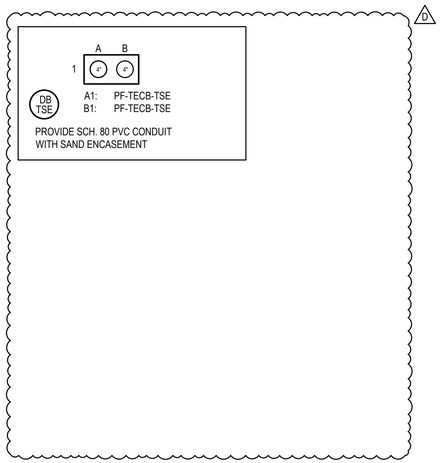

1 DUCT BANK SECTIONS 6

SCALE: NTS

DRAWING NOTES:

1. PROVIDE 3/16" PULL STRING FOR DUCTS NOTED AS SPARE. (TYP ALL DUCTS NOTED AS SPARE THIS DRAWING).
2. PROVIDE SCH. 80 PVC CONDUIT WITH SAND ENCASEMENT.
3. PROVIDE CONCRETE ENCASED SCH. 40 PVC CONDUITS FOR FUTURE PLANT EXPANSION.
4. PROVIDE CONCRETE ENCASED SCH. 40 PVC CONDUITS FOR FUTURE PHOTOVOLTAIC SYSTEM.
5. PROVIDE CONCRETE ENCASED SCH. 40 PVC CONDUITS.
6. REFER TO DUCT BANK INSTALLATION DETAIL FOR ADDITIONAL INFORMATION.

No.	Issue		Checked	Approved	Date
D	RFP-003		SC	TAY	09/2025
C	RFP-001		SC	TAY	07/2024
B	CONFORMED		SC	TAY	06/2024
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Client **SUSSEX COUNTY, DELAWARE**

Project **WOLFE NECK RWF ELECTRICAL SERVICE & SWITCHGEAR REPLACEMENT**

Title **DUCT BANK SECTIONS**

Size **ANSI D**

Project No.	Date	Scale	Sheet No	Sheet
12619190	**10/2024**	**NOT TO SCALE**	**E008**	**46 of 63**

Plot Date: 3 September 2025 - 2:22 PM Plotted By: Stephen Polner Path and Filename: \\ghdnet\ghd\US\Bowie\Projects\565\12619190\Digital_Design\ACAD\Record Drawings Sheets - Electrical Replacement\Electrical\12619190-E008.dwg

LIGHTING FIXTURE SCHEDULE

SYMBOL	TYPE	IMAGE	DESCRIPTION	RATINGS	APPROX SIZE	LIGHT SOURCE	VOLTAGE	BALLAST	HOUSING	LENS	MOUNTING STYLE	MOUNTING HEIGHT	NIGHT TIME FRIENDLY	REQUIRED OPTIONS	MFR 1	MFR 2
	A2		LED STRIP LIGHT	UL LISTED FOR DAMP LOCATIONS	48"x2.6"	4,298 LUMENS HIGH EFFICIENCY LEDs	120VAC, 1ϕ 60Hz	LED DRIVER	CODE-GAUGE, COLD-ROLLED STEEL CHANNEL w/HIGH-GLOSS, BAKED WHITE ENAMEL	DIFFUSE ACRYLIC LENS	CEILING/PENDANT (REFER TO PLANS)	REFER TO PLANS	N/A	4,298 NOMINAL LUMENS OUTPUT, 4000K COLOR TEMP	LITHONIA CSS LED SERIES	OR EQUAL
	F1		DAMP/WET LOCATION ENCLOSED INDUSTRIAL LED	CSA CERTIFIED TO UL STANDARDS FOR WET LOCATIONS	52"x7"	4,000 LUMENS HIGH EFFICIENCY LEDs	120VAC, 1ϕ 60Hz	LED DRIVER	FIBERGLASS HOUSING w/ CONTINUOUS POURED IN-PLACE CLOSED CELL GASKET	IMPACT MODIFIED FROSTED DEEP ACRYLIC LENS	CEILING/PENDANT/WALL (REFER TO PLANS)	REFER TO PLANS	N/A	4,000 NOMINAL LUMENS OUTPUT, 3500K COLOR TEMP	LITHONIA FEM LED SERIES	OR EQUAL
	EM1	—	LED EMERGENCY LIGHT	UL LISTED FOR DAMP LOCATIONS	12"x5"	HIGH-EFFICIENCY LED LAMP HEADS	120VAC, 1ϕ 60Hz	N/A	IMPACT-RESISTANT, SCRATCH-RESISTANT, CORROSION-PROOF THERMOPLASTIC	N/A	WALL MOUNT	±8'-0" AFF	N/A	HIGH OUTPUT NICKEL-CADMIUM BATTERY, SELF-DIAGNOSTICS	LITHONIA ELM2 LED SERIES	OR EQUAL
EX#	EX1	—	ALL-CONDITION EXIT SIGN	UL LISTED, MEETS UL924	15"x9"	(1 FACE) 3.3W RED LEDs (2 FACE) 4.8W RED LEDs	120VAC, 1ϕ 60Hz	N/A	CAST-ALUMINUM	UV-STABLE POLYCARBONATE COVER	UNIVERSAL MOUNT (WALL/CEILING)	ABOVE MANDOOR	N/A	NICKEL CADMIUM BATTERY w/ SELF DIAGNOSTICS, NEMA 4X FOR WET LOCATIONS	LITHONIA LV SERIES	OR EQUAL
	WP1		BUILDING MOUNTED SITE LIGHTING	IP65 LISTED FOR WET LOCATIONS	18"x9"	3,944 LUMENS HIGH EFFICIENCY LEDs	120VAC, 1ϕ 60Hz	DUAL LIGHT ENGINES	DIE CAST ALUMINUM	MOLDED ACRYLIC LENS w/ SR3 DISTRIBUTION	WALL MOUNT	(REFER TO PLANS)	YES	INTEGRAL PHOTOCELL, EMERGENCY BATTERY BACKUP	LITHONIA WSR LED SERIES	OR EQUAL

DRAWING NOTES:

1. POWER DISTRIBUTION AND BRANCH CIRCUITS SHALL BE DEMOLISHED. REFER TO ONE-LINES AND PLANS FOR ADDITIONAL DETAILS. WHERE UNDERGROUND CABLES AND CONDUITS FOR MOTOR BRANCH CIRCUITS ARE INDICATED TO BE ABANDONED IN PLACE, CIRCUITS AND CABLES SHALL BE ABANDONED IN PLACE.
2. PANEL TO BE REMOVED AND TURNED OVER TO THE OWNER DURING PHASE 2 OF CONSTRUCTION AFTER THE ELECTRICAL BUILDING IS CONSTRUCTED AND ENERGIZED, AND PERMANENT WIRING IS INSTALLED. C
3. NOT USED
4. REFER TO PANELBOARD SCHEDULES FOR ADDITIONAL PANELBOARD CIRCUITS.
5. NOT USED C
6. TERMINATE ALL FIBER STRANDS. NO DARK FIBER ALLOWED FOR THE ENTIRE JOB.

CIRCUIT SCHEDULE (4)

CKT ID	CONDUCTORS	FROM	TO	EQUIPMENT/FUNCTION
ELECTRICAL BUILDING				
PF-MCC-AB-1	4 SETS (4-400kCM, 1#3/0G)	MCC-AB	TERMINAL BOX TB1	POWER FEEDER
PF-MCC-AB-2 C	4 SETS (4-400kCM, 1#3/0G)	TERMINAL BOX TB1	ENCLOSED CIRCUIT BREAKER AB-ECB	POWER FEEDER
PF-MCC-AB-3	4 SETS (4-400kCM, 1#3/0G)	ENCLOSED CIRCUIT BREAKER AB-ECB	SWITCHBOARD (SB-EB1)	POWER FEEDER
PF-SB-EB1	9 SETS (4-500kCM)	TRANSFORMER (PMT-1)	SWITCHBOARD (SB-EB1) IN ELECTRICAL BUILDING	SERVICE CONDUCTORS
PF-GEB1	9 SETS (4-400kCM, 1-400kCM G)	GENERATOR (GEB1)	ATS ON SWITCHBOARD (SB-EB1) IN ELECTRICAL BUILDING	POWER FEEDER
CC-GEB1	14 #14, 1#12G 8 #14, 1#12G	GENERATOR (GEB1) GENERATOR (GEB1)	SWITCHBOARD / TRANSFER SWITCH PCS-WNEB	CONTROL CKTS. VERIFY WITH MANF. CONTROL CKTS.
FO-A	24 STRAND SINGLE MODE FIBER OPTIC CABLE	FOPP-WNEB (6)	FOPP-ADMIN (6)	FIBER OPTIC CABLE (6)
PF-LB-EB1	5 SETS (4-400kCM, 1#4/0G)	GENERATOR (GEB1)	LOAD BANK LB-EB1	POWER FEEDER
PF-MCC-EB1	4 SETS (4-400kCM,1-#3/0G)	SWITCHBOARD (SB-EB1) IN ELECTRICAL BUILDING	MCC-EB1 IN ELECTRICAL BUILDING	POWER FEEDER
PF-PPEB1 C	4-#3/0,1-#6G	MCC-EB1 IN ELECTRICAL BUILDING	PANEL PPEB1 IN ELECTRICAL BUILDING	POWER FEEDER
PF-GPEB1	4-#1/0,1-#6G	XFMR GT-EB1 IN ELECTRICAL BUILDING	PANEL GPEB1 IN ELECTRICAL BUILDING	POWER FEEDER
PF-GT-EB1	3-#4,1-#8G	PANEL PPEB1 IN ELECTRICAL BUILDING	XFMR GT-EB1 IN ELECTRICAL BUILDING	POWER FEEDER
PF-GPGEN1	4-#2,1-#8G	XFMR GT-GEN1	PANEL GPGEN1	POWER FEEDER
PF-GT-GEN1 C	3-#8,1-#8G	PANEL PPEB1	XFMR GT-GEN1	POWER FEEDER
PF-EF	3-#12,1-#12G,2-#14	MCC-EB1 IN ELECTRICAL BUILDING	EXHAUST FAN IN ELECTRICAL BUILDING	MOTOR BRANCH CIRCUIT
LAGOON NO. 2 AND 3				
PF-A2-1	3-#2,1-#4G	TMSS / MCC-EB1 IN ELECTRICAL BUILDING	AERATOR NO.1 IN LAGOON NO.2 (A2-1)	MOTOR BRANCH AND CONTROL CKT
PF-A2-2	3-#2,1-#4G	TMSS / MCC-EB1 IN ELECTRICAL BUILDING	AERATOR NO.2 IN LAGOON NO.2 (A2-2)	MOTOR BRANCH AND CONTROL CKT
PF-A2-3 C	3-#1,1-#3G	TMSS / MCC-EB1 IN ELECTRICAL BUILDING	AERATOR NO.3 IN LAGOON NO.2 (A2-3)	MOTOR BRANCH AND CONTROL CKT
PF-A2-4	3-#1,1-#3G	TMSS / MCC-EB1 IN ELECTRICAL BUILDING	AERATOR NO.4 IN LAGOON NO.2 (A2-4)	MOTOR BRANCH AND CONTROL CKT
PF-A2-5	3-#1/0,1-#2G	TMSS / MCC-EB1 IN ELECTRICAL BUILDING	AERATOR NO.5 IN LAGOON NO.2 (A2-5)	MOTOR BRANCH AND CONTROL CKT
PF-A2-6	3-#1/0,1-#2G	TMSS / MCC-EB1 IN ELECTRICAL BUILDING	AERATOR NO.6 IN LAGOON NO.2 (A2-6)	MOTOR BRANCH AND CONTROL CKT
PF-A2-7	3-#2/0,1-#1G	TMSS / MCC-EB1 IN ELECTRICAL BUILDING	AERATOR NO.7 IN LAGOON NO.2 (A2-7)	MOTOR BRANCH AND CONTROL CKT
PF-A2-8	3-#2/0,1-#1G	TMSS / MCC-EB1 IN ELECTRICAL BUILDING	AERATOR NO.8 IN LAGOON NO.2 (A2-8)	MOTOR BRANCH AND CONTROL CKT
PF-A3-1	3-#3/0,1-#1/0G	TMSS / MCC-EB1 IN ELECTRICAL BUILDING	AERATOR NO.1 IN LAGOON NO.3 (A3-1)	MOTOR BRANCH AND CONTROL CKT
PF-A3-2	3-#4/0,1-#2/0G	TMSS / MCC-EB1 IN ELECTRICAL BUILDING	AERATOR NO.2 IN LAGOON NO.3 (A3-2)	MOTOR BRANCH AND CONTROL CKT
PF-A3-3	3-#4/0,1-#2/0G	TMSS / MCC-EB1 IN ELECTRICAL BUILDING	AERATOR NO.3 IN LAGOON NO.3 (A3-3)	MOTOR BRANCH AND CONTROL CKT
PF-A3-4	3-#4/0,1-#2/0G	TMSS / MCC-EB1 IN ELECTRICAL BUILDING	AERATOR NO.4 IN LAGOON NO.3 (A3-4)	MOTOR BRANCH AND CONTROL CKT
TEMPORARY MOTOR STARTER STRUCTURE (TMSS) (2)				
PF-TMSS-T1	2-#12, 1-#12G	PANEL PPTMSS	XFMR GT-TMSS ON TEMPORARY MOTOR STARTER STRUCTURE (TMSS)	POWER FEEDER
C PF-GPTMSS	3-#10,1-#12G	XFMR GT-TMSS ON TEMPORARY MOTOR STARTER STRUCTURE (TMSS)	PANEL GPTMSS ON TEMPORARY MOTOR STARTER STRUCTURE (TMSS)	POWER FEEDER
PF-TECB-TSE	4 SETS (4-400kCM)	TRANSFORMER (PMT-1)	TEMPORARY ENCLOSED CIRCUIT BREAKER (TECB)	POWER FEEDER
PF-TMSS	4 SETS (4-400kCM, 1#3/0G)	TEMPORARY ENCLOSED CIRCUIT BREAKER (TECB)	TEMPORARY MOTOR STARTER STRUCTURER (TMSS)	POWER FEEDER

PANELBOARD GPEB1

LOCATION: ELECTRICAL BUILDING
MAIN BUS RATING: 225A, 208/120V, 3P, 4W
MINIMUM SHORT-CIRCUIT INTERRUPTION RATING: 35kAIC
MAIN BREAKER TRIP: 150AT/225AF
FED FROM: PPEB1
ESTIMATED CONNECTED LOAD: 18kVA
INCOMING FEED: GT-EB1
ENCLOSURE: NEMA 12
TVSS/SURGE PROTECTION: -

NOTES: SEE PANELBOARD SCHEDULE NOTES

DESCRIPTION	NOTES	LOAD	CONDUIT SIZE	ϕ/N SIZE	G SIZE	CB	CKT	A B C	CKT	CB	CONDUIT SIZE	ϕ/N SIZE	G SIZE	LOAD	NOTES	DESCRIPTION
LIGHTING - ELEC. BLDG.	5	0.32kVA	3/4"	12	12	20A/1P	1	♦	2	50A/2P	1"	8	10	6.96kVA	6	ACCU-WN-01 / AC-WN-01
LIGHTING - WALL PACKS	5	0.19kVA	3/4"	12	12	20A/1P	3	♦	4							
RECEPTACLES - OUTDOOR	3	0.36kVA	3/4"	12	12	20A/1P	5	♦	6	50A/2P	1"	8	10	6.96kVA	6	ACCU-WN-02 / AC-WN-02
RECEPTACLES - ELEC. BLDG.	3	0.72kVA	3/4"	12	12	20A/1P	7	♦	8							
SPACE							9	♦	10	20A/1P	3/4"	12	12	1kVA		PCS CABINET CKT NO.1
SPACE							11	♦	12	20A/1P	3/4"	12	12	1kVA		PCS CABINET CKT NO.2
SPACE							13	♦	14	20A/1P	3/4"	12	12	0.1kVA		LOAD BANK CONTROL PANEL C
SPACE							15	♦	16	20A/1P						SPARE
SPACE							17	♦	18	20A/1P						SPARE
SPACE							19	♦	20	20A/1P						SPARE
SPACE							21	♦	22	20A/1P						SPARE
SPACE							23	♦	24	15A/1P						SPARE
SPACE							25	♦	26	15A/1P						SPARE
SPACE							27	♦	28	15A/1P						SPARE
SPACE							29	♦	30	15A/1P						SPARE

CIRCUIT SCHEDULE - DEMOLITION (1)

CKT ID	CONDUCTORS	FROM	TO	EQUIPMENT/FUNCTION
ADMIN BUILDING				
MCC-AB-1A	4 SETS (4-#500)	DP&I TRANSFORMER PMT-1A	MCC-AB IN ADMIN BUILDING	POWER FEEDER C
MCC-AB-3B	3-#8,1-#10G	MCC-AB ADMIN BUILDING MOTOR STARTER	AERATOR NO.1 IN LAGOON NO. 1 (A1-1)	MOTOR BRANCH CIRCUIT
MCC-AB-3C	3-#8,1-#10G	MCC-AB ADMIN BUILDING MOTOR STARTER	AERATOR NO.2 IN LAGOON NO. 1 (A1-2)	MOTOR BRANCH CIRCUIT
MCC-AB-3D	3-#8,1-#10G	MCC-AB ADMIN BUILDING MOTOR STARTER	AERATOR NO.3 IN LAGOON NO. 1 (A1-3)	MOTOR BRANCH CIRCUIT
MCC-AB-3E	3-#8,1-#10G	MCC-AB ADMIN BUILDING MOTOR STARTER	AERATOR NO.4 IN LAGOON NO. 1 (A1-4)	MOTOR BRANCH CIRCUIT
MCC-AB-4A	3-#6,1-#8G	MCC-AB ADMIN BUILDING MOTOR STARTER	AERATOR NO.5 IN LAGOON NO. 1 (A1-5)	MOTOR BRANCH CIRCUIT
MCC-AB-4B	3-#6,1-#8G	MCC-AB ADMIN BUILDING MOTOR STARTER	AERATOR NO.6 IN LAGOON NO. 1 (A1-6)	MOTOR BRANCH CIRCUIT
MCC-AB-4C	3-#6,1-#8G	MCC-AB ADMIN BUILDING MOTOR STARTER	AERATOR NO.7 IN LAGOON NO. 1 (A1-7)	MOTOR BRANCH CIRCUIT
MCC-AB-4D	3-#6,1-#8G	MCC-AB ADMIN BUILDING MOTOR STARTER	AERATOR NO.8 IN LAGOON NO. 1 (A1-8)	MOTOR BRANCH CIRCUIT
MCC-AB-4E	3-#4,1-#6G	MCC-AB ADMIN BUILDING MOTOR STARTER	AERATOR NO.9 IN LAGOON NO. 1 (A1-9)	MOTOR BRANCH CIRCUIT
MCC-AB-4F	3-#4,1-#6G	MCC-AB ADMIN BUILDING MOTOR STARTER	AERATOR NO.10 IN LAGOON NO. 1 (A1-10)	MOTOR BRANCH CIRCUIT
MCC-AB-5A	3-#2,1-#6G	MCC-AB ADMIN BUILDING MOTOR STARTER	AERATOR NO.1 IN LAGOON NO. 2 (A2-1)	MOTOR BRANCH CIRCUIT
MCC-AB-5B	3-#2,1-#6G	MCC-AB ADMIN BUILDING MOTOR STARTER	AERATOR NO.2 IN LAGOON NO. 2 (A2-2)	MOTOR BRANCH CIRCUIT
MCC-AB-5C	3-#2,1-#6G	MCC-AB ADMIN BUILDING MOTOR STARTER	AERATOR NO.3 IN LAGOON NO. 2 (A2-3)	MOTOR BRANCH CIRCUIT
MCC-AB-5D	3-#1/0,1-#6G	MCC-AB ADMIN BUILDING MOTOR STARTER	AERATOR NO.4 IN LAGOON NO. 2 (A2-4)	MOTOR BRANCH CIRCUIT
MCC-AB-5E	3-#2,1-#6G	MCC-AB ADMIN BUILDING MOTOR STARTER	AERATOR NO.1 IN LAGOON NO. 3 (A3-1)	MOTOR BRANCH CIRCUIT
MCC-AB-5F	3-#2,1-#6G	MCC-AB ADMIN BUILDING MOTOR STARTER	AERATOR NO.2 IN LAGOON NO. 3 (A3-2)	MOTOR BRANCH CIRCUIT

DRY TYPE TRANSFORMER SCHEDULE

NO.	LOCATION	kVA	VOLTAGE		PHASE CONNECTION		TYPE	REMARKS
			PRIMARY	SECONDARY	PRIMARY	SECONDARY		
GT-EB1	ELECTRICAL BUILDING	45	480	208/120	DELTA	WYE	THREE PHASE ENERGY EFFICIENT	FLOOR MOUNTED (w/CEP BY GC)
GT-TMSS	TEMPORARY MOTOR STARTER STRUCTURE (TMSS)	3	480	208/120	-	-	SINGLE PHASE ENERGY EFFICIENT	REFER TO TMSS DRAWINGS FOR INSTALLATION DETAIL
GT-GEN1	EMERGENCY GENERATOR ENCLOSURE	30	480	208/120	DELTA	WYE	THREE PHASE ENERGY EFFICIENT	FLOOR MOUNTED

PANELBOARD PPEB1

LOCATION: ELECTRICAL BUILDING
MAIN BUS RATING: 225A, 480/277V, 3P, 4W
MINIMUM SHORT-CIRCUIT INTERRUPTION RATING: 35kAIC
MAIN BREAKER TRIP: MAIN LUGS ONLY
FED FROM: MCC-EB1
ESTIMATED CONNECTED LOAD: 41kVA
INCOMING FEED: PF-PPEB1 C
ENCLOSURE: NEMA 12
TVSS/SURGE PROTECTION: -

NOTES: SEE PANELBOARD SCHEDULE NOTES

DESCRIPTION	NOTES	LOAD	CONDUIT SIZE	ϕ/N SIZE	G SIZE	CB	CKT	A B C	CKT	CB	CONDUIT SIZE	ϕ/N SIZE	G SIZE	LOAD	NOTES	DESCRIPTION
SPARE						15A/3P	1	♦	2	20A/1P						SPARE
							3	♦	4	20A/1P						SPARE
							5		6	20A/1P						SPARE
SPARE						15A/3P	7	♦	8	20A/1P						SPARE
							9	♦	10	15A/2P						SPARE C
							11		12							
30kVA XFMR GT-GEN1	-	20kVA	1"	8	8	50A/3P	13	♦	14							
							15	♦	16	70A/3P	1-1/4"	4	8	18kVA	-	45kVA XFMR GT-EB1
							17		18							
SPACE							19	♦	20							
							21	♦	22	20A/3P						SPARE
							23		24							
SPACE							25	♦	26							
							27	♦	28	20A/3P						SPARE
SPACE							29		30							
							31	♦	32							
							33	♦	34							SPACE
SPACE							35		36							
							37	♦	38							
							39	♦	40							SPACE
SPACE							41		42							

PANELBOARD SCHEDULE NOTES:

1. THREE PHASE CIRCUITS: PROVIDE 3/4"C w/3-#12, 1-#12G FOR 15A AND 20A CIRCUITS SERVING EQUIPMENT WITHIN 60' OF PANELBOARD, UNLESS OTHERWISE NOTED. INCREASE CONDUIT AND WIRE SIZES IN ACCORDANCE WITH SPECIFICATION SECTION 16120 AND THE NEC FOR LONGER CIRCUITS OR CIRCUITS LARGER THAN 20A.
2. SINGLE PHASE CIRCUITS: PROVIDE 3/4"C W/2-#12, 1-#12G FOR 15A AND 20A CIRCUITS SERVING EQUIPMENT WITHIN 60' OF PANELBOARD, UNLESS OTHERWISE NOTED. INCREASE CONDUIT AND WIRE SIZES IN ACCORDANCE WITH SPECIFICATION SECTION 16120 AND THE NEC FOR LONGER CIRCUITS OR CIRCUITS LARGER THAN 20A.
3. RECEPTACLE CIRCUITS SHALL BE POWERED THROUGH A GFCI CIRCUIT BREAKER, EXCEPT AS FOLLOWS:
   - WHEN THE DISTANCE TO THE FIRST RECEPTACLE IS OVER 50' IN LENGTH, USE A STANDARD CIRCUIT AND PROVIDE A FEED THROUGH GFCI TYPE RECEPTACLE.
   - PROVIDE GFCI RECEPTACLES AT ALL LOCATIONS WHERE RECEPTACLES ARE MORE THAN 50' APART.
   - REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.
4. CONDUIT SIZES SHOWN ARE MINIMUM ONLY AND NOT FOR USE IN DUCTBANKS. REFER TO DUCTBANK AND CIRCUIT SCHEDULE FOR CONDUIT SIZE AND FOR CONDUITS WHICH STUB-UP INTO PANELBOARDS.
5. LIGHTING CIRCUITS: PROVIDE ADDITIONAL CONDUCTORS AS REQUIRED TO CONNECT SWITCHED LEGS FOR FIXTURES OR UNSWITCHED LEGS FOR EMERGENCY LIGHTING UNITS AND EXIT SIGNS. EMERGENCY LIGHTING UNITS AND EXIT SIGNS SHALL BE CONNECTED UPSTREAM OF SWITCHED DEVICES. FOR ANY CIRCUITS WITH EMERGENCY LIGHTING, PROVIDE CIRCUIT BREAKER WITH LOCKOUT FEATURE (IN THE ON POSITION) AT GP/PP TO PREVENT ACCIDENTALLY TURNING OFF THE BREAKER.
6. PROVIDE HEATING, AIR-CONDITIONING, REFRIGERATION RATED BREAKER (HACR)

No.	Issue	Checked	Approved	Date
C	RFP-003	SC	TAY	09/2025
B	CONFORMED	SC	TAY	06/2024
A	ISSUED FOR BID	SC	TAY	02/2024

Author Y. QADERY | Drafting Check T. SMITH | Project Manager S. CLARK
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Client: SUSSEX COUNTY, DELAWARE
Project: WOLFE NECK RWF ELECTRICAL SERVICE & SWITCHGEAR REPLACEMENT
Title: ELECTRICAL SCHEDULES
Size: ANSI D
Project No.: 12619190
Date: 10/2024
Scale: NOT TO SCALE
Sheet No.: E009
Sheet: 47 of 63

Plot Date: 3 September 2025 - 2:22 PM
Plotted By: Stephen Poiner
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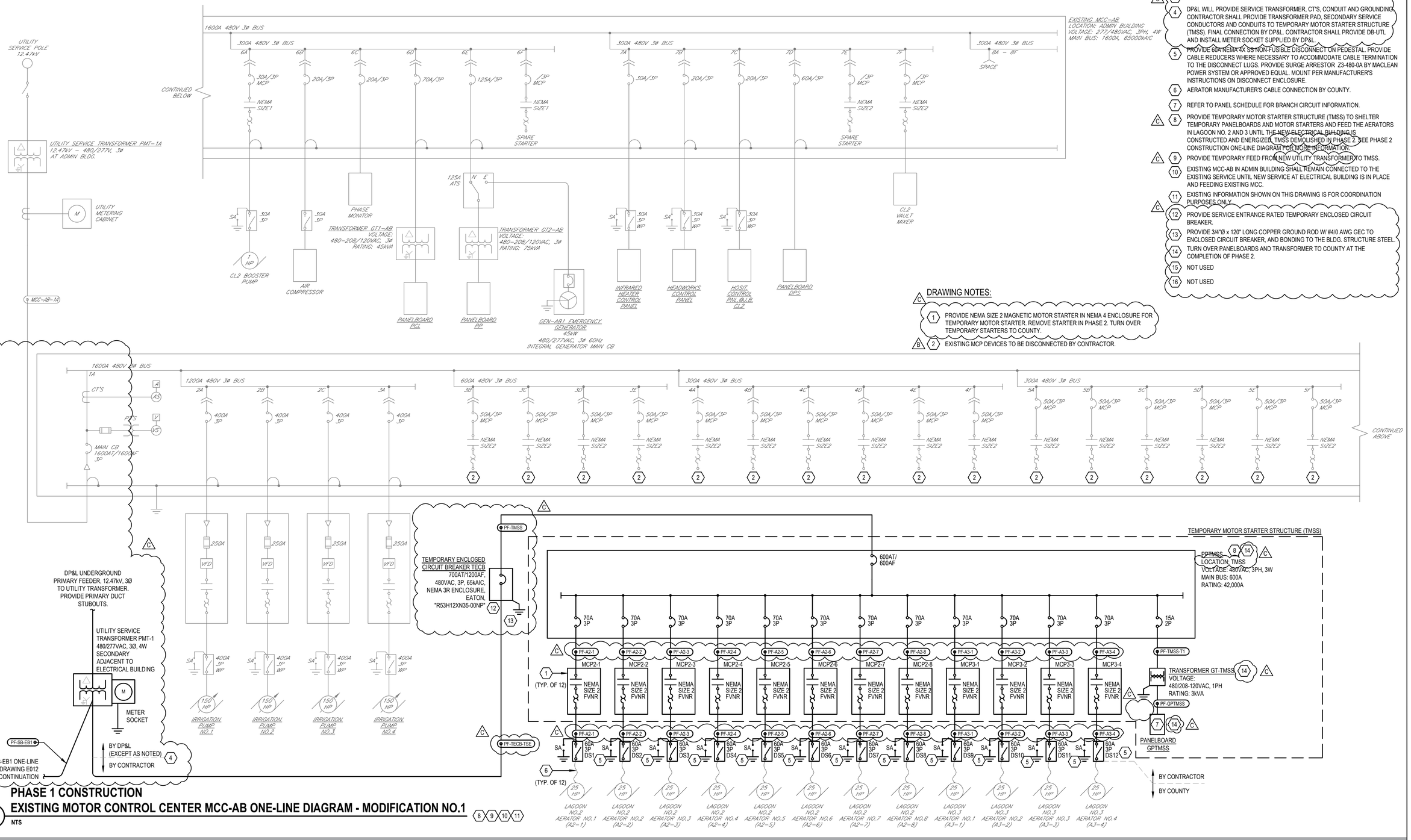

PHASE 1 CONSTRUCTION
EXISTING MOTOR CONTROL CENTER MCC-AB ONE-LINE DIAGRAM - MODIFICATION NO.1

1 NTS

8 9 10 11

No.	Issue	Checked	Approved	Date
C	RFP-003	SC	TAY	09/2025
B	CONFORMED	SC	TAY	06/2024
A	ISSUED FOR BID	SC	TAY	02/2024

Author **Y. QADERY** Drafting Check **T. SMITH** Project Manager **S. CLARK**
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Client **SUSSEX COUNTY, DELAWARE**
Project **WOLFE NECK RWF ELECTRICAL SERVICE & SWITCHGEAR REPLACEMENT**

Title **PHASE 1 CONSTRUCTION EXISTING MOTOR CONTROL CENTER MCC-AB ONE-LINE DIAGRAM - MODIFICATION NO.1**

Size **ANSI D**

Project No. **12619190** Date **10/2024** Scale **NOT TO SCALE**

Sheet No. **E011** Sheet **49 of 63**

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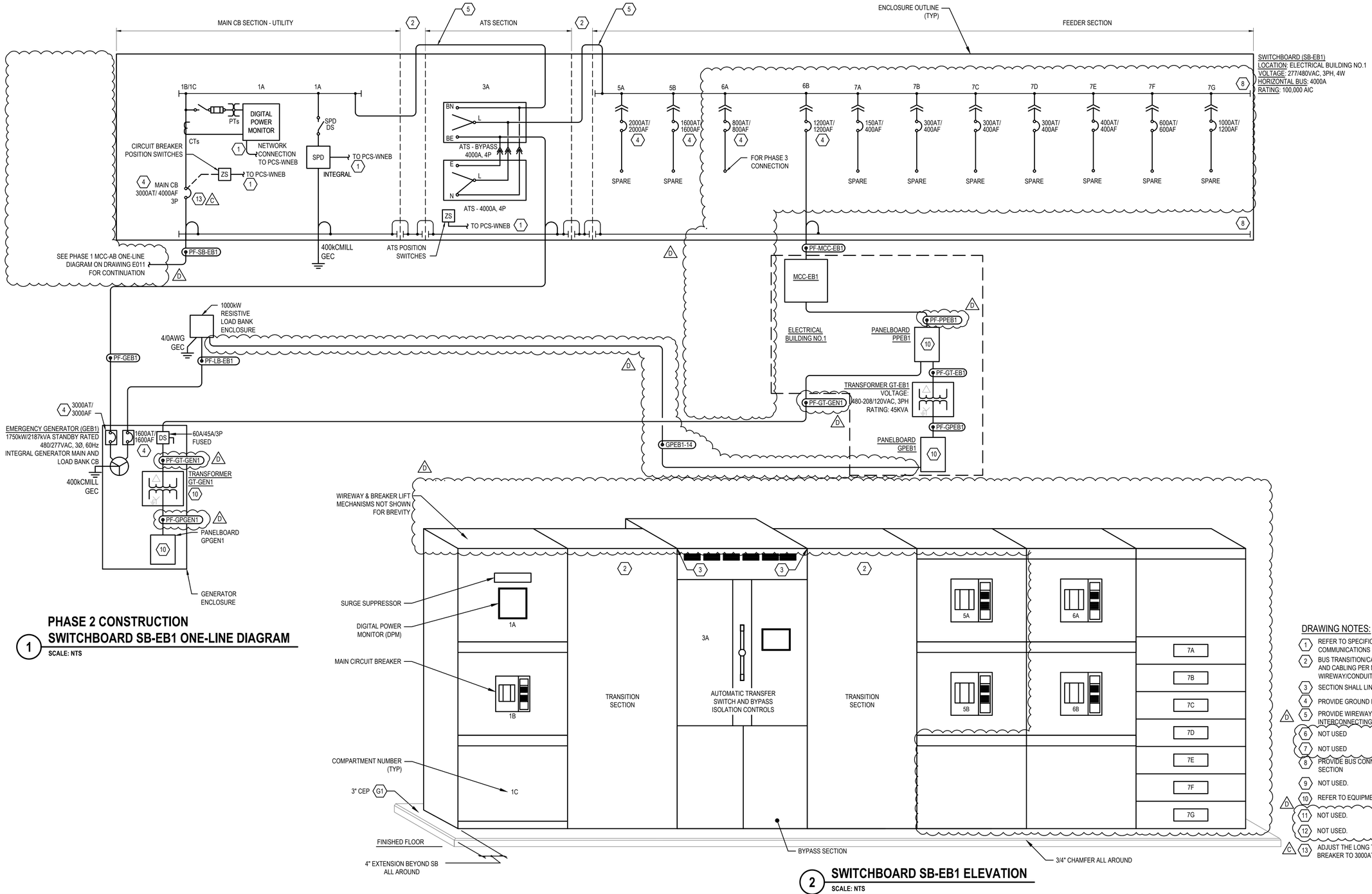

1 PHASE 2 CONSTRUCTION SWITCHBOARD SB-EB1 ONE-LINE DIAGRAM

SCALE: NTS

2 SWITCHBOARD SB-EB1 ELEVATION

SCALE: NTS

DRAWING NOTES:

1. REFER TO SPECIFICATIONS FOR I/O SIGNALS & COMMUNICATIONS CIRCUITS TO PCS CABINET.
2. BUS TRANSITION/CABLE TERMINATION SECTION. PROVIDE WIREWAY AND CABLING PER MANUFACTURER'S INSTRUCTIONS. WIREWAY/CONDUITS NOT SHOWN FOR CLARITY.
3. SECTION SHALL LINE UP IN FRONT. BREAKER LIFT NOT SHOWN FOR CLARITY.
4. PROVIDE GROUND FAULT PROTECTION.
5. PROVIDE WIREWAY ABOVE SWITCHBOARD SIZED FOR INTERCONNECTING CABLES.
6. NOT USED
7. NOT USED
8. PROVIDE BUS CONNECTIONS TO ALLOW ADDING SWITCHBOARD SECTION
9. NOT USED.
10. REFER TO EQUIPMENT AND/OR PANELBOARD SCHEDULES.
11. NOT USED.
12. NOT USED.
13. ADJUST THE LONG TIME PICKUP SETTINGS OF THE MAIN CIRCUIT BREAKER TO 3000AT FOR 3000A - 480V, 3PH, 4W SERVICE FROM DP&L.

No.	Issue	Checked	Approved	Date
D	RFP-003	SC	TAY	09/2025
C	FO-001	SC	TAY	08/2024
B	CONFORMED	SC	TAY	06/2024
A	ISSUED FOR BID	SC	TAY	02/2024

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Client **SUSSEX COUNTY, DELAWARE**

Project **WOLFE NECK RWF ELECTRICAL SERVICE & SWITCHGEAR REPLACEMENT**

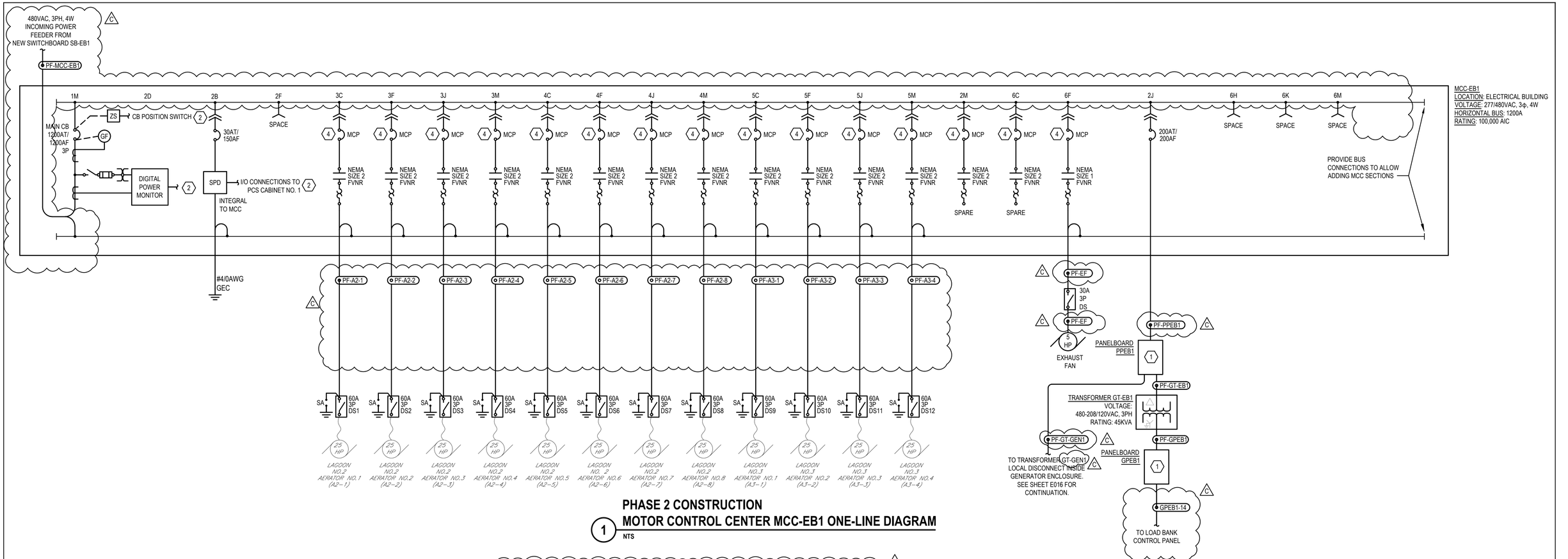
Title **ELECTRICAL BUILDING - SWITCHBOARD SB-EB1 ONE LINE DIAGRAM AND ELEVATION**

Size **ANSI D**

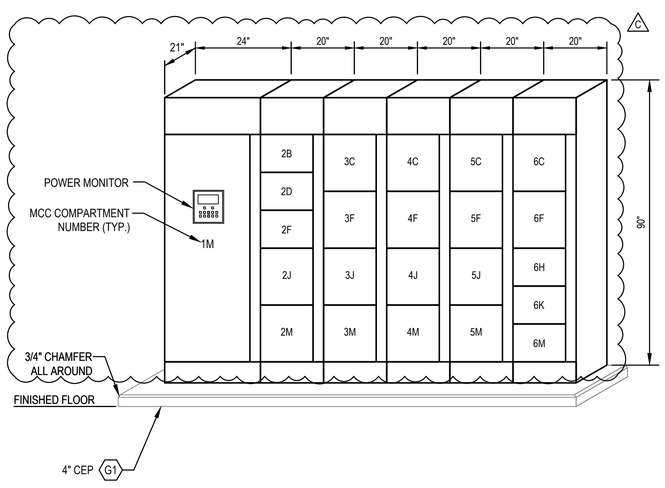
Project No. **12619190** Date **10/2024** Scale **NOT TO SCALE**

Sheet No. **E012** Sheet **50 of 63**

Plot Date: 3 September 2025 - 2:23 PM Plotted By: Stephen Polner Path and Filename: \\ghdnet\ghd\US\Bowie\Projects\565\12619190\Digital_Design\ACAD\Record Drawings Sheets - Electrical Replacement\Electrical\12619190-E012.dwg



PHASE 2 CONSTRUCTION
1 MOTOR CONTROL CENTER MCC-EB1 ONE-LINE DIAGRAM
NTS



PHASE 2 CONSTRUCTION
2 MOTOR CONTROL CENTER MCC-EB1 ELEVATION
NTS

PHASE 2 CONSTRUCTION NOTES:

1. ALL AERATORS IN LAGOON NO.2 AND 3 SHALL BE FED FROM NEW MCC-EB1.

DRAWING NOTES:

1. REFER TO PANEL SCHEDULE FOR BRANCH CIRCUIT INFORMATION.
2. REFER TO SPECIFICATIONS FOR I/O SIGNALS & COMMUNICATIONS CIRCUITS TO PCS CABINET.
3. NOT USED
4. MCP SIZING: ALL MOTOR CIRCUIT PROTECTORS SHALL BE SELECTED BY MFR.

No.	Issue	Checked	Approved	Date
C	RFP-003	SC	TAY	09/2025
B	CONFORMED	SC	TAY	06/2024
A	ISSUED FOR BID	SC	TAY	02/2024

Author **Y. QADERY** | Drafting Check **T. SMITH** | Project Manager **S. CLARK**
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Client **SUSSEX COUNTY, DELAWARE**
Project **WOLFE NECK RWF ELECTRICAL SERVICE & SWITCHGEAR REPLACEMENT**
Title **PHASE 2 CONSTRUCTION MOTOR CONTROL CENTER MCC-EB1 ONE-LINE DIAGRAM AND ELEVATION**

Project No. **12619190** | Date **10/2024** | Scale **NOT TO SCALE**
Size **ANSI D**
Sheet No. **E013** | Sheet **51 of 63**

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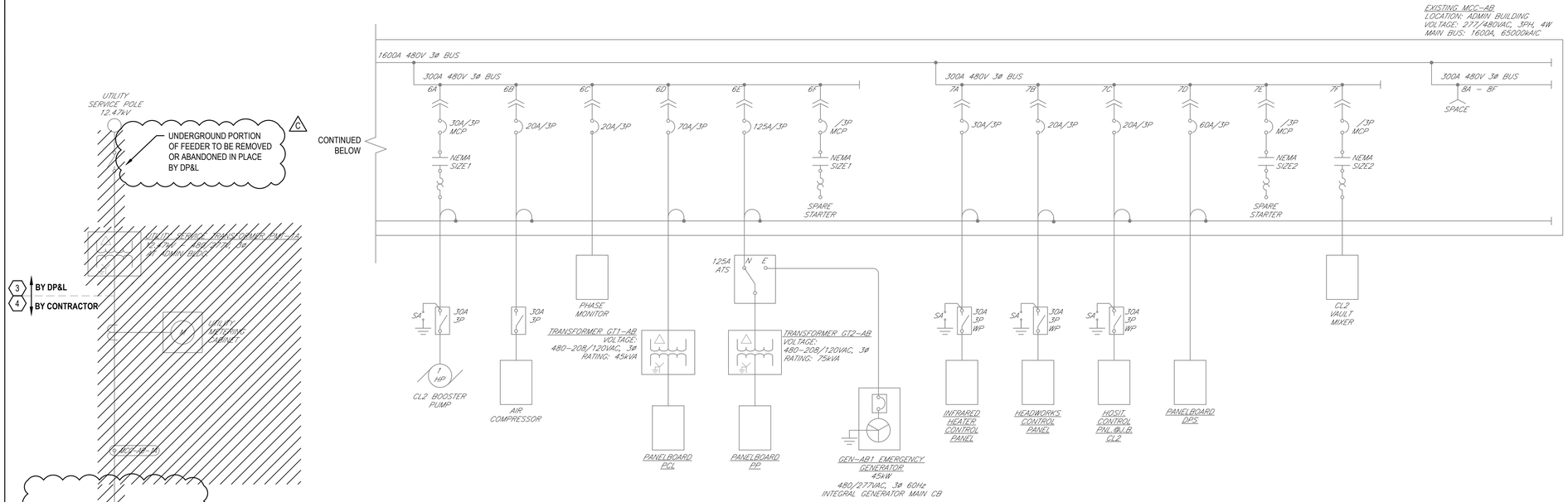
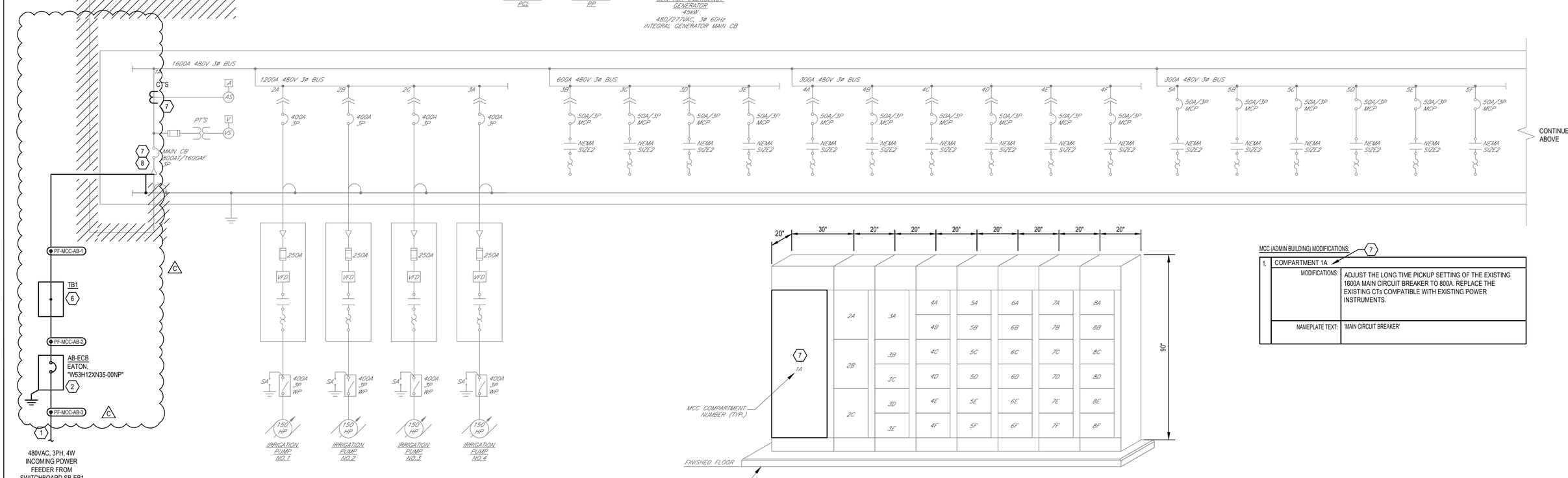
DRAWING NOTES:

1. 800A RATED FEEDER TO TMSS SHALL BE RE-USED TO BACK FEED THE EXISTING MCC FROM SB-EB1.
2. PROVIDE PLAQUE TO READ "BUILDING DISCONNECTING MEANS FOR ADMINISTRATION BUILDING (AC-ECB) - 480 VAC, 3 PHASE, 1200A FED FROM COMPARTMENT NO. 6 IN SB-EB1 LOCATED IN ELECTRICAL BUILDING ON THE NORTHWEST CORNER OF THE SITE."
3. POWER COMPANY TO DISCONNECT AND REMOVE THE EXISTING SERVICE. TRANSFORMER. CONTRACTOR SHALL REMOVE EXISTING TRANSFORMER PAD AND SE CONDUCTORS. GC TO RE-GRADE AREA.
4. DISCONNECT AND REMOVE EXISTING SE CONDUCTORS BETWEEN UTILITY TRANSFORMER AND MCC. ABANDON UNDERGROUND DUCTS IN PLACE.
5. EXISTING INFORMATION SHOWN ON THIS DRAWING IS FOR COORDINATION PURPOSES ONLY.
6. MAKE TERMINATION AFTER DISCONNECTING TMSS.
7. PROVIDE FEEDER FROM AB-ECB TO EXISTING MCC; TERMINATE ON LINE SIDE OF MCC MAIN CIRCUIT BREAKER - INTERCEPT EXISTING UNDERGROUND CONDUITS WITH NEW TO INSTALL NEW FEEDER.
8. REMOVE EXISTING BONDING JUMPER IN MCC PRIOR TO CONNECTING NEW FEEDER.





PHASE 3 CONSTRUCTION
1 EXISTING MOTOR CONTROL CENTER MCC-AB ONE-LINE DIAGRAM - MODIFICATION NO.2 (5)
NTS

MCC (ADMIN BUILDING) MODIFICATIONS: (7)

1.	COMPARTMENT 1A	
	MODIFICATIONS:	ADJUST THE LONG TIME PICKUP SETTING OF THE EXISTING 1600A MAIN CIRCUIT BREAKER TO 800A. REPLACE THE EXISTING CTs COMPATIBLE WITH EXISTING POWER INSTRUMENTS.
	NAMEPLATE TEXT:	'MAIN CIRCUIT BREAKER'

PHASE 3 CONSTRUCTION
2 MOTOR CONTROL CENTER MCC-AB ELEVATION
NTS

No.	Issue	Checked	Approved	Date
C	RFP-003	SC	TAY	09/2025
B	CONFORMED	SC	TAY	06/2024
A	ISSUED FOR BID	SC	TAY	02/2024

Author **Y. QADERY** Drafting Check **T. SMITH** Project Manager **S. CLARK**
Designer **Z. MOGILEVSKY** Design Check **R. CARDINAL** Project Director **T. YOUNG**

Bar is one inch on original size sheet
0 1"

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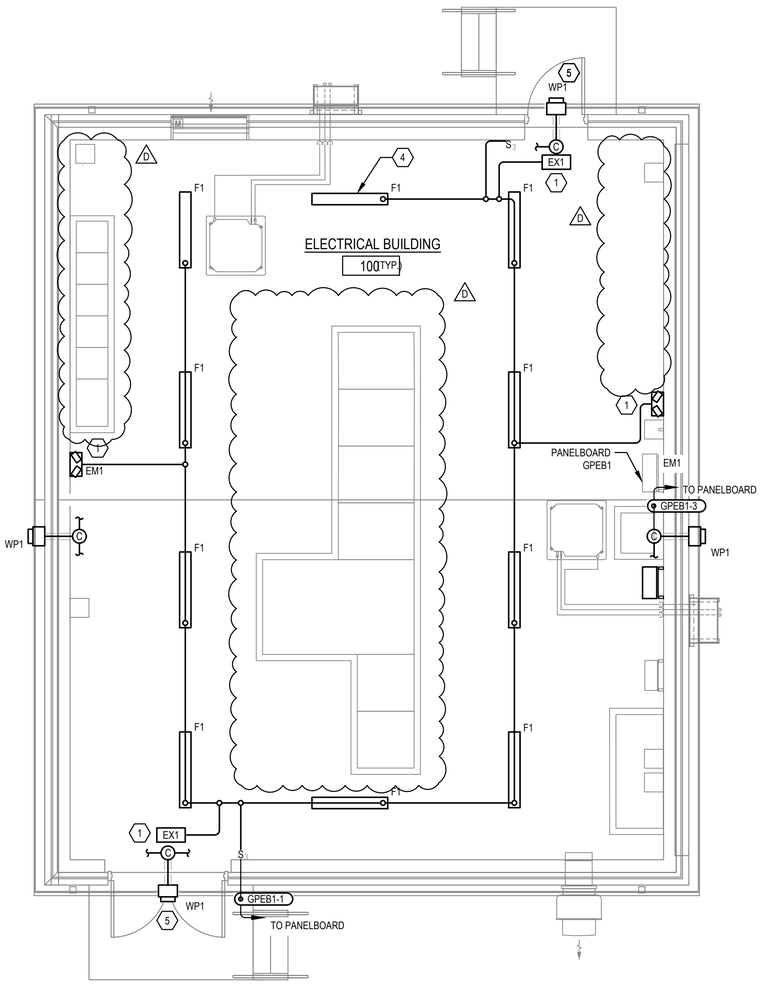
Client **SUSSEX COUNTY, DELAWARE**
Project **WOLFE NECK RWF ELECTRICAL SERVICE & SWITCHGEAR REPLACEMENT**
Project No. **12619190** Date **10/2024** Scale **NOT TO SCALE**

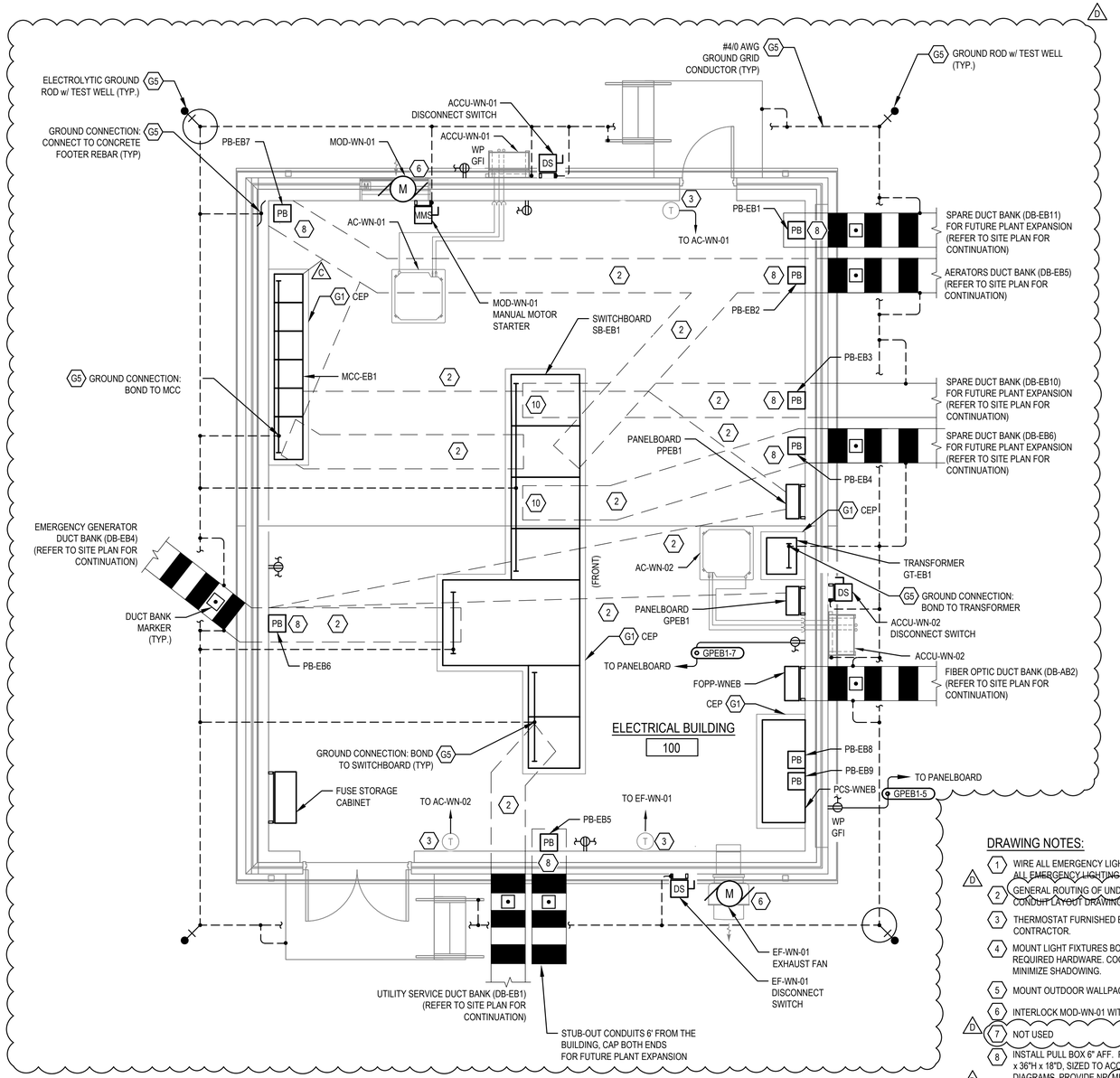
Title **PHASE 3 CONSTRUCTION EXISTING MOTOR CONTROL CENTER MCC-AB ONE-LINE DIAGRAM - MODIFICATION NO.2**
Size **ANSI D**
Sheet No **E014**
Sheet **52 of 63**

Plot Date: 3 September 2025 - 2:24 PM Plotted By: Stephen Polner Path and Filename: \\ghdnet\ghd\US\Bowie\Projects\56\12619190\Digital_Design\ACAD\Record Drawings Sheets - Electrical Replacement\Electrical\12619190-E014.dwg



PHASE 3 CONSTRUCTION
1 ELECTRICAL BUILDING - LIGHTING PLAN 4

SCALE: 1/4"=1'-0"



PHASE 3 CONSTRUCTION
2 ELECTRICAL BUILDING - POWER AND CONTROL PLAN

SCALE: 1/4"=1'-0"

DRAWING NOTES:

1. WIRE ALL EMERGENCY LIGHTING FIXTURES AND EXIT SIGNS UPSTREAM OF SWITCHES. ALL EMERGENCY LIGHTING FIXTURES SHALL BE MOUNTED APPROX. 8'-0" AFF.
2. GENERAL ROUTING OF UNDERGROUND DUCT BANKS. SUBMIT SCALED CONDUIT LAYOUT DRAWINGS FOR APPROVAL.
3. THERMOSTAT FURNISHED BY GENERAL CONTRACTOR, INSTALLED BY CONTRACTOR.
4. MOUNT LIGHT FIXTURES BOTTOM AT 9'-0" AFF SUSPEND FROM DECK. PROVIDE REQUIRED HARDWARE. COORDINATE FINAL LAYOUT WITH EQUIPMENT LAYOUT TO MINIMIZE SHADOWING.
5. MOUNT OUTDOOR WALLPACK FIXTURES BOTTOM 1'-0" ABOVE TOP OF DOOR.
6. INTERLOCK MOD-WN-01 WITH EF-WN-01.
7. NOT USED
8. INSTALL PULL BOX 6" AFF. PROVIDE CONDUITS INTO DUCT BANK. MINIMUM SIZE 36"W x 36"H x 18"D. SIZED TO ACCEPT CONDUITS INDICATED ON CONDUIT BISER DIAGRAMS. PROVIDE NEC MINIMUM 3FT CLEARANCE REQUIRED BETWEEN PULL BOX AND SB-EB1.
9. NOT USED
10. STUB UP SPARE CONDUITS INSIDE SWITCHBOARD
11. NOT USED

No.	Issue	Checked	Approved	Date
D	RFP-003	SC	TAY	09/2025
C	RFP-001	SC	TAY	07/2024
B	CONFORMED	SC	TAY	06/2024
A	ISSUED FOR BID	SC	TAY	02/2024

Author **Y. QADERY** | Drafting Check **T. SMITH** | Project Manager **S. CLARK**
Designer **Z. MOGILEVSKY** | Design Check **R. CARDINAL** | Project Director **T. YOUNG**

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Client **SUSSEX COUNTY, DELAWARE**
Project **WOLFE NECK RWF ELECTRICAL SERVICE & SWITCHGEAR REPLACEMENT**
Title **ELECTRICAL BUILDING POWER, CONTROL AND LIGHTING PLANS**

Project No. **12619190** | Date **10/2024** | Scale **1/4"=1'-0"**
Size **ANSI D**
Sheet No. **E015** | Sheet **53 of 63**

Plot Date: 3 September 2025 - 2:25 PM | Plotted By: Stephen Polner
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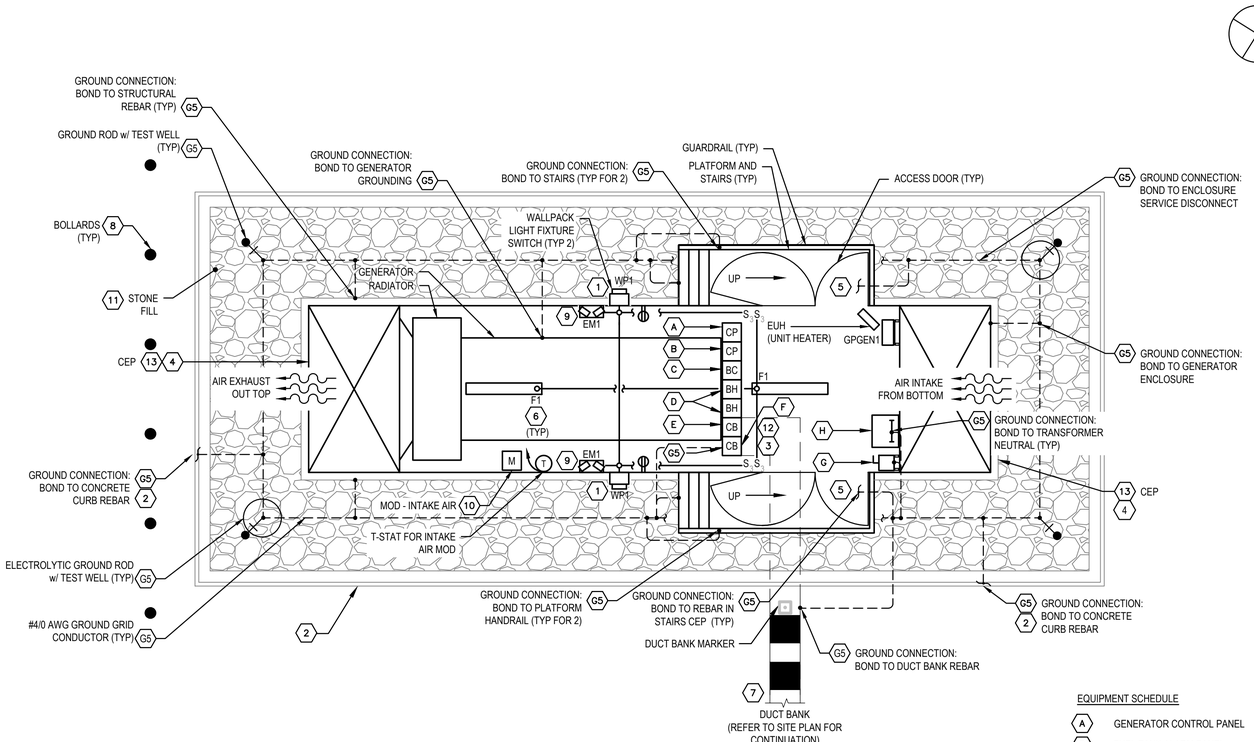
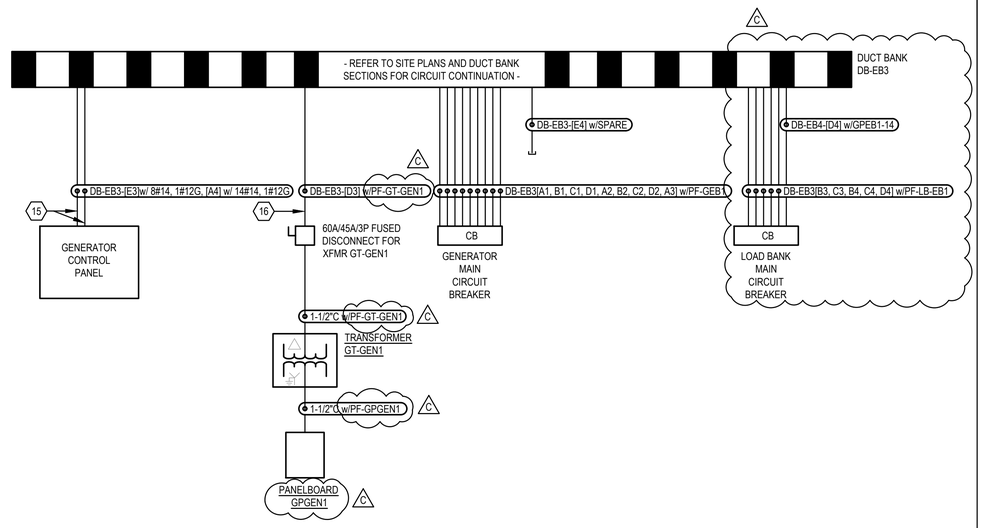


1 EMERGENCY GENERATOR GEB1 - ELECTRICAL PLAN

SCALE: 1"=5'-0"

14



2 EMERGENCY GENERATOR GEN-GEB1 - CONDUIT RISER DIAGRAM

SCALE: NTS

EQUIPMENT SCHEDULE

- A GENERATOR CONTROL PANEL
- B FUEL TANK ALARM PANEL
- C BATTERY CHARGER
- D BLOCK HEATERS (ENGINE JACKET COOLING HEATERS)
- E GENERATOR MAIN CIRCUIT BREAKER PROVIDE NAMEPLATE.
- F LOAD BANK MAIN CIRCUIT BREAKER PROVIDE NAMEPLATE.
- G 60A/45A/3P FUSED SERVICE DISCONNECT PROVIDE NAMEPLATE.
- H GENERAL TRANSFORMER GT-GEN

GENERATOR GEB1 PANELBOARD SCHEDULE

PANELBOARD GPGEN1

LOCATION: EMERGENCY GENERATOR ENCLOSURE
FED FROM: TRANSFORMER GT-GEN1
MAIN BUS RATING: 100A, 208/120V, 3P, 4W
ESTIMATED CONNECTED LOAD: 22kVA
MINIMUM SHORT-CIRCUIT INTERRUPTION RATING: 22,000 AIC
INCOMING FEED: PF-GPGEN1
ENCLOSURE: NEMA 12
MAIN BREAKER TRIP: 100AT/100AF MCB
TVSS/SURGE PROTECTION: INTEGRAL TO PANELBOARD

NOTES: SEE PANELBOARD SCHEDULE NOTES

DESCRIPTION	NOTES	LOAD	CONDUIT SIZE	ϕ/N SIZE	G SIZE	CB	CKT	A	B	C	CKT	CB	CONDUIT SIZE	ϕ/N SIZE	G SIZE	LOAD	NOTES	DESCRIPTION
BLOCK HEATER NO. 1		7.5kW	1-1/4"	6	10	50A/2P	1	♦			2	30A/2P	3/4"	10	10	5kW		ENCLOSURE EUH
							3		♦		4							
RECEPTACLES		360VA	3/4"	12	12	20A/1P	5			♦	6	50A/2P	3/4"	6	10	7.5kW		BLOCK HEATER NO. 2
MOD-INTAKE AIR		1/4HP	3/4"	12	12	15A/1P	7	♦			8							
LIGHTS		64kVA	3/4"	12	12	20A/1P	9		♦		10	15A/1P	3/4"	12	12	0.3kW		STRIP HEATER
BATTERY CHARGER		5kVA	3/4"	12	12	20A/1P	11			♦	12	20A/1P						SPARE
SPARE						15A/1P	13	♦			14	20A/1P						SPARE
SPARE						15A/1P	15		♦		16	20A/1P						SPARE
SPARE						15A/1P	17			♦	18	20A/1P						SPARE

SEE PANELBOARD SCHEDULE NOTES ON E009.

DRAWING NOTES:

1. FIXTURE TYPE WP1: PROVIDE PHOTOCELL CONTROL WITH OVERRIDE SWITCH. REFER TO LIGHTING FIXTURE SCHEDULE.
2. CURB PROVIDED BY GENERAL CONTRACTOR.
3. DUCT BANK STUB-UPS: COORDINATE WITH GENERATOR INSTALLATION. PROVIDE WORKING SPACE REQUIREMENTS FOR EQUIPMENT AS REQUIRED PER NEC.
4. COORDINATE FINAL EQUIPMENT PAD DIMENSIONS AND MOUNTING BOLT LOCATIONS WITH THE GENERATOR MANUFACTURER AFTER SUBMITTAL APPROVAL.
5. PROVIDE ALUMINUM PLATFORM AND STAIRS PER OSHA STANDARDS.
6. FIXTURE TYPE F1: REFER TO LIGHTING FIXTURE SCHEDULE.
7. INSTALL DUCT BANK PER SITE PLAN DRAWINGS.
8. REFER TO CIVIL PLANS FOR CEB AND BOLLARD REQUIREMENTS. BOLLARDS TO BE PROVIDED BY GENERAL CONTRACTOR.
9. EMERGENCY LIGHTING: WIRE ALL EMERGENCY LIGHTING UNITS AND EXIT FIXTURES UPSTREAM OF SWITCHES. ALL EMERGENCY LIGHTING FIXTURES SHALL BE MOUNTED APPROX. 8'-0" AFF.
10. QUANTITY AS REQUIRED BY GENERATOR MANUFACTURER.
11. STONE TO BE PROVIDED BY GENERAL CONTRACTOR.
12. GROUND CONNECTION: BOND TO GENERATOR NEUTRAL
13. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS RELATED TO THE FROST PROTECTED CONCRETE PAD , PLATFORM, AND STAIRS.
14. FINAL EQUIPMENT LOCATION TO BE DETERMINED BY GENERATOR MANUFACTURER.
15. PROVIDE 1" CONDUITS WITH CONTROL CIRCUITS FROM DUCT BANK ENTRANCE TO GENERATOR CP.
16. PROVIDE 1-1/2" CONDUIT FROM DUCT BANK ENTRANCE TO DS.

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B	CONFORMED	SC	TAY	06/2024
A	ISSUED FOR BID	SC	TAY	02/2024

Author Y. QADERY | Drafting Check T. SMITH | Project Manager S. CLARK
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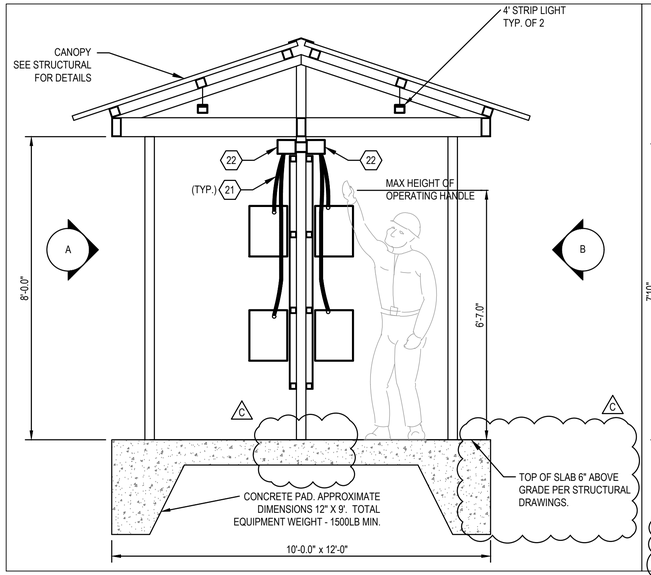
Client SUSSEX COUNTY, DELAWARE
Project WOLFE NECK RWF ELECTRICAL SERVICE & SWITCHGEAR REPLACEMENT
Title EMERGENCY GENERATOR GEB1 ELECTRICAL PLAN AND DETAILS
Size ANSI D
Project No. 12619190 | Date 10/2024 | Scale AS SHOWN
Sheet No. E016 | Sheet 54 of 63

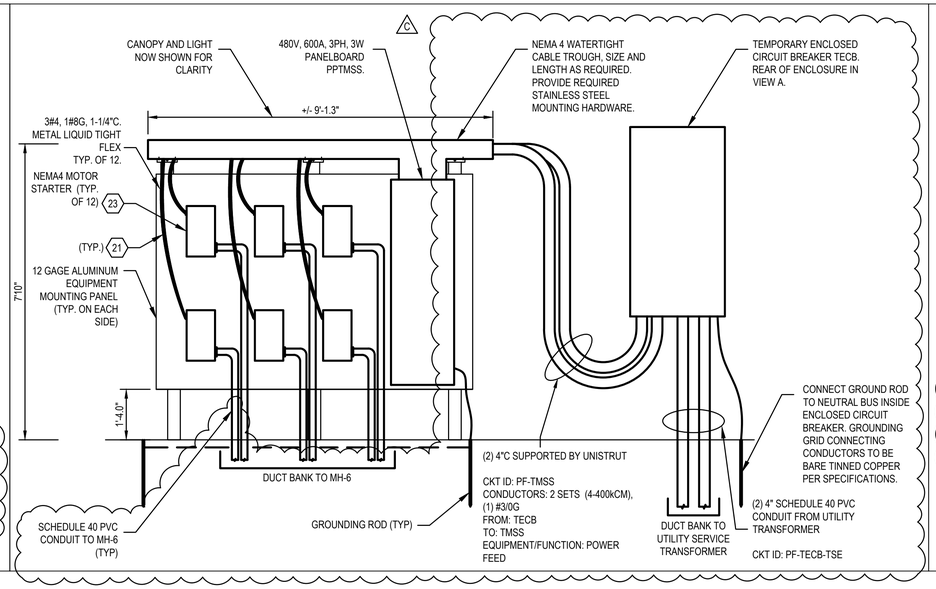
Plot Date: 3 September 2025 - 2:25 PM
Plotted By: Stephen Polner
Path and Filename: \\ghdnet\ghd\US\Bowie\Projects\565\12619190\Digital_Design\ACAD\Record Drawings Sheets - Electrical Replacement\Electrical\12619190-E016.dwg



TEMPORARY MOTOR STARTER STRUCTURE ELECTRICAL DETAIL

1 20

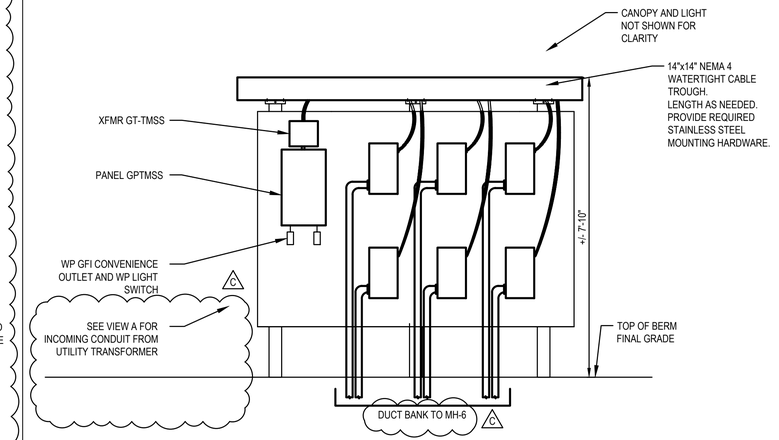
SCALE: 1/2"=1'-0"



VIEW A

2 20

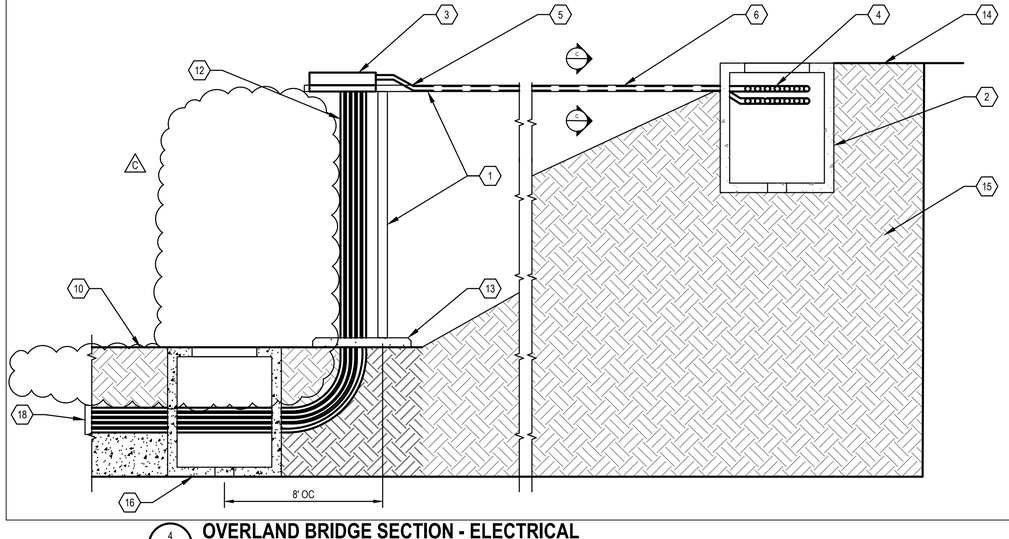
SCALE: 1/2"=1'-0"



VIEW B

3 20

SCALE: 1/2"=1'-0"



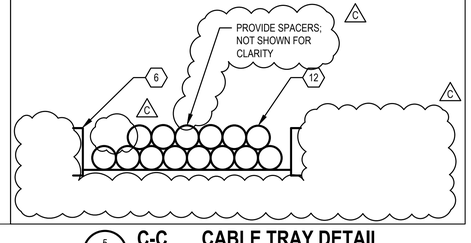
OVERLAND BRIDGE SECTION - ELECTRICAL

4

APPROX. 1/4"=1'-0"

DRAWING NOTES: X

1. OVERLAND STRUCTURAL BRIDGE. SEE STRUCTURAL DRAWINGS.
2. HANDHOLE HH1. SEE E021 FOR ADDITIONAL INFORMATION.
3. 48" X 30" X 12" MINIMUM NEMA 4X SS PULL BOX PB-EB0. PROVIDE NP.
4. (13 +2 SPARE)- 2-1/2"C. VIA HH1 TOWARD RACK.
5. CONDUITS INSTALLED IN CABLE TRAY.
6. 36" X 5" CABLE TRAY, LENGTH AS REQUIRED. PROVIDE SS MOUNTING HARDWARE.
7. NOT USED.
8. NOT USED.
9. NOT USED.
10. FINAL GRADE.
11. FROM NEW ELECTRICAL BUILDING.
12. (12 + 2 SPARE) - 2-1/2"C. WITH AERATOR BRANCH CIRCUITS. REFER TO CIRCUIT SCHEDULE FOR CONDUCTOR SIZES.
13. BRIDGE SUPPORT CONCRETE SLAB.
14. LAGOON 2 TOP OF THE BERM.
15. UNDISTURBED SOIL.
16. MANHOLE MH6. SEE E021 FOR ADDITIONAL INFORMATION.
17. NOT USED.
18. TO NEW ELECTRICAL BUILDING VIA MH6. SEE DRAWING E005.
19. NOT USED.
20. REFER TO E011 FOR ONE-LINE DIAGRAM OF STARTER CONNECTIONS.
21. NOT USED.
22. NOT USED.
23. NOT USED.



C-C CABLE TRAY DETAIL

5

NTS

PANELBOARD PPTMSS

LOCATION: ELECTRICAL BUILDING
MAIN BUS RATING: 600A, 480V, 3P, 3W
MINIMUM SHORT-CIRCUIT INTERRUPTION RATING: 42kAIC
MAIN BREAKER TRIP: 600A
FED FROM: MCC-AB
ESTIMATED CONNECTED LOAD: 343kVA
INCOMING FEED: PF-TMSS (C)
ENCLOSURE: NEMA 4X
TVSS/SURGE PROTECTION: INTEGRAL TO PANELBOARD

NOTES: SEE PANELBOARD SCHEDULE NOTES

DESCRIPTION	NOTES	LOAD	CONDUIT SIZE	Φ/N SIZE	G SIZE	CB	CKT	A B C	CKT	CB	CONDUIT SIZE	Φ/N SIZE	G SIZE	LOAD	NOTES	DESCRIPTION
							1	♦	2							
AERATOR NO.7 IN LAGOON NO.2 (A2-7)	-	28.3kVA	2-1/2"	2/0	1	70A/3P	3	♦	4	70A/3P	2-1/2"	2	4	28.3kVA	-	AERATOR NO.1 IN LAGOON NO.2 (A2-1)
							5	♦	6							
							7	♦	8							
AERATOR NO.8 IN LAGOON NO.2 (A2-8)	-	28.3kVA	2-1/2"	2/0	1	70A/3P	9	♦	10	70A/3P	2-1/2"	2	4	28.3kVA	-	AERATOR NO.2 IN LAGOON NO.2 (A2-2)
							11	♦	12							
							13	♦	14							
AERATOR NO.1 IN LAGOON NO.3 (A3-1)	-	28.3kVA	2-1/2"	3/0	1/0	70A/3P	15	♦	16	70A/3P	2-1/2"	1	3	28.3kVA	-	AERATOR NO.3 IN LAGOON NO.2 (A2-3)
							17	♦	18							
							19	♦	20							
AERATOR NO.2 IN LAGOON NO.3 (A3-2)	-	28.3kVA	2-1/2"	4/0	2/0	70A/3P	21	♦	22	70A/3P	2-1/2"	1	3	28.3kVA	-	AERATOR NO.4 IN LAGOON NO.2 (A2-4)
							23	♦	24							
							25	♦	26							
AERATOR NO.3 IN LAGOON NO.3 (A3-3)	-	28.3kVA	2-1/2"	4/0	2/0	70A/3P	27	♦	28	70A/3P	2-1/2"	1/0	2	28.3kVA	-	AERATOR NO.5 IN LAGOON NO.2 (A2-5)
							29	♦	30							
							31	♦	32							
AERATOR NO.4 IN LAGOON NO.3 (A3-4)	-	28.3kVA	2-1/2"	4/0	2/0	70A/3P	33	♦	34	70A/3P	2-1/2"	1/0	2	28.3kVA	-	AERATOR NO.6 IN LAGOON NO.2 (A2-6)
							35	♦	36							
							37	♦	38							
SPD	-	-	3/4"	10	10	30A/3P	39	♦	40	15A/2P	1"	12	12	3kVA	-	3kVA TRANSFORMER GT-TMSS
							41	♦	42							SPACE

PANELBOARD GPTMSS

LOCATION: TMSS
MAIN BUS RATING: 30A
MINIMUM SHORT-CIRCUIT INTERRUPTION RATING: 10kAIC
MAIN BREAKER TRIP: 30A
FED FROM: PPTMSS
ESTIMATED CONNECTED LOAD: 0.43kVA
INCOMING FEED: GT-TMSS
ENCLOSURE: NEMA 4X
TVSS/SURGE PROTECTION:

NOTES: SEE PANELBOARD SCHEDULE NOTES

DESCRIPTION	NOTES	LOAD	CONDUIT SIZE	Φ/N SIZE	G SIZE	CB	CKT	A B	CKT	CB	CONDUIT SIZE	Φ/N SIZE	G SIZE	LOAD	NOTES	DESCRIPTION
SPARE						15A/1P	1	♦	2	15A/1P	3/4"	12	12	0.07kVA	-	LIGHTING - TMSS
SPARE						15A/1P	3	♦	4	20A/1P	3/4"	12	12	0.36kVA	3	RECEPTACLES - TMSS
SPACE							5	♦	6	20A/1P						SPARE

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A	ISSUED FOR BID	SC	TAY	02/2024

Author **Z. MOGILEVSKY** Drafting Check **T. SMITH** Project Manager **S. CLARK**
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Client **SUSSEX COUNTY, DELAWARE**

Project **WOLFE NECK RWF ELECTRICAL SERVICE & SWITCHGEAR REPLACEMENT**

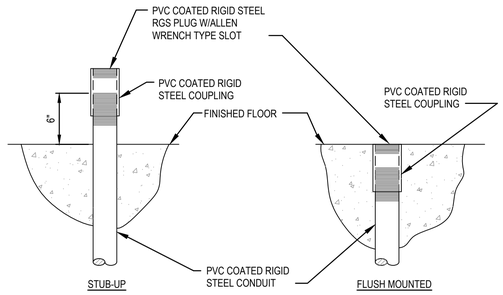
Title **TEMPORARY MOTOR STARTER STRUCTURE (TMSS) DETAILS AND SCHEDULES**

Size **ANSI D**

Project No. **12619190** Date **10/2024** Scale **NOT TO SCALE**

Sheet No. **E020** Sheet **58 of 63**

Plot Date: 3 September 2025 - 2:25 PM Plotted By: Stephen Polner Path and Filename: \\ghdnet\ghd\US\Bowie\Projects\565\12619190\Digital_Design\ACAD\Record Drawings Sheets - Electrical Replacement\Electrical\12619190-E020.dwg

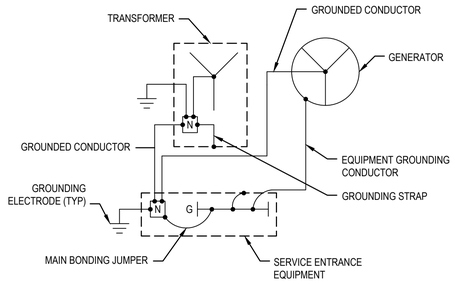


1 CONDUIT STUB-UP DETAIL

SCALE: NTS

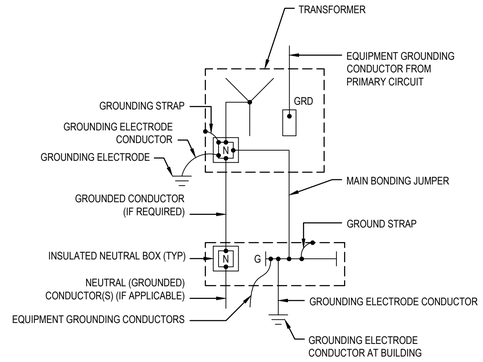
NOTE:

1. CONDUIT STUB-UPS IN HAZARDOUS LOCATIONS SHALL BE PROVIDED WITH CONDUIT SEALS IN ACCORDANCE WITH ARTICLE 501 OF THE NATIONAL ELECTRIC CODE.



2 SERVICE ENTRANCE GROUNDING SCHEMATIC

SCALE: NTS

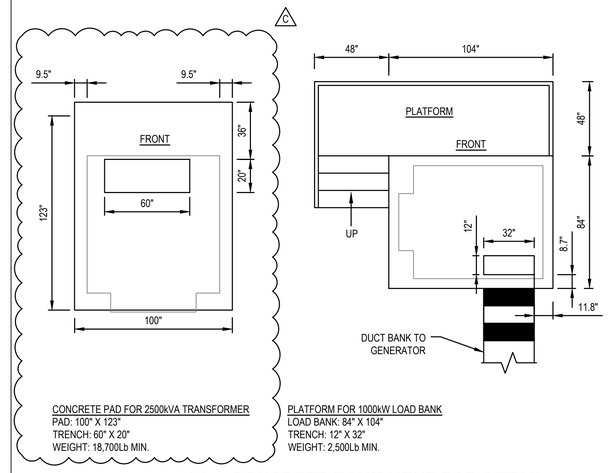


3 SEPARATELY DERIVED SYSTEM GROUNDING SCHEMATIC

SCALE: NTS

NOTES:

1. DETAIL TYPICAL FOR INDOOR DRY TYPE TRANSFORMERS.
2. DETAIL SIMILAR FOR OUTDOOR SINGLE PHASE GT-TMSS.



CONCRETE PAD FOR 2500kVA TRANSFORMER
PAD: 100" X 123"
TRENCH: 60" X 20"
WEIGHT: 18,700Lb MIN.

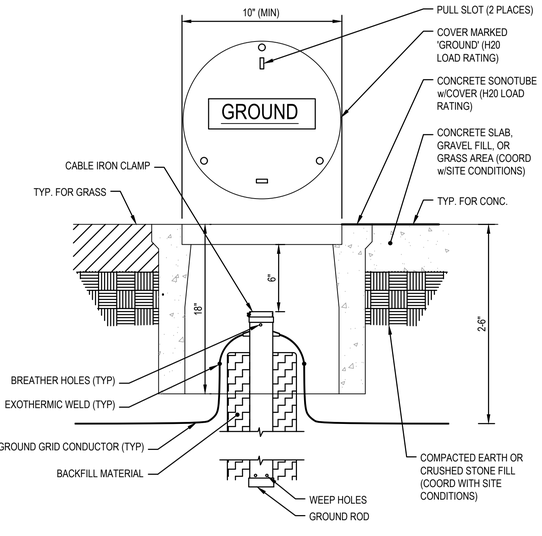
PLATFORM FOR 1000kW LOAD BANK
LOAD BANK: 84" X 104"
TRENCH: 12" X 32"
WEIGHT: 2,500Lb MIN.

4 CONCRETE EQUIPMENT PAD DETAIL

SCALE: NTS

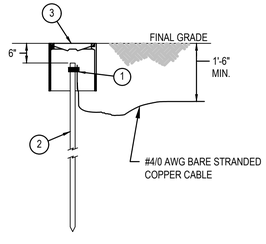
NOTES:

1. SEE STRUCTURAL DETAIL 6.C ON SHEET S002 FOR MORE INFORMATION.
2. PROVIDE AVTRON MODEL 4600 OUTDOOR RESISTIVE LOAD BANK. APPROVED EQUIVALENT LOAD BANK FROM A DIFFERENT MANUFACTURER IS ACCEPTABLE.
3. TRANSFORMER BY POWER COMPANY.
4. SEE STRUCTURAL DRAWINGS FOR LOAD BANK PLATFORM DETAILS.



5 CHEMICALLY FILLED GROUND ROD WELL DETAIL

SCALE: NTS



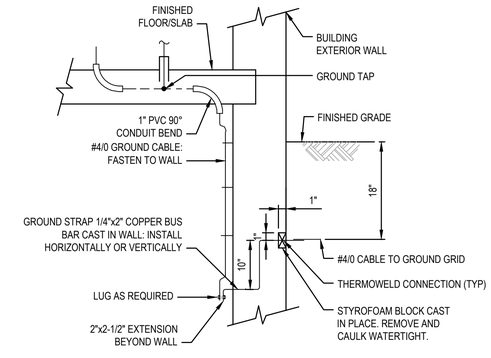
6 GROUND ROD INSPECTION WELL DETAIL

SCALE: NTS

KEY NOTE:

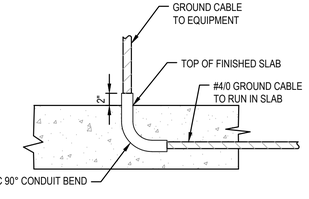
1	CONNECTOR:	BURNDY MODEL GAR (1 CABLE) BURNDY MODEL GD (2 CABLES)
2	GROUND ROD:.	3/4" DIAMETER x 120" LONG, HARGER #3410
3	INSPECTION WELL:	HARGER #GAW910, 9" DIAMETER x 10" DEEP

NOTE: APPROVED EQUIVALENT FROM A DIFFERENT BRAND IS ACCEPTABLE.



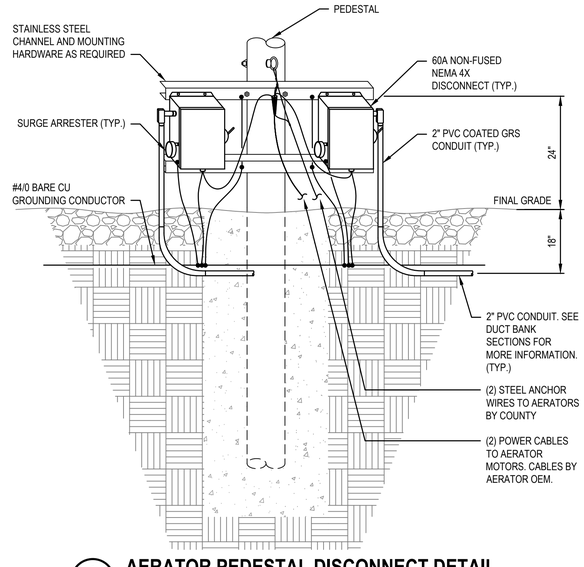
7 TYPICAL BUILDING GROUND SYSTEM

SCALE: NTS



8 TYPICAL GROUND CABLE SLAB PENETRATION

SCALE: NTS



9 AERATOR PEDESTAL DISCONNECT DETAIL

SCALE: NTS

NOTES:

1. TYP. FOR AERATORS A2-1 TO A2-8 ONLY. AERATORS A3-1 THROUGH A3-4 REQUIRE MOUNTING OF ONE DISCONNECT SWITCH.
2. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

No.	Issue	Checked	Approved	Date
C	RFP-003	SC	TAY	09/2025
B	CONFORMED	SC	TAY	06/2024
A	ISSUED FOR BID	SC	TAY	02/2024

Author **Y. QADERY** Drafting Check **T. SMITH** Project Manager **S. CLARK**

Designer **Z. MOGILEVSKY** Design Check **R. CARDINAL** Project Director **T. YOUNG**

Bar is one inch on original size sheet

0 1"

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Client **SUSSEX COUNTY, DELAWARE**

Project **WOLFE NECK RWF ELECTRICAL SERVICE & SWITCHGEAR REPLACEMENT**

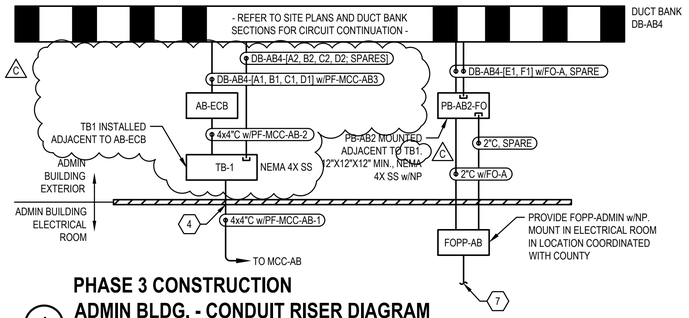
Title **ELECTRICAL DETAILS**

Size **ANSI D**

Project No. **12619190** Date **10/2024** Scale **NOT TO SCALE**

Sheet No. **E022** Sheet **60 of 63**

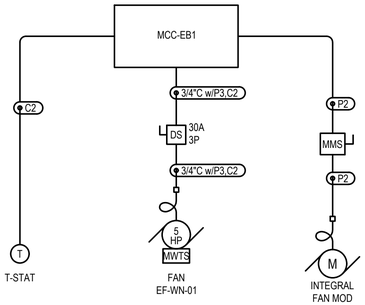
Plot Date: 3 September 2025 - 2:26 PM Plotted By: Stephen Polner Path and Filename: \\ghdnet\ghd\US\Bowie\Projects\565\12619190\Digital_Design\ACAD\Record Drawings Sheets - Electrical Replacement\Electrical\12619190-E022.dwg



PHASE 3 CONSTRUCTION
ADMIN BLDG. - CONDUIT RISER DIAGRAM

1

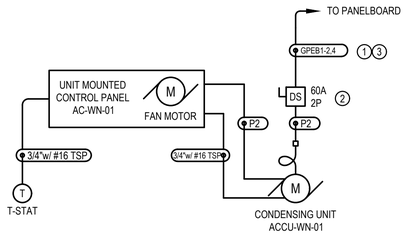
SCALE: NTS



ELECTRICAL BUILDING EXHAUST FAN
EF-WN-01 CONDUIT RISER DIAGRAM

2

SCALE: NTS



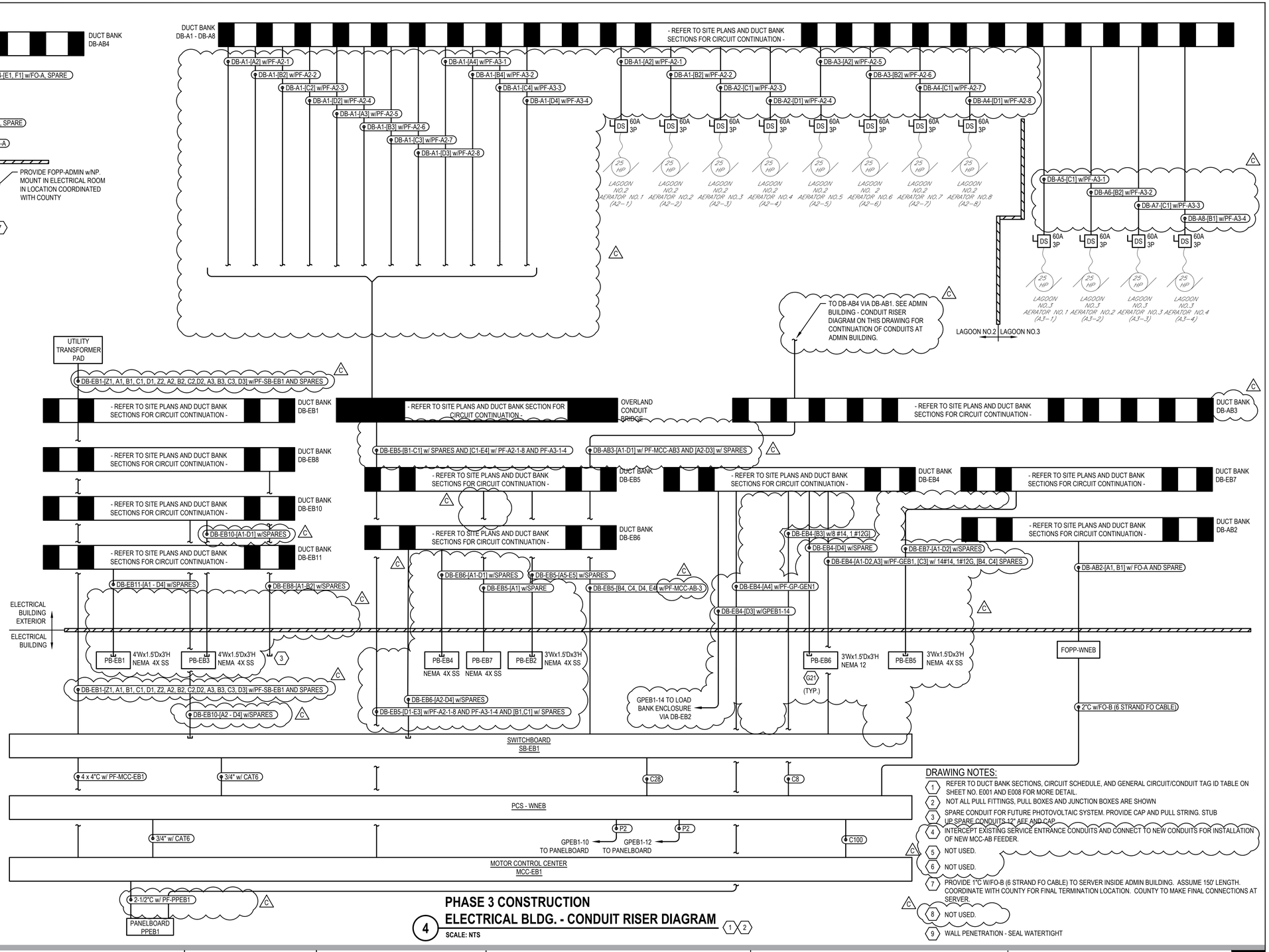
TYPICAL FOR:	1	2	3
	PANELBOARD BRANCH CIRCUIT	UNIT DISCONNECT	CIRCUIT BREAKER
AC/ACCU-WN-01	GPEB1-2,4	60A/2P	50A/2P
AC/ACCU-WN-02	GPEB1-6,8	60A/2P	50A/2P

NOTE: COORDINATE WIRING WITH MANUFACTURER.

SPLIT SYSTEM DUCTLESS HEAT PUMP UNITS
CONDUIT RISER DIAGRAM

3

SCALE: NTS



PHASE 3 CONSTRUCTION
ELECTRICAL BLDG. - CONDUIT RISER DIAGRAM

4

SCALE: NTS

1 2

DRAWING NOTES:

1. REFER TO DUCT BANK SECTIONS, CIRCUIT SCHEDULE, AND GENERAL CIRCUIT/CONDUIT TAG ID TABLE ON SHEET NO. E001 AND E008 FOR MORE DETAIL.
2. NOT ALL PULL FITTINGS, PULL BOXES AND JUNCTION BOXES ARE SHOWN
3. SPARE CONDUIT FOR FUTURE PHOTOVOLTAIC SYSTEM. PROVIDE CAP AND PULL STRING. STUB UP SPARE CONDUITS 12" AFF AND CAP.
4. INTERCEPT EXISTING SERVICE ENTRANCE CONDUITS AND CONNECT TO NEW CONDUITS FOR INSTALLATION OF NEW MCC-AB FEEDER.
5. NOT USED.
6. NOT USED.
7. PROVIDE 1"C W/FO-B (6 STRAND FO CABLE) TO SERVER INSIDE ADMIN BUILDING. ASSUME 150' LENGTH. COORDINATE WITH COUNTY FOR FINAL TERMINATION LOCATION. COUNTY TO MAKE FINAL CONNECTIONS AT SERVER.
8. NOT USED.
9. WALL PENETRATION - SEAL WATERTIGHT

No.	Issue	Checked	Approved	Date
C	RFP-003	SC	TAY	09/2025
B	CONFORMED	SC	TAY	06/2024
A	ISSUED FOR BID	SC	TAY	02/2024

Author **Y. QADERY** Drafting Check **T. SMITH** Project Manager **S. CLARK**

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Client **SUSSEX COUNTY, DELAWARE**

Project **WOLFE NECK RWF ELECTRICAL SERVICE & SWITCHGEAR REPLACEMENT**

Title **CONDUIT RISER DIAGRAMS**

Size **ANSI D**

Project No.	Date	Scale	Sheet No.	Sheet
12619190	10/2024	NOT TO SCALE	E025	63 of 63

Plot Date: 3 September 2025 - 2:26 PM Plotted By: Stephen Polner Path and Filename: \\ghdnet\ghd\US\Bowie\Projects\565\12619190\Digital_Design\ACAD\Record Drawings Sheets - Electrical Replacement\Electrical\12619190-E025.dwg

Request for Proposal

20Project	WNRWF Electrical Service and Switchgear Replacement		
Owner	Sussex County, Delaware		
Contract No.	C24-10: General Construction C24-09: Electrical Construction	**GHD Project no.**	11619190
Contractor is requested to provide a Change Proposal for the following proposed modifications to the Work. This request alone neither directs nor approves any change to the Work nor any adjustments to the Contract Price or Contract Times. Contractor's proposal shall be submitted to Engineer for review and shall adhere to all requirements of the Contract Documents. If found acceptable to Owner and Engineer, Contractor's Change Proposal will be incorporated into the Work via Change Order.			
RFP No.	005		
RFP Subject	Existing Generator & ATS Demolition		
Issued By	R. Cardinal, S. King	**Date**	November 9, 2025

Description of Proposed Changes

The work includes modifications to the Administration Building power distribution system to establish a permanent feeder from Motor Control Center MCC-AB to the existing 480 VAC, 3 phase power panelboard (henceforth referred to as PP-AB) located in the Electrical Room, and to refeed existing Transformer GT2-AB from the existing power panelboard.

The scope involves a phased sequence: 1) Provide a permanent feeder from the existing 480 VAC panelboard to the existing GT2-AB, with new feeder circuit breaker provided in 480 VAC panelboard, and provide new nameplates "PP-AB" and "GT2-AB" for existing 480 VAC panelboard and transformer, respectively, 2) Provide a temporary feeder from the existing 480 VAC ATS to the 480 VAC panelboard and operate the ATS in Manual mode in Emergency position with existing Generator GEN-AB1 running to provide power during conduit and circuit demolition, 3) Provide a new pull box and feeder from MCC-AB to feed the 480 VAC panelboard, and 4) Demolish the existing ATS. Existing Generator GEN-AB1 will be demolished by the County; demolition of feeder and exposed conduit included in this scope of work. County will set generator and ATS for temporary power source to PP-AB. County will provide fuel for generator operation.

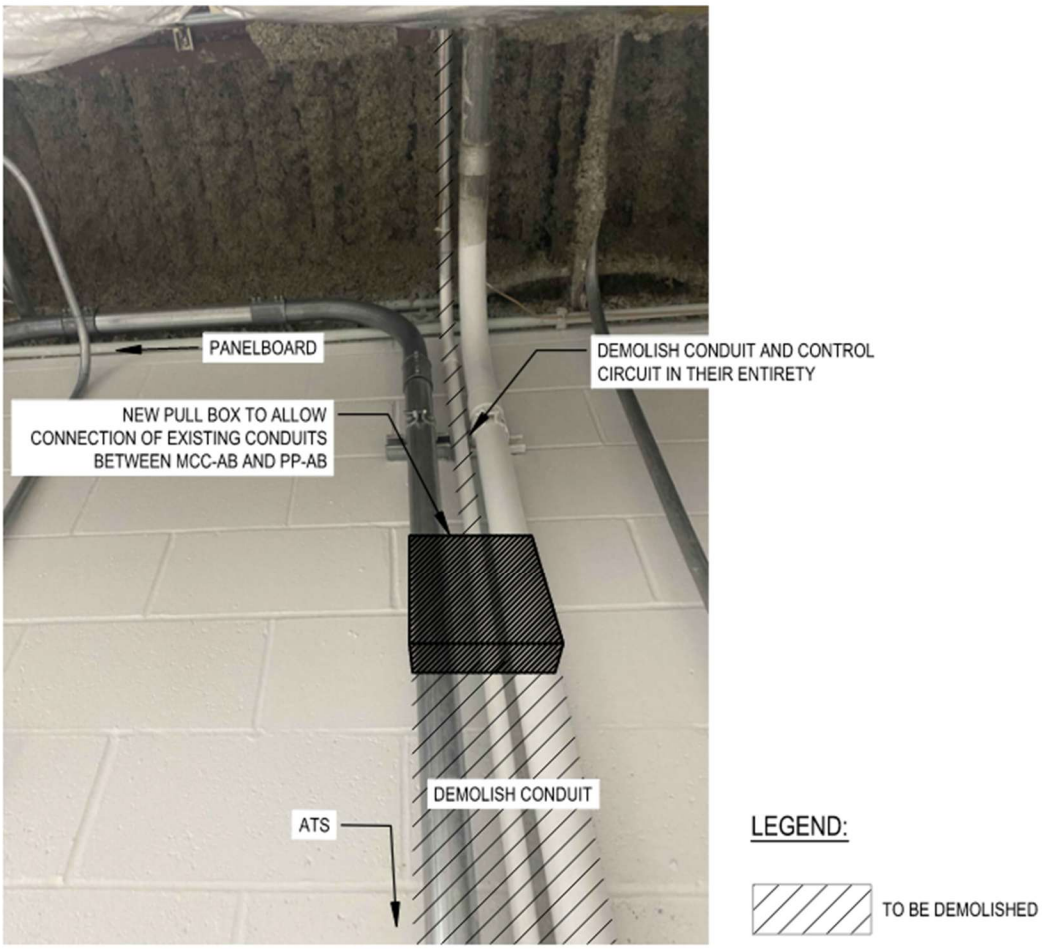
All work shall be coordinated with the County.

Scope of Work:

1. Use type THWN-2 conductors for all new work described in this scope.
2. Provide new 125AT/3P circuit breaker in PP-AB, and provide 3-#1,1-#6G in 1-1/4"C (FMC) to feed GT2-AB. Circuit breaker shall be provided with interrupting capacity equal to or greater than existing circuit breakers, but no less than 35kAIC @480VAC, 3 phase. Update panelboard directory accordingly. PP-AB is model HCN by Square D.

1 **ELECTRICAL ROOM NORTH WALL ELEVATION - PARTIAL**
NTS

3. Demolish conduit and conductors feeding transformer GT2-AB from ATS.
4. All work described subsequent to this item shall only take place after new power feeder to MCC-AB has been installed, connected and commissioned.
5. Disconnect existing feeder conductors from ATS to PP-AB, and provide 3-#1, 1-#6G in 1-1/2" PVC conduit from load-side lugs of ATS to PP-AB to temporarily feed PP-AB.
6. County to place ATS in Manual mode and switch over to emergency power to power system from GEN-AB1.
7. Once PP-AB is energized from generator, demolish feeders and partially demolish conduit between ATS and MCC-AB and between ATS and PP-AB. Leave portion of conduit to panelboard and from MCC intact according to figures included herein.

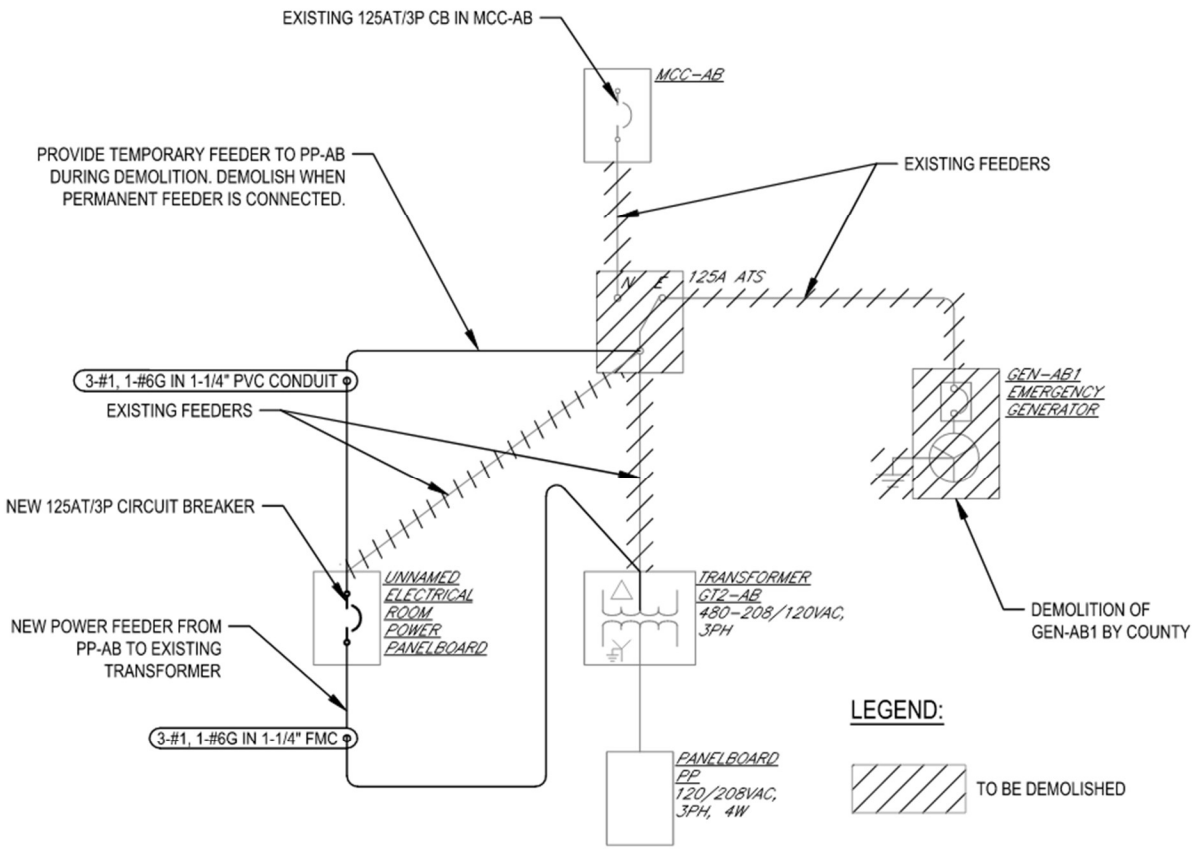


ELECTRICAL ROOM NORTH WALL ELEVATION - PARTIAL (ABOVE ATS)

2

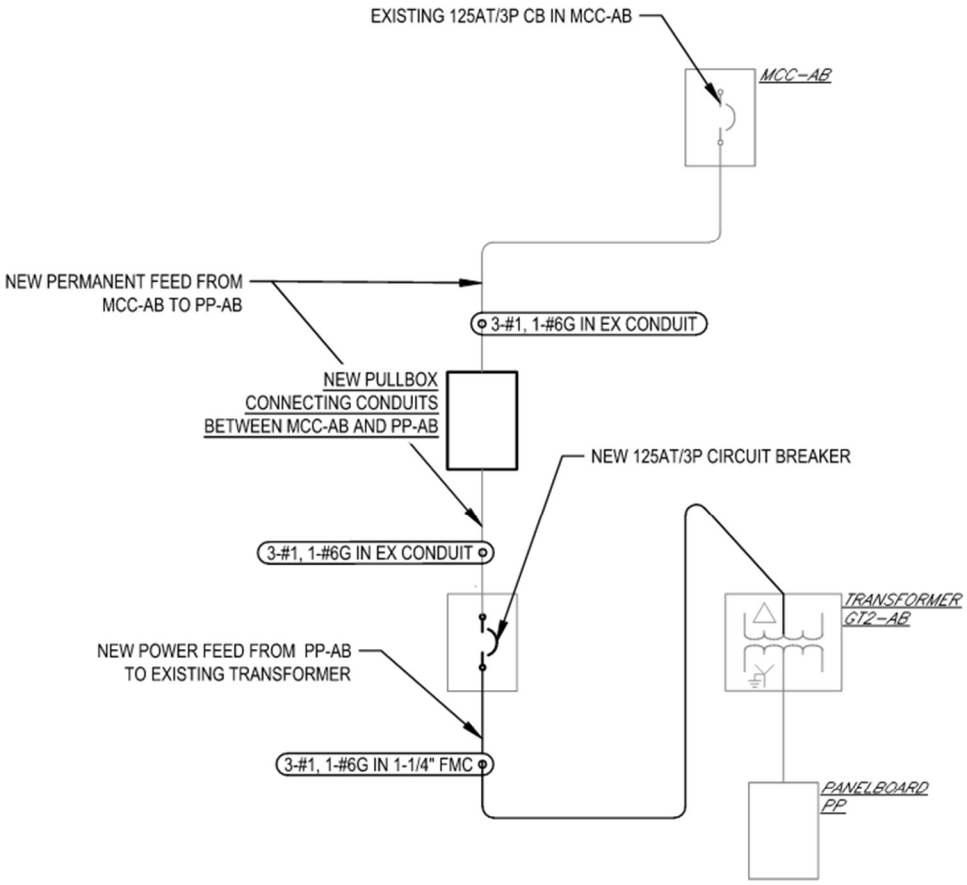
NTS

8. Provide new pullbox to intercept existing conduits as indicated, and provide 3-#1, 1-#6G in existing conduits and pull box to feed PP-AB from existing 125AT/3P Circuit Breaker in MCC-AB and utilize existing conduit to fullest extent as shown in above image.
9. Demolish all unused existing conduit, temporary feeders, ATS, and emergency generator GEN-AB1.



3 RFP-005 CONDUIT RISER No. 1

NTS



4 RFP-005 FINAL CONDUIT RISER No. 2

NTS

Request for Proposal

Project	WNRWF Electrical Service and Switchgear Replacement		
Owner	Sussex County, Delaware		
Contract No.	C24-09: Electrical Construction	**GHD Project no.**	12619190
Contractor is requested to provide a Change Proposal for the following proposed modifications to the Work. This request alone neither directs nor approves any change to the Work nor any adjustments to the Contract Price or Contract Times. Contractor's proposal shall be submitted to Engineer for review and shall adhere to all requirements of the Contract Documents. If found acceptable to Owner and Engineer, Contractor's Change Proposal will be incorporated into the Work via Change Order.			
RFP No.	006		
RFP Subject	Removal of MCC-AB Main Circuit Breaker		
Issued By	R. Cardinal	**Date**	October 17, 2025

Description of Proposed Changes

Remove the existing MCC-AB main circuit breaker, CTs, PTs and appurtenances from MCC-AB, per attached Figure RFP-006-01. Remove related compartment mounted devices and provide painted metal blank-off panels; use galvanized or stainless steel fasteners. Do not energize until existing main bonding jumper has been removed.

Leave main circuit breaker load side lugs for connecting new feeder, or remove and connect new feeder directly to main horizontal MCC bus bars.

DRAWING NOTES:

1. 800A RATED FEEDER TO TMSS SHALL BE RE-USED TO BACK FEED THE EXISTING MCC FROM SB-EB1.
2. PROVIDE PLAQUE TO READ "BUILDING DISCONNECTING MEANS FOR ADMINISTRATION BUILDING (AC-ECB) - 480 VAC, 3 PHASE, 1200A FED FROM COMPARTMENT NO. 6 IN SB-EB1 LOCATED IN ELECTRICAL BUILDING ON THE NORTHWEST CORNER OF THE SITE."
3. POWER COMPANY TO DISCONNECT AND REMOVE THE EXISTING SERVICE. TRANSFORMER. CONTRACTOR SHALL REMOVE EXISTING TRANSFORMER PAD AND SE CONDUCTORS. GC TO RE-GRADE AREA.
4. DISCONNECT AND REMOVE EXISTING SE CONDUCTORS BETWEEN UTILITY TRANSFORMER AND MCC. ABANDON UNDERGROUND DUCTS IN PLACE.
5. EXISTING INFORMATION SHOWN ON THIS DRAWING IS FOR COORDINATION PURPOSES ONLY.
6. INVASIVE TERMINATION AT EXISTING MCC MAY BE REQUIRED.
7. PROVIDE FEEDER FROM AB-ECB TO EXISTING MCC. TERMINATE ON LINE SIDE OF MCC MAIN CIRCUIT BREAKER. INTERCEPT EXISTING UNDERGROUND CONDUITS WITH NEW TO INSTALL NEW FEEDER.
8. REMOVE EXISTING BONDING JUMPER IN MCC PRIOR TO CONNECTING NEW FEEDER.

INSTALL NEW ADMIN BUILDING FEEDER PER RFI-020 AND CORRESPONDING RESPONSE. CONNECT FEEDER TO MCC MAIN CB LOAD SIDE LUGS OR DIRECTLY TO BUS

D

EXISTING MCC-AB
LOCATION: ADMIN BUILDING
VOLTAGE: 277/480VAC, 3PH, 4W
MAIN BUS: 1600A, 65000kAIC

1600A 480V 3ø BUS

300A 480V 3ø BUS: 6A 30A/3P MCP NEMA SIZE1; 6B 20A/3P; 6C 20A/3P; 6D 70A/3P; 6E 125A/3P; 6F /3P MCP NEMA SIZE1 SPARE STARTER

300A 480V 3ø BUS: 7A 30A/3P; 7B 20A/3P; 7C 20A/3P; 7D 60A/3P; 7E /3P MCP NEMA SIZE2 SPARE STARTER; 7F /3P MCP NEMA SIZE2

300A 480V 3ø BUS: 8A – 8F SPACE

CONTINUED BELOW

UTILITY SERVICE POLE 12.47kV

UNDERGROUND PORTION OF FEEDER TO BE REMOVED OR ABANDONED IN PLACE BY DP&L

UTILITY SERVICE TRANSFORMER PAD-XFR 12.47kV – 480/277V, 3ø, 4W ADMIN BLDG

3 BY DP&L
4 BY CONTRACTOR

UTILITY METERING CABINET

MCC-AB

SA 30A 3P — CL2 BOOSTER PUMP 1 HP

30A 3P — AIR COMPRESSOR

PHASE MONITOR

TRANSFORMER GT1-AB
VOLTAGE: 480–208/120VAC, 3ø
RATING: 45kVA

PANELBOARD PCL

125A ATS (N E)

TRANSFORMER GT2-AB
VOLTAGE: 480–208/120VAC, 3ø
RATING: 75kVA

PANELBOARD PP

GEN-AB1 EMERGENCY GENERATOR
45kW
480/277VAC, 3ø 60Hz
INTEGRAL GENERATOR MAIN CB

SA 30A 3P WP — INFRARED HEATER CONTROL PANEL

SA 30A 3P WP — HEADWORKS CONTROL PANEL

SA 30A 3P WP — HOSIT CONTROL PNL @ L.B. CL2

PANELBOARD DPS

CL2 VAULT MIXER

CONNECT NEW MCC-AB FDR PHASE CONDUCTORS TO EX. MCB LOAD SIDE LUGS OR DIRECTLY TO MAIN BUS. CONNECT NEUTRAL TO EX. NEUTRAL BUS

DEMOLISH EX. MAIN CB, CTs, PTs AND APPURTENANCES

1600A 480V 3ø BUS

CTS

PTS

MAIN CB 800AT/1600AF

MCC-AB FDR PHASE AND NEUTRAL CONDUCTORS

MCC-AB FDR EGC

CONNECT EGC TO EX. GND. BUS

PF-MCC-AB-1
PF-MCC-AB-2
PF-MCC-AB-3

TB1

AB-ECB EATON "W53H12XN3S-00NP"

480VAC, 3PH, 4W INCOMING POWER FEEDER FROM SWITCHBOARD SB-EB1

1200A 480V 3ø BUS: 2A 400A 3P; 2B 400A 3P; 2C 400A 3P; 3A 400A 3P

600A 480V 3ø BUS: 3B 50A/3P MCP NEMA SIZE2; 3C 50A/3P MCP NEMA SIZE2; 3D 50A/3P MCP NEMA SIZE2; 3E 50A/3P MCP NEMA SIZE2

300A 480V 3ø BUS: 4A 50A/3P MCP NEMA SIZE2; 4B 50A/3P MCP NEMA SIZE2; 4C 50A/3P MCP NEMA SIZE2; 4D 50A/3P MCP NEMA SIZE2; 4E 50A/3P MCP NEMA SIZE2; 4F 50A/3P MCP NEMA SIZE2

300A 480V 3ø BUS: 5A 50A/3P MCP NEMA SIZE2; 5B 50A/3P MCP NEMA SIZE2; 5C 50A/3P MCP NEMA SIZE2; 5D 50A/3P MCP NEMA SIZE2; 5E 50A/3P MCP NEMA SIZE2; 5F 50A/3P MCP NEMA SIZE2

CONTINUED ABOVE

250A VFD — SA 400A 3P WP — 150 HP — IRRIGATION PUMP NO.1

250A VFD — SA 400A 3P WP — 150 HP — IRRIGATION PUMP NO.2

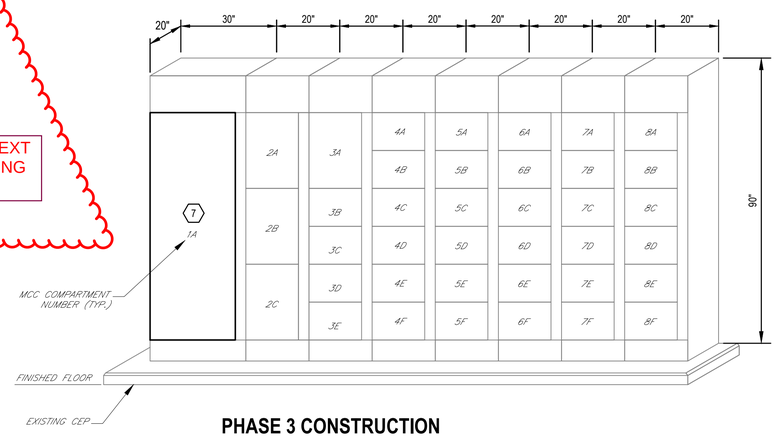
250A VFD — SA 400A 3P WP — 150 HP — IRRIGATION PUMP NO.3

250A VFD — SA 400A 3P WP — 150 HP — IRRIGATION PUMP NO.4

RED LINES, CLOUDS AND LIME SHADED TEXT BOXES DEPICT MODIFICATIONS PERTAINING TO RFP-006 (TYP.)

PHASE 3 CONSTRUCTION
EXISTING MOTOR CONTROL CENTER MCC-AB ONE-LINE DIAGRAM - MODIFICATION NO.2

1 NTS 5



MCC (ADMIN BUILDING) MODIFICATIONS: 7

1.	COMPARTMENT 1A	
	MODIFICATIONS:	ADJUST THE LONG TIME PICKUP SETTING OF THE EXISTING 1600A MAIN CIRCUIT BREAKER TO 800A. REPLACE THE EXISTING CTs COMPATIBLE WITH EXISTING POWER INSTRUMENTS.
	NAMEPLATE TEXT:	'MAIN CIRCUIT BREAKER'

FIGURE RFP-006-01

PHASE 3 CONSTRUCTION
MOTOR CONTROL CENTER MCC-AB ELEVATION

2 NTS

No.	Issue	Checked	Approved	Date
D	RFP-006	SC	TAY	10/17/25
C	RFP-003	SC	TAY	09/2025
B	CONFORMED	SC	TAY	06/2024
A	ISSUED FOR BID	SC	TAY	02/2024

Author Y. QADERY | Drafting Check T. SMITH | Project Manager S. CLARK
Designer Z. MOGILEVSKY | Design Check R. CARDINAL | Project Director T. YOUNG

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Client SUSSEX COUNTY, DELAWARE

Project WOLFE NECK RWF ELECTRICAL SERVICE & SWITCHGEAR REPLACEMENT

Project No. 12619190 | Date 10/2024 | Scale NOT TO SCALE

Title PHASE 3 CONSTRUCTION EXISTING MOTOR CONTROL CENTER MCC-AB ONE-LINE DIAGRAM - MODIFICATION NO.2

Size ANSI D

Sheet No E014 | Sheet 52 of 63

Plot Date: 3 September 2025 - 2:24 PM Plotted By: Stephen Polner Path and Filename: \\ghdnet\ghd\US\Bowie\Projects\565\12619190\Digital_Design\ACAD\Record Drawings Sheets - Electrical Replacement\Electrical\12619190-E014.dwg

WOLFE NECK RWF : RFP-003, 005 & 006
Totals (Summary) - Bid Summary: Default

Material	
Non-Quoted	$125,235.97
Quotes	0.00
Sales Tax (0.00%)	0.00
Total Material	$125,235.97
Labor	
Direct (475.25 hours @ $80.00)	$38,020.00
Non-Productive Labor	0.00
Total Labor (475.25 hours)	$38,020.00
Direct Job Expenses	$0.00
Tools and Miscellaneous Materials	0.00
Subcontracts	49,500.00
Job Subtotal (Prime Cost)	$212,755.97
Overhead (10.00%)	21,275.60
Profit (5.00%)	11,701.58
Job Total	$245,733.15
Bond	6,143.33
Job Total with Bond	$251,876.48
Actual Bid Price	$251,876.48

Request for Proposal

Project	WNRWF Electrical Service and Switchgear Replacement		
Owner	Sussex County, Delaware		
Contract No.	C24-09: Electrical Construction	**GHD Project no.**	12619190
Contractor is requested to provide a Change Proposal for the following proposed modifications to the Work. This request alone neither directs nor approves any change to the Work nor any adjustments to the Contract Price or Contract Times. Contractor's proposal shall be submitted to Engineer for review and shall adhere to all requirements of the Contract Documents. If found acceptable to Owner and Engineer, Contractor's Change Proposal will be incorporated into the Work via Change Order.			
RFP No.	004		
RFP Subject	Service Conductors Change		
Issued By	R. Cardinal	**Date**	June 23, 2025

Description of Proposed Changes

Change out conductors, ductbanks and manhole as shown in the attachment as per the request of DP&L:

1. In Circuit Schedule on Drawing E009, for Circuit ID PF-SB-EB1, under CONDUCTORS column, delete 12 SETS (4-400kCM) and substitute 9 SETS (4-500kCM).
2. On Drawing E008, duct bank section DB-EB1, delete PF-SB-EB1 from ducts B3, C3 and D3 and substitute SPARE.
3. Field Order FO-004 shall remain unchanged.

ENGINEERING DEPARTMENT

MIKE HARMER, P.E.
SUSSEX COUNTY ENGINEER

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mike.harmer@sussexcountyde.gov

Sussex County
DELAWARE
sussexcountyde.gov

Memorandum

TO: Sussex County Council
The Honorable Douglas B. Hudson, President
The Honorable John L. Rieley, Vice President
The Honorable Jane Gruenebaum
The Honorable Matthew R. Lloyd
The Honorable Steven C. McCarron

FROM: Hans Medlarz, P.E., Project Manager

RE: ***SCWRF Treatment Process Upgrade No.3 – Inland Bays Extension***
A. M.F. Ronca & Sons, Inc. Change Order No. IB-011 & IB-006 mod.

DATE: December 16, 2025

The multi prime South Coastal RWF Treatment Process Upgrade No.3 was designed and bid in conjunction with the Rehoboth Beach WTP Capital Improvement Program, Phase 2. The **General Construction Project C19-11** was awarded on December 17, 2019, to M.F. Ronca & Sons, Inc. Since then, County Council authorized a series of change orders, granted Substantial Project Completion for the Rehoboth Beach WTP Capital Improvement Program, Phase 2 on November 14, 2022 and on December 10, 2024 for the South Coastal WRF Treatment Process Upgrade No.3 together with the balancing change orders 36.1 & 36.2.

South Coastal's multi prime construction team of M.F. Ronca & Sons, Inc. and BW Electric, Inc. have successfully and effectively executed the highly complex South Coastal's RWF Treatment Process Upgrade No.2. Both expressed their willingness to continue working with the County, providing constructability input in the design modification process and pricing of the subsequent series of change orders to bring the most critical elements sequentially online.

DNREC issued the associated construction and operations permits on June 17, 2024 after a seven (7) years process. Permit compliance was effective July 1, 2024, putting significant strain on the existing facility which should have been upgraded several years earlier. Furthermore, the County's responses to DNREC's 2020 & 2022 requests for additional information necessitated significant design modifications. In combination, these circumstances required an innovative project implementation approach to establish the critical implementation path and construct individual components out of sequence to assure the best

possible permit compliance. Therefore, Council concurred on July 16, 2024 with the staged construction implementation process under a series of sequential change orders based on critical path implementation.

In order to financially separate the South Coastal RWF Treatment Process Upgrade No.3 project from the Inland Bay RWF Phase 2 Project the Finance Department suggested a transfer of retainage via a change order process. On July 15, 2025 Council approved Change Orders No. 37 & No. IB-007-GC to facilitate the transfer of $500,000.00 in retainage.

On July 16, 2024, County Council had reaffirmed GHD, Inc. as "Engineer of Record" for the County's wastewater treatment process related projects at all facilities through June 30, 2029 Therefore, the Engineering Department met with GHD on serval occasions to develop a scope of services Amendment 26 matching the Inland Bay RWF Phase 2 Project implementation method. GHD's scope had eight subcategories grouped in five cost centers. However, the individual cost centers are fluid, and funds can be exchanged between them as the priorities shift. GHD also committed to transition their cohesive South Coastal design team project and on July 16, 2024, Council approved GHD's Amendment 26 in the not to exceed amount of $5,000,000.00 applied across the entire scope of services associated with the Inland Bays RWF Phase 2 Project fast track implementation.

The first scope item of the Inland Bay RWF Phase 2 project was the two-stage clarifier component under RFP-IB-001&002. The IB-001included the costs associated with procuring the precast concrete and the equipment, the IB-002 consisted of the full assembly and tie-in of the two (2) new clarifiers and scum pump station. The associated Change Order IB-001 was approved by Council on December 10, 2024, in the amount of $3,471,541.57.

M.F. Ronca & Sons, Inc. submitted pricing for the second stage of the clarifier construction comprised of the distribution boxes, scum pump station, yard piping and equipment installations in the amount of $2,023,505.90.

Ronca also priced the site mobilization per RFP-IB-003 in an upfront amount for the one-time expenses of $208,250.00 and a monthly component covering ongoing overhead expenses in the amount of $116,000.00 starting with the first construction invoicing. Normally the overhead expenses are included in the mark-up time and material work on a task basis but due to the project complexity and accelerated implementation approach in this particular case the Engineering Department recommended Ronca's staff be on site on a continuous basis.

On January 25, 2025 Council approved M.F. Ronca & Sons, Inc.'s Change Order No. IB-002 in the amount of $2,023,505.90 and Change Order No. IB-003 in the upfront amount of $208,250.00 and the monthly amount of $116,000.00 starting with the first invoice for actual physical work completed onsite.

Subsequently GHD issued RFPs IB-004 covering the integrated headworks and influent distribution structure, IB-005 for the conversion of lagoons 3 & 4 to aeration basins utilizing

the equipment package furnished by Bioworks under a direct procurement contract approved by County Council on March 25, 2025 and IB-006 for the associated yard piping.

M.F. Ronca & Sons, Inc. submitted pricing of $1,405,000.00, $1,448,000.00 & $1,637,000.00 respectively. On May 13, 2025, County Council approved Change Order IB-004 in the amount of $1,405,000.00, Change Order IB-005 in the amount of $1,448,000.00 & Change Order IB-006 in the amount of $1,637,000.00 to M.F. Ronca & Sons.

In December 2025 GHD issued Revision C update to the yard piping construction plans in accordance with the applicable details and specifications from the South Coastal project for pricing by M.F. Ronca & Sons, Inc. GHD and the County Engineering Department reviewed the pricing and scope and found them competitive and complete. Therefore, the Engineering Department requests Council's concurrence to increase M.F. Ronca & Sons' Change Order IB-006 by $2,277,600.00. After this round of pricing to the yard piping only a few segments remain to be priced.

Change Order IB-005 included a sludge removal allowance of $100,000 based on the assumption the lagoon was NOT used for biosolids storage. Upon removal of the supernatant water, a significant layer of old sludge was discovered, increasing the costs to date, as documented to $158,325.62. The remaining work is estimated at approximately $40,000. Change Order No. IB-010 amending No. IB-05's allowance in the amount of $100,000.00 to M.F. Ronca & Sons was approved on September 23, 2025.

The Engineering Department designed and submitted the permitting for the site improvements, E&SC measures, drainage piping and the storage building pad under RFP-IB-008-GC. M.F. Ronca & Sons, Inc. submitted pricing for Site Work, S&EC, Storage Building Pad, etc. in the total amount of $1,434,000.00 and unit pricing for column supports. With the final structural design not yet available the number of column supports for the storage building was conservatively estimated and can be adjusted downward using unit prices.

On July 29, 2025, Council approved Change Order No. IB-008-GC to M.F. Ronca & Sons, Inc. in the not to exceed amount of $1,434,000.00 with the column number to be reduced based on final structural analysis and unit cost.

The upgrades to the effluent pump station no.1 were designed and issued under RFP IB-009. It comprises the complete rehabilitation of the mechanical components of the station including the temporary pump rentals. M.F. Ronca & Sons offered to complete the scope for $841,000.00 and Change Order No. IB-009 to M.F. Ronca & Sons was approved on September 23, 2025.

The next component of the project ready for pricing by M.F. Ronca was the general construction of the Pump & Blower Building No. 2 as shown on RFP-IB-010 in accordance with the applicable details and specifications from the South Coastal projects including all mechanical equipment but excluding the electrical components. The Engineering Department reviewed the submittal and recommends issuance of Change Order IB-011 to M.F. Ronca & Sons, Inc. in the amount of $1,880,000.00.

Electrical Construction Project C19-17 was awarded December 17, 2019, to BW Electric Inc. Since then, County Council authorized a series of change orders, granted Substantial Project Completion for the Rehoboth Beach WTP Capital Improvement Program, Phase 2 on November 14, 2022 and on March 21, 2025 for the South Coastal WRF Treatment Process Upgrade No.3 together with the balancing Change Order No. 29.

BW Electric, Inc. offered pricing for mobilization to the Inland Bays site per RFP-IB-003 in an upfront amount for the one-time expenses of $57,417.94 and a monthly component covering ongoing overhead expenses in the amount of $3,421.40 starting immediately. BW Electric, Inc., has a much smaller on-site overhead team and therefore chose to include its cost in the fixed percentage markup on a task-by-task basis.

On January 28, 2025, Council approved BW Electric, Inc.'s Change Order No. IB-003 in the upfront amount of $57,417.94 and the monthly amount of $3,421.40 starting with the February 2025 invoice.

The County's 5-year capital plan approved in the FY 24 Capital Budget anticipated several large projects at the Inland Bays Regional Wastewater Facility (RWF) including **the Effluent Loop Project** which provides for treated effluent distribution after completion of the Inland Bays RWF Phase 2 Project to County agricultural partners, forested spray sites under DNREC permitting, and a rapid infiltration basin to be constructed and maintained by Artesian Wastewater Resources on leased County property through 7 miles of mostly 18" – 24" diameter ductile iron pipeline with concrete meter vaults at twelve (12) distribution locations. The contract documents were publicly advertised and on April 9, 2024, County Council awarded the Loop Project, S24-01, to Atlantic Contracting & Material Co., Inc., (ACM) in the amount of $7,649,916.00.

The Engineering Department completed supplemental construction drawings for the forested spray-field header piping in cooperation with the contractor and presented Change Order No. 1, using current unit pricing and new not to exceed costs related only to additional survey, tree clearing done directly by ACM, and labor associated with the atypical pipe assemblies where future distribution & diffuser piping will connect to the spray-field header. On October 15, 2024, Council approved Change Order No.1 for Project S24-01, in the amount of $2,179,674.00. On September 9, 2025 Council approved Change Order No. 3 for the first of three spray fields diffuser piping for Project S24-01 in the amount of $909,915.98.

The Loop Project was the initial step towards constructing a treated effluent distribution system at Inland Bays RWF including the pump station upgrade and tie-in; forested spray-field diffuser piping; treated effluent elevated storage tank; and electrical powering and communication control of the actuated control valves via integration to SCADA.

The 100,000 gallons treated **effluent elevated storage tank** is the centerpiece of the system pressure control. Two types of tanks were evaluated (i) spheroid and (ii) composite. Both are capable of housing the circulation pumping and chlorination systems in the base. After site selection and geotechnical evaluation GHD developed a performance specification which was

distributed to the five (5) known tank manufactures. After a two-stage competitive selection process three (3) bids were received with Pittsburg Tank & Tower Group submitting the lowest responsible bid. On March 4, 2025 County Council issued a purchase order to Pittsburg Tank & Tower Group a purchase order in the amount of $1,903,250.00.

The Inland Bays RWF Phase 2 Project includes conversion of an unused original treatment lagoon into two aeration basins (3&4) as well upgrade of the aeration system at the two existing basins (1&2) which were converted over ten years ago. GHD developed a Request for Proposals which was distributed to Bioworks and Parkson, the only two (2) companies in the field. After a two-stage competitive selection process both submitted costs and payment.

Based on GHD's and the Department's recommendation County Council approved the issuance of a purchase order to Bioworks in the amount of $1,397,640.00 on March 25, 2025.

The Inland Bays RWF Phase 2 Project includes conversion of the existing disinfection contact chamber into a tertiary treatment process followed by UV disinfection. Three (3) filter manufacturers were considered. Evoqua was the most expensive due to the stainless-steel filter media while Aqua Aerobics and Nexom, both offered cloth filter media and were priced comparably lower. The Nexom purchase price is slightly more expensive than Aqua Aerobics', but the Nexom equipment will fit into the existing tank structure with less structural modifications and easier accessibility for maintenance. Therefore, the overall capital and lifetime maintenance costs to the County will be lowest using the Nexom equipment.

Of the three (3) UV manufacturers considered, Nuvonic was the most expensive and the closed vessel design was not conducive to installation in the existing contact chamber. Trojan Technologies, in line, and Glasco, vertically, were priced comparably, with Glasco slightly cheaper. On July 15, 2025 Council approved issuance of two purchase orders (i) Nexom for filtration equipment in the amount of $798,300.00 and (ii) Glasco in the amount $415,000.00 for UV equipment.

In order to provide sufficient air for the conversion of the currently unused lagoon into two aeration basins (3&4), GHD solicited firm proposals for process aeration blowers from the two manufacturers the County currently uses requiring similar warranty periods and payment schedules. GHD and the Department recommend selecting the slightly lower Kaeser proposal. In addition to the slightly lower costs, the Kaeser blowers match the existing process aeration blowers at Inland Bays RWF. The existing blowers will be kept in service to supply air to aeration basins 1&2. Using identical blower models across all six units will simplify maintenance for the operations team and allow spare parts to be used interchangeably.

A direct equipment purchase order in the amount of $298,000.00 to Riordan Materials Corporation, the exclusive area representative of Kaeser, was approved on September 23, 2025.

The Engineering Department prepared a list of outstanding scope items under the critical path staged construction implementation process below. Some of them may be grouped together under an aggregate versus an individual change order. This summary will be updated in subsequent memoranda to Council.

- *Disinfection tank conversion to tertiary treatment & UV disinfection*
- *Chemical incl. hypochlorite feed systems building w/ separate electrical building*
- *Effluent storage lagoon hydraulic influent/effluent modifications,*
- *New sludge pump station using ext. pumps*
- *Dewatering building remodeling*
- *Administration building remodeling incl. temp. facilities*
- *Power distribution equipment and motor control center upgrades*
- *Loop system fiber control components*
- *Second belt filter press procurement*
- *Intermediate lift and loop circulation pump procurement*
- *Storage Lagoon no. 1 cover with vendor installed option & possible liner replacement upon inspection*

SUSSEX COUNTY
CHANGE ORDER REQUEST

A. **ADMINISTRATIVE:**

1. Project Name: **Inland Bays Expansion – General Construction**

2. Sussex County Project No. C19-11A

3. Change Order No. 11

4. Date Change Order Initiated - 12/16/25

5. a. Original Contract Sum $ 0

   b. Net Change by Previous Change Orders $18,129,897.47

   c. Contract Sum Prior to Change Order $18,129,897.47

   d. Requested Change $ 1,880,000.00

   e. Net Change (No. of days) 0

   f. New Contract Amount $20,009,897.47

6. Contact Person: Hans Medlarz, P.E.

   Telephone No. (302) 855-7370

B. **REASON FOR CHANGE ORDER (CHECK ONE)**

_ 1. Differing Site Conditions

_ 2. Errors and Omissions in Construction Drawings and Specifications

_ 3. Changes Instituted by Regulatory Requirements

_ X 4. Design Change

_ 5. Overrun/Underrun in Quantity

_ 6. Factors Affecting Time of Completion

_X_ 7. Other (explain below):

C. BRIEF DESCRIPTION OF CHANGE ORDER:

Construction of the Pump & Blower Building No. 2, including all mechanical equipment but excluding electrical components.

D. JUSTIFICATION FOR CHANGE ORDER INCLUDED?

Yes _____X_____ No _____

E. APPROVALS

1. M.F. Ronca & Sons, Inc., Contractor

12/11/2025
Signature Date

David A. Ronca, CEO & General Manager
Representative's Name in Block Letters

2. Sussex County Project Manager

12/11/25
Signature Date

3. Sussex County Council President

_____
Signature Date

Michael F.
RONCA
& Sons, Inc.
CONTRACTORS

TELEPHONE 610/759-5100
FACSIMILE 610/746-0974

179 Mikron Road, Bethlehem, PA 18020

December 5, 2025

Mr. Steven Clark, P.E.
GHD
16701 Melford Boulevard, Suite 330
Bowie, MD 20715

Re: Sussex County
Inland Bays RWF Expansion
Proposed Change Order Request No. 554-01-010
Pump & Blower Building No. 2

Dear Mr. Clark:

Pursuant to GHD's RFP-IB-010-GC, Michael F. Ronca & Sons, Inc. hereby proposes to furnish all necessary labor, materials and equipment for construction of Pump & Blower Building No.2 as identified in the RFP, for the Lump Sum Price of One Million Eight Hundred Eighty Thousand Dollars and 00 Cents……..$1,880,000.00

This proposal is based on all information identified in GHD's RFP IB-010-GC, dated October 27, 2025, "Draft' Pump & Blower Building No. 2 Drawings A1911, A1912, A1921, A1922, A1931, 3 EA Architectural Detail Drawings, S1911, S1912, S1931, S1932, M1911, M1931, H0001, H1911, H1961, H9001, P0001, P1911, P9001, GHD 11.17.25 clarification emails and as further clarified in the "Scope of Work" and "Listing of Qualifications/Exclusions" below.

Scope of Work:

- General Construction of Proposed Pump & Blower Building No. 2 in accordance with provided drawings, applicable specifications sections from SCRWF Upgrade No. 3 contract documents and further clarified as follows:
    - Coordination with Electrical contractor for under slab work, penetrations, equipment pad sizes and locations, etc. It is assumed EC to furnish all instrumentation for Ronca to install.
    - Furnish and install 3 EA RAS and 2 EA WAS pumps as specified in RFP.
    - Cast-In-Place Concrete construction in accordance with provided drawings and reduced bottom of footing depth to 36" below grade.
    - Construction of building in accordance with Architectural details provided on drawings and in accordance with the following applicable Specification Sections, 04300 – Unit Masonry System, 05425 – Steel Roof Trusses, 06640 – Plastic Paneling, 07190 – Vapor and Air Barriers, 07212 – Board Insulation, 07610 – Insulated Roof and Wall Panels, 07900 – Joint Sealers, and 08110 – Hollow Metal Doors and Frames. Proposal assumes wall construction as shown on provided drawings.

Scope of Work (cont):

- Furnish and installation of process piping, accessories and supports as outlined in drawings M1911 & M1931.
- Furnish and installation of HVAC equipment as outlined in contract drawings H1911 & H1961 with Supply Fan PBB2-SF-101 eliminated and Heaters as scheduled on H1961 per GHD 11.17.25 email. HVAC controls are limited to HOA switch and remote thermostats.
- Furnish and installation of underslab piping coordinated with RFP-IB-006-GC to Include 2 EA 10" RAS, 1 EA 12" RAS and 6" WAS as shown on contract drawings. Piping to be concrete encased in accordance with details provided in GHD 11.17.25 email and to include two deflectable joints adjacent to foundation.
- Furnish and installation of Plumbing Water, Sanitary & Vent piping and accessories as outlined on drawing P1911 to include under slab piping to 5' outside building foundation.

Listing of Qualifications/Exclusions:

- Electrical and controls work is specifically excluded
- Furnish of Instrumentation is excluded. Proposal assumes instrumentation to be furnished by Electrical Contractor and installed by Ronca.
- Power and water consumption costs for construction activities is specifically excluded.
- Offsite disposal of excess excavated materials is specifically excluded.
- Proposal includes bond costs for work identified in this proposal.
- Permit fees are specifically excluded.
- Rock removal is specifically excluded, however, not anticipated based on the Geotechnical Report.
- Prevailing wage rates are excluded.
- Domestic steel requirements are specifically excluded.
- Construction testing for compaction, concrete, reinforcing steel, structural steel, etc. is assumed to be by Owner and is specifically excluded.

Thank you for the opportunity to provide this proposal, should you have any questions concerning the same, or require additional information, please do not hesitate to contact me.

Regards,

Scott Wachinski

Project Manager

cc: HO File 554-01
Hans M. Medlarz, P.E. – Sussex Co.
David A. Ronca – M.F. Ronca

Request for Proposal

Project	Inland Bays RWF Expansion		
Owner	Sussex County		
Contract No.	C19-11: General Construction	**GHD Project no.**	12645844
Contractor is requested to provide a Change Proposal for the following proposed modifications to the Work. This request alone neither directs nor approves any change to the Work nor any adjustments to the Contract Price or Contract Times. Contractor's proposal shall be submitted to Engineer for review and shall adhere to all requirements of the Contract Documents. If found acceptable to Owner and Engineer, Contractor's Change Proposal will be incorporated into the Work via Change Order.			
RFP No.	IB-010-GC		
RFP Subject	Pump & Blower Building No. 2		
Issued By	S. Clark	**Date**	October 27, 2025

Description of Proposed Changes

General Construction for Pump & Blower Building No. 2 as shown on the enclosed Drawings, in accordance with the applicable details and specifications from the South Coastal RWF Treatment Upgrade No. 3 Contract Documents, and as noted herein.

1. Drawings are issued as draft for review and pricing. Formal Revision A IFC drawings will be issued after County and Contractor review is complete and any agreed modifications have been incorporated.
2. Coordination between construction contracts:
   a. Coordinate construction with the Electrical Contractor regarding foundation wall, penetrations, and underslab conduit. GC and EC shall meet before construction begins to minimize rework and sequencing issues.
   b. Flowmeters will be furnished by EC for installation by GC.
   c. Include allowance for 120 square feet of electrical room equipment pads. GC shall refer to electrical drawings (to be issued in RFP to EC) for locations of equipment pads for electrical equipment and shall coordinate with EC to determine final dimensions to suit new equipment.
3. Self-priming centrifugal sludge pumps generally in accordance with Sections 11300 and 11305 except as varied herein:
   a. Return Activated Sludge Pumps: manufacturer and model shall be Gorman Rupp model V6C60SC-B.
   b. Waste Activated Sludge Pumps: manufacturer and model shall be Gorman Rupp model V2B60-B
   c. Performance requirements (these apply in lieu of Section 11305-1.04-A and B):

Parameter	Return Activated Sludge Pumps
Quantity	3
Tag Numbers	PBB2-RS-614 [-615, -616]
Pumped Liquid	Return sludge
Primary Design Point Rated Flow Total Dynamic Head Minimum Efficiency at Design Point	 833 gpm 28 ft 64%

Parameter	Return Activated Sludge Pumps
Maximum Pump Speed	960 rpm
Minimum Shutoff Head	44 ft
Minimum Sphere Passing Size	3”
Maximum NPSH Required	22 ft
Suction Connection Diameter	8”
Discharge Connection Diameter	6”

Parameter	Waste Activated Sludge Pumps
Quantity	2
Tag Numbers	PBB2-WS-603 [-604]
Pumped Liquid	Waste sludge
Primary Design Point Rated Flow Total Dynamic Head Minimum Efficiency at Design Point	 250 gpm 23 ft 48%
Maximum Pump Speed	940 rpm
Minimum Shutoff Head	32 ft
Minimum Sphere Passing Size	3”
Maximum NPSH Required	20 ft
Suction Connection Diameter	4”
Discharge Connection Diameter	3”

d. Motor parameters (these apply in lieu of Section 11305-1.04-C):

Motor Parameter	PBB2-RS-614 [-615, -616]	PBB2-WS-603 [-604]
Maximum Allowable Motor Horsepower	15 HP	5 HP
Motor Selection Type Special Applications	 Horizontal Inverter Duty	 Horizontal Inverter Duty
NEMA Design	B	B
Duty	Continuous	Continuous
Insulation	Class F	Class F
Voltage, Phase, and Hertz	460V, 3 Phase, 60 Hz	460V, 3 Phase, 60 Hz
Service Factor	1.0	1.0
Motor Enclosure	TEFC	TEFC
Protection	MWTS	MWTS
Allowable Starts per Hour (minimum)	12, evenly spaced	12, evenly spaced

4. Architectural specifications:
   a. The following specifications from the South Coastal RWF Treatment Upgrade No. 3 Contract Documents relate to elements of the building design shown on the enclosed Drawings. These specifications are modified or clarified as noted in the table.

Spec Section No.	Section Title
04300	Unit Masonry System a. Provide color samples for split-face concrete veneer masonry for dark and light color as indicated on building elevations.
07190	Vapor and Air Barriers a. Where indicated on Drawings.
07212	Board Insulation a. 2-1/2” rigid board at exterior CMU wall and 2” at foundation walls. As shown on Drawings.
07610	Insulated Roof and Wall panels a. The building roof will be an insulated roof panel system on metal deck as shown on drawings. The structural load design criteria will be as specified on Drawing S0001. b. Basis of design is KingZip Insulated Standing Seam Roof by Kingspan. KingZip SF Linea 400 or equal based on product data and shop drawings in submittals. Material: Aluminium, Thickness 1mm, PVDF coating and color as selected in submittals.
07900	Joint Sealers
08220	Fiberglass Doors and Frames are not utilized in this project. Provide Hollow Metal doors as noted below.
08710	Door Hardware a. Hardware set indicated in door schedule on Drawing A1961 corresponds to the Door Hardware set list in section 08710, unless a new hardware set is identified and that hardware set details are on drawing A1961.
08800	Glazing a. The narrow lite in the doors per the door style and door schedule in A1961 will be Insulated Safety Glass (ISG) identified in this section.
09900	Painting
10522	Fire Extinguishers a. Where shown on drawings.

   b. The following specification sections are added for Pump & Blower Building No. 2:

Spec Section No.	Section Title
05425	Steel Roof Trusses
06640	Plastic Paneling a. This will be the soffit board for both rooms Electrical Room (801) and Pump Room (802) as identified in detail 4/A1952
08110	Hollow Metal Doors and Frames a. Doors in the Pump and Blower building will be in accordance with this section. b. Color as selected in submittals.

5. Include allowance for HVAC testing and balancing in accordance with Section 15990.

6. Coordination with RFP-IB-006-GC:
    a. Profiles 6, 7, 8 and 20: Include and coordinate piping to extend beyond the building foundation wall and to the adjacent termination points for these profiles to yield complete piping systems. Provide two deflectable joints adjacent to the foundation wall in accordance with project requirements.
    b. Sanitary, potable water and utility water systems will be included in a future package under RFP-IB-006-GC. In this proposal, include piping to extend 5’ beyond the extents of the building foundation with two deflectable joints adjacent to the foundation wall in accordance with project requirements.

Enclosures

1. Vendor Proposal: Self-Priming Centrifugal Pumps (Gorman-Rupp)
2. Pump Data Sheets
3. Section 05425 (Steel Roof Trusses)
4. Section 06640 (Plastic Paneling)
5. Section 08110 (Hollow Metal Doors and Frames)
6. Pump & Blower Building No. 2 Drawings

Steven Clark

From: Kathleen Beaudoin
Sent: Tuesday, October 21, 2025 8:40 AM
To: Steven Clark
Subject: FW: Sussex County, FW: Quote Request - Inland Bays WRF
Attachments: V6C60SC-B_SpecDataSheet.pdf; V6C60SC-B_PumpPerformanceCurve.pdf; IndividualVerticalVBeltSuctionFlange18209.pdf; V3B60-B_SpecDataSheet.pdf; V3B60-B_PumpPerformanceCurve.pdf; IndividualVerticalVBeltSmallMotors_18902.pdf

CompleteRepository: 12645844
Description: Sussex County-IBRWF Expansion
JobNo: 12645844
OperatingCentre: -
RepoEmail: 12645844@ghd.com
RepoType: Project
SubJob: -

Kathleen Beaudoin
PE
Engineer

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The Power of Commitment

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From: William Hesse <whesse@envirep.com>
Sent: Monday, June 16, 2025 11:42 AM
To: Kathleen Beaudoin <Kathleen.Beaudoin@ghd.com>
Cc: Dwight Swan <dswan@envirep.com>
Subject: RE: Sussex County, FW: Quote Request - Inland Bays WRF

You don't often get email from whesse@envirep.com. Learn why this is important

Good morning Kathleen,

The budget price for the RAS/WAS Pumps is as follows:

RAS Pumps

- Three (3) V6C60SC-B pumps, rated for 833 GPM at 28' TDH at 930 RPM pump speed. The pumps will be fitted with hardened impellers and wear plates, identical to the existing RAS pumps.
- Three (3) 15 HP, WEG W22, TEFC motors, rated for VFD use

- Three (3) Vertical V-belt drive bases (Drawing 18209)

Budget Price: $125,000

WAS Pumps

- Two (2) V3B60-B pumps, rated for 250 GPM at 23' TDH at 940 RPM pump speed.
- Two (2) 5 HP, WEG W22, TEFC motors, rated for VFD use
- Two (2) Vertical V-belt drive bases (Drawing 18902)

Budget Price: $45,000

Note: Budget prices do not include spare parts, factory performance testing, or startup services.

Let me know if you need additional information.

Thanks,

-Will

William D. Hesse III, P.E., PSAP
Envirep, Inc., A Cummins-Wagner Co.
Main Office: 717-761-7884
Email: whesse@envirep.com
PSAP

From: Kathleen Beaudoin <Kathleen.Beaudoin@ghd.com>
Sent: Wednesday, June 4, 2025 11:50 AM
To: Dwight Swan <dswan@envirep.com>
Subject: Quote Request - Inland Bays WRF

Hi Dwight,

GHD is designing an expansion at Inland Bays WRF, which will include a new RAS/WAS pump building. Could you provide a quote for Gorman Rupp self-priming centrifugal pumps to meet the following duty points? All will be on VFDs.

- Three RAS pumps, each to meet 833 gpm @ 27.5 ft TDH
- Two WAS pumps, each to meet 250 gpm @ 22.3 ft TDH

Thanks,

Kathleen Beaudoin
EIT
Engineer

GHD
Proudly employee-owned | ghd.com
16701 Melford Boulevard Suite 221, Bowie, MD 20715 USA
D +1 571 325 5042 | **E** kathleen.beaudoin@ghd.com

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SPECIFICATION DATA

BASIC PUMP
EQUIPPED WITH
ERADICATOR® Solids Management System

SELF-PRIMING CENTRIFUGAL PUMP

Model: V6C60SC-B

Various Patents Apply

Pump Specifications

Size	8" x 6" (203 mm x 154 mm) **
Impeller Type	Semi-Open, Two Vane
Solids-Handling Capability	3" (76,2 mm) Spherical Diameter
Seal Type	Cartridge Type, Mechanical, Oil-Lubricated, Double Floating, Self-Aligning
Radial Bearing	Open Double Row Ball
Thrust Bearing	Open Double Row Ball
Bearing and Seal Cavity Lubrication	SAE 30 Non-Detergent Oil
Maximum Operating Pressure	129 psi (889 kPa)*
Max Temp of Liquid Pumped	160°F (71°C).*
Oil Level Sight Gauges	Bearing and Seal

Pump Materials

Casing	Gray Iron 30
Impeller	Ductile Iron 65-45-12
Impeller Shaft	Alloy Steel 4150
Shaft Sleeve	Alloy Steel 4130
Seal: Stationary Face Rotating Face Elastomer	Silicon Carbide Silicon Carbide Fluorocarbon FKM, (Viton® or Equivalent)
Replaceable Self Cleaning Wear Plate:	Carbon Steel ASTM A36
Removable Adjustable Cover Plate	Gray Iron 30
Removable Inspection Cover Plate	Gray Iron 30
Externally Removeable Flap Valve	Neoprene with Nylon and Steel Reinforcing
Seal Plate	Gray Iron 30
Bearing Housing	Gray Iron 30
Suction Flange/Flap Valve Seat	Gray Iron 30
Gaskets	Buna-N, Compressed Synthetic Fibers, Vegetable Fiber, PTFE, Cork and Rubber
O-Rings	Buna-N
Hardware	Standard Plated Steel
Pressure Relief Valve	Brass

**Consult Factory for Applications Exceeding Maximum Pressure and/or Temperature Indicated.*

Optional Equipment: Automatic Air Release Valve. High Pump Temperature Shutdown Kit. Cartridge Seal w/Stainless Steel Sleeve. 120/240 Volt Casing Heater.

*** Optional Gray Iron 30 Flanges Available as Follows (See Price Sheets):*

8" and 6" Female NPT Discharge Flange Kit

8" and 6" ASA Suction/Discharge Spool Flange Kits

200 mm and 150 mm DIN 2527 (PN 16) Suction/Discharge Spool Flange Kits.

ULTRA V WITH ERADICATOR FEATURES AND BENEFITS

Easy To Service And Maintain - Pump is mounted above liquid being pumped with only the suction line down in liquid.

Dual Bearing Protection - An atmospheric barrier along with two lip seals provide additional protection of the pump bearings. This unique design also allows for quick and easy external monitoring of the bearing cavity.

Inspection Cover – Patented, lightweight inspection cover for easy access to the impeller without removing the entire backcover plate or piping.

Self-Cleaning Wearplate - Incorporating a number of notches and grooves, as well as a revolutionary tooth (Tooth used on T3 – T10 models), that helps break up stringy materials and pass them through the pump without impacting performance or interrupting service. This greatly reduces troublesome clogging and expensive downtime.

Up To 3" Diameter Spherical Solids Handling (2.50" dia solids on V3A and V3C models).

Removable Rotating Assembly – The entire rotating assembly can be removed without disturbing the pump volute or piping allowing the rotating assembly to be easily repaired or quickly replaced with a new ready to drop in assembly.

Upgradeable - The patented UltraMate® can be paired with the Ultra V Series pump when system requirements exceed the Ultra V's exceptional performance range. By adding the UltraMate unit directly to the Ultra V through an innovative transition chamber, maximum pressure is increased up to three times the pressure of traditional solids-handling, self-priming, single stage pumps.

Externally removeable suction check valve - A positive sealing, externally removable suction check valve is standard on Ultra V Series® models. This eliminates the need to disconnect any piping for inspection or replacement. The check valve has a blowout center that limits excessive volute pressure, protecting the pump.

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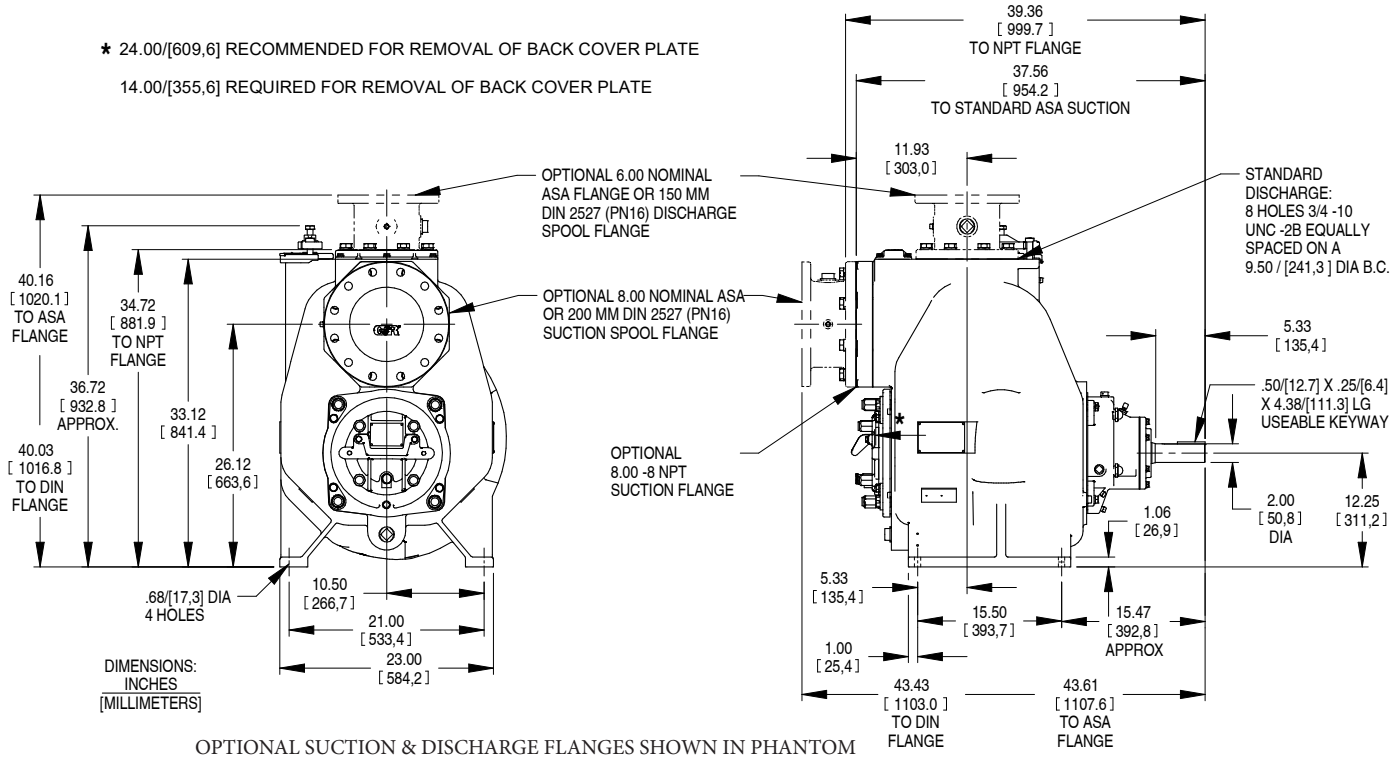
APPROXIMATE DIMENSIONS AND WEIGHTS

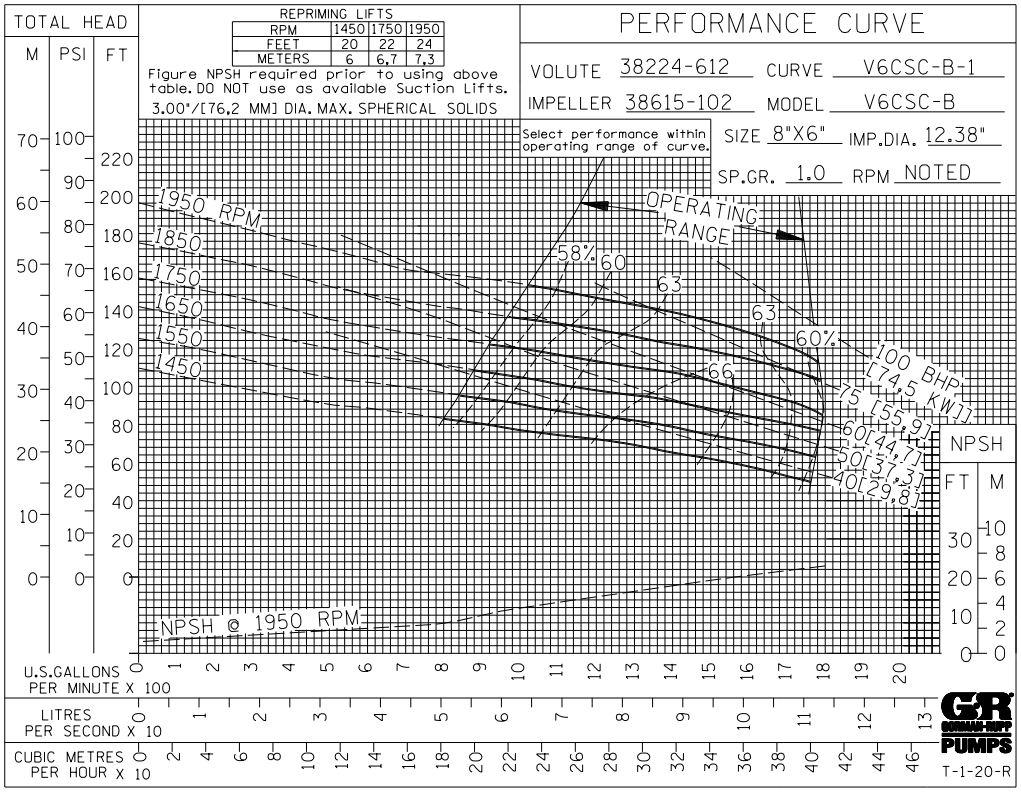
NET WEIGHT	1180 LBS. (535 KG.)*
SHIPPING WEIGHT	1300 LBS. (590 KG.)*
EXPORT CRATE	25 CU. FT. (0,71 CU. M.)

WEIGHTS DO NOT INCLUDE OPTONAL FLANGE KITS.



OPTIONAL SUCTION & DISCHARGE FLANGES SHOWN IN PHANTOM

60 HERTZ PERFORMANCE BASED ON WATER



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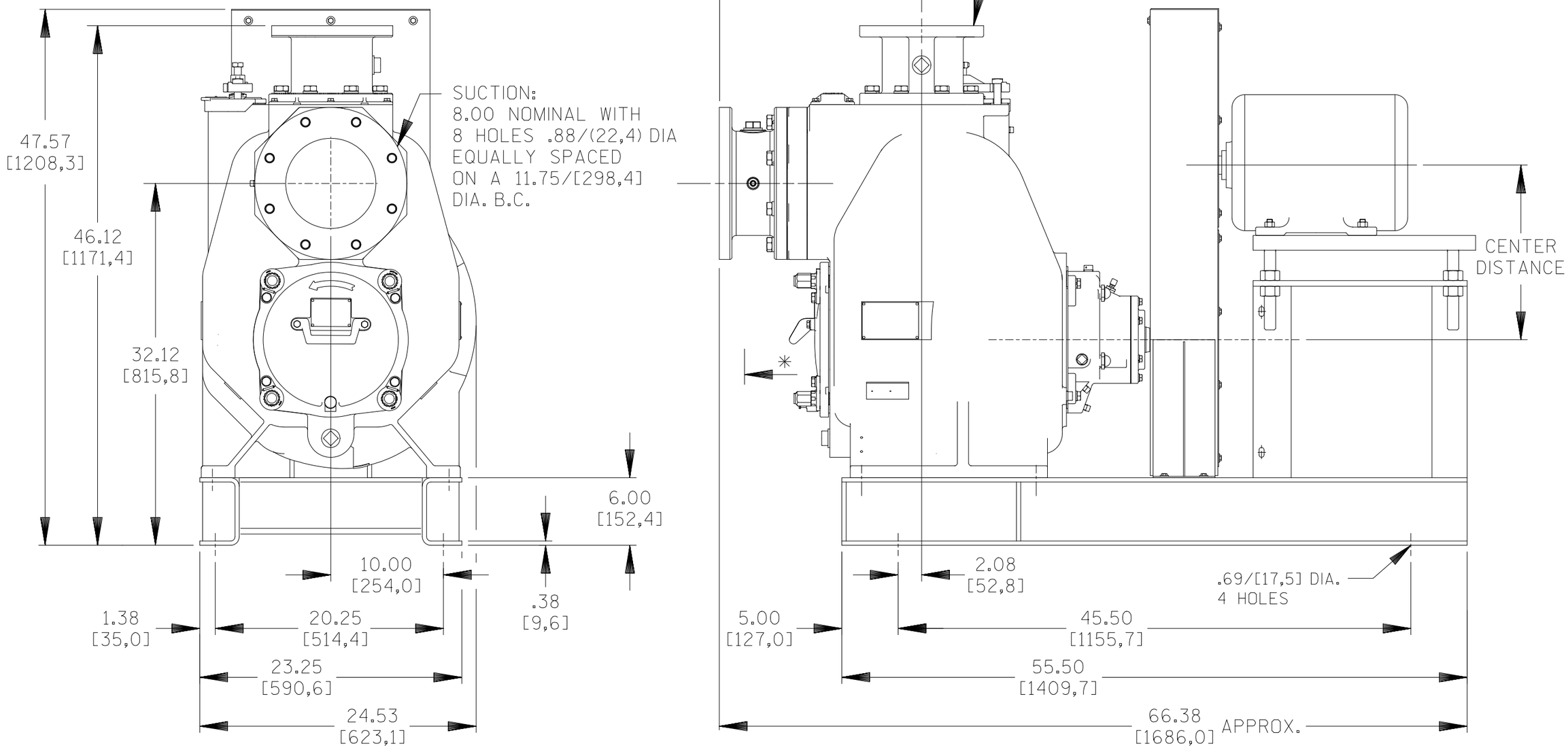
BASE	MOTOR FRAME	CENTER DIST.
41542-204	213 TO 215T	14.50/[368,3]
	284T TO 286TS	16.25/[412,8]
	364T TO 365US	18.25/[463,6]
	404T TO 405US	19.25/[489,0]
41542-205	254T TO 256U	15.50/[393,7]
	324T TO 326S	17.25/[438,2]

B 18209

DISCHARGE:
6.00 NOMINAL WITH 8 HOLES
.88/[22,4] DIA. EQUALLY SPACED
ON A 9.50/[241,3] DIA. B.C.

✳ 18.00/[457,2] RECOMMENDED FOR REMOVAL OF BACK COVER PLATE

10.50/[266,7] REQUIRED FOR REMOVAL OF BACK COVER PLATE



DIMENSIONS:
INCHES
[MILLIMETERS]

SHOWN WITH OPTIONAL 8" X 6" SUCTION/DISCHARGE SPOOL KIT

THE GORMAN-RUPP CO. MANSFIELD, OHIO ST. THOMAS, ONTARIO	DRAWN BY CSI	SCALE 7/64	MODEL V6A-B
	DATE 5-6-08	REVISED	OUTLINE NUMBER 18209

PERFORMANCE CURVE

REPRIMING LIFTS					
RPM	650	850	1050	1250	1350
FEET	6	12	15	17	18
METERS	1,8	3,6	4,6	5,2	5,4

Figure NPSH required prior to using above table. DO NOT use as available Suction Lifts.

3.00"/[76,2 MM] DIA. MAX. SPHERICAL SOLIDS

VOLUTE 38224-612 CURVE V6CSC-B-3

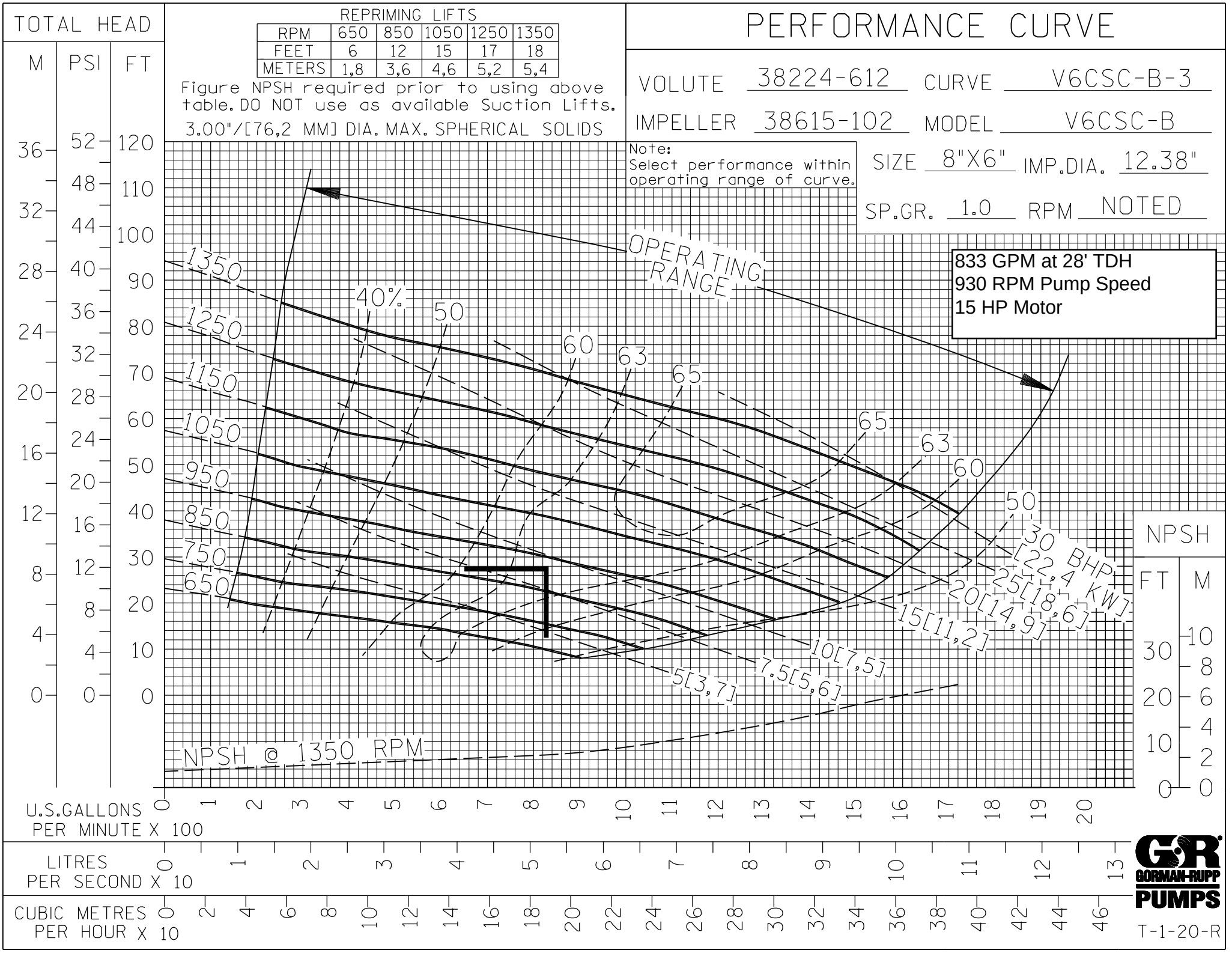
IMPELLER 38615-102 MODEL V6CSC-B

SIZE 8"X6" IMP.DIA. 12.38"

SP.GR. 1.0 RPM NOTED

Note:
Select performance within operating range of curve.

833 GPM at 28' TDH
930 RPM Pump Speed
15 HP Motor



GORMAN-RUPP PUMPS

T-1-20-R

FILE NO. v6cscb.s03

SPECIFICATION DATA

GORMAN-RUPP PUMPS

ULTRA V SERIES

BASIC SELF-PRIMING CENTRIFUGAL PUMP

5 YEAR WARRANTY ULTRA V SERIES

Model: V3B60-B

Various Patents Apply

Pump Specifications

Size	4" x 3" (102 mm x 76 mm) **
Impeller Type	Semi-Open, Two Vane
Solids-Handling Capability	3" (76,2 mm) Spherical Diameter
Seal Type	Cartridge Type, Mechanical, Oil-Lubricated, Double Floating, Self-Aligning
Radial Bearing	Open Single Row Ball
Thrust Bearing	Open Double Row Ball
Bearing and Seal Cavity Lubrication	SAE 30 Non-Detergent Oil
Maximum Operating Pressure	90 psi (621 kPa)*
Max Temp of Liquid Pumped	160°F (71°C).*
Oil Level Sight Gauges	Bearing and Seal

Pump Materials

Casing	Gray Iron 30
Impeller	Ductile Iron 65-45-12
Impeller Shaft	Stainless Steel 17-4 PH
Shaft Sleeve	Alloy Steel 4130
Seal: Stationary Face Rotating Face Elastomer	Silicon Carbide Silicon Carbide Fluorocarbon FKM, (Viton® or Equivalent)
Replaceable Wear Plate:	Carbon Steel ASTM A36
Removable Adjustable Cover Plate	Gray Iron 30
Removable Inspection Cover Plate	Gray Iron 30 – 12 lbs. (5,4 kg.)
Externally Removeable Flap Valve	Neoprene with Nylon and Steel Reinforcing
Seal Plate	Gray Iron 30
Bearing Housing	Gray Iron 30
Suction Flange/Flap Valve Seat	Gray Iron 30
Gaskets	Buna-N, Compressed Synthetic Fibers, Vegetable Fiber, PTFE, Cork and Rubber
O-Rings	Buna-N
Hardware	Standard Plated Steel
Pressure Relief Valve	Brass

**Consult Factory for Applications Exceeding Maximum Pressure and/or Temperature Indicated.*

Optional Equipment: Automatic Air Release Valve. High Pump Temperature Shutdown Kit. Stainless Steel/G-R Hard Iron Impeller, Seal Plate and Wear Plate. Cartridge Seal w/Stainless Steel Sleeve. 120/240 Volt Casing Heater.

*** Optional Gray Iron 30 Flanges Available as Follows (See Price Sheets):*
3" Female NPT Discharge Flange Kit
4" and 3" ASA Suction/Discharge Spool Flange Kits,
100 mm and 80 mm DIN 2527 (PN 16) Suction/Discharge Spool Flange Kits.

ULTRA V FEATURES AND BENEFITS

Easy To Service And Maintain - Pump is mounted above liquid being pumped with only the suction line down in liquid.

Dual Bearing Protection - An atmospheric barrier along with two lip seals provide additional protection of the pump bearings. This unique design also allows for quick and easy external monitoring of the bearing cavity.

Inspection Cover – Patented, lightweight inspection cover for easy access to the impeller without removing the entire backcover plate or piping.

5 Year Ultra V Series Warranty

Up To 3" Diameter Spherical Solids Handling (2.50" dia solids on V3A and V3C models).

Removable Rotating Assembly – The entire rotating assembly can be removed without disturbing the pump volute or piping allowing the rotating assembly to be easily repaired or quickly replaced with a new ready to drop in assembly.

Upgradeable - The patented UltraMate® can be paired with the Ultra V Series pump when system requirements exceed the Ultra V's exceptional performance range. By adding the UltraMate unit directly to the Ultra V through an innovative transition chamber, maximum pressure is increased up to three times the pressure of traditional solids-handling, self-priming, single stage pumps.

Externally removeable suction check valve - A positive sealing, externally removable suction check valve is standard on Ultra V Series® models. This eliminates the need to disconnect any piping for inspection or replacement. The check valve has a blowout center that limits excessive volute pressure, protecting the pump.

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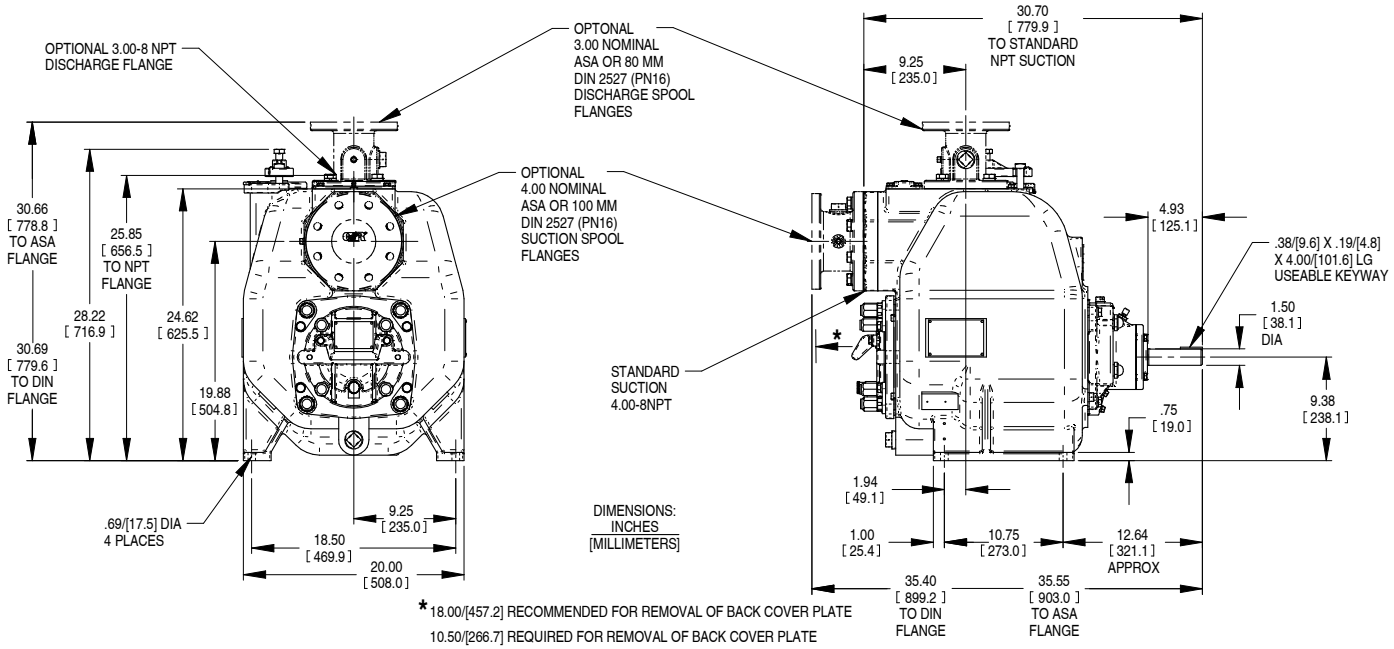
APPROXIMATE DIMENSIONS AND WEIGHTS

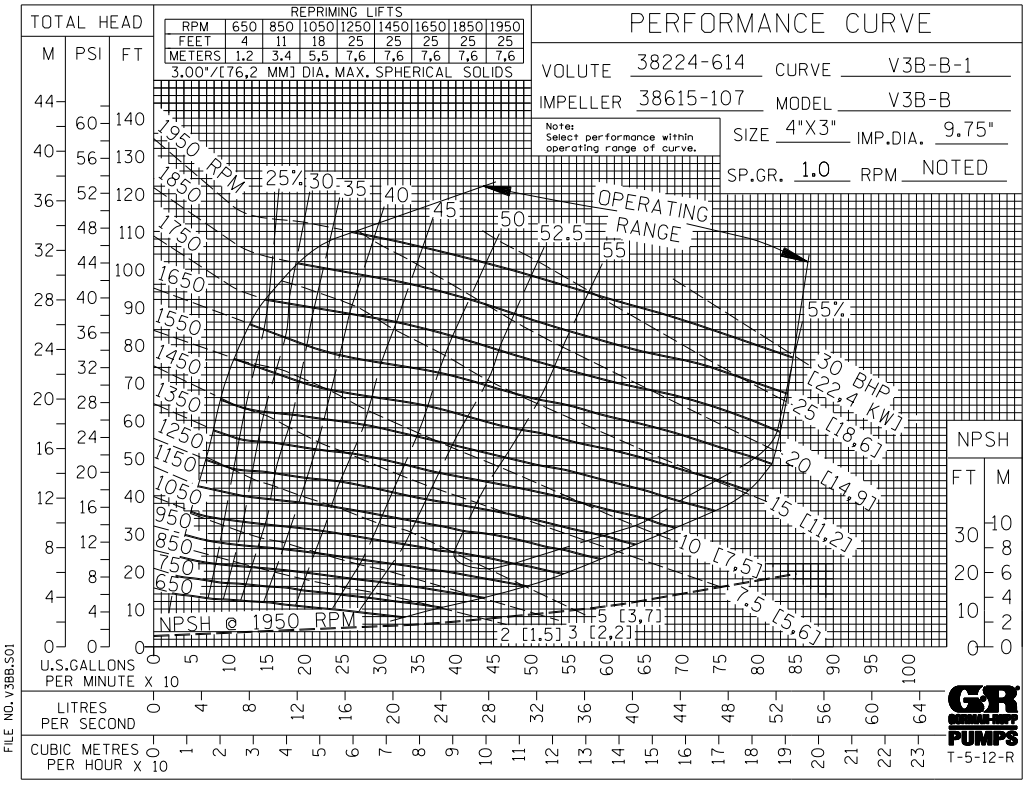
NET WEIGHT	640 LBS. (290 KG.)*
SHIPPING WEIGHT	690 LBS. (313 KG.)*
EXPORT CRATE	13.5 CU. FT. (0,38 CU. M.)

WEIGHTS DO NOT INCLUDE OPTONAL FLANGE KITS.



OPTIONAL SUCTION & DISCHARGE FLANGES SHOWN IN PHANTOM

60 HERTZ PERFORMANCE BASED ON WATER



GORMAN-RUPP PUMPS

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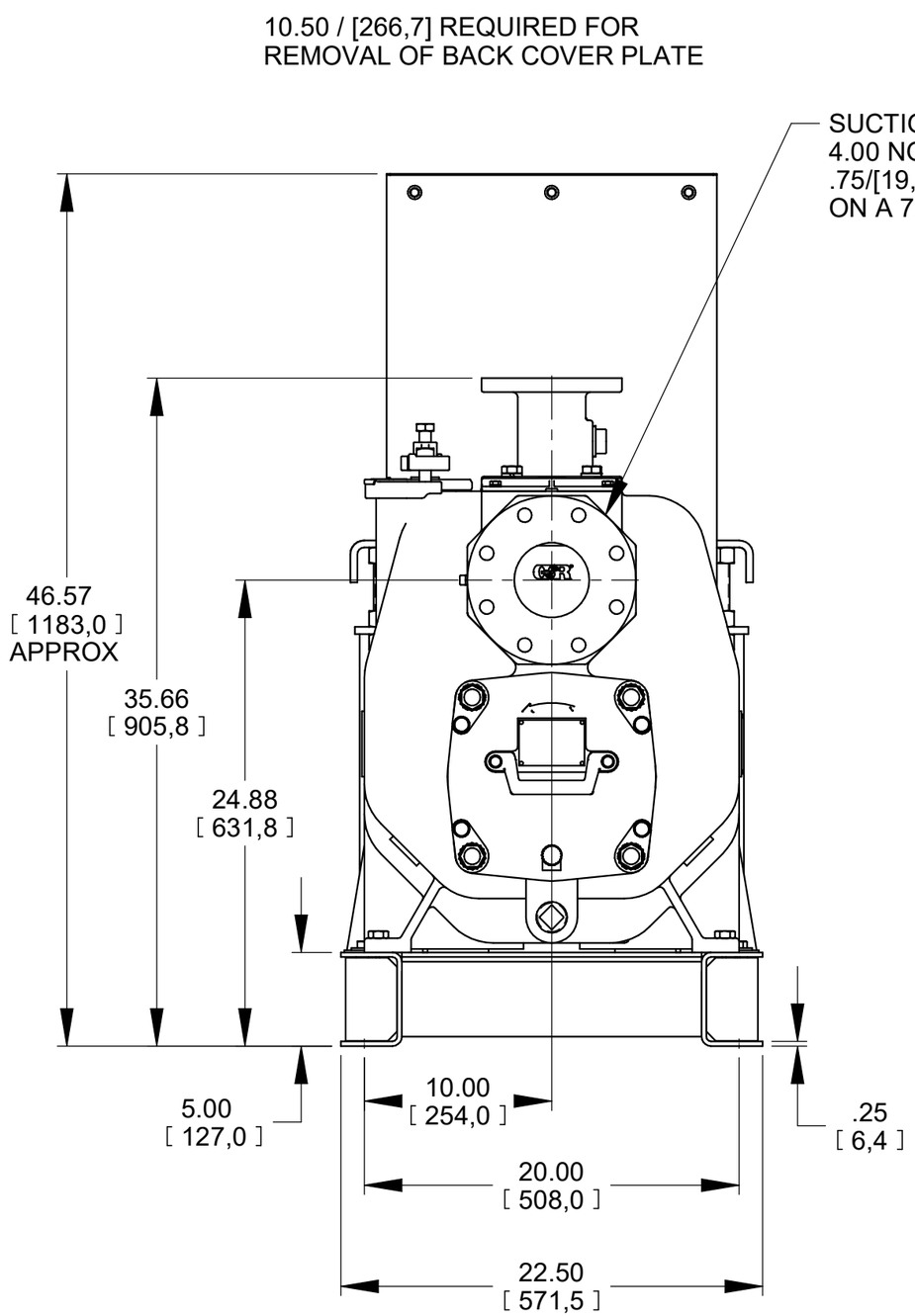
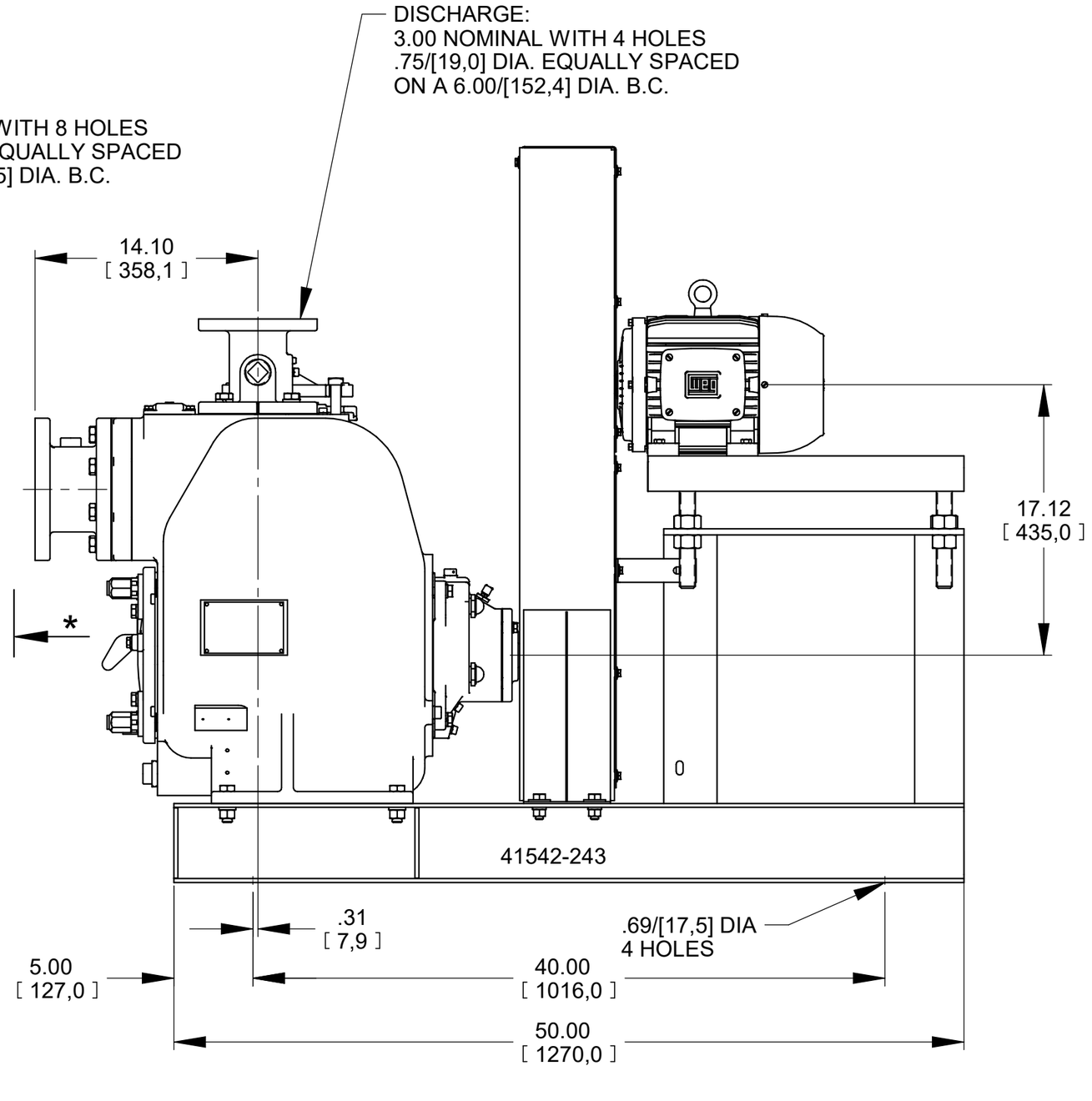
B	18902	SHEET 1 OF 1

* 18.00/[457,2] RECOMMENDED FOR REMOVAL OF BACK COVER PLATE

10.50 / [266,7] REQUIRED FOR REMOVAL OF BACK COVER PLATE





FOR 182T / 184T FRAME MOTOR

DIMENSIONS:
INCHES
[MILLIMETERS]

SHOWN WITH OPTIONAL SUCTION / DISCHARGESPOOL KIT

THE GORMAN-RUPP CO. MANSFIELD, OHIO ST. THOMAS, ONTARIO	DRAWN BY CSI	SCALE 1=8	MODEL V3A-B / V3B-B
	DATE 11-11-13	REVISED	OUTLINE NUMBER 18902

PERFORMANCE CURVE

REPRIMING LIFTS								
RPM	650	850	1050	1250	1450	1650	1850	1950
FEET	4	11	18	25	25	25	25	25
METERS	1.2	3.4	5,5	7,6	7,6	7,6	7,6	7,6

3.00"/[76,2 MM] DIA. MAX. SPHERICAL SOLIDS

VOLUTE 38224-614 CURVE V3B-B-1

IMPELLER 38615-107 MODEL V3B-B

SIZE 4"X3" IMP.DIA. 9.75"

SP.GR. 1.0 RPM NOTED

Note:
Select performance within operating range of curve.

250 GPM at 23' TDH
940 RPM Pump Speed
5 HP Motor

TOTAL HEAD

M: 0 4 8 12 16 20 24 28 32 36 40 44

PSI: 0 4 8 12 16 20 24 28 32 36 40 44 48 52 56 60

FT: 0 10 20 30 40 50 60 70 80 90 100 110 120 130 140

1950 RPM
1850
1750
1650
1550
1450
1350
1250
1150
1050
950
850
750
650

25% 30 35 40 45 50 52.5 55

OPERATING RANGE

55%

30 BHP [22,4 KW]
25 [18,6]
20 [14,9]
15 [11,2]
10 [7,5]
7.5 [5,6]
5 [3,7]
3 [2,2]
2 [1.5]

NPSH @ 1950 RPM

NPSH

FT: 0 10 20 30

M: 0 2 4 6 8 10

U.S.GALLONS PER MINUTE X 10: 0 5 10 15 20 25 30 35 40 45 50 55 60 65 70 75 80 85 90 95 100

LITRES PER SECOND: 0 4 8 12 16 20 24 28 32 36 40 44 48 52 56 60 64

CUBIC METRES PER HOUR X 10: 0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23

GORMAN-RUPP PUMPS

T-5-12-R

FILE NO. V3BB.S01

SECTION 05425

STEEL ROOF TRUSSES

PART 1 GENERAL

1.01. SECTION INCLUDES

A. Pre-engineered, prefabricated, light gauge cold-formed steel framing elements. Work includes supply, fabrication, and installation of:

1. Steel roof truss system including miscellaneous framing.

2. Anchorage, bracing, and bridging.

3. Fasteners and welding as required to secure trusses to supporting structure.

1.02. RELATED SECTIONS

A. Section 05500 (Miscellaneous Fabrications)

1.03. REFERENCES

A. ASTM

1. ASTM A653, Sheet Steel, Zinc-Coated (Galvanized) or Zinc-Iron Alloy-Coated (Galvannealed) by the Hot Dip Process."

2. ASTM A780 "Repair of Hot-Dip Galvanized Coatings."

B. Cold-Formed Steel Engineers Institute (CFSEI)

1. Field Installation Guide.

2. Technical Note 551d – Design Guide for Construction Bracing.

3. Technical Note 551e – Design Guide for Permanent Bracing.

C. American Welding Society (AWS)

1. AWS D1.1 "Structural Welding Code - Steel."

2. AWS D1.3 "Structural Welding Code - Sheet Steel."

D. American Iron and Steel Institute (AISI)

1. S214 – Truss Design.

2. CF06 – Structural Framing.

1.04. PERFORMANCE REQUIREMENTS

A. Structural Performance - Design, engineer, fabricate, and erect cold-formed steel trusses to withstand specified design loads.

1. Design Loads - As specified for the project on the structural drawings, including unbalanced snow loading conditions.

2. Deflections - Vertical live load deflection of roof trusses shall be less than 1/240 of the span.

3. Design framing systems to provide for movement of framing members without damage or overstressing, sheathing failure, connection failure, undue strain on fasteners and anchors, or other detrimental effects when subject to a maximum ambient temperature change (range) of 120 degrees F (67 degrees C).

1.05. SUBMITTALS

A. Submit manufacturer's qualification statement including affiliation with the CFSEI.

B. Submit manufacturer's product data and installation instructions for each type of cold-formed steel framing and accessory required.

C. Submit shop drawings showing member, type, location, spacing, size, and gage of members, method of attachment to supporting members, and all necessary erection details.

D. Indicate supplemental framing, bracing, strapping, splices, bridging, accessories, and details required for complete installation.

E. Submit detailed roof truss system layouts.

F. Submit truss drawings that include:

1. Description of design criteria.

2. Truss member and framing sizes, gauges, and connections at truss joints.

3. Truss support reactions.

4. Top chord, bottom chord, and web bracing requirements.

G. Submit two complete copies of calculations for the truss systems provided to this project. Calculations shall be sealed and signed by the professional engineer registered in the State of Delaware who is responsible for the design. Calculations are for file copy only. Owner's Engineer will not check, approve, or return these calculations.

H. The sealed calculations shall include a summary page to list all design loads, material specifications, and design criterion used in the calculations.

I. Submit letter from truss system engineer naming the truss fabricator and stating acceptance by the system engineer of the fabricator.

J. Submit letter from truss system engineer and/or fabricator naming the truss installer and stating acceptance by the system engineer and/or fabricator of the installer.

1.06. QUALITY ASSURANCE

A. Fabricator Qualifications - Fabrication shall be performed by a cold-formed steel truss fabricator with experience designing and fabricating cold-formed steel truss systems equal in material, design, and extent to the systems required for this project. Company and/or engineers on staff shall be members of the CRSEI.

B. Installer Qualifications – Installation shall be performed by an experienced installer approved by the steel truss system fabricator.

C. Welding Standards - Comply with applicable provisions of AWS D1.1 and AWS D1.3.

1.07. DELIVERY, STORAGE, AND HANDLING

A. Store trusses on blocking, pallets, platforms or other supports off the ground and in an upright position sufficiently braced to avoid damage from excessive bending.

B. Protect trusses and accessories from corrosion, deformation, damage and deterioration when stored at job site. Keep trusses free of dirt and other foreign matter.

PART 2 PRODUCTS

2.01. COLD-FORMED STEEL TRUSS SYSTEM

A. Complete pre-engineered and shop-fabricated truss system of structural quality sheet steel per ASTM A653; sections specially configured for assembly as truss components; G60 protective zinc coating.

B. Ultra-Span® by Aegis Metal Framing, a division of MiTek, as manufactured by Ciesco Truss & Panel, Harrisburg, PA or All-span, Inc., Bridgeville, DE.

C. TrusSteel Products, an ITW Company, as manufactured by Panel Systems, Inc., Lorton, VA or American Panel Tec, South Plainfield, NJ.

D. Or equal.

2.02. FABRICATION

A. Factory fabricate cold-formed steel trusses, square, true-to-line, and with connections securely fastened according to manufacturer's design.

1. Fabricate truss assemblies in jig templates.

2. Cut truss members by sawing, shearing, or plasma cutting.

3. Fabricate truss members in one-piece lengths unless splice connections are indicated in manufacturer's design.

4. Fasten cold-formed steel truss members by welding or screw fastening, or other methods as standard with fabricator. Wire tying of framing members is not permitted.

a. Comply with AWS requirements and procedures for welding, appearance, quality of welds, and methods used in correcting welding work.

b. Locate mechanical fasteners and install according to manufacturer's instructions with screws penetrating joined members by not less than three exposed screw threads.

B. Care shall be taken during handling, delivery and erection. Brace, block, or reinforce truss as necessary to minimize member and connection stresses.

C. Fabrication Tolerances - Fabricate trusses to a maximum allowable tolerance from true-to-line of 1/8 inch in 10 feet. Fabricate steel trusses to a maximum out-of-square tolerance of 1/8 inch.

PART 3 EXECUTION

3.01. EXAMINATION

A. Examine structure, substrates and installation conditions. Do not proceed with cold-formed steel truss installation until unsatisfactory conditions have been corrected.

B. Installation constitutes acceptance of existing conditions and responsibility for satisfactory performance.

3.02. GENERAL

A. Erection of trusses, including proper handling, safety precautions, temporary bracing, and other safeguards or procedures are the responsibility of the Contractor and Contractor's installer.

B. Exercise care and provide erection bracing required to prevent toppling of trusses during erection.

C. Provide isolation of galvanized framing against pressure-treated lumber, concrete, and masonry.

D. Erect trusses with plane of truss webs vertical and parallel to each other, accurately located at design spacing indicated.

E. Provide proper lifting equipment, applied at lift points recommended by truss fabricator. Exercise care to avoid damage to truss members during erection and to keep horizontal bending of the trusses to a minimum.

F. Provide framing anchors as indicated by system design and erection drawings.

G. Install roof framing and accessories plumb, square, true-to-line, and with connections securely fastened.

1. Do not cut truss members without prior approval of truss engineer.

2. Fasten cold-formed steel roof framing by welding or screw fastening, as standard with fabricator.

a. Comply with AWS requirements and procedures for welding, appearance, quality of welds, and methods used in correcting welding work.

b. Locate mechanical fasteners and install according to manufacturer's instructions with screws penetrating joined members by not less than three exposed screw threads.

c. Install roof framing in one-piece lengths, unless splice connections are indicated.

d. Provide temporary bracing and leave in place until trusses are permanently stabilized and braced, both horizontally and vertically.

H. Erection Tolerances

1. Install trusses to a maximum allowable tolerance from plumb, level, and true-to-line of 1/8 inch in 10 feet.

2. Space individual trusses no more than ±1/8 inch from plan location. Cumulative error shall not exceed minimum fastening requirements of sheathing or other finishing materials.

3.03. INSTALLATION

A. Space trusses at maximum 24 inches on center.

B. Do not alter, cut, or remove truss members or connections of truss members.

C. Erect trusses without damaging truss members or connections.

D. Anchor trusses securely at all bearing points.

E. Install continuous bridging and permanent truss bracing per truss design requirements.

F. Install necessary roof cross and horizontal diagonal bracing per design.

3.04. GALVANIZING REPAIR

A. Repair damaged galvanized coating with galvanizing repair paint according to ASTM A780 and the manufacturer's instructions.

END OF SECTION

SECTION 06640

PLASTIC PANELING

PART 1 GENERAL

1.01. SUMMARY

A. Section Includes:

1. Factory-laminated plastic sheet paneling.

1.02. SUBMITTALS

A. Product Data: For each type of product.

B. Samples: For plastic paneling and trim accessories, in manufacturer's standard sizes.

1.03. QUALITY ASSURANCE

A. Testing Agency: Acceptable to authorities having jurisdiction.

1.04. PROJECT CONDITIONS

A. Environmental Limitations: Do not deliver or install plastic paneling until spaces are enclosed and weathertight and temporary HVAC system is operating and maintaining ambient temperature and humidity conditions at occupancy levels during the remainder of the construction period.

PART 2 PRODUCTS

2.01. MANUFACTURERS

A. Source Limitations: Obtain plastic paneling and trim accessories from single manufacturer.

2.02. FACTORY-LAMINATED PLASTIC SHEET PANELING

A. Factory-Laminated Glass-Fiber-Reinforced Plastic Paneling: Gelcoat-finished, glass-fiber-reinforced plastic panels complying with ASTM D 5319, laminated to plywood.

1. Basis-of-Design Product: Subject to compliance with requirements, provide Kemply FRP single faced wall panels by Crane Composites, Inc.

a. Marlite, Inc.; Induro FRP.

b. Nudo; NuFiber.

c. Or Equal.

2. Surface-Burning Characteristics: As follows when tested by a qualified testing agency according to ASTM E 84. Identify products with appropriate markings of applicable testing agency.

a. Flame-Spread Index: 25 or less.

b. Smoke-Developed Index: 450 or less.

3. Glass-Fiber-Reinforced Plastic Panel Nominal Thickness: Not less than 0.075 inch.

4. Surface Finish: Pebble Texture.

5. Color: White.

6. Plywood: DOC PS 1, Exterior B-C, 3/4 inch thick.

2.03. ACCESSORIES

A. Trim Accessories: Manufacturer's standard one-piece vinyl extrusions designed to retain and cover edges of panels. Provide division bars, inside corners, outside corners, and caps as needed to conceal edges.

1. Color: White.

B. Exposed Fasteners: Nylon drive rivets recommended by panel manufacturer.

C. Concealed Mounting Splines: Continuous, H-shaped aluminum extrusions designed to fit into grooves routed in edges of factory-laminated panels and to be fastened to substrate.

D. Sealant: Mildew-resistant, single-component, neutral-curing silicone sealant recommended by plastic paneling manufacturer and complying with requirements in Section 07900 (Joint Sealers).

PART 3 EXECUTION

3.01. EXAMINATION

A. Examine substrates and conditions, with Installer present, for compliance with requirements for installation tolerances and other conditions affecting performance of the Work.

B. Proceed with installation only after unsatisfactory conditions have been corrected.

3.02. PREPARATION

A. Remove wallpaper, vinyl wall covering, loose or soluble paint, and other materials that might interfere with adhesive bond.

B. Prepare substrate by sanding high spots and filling low spots as needed to provide flat, even surface for panel installation.

C. Clean substrates of substances that could impair adhesive bond, including oil, grease, dirt, and dust.

D. Condition panels by unpacking and placing in installation space before installation according to manufacturer's written recommendations.

E. Lay out paneling before installing. Locate panel joints to provide equal panels at ends of walls not less than half the width of full panels.

1. Mark plumb lines on substrate at panel joint locations for accurate installation.

2. Locate panel joints to allow clearance at panel edges according to manufacturer's written instructions.

3.03. INSTALLATION

A. Install plastic paneling according to manufacturer's written instructions.

B. Install panels in a full spread of adhesive.

C. Install panels with fasteners. Layout fastener locations and mark on face of panels so that fasteners are accurately aligned.

1. Drill oversized fastener holes in panels and center fasteners in holes.

2. Apply sealant to fastener holes before installing fasteners.

D. Install factory-laminated panels using concealed mounting splines in panel joints.

E. Install trim accessories with adhesive, nails, or staples. Do not fasten through panels.

F. Fill grooves in trim accessories with sealant before installing panels, and bed inside corner trim in a bead of sealant.

G. Maintain uniform space between panels and wall fixtures. Fill space with sealant.

H. Maintain uniform space between adjacent panels and between panels and floors, ceilings, and fixtures. Fill space with sealant.

I. Remove excess sealant and smears as paneling is installed. Clean with solvent recommended by sealant manufacturer and then wipe with clean dry cloths until no residue remains.

END OF SECTION

SECTION 08110

STEEL DOORS AND FRAMES

PART 1 GENERAL

1.01. RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.02. SUMMARY

A. Section Includes:

1. Standard and custom hollow metal doors and frames.

2. Steel sidelight, borrowed lite and transom frames.

3. Louvers installed in hollow metal doors.

4. Light frames and glazing installed in hollow metal doors.

B. Related Sections:

1. Division 4 Section 04300 - Unit Masonry System. Coordination with masonry openings for frame size, anchorage, and grout fill of frames.

2. Division 8 Section 08800 - Glass and Glazing for glass view panels in hollow metal doors.

3. Division 8 Section 08710 - Finish Hardware.

4. Division 9 Section 09900 - Painting for field painting steel doors and frames.

C. Codes and References: Comply with the version year adopted by the Authority Having Jurisdiction.

1. ANSI/SDI A250.8 - Recommended Specifications for Standard Steel Doors and Frames.

2. ANSI/SDI A250.4 - Test Procedure and Acceptance Criteria for Physical Endurance for Steel Doors, Frames, Frames Anchors and Hardware Reinforcing.

3. ANSI/SDI A250.6 - Recommended Practice for Hardware Reinforcing on Standard Steel Doors and Frames.

4. ANSI/SDI A250.10 - Test Procedure and Acceptance Criteria for Prime Painted Steel Surfaces for Steel Doors and Frames.

5. ANSI/SDI A250.11 - Recommended Erection Instructions for Steel Frames.

6. ASTM A1008 - Standard Specification for Steel Sheet, Cold-Rolled, Carbon, Structural, High-Strength Low-Alloy and High-Strength Low-Alloy with Improved Formability.

7. ASTM A653 - Standard Specification for Steel Sheet, Zinc-Coated (Galvanized) or Zinc-Iron Alloy-Coated (Galvannealed) by the Hot-Dip Process.

8. ASTM A924 - Standard Specification for General Requirements for Steel Sheet, Metallic-Coated by the Hot-Dip Process.

9. ASTM C 1363 - Standard Test Method for Thermal Performance of Building Assemblies by Means of a Hot Box Apparatus.

10. ASTM E283 - Standard Test Method for Determining Rate of Air Leakage Through Exterior Doors Under Specified Pressure Differences Across the Specimens.

11. ASTM E330 - Standard Test Method for Structural Performance of Exterior Windows, Curtain Walls, and Doors by Uniform Static Air Pressure Difference.

12. ASTM E1332 - Standard Classification for Determination of Outdoor-Indoor Transmission Class.

13. ANSI/NAAMM/HMMA 867-06 - Guide Specifications for Commercial Laminated Core Hollow Metal Doors and Frames.

14. ANSI/BHMA A156.115 - Hardware Preparation in Steel Doors and Frames.

15. ANSI/SDI 122 - Installation and Troubleshooting Guide for Standard Steel Doors and Frames.

16. ANSI/NFPA 80 - Standard for Fire Doors and Fire Windows; National Fire Protection Association.

17. ANSI/NFPA 105: Standard for the Installation of Smoke Door Assemblies.

18. NFPA 252 - Standard Methods of Fire Tests of Door Assemblies; National Fire Protection Association.

19. UL 10C - Positive Pressure Fire Tests of Door Assemblies.

20. UL 1784 - Standard for Air Leakage Tests of Door Assemblies.

1.03. SUBMITTALS

A. Product Data: For each type of product indicated. Include construction details, material descriptions, core descriptions, hardware reinforcements, profiles, anchors, fire-resistance rating, and finishes.

B. Door hardware supplier is to furnish templates, template reference number and/or physical hardware to the steel door and frame supplier in order to prepare the doors and frames to receive the finish hardware items.

C. Shop Drawings: Include the following:

1. Elevations of each door design.

2. Details of doors, including vertical and horizontal edge details and metal thicknesses.

3. Frame details for each frame type, including dimensioned profiles and metal thicknesses.

4. Locations of reinforcement and preparations for hardware.

5. Details of anchorages, joints, field splices, and connections.

6. Details of accessories.

7. Details of moldings, removable stops, and glazing.

8. Details of conduit and preparations for power, signal, and control systems.

D. Samples for Verification:

1. Samples are only required by request of the architect and for manufacturers that are not current members of the Steel Door Institute.

1.04. QUALITY ASSURANCE

A. Source Limitations: Obtain hollow metal doors and frames through one source from a single manufacturer wherever possible.

B. Quality Standard: In addition to requirements specified, comply with ANSI/SDI A250.8, latest edition, "Recommended Specifications for Standard Steel Doors and Frames".

C. Energy Efficient Exterior Openings: Comply with minimum thermal ratings, based on ASTM C1363. Openings to be fabricated and tested as fully operable, thermal insulating door and frame assemblies.

1. Thermal Performance (Exterior Openings): Independent testing laboratory certification for exterior door assemblies being tested in accordance with ASTM C1363.

2. Air Infiltration (Exterior Openings): Independent testing laboratory certification for exterior door assemblies being tested in accordance with ASTM E283 to meet or exceed the following requirements:

a. Rate of leakage of the door assembly shall not exceed 0.25 cfm per square foot of static differential air pressure of 1.567 psf (equivalent to 25 mph wind velocity).

D. Pre-Submittal Conference: Conduct conference in compliance with requirements in Division 01 Section 01200 - Project Meetings with attendance by representatives of Supplier, Installer, and Contractor to review proper methods and procedures for installing hollow metal doors and frames and to verify installation of electrical knockout boxes and conduit at frames with electrified or access control hardware.

1.05. DELIVERY, STORAGE, AND HANDLING

A. Deliver hollow metal work palletized, wrapped, or crated to provide protection during transit and Project site storage. Do not use non-vented plastic.

B. Deliver welded frames with two removable spreader bars across bottom of frames, tack welded to jambs and mullions.

C. Store hollow metal work under cover at Project site. Place in stacks of five units maximum in a vertical position with heads up, spaced by blocking, on minimum 4-inch high wood blocking. Do not store in a manner that traps excess humidity.

1. Provide minimum 1/4-inch space between each stacked door to permit air circulation. Door and frames to be stacked in a vertical upright position.

1.06. PROJECT CONDITIONS

A. Field Measurements: Verify actual dimensions of openings by field measurements before fabrication.

1.07. COORDINATION

A. Coordinate installation of anchorages for hollow metal frames. Furnish setting drawings, templates, and directions for installing anchorages, including sleeves, concrete inserts, anchor bolts, and items with integral anchors. Deliver such items to Project site in time for installation.

1.08. WARRANTY

A. Special Warranty: Manufacturer's standard form in which manufacturer agrees to repair or replace doors that fail in materials or workmanship within specified warranty period.

B. Warranty includes installation and finishing that may be required due to repair or replacement of defective doors.

PART 2 PRODUCTS

2.01. MANUFACTURERS

A. Manufacturers: Subject to compliance with requirements, provide products by one of the following:

1. CECO Door Products.

2. Curries Company.

3. Amweld Building Products, Inc. - Product: 700 Series.

4. Or Equal

5. Member of NAAMM - Substitutions: Material from custom hollow metal door and frame fabricators will not be accepted without prior written and sample approval in accordance with requirements specified in Division 01. Approval of requests is at the discretion of the architect, owner, and their designated consultants.

2.02. MATERIALS

A. Cold-Rolled Steel Sheet: ASTM A 1008/A 1008M, Commercial Steel (CS), Type B; suitable for exposed applications.

B. Metallic-Coated Steel Sheet: ASTM A 653/A 653M, Commercial Steel (CS), Type B; with minimum G60 (Z180) or A60 (ZF180) metallic coating.

C. Frame Anchors: ASTM A 653/A 653M, Commercial Steel (CS), Commercial Steel (CS), Type B; with minimum G60 (Z180) or A60 (ZF180) metallic coating.

2.03. HOLLOW METAL DOORS

A. General: Provide 1-3/4 inch doors of design indicated, not less than thickness indicated; fabricated with smooth surfaces, without visible joints or seams on exposed faces unless otherwise indicated. Comply with ANSI/SDI A250.8 and ANSI/NAAMM HMMA 867.

B. Exterior Doors (Energy Efficient): Face sheets fabricated of commercial quality hot-dipped zinc coated steel that complies with ASTM A924 A60. Provide doors complying with requirements indicated below by referencing ANSI/SDI A250.8 for level and model, ANSI/SDI A250.4 for physical performance level, and HMMA 867 for door construction.

1. Design: Flush panel.

2. Core Construction: Foamed in place polyurethane and steel stiffened laminated core with no stiffener face welds, in compliance with HMMA 867 “Laminated Core”.

a. Provide 22 gauge steel stiffeners at 6 inches on-center internally welded at 5" on- center to integral core assembly, foamed in place polyurethane core chemically bonded to all interior surfaces. No stiffener face welding is permitted.

b. Thermal properties to rate at a fully operable minimum U-Factor 0.29 and R-Value 3.4, including insulated door, frame and threshold.

3. Level/Model: Level 2 and Physical Performance Level A (Heavy Duty), Minimum 18 gauge (0.042 inch - 1.1-mm) thick steel, Model 2.

4. Vertical Edges: Vertical edges to be mechanically interlocked with hairline seam. Beveled Lock Edge, 1/8 inch in 2 inches (3 mm in 50 mm).

5. Top and Bottom Edges: Reinforce tops and bottoms of doors with a continuous steel channel not less than 16 gauge, extending the full width of the door and welded to the face sheet. Doors with an inverted top channel to include a steel closure channel, screw attached, with the web of the channel flush with the face sheets of the door. Plastic or composite channel fillers are not acceptable.

6. Hinge Reinforcement: Minimum 7 gauge (3/16") plate 1-1/4" x 9".

7. Hardware Reinforcements: Fabricate according to ANSI/SDI A250.6 with reinforcing plates from same material as door face sheets.

C. Manufacturers Basis of Design:

1. CECO Door Products Energy Efficient: Trio-E Series.

D. Interior Doors: Face sheets fabricated of commercial quality hot-dipped zinc coated steel that complies with ASTM A924 A60. Provide doors complying with requirements indicated below by referencing ANSI/SDI A250.8 for level and model and ANSI/SDI A250.4 for physical performance level:

1. Design: Flush panel.

a. Fire Door Core: As required to provide fire-protection and temperature-rise ratings indicated.

2. Level/Model: Level 2 and Physical Performance Level B (Heavy Duty), Minimum 18 gauge (0.042-inch - 1.0-mm) thick steel, Model 2.

3. Top and Bottom Edges: Reinforce tops and bottoms of doors with a continuous steel channel not less than 16 gauge, extending the full width of the door and welded to the face sheet.

4. Hinge Reinforcement: Minimum 7 gauge (3/16") plate 1-1/4" x 9" or minimum 14 gauge continuous channel with pierced holes, drilled and tapped.

5. Hardware Reinforcements: Fabricate according to ANSI/SDI A250.6 with reinforcing plates from same material as door face sheets.

E. Manufacturers Basis of Design:

1. CECO Door Products Honeycomb Core: Regent Series.

2.04. HOLLOW METAL FRAMES

A. General: Comply with ANSI/SDI A250.8 and with details indicated for type and profile.

B. Exterior Frames: Fabricated of hot-dipped zinc coated steel that complies with ASTM A 653/A 653M, Coating Designation A60.

1. Fabricate frames with mitered or coped corners. Profile as indicated on drawings.

2. Frames: Minimum 14 gauge (0.067-inch -1.7-mm) thick steel sheet.

3. Manufacturers Basis of Design:

a. CECO Door Products – SU Series.

C. Interior Frames: Fabricated of hot-dipped zinc coated steel that complies with ASTM A 653/A 653M, Coating Designation A60.

1. Fabricate frames with mitered or coped corners. Profile as indicated on drawings.

2. Frames: Minimum 16 gauge (0.053-inch -1.3-mm) thick steel sheet.

3. Manufacturers Basis of Design:

a. CECO Door Products SU Series.

D. Fire rated frames: Fabricate frames in accordance with NFPA 80, listed and labeled by a qualified testing agency, for fire-protection ratings indicated.

E. Hardware Reinforcement: Fabricate according to ANSI/SDI A250.6 Table 4 with reinforcement plates from same material as frames.

2.05. FRAME ANCHORS

A. Jamb Anchors:

1. Masonry Type: Adjustable strap-and-stirrup or T-shaped anchors to suit frame size, formed from A60 metallic coated material, not less than 0.042 inch thick, with corrugated or perforated straps not less than 2 inches wide by 10 inches long; or wire anchors not less than 0.177 inch thick.

2. Stud Wall Type: Designed to engage stud and not less than 0.042 inch thick.

B. Floor Anchors: Floor anchors to be provided at each jamb, formed from A60 metallic coated material, not less than 0.042 inches thick.

C. Mortar Guards: Formed from same material as frames, not less than 0.016 inches thick.

2.06. LIGHT OPENINGS AND GLAZING

A. Stops and Moldings: Provide stops and moldings around glazed lites where indicated. Form corners of stops and moldings with butted or mitered hairline joints at fabricator’s shop. Fixed and removable stops to allow multiple glazed lites each to be removed independently. Coordinate frame rabbet widths between fixed and removable stops with the type of glazing and installation indicated.

B. Moldings for Glazed Lites in Doors and Loose Stops for Glazed Lites in Frames: Minimum 20 gauge thick, fabricated from same material as door face sheet in which they are installed.

C. Fixed Frame Moldings: Formed integral with hollow metal frames, a minimum of 5/8 inch (16 mm) high unless otherwise indicated. Provide fixed frame moldings and stops on outside of exterior and on secure side of interior doors and frames.

D. Preformed Metal Frames for Light Openings: Manufacturer's standard frame formed of 0.048-inch-thick, cold rolled steel sheet; with baked enamel or powder coated finish; and approved for use in doors of fire protection rating indicated. Match pre-finished door paint color where applicable.

2.07. ACCESSORIES

A. Mullions and Transom Bars: Join to adjacent members by welding or rigid mechanical anchors.

B. Grout Guards: Formed from same material as frames, not less than 0.016 inches thick.

2.08. FABRICATION

A. Fabricate hollow metal work to be rigid and free of defects, warp, or buckle. Accurately form metal to required sizes and profiles, with minimum radius for thickness of metal. Where practical, fit and assemble units in manufacturer's plant. When shipping limitations so dictate, frames for large openings are to be fabricated in sections for splicing or splining in the field by others.

B. Tolerances: Fabricate hollow metal work to tolerances indicated in ANSI/SDI A250.8.

C. Hollow Metal Doors:

1. Exterior Doors: Provide optional weep-hole openings in bottom of exterior doors to permit moisture to escape where specified.

2. Glazed Lites: Factory cut openings in doors with applied trim or kits to fit. Factory install glazing where indicated.

3. Astragals: Provide overlapping astragals as noted in door hardware sets in Division 08 Section 08710 - Finish Hardware on one leaf of pairs of doors where required by NFPA 80 for fire-performance rating or where indicated. Extend minimum 3/4 inch beyond edge of door on which astragal is mounted.

D. Hollow Metal Frames:

1. Shipping Limitations: Where frames are fabricated in sections due to shipping or handling limitations, provide alignment plates or angles at each joint, fabricated of same thickness metal as frames.

2. Welded Frames: Weld flush face joints continuously; grind, fill, dress, and make smooth, flush, and invisible.

   a. Welded frames are to be provided with two steel spreaders temporarily attached to the bottom of both jambs to serve as a brace during shipping and handling. Spreader bars are for bracing only and are not to be used to size the frame opening.

3. Sidelight and Transom Bar Frames: Provide closed tubular members with no visible face seams or joints, fabricated from same material as door frame. Fasten members at crossings and to jambs by butt welding.

4. Provide countersunk, flat- or oval-head exposed screws and bolts for exposed fasteners unless otherwise indicated for removable stops, provide security screws at exterior locations.

5. Mortar Guards: Provide guard boxes at back of hardware mortises in frames at all hinges and strike preps regardless of grouting requirements.

6. Floor Anchors: Weld anchors to bottom of jambs and mullions with at least four spot welds per anchor.

7. Jamb Anchors: Provide number and spacing of anchors as follows:

   a. Masonry Type: Locate anchors not more than 18 inches from top and bottom of frame. Space anchors not more than 32 inches o.c. and as follows:

      1) Two anchors per jamb up to 60 inches high.

      2) Three anchors per jamb from 60 to 90 inches high.

      3) Four anchors per jamb from 90 to 120 inches high.

      4) Four anchors per jamb plus 1 additional anchor per jamb for each 24 inches or fraction thereof above 120 inches high.

   b. Stud Wall Type: Locate anchors not more than 18 inches from top and bottom of frame. Space anchors not more than 32 inches o.c. and as follows:

      1) Three anchors per jamb up to 60 inches high.

      2) Four anchors per jamb from 60 to 90 inches high.

      3) Five anchors per jamb from 90 to 96 inches high.

4) Five anchors per jamb plus 1 additional anchor per jamb for each 24 inches or fraction thereof above 96 inches high.

5) Two anchors per head for frames above 42 inches wide and mounted in metal stud partitions.

8. Door Silencers: Except on weatherstripped or gasketed doors, drill stops to receive door silencers. Silencers to be supplied by frame manufacturer regardless if specified in Division 08 Section 08710 - Finish Hardware.

9. Bituminous Coating: Where frames are fully grouted with an approved Portland Cement based grout or mortar, coat inside of frame throat with a water based bituminous or asphaltic emulsion coating to a minimum thickness of 3 mils DFT, tested in accordance with UL 10C and applied to the frame under a 3rd party independent follow-up service procedure.

E. Hardware Preparation: Factory prepare hollow metal work to receive template mortised hardware; include cutouts, reinforcement, mortising, drilling, and tapping according to the Door Hardware Schedule and templates furnished as specified in Division 08 Section 08710 - Finish Hardware."

1. Locate hardware as indicated, or if not indicated, according to ANSI/SDI A250.8.

2. Reinforce doors and frames to receive non-template, mortised and surface mounted door hardware.

3. Comply with applicable requirements in ANSI/SDI A250.6 and ANSI/DHI A115 Series specifications for preparation of hollow metal work for hardware.

4. Coordinate locations of conduit and wiring boxes for electrical connections with Division 16 Sections.

2.09. STEEL FINISHES

A. Prime Finishes: Doors and frames to be cleaned, and chemically treated to insure maximum finish paint adhesion. Surfaces of the door and frame exposed to view to receive a factory applied coat of rust inhibiting shop primer.

1. Shop Primer: Manufacturer's standard, fast-curing, lead and chromate free primer complying with ANSI/SDI A250.10 acceptance criteria; recommended by primer manufacturer for substrate; and compatible with substrate and field-applied coatings.

PART 3 EXECUTION

3.01. EXAMINATION

A. Examine substrates, areas, and conditions, with Installer present, for compliance with requirements for installation tolerances and other conditions affecting performance of the Work.

B. General Contractor to verify the accuracy of dimensions given to the steel door and frame manufacturer for existing openings or existing frames (strike height, hinge spacing, hinge back set, etc.).

C. Proceed with installation only after unsatisfactory conditions have been corrected.

3.02. PREPARATION

A. Remove welded in shipping spreaders installed at factory. Restore exposed finish by grinding, filling, and dressing, as required to make repaired area smooth, flush, and invisible on exposed faces.

B. Prior to installation, adjust and securely brace welded hollow metal frames for square, level, twist, and plumb condition.

C. Tolerances shall comply with SDI-117 "Manufacturing Tolerances Standard Steel Doors and Frames."

D. Drill and tap doors and frames to receive non-template, mortised, and surface-mounted door hardware.

3.03. INSTALLATION

A. General: Install hollow metal work plumb, rigid, properly aligned, and securely fastened in place; comply with Drawings and manufacturer's written instructions.

B. Hollow Metal Frames: Install hollow metal frames of size and profile indicated. Comply with ANSI/SDI A250.11 and NFPA 80 at fire rated openings.

1. Set frames accurately in position, plumbed, leveled, aligned, and braced securely until permanent anchors are set. After wall construction is complete and frames properly set and secured, remove temporary braces, leaving surfaces smooth and undamaged. Shim as necessary to comply with installation tolerances.

2. Floor Anchors: Provide floor anchors for each jamb and mullion that extends to floor, and secure with post-installed expansion anchors.

3. Masonry Walls: Coordinate installation of frames to allow for solidly filling space between frames and masonry with mortar.

4. Grout Requirements: Do not grout head of frames unless reinforcing has been installed in head of frame. Do not grout vertical or horizontal closed mullion members.

C. Hollow Metal Doors: Fit hollow metal doors accurately in frames, within clearances specified below. Shim as necessary.

1. Non-Fire-Rated Standard Steel Doors:

a. Jambs and Head: 1/8 inch plus or minus 1/16 inch.

b. Between Edges of Pairs of Doors: 1/8 inch plus or minus 1/16 inch.

c. Between Bottom of Door and Top of Threshold: Maximum 3/8 inch.

d. Between Bottom of Door and Top of Finish Floor (No Threshold): Maximum 3/4 inch.

2. Fire-Rated Doors: Install doors with clearances according to NFPA 80.

D. Field Glazing: Comply with installation requirements in Division 08 Section 08800 - Glass and Glazing and with hollow metal manufacturer's written instructions.

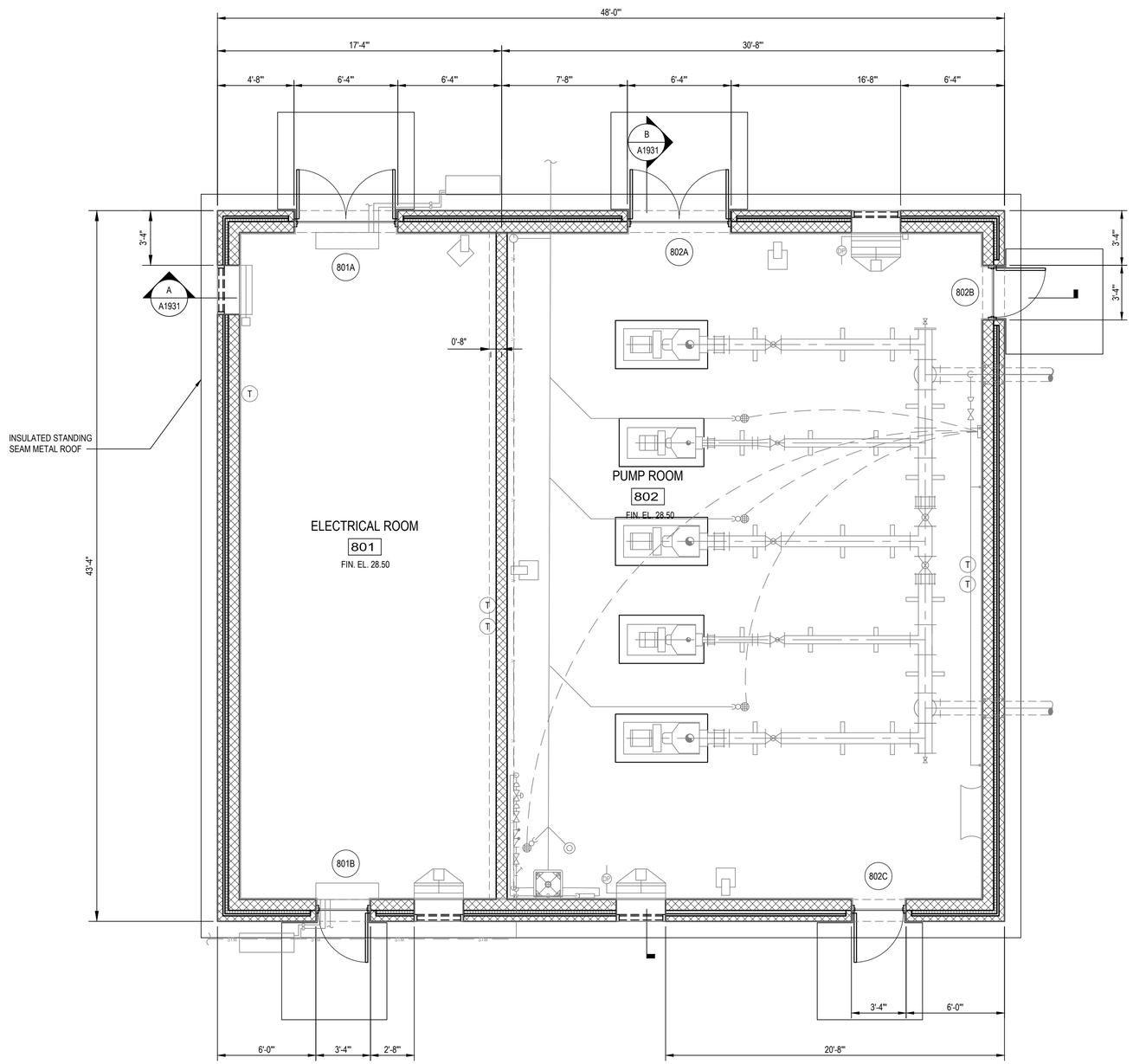
3.04. ADJUSTING AND CLEANING

A. Final Adjustments: Check and readjust operating hardware items immediately before final inspection. Leave work in complete and proper operating condition. Remove and replace defective work, including hollow metal work that is warped, bowed, or otherwise unacceptable.

B. Remove grout and other bonding material from hollow metal work immediately after installation.

C. Prime-Coat and Painted Finish Touchup: Immediately after erection, sand smooth rusted or damaged areas of prime coat, or painted finishes, and apply touchup of compatible air drying, rust-inhibitive primer, zinc rich primer (exterior and galvanized openings) or finish paint.

END OF SECTION



1 **GROUND FLOOR PLAN**
SCALE: 1/4" = 1'-0"

PLAN NORTH

BUILDING CODE SUMMARY

AUTHORITY HAVING JURISDICTION (AHJ):	SUSSEX COUNTY, DELWARE
APPLICABLE CODES:	INTERNATIONAL BUILDING CODE (IBC) 2021
	2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) AND ASHRAE 90.1-2016
2021 IBC CODE REVIEW	
CONSTRUCTION TYPE:	TYPE IIB, SECTION 302
BUILDING OCCUPANCY:	UTILITY (U) - PUMP AND ELECTRICAL ROOM (WATER TREATMENT FACILITY)

FIRE RESISTIVE RATINGS:	HOURS:
STRUCTURAL FRAME	0
BEARING WALLS - EXTERIOR	0
BEARING WALLS - INTERIOR	0
NON-BEARING WALLS - EXTERIOR	0
NON-BEARING WALLS - INTERIOR	0
ROOF CONSTRUCTION	0

BUILDING AREA	2075 SF

NUMBER AREA AND HEIGHT (TABLE 504.3, 504.4, 506.2)

	PERMITTED U	PROVIDED U
BUILDING AREA	8,500 SF	1,902 SF
STORIES	2	1
HEIGHT	55'-0"	23'-0 "

AUTOMATIC SPRINKLER SYSTEM (SECTION 903): NOT REQUIRED

FIRE ALARM SYSTEM (SECTION 907): NOT REQUIRED

MEANS OF EGRESS ILLUMINATION (SECTION 1006.1)
USE GROUP U - NOT REQUIRED

EXIT SIGNS - REQUIRED

ACCESSIBILITY (SECTION 1103.2.9): UTILITY BUILDINGS OR GROUP 'U' OCCUPANCIES ARE CONSIDERED MACHINERY SPACES UNDER ACCESSIBILITY STANDARDS AND EXEMPT FROM ACCESSIBILITY REQUIREMENTS.

	REQUIRED:	PROVIDED:
NUMBER OF EXITS:	1	2
EGRESS EXIT SIZING:	32" (MIN.)	36" (MIN.)
PATH OF TRAVEL:		
COMMON PATH:	100'-0"	53'-0" (MAX.)
TOTAL PATH:	300'-0"	53'-0" (MAX.)

2018 INTERNATIONAL ENERGY CONSERVATION CODE

INSULATION COMPONENT R-VALUE-BASED METHOD REQUIREMENTS PER TABLE C402.1.3

CLIMATE ZONE:	4A	
	REQUIRED:	PROVIDED:
SLAB-ON-GRADE FLOORS - UNHEATED SLABS	R-15 FOR 24" BELOW GRADE	R-15 FOR 24" BELOW GRADE
ROOF	R-30	R-30
WALLS, ABOVE GRADE	R-9.5	R-15
WALLS, BELOW GRADE	R-7.5	R-7.5
OPAQUE DOORS SWINGING	U-0.37	U-0.10

DRAFT

PRELIMINARY

No.	Issue	Checked	Approved	Date
A	IFC	HZ	SC	09/22/2025

Author	H. GOWDA	Drafting Check	J. KILLION	Project Manager	S. CLARK
Designer	W. ALDULAIMY	Design Check	H. ZIEGLER	Project Director	J. STURDEVANT

SITE ADDRESS:

29445 INLAND BAY ROAD
MILLSBORO, DE 19966

Bar is one inch on original size sheet
0 1"

0 2' 4' 8'

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Client **SUSSEX COUNTY, DELAWARE**

Project **INLAND BAYS REGIONAL WASTEWATER FACILITY EXPANSION**

Title **PUMP & BLOWER BUILDING NO. 2**

GROUND FLOOR PLAN

Size **ANSI D**

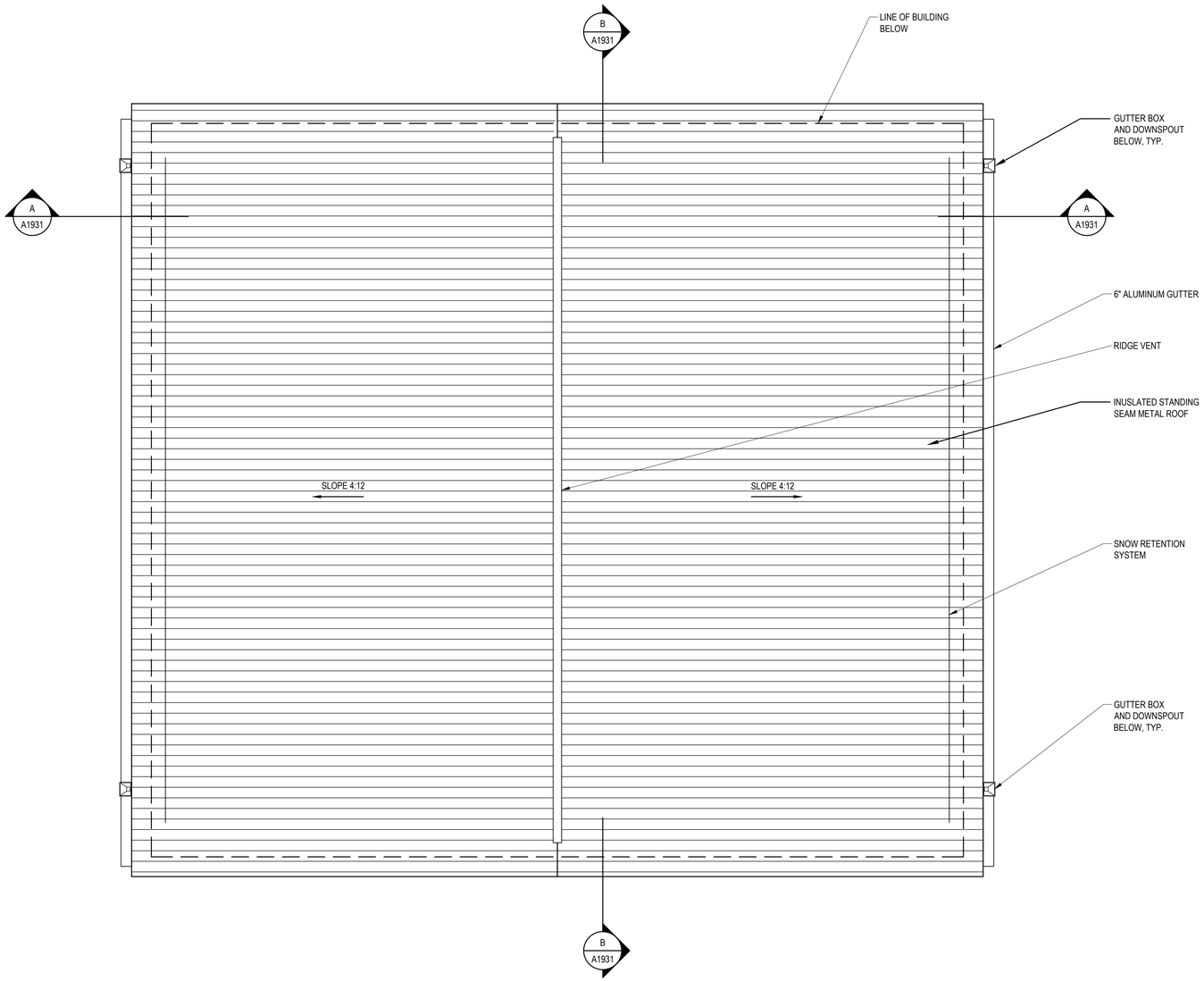
Project No.	Date	Scale
12645844	**10/2025**	**AS NOTED**

Sheet No **A1911**

Sheet of

Plot Date: 16 October 2025 - 6:10 PM Plotted By: Sigal Santander Path and Filename: C:\ADSK\ACCDocs\GHD Services Pty Ltd\12645844-Inland Bays RWF Expansion\Project Files\01 WIP\Arch\Sheets\12645844-GHD-19-00-DRG-A1911.dwg

PLAN NORTH



1 **ROOF PLAN**
SCALE: 1/4" = 1'-0"

SHEET NOTES

1. CONTRACTOR SHALL COORDINATE REQUIRED OPENINGS IN ROOF AND STRUCTURAL FRAMING FOR ALL TRADES AS REQUIRED.
2. FLASH IN ACCORDANCE WITH ROOF SYSTEM MANUFACTURER'S STANDARD DETAILS AND WARRANTY REQUIREMENTS.
3. PROVIDE ADEQUATE ATTIC VENTILATION. UPPER 1/3 OF ATTIC SPACE FOR EXHAUST INCLUDING RIDGE AND HIPS.

DRAFT

PRELIMINARY

No.	Issue	Checked	Approved	Date
A	IFC	HZ	SC	09/22/2025

Author H. GOWDA | Drafting Check J. KILLION | Project Manager S. CLARK
Designer S. SANTANDER | Design Check H. ZIEGLER | Project Director J. STURDEVANT

SITE ADDRESS:
29445 INLAND BAY ROAD
MILLSBORO, DE 19966

Bar is one inch on original size sheet
0 1"

0 2' 4' 8'

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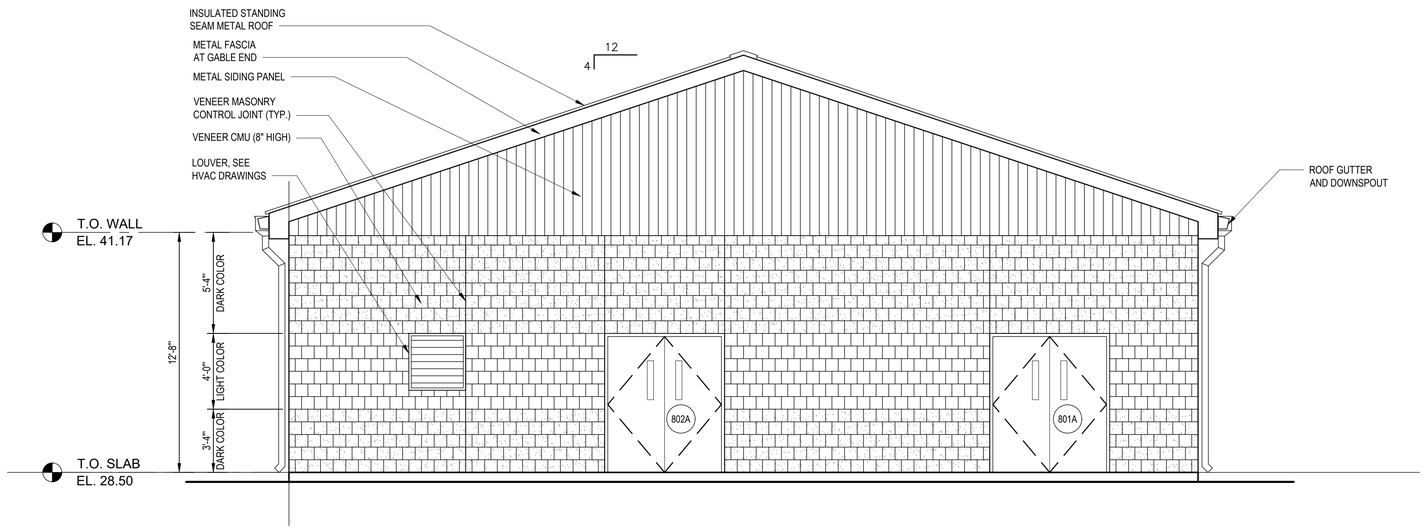
Client SUSSEX COUNTY, DELAWARE
Project INLAND BAYS REGIONAL WASTEWATER FACILITY EXPANSION
Title PUMP & BLOWER BUILDING NO. 2
ROOF PLAN
Size ANSI D

Project No. 12645844 | Date 10/2025 | Scale AS NOTED
Sheet No. A1912

Plot Date: 16 October 2025 - 6:10 PM | Plotted By: Sigal Santander | Path and Filename: C:\ADSK\ACCDocs\GHD Services Pty Ltd\12645844-Inland Bays RWF Expansion\Project Files\01 WIP\Arch\Sheets\12645844-GHD-19-00-DRG-A1912.dwg

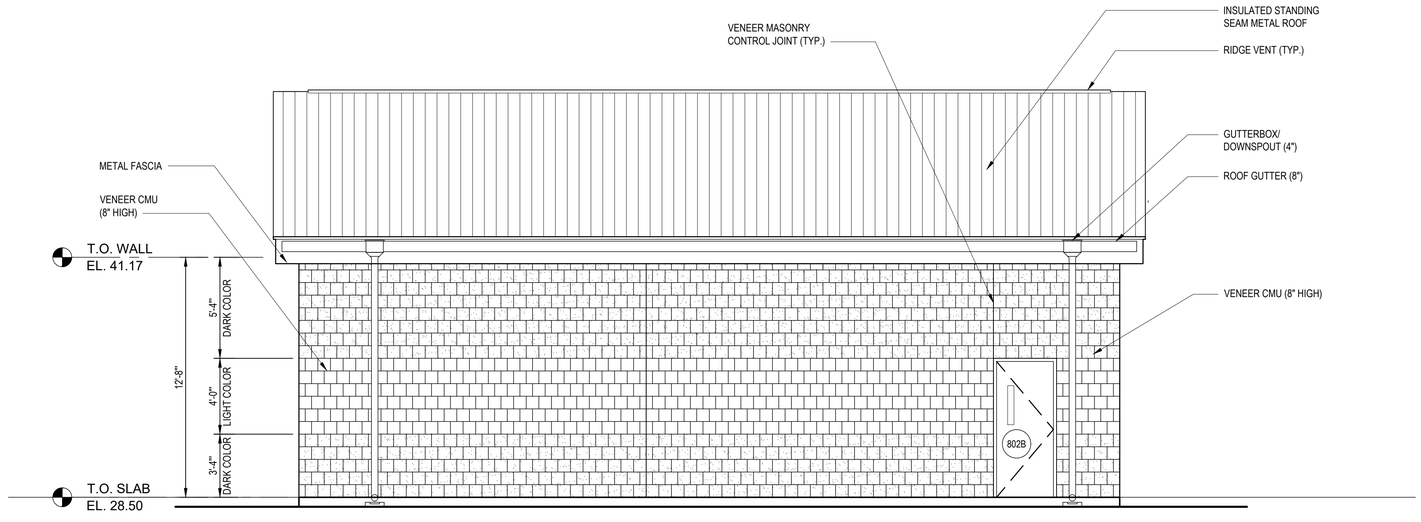
SHEET NOTES

1. CONTRACTOR SHALL COORDINATE REQUIRED OPENINGS IN WALL FOR ALL TRADES AS REQUIRED.
2. FLASH IN ACCORDANCE WITH ROOF SYSTEM MANUFACTURER'S STANDARD DETAILS AND WARRANTY REQUIREMENTS.
3. PROVIDE ATTIC VENTILATION THROUGH RIDGE AND HIP VENTS FOR MINIMUM 1/3 OF LENGTH AT EACH SECTION. ALSO COMPLY WITH ROOF VENDOR'S RECOMMENDATION.
4. EXTERIOR FACE VENEER IS A COMPOSITE CMU BLOCK WITH 1-SCORE BLOCK TO MATCH EXISTING.



1 NORTH ELEVATION

SCALE: 1/4" = 1'-0"



2 EAST ELEVATION

SCALE: 1/4" = 1'-0"

DRAFT

PRELIMINARY

No	Issue	Checked	Approved	Date
A	IFC	HZ	SC	09/22/2025

Author S. SANTANDER | Drafting Check J. KILLION | Project Manager S. CLARK
Designer H. GOWDA | Design Check H. ZIEGLER | Project Director J. STURDEVANT

SITE ADDRESS:

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MILLSBORO, DE 19966

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0 1"

0 2' 4' 8'

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Client SUSSEX COUNTY, DELAWARE

Project INLAND BAYS REGIONAL WASTEWATER FACILITY EXPANSION

Title PUMP & BLOWER BUILDING NO. 2

BUILDING ELEVATIONS

Size ANSI D

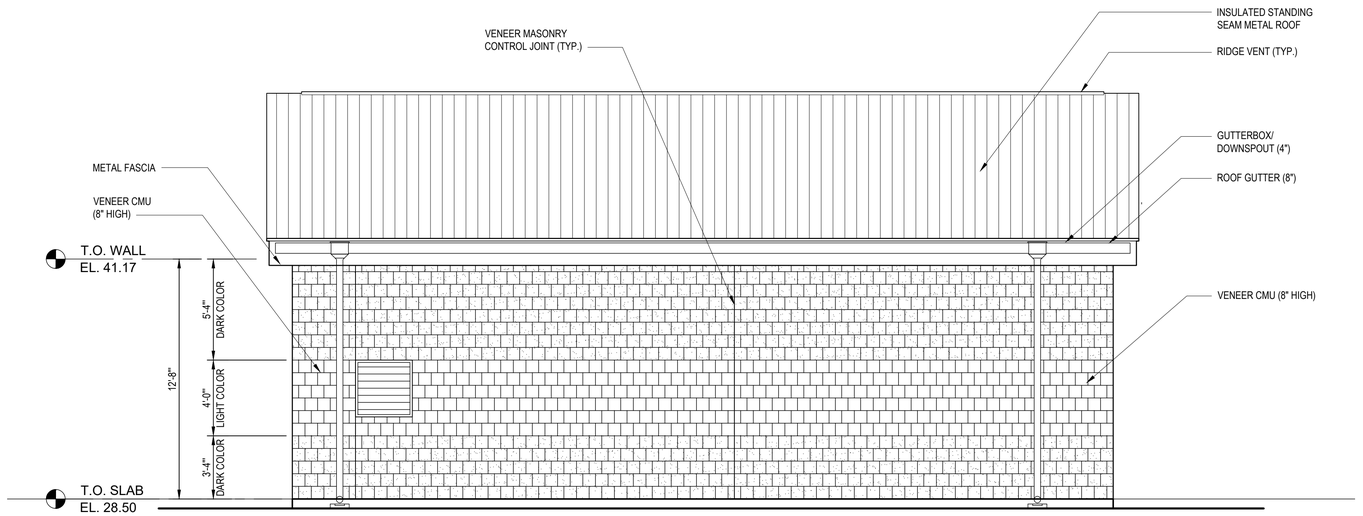
Project No. 12645844 | Date 10/2025 | Scale AS NOTED

Sheet No. A1921

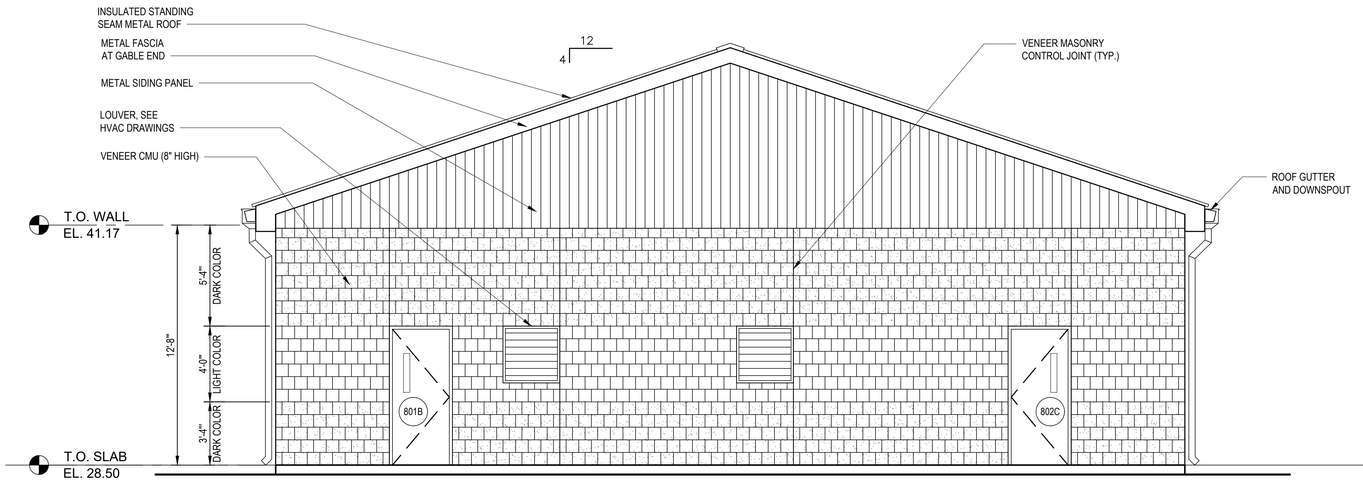
Plot Date: 16 October 2025 - 6:10 PM Plotted By: Sigal Santander Path and Filename: C:\ADSK\ACCDocs\GHD Services Pty Ltd\12645844-Inland Bays RWF Expansion\Project Files\01 WIP\Arch\Sheets\12645844-GHD-19-00-DRG-A1921.dwg

SHEET NOTES

1. CONTRACTOR SHALL COORDINATE REQUIRED OPENINGS IN WALL FOR ALL TRADES AS REQUIRED.
2. FLASH IN ACCORDANCE WITH ROOF SYSTEM MANUFACTURER'S STANDARD DETAILS AND WARRANTY REQUIREMENTS.
3. PROVIDE ATTIC VENTILATION THROUGH RIDGE AND HIP VENTS FOR MINIMUM 1/3 OF LENGTH AT EACH SECTION. ALSO COMPLY WITH ROOF VENDOR'S RECOMMENDATION.
4. EXTERIOR FACE VENEER IS A COMPOSITE CMU BLOCK WITH 1-SCORE BLOCK TO MATCH EXISTING.



1 **WEST ELEVATION**
SCALE: 1/4" = 1'-0"



2 **SOUTH ELEVATION**
SCALE: 1/4" = 1'-0"

DRAFT

PRELIMINARY

No.	Issue	Checked	Approved	Date
A	IFC	HZ	SC	09/22/2025

Author **S. SANTANDER** Drafting Check **J. KILLION** Project Manager **S. CLARK**
Designer **H. GOWDA** Design Check **H. ZIEGLER** Project Director **J. STURDEVANT**

SITE ADDRESS:
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Client **SUSSEX COUNTY, DELAWARE**
Project **INLAND BAYS REGIONAL WASTEWATER FACILITY EXPANSION**

Title **PUMP & BLOWER BUILDING NO. 2**
BUILDING ELEVATIONS

Size **ANSI D**

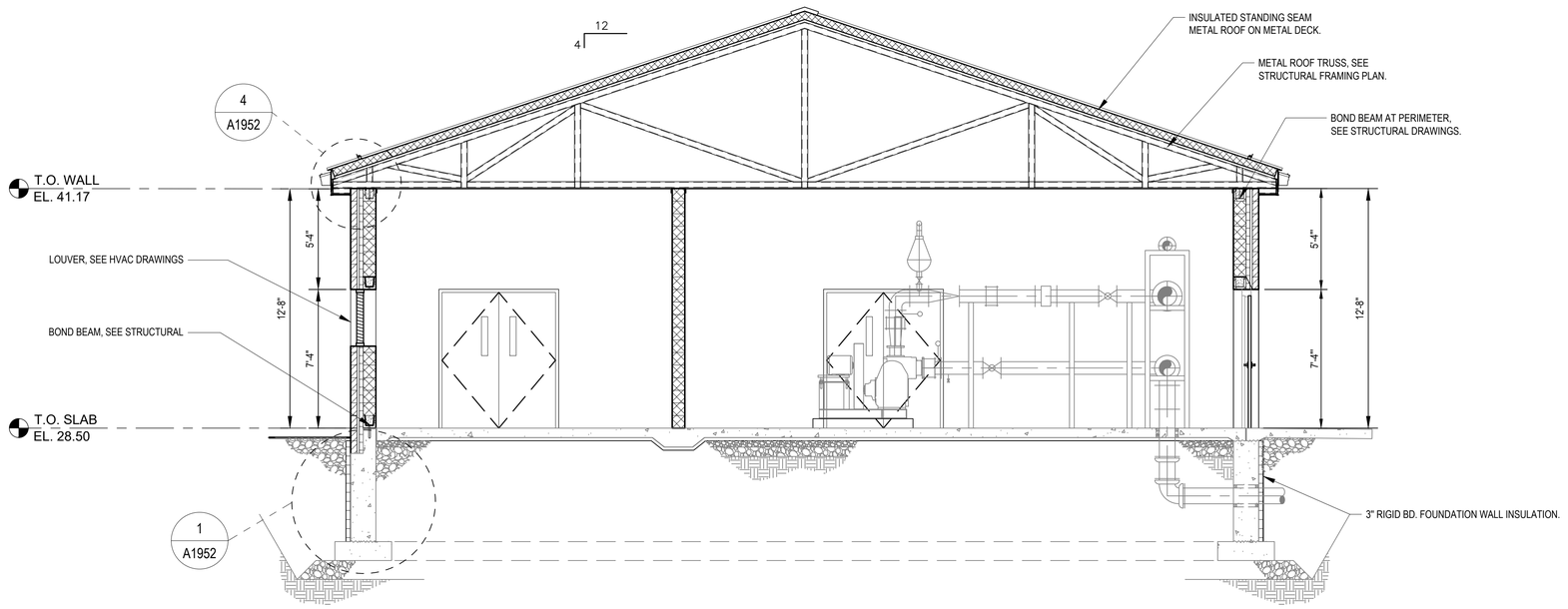
Project No. **12645844** Date **10/2025** Scale **AS NOTED**

Sheet No. **A1922**

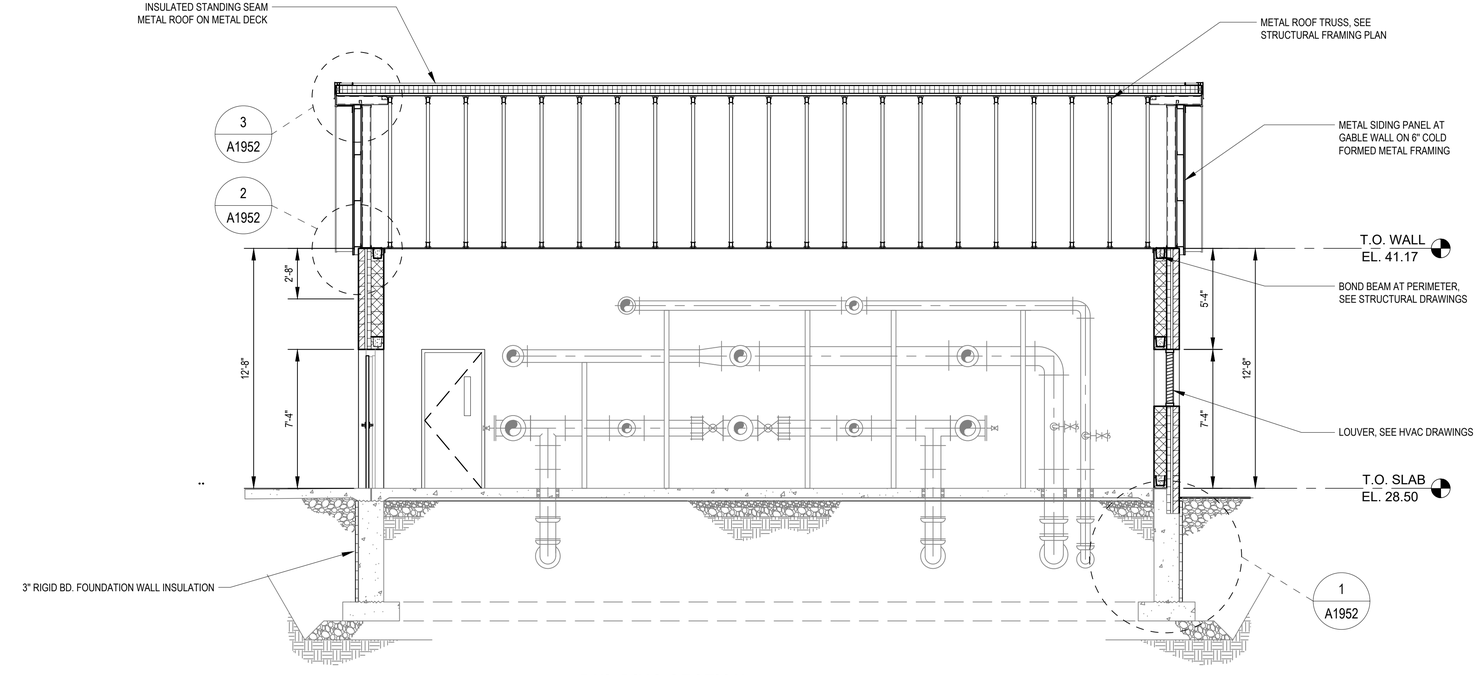
Plot Date: 16 October 2025 - 6:10 PM Plotted By: Sigal Santander Path and Filename: C:\ADSK\ACCDocs\GHD Services Pty Ltd\12645844-Inland Bays RWF Expansion\Project Files\01 WIP\Arch\Sheets\12645844-GHD-19-00-DRG-A1922.dwg

SHEET NOTES

1. CONTRACTOR SHALL COORDINATE REQUIRED OPENINGS (IN WALL, SLAB AND FOUNDATIONS) FOR ALL TRADES AS REQUIRED.
2. SEE STRUCTURAL FRAMING PLAN FOR PRE-ENGINEERED METAL ROOF TRUSSES.
3. FLASH IN ACCORDANCE WITH ROOF SYSTEM MANUFACTURER'S STANDARD DETAILS AND WARRANTY REQUIREMENTS.
4. PROVIDE ATTIC VENTILATION THROUGH RIDGE VENT AS SHOWN ON ELEVATIONS.



A BUILDING SECTION
SCALE: 1/4" = 1'-0"



B BUILDING SECTION
SCALE: 1/4" = 1'-0"

DRAFT

PRELIMINARY

No.	Issue		Checked	Approved	Date
A	IFC		HZ	SC	09/22/2025

Author H. GOWDA | Drafting Check J. KILLION | Project Manager S. CLARK
Designer W. ALDULAIMY | Design Check H. ZIEGLER | Project Director J. STURDEVANT

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Client SUSSEX COUNTY, DELAWARE
Project INLAND BAYS REGIONAL WASTEWATER FACILITY EXPANSION

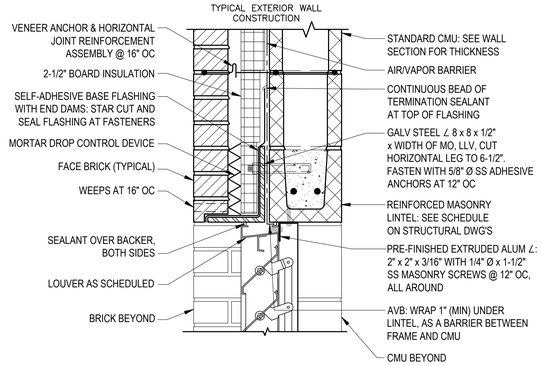
Title PUMP & BLOWER BUILDING NO. 2
BUILDING SECTIONS

Size ANSI D

Project No. 12645844 | Date 10/2025 | Scale AS NOTED

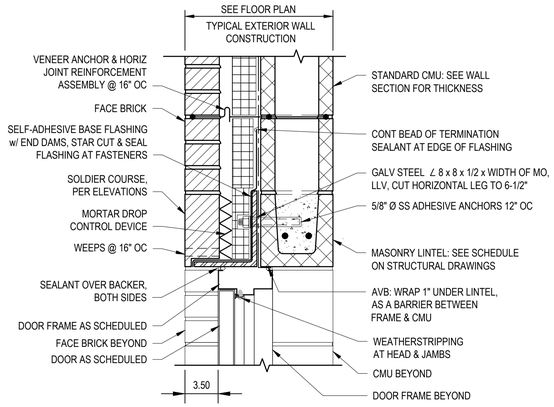
Sheet No. A1931

Plot Date: 16 October 2025 - 6:10 PM | Plotted By: Sigal Santander | Path and Filename: C:\ADSK\ACCDocs\GHD Services Pty Ltd\12645844-Inland Bays RWF Expansion\Project Files\01 WIP\Arch\Sheets\12645844-GHD-19-00-DRG-A1931.dwg



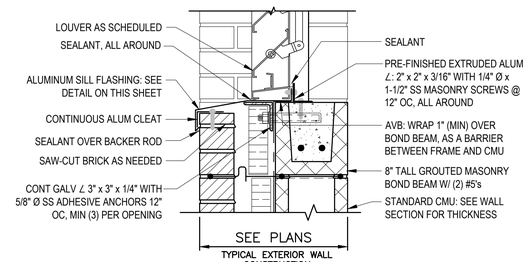
LH LOUVER HEAD

SCALE : 1 1/2" = 1'-0"



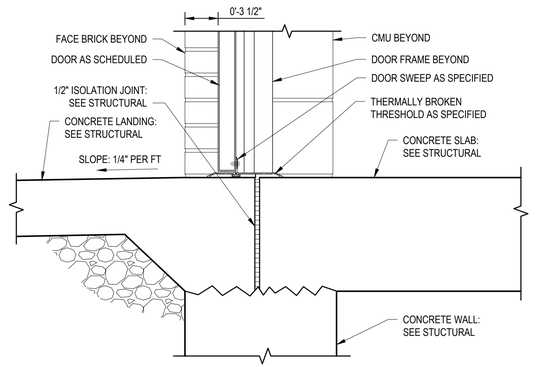
DH DOOR HEAD

SCALE : 1 1/2" = 1'-0"



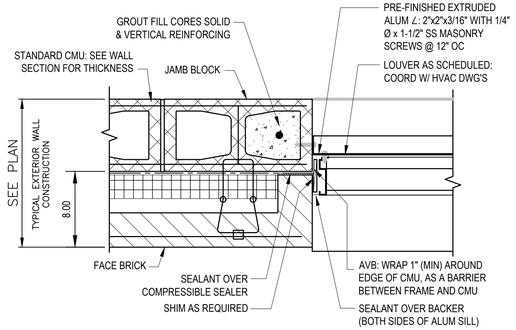
LS LOUVER SILL

SCALE : 1 1/2" = 1'-0"



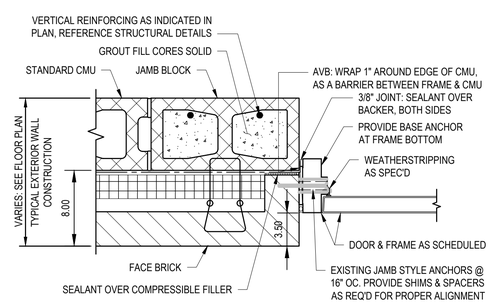
DS DOOR SILL

SCALE : 1 1/2" = 1'-0"



LJ LOUVER JAMB

SCALE : 1 1/2" = 1'-0"



DJ DOOR JAMB

SCALE : 1 1/2" = 1'-0"

DRAFT

PRELIMINARY

No.	Issue		Checked	Approved	Date
A	IFC		HZ	SC	09/22/2025

Author	H. GOWDA	Drafting Check	J. KILLION	Project Manager	S. CLARK
Designer	H. GOWDA	Design Check	H. ZIEGLER	Project Director	J. STURDEVANT

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Client: **SUSSEX COUNTY, DELAWARE**

Project: **INLAND BAYS REGIONAL WASTEWATER FACILITY EXPANSION**

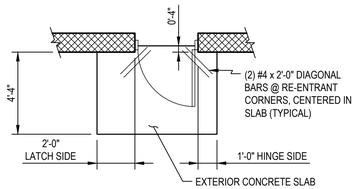
Project No. **12645844** | Date **10/2025** | Scale **AS NOTED**

Title: **PUMP & BLOWER BUILDING NO. 2**

DOOR AND LOUVER OPENING DETAILS

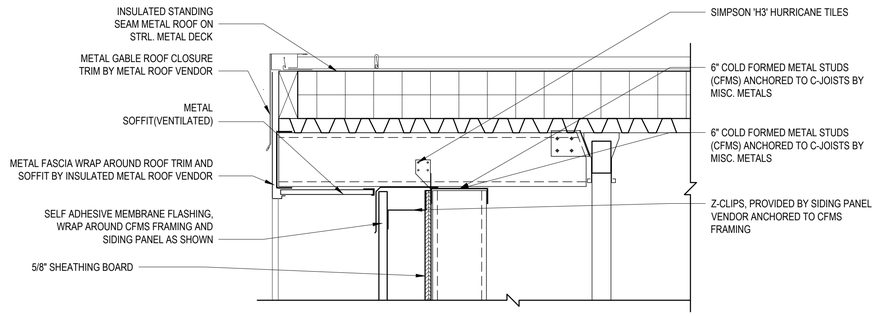
Size: **ANSI D**

Plot Date: 16 October 2025 - 6:10 PM
Plotted By: Sigal Santander
Path and Filename: C:\ADSK\ACCDocs\GHD Services Pty Ltd\12645844-Inland Bays RWF Expansion\Project Files\01 WIP\Arch\Sheets\12645844-GHD-19-00-DRG-A1951.dwg



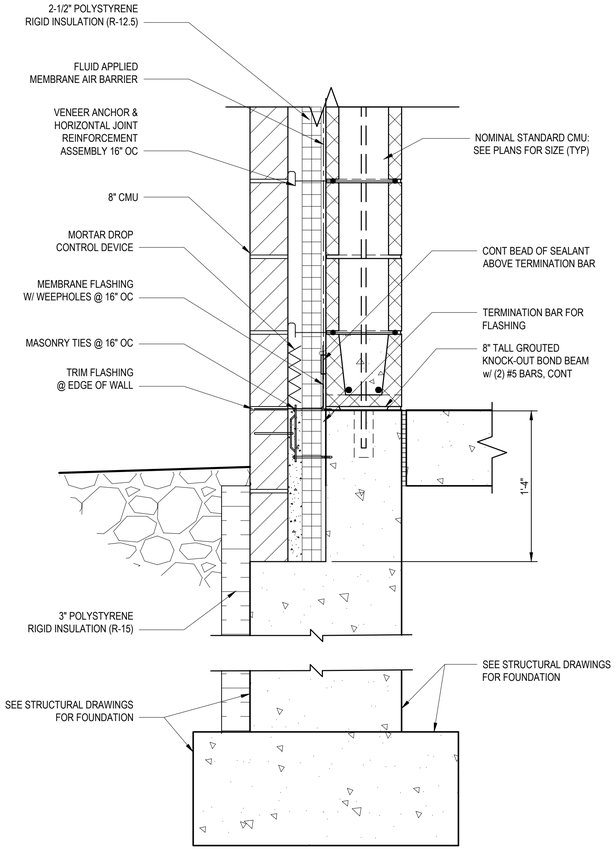
LANDING DETAIL

NTS



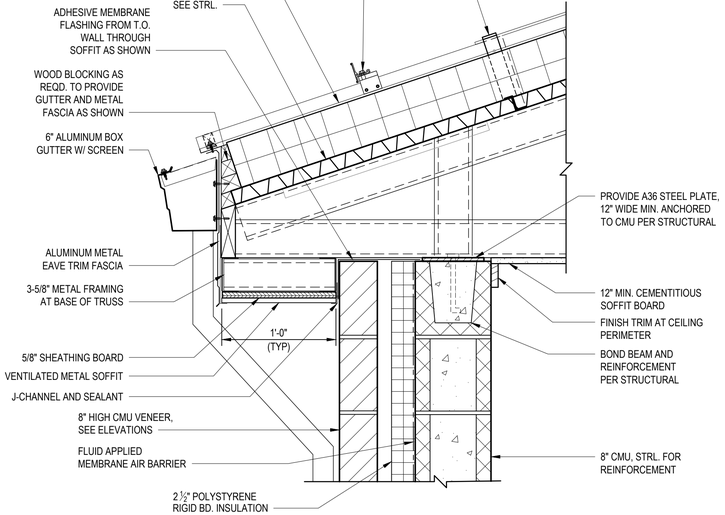
3 ROOF DETAIL AT RAKE CONDITON

SCALE: 1-1/2" = 1'-0"



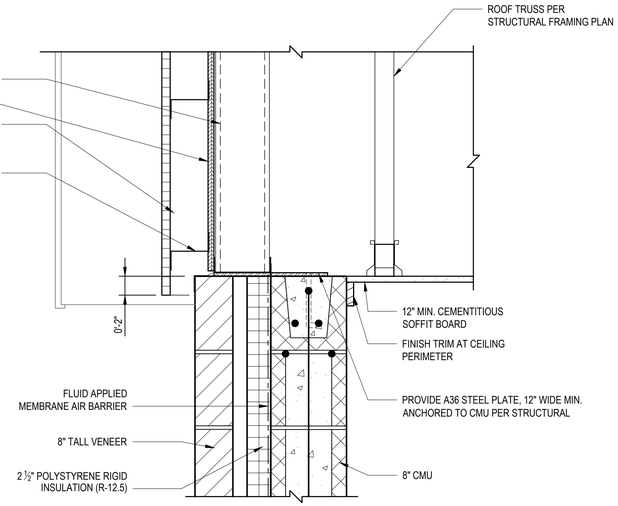
1 BASE OF WALL DETAIL

SCALE: 1-1/2" = 1'-0"



4 EAVE DETAIL

SCALE: 1-1/2" = 1'-0"



2 RAKE DETAIL AT GABLE WALL

SCALE: 1-1/2" = 1'-0"

DRAFT

PRELIMINARY

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Author	H. GOWDA	Drafting Check	J. KILLION	Project Manager	S. CLARK
Designer	H. GOWDA	Design Check	H. ZIEGLER	Project Director	J. STURDEVANT

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Client **SUSSEX COUNTY, DELAWARE**

Project **INLAND BAYS REGIONAL WASTEWATER FACILITY EXPANSION**

Title **PUMP & BLOWER BUILDING NO. 2**

ARCHITECTURAL DETAILS

Size **ANSI D**

Project No.	Date	Scale
12645844	10/2025	AS NOTED

Plot Date: 16 October 2025 - 6:10 PM
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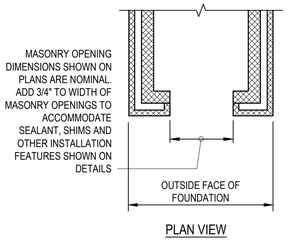
ROOM FINISHES

LOCATION ROOM NO.	ROOM NAME	FLOORS MAT. 1 CONCRETE	2 LIQUID HARDENER	3 RESINOUS FLOORING	4 CERAMIC TILE	5	BASES MAT. 1 VINYL BASE	2 CERAMIC TILE BASE	WALLS MAT. 1 CONCRETE	2 CMU	3 FRP	4 EXISTING CMU	5 CERAMIC TILE	P PAINT	CEILINGS MAT. 1 FRP	2 ACOUST. TILE - TYPE B	3 GYPSUM BOARD	4 STEEL OR CONCRETE	P PAINT	MTG S SUSPENDED	E EXPOSED STRUCTURE	HT.	REMARKS
801	ELECTRICAL ROOM	1	2							2				P	1							12'-8"	-
802	PUMP ROOM	1	2							2				P	1							12'-8"	

DOORS AND FRAMES

LOCATION DOOR NO.	DOOR SIZE W	H	T	MAT.	TYPE	GLASS	FRAME MAT.	TYPE	DETAILS JAMB	HEAD	SILL	FIRE RATING	HARDWARE SET NO.	KEYSIDE ROOM NO.	REMARKS
801A	3'-0" (2)	7'-0"	1-3/4"	HM	NV	TEMP	HM	I	DJ	DH	DS	-	5	EXTERIOR	DOUBLE DOOR, 3'-0" WIDE EACH DOOR
801B	3'-0"	7'-0"	1-3/4"	HM	F	TEMP	HM	I	DJ	DH	DS	-	1	EXTERIOR	
802A	3'-0" (2)	7'-0"	1-3/4"	HM	NV	TEMP	HM	I	DJ	DH	DS	-	5	EXTERIOR	DOUBLE DOOR, 3'-0" WIDE EACH DOOR
802B	3'-0"	7'-0"	1-3/4"	HM	F	TEMP	HM	I	DJ	DH	DS	-	1	EXTERIOR	
802C	3'-0"	7'-0"	1-3/4"	HM	F	TEMP	HM	I	DJ	DH	DS	-	1	EXTERIOR	



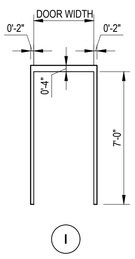
PLAN VIEW

CAVITY WALL: KEY TO MASONRY DIMENSIONS

NOT TO SCALE

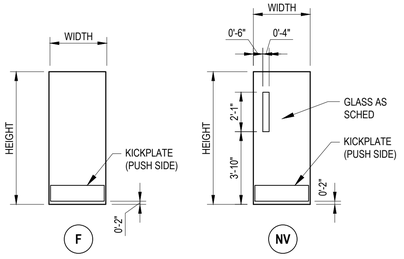
3 CAVITY WALL: KEY TO MASONRY DIMENSIONS

SCALE: 1/4"=1'-0"



I

SINGLE / DOUBLE

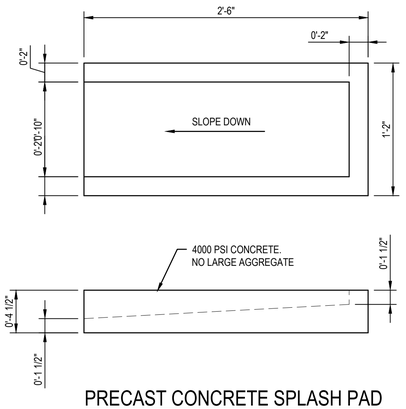


FRAME TYPE ELEVATIONS

NOT TO SCALE

DOOR TYPE ELEVATIONS

NOT TO SCALE

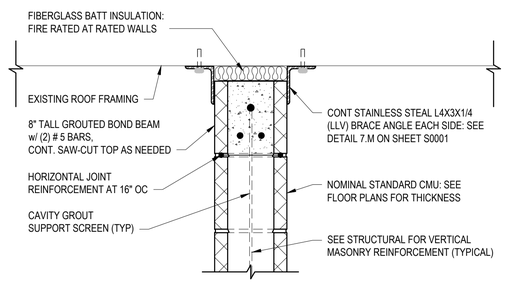


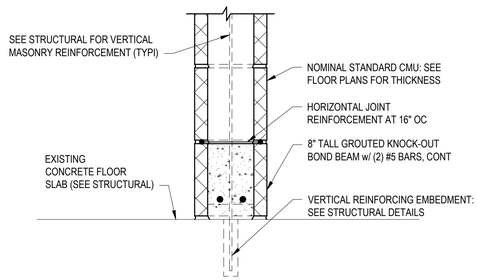
PRECAST CONCRETE SPLASH PAD

NOT TO SCALE

1 PRECAST CONCRETE SPLASHBLOCK

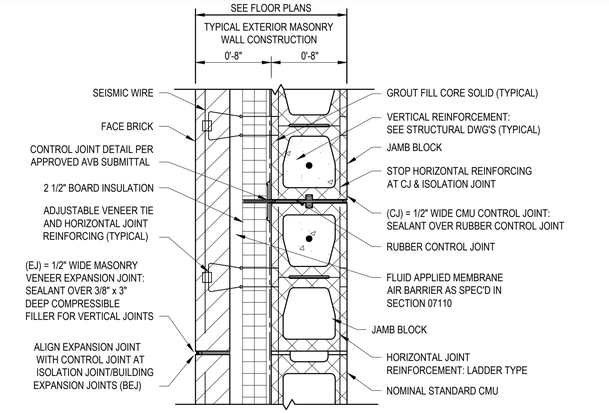
SCALE: 1 1/2"=1'-0"





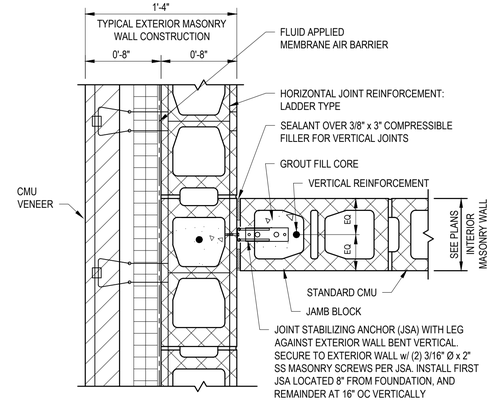
2 TYPICAL INTERIOR CMU WALL

SCALE: 1 1/2"=1'-0"



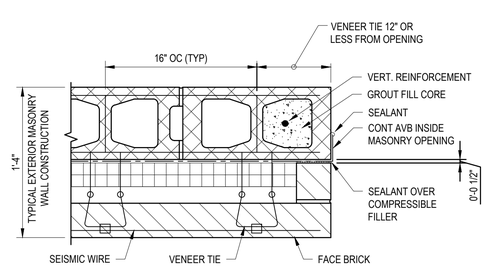
PLAN DETAIL OF EXPANSION AND CONTROL JOINTS

SCALE : 1 1/2" = 1'-0"



CAVITY WALL: PLAN DETAIL AT INTERIOR WALL CONNECTION TO EXTERIOR WALL

SCALE : 1 1/2" = 1'-0"



TYPICAL CAVITY WALL: VENEER TIES AT MASONRY OPENING

SCALE : 1 1/2" = 1'-0"

DRAFT

PRELIMINARY

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Author W.ALDULAMY | Drafting Check J. KILLION | Project Manager S. CLARK
Designer H. GOWDA | Design Check H. ZIEGLER | Project Director J. STURDEVANT

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Client SUSSEX COUNTY, DELAWARE

Project INLAND BAYS REGIONAL WASTEWATER FACILITY EXPANSION

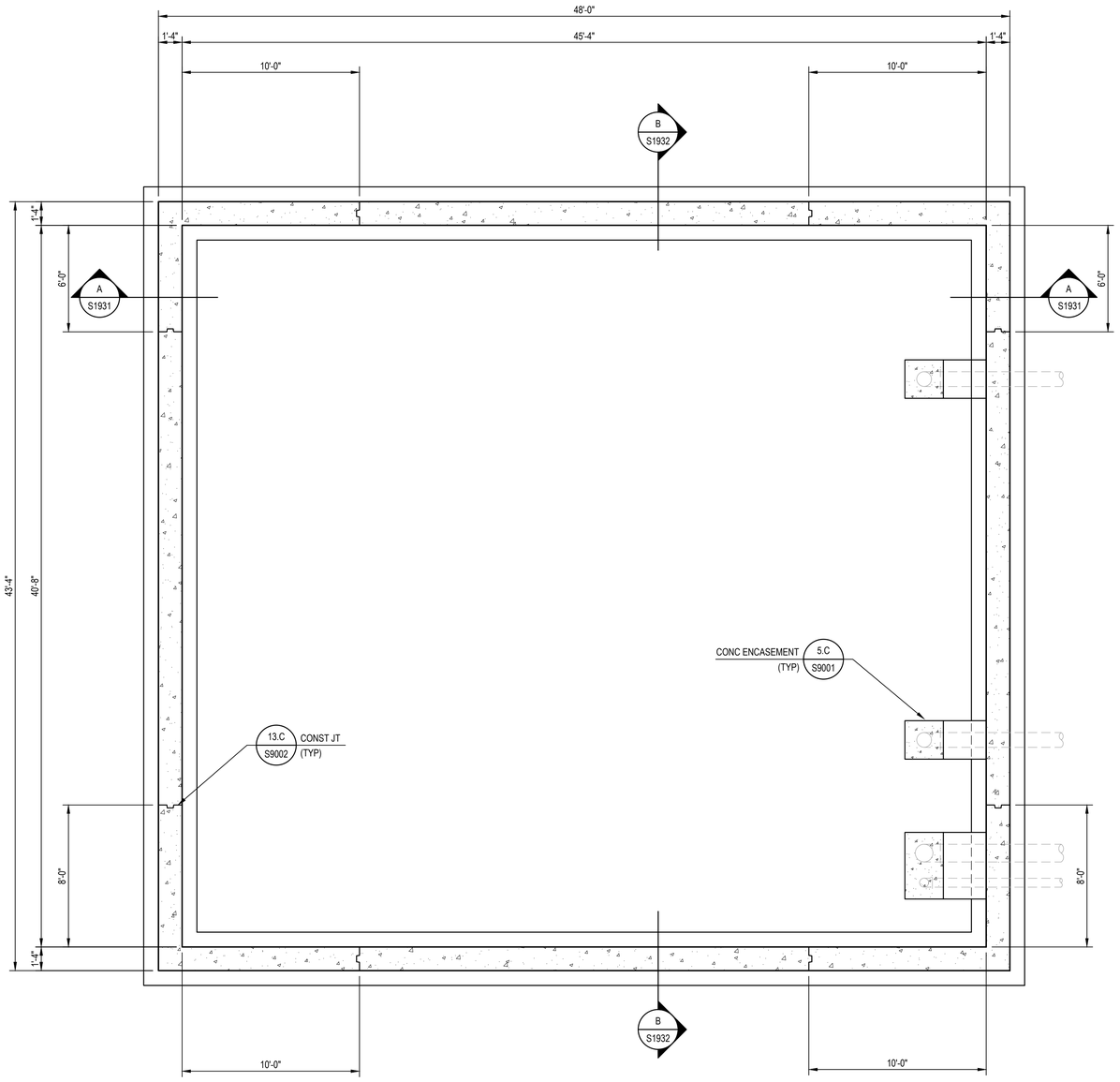
Title PUMP & BLOWER BUILDING NO. 2

SCHEDULES, MASONRY DETAILS AND DOOR AND FRAME TYPES

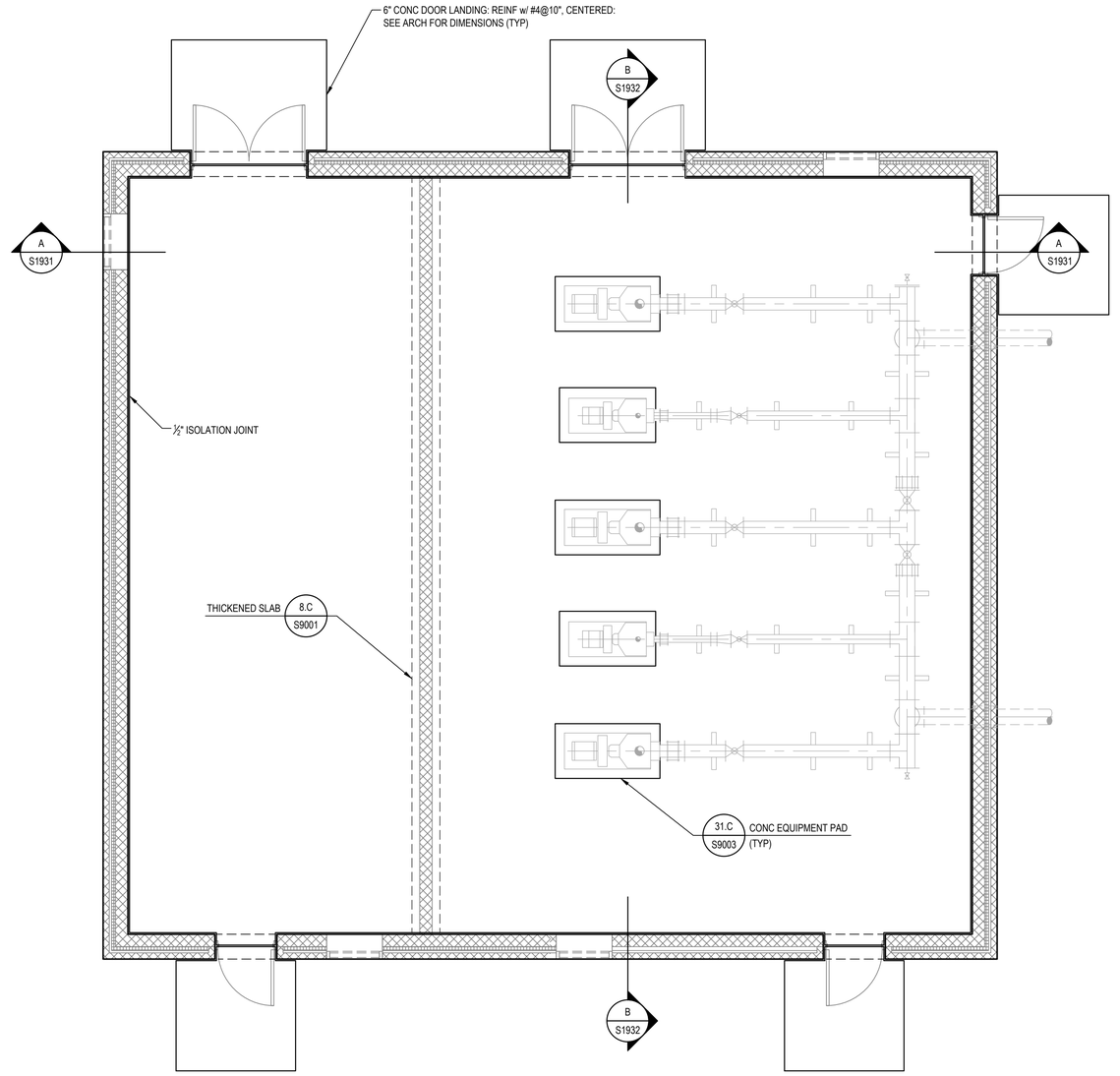
Size ANSI D

Project No. 12645844 | Date 10/2025 | Scale AS NOTED

Plot Date: 16 October 2025 - 6:10 PM | Plotted By: Sigal Santander | Path and Filename: C:\ADSK\ACCDocs\GHD Services Pty Ltd\12645844-Inland Bays RWF Expansion\Project Files\01 WIP\Arch\Sheets\12645844-GHD-19-00-DRG-A1961.dwg



1 **PUMP AND BLOWER BUILDING NO. 2 - FOUNDATION PLAN**
SCALE: 1/4" =1'-0"



2 **PUMP AND BLOWER BUILDING NO. 2 - FLOOR FRAMING PLAN**
SCALE: 1/4" =1'-0"

DRAFT

PRELIMINARY

No.	Issue	Checked	Approved	Date
A	IFC	HZ	SC	10/23/25

Author	S. ANDERSON	Drafting Check	J. KILLION
Designer	S. ANDERSON	Design Check	L. STURDEVANT
Project Manager	S. CLARK		
Project Director	J. STURDEVANT		

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Client **SUSSEX COUNTY, DELAWARE**

Project **INLAND BAYS REGIONAL WASTEWATER FACILITY EXPANSION**

Title **PUMP AND BLOWER BUILDING NO. 2**

FNDN AND FLOOR FRAMING PLANS

Project No.	Date	Scale
12645844	10/2025	AS NOTED

Size ANSI D

Sheet No S1911

Sheet of

Plot Date: 23 October 2025 - 4:36 PM
Plotted By: Cony Cáceres
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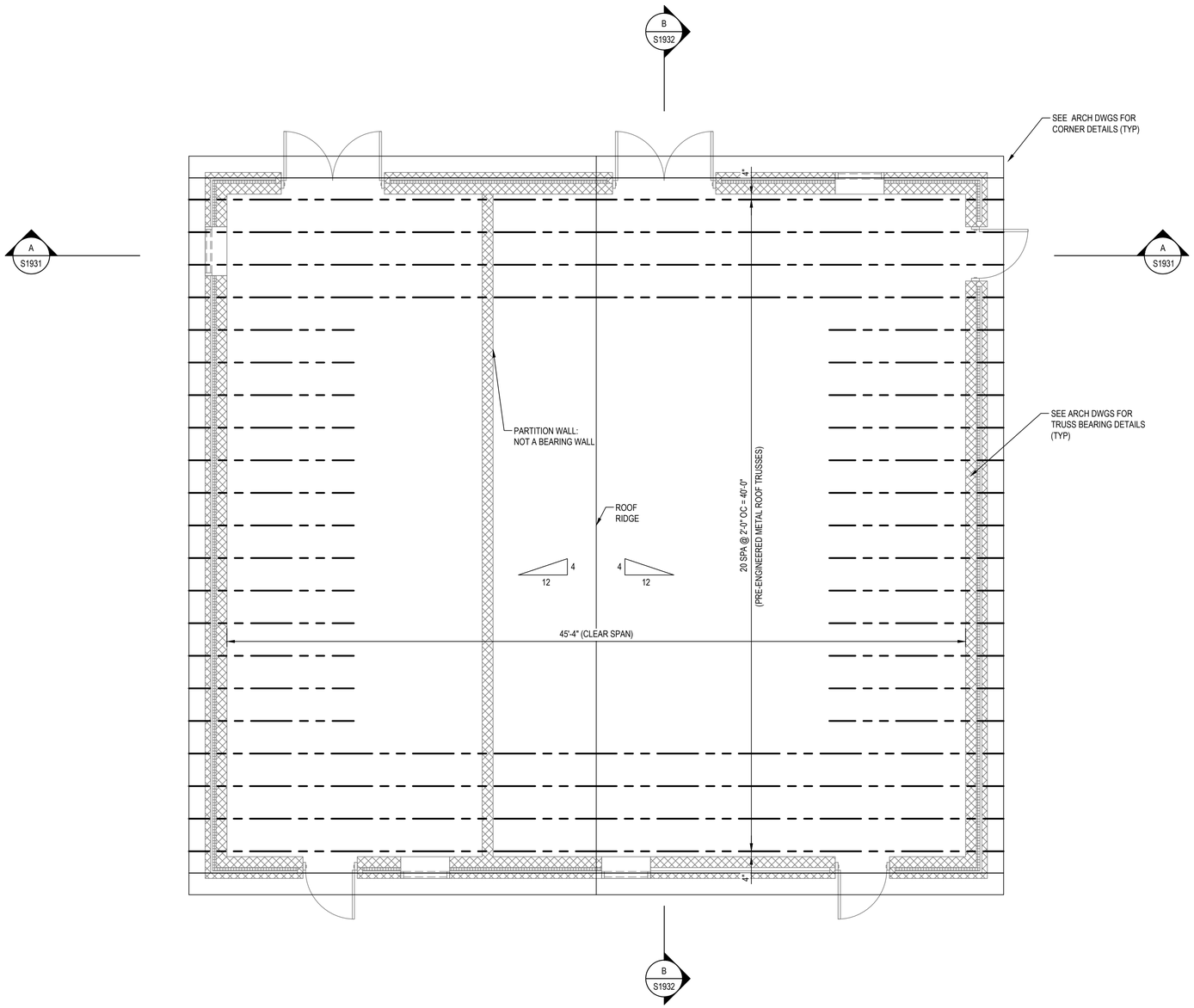

1 PUMP AND BLOWER BUILDING NO. 2 - ROOF FRAMING PLAN

SCALE: 1/4" =1'-0"

DRAFT

PRELIMINARY

No.	Issue	Checked	Approved	Date
A	IFC	HZ	SC	10/23/25

Author S. ANDERSON | Drafting Check J. KILLION | Project Manager S. CLARK
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Project INLAND BAYS REGIONAL WASTEWATER FACILITY EXPANSION

Title PUMP AND BLOWER BUILDING NO. 2

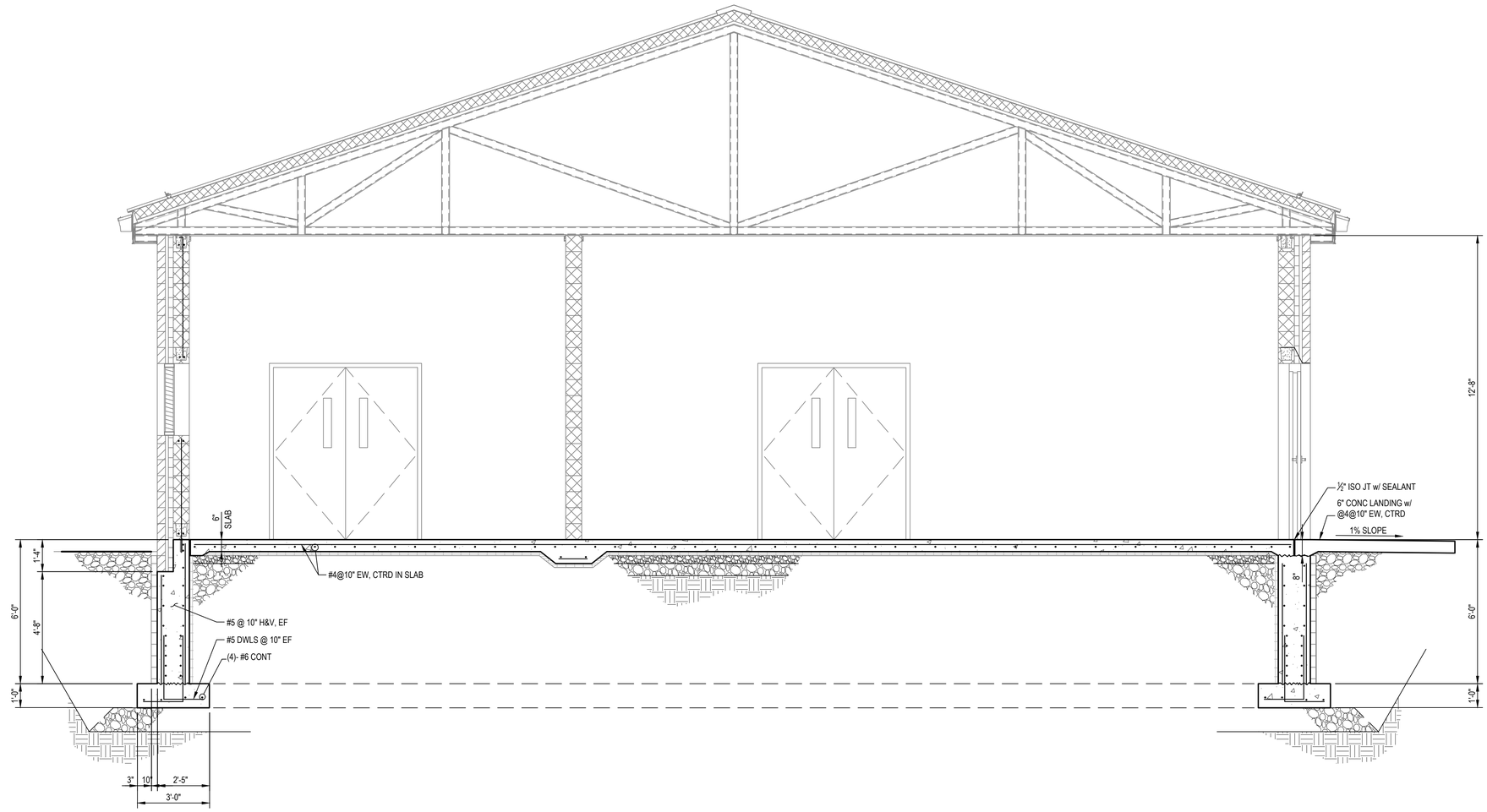
ROOF FRAMING PLAN

Size ANSI D

Project No. 12645844 | Date 10/2025 | Scale AS NOTED

Sheet No. S1912 | Sheet of

Plot Date: 23 October 2025 - 2:26 PM Plotted By: Cony Cáceres Path and Filename: C:\ADSK\ACCDocs\GHD Services Pty Ltd\12645844-Inland Bays RWF Expansion\Project Files\01 WIP\Struc\Sheets\12645844-GHD-19-00-DWG-S-1912.dwg



A / S1911 **SECTION**

SCALE: 3/8" =1'-0"

DRAFT

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A	IFC		HZ	SC	10/23/25

Author **S. ANDERSON** Drafting Check **J. KILLION** Project Manager **S. CLARK**

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Project **INLAND BAYS REGIONAL WASTEWATER FACILITY EXPANSION**

Title **PUMP AND BLOWER BUILDING NO. 2**

SECTIONS 1

Size **ANSI D**

Project No.	Date	Scale	Sheet No	Sheet of
12645844	10/2025	AS NOTED	S1931	

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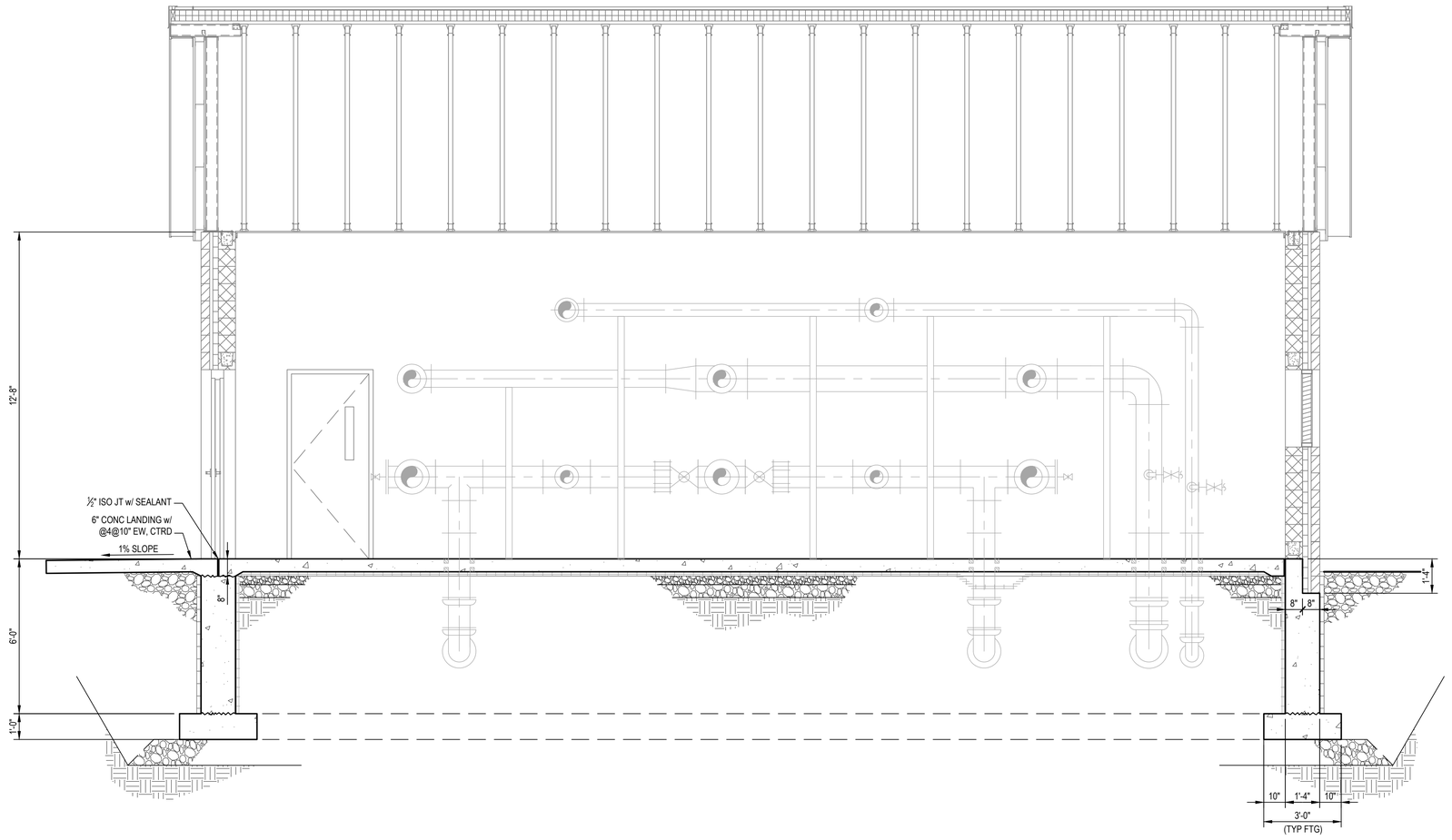

B
S1911

SECTION

SCALE: 3/8" =1'-0"

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No.	Issue	Checked	Approved	Date
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Designer **S. ANDERSON** Design Check **L. STURDEVANT** Project Director **J. STURDEVANT**

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Project **INLAND BAYS REGIONAL WASTEWATER FACILITY EXPANSION**

Title **PUMP AND BLOWER BUILDING NO. 2**

SECTIONS 2

Size **ANSI D**

Project No. **12645844** Date **10/2025** Scale **AS NOTED**

Sheet No. **S1932** Sheet of

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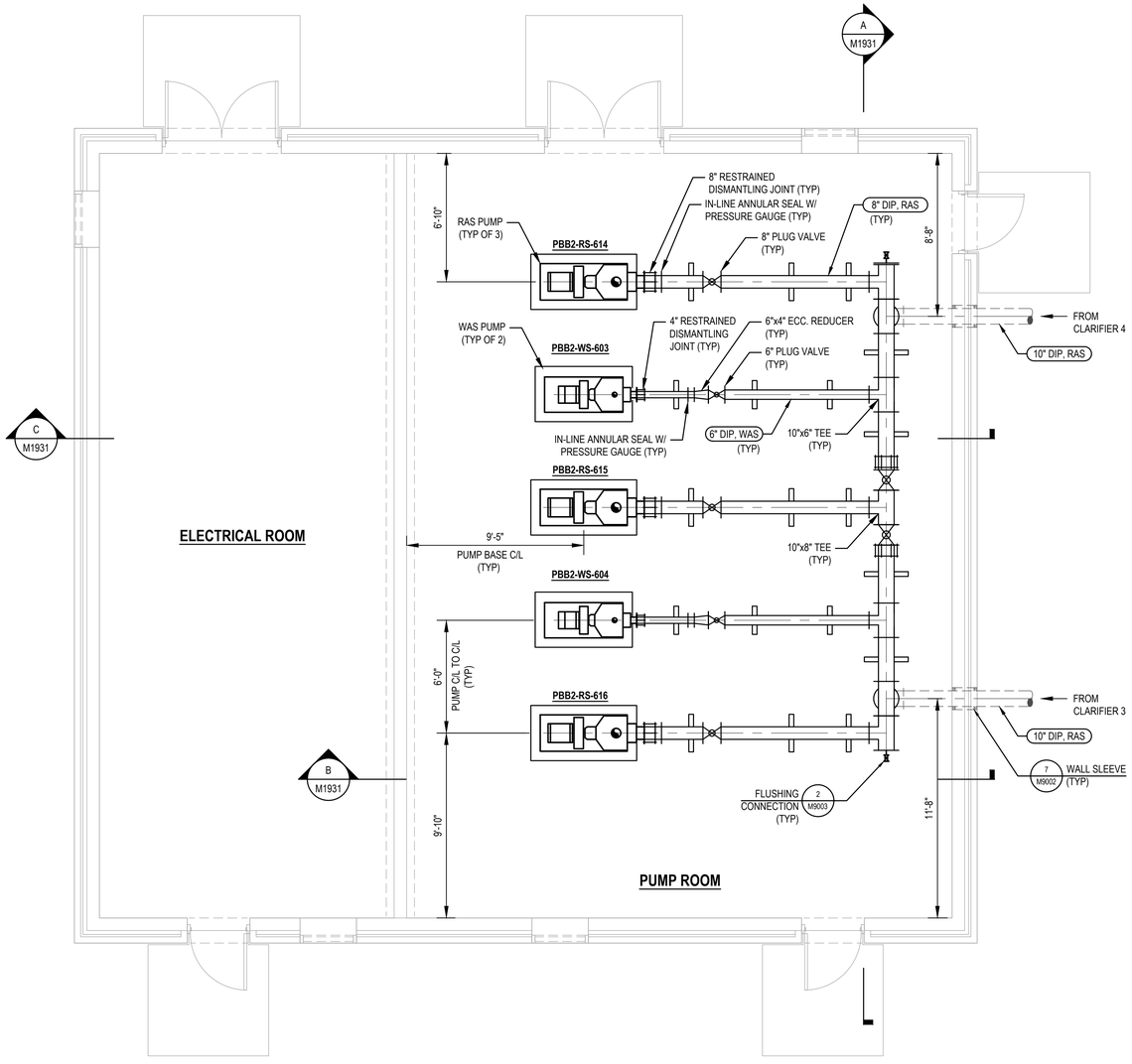
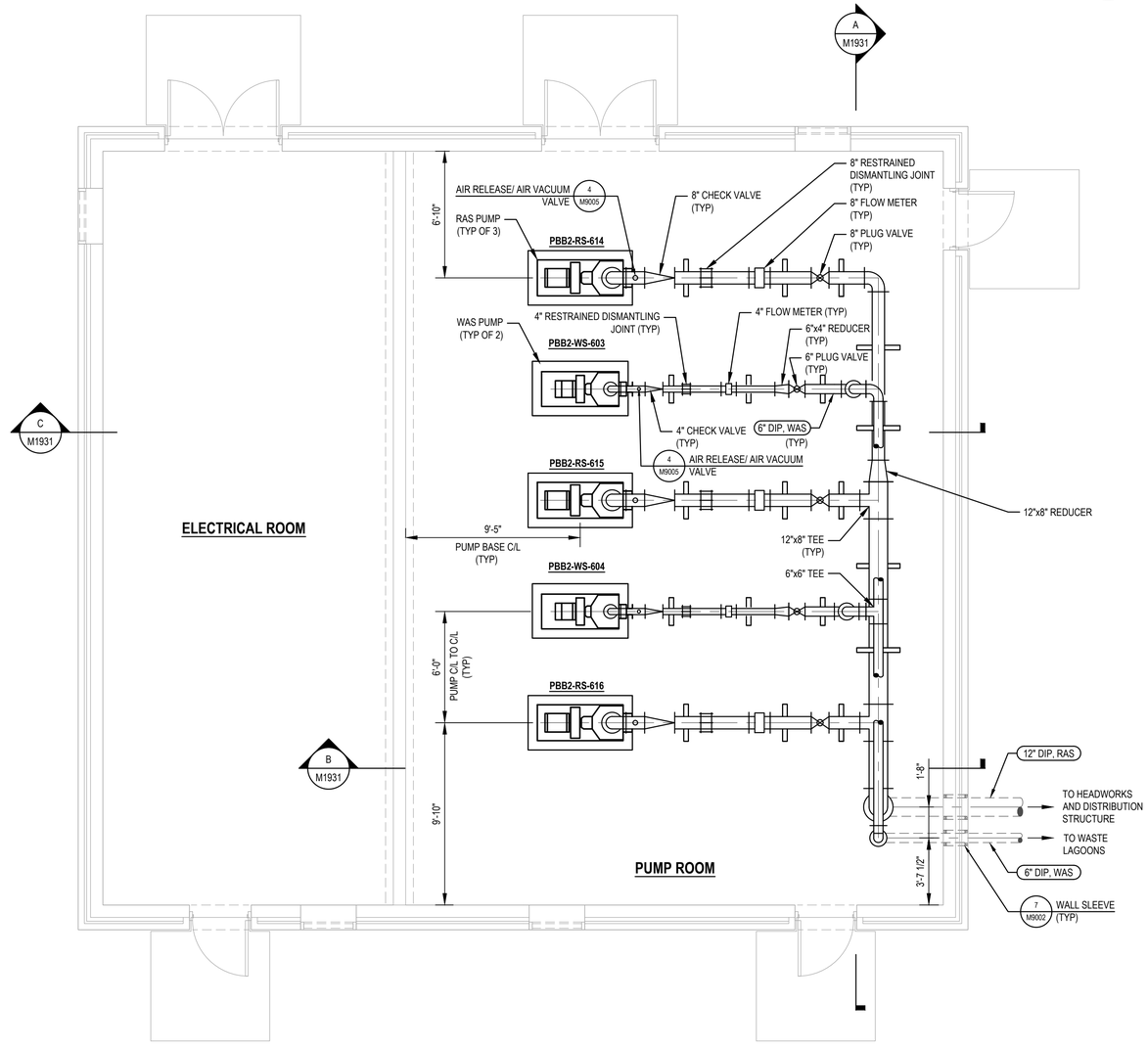
PLAN NORTH



1 PUMP SUCTION - PLAN

SCALE: 1/4" = 1'-0"



2 PUMP DISCHARGE - PLAN

SCALE: 1/4" = 1'-0"

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No.	Issue		Checked	Approved	Date
A	IFC		HZ	SC	08/06/25

Author Z. SOSA | Drafting Check J. KILLION | Project Manager S. CLARK
Designer T. BIAGIOLI | Design Check H. ZIEGLER | Project Director J. STURDEVANT

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Project INLAND BAYS REGIONAL WASTEWATER FACILITY EXPANSION

Title PUMP & BLOWER BUILDING NO. 2

PLANS

Project No. 12645844 | Date 10/2025 | Scale AS NOTED

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Sheet No. M1911

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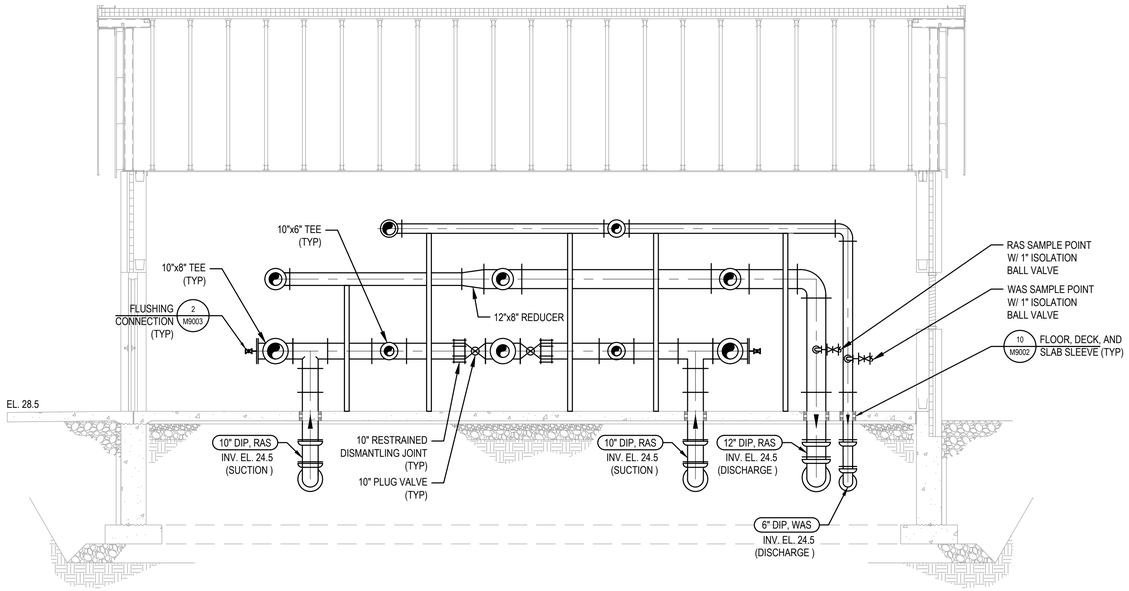
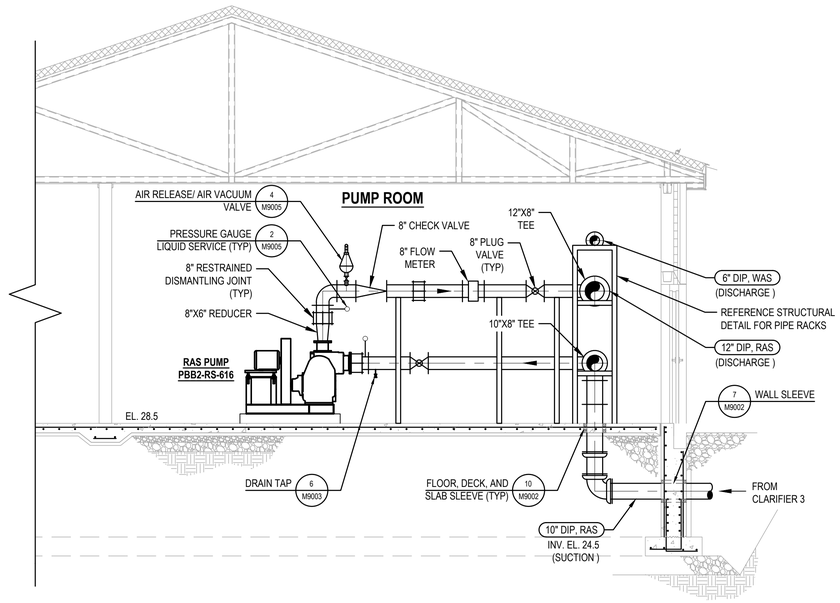


A M1911 **PUMP HEADERS - SECTION**
SCALE: 1/4" = 1'-0"



B M1911 **RAS PUMP - SECTION**
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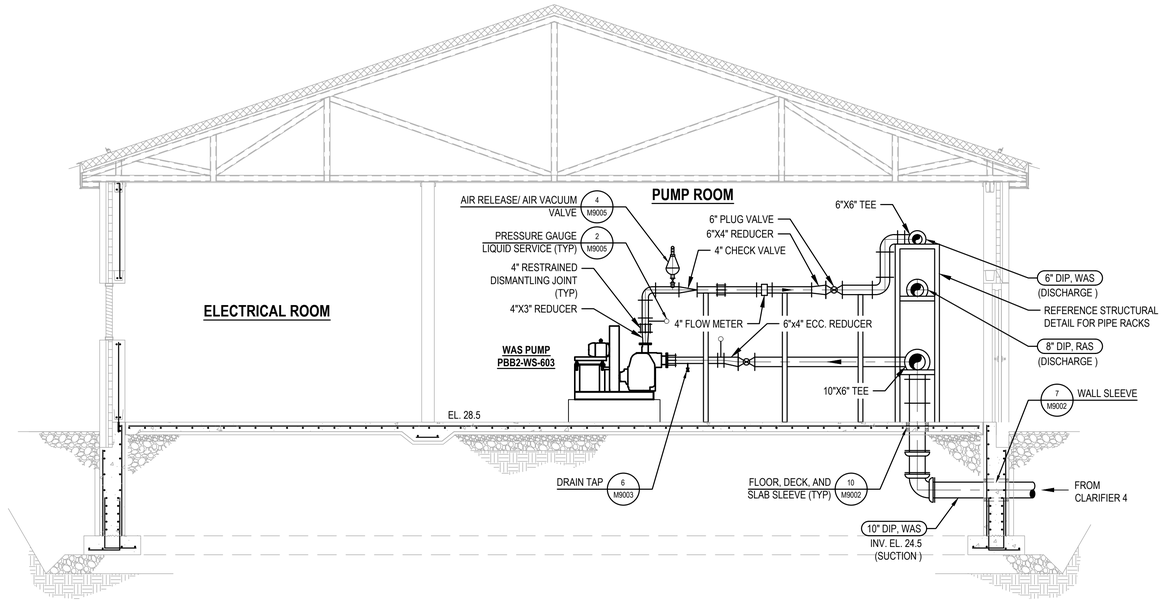

C M1911 **WAS PUMP - SECTION**
SCALE: 1/4" = 1'-0"

DRAFT

PRELIMINARY

No.	Issue	Checked	Approved	Date
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Client **SUSSEX COUNTY, DELAWARE**
Project **INLAND BAYS REGIONAL WASTEWATER FACILITY EXPANSION**

Project No. **12645844** Date **10/2025** Scale **AS NOTED**

Title **PUMP & BLOWER BUILDING NO. 2**
SECTIONS

Size **ANSI D**
Sheet No **M1931**
Sheet of

Plot Date: 15 October 2025 - 4:37 PM Plotted By: Zach Sosa
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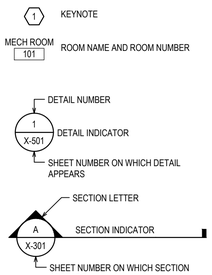
ABBREVIATIONS

A	AMPERES, AREA	FCO	FLOOR CLEAN OUT	OA	OUTSIDE AIR
ABS	ACRYLONITRILE-BUTADIENE -STYRENE	FD	FLOOR DRAIN, FIRE DAMPER	OBD	OPPOSED BLADE DAMPER
		FDC	FIRE DEPARTMENT CONNECTION	OC	ON CENTER
AD	AREA DRAIN			OD	OUTSIDE DIAMETER
AFF	ABOVE FINISHED FLOOR	FM	FLOW METER	ORD	OVERFLOW ROOF DRAIN
AG	ABOVE GRADE	FP	FIRE PROTECTION		
APPROX	APPROXIMATE	FPI	FINS PER INCH	PB	POLYBUTYLENE
AS	AIR SEPARATOR	FPM	FEET PER MINUTE	PE	POLYETHYLENE
AVG	AVERAGE	FPS	FEET PER SECOND	PPM	PARTS PER MILLION
		FS	FLOW SWITCH	POC	POINT OF CONNECTION
BD	BALANCE DAMPER	FSD	FIRE/SMOKE DAMPER	PSF	POUNDS PER SQUARE FOOT
BDD	BACK DRAFT DAMPER	FSP	FIRE SPRINKLER	PSI	POUNDS PER SQUARE INCH
BFP	BACK FLOW PREVENTER	FT	FOOT, FEET	PSIA	POUNDS PER SQUARE INCH, ABSOLUTE
BG	BELOW GRADE				
BHP	BRAKE HORSEPOWER	G	GAS	PSIG	POUNDS PER SQUARE INCH, GAGE
BOD	BOTTOM OF DUCT	GA	GAUGE	PVC	POLYVINYL CHLORIDE
BTU	BRITISH THERMAL UNIT	GALV	GALVANIZED		
BTUH	BRITISH THERMAL UNIT PER HOUR	GPD	GALLONS PER DAY	RA	RETURN AIR
		GPH	GALLONS PER HOUR	RD	ROOF DRAIN
		GPM	GALLONS PER MINUTE	REQ	REQUIRED
C	CELSIUS	GPS	GALLONS PER SECOND	RG	RETURN GRILLE
℄	CENTERLINE			RH	RELATIVE HUMIDITY
CCW	COUNTER CLOCKWISE	HD	HEAD	RPM	REVOLUTIONS PER MINUTE
CD	CEILING DIFFUSER, CONDENSATE DRAIN	HG	MERCURY	RPS	REVOLUTIONS PER SECOND
		HWR	HEATING WATER RETURN		
CFM	CUBIC FEET PER MINUTE	HWS	HEATING WATER SUPPLY	SAD	SEE ARCHITECTURAL DRAWINGS
CH	CHILLER	HP	HORSEPOWER	STD	STANDARD
CHWP	CHILLED WATER PUMP	HR	HOSE REEL, HOUR	SOV	SHUT OFF VALVE
CHWR	CHILLED WATER RETURN	HT	HEIGHT	SD	SUPPLY DIFFUSER, STORM DRAIN
CHWS	CHILLED WATER SUPPLY	HVAC	HEATING, VENTILATION & CONDITIONING	SS	SANITARY SEWER, STAINLESS STEEL
CI	CAST IRON				
CMPR	COMPRESSOR	HW	HOT WATER	TD	TEMPERATURE DIFFERENTIAL
CONT	CONTINUED	HWR	HOT WATER RETURN	TEMP	TEMPERATURE
CT	COOLING TOWER	HZ	FREQUENCY	TOD	TOP OF DUCT
CU	COPPER			TP	TOTAL STATIC PRESSURE
CU FT	CUBIC FEET	ID	INSIDE DIAMETER	TYP	TYPICAL
CU IN	CUBIC INCHES	INVERT	INVERT ELEVATION		
CW	COLD WATER, CLOCKWISE	IW	INDIRECT WASTE	UON	UNLESS OTHERWISE NOTED
CWP	CONDENSER WATER PUMP				
CWR	CONDENSER WATER RETURN,	KW	KILOWATTS	V	VENT, VOLT
CWS	CONDENSER WATER SUPPLY	KWH	KILOWATTS PER HOUR	VEL	VELOCITY
CWV	COMBINATION WASTE & VENT			VFD	VARIABLE FREQUENCY DRIVE
		L	LENGTH	VOL	VOLUME
D	DEPTH	LAT	LEAVING AIR TEMPERATURE	VP	VELOCITY PRESSURE
DB	DECIBEL, DRY BULB	LBS	POUNDS	VTR	VENT THROUGH ROOF
DEG	DEGREE(S)	LF	LINEAR FEET		
DIA	DIAMETER	LPG	LIQUID PETROLEUM GAS	W	WIDTH
DN	DOWN	LTG	LIGHTING	W/	WITH
DPT	DIFFERENTIAL PRESSURE TRANSMITTER	LVG	LEAVING	WB	WET BULB
		LWT	LEAVING WATER TEMPERATURE	WG	WATER GAGE
DS	DOWN SPOUT			W/O	WITHOUT
DWG	DRAWING	MAX	MAXIMUM	WRG	WALL RETURN GRILLE
		MBH	1,000 BTUH	WSR	WALL SUPPLY REGISTER
(E)	EXISTING	MCA	MAXIMUM CIRCUIT AMPERAGE	WH	WATER HEATER
EA	EACH	MCC	MOTOR CONTROL CENTER	WHA	WATER HAMMER ARRESTOR
EAT	ENTERING AIR TEMPERATURE	MD	MOTORIZED DAMPER		
EF	EXHAUST FAN	MFR	MANUFACTURER	XFMR	TRANSFORMER
EFF	EFFICIENCY	MIN	MINIMUM, MINUTE		
EG	EXHAUST GRILLE	MTD	MOUNTED	YR	YEAR
ELEV	ELEVATION	MUA	MAKE UP AIR		
ENT	ENTERING			Z	ZONE
ESP	EXTERNAL STATIC PRESSURE	N	NORMALLY CLOSED, NOISE CRITERIA		
		NIC	NOT IN CONTRACT		
F	FLOW	NO	NORMALLY OPEN, NUMBER		
FACP	FIRE ALARM CONTROL PANEL	NTS	NOT TO SCALE		

MECHANICAL SYMBOLS LEGEND

SYMBOL	HVAC DESCRIPTION
	DUCT SECTION, SUPPLY AIR UP
	DUCT SECTION, RETURN AIR UP
	DUCT SECTION, EXHAUST AIR UP
	DUCT SECTION, SUPPLY AIR DN
	DUCT SECTION, RETURN AIR DN
	DUCT SECTION, EXHAUST AIR DN
	FLEXIBLE DUCT
FSD	FIRE AND SMOKE DAMPER
FD	FIRE DAMPER
	DIRECTION OF FLOW
	MANUAL VOLUME DAMPER
	WALL SUPPLY OUTLET, RETURN GRILLE
	CEILING DIFFUSER
	CEILING RETURN
	CEILING EXHAUST
DD	DUCT SMOKE DETECTOR
T	THERMOSTAT
S	SWITCH
OS	REMOTE SENSOR
CO2	CARBON DIOXIDE SENSOR
M	MOTORIZED ACTUATOR
AAD	AUTOMATIC AIR DAMPER
M	MOTOR OPERATED DAMPER (MOD) / LOUVER
	EXHAUST FAN
	NEW TO EXISTING CONNECTION
	POINT BETWEEN EXISTING TO BE REMOVED AND EXISTING TO REMAIN.

SHEET ANNOTATION



GENERAL HVAC NOTES

1. THESE DRAWINGS ARE BASED UPON AVAILABLE DOCUMENTS, WHICH MAY NOT ACCURATELY PORTRAY AS-BUILT CONDITIONS. EXISTING EQUIPMENT AND PIPING SIZES, LOCATIONS, AND DIMENSIONS SHALL BE VERIFIED IN THE FIELD PRIOR TO DEMOLITION AND CONSTRUCTION. NOTIFY THE ENGINEER IMMEDIATELY OF ALL DISCREPANCIES AFFECTING THE REMOVAL OF EXISTING EQUIPMENT AND PIPING, AND THE INSTALLATION OF NEW EQUIPMENT AND PIPING.
2. INSTALL PIPING AND DUCTWORK TO BEST SUIT FIELD CONDITIONS AND COORDINATE WITH THE INSTALLATION WORK OF OTHER TRADES. THESE DRAWINGS ARE DIAGRAMMATIC, DO NOT SCALE TO DETERMINE EXACT LOCATION OF PIPING.
3. PROTECT ALL EXISTING EQUIPMENT THAT IS TO REMAIN. VERIFY WITH OWNER WHAT SYSTEMS WILL REMAIN OPERATIONAL THROUGHOUT CONSTRUCTION. NOTIFY THE OWNER PRIOR TO SHUTTING DOWN ANCILLARY SYSTEMS OR EQUIPMENT.
4. REPAIR AND/OR REPLACE ALL EXISTING UTILITIES, STRUCTURAL ELEMENTS, EQUIPMENT, PIPING, CONDUIT, DUCTWORK, ETC. THAT IS DAMAGED OR BECOMES INOPERABLE AS A RESULT OF THIS WORK.
5. COORDINATE MODIFICATIONS TO EXISTING SYSTEMS WITH OWNER TO MINIMIZE SHUTDOWN TIME OF BUILDING SYSTEMS.
6. HVAC MOTOR STARTER CONTROL PANELS, HOA SWITCHES, ON/OFF SWITCHES, PRESSURE SWITCHES AND ALL CONDUIT AND WIRING TO BE PROVIDED BY THE ELECTRICAL CONTRACTOR.
7. ALL THERMOSTATS SHALL BE FURNISHED BY THE GENERAL CONTRACTOR. SOME THERMOSTATS SHALL BE INSTALLED BY THE GENERAL CONTRACTOR AND SOME BY THE ELECTRICAL CONTRACTOR. REFER TO THE HVAC PLANS AND THE ELECTRICAL DRAWINGS FOR THERMOSTATS TO BE INSTALLED BY THE ELECTRICAL CONTRACTOR.
8. COORDINATE DEMOLITION AND ARCHITECTURAL WORK WITH FINAL LOUVER, DAMPER AND HVAC EQUIPMENT LOCATIONS.
9. HVAC PLANS INDICATE WHERE EQUIPMENT AND SUPPORTS ARE REQUIRED TO BE ABOVE A MINIMUM ELEVATION. IN THESE CASES THE SCHEDULED ELEVATION IS PROVIDED AS A GUIDE ONLY. NOTIFY ENGINEER OF ANY CONFLICTS.
10. WHERE THERE IS NO SCHEDULED ELEVATION OR ELEVATION NOTED ON THE CORRESPONDING PLAN, INSTALL UNITS A MINIMUM OF 8' AFF.

DRAFT

PRELIMINARY

No.	Issue	Checked	Approved	Date
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Client SUSSEX COUNTY, DELAWARE

Project INLAND BAYS REGIONAL WASTEWATER FACILITY EXPANSION

Title PUMP & BLOWER BUILDING NO. 2 HVAC SYMBOLS, ABBREVIATIONS, AND NOTES

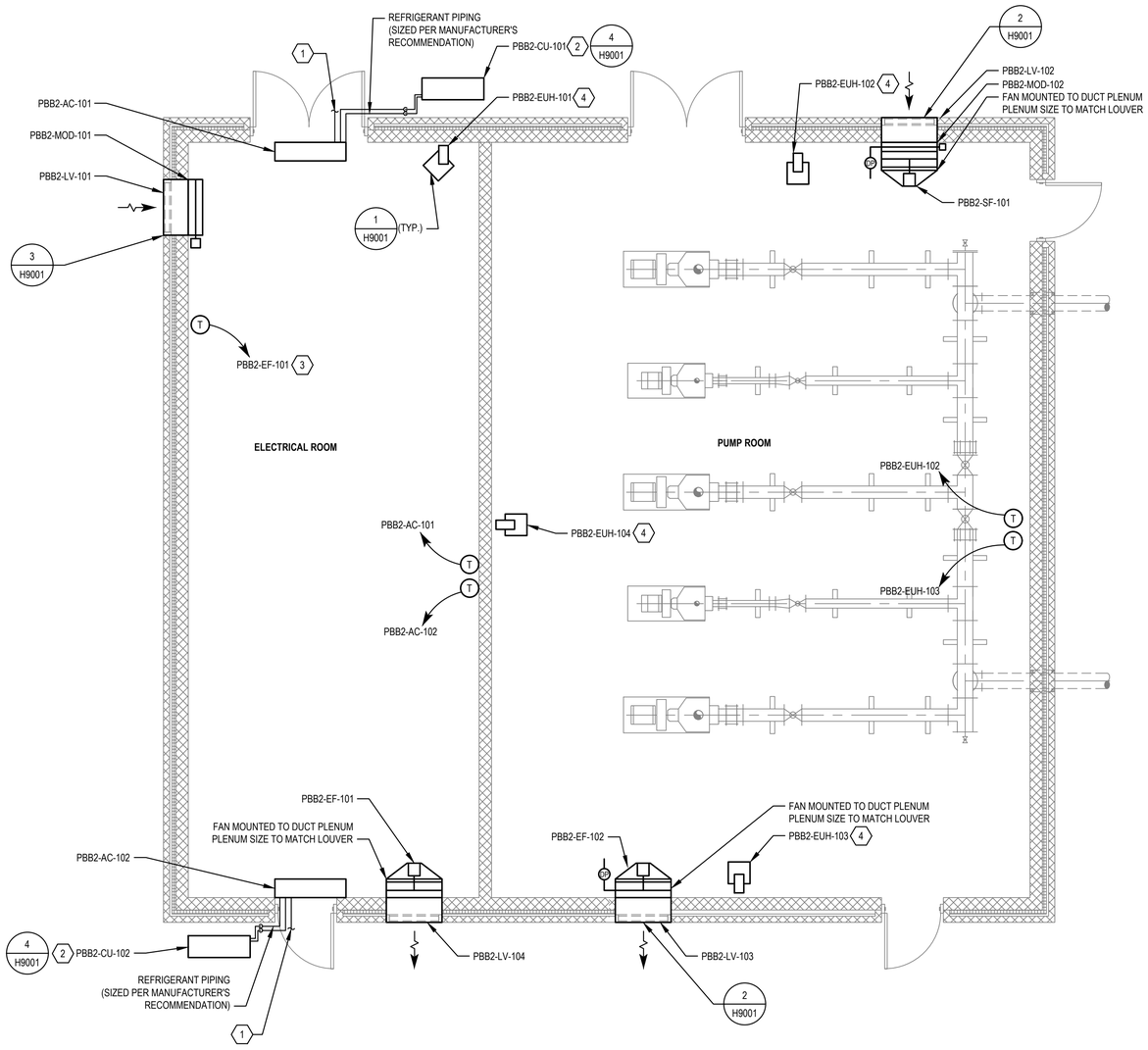
Size ANSI D

Project No.	Date	Scale
12645844	10/2025	NONE

Sheet No. H0001

Sheet of

Plot Date: 16 October 2025 - 11:03 AM Plotted By: Constantine Marinakos Path and Filename: C:\Users\cmarinakos\DC\ACCDocs\GHD Services Pty Ltd\12645844-Inland Bays RWF Expansion\Project Files\01 WIP\Mech\Sheets\12645844-GHD-00-00-DWG-H0001.dwg



KEY NOTES: (#)

1. ROUTE UNIT CONDENSATE PIPE ALONG REFRIGERANT PIPING PATHWAY. DROP DOWN, PENETRATE BUILDING WALL, AND TERMINATE CONDENSATE PIPE 6"ABOVE GRADE.
2. UNIT MOUNTED ON PAINTED STEEL SUPPORTS FROM WALL, WITH DISTANCE FROM WALL AS PER MANUFACTURER'S RECOMMENDATIONS. BUT NOT LESS THAN 16 INCHES. ACCU BOLTED TO STEEL BASE PLATE, AT MINIMUM 4 LOCATIONS. BASE PLATE SHALL BE 1/4 INCH THICK WITH LENGTH AND WIDTH BEING 2 INCHES GREATER THAN ACCU FOOTPRINT DIMENSIONS. PROVIDE TWO 3"X3"X1/4" STEEL ANGLES, LOCATED PERPENDICULAR TO BUILDING WALL. ANGLES SHALL BE SECURED TO BUILDING EXTERIOR WALL . ANGLES TO BE PLACED INWARD FACING WITH SPACING OF TWO ANGLES SHALL MATCH LONG DIMENSION OF ACCU. A PRE-MANUFACTURERED WALL-BRACKET MAY BE SUBMITTED TO A/E FOR APPROVAL.
3. STAND-BY FAN'S THERMOSTAT SET AS SCHEDULED.
4. TOP OF UNIT HEATER TO BE MOUNTED 12" BELOW CEILING, AND SHALL HAVE THEIR BLADES ORIENTED TO BLOW 45 DEGREES DOWN FROM HORIZONTAL.

1 HVAC FLOOR PLAN

1/4" = 1'-0"

DRAFT

PRELIMINARY

No	Issue		Checked	Approved	Date
A	IFC		HZ	SC	10/16/25
Author	C. MARINAKOS	Drafting Check		Project Manager	S. CLARK
Designer	J. MILLER	Design Check		Project Director	J. STURDEVANT

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Bar is one inch on original size sheet
0 1"

0 2' 4' 8'

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Client SUSSEX COUNTY, DELAWARE

Project INLAND BAYS REGIONAL WASTEWATER FACILITY EXPANSION

Title PUMP & BLOWER BUILDING NO. 2 HVAC FLOOR PLAN

Size ANSI D

Project No.	Date	Scale	Sheet No.	Sheet
12645844	10/2025	AS NOTED	H1911	of

Plot Date: 16 October 2025 - 11:03 AM Plotted By: Constantine Marinakos Path and Filename: C:\Users\cmarinakos\DC\ACCDocs\GHD Services Pty Ltd\12645844-Inland Bays RWF Expansion\Project Files\01 WIP\Mech\Sheets\12645844-GHD-19-00-DWG-H1911.dwg

ELECTRIC UNIT HEATER SCHEDULE

UNIT NO.	BUILDING	ROOM NAME	SPECIFICATION SECTION	ELEMENT		CFM	EAT (DEG. F)	LAT (DEG. F)	AIR DISCHARGE	DESIGN BASIS		NOTES
				KW	VOLTS / PHASE / HZ					MANUFACTURER	MODEL	
PBB2-EUH-101	PUMP & BLOWER BLDG. NO. 2	ELECTRICAL ROOM	15835	3	480/3/60	350	65	92	HORIZONTAL	INDEECO	240-U1033C	1, 2, 3
PBB2-EUH-102	PUMP & BLOWER BLDG. NO. 2	PUMP ROOM	15835	10	480/3/60	650	65	113	HORIZONTAL	INDEECO	240-U2100U	1, 3, 4
PBB2-EUH-103	PUMP & BLOWER BLDG. NO. 2	PUMP ROOM	15835	10	480/3/60	650	65	113	HORIZONTAL	INDEECO	240-U2100U	1, 3, 4
PBB2-EUH-104	PUMP & BLOWER BLDG. NO. 2	PUMP ROOM	15835	10	480/3/60	650	65	113	HORIZONTAL	INDEECO	240-U2100U	1, 2, 3

NOTES:

1. PROVIDE WALL MOUNTING BRACKET
2. PROVIDE BUILT-IN THERMOSTAT
3. PROVIDE DISCONNECT SWITCH
4. PROVIDE CONTROL VOLTAGE TRANSFORMER COMPATIBLE WITH WALL-MOUNTED THERMOSTAT

LOUVER AND DAMPER SCHEDULE

UNIT NO.	BUILDING	ROOM NAME	EQUIPMENT TYPE	SPECIFICATION SECTION	DIMENSIONS (W" x H" x D")	DESIGN AIRFLOW (CFM)	OPERATOR TYPE	VOLTS / PHASE / HZ	INTERLOCK WITH	NOTES	DESIGN BASIS	
											MANUFACTURER	MODEL
PBB2-LV-101	PUMP & BLOWER BLDG. NO. 2	ELECTRICAL ROOM	FIXED LOUVER	15940	36" x 36" x 4"	2210	-	-	-	1	RUSKIN	ELF445DXH
PBB2-LV-102	PUMP & BLOWER BLDG. NO. 2	PUMP ROOM	FIXED LOUVER	15940	36" x 36" x 4"	1500	-	-	-	1	RUSKIN	ELF445DXH
PBB2-LV-103	PUMP & BLOWER BLDG. NO. 2	PUMP ROOM	FIXED LOUVER	15940	36" x 36" x 4"	1500	-	-	-	1	RUSKIN	ELF445DXH
PBB2-LV-104	PUMP & BLOWER BLDG. NO. 2	ELECTRICAL ROOM	FIXED LOUVER	15940	36" x 36" x 4"	2210	-	-	-	1	RUSKIN	ELF445DXH
PBB2-MOD-101	PUMP & BLOWER BLDG. NO. 2	ELECTRICAL ROOM	OPERABLE DAMPER	15910	36" x 36" x 4"	2210	POWER OPEN/SPRING CLOSE	120/1/60	PBB2-EF-101	-	RUSKIN	CD40
PBB2-MOD-102	PUMP & BLOWER BLDG. NO. 2	PUMP ROOM	OPERABLE DAMPER	15910	36" x 36" x 4"	1500	POWER OPEN/SPRING CLOSE	120/1/60	PBB2-SF-101	-	RUSKIN	CD40

NOTES:

1. LOUVER AND HARDWARE SHALL BE ALUMINUM. PROVIDE EXTERNALLY-MOUNTED ALUMINUM BIRDSCREEN WITH REMOVABLE FRAME.

FAN SCHEDULE

UNIT NO.	BUILDING	ROOM NAME	EQUIPMENT TYPE	SPECIFICATION SECTION	AIRFLOW				ELECTRICAL			CONTROLLED BY	TEMPERATURE SET POINT (DEG. F)	NOTES	DESIGN BASIS	
					DRIVE	CFM	S.P. (IN. W.G.)	RPM	HP	RPM	VOLTS / PHASE / HZ				MANUFACTURER	MODEL
PBB2-EF-101	PUMP & BLOWER BLDG. NO. 2	ELECTRICAL ROOM	WALL PROP	15865	DIRECT	2210	0.2	860	0.17	860	120/1/60	WALL T-STAT	80	1, 2, 3	LOREN COOK	24EW416D08
PBB2-EF-102	PUMP & BLOWER BLDG. NO. 2	PUMP ROOM	WALL PROP	15865	DIRECT	1500	0.2	860	0.25	860	120/1/60	CONTINUOUS	-	1, 2, 3	LOREN COOK	24EW412D08
PBB2-SF-101	PUMP & BLOWER BLDG. NO. 2	PUMP ROOM	WALL PROP	15865	DIRECT	1500	0.2	860	0.25	860	120/1/60	CONTINUOUS	-	1, 4	LOREN COOK	24EW412D08

NOTES:

1. PROVIDE DISCONNECT SWITCH, SHIPPED LOOSE FOR FIELD INSTALLATION.
2. PROVIDE WALL COLLAR AND GRAVITY BACKDRAFT DAMPER.
3. PROVIDE INLET WIREGUARD.
4. PROVIDE OUTLET WIREGUARD.

SPLIT SYSTEM DUCTLESS HEAT PUMP UNITS SCHEDULE

UNIT NO.	BUILDING	ROOM NAME	EQUIPMENT TYPE	SPECIFICATION SECTION	NOMINAL TONS	TOTAL COOLING CAPACITY (MBH)	SENSIBLE COOLING CAPACITY (MBH)	HEATING CAPACITY (MBH)	AIR FLOW (CFM) (AT MED. SPEED)	FAN MOTOR (WATT)	VOLTS / PH / HZ	CONDENSING UNIT			CONTROLLED BY	TEMPERATURE SET POINT (DEG. F)	NOTES	DESIGN BASIS		
												UNIT NO.	MCA	VOLTS / PH / HZ				MANUFACTURER	INDOOR MODEL	OUTDOOR MODEL
PBB2-AC-101	PUMP & BLOWER BLDG. NO. 2	ELECTRICAL ROOM	WALL MOUNTED	15786	2	26	16	23	605	54	208/1/60	PBB2-CU-101	16.3	208/1/60	WALL T-STAT	78	1, 2, 3, 4, 5, 6	DAIKIN	FTXF24AXVJU	RXF24AXVJU
PBB2-AC-102	PUMP & BLOWER BLDG. NO. 2	ELECTRICAL ROOM	WALL MOUNTED	15786	2	26	16	23	605	54	208/1/60	PBB2-CU-102	16.3	208/1/60	WALL T-STAT	78	1, 2, 3, 4, 5, 6	DAIKIN	FTXF24AXVJU	RXF24AXVJU

NOTES:

1. PROVIDE UNIT SUITABLE FOR SINGLE POINT ELECTRICAL SERVICE. INDOOR UNIT POWERED THROUGH OUTDOOR UNIT.
2. UNITS RATED WITH ENTERING AIR CONDITION AT 80° DB/67° WB INSIDE AT 95° DB OUTSIDE IN COOLING, AND 67° DB INSIDE AT 10° DB OUTSIDE IN HEATING .
3. PROVIDE CONDENSING UNIT SUITABLE FOR COOLING AND HEATING OPERATION AT 0 DEGREE F AMBIENT.
4. PROVIDE CONTACTS FOR WALL-MOUNTED, WIRED THERMOSTAT.
5. PROVIDE WALL-MOUNTED PROGRAMMABLE THERMOSTAT. THERMOSTAT PROVIDED BY AC MANUFACTURER.
6. PROVIDE WASHABLE FILTER.

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Project **INLAND BAYS REGIONAL WASTEWATER FACILITY EXPANSION**

Title **PUMP & BLOWER BUILDING NO. 2 HVAC SCHEDULES**

Size **ANSI D**

Project No.	Date	Scale	Sheet No.	Sheet
12645844	10/2025	AS NOTED	H1961	of

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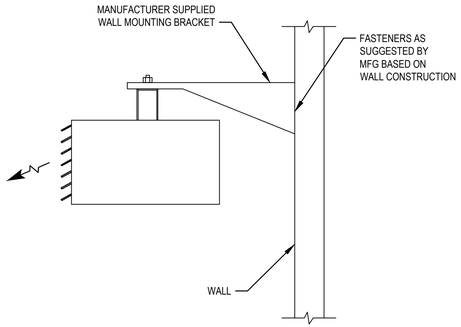
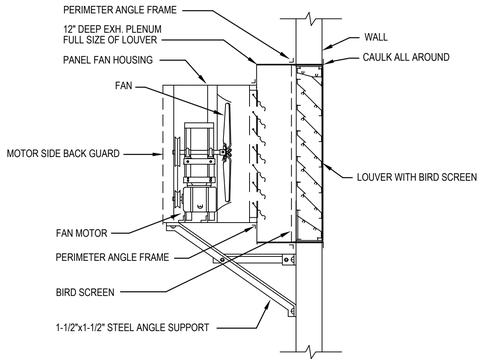


1 ELECTRIC UNIT HEATER SUPPORT DETAIL

NOT TO SCALE

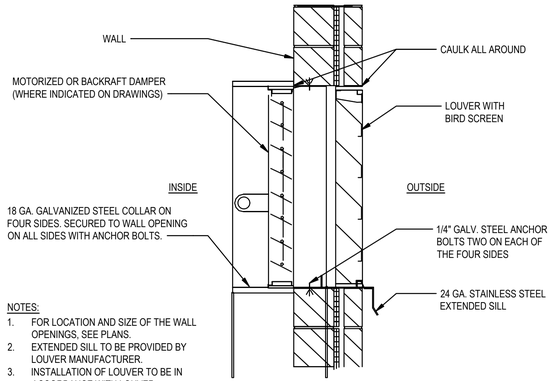


NOTES:

1. FOR LOCATION AND SIZE OF THE WALL OPENINGS, SEE ARCHITECTURAL PLANS.
2. INSTALLATION OF LOUVER TO BE IN ACCORDANCE WITH LOUVER MANUFACTURER'S RECOMMENDATIONS

2 LOUVER/DAMPER/WALL PROPELLER FAN DETAIL

NOT TO SCALE

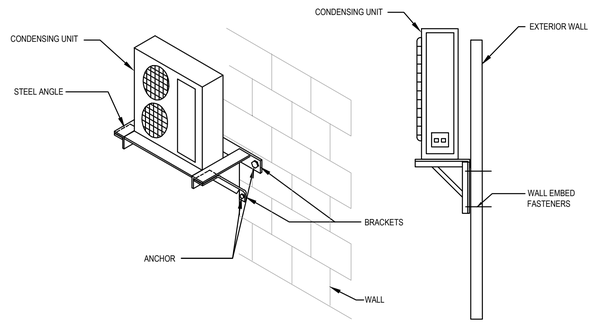


NOTES:

1. FOR LOCATION AND SIZE OF THE WALL OPENINGS, SEE PLANS.
2. EXTENDED SILL TO BE PROVIDED BY LOUVER MANUFACTURER.
3. INSTALLATION OF LOUVER TO BE IN ACCORDANCE WITH LOUVER MANUFACTURER'S RECOMMENDATIONS.

3 LOUVER / DAMPER DETAIL

NOT TO SCALE



SECTION VIEW

4 CONDENSING UNIT SUPPORT DETAIL

NOT TO SCALE

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Project INLAND BAYS REGIONAL WASTEWATER FACILITY EXPANSION

Project No. 12645844 | Date 10/2025 | Scale AS NOTED

Title PUMP & BLOWER BUILDING NO. 2 HVAC DETAILS

Size ANSI D

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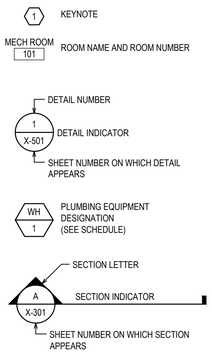
ABBREVIATIONS

AV	ACID VENT
AW	ACID WASTE
A	AIR
BOE	BOTTOM OF EQUIPMENT
CW	COLD WATER
CO	CLEANOUT
CODP	CLEANOUT DECK PLATE
COWP	CLEANOUT WALL PLATE
CU	COPPER
DH	DECK HYDRANT
D	DRAIN
DN	DOWN
D/W/V	DRAIN/WASTE/VENT
EE	EMERGENCY EYEWASH
EE/S	EMERGENCY EYEWASH & SHOWER
EFW	EFFLUENT WATER
EWC	ELECTRIC WATER COOLER
EWH	ELECTRIC WATER HEATER
FD	FLOOR DRAIN
FFD	FUNNEL FLOOR DRAIN
NG	NATURAL GAS
GWH	GAS WATER HEATER
HB	HOSE BIBB
HD	HUB DRAIN
HW	HOT WATER
IW	INDIRECT WASTE
K	KITCHENETTE
L	LAVATORY
LPG	LIQUIFIED PETROLEUM GAS
MR	MOP RECEPTOR
NF	NON-FREEZE
NPW	NON-POTABLE WATER
PLW	PLANT WATER
PRS	PRESSURE REDUCING STATION
PRV	PRESSURE REDUCING VALVE
PW	POTABLE WATER
RD	ROOF DRAIN
REF	REFRIGERATOR
RL	ROOF LEADER
RPZ	REDUCED PRESSURE ZONE BACKFLOW PREVENTER
SAN	SANITARY
SFM	SANITARY FORCE MAIN
SER.S	SERVICE SINK
SH	SHOWER
SW	SERVICE WATER
SK	SINK
S	SOIL
ST	STORM DRAIN
TW	TEMPERED WATER
UR	URINAL
VA	VACUUM
V	VENT
VTR	VENT THROUGH ROOF
W	WASTE
WC	WATER CLOSET

PLUMBING SYMBOLS LEGEND

SYMBOL	DESCRIPTION
	COLD WATER PIPING
	HOT WATER PIPING
	VENT PIPING
	TRAP PRIMER PIPING
	HOT WATER RECIRCULATION PIPING
SAN	SANITARY PIPING BELOW SLAB
STM	STORM PIPING BELOW SLAB
NPW	NON-POTABLE WATER
	BALANCING VALVE
	BALL VALVE
	CHECK VALVE
	GATE VALVE
	GLOBE VALVE
	PRESSURE REDUCING VALVE
	TEMPERATURE/PRESSURE RELIEF VALVE
	TEMPERING VALVE
	WATER HAMMER ARRESTER W/PDI SYMBOL
	PRESSURE GAUGE
	CLEANOUT
	THEMOMETER
	FLOOR DRAIN
	FLOOR CLEANOUT
	"Y" STRAINER
	BACKFLOW PREVENTER (RPZ)
	HOSE BIBB
	WALL HYDRANT
	HOSE RACK
	P-TRAP
	PIPE DOWN
	PIPE UP
	VALVE IN VERTICAL
	UNION
	PUMP

SHEET ANNOTATION



GENERAL PLUMBING NOTES

1. COORDINATE ALL PLUMBING WORK WITH OTHER TRADES.
2. INSTALL DRAINAGE PIPING 2" OR SMALLER AT 1/4" PER FOOT SLOPE AND 3" OR LARGER AT 1/8" PER FOOT SLOPE, UNLESS OTHERWISE NOTED.
3. RUN ALL PIPING AS HIGH AS POSSIBLE ALONG CEILINGS UNLESS OTHERWISE NOTED.
4. ISOLATION VALVES SHALL BE INSTALLED AT ALL BRANCH LINES, FIXTURES, AND EQUIPMENT.
5. ALL PIPING SHALL BE ADEQUATELY SUPPORTING PER SPECIFICATIONS.
6. PROVIDE SLEEVES PER SPECIFICATIONS AND INDICATE TO GENERAL TRADE LOCATION FOR INSTALLATION.
7. ALL CONCRETE EQUIPMENT BASED SHALL BE PROVIDED BY THE GENERAL TRADE. PLUMBING TRADE SHALL INDICATE SIZE AND LOCATION FOR INSTALLATION.
8. ALL PIPING SHOWN AS SINGLE LINE. PLUMBING CONTRACTOR TO SUPPLY ALL FITTINGS REQUIRED TO MAINTAIN SMOOTH FLOW LINES, CHANGE IN ELEVATIONS AND TO MEET ALL TRANSITIONS FOR A COMPLETE SYSTEM.
9. SEE DRAWING G-003 FOR GENERAL LIST OF ADDITIONAL ABBREVIATIONS.
10. ALL CONTRACTORS ARE ISSUED A COMPLETE SET OF CONTRACT DRAWINGS. WHILE EVERY EFFORT HAS BEEN MADE TO CONCENTRATE THE WORK OF TRADES ON SPECIFIC SHEETS AND LABEL IT ACCORDINGLY, THERE ARE NECESSARILY INSTANCES WHERE WORK IS SHOWN ON OR CROSS REFERENCED TO OTHER DRAWINGS. IT IS THE RESPONSIBILITY OF EACH CONTRACTOR TO REVIEW ALL DRAWINGS AND COORDINATE THEIR WORK WITH OTHERS.
11. FOR FLOOR DRAIN LOCATIONS AND ELEVATIONS, SEE STRUCTURAL DRAWINGS.

PLUMBING FIXTURE SCHEDULE

TAG	DESCRIPTION	LOCATION	CONNECTION SIZE					BASIS OF DESIGN
			NPW	PW	HW	WASTE	VENT	
FCO-1	FLOOR CLEANOUT	PUMP & BLOWER BLDG. NO 2	-	-	-	4"	-	JOSAM MANUFACTURING COMPANY MODEL 56000 SERIES, ZURN MODEL Z1415-3, JAY R. SMITH, OR EQUAL
FD-1	FLOOR DRAIN	PUMP & BLOWER BLDG. NO 2	-	-	-	4"	-	JOSAM SERIES 32300, JAY R. SMITH 2131 SERIES, ZURN Z-541, OR EQUAL
FD-2	FUNNEL FLOOR DRAIN	PUMP & BLOWER BLDG. NO 2	-	-	-	4"	-	JOSAM, JAY R. SMITH, ZURN Z328, OR EQUAL
HB-1	HOSE BIBB	PUMP & BLOWER BLDG. NO 2	3/4"	-	-	-	-	WILKINS (ZURN) MODEL 195, WATTS, WOODFORD, OR EQUAL
RPZ-1	REDUCED PRESSURE ZONE BACKFLOW PREVENTER	PUMP & BLOWER BLDG. NO 2	-	2"	-	2"	-	WATTS SERIES 909, WILKINS (ZURN) MODEL 375, OR EQUAL
SK-1	FREE STANDING STAINLESS STEEL SAMPLE SINK	PUMP & BLOWER BLDG. NO 2	-	3/4"	-	2"	1-1/2"	SEE NOTE 1
HR-1	HOSE RACK	PUMP & BLOWER BLDG. NO 2	-	-	-	-	-	SEE NOTE 2
EWH-1	ELECTRIC WATER HEATER	PUMP & BLOWER BLDG. NO 2	-	1/2"	1/2"	-	-	EMAX PROSERIES PR008240
TP-1	ELECTRONIC TRAP PRIMER - 4 CONNECTION	PUMP & BLOWER BLDG. NO 2	1/2"	-	-	-	-	PRECISION PLUMBING PRODUCTS PTS-4

NOTES:

1. PROVIDE 24" X 24" X 12" STAINLESS STEEL, FLOOR MOUNTED, SINGLE COMPARTMENT SINK. SINK SHALL BE 14 GAUGE STAINLESS STEEL WITH STAINLESS STEEL LEGS. SINK SHALL HAVE 3-1/2" OUTLET FOR BASKET STRAINER. PROVIDE BASKET STRAINER. SINK SHALL BE ELKAY B1C24X24X, OR EQUAL. PROVIDE WITH 8" CENTER FAUCET, 4" WRIST BLADE HANDLE, AND VACUUM BREAK. CHICAGO FAUCET MODEL 540-LD897SWXF317CP, OR EQUAL.
2. HOSE RACKS SHALL BE WALL-MOUNTED TYPE, DESIGNED TO HOLD A MINIMUM OF 100 FEET OF HOSE AND SHALL BE INSTALLED WHERE INDICATED ON THE CONTRACT DRAWINGS. THE RACK SHALL BE MADE OF POLISHED STAINLESS STEEL ROD AS MANUFACTURED BY STRAHMAN VALVES, INC., MODEL HR-100 OR HR-100L, OR EQUAL.

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Client SUSSEX COUNTY, DELAWARE

Project INLAND BAYS REGIONAL WASTEWATER FACILITY EXPANSION

Title PUMP & BLOWER BUILDING NO. 2 PLUMBING SYMBOLS, NOTES, AND SCHEDULES

Size ANSI D

Project No. 12645844 | Date 10/2025 | Scale AS NOTED

Sheet No. P0001 | Sheet of

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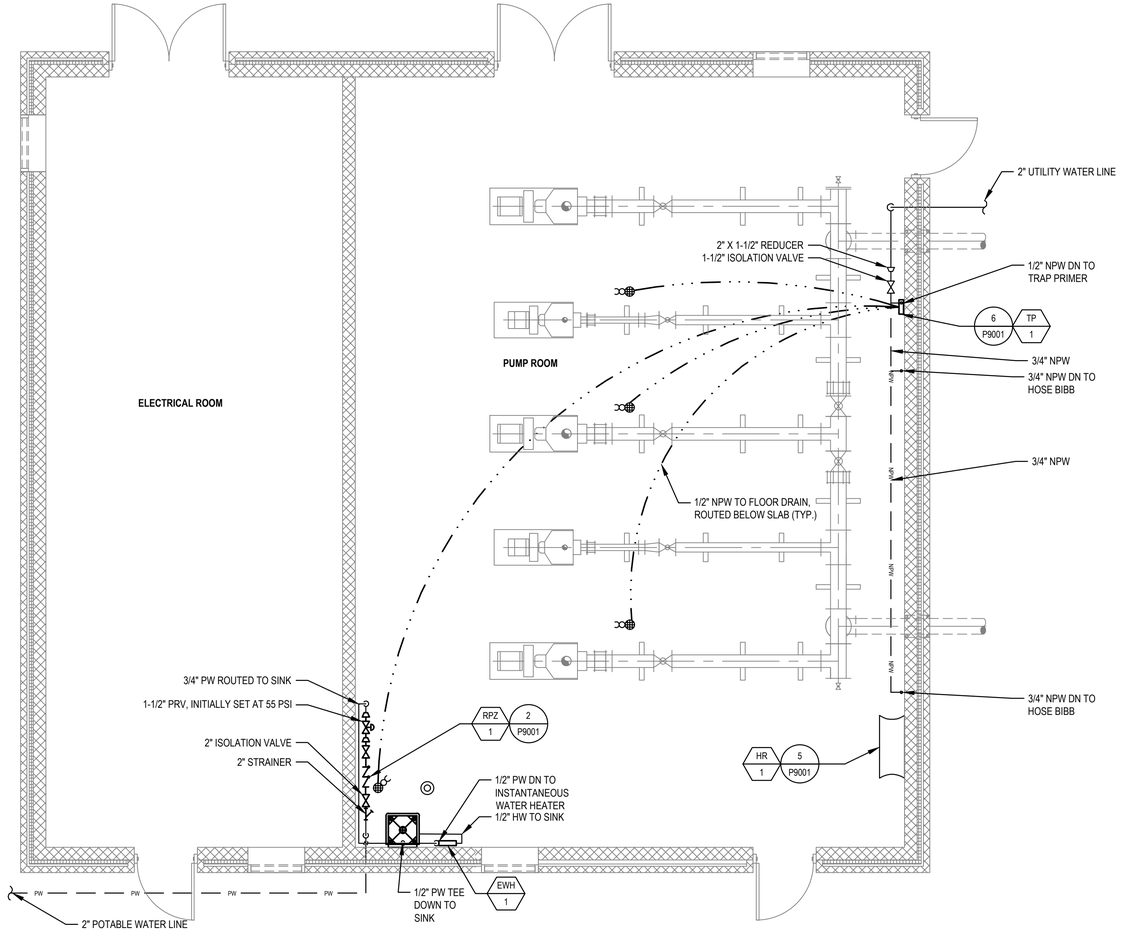
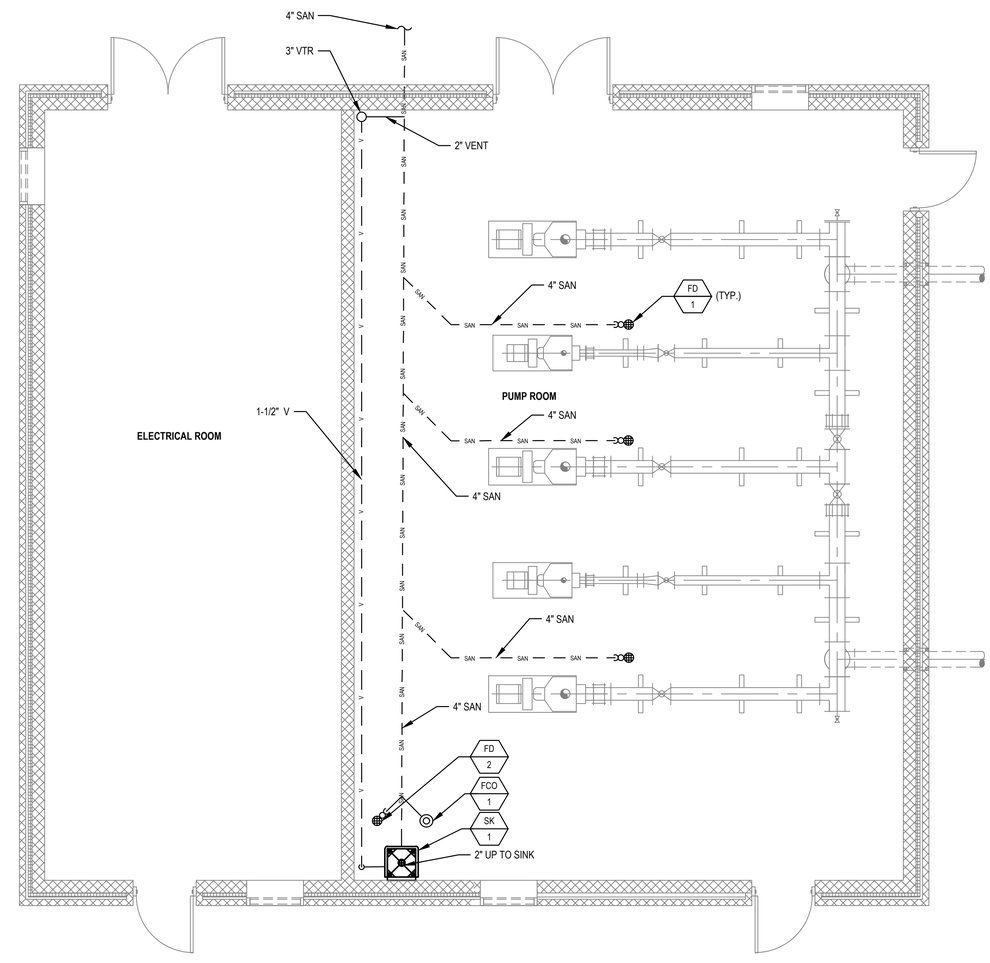
PLAN NORTH



1 **PLUMBING - WATER PIPING PLAN**
1/4" = 1'-0"



2 **PLUMBING SANITARY & VENT FLOOR PLAN**
1/4" = 1'-0"

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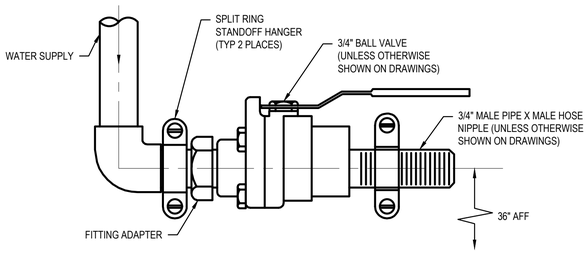
Title PUMP & BLOWER BUILDING NO. 2 PLUMBING FLOOR PLANS

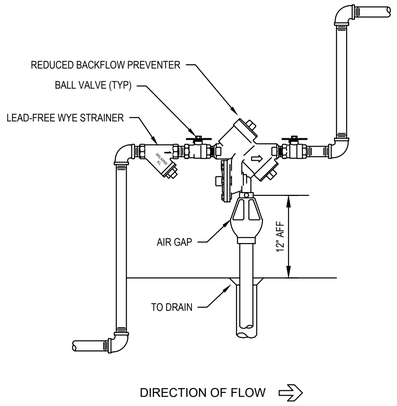
Size ANSI D

Sheet No. P1911 | Sheet of

Plot Date: 20 October 2025 - 3:18 PM | Plotted By: Constantine Marinakos | Path and Filename: C:\Users\cmarinakos\DC\ACCDocs\GHD Services Pty Ltd\12645844-Inland Bays RWF Expansion\Project Files\01 WIP\Mech\Sheets\12645844-GHD-19-00-DWG-P1911.dwg



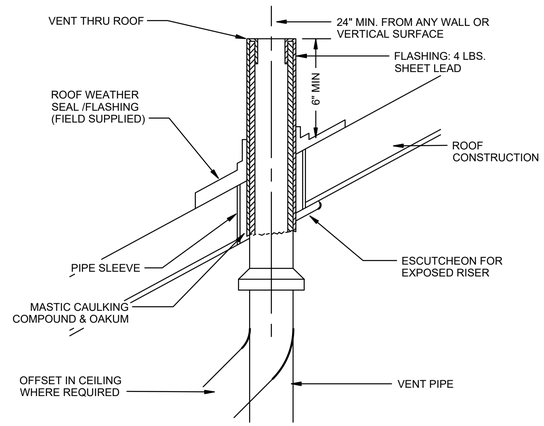
1 HOSE BIBB
NOT TO SCALE



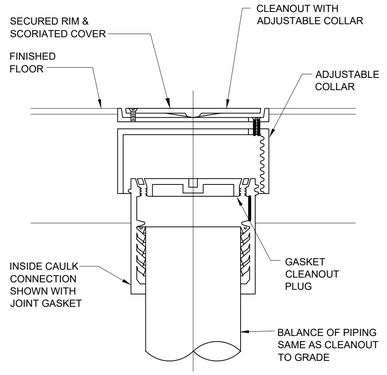
NOTES:

1. REDUCED BACKFLOW PREVENTER ASSEMBLY SHALL INSTALLED INSIDE BUILDING.
2. REDUCED BACKFLOW PREVENTER ASSEMBLY SHALL BE INSTALLED ON POTABLE WATER MAIN SUPPLY

2 REDUCED PRESSURE BACKFLOW PREVENTOR
NOT TO SCALE



3 VENT TO ROOF
NOT TO SCALE

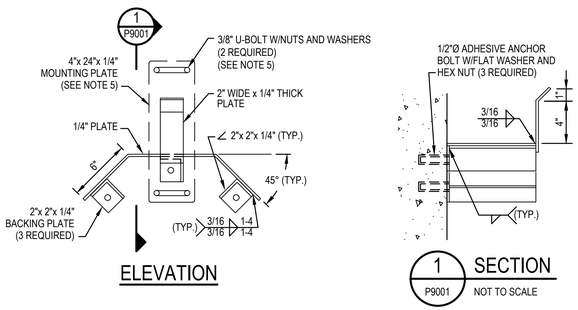


4 CLEANOUT DETAIL
NOT TO SCALE

PLAN

NOTES:

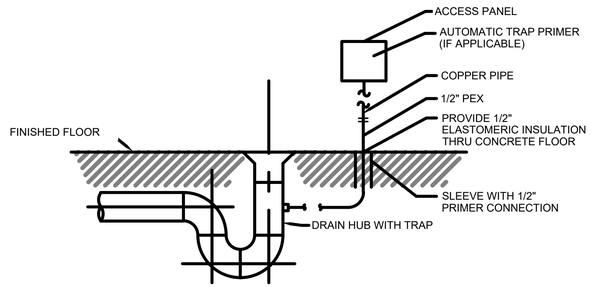
1. ANGLES AND PLATES SHALL BE 6061-T6 ALUMINUM.
2. MILL FINISH.
3. ALL HARDWARE SHALL BE STAINLESS STEEL.
4. PAINT ALUMINUM IN CONTACT WITH CONCRETE PER SPECIFICATIONS.
5. FOR COLUMN OR HANDRAIL MOUNTING, OMIT BACKING PLATES. PROVIDE MOUNTING PLATE AND U-BOLTS AS SHOWN.



ELEVATION

1 SECTION
P9001
NOT TO SCALE

5 HOSE RACK DETAIL
NOT TO SCALE



6 FLOOR DRAIN WITH TRAP PRIMER
NOT TO SCALE

DRAFT

PRELIMINARY

No.	Issue	Checked	Approved	Date
A	IFC	HZ	SC	10/16/25

Author C. MARINAKOS | Drafting Check | Project Manager S. CLARK
Designer J. MILLER | Design Check | Project Director J. STURDEVANT

SITE ADDRESS:
29445 INLAND BAY ROAD
MILLSBORO, DE 19966

Bar is one inch on original size sheet
0 1"

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Client SUSSEX COUNTY, DELAWARE
Project INLAND BAYS REGIONAL WASTEWATER FACILITY EXPANSION

Project No. 12645844 | Date 10/2025 | Scale AS NOTED

Title PUMP & BLOWER BUILDING NO. 2 PLUMBING DETAILS

Size ANSI D

Sheet No. P9001 | Sheet of

Plot Date: 16 October 2025 - 11:56 AM | Plotted By: Constantine Marinakos | Path and Filename: C:\Users\cmarinakos\DC\ACCDocs\GHD Services Pty Ltd\12645844-Inland Bays RWF Expansion\Project Files\01 WIP\Mech\Sheets\12645844-GHD-90-00-DWG-P9001.dwg

SUSSEX COUNTY
CHANGE ORDER REQUEST

A. **ADMINISTRATIVE:**

1. Project Name: **Inland Bays Expansion – General Construction**
2. Sussex County Project No. C19-11A
3. Change Order No. IB-006 (Modified)
4. Date Change Order Initiated - 12/16/25
5. a. Original Contract Sum $ 0
   b. Net Change by Previous Change Orders $15,852,297.47
   c. Contract Sum Prior to Change Order $15,852,297.47
   d. Requested Change $ 2,277,600.00
   e. Net Change (No. of days) 0
   f. New Contract Amount $18,129,897.47
6. Contact Person: Hans Medlarz, P.E.

   Telephone No. (302) 855-7370

B. **REASON FOR CHANGE ORDER (CHECK ONE)**

_ 1. Differing Site Conditions

_ 2. Errors and Omissions in Construction Drawings and Specifications

_ 3. Changes Instituted by Regulatory Requirements

_ X 4. Design Change

_ 5. Overrun/Underrun in Quantity

_ 6. Factors Affecting Time of Completion

_X_ 7. Other (explain below):

C. BRIEF DESCRIPTION OF CHANGE ORDER:

Modifications to IB-006.

D. JUSTIFICATION FOR CHANGE ORDER INCLUDED?

Yes _____X_____ No _____

E. APPROVALS

1. M.F. Ronca & Sons, Inc., Contractor

12/11/2025

Signature Date

David A. Ronca, CEO & General Manager

Representative's Name in Block Letters

2. Sussex County Project Manager

12/11/2025

Signature Date

3. Sussex County Council President

_____

Signature Date

Michael F.
RONCA
& Sons, Inc.
CONTRACTORS

TELEPHONE 610/759-5100
FACSIMILE 610/746-0974

179 Mikron Road, Bethlehem, PA 18020

December 11, 2025

Mr. Steven Clark, P.E.
GHD
16701 Melford Boulevard, Suite 330
Bowie, MD 20715

Re: Sussex County
Inland Bays RWF Expansion
Proposed Change Order Request No. 554-01-011
Inland Bays Yard Piping Package 2 – **Rev 2**

Dear Mr. Clark:

Pursuant to GHD's RFP-IB-006-GC Package 2, Michael F. Ronca & Sons, Inc. hereby proposes to furnish all necessary labor, materials and equipment for installation of the Site Utilities as identified in the RFP, for the Lump Sum Price of Two Million Two Hundred Seventy Seven Thousand Six Hundred Dollars and 00 Cents……..$2,277,600.00.

This proposal is based on all information identified in GHD's RFP IB-006-GC: Package 2 (Rev C Drawings) Revised October 23, 2025, GHD Drawings C0601, C0602 (w/markups), C0603, C0604 (w/markups), C0605 (w/markups), C0606 (w/markups), C0607 (w/markups), C0608 (w/markups), C0609, C0610 (w/markups), C0611 (w/markups), C0612 (w/markups), C0613 (w/markups), M2611 and as further clarified in the "Scope of Work" and "Listing of Qualifications/Exclusions" below.

Additional Yard Piping Scope of Work:

1. Profile 3 (8" DIP, PR) – Rotate to north side of Headworks-Distribution Structure to avoid stair conflict and utilize 6"x6"x6" wye with 6"x8" reducer at tie in.
2. Profile 6 (10" DIP, RAS) – Add 4 EA 10" MJ 22.5 for vertical adjustment.
3. Profile 7 (10" DIP, RAS) – Add 4 EA 10" MJ 22.5 for vertical adjustment.
4. Profile 8 (12" DIP, RAS)- Add 1 EA 12" MJ 45.
5. **REV-2 Profile 9 (12" DIP, RAS) – Add 1 EA 12" MJ 90 Bend**
6. Profile 10 (6" DIP, WAS) – Add 1 EA ARV, 1 EA 6" MJ 45, 4 EA 6" MJ 22.5. Delete 1 EA 6" MJ Plug Valve & 1 EA 6"x6" MJ TEE
7. Profile 11 (Previous 12) (4" DIP, WAS) – Reduce size to 4", add 2 EA 4" MJ 11.25, add 2 EA 4" MJ 22.5 MJ and relocated ARV from vault to buried.
8. Profile 12 (Previous 13) (24" DIP, ALE) – Add 2 EA 24" MJ 11.25 and 1 EA MJ 30" x 24" Reducer.
9. Profile 15 (Previous 16) – 24"/18"/36" DIP, CEF – Complete Piping from 24"x24" Wye (Previously Included) to Connection to Ex. Tertiary Treatment Tank Including Flow Meter Vault complete per details on Dwg. M2611. Flow Meter is assumed to be by Electrical Subcontractor and is specifically excluded from this proposal.

10. Profile 16 (24" DIP, PIF) – Install new pipe and fittings from New Headworks and Distribution Structure to connection at ex. piping adjacent to ex. Aeration Lagoon No. 1. Including ARV, and Flow Meter Vault complete per details on Dwg. M2611. Flow Meter is assumed to be by Electrical Subcontractor and is specifically excluded from this proposal. **REV-1 Including Additional 250 LF 24" DIP per S. Clarke 12.08.25 Email Directive.**
11. Profile 18 (6" DIP, PR) – Reroute ex. 6" PR utilizing new pipe and fittings as depicted on drawings to include 2 EA new ARVs.
12. Profile 19 (24" DIP, TEF) –Install new pipe and fittings from ex. Tertiary Treatment Tank to Ex. Effluent Storage Lagoon No. 2 including core drill connection to ex. Tertiary Tank, 4" drain connection w/valve 30" below grade at Storage Lagoon w/pump out manhole and modifications to the ex. Storage Lagoon liner for pipe penetration. Pipe insulation and precast concrete channel w/cover at Storage Lagoon are not included as discussed during our coordination call. Piping to be buried in top of Lagoon berm.
13. Profile 20 (6" DIP, WAS) – First 146 LF of piping was previous profile 11 and included in original RFP-006 and under contract. The following is added to this 146 LF is modified to include 1 EA buried ARV, 1 EA 6"x4" MJ Wye, 1 EA 6" MJ 90, 2 EA 6" MJ 22.5 and 1 EA 6" MJ 11.25. Removed from the original 146 LF is 1 EA 6" MJ Plug Valve, 1 EA 6"x6" Wye and 1 EA 6"x6" TEE. Proposal Includes the additional approx. 450 LF of piping to Sludge Lagoon No. 1 as shown on the drawings including modifications to the liner for the pipe penetration.
14. **REV-2 Profile 21 (30" DIP, CEF) – Addition of 2 EA 30" 45 Bends and Piping for Tie-In as Shown on Drawings**

Listing of Qualifications/Exclusions:

- The following profiles included in previous RFPs are assumed unchanged and no additional costs or credits for these profiles are included in this proposal:
    - Profile 1 (24" DIP, MLSS)
    - Profile 2 (24" DIP, MLSS)
    - Profile 4 (24" CIF)
    - Profile 5 (24" CIF)
    - Profile 9 (12" DIP, RAS)
    - Profile 13 (24" DIP, ALE)
    - Profile 14 (24" DIP, CEF)
- The following profiles are specifically excluded from this proposal and additional details for these profiles are expected in future RFPs
    - Profile 17 (30"/24" TEF)
    - Profile 21 (30" DIP, CEF)
    - Profile 22 (24" DIP, PIF)
    - Profile 23 (ALP)
    - Profile 24 (ALP)
    - Air Headers on North Side of Lagoons
- Supply of the 24" Influent and Clarifier Effluent Flow Meters are assumed to be furnished by the Electrical contractor and are specifically excluded from this proposal. Installation and associated hardware is Included.
- Electrical and controls connections for sump pumps are specifically excluded.

Listing of Qualifications/Exclusions (cont.):

- Profile 19 Pipe insulation and precast concrete channel w/cover at Storage Lagoon as depicted on drawings are specifically excluded per discussions during our coordination call.
- Profile 15 Includes the 2 EA 24" MJ Plug Valves for isolation of the FM Vault only. No additional valves are included for managing of flows during tie ins.
- Bypass Pumping for piping connections is specifically excluded. It is assumed that all piping connections can be made during plant shut downs or via isolation of the processes.
- Electric for dewatering pumps is specifically excluded. BW Electric to supply power conduit and wiring for our dewatering pumps (Based on correspondence with BW).
- Power and water consumption costs for construction activities is specifically excluded.
- Offsite disposal of excess excavated materials is specifically excluded.
- Proposal includes bond costs for work identified in this proposal.
- Permit fees are specifically excluded.
- Rock removal is specifically excluded, however, not anticipated based on the Geotechnical Report.
- Prevailing wage rates are excluded.
- Domestic steel requirements are specifically excluded.
- Construction testing for compaction, concrete, reinforcing steel, structural steel, etc. is assumed to be by Owner and is specifically excluded.

Thank you for the opportunity to provide this proposal, should you have any questions concerning the same, or require additional information, please do not hesitate to contact me.

Regards,

Scott Wachinski

Project Manager

cc: HO File 554-01
Hans M. Medlarz, P.E. – Sussex Co.
David A. Ronca – M.F. Ronca

Request for Proposal

Project	Sussex County-IBRWF Expansion		
Owner	Sussex County		
Contract No.	C19-11: General Construction	**GHD Project no.**	12645844
Contractor is requested to provide a Change Proposal for the following proposed modifications to the Work. This request alone neither directs nor approves any change to the Work nor any adjustments to the Contract Price or Contract Times. Contractor's proposal shall be submitted to Engineer for review and shall adhere to all requirements of the Contract Documents. If found acceptable to Owner and Engineer, Contractor's Change Proposal will be incorporated into the Work via Change Order.			
RFP No.	IB-006-GC: Package 2 (Rev C Drawings): Revised 12/10/2025		
RFP Subject	Site Utilities		
Issued By	S. Clark	**Date**	December 10, 2025

Description of Proposed Changes

General Construction for yard piping demolition and new construction including the following. Work shall be in accordance with the applicable details and specifications from the South Coastal RWF Treatment Upgrade No. 3 Contract Documents and may incorporate the approved pipe, fittings and valves. Refer to the attached revised (Rev C) yard piping plan and profiles for additional details. Note that the following list and the enclosed drawings include all yar piping profiles documented to date. The following narrative identifies what is unchanged, additional, or modified from the original RFP-IB-006-GC dated 3/19/2025 that is already under contract.

1. Profile 1 (24" DIP, MLSS) - No change.
2. Profile 2 (24" DIP, MLSS) - No change.
3. Profile 3 (8" DIP, PR) – Clarifying that wye at connection shall be 6”x6”x6”. Add a 6”x8” increaser. Plug valve is shown in correct location, as described in original RFP. Advise on shifting the connection to the north face of the Headworks & Distribution Structure to avoid conflict with stairway.
4. Profile 4 (24" CIF) - No change. Included in RFP-IB-002-GC.
5. Profile 5 (24" CIF) - No change. Included in RFP-IB-002-GC.
6. Profile 6 (10" DIP, RAS) - Added (4) 22.5° fittings. Piping underneath the secondary clarifier is included in RFP-IB-002-GC. Piping in and underneath the pump and blower building No.2 will be included in a future RFP.
7. Profile 7 (10" DIP, RAS) - Added (4) 22.5° fittings. Piping underneath the secondary clarifier is included in RFP-IB-002-GC. Piping in and underneath the pump and blower building No.2 will be included in a future RFP.
8. Profile 8 (12" DIP, RAS) - Added 45° fitting.
9. Profile 9 (12" DIP, RAS) - Added 90° fitting.
10. Profile 10 (6" DIP, WAS) - Added (1) ARV, (1) 45° fitting, (4) 22.5° fittings. Removed (1) plug valve, (1) tee.
11. Profile 11 (4” DIP, WAS) - Previously Profile 12. Reduced size from 6” to 4” pipe. Added (2) 11.25°, (2) 22.5° fittings. ARV moved from inside of vault to below grade adjacent to vertical bend. Coordinate piping at valve vault with work already included in RFP-IB-002-GC.

12. Profile 12 (24" DIP, ALE) - Previously Profile 13. Added (2) 11.25° fitting, and (1) 30”x24” reducer. Coordinate connection at precast effluent structure with RFP-IB-005-GC.
13. Profile 13 (24" DIP, ALE) - Previously Profile 14. No Change. Coordinate connection at precast effluent structure with RFP-IB-005-GC.
14. Profile 14 (24" DIP, CEF) - Previously Profile 15. No Change.
15. Profile 15 (24"/18”/36” DIP, CEF) - Previously Profile 16. Scope for previous RFP ended at the 24"x24"x24" wye connection, including the wye. No changes to this section already under contract. Submit pricing for the remainder of the profile, including the flow meter vault.
16. Profile 16 (24” DIP, PIF) – New (refer to redlines on C0601, showing approximately 250 linear foot additional force main (relative to what is shown in the profile) to allow connection to existing tee).
    i. The connection to the Headworks & Distribution Structure will include:
        A. Lower restrained mechanical joint 90 bend
        B. Vertical pipe with dual bracket vertical pipe support
        C. Upper 90 bend connected directly to the wall pipe
17. Profile 17 (30"/24" TEF) – Excluded from this package. Will be included in a future site utilities package.
18. Profile 18 (6” DIP, PR) – New.
19. Profile 19 (24" DIP, TEF) – New. Contractor to price profile as shown, noting that layout adjacent to the Tertiary Treatment Tank will not be finalized until the intermediate pump selection and discharge pipe arrangement have also been finalized. Any changes will not affect the pipe lengths, fittings, or installation depths to be priced for this proposal. Additionally, note that the redlines show the downstream end of the profile laid on top of the berm and discharging through a trafficable precast concrete channel.
20. Profile 20 (6” DIP, WAS) - First 146 LF was previously Profile 11 and is already under contract. In the first 146 LF added: (1) ARV, (1) 6"x6"x4" wye, (1) 6” 90°, (2) 6" 22.5°, (1) 6" 11.25° fittings. Removed (1) plug valve, (1) 6"X6"X6" wye, (1) 6"x6" tee. Submit pricing for the remainder of the profile. Piping in and underneath the pump and blower building No.2 will be included in a future RFP.
21. Profile 21 (30" DIP, CEF) - New.
22. Profile 22 (24" DIP, PIF) - Excluded from this package. Will be included in a future site utilities package.
23. Profile 23 (ALP) - Excluded from this package. Will be included in a future site utilities package.
24. Profile 24 (ALP) - Excluded from this package. Will be included in a future site utilities package.

Excluded from this RFP

1. Profile 17
2. Profile 22
3. Profile 23
4. Profile 24
5. Air headers on north side of lagoons

PLAN NORTH

AREA RESERVED FOR FUTURE STORAGE LAGOON

ELEVATED STORAGE TANK

EXISTING TEE WITH VALVE ON UNUSED BRANCH

CONNECT NEW PIPING TO EXISTING TEE DOWNSTREAM OF VALVE

NET INCREASE IN PIPE LENGTH APPROX. 250 FT

PUMP AND BLOWER BUILDING NO. 2

SECONDARY CLARIFIER NO. 4

SCUM PUMP STATION

CLARIFIER DISTRIBUTION BOX EXPANSION

SCUM VALVE VAULT

CHEMICAL FEED BUILDING

SLUDGE PUMP BUILDING

FLOW METER VAULT

SECONDARY CLARIFIER NO. 3

AERATION LAGOON NO.4

AERATION LAGOON NO.3

HEADWORKS ELECTRICAL BUILDING

HEADWORKS AND DISTRIBUTION STRUCTURE

CHLORINATION BUILDING

CHLORINE CONTACT TANK NO. 2

C0603

C0602

C0605

C0604

CAKE RECEIVING STATION

CHEMICAL METERING BUILDING (TBR)

CHEMICAL STORAGE BUILDING (TBR)

ELECTRICAL BUILDING NO. 2

CAKE STORAGE BUILDING NO. 2

RECYCLE PUMPING STATION

SOLIDS DEWATERING BUILDING

DRYER FACILITY

EQUIPMENT STORAGE BUILDING

CAKE STORAGE BUILDING NO. 1

TERTIARY TREATMENT TANK

SECONDARY CLARIFIER NO.2

CLARIFIER DISTRIBUTION BOX

SECONDARY CLARIFIER NO. 1

SCUM PUMPING STATION NO. 1

INFILTRATION BASIN

EMERGENCY GENERATOR

PUMP AND BLOWER BUILDING NO. 1

AERATION LAGOON NO.2

AERATION LAGOON NO.1

ELECTRICAL BUILDING NO. 1

IRRIGATION PUMPING STATION NO. 2

HEADWORKS BUILDING

EFFLUENT STORAGE LAGOON NO. 2

SLUDGE LAGOON NO.1

SLUDGE LAGOON NO.2

TRUCK SCALE

IRRIGATION PUMPING STATION NO. 1

EFFLUENT STORAGE LAGOON NO. 1

EMERGENCY GENERATOR

ADMINISTRATION BUILDING

INLAND BAY ROAD

1 YARD PIPING KEY SITE PLAN

SCALE: 1" = 100'

No.	Issue	Checked	Approved	Date
C	IFC	HZ	SC	10/20/2025
B	IFC	HZ	SC	04/22/2025
A	IFC	HZ	SC	03/19/2025

Author D. WILLSON | Drafting Check J. KILLION | Project Manager S. CLARK

Designer H. ZIEGLER | Design Check H. ZIEGLER | Project Director J. STURDEVANT

SITE ADDRESS:

29445 INLAND BAY ROAD
MILLSBORO, DE 19966

Bar is one inch on original size sheet
0 1"

0 100' 200'

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Client SUSSEX COUNTY, DELAWARE

Project INLAND BAYS REGIONAL WASTEWATER FACILITY EXPANSION

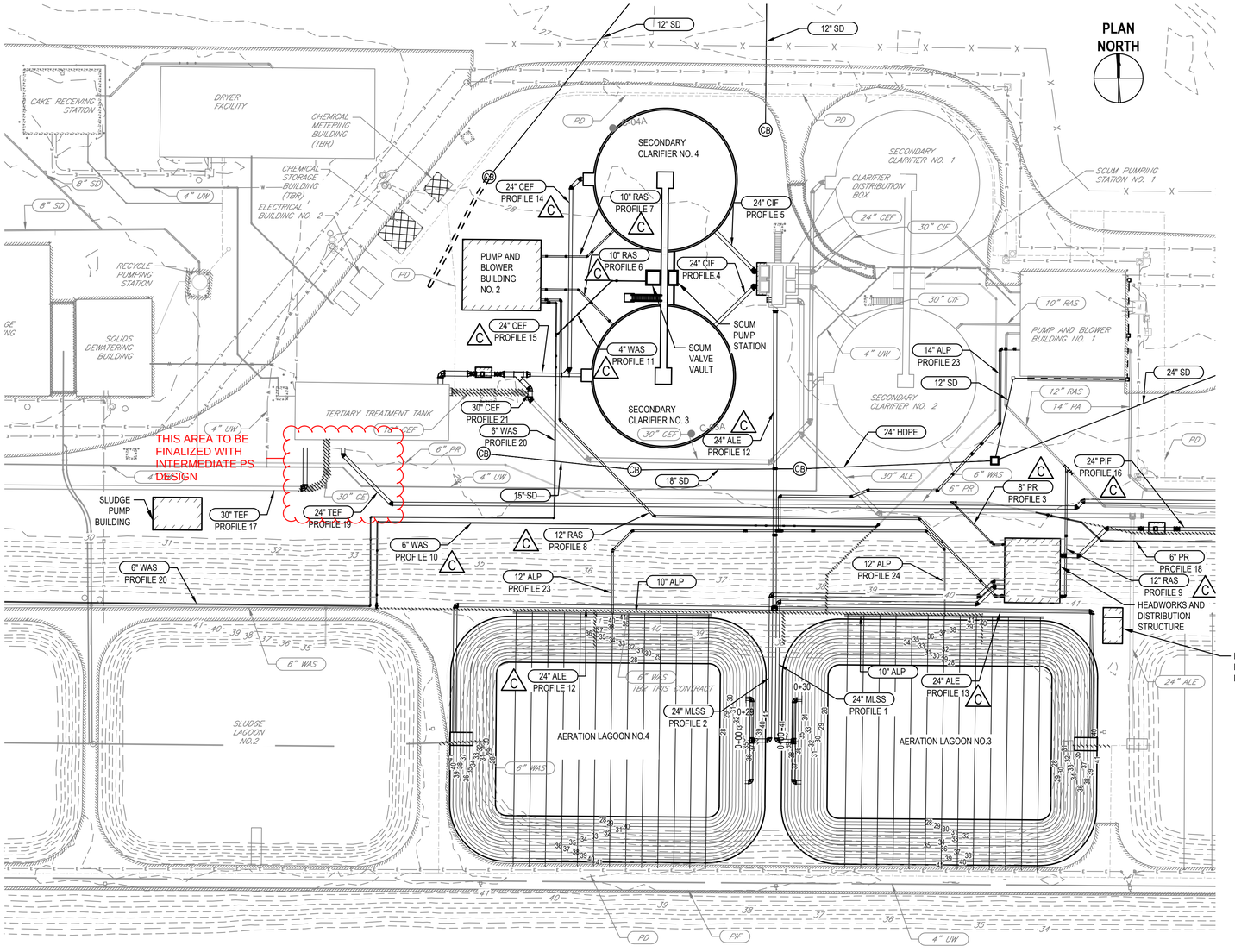
Title YARD PIPING KEY SITE PLAN

Size ANSI D

Project No. 12645844 | Date 10/2025 | Scale AS NOTED

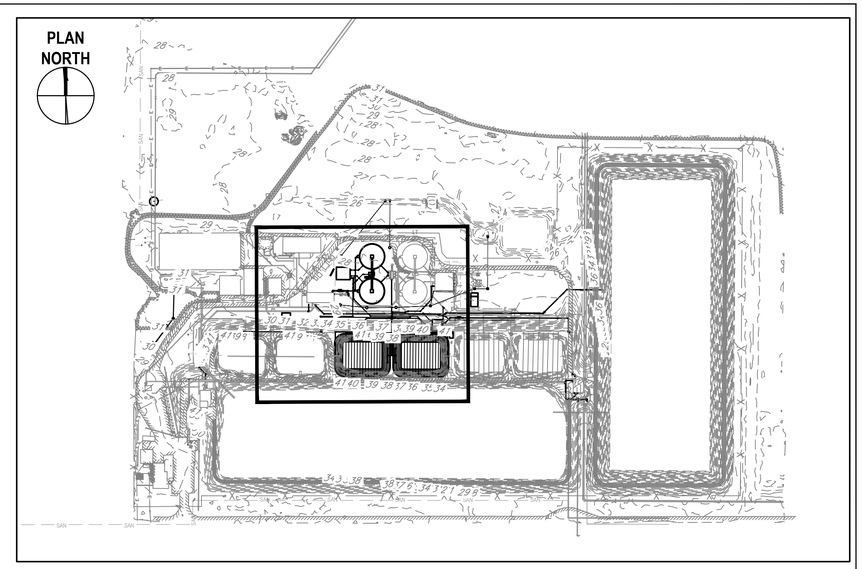
Sheet No. C0601 | Sheet of

Plot Date: 20 October 2025 - 1:26 PM
Plotted By: Danielle Willson
Path and Filename: C:\ADSK\ACCDocs\GHD Services Pty Ltd\12645844-Inland Bays RWF Expansion\Project Files\01 WIP\Civil\12645844-GHD-00-00-DRG-C0601.dwg



1 **YARD PIPING PARTIAL SITE PLAN 1**

SCALE: 1" = 40'



KEY PLAN

NOT TO SCALE

LEGEND

- TO BE ABANDONED IN PLACE, REMOVE WHERE IN CONFLICT
- TO BE REMOVED
- CB — COUNTY CATCH BASIN

No.	Issue	Checked	Approved	Date
C	IFC	HZ	SC	10/20/2025
B	IFC	HZ	SC	04/22/2025
A	IFC	HZ	SC	03/19/2025

Author **D. WILLSON** | Drafting Check **J. KILLION** | Project Manager **S. CLARK**

Designer **H. ZIEGLER** | Design Check **H. ZIEGLER** | Project Director **J. STURDEVANT**

SITE ADDRESS:

29445 INLAND BAY ROAD
MILLSBORO, DE 19966

Bar is one inch on original size sheet

0 1"

0 20' 40' 80'

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Client **SUSSEX COUNTY, DELAWARE**

Project **INLAND BAYS REGIONAL WASTEWATER FACILITY EXPANSION**

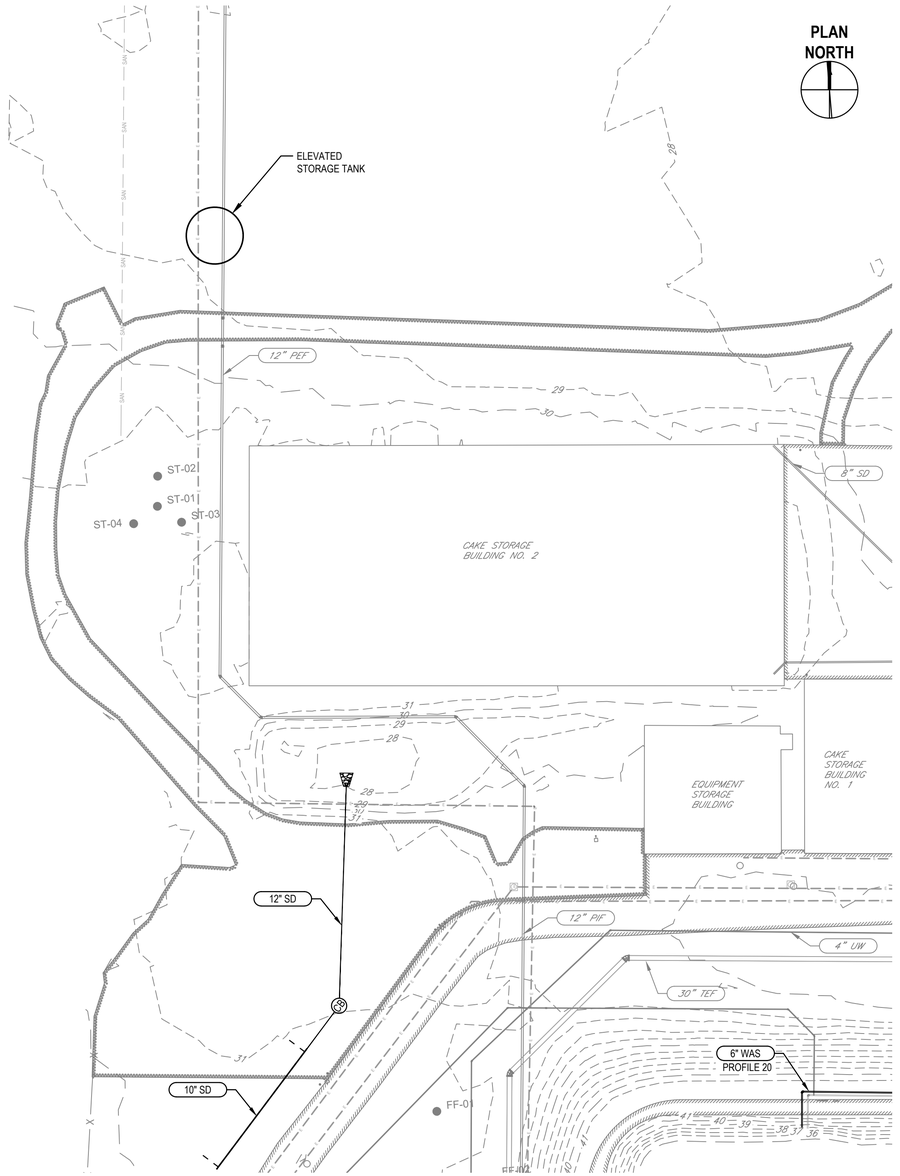
Project No. **12645844** | Date **10/2025** | Scale **AS NOTED**

Title **YARD PIPING PARTIAL SITE PLAN 1**

Size **ANSI D**

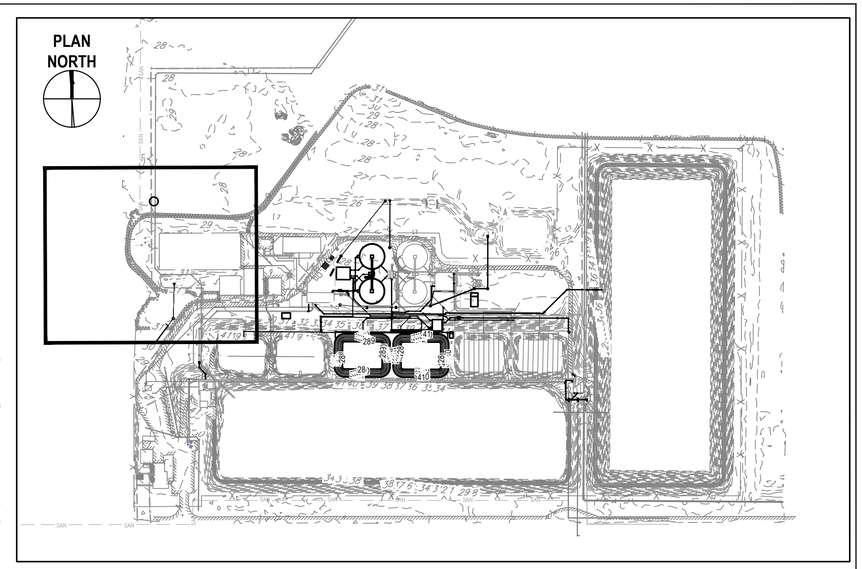
Sheet No. **C0602** | Sheet of

Plot Date: 20 October 2025 - 1:26 PM | Plotted By: Danielle Willson | Path and Filename: C:\ADSK\ACCDocs\GHD Services Pty Ltd\12645844-Inland Bays RWF Expansion\Project Files\01 WIP\Civil\12645844-GHD-00-00-DRG-C0602.dwg



1 YARD PIPING PARTIAL SITE PLAN 2

SCALE: 1" = 40'



KEY PLAN

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LEGEND

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- CB — COUNTY CATCH BASIN

No.	Issue		Checked	Approved	Date
C	IFC		HZ	SC	10/20/2025
B	IFC		HZ	SC	04/22/2025
A	IFC		HZ	SC	03/19/2025

Author **D. WILLSON** Drafting Check **J. KILLION** Project Manager **S. CLARK**

Designer **H. ZIEGLER** Design Check **H. ZIEGLER** Project Director **J. STURDEVANT**

SITE ADDRESS:

29445 INLAND BAY ROAD
MILLSBORO, DE 19966

Bar is one inch on original size sheet

0 1"

0 20' 40' 80'

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Client **SUSSEX COUNTY, DELAWARE**

Project **INLAND BAYS REGIONAL WASTEWATER FACILITY EXPANSION**

Project No. **12645844** Date **10/2025** Scale **AS NOTED**

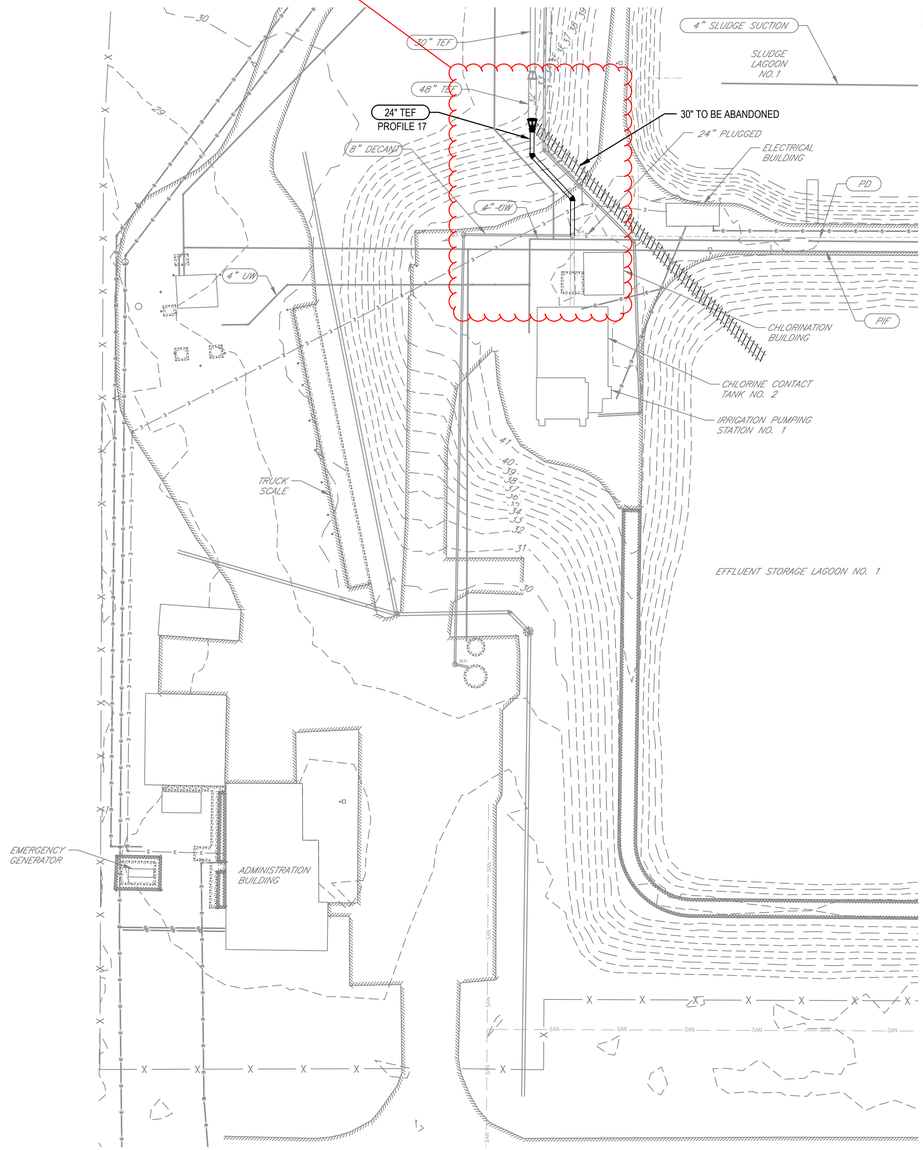
Title **YARD PIPING PARTIAL SITE PLAN 2**

Size **ANSI D**

Sheet No. **C0603** Sheet of

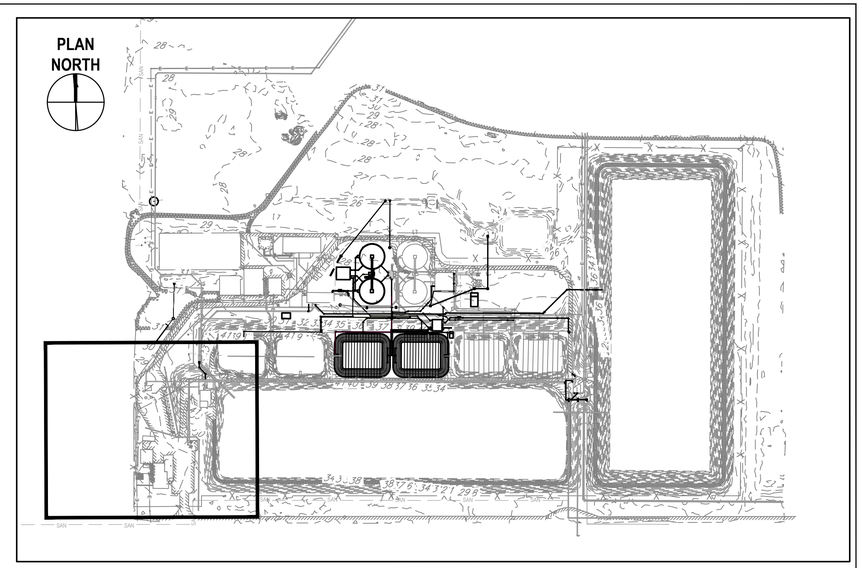
Plot Date: 20 October 2025 - 1:27 PM Plotted By: Danielle Willson Path and Filename: C:\ADSK\ACCDocs\GHD Services Pty Ltd\12645844-Inland Bays RWF Expansion\Project Files\01 WIP\Civil\12645844-GHD-00-00-DRG-C0603.dwg

UNDER REVIEW



1 YARD PIPING PARTIAL SITE PLAN 3

SCALE: 1" = 40'



KEY PLAN

NOT TO SCALE

LEGEND

- TO BE ABANDONED IN PLACE, REMOVE WHERE IN CONFLICT
- TO BE REMOVED
- CB COUNTY CATCH BASIN

No.	Issue	Checked	Approved	Date
C	IFC	HZ	SC	10/20/2025
B	IFC	HZ	SC	04/22/2025
A	IFC	HZ	SC	03/19/2025

Author	D. WILLSON	Drafting Check	J. KILLION	Project Manager	S. CLARK
Designer	H. ZIEGLER	Design Check	H. ZIEGLER	Project Director	J. STURDEVANT

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0 20' 40' 80'

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Client **SUSSEX COUNTY, DELAWARE**

Project **INLAND BAYS REGIONAL WASTEWATER FACILITY EXPANSION**

Title **YARD PIPING PARTIAL SITE PLAN 3**

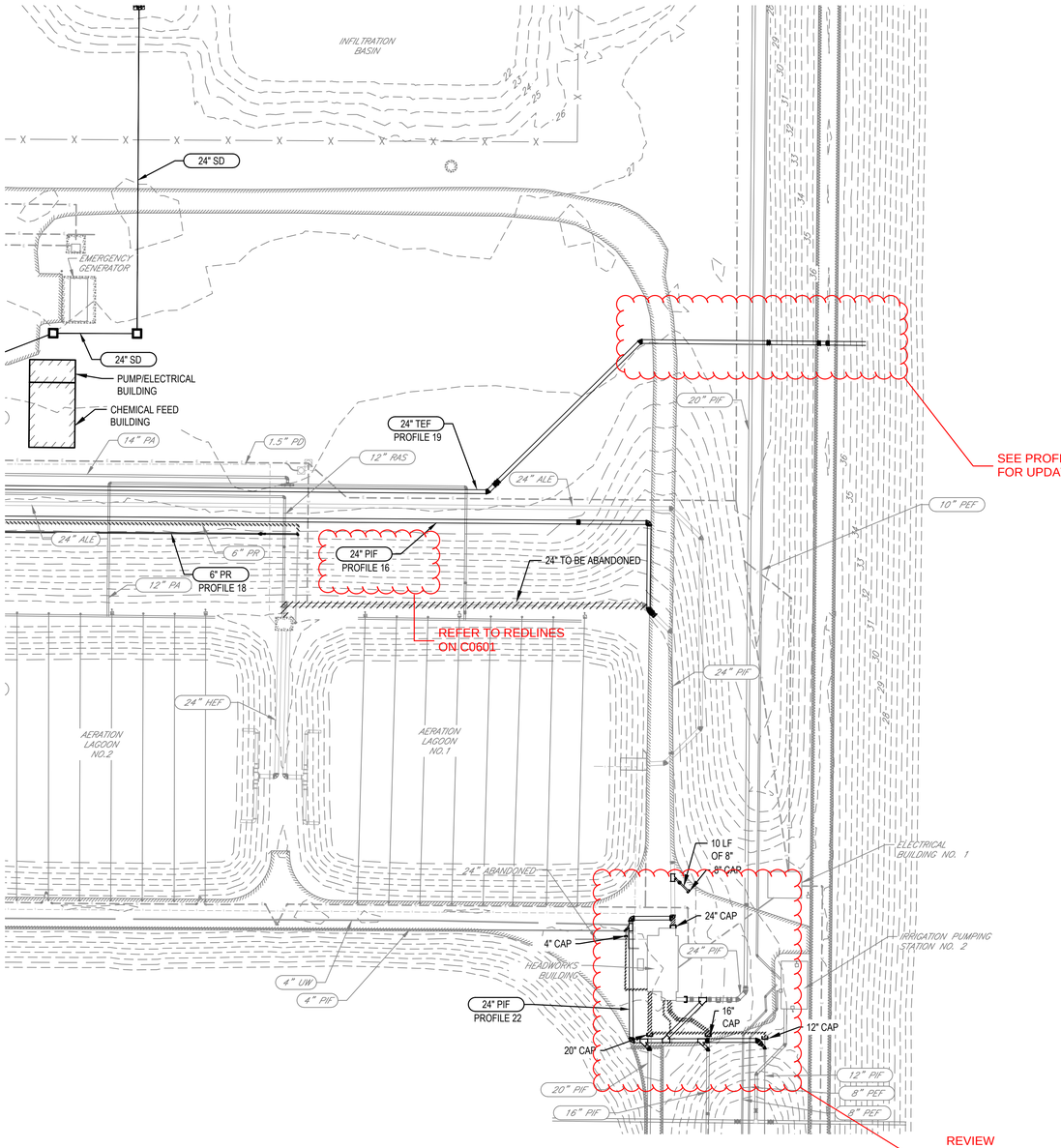
Size **ANSI D**

Project No.	Date	Scale
12645844	10/2025	AS NOTED

Sheet No. **C0604**

Sheet of

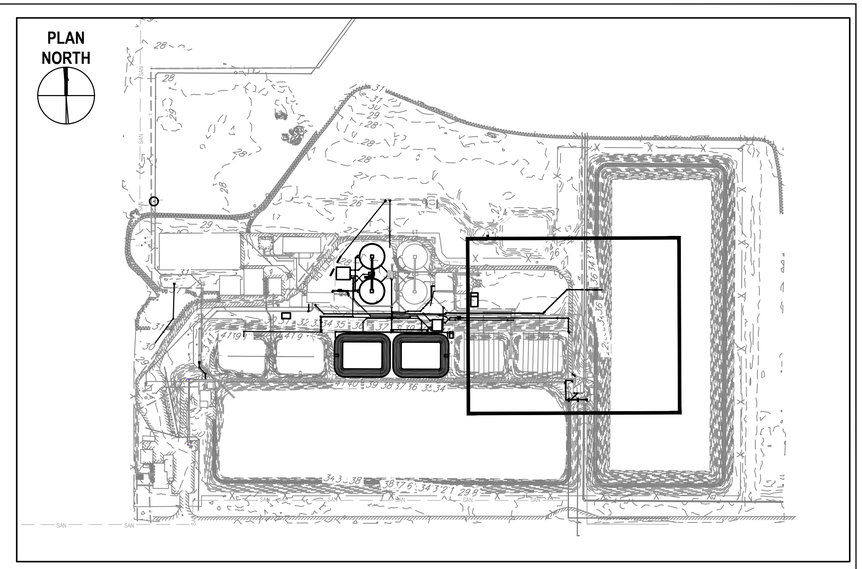
Plot Date: 20 October 2025 - 1:28 PM
Plotted By: Danielle Willson
Path and Filename: C:\ADSK\ACCDocs\GHD Services Pty Ltd\12645844-Inland Bays RWF Expansion\Project Files\01 WIP\Civil\12645844-GHD-00-00-DRG-C0604.dwg



PLAN NORTH

1 **YARD PIPING PARTIAL SITE PLAN 4**
SCALE: 1" = 40'

PLAN NORTH



KEY PLAN
NOT TO SCALE

LEGEND

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- TO BE REMOVED
- CB — COUNTY CATCH BUNDLE

No.	Issue	Checked	Approved	Date
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Designer **H. ZIEGLER** Design Check **H. ZIEGLER** Project Director **J. STURDEVANT**

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Client **SUSSEX COUNTY, DELAWARE**

Project **INLAND BAYS REGIONAL WASTEWATER FACILITY EXPANSION**

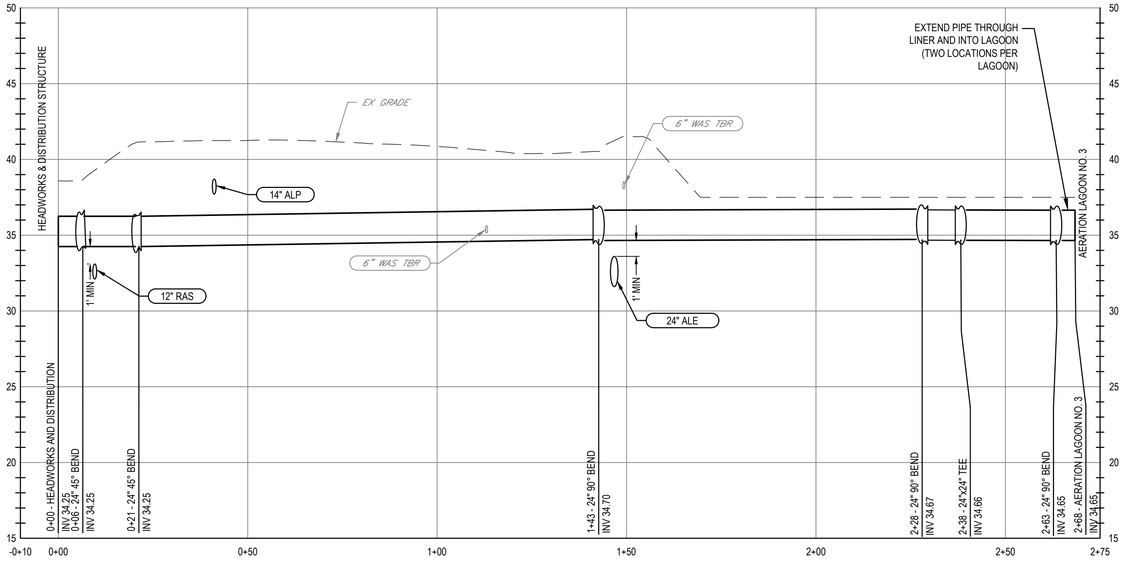
Title **YARD PIPING PARTIAL SITE PLAN 4**

Size **ANSI D**

Project No. **12645844** Date **10/2025** Scale **AS NOTED**

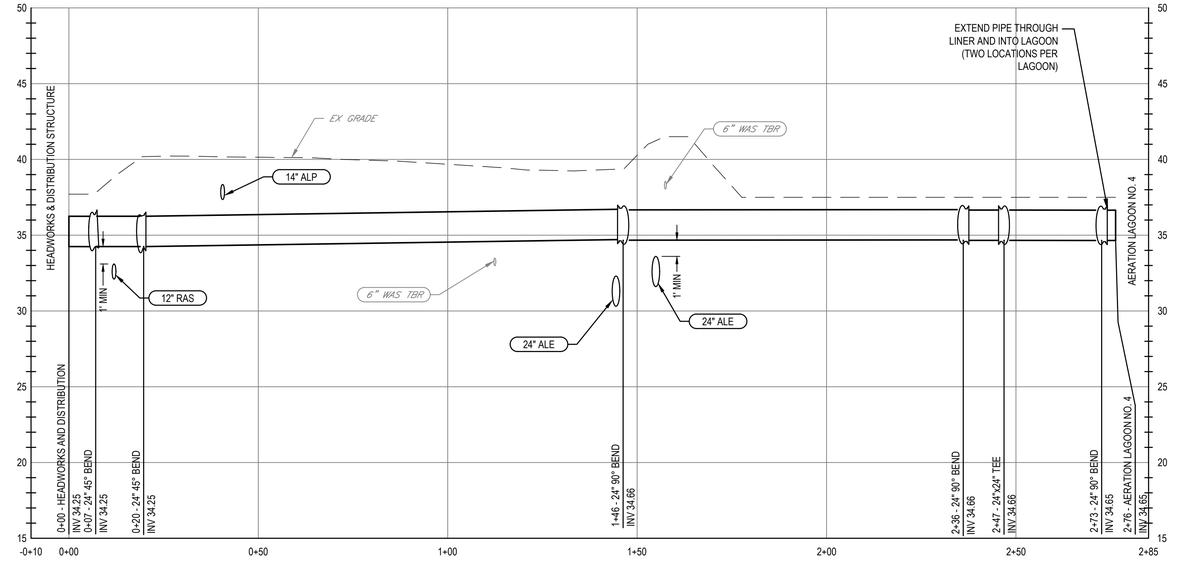
Sheet No **C0605** Sheet of

Plot Date: 20 October 2025 - 1:29 PM Plotted By: Danielle Willson Path and Filename: C:\ADSK\ACCDocs\GHD Services Pty Ltd\12645844-Inland Bays RWF Expansion\Project Files\01 WIP\Civil\12645844-GHD-00-00-DRG-C0605.dwg



1 PROFILE - 24" MLSS HEADWORKS AND DISTRIBUTION STRUCTURE TO AERATION LAGOON NO. 3

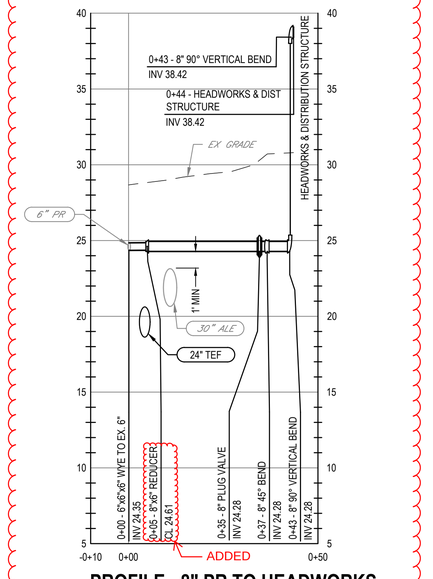
SCALE: 1" = 20' H
SCALE: 1" = 5' V



2 PROFILE - 24" MLSS HEADWORKS AND DISTRIBUTION STRUCTURE TO AERATION LAGOON NO. 4

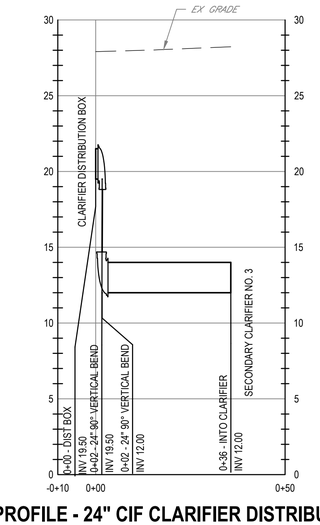
SCALE: 1" = 20' H
SCALE: 1" = 5' V

REVIEW SHIFT TO NORTH FACE OF H&DS TO AVOID CONFLICT WITH STAIRWAY



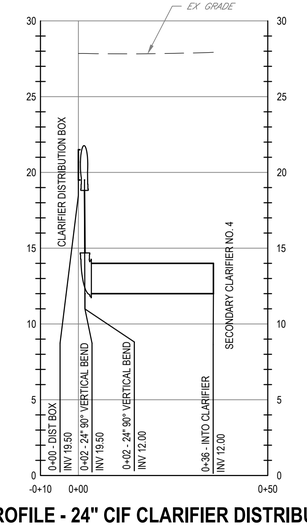
C 3 PROFILE - 8" PR TO HEADWORKS AND DISTRIBUTION STRUCTURE

SCALE: 1" = 20' H
SCALE: 1" = 5' V



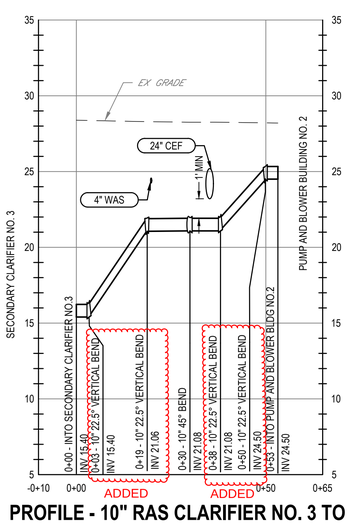
4 PROFILE - 24" CIF CLARIFIER DISTRIBUTION BOX TO SECONDARY CLARIFIER NO. 3

SCALE: 1" = 20' H
SCALE: 1" = 5' V



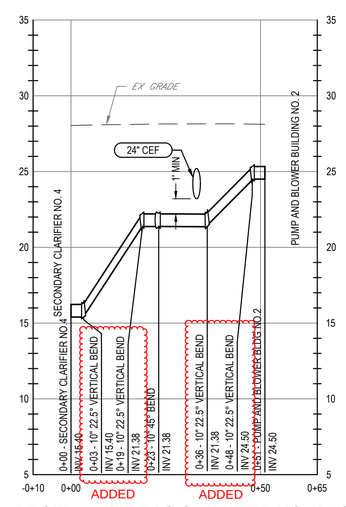
5 PROFILE - 24" CIF CLARIFIER DISTRIBUTION BOX TO SECONDARY CLARIFIER NO. 4

SCALE: 1" = 20' H
SCALE: 1" = 5' V



C 6 PROFILE - 10" RAS CLARIFIER NO. 3 TO PUMP AND BLOWER BUILDING NO. 2

SCALE: 1" = 20' H
SCALE: 1" = 5' V



C 7 PROFILE - 10" RAS CLARIFIER NO. 4 TO PUMP AND BLOWER BUILDING NO. 2

SCALE: 1" = 20' H
SCALE: 1" = 5' V

No.	Issue	Checked	Approved	Date
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Author **D. WILLSON** Drafting Check **J. KILLION** Project Manager **S. CLARK**
Designer **H. ZIEGLER** Design Check **H. ZIEGLER** Project Director **J. STURDEVANT**

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VERTICAL 1"=5' AT ORIGINAL SIZE

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Client **SUSSEX COUNTY, DELAWARE**
Project **INLAND BAYS REGIONAL WASTEWATER FACILITY EXPANSION**

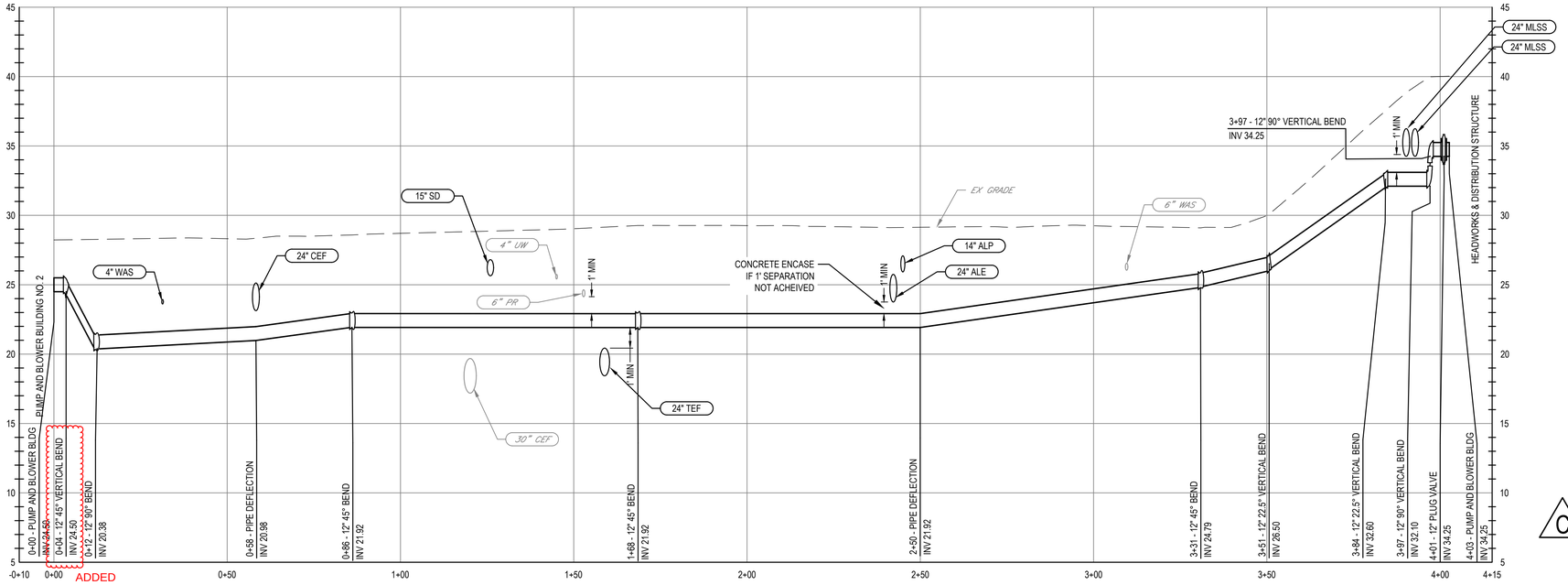
Title **YARD PIPING PROFILES 1**

Size **ANSI D**

Project No. **12645844** Date **10/2025** Scale **AS NOTED**

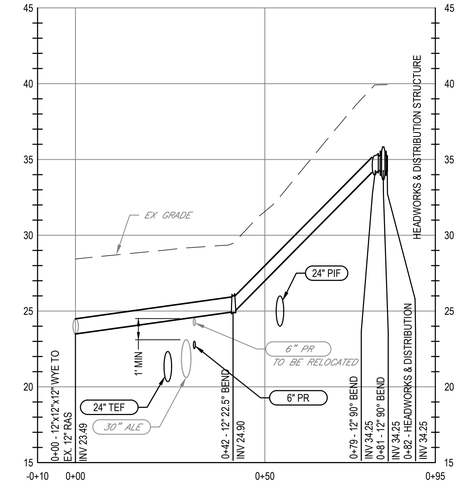
Sheet No. **C0606** Sheet of

Plot Date: 20 October 2025 - 1:30 PM Plotted By: Danielle Willson Path and Filename: C:\ADSK\ACCDocs\GHD Services Pty Ltd\12645844-Inland Bays RWF Expansion\Project Files\01 WIP\Civil\12645844-GHD-00-00-DRG-C0606.dwg



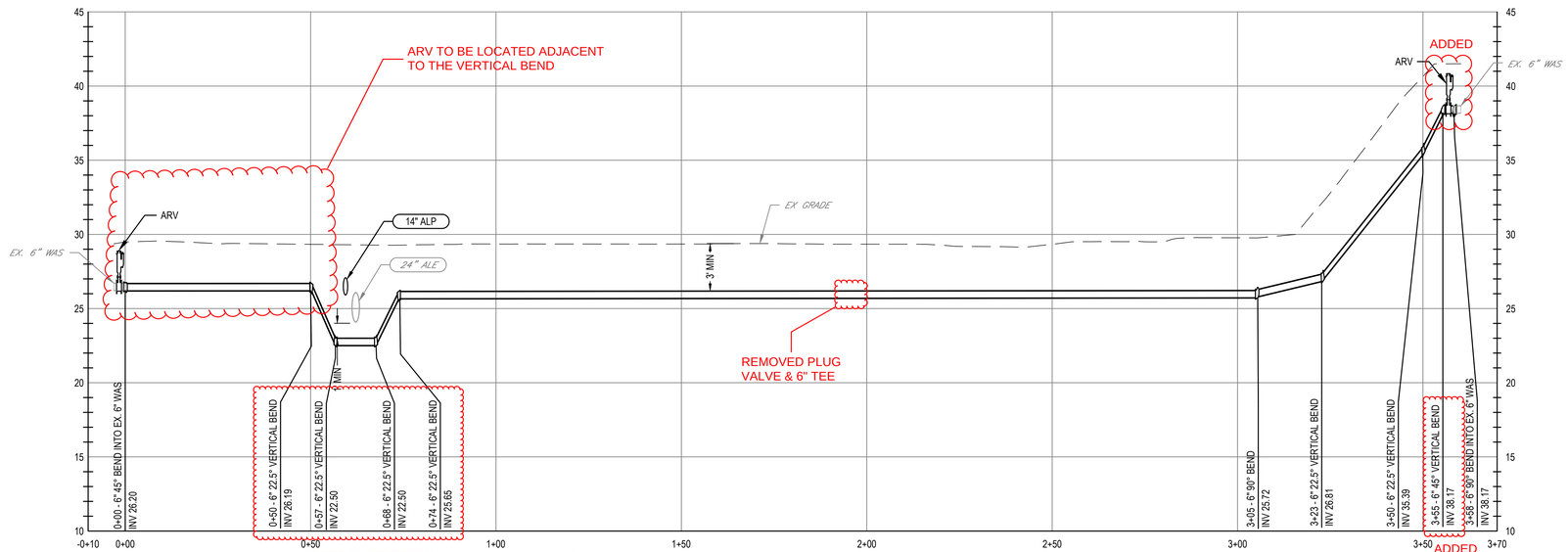
C 8 **PROFILE - 12" RAS PUMP AND BLOWER BUILDING NO. 2 TO HEADWORKS AND DISTRIBUTION STRUCTURE**

SCALE: 1" = 20' H
SCALE: 1" = 5' V



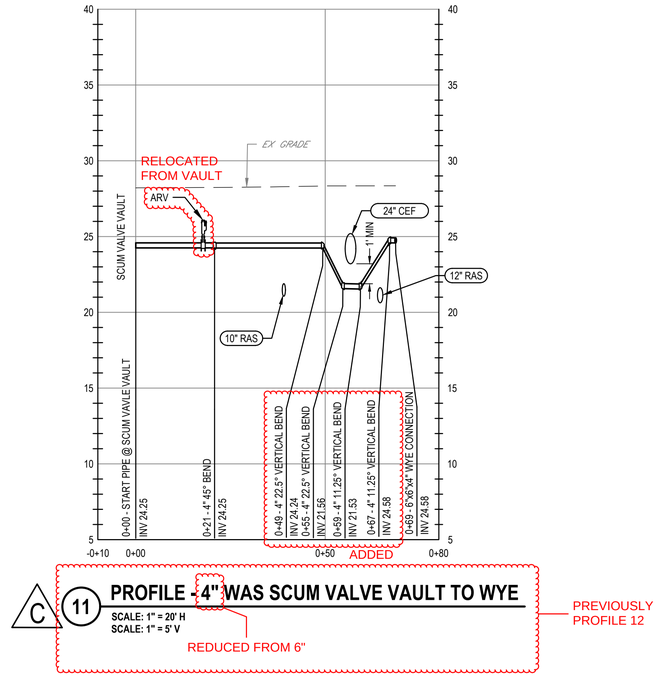
C 9 **PROFILE - 12" RAS TIE-IN INTO EXISTING TO HEADWORKS AND DISTRIBUTION STRUCTURE**

SCALE: 1" = 20' H
SCALE: 1" = 5' V



C 10 **PROFILE - 6" WAS EXISTING TIE-IN TO EXISTING TIE-IN**

SCALE: 1" = 20' H
SCALE: 1" = 5' V



C 11 **PROFILE - 4" WAS SCUM VALVE VAULT TO WYE**

SCALE: 1" = 20' H
SCALE: 1" = 5' V

REDUCED FROM 6"

PREVIOUSLY PROFILE 12

No.	Issue	Checked	Approved	Date
C	IFC	HZ	SC	10/20/2025
B	IFC	HZ	SC	04/22/2025
A	IFC	HZ	SC	03/19/2025

Author **D. WILLSON** Drafting Check **J. KILLION** Project Manager **S. CLARK**
Designer **H. ZIEGLER** Design Check **H. ZIEGLER** Project Director **J. STURDEVANT**

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Project **INLAND BAYS REGIONAL WASTEWATER FACILITY EXPANSION**

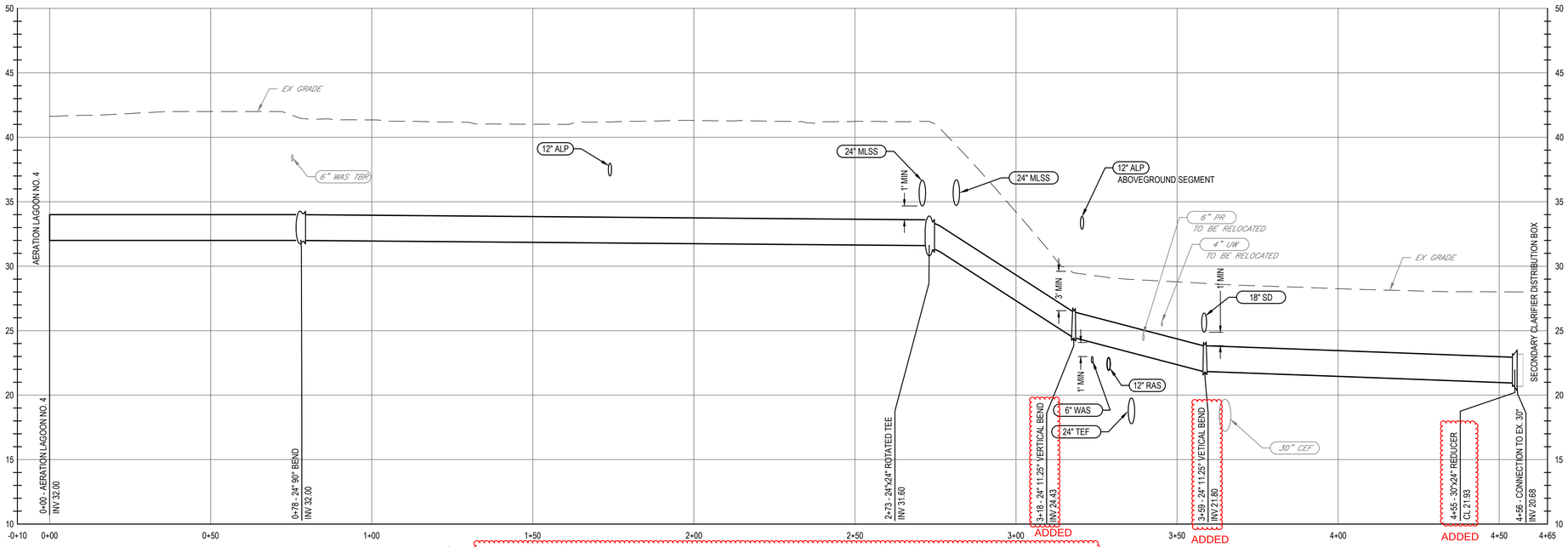
Title **YARD PIPING PROFILES 2**

Size **ANSI D**

Project No. **12645844** Date **10/2025** Scale **AS NOTED**

Sheet No. **C0607** Sheet of

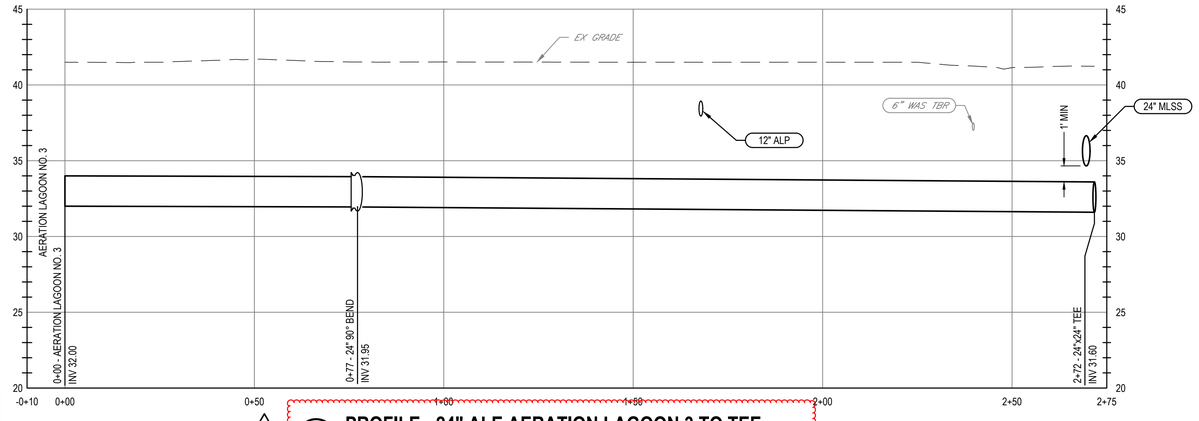
Plot Date: 20 October 2025 - 1:31 PM Plotted By: Danielle Willson Path and Filename: C:\ADSK\ACCDocs\GHD Services Pty Ltd\12645844-Inland Bays RWF Expansion\Project Files\01 WIP\Civil\12645844-GHD-00-00-DRG-C0607.dwg



C **12** **PROFILE - 24" ALE AERATION LAGOON 4 TO CLARIFIER DISTRIBUTION BOX**

SCALE: 1" = 20' H
SCALE: 1" = 5' V

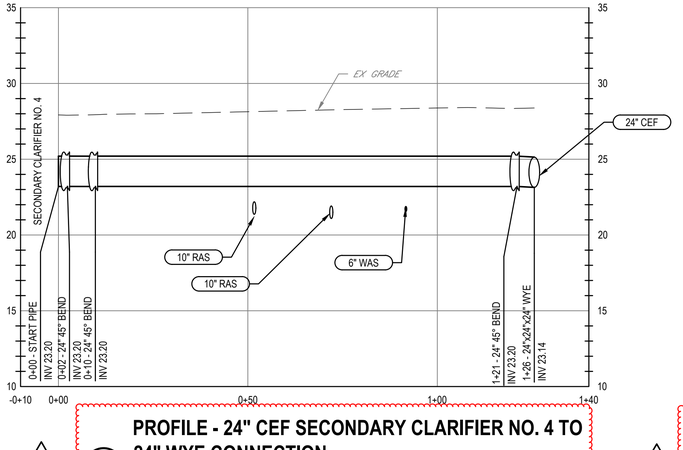
PREVIOUSLY PROFILE 13



C **13** **PROFILE - 24" ALE AERATION LAGOON 3 TO TEE**

SCALE: 1" = 20' H
SCALE: 1" = 5' V

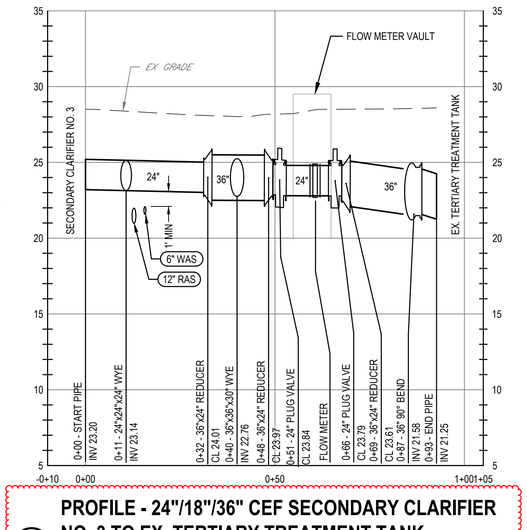
PREVIOUSLY PROFILE 14



C **14** **PROFILE - 24" CEF SECONDARY CLARIFIER NO. 4 TO 24" WYE CONNECTION**

SCALE: 1" = 20' H
SCALE: 1" = 5' V

PREVIOUSLY PROFILE 15



C **15** **PROFILE - 24"/18"/36" CEF SECONDARY CLARIFIER NO. 3 TO EX. TERTIARY TREATMENT TANK**

SCALE: 1" = 20' H
SCALE: 1" = 5' V

EXTENDED

No.	Issue		Checked	Approved	Date
C	IFC		HZ	SC	10/20/2025
B	IFC		HZ	SC	04/22/2025
A	IFC		HZ	SC	03/19/2025

Author **D. WILLSON** Drafting Check **J. KILLION** Project Manager **S. CLARK**
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Client **SUSSEX COUNTY, DELAWARE**

Project **INLAND BAYS REGIONAL WASTEWATER FACILITY EXPANSION**

Title **YARD PIPING PROFILES 3**

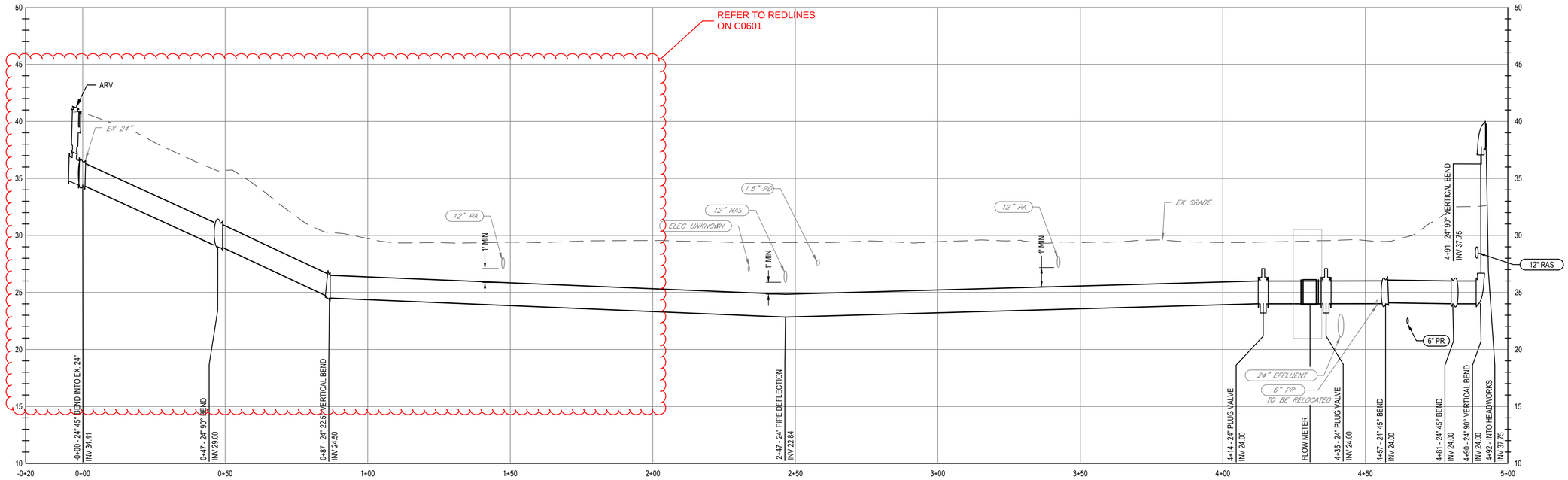
PREVIOUSLY PROFILE 16

Size **ANSI D**

Project No. **12645844** Date **10/2025** Scale **AS NOTED**

Sheet No. **C0608** Sheet of

Plot Date: 20 October 2025 - 1:32 PM Plotted By: Danielle Willson Path and Filename: C:\ADSK\ACCDocs\GHD Services Pty Ltd\12645844-Inland Bays RWF Expansion\Project Files\01 WIP\Civil\12645844-GHD-00-00-DRG-C0608.dwg



16 PROFILE - 24" PIF EXISTING TIE IN TO HEADWORKS AND DISTRIBUTION STRUCTURE

SCALE: 1" = 20' H
SCALE: 1" = 5' V ADDED

No.	Issue		Checked	Approved	Date
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B	IFC		HZ	SC	04/22/2025
A	IFC		HZ	SC	03/19/2025

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Client **SUSSEX COUNTY, DELAWARE**

Project **INLAND BAYS REGIONAL WASTEWATER FACILITY EXPANSION**

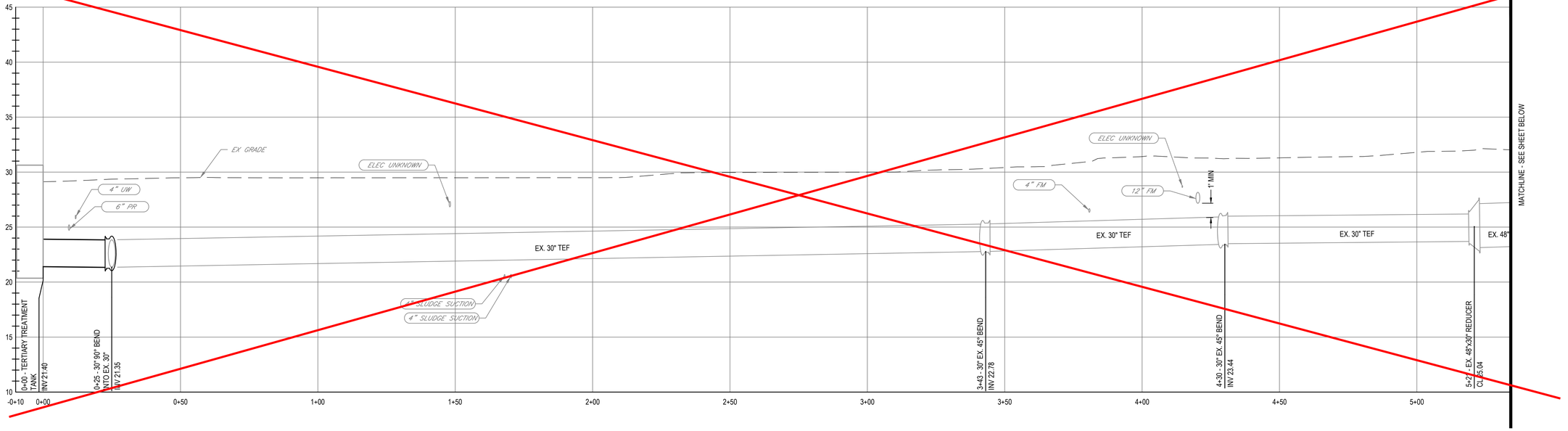
Project No. **12645844** Date **10/2025** Scale **AS NOTED**

Title **YARD PIPING PROFILES 4**

Size **ANSI D**

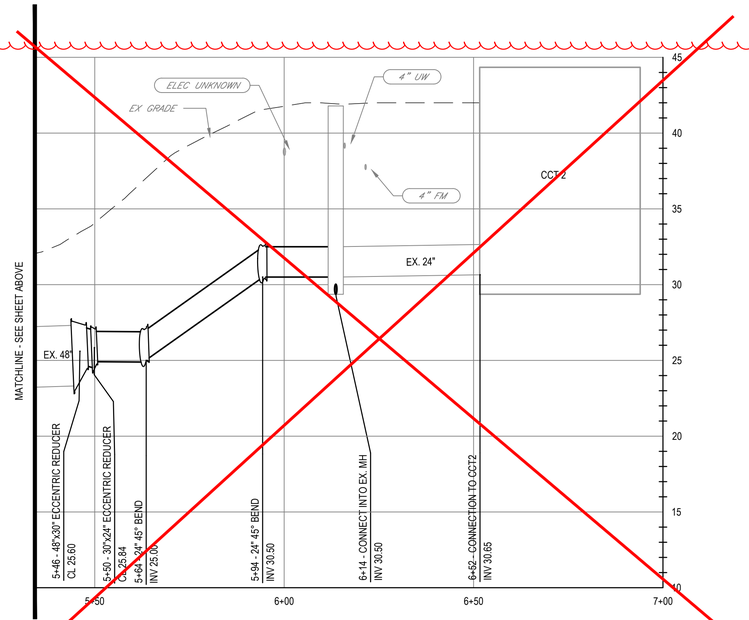
Sheet No. **C0609** Sheet of

Plot Date: 20 October 2025 - 1:33 PM Plotted By: Danielle Willson Path and Filename: C:\ADSK\ACCDocs\GHD Services Pty Ltd\12645844-Inland Bays RWF Expansion\Project Files\01 WIP\Civil\12645844-GHD-00-00-DRG-C0609.dwg



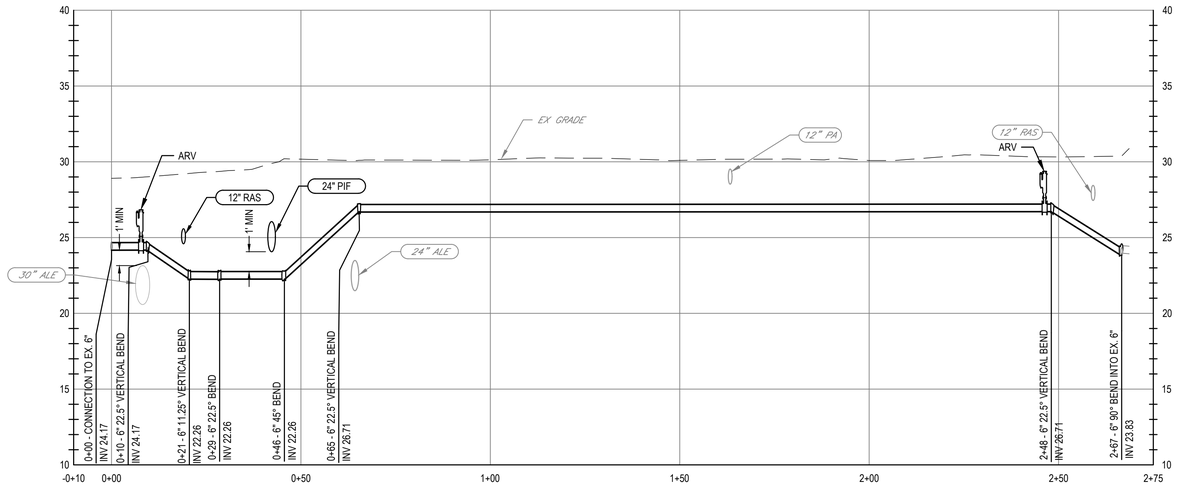
17 PROFILE - 30"/24" TEF FROM TERTIARY TANK TO CCT2

SCALE: 1" = 20' H
SCALE: 1" = 5' V



17 PROFILE - 30"/24" TEF FROM TERTIARY TANK TO CCT2

SCALE: 1" = 20' H
SCALE: 1" = 5' V



18 PROFILE - 6" PR REROUTE

SCALE: 1" = 20' H
SCALE: 1" = 5' V
ADDED

PROFILE 17 DESIGN STILL UNDER REVIEW

No.	Issue		Checked	Approved	Date
C	IFC	HZ	SC		10/20/2025
B	IFC	HZ	SC		04/22/2025
A	IFC	HZ	SC		03/19/2025

Author D. WILLSON | Drafting Check J. KILLION | Project Manager S. CLARK
Designer H. ZIEGLER | Design Check H. ZIEGLER | Project Director J. STURDEVANT

SITE ADDRESS:

29445 INLAND BAY ROAD
MILLSBORO, DE 19966

Bar is one inch on original size sheet
0 1"

HORIZONTAL 1"=20'
AT ORIGINAL SIZE
0 10' 20' 30' 40'
0 2.5' 5' 7.5' 10'
VERTICAL 1"=5'
AT ORIGINAL SIZE

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Client SUSSEX COUNTY, DELAWARE

Project INLAND BAYS REGIONAL WASTEWATER FACILITY EXPANSION

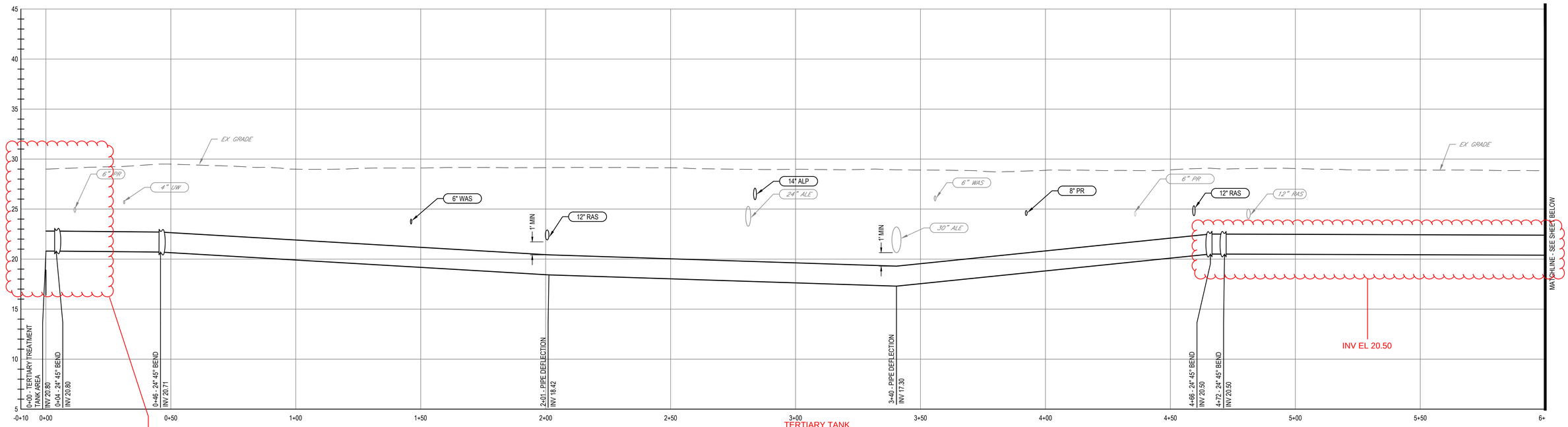
Title YARD PIPING PROFILES 5

Size ANSI D

Project No. 12645844 | Date 10/2025 | Scale AS NOTED

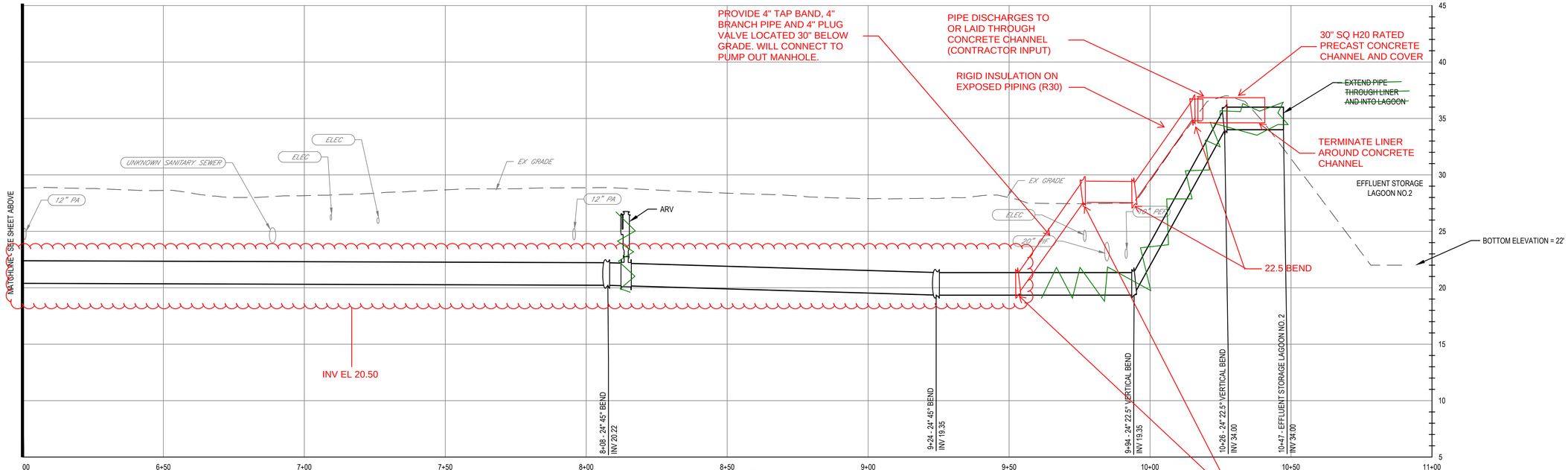
Sheet No C0610 | Sheet of

Plot Date: 20 October 2025 - 1:34 PM
Plotted By: Danielle Willson
Path and Filename: C:\ADSK\ACCDocs\GHD Services Pty Ltd\12645844-Inland Bays RWF Expansion\Project Files\01 WIP\Civil\12645844-GHD-00-00-DRG-C0610.dwg



19 **PROFILE - 24" TEF FROM ~~VAULT~~ TERTIARY TANK TO EFFLUENT STORAGE LAGOON NO.2**

SCALE: 1" = 20' H
SCALE: 1" = 5' V ADDED



19 **PROFILE - 24" TEF FROM ~~VAULT~~ TERTIARY TANK TO EFFLUENT STORAGE LAGOON NO.2**

SCALE: 1" = 20' H
SCALE: 1" = 5' V ADDED

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A	IFC	HZ	SC		03/19/2025

Author **D. WILLSON** Drafting Check **J. KILLION** Project Manager **S. CLARK**
Designer **H. ZIEGLER** Design Check **H. ZIEGLER** Project Director **J. STURDEVANT**

SITE ADDRESS:

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Client **SUSSEX COUNTY, DELAWARE**

Project **INLAND BAYS REGIONAL WASTEWATER FACILITY EXPANSION**

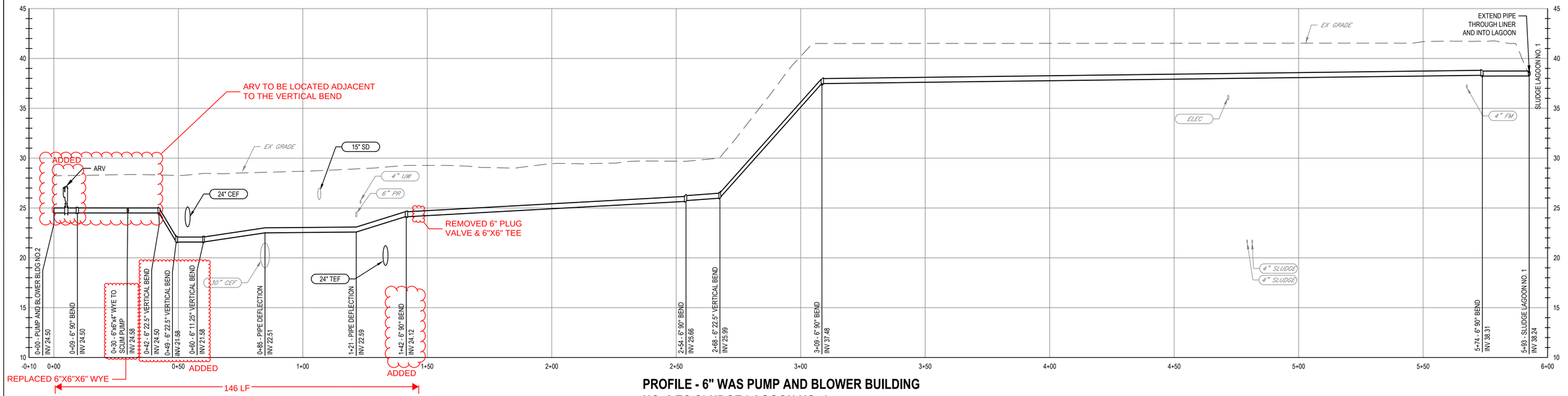
Title **YARD PIPING PROFILES 6**

Size **ANSI D**

Project No. **12645844** Date **10/2025** Scale **AS NOTED**

Sheet No. **C0611** Sheet of

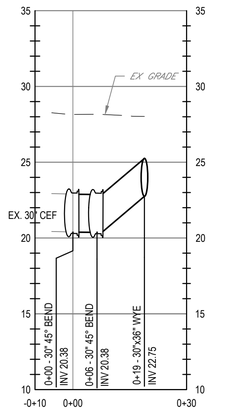
Plot Date: 20 October 2025 - 1:34 PM Plotted By: Danielle Willson Path and Filename: C:\ADSK\ACCDocs\GHD Services Pty Ltd\12645844-Inland Bays RWF Expansion\Project Files\01 WIP\Civil\12645844-GHD-00-00-DRG-C0611.dwg



PROFILE - 6" WAS PUMP AND BLOWER BUILDING NO. 2 TO SLUDGE LAGOON NO. 1

20

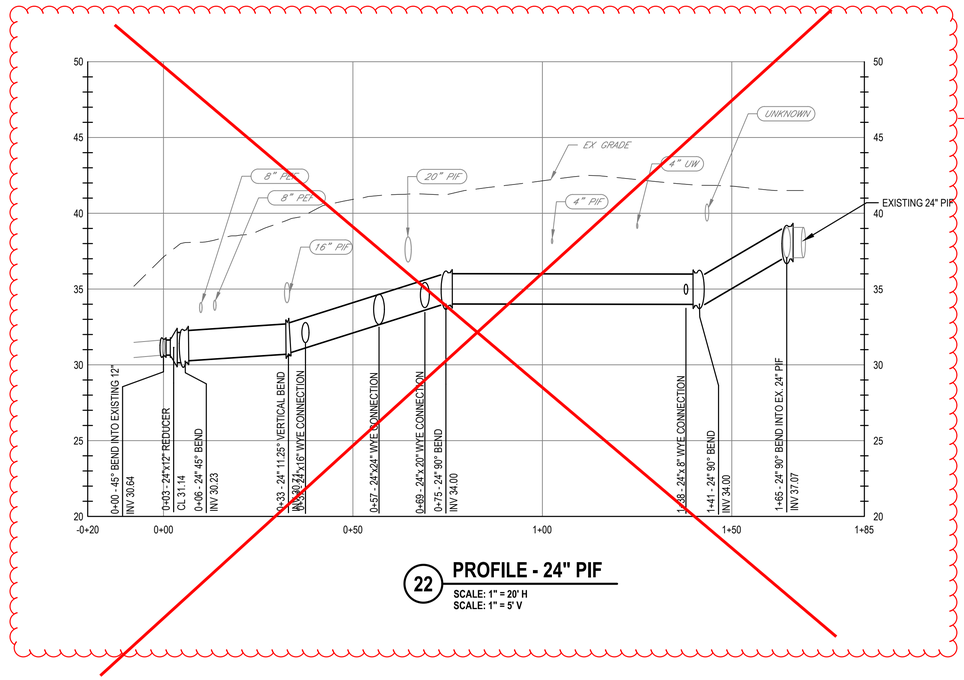
SCALE: 1" = 20' H
SCALE: 1" = 5' V EXTENDED



PROFILE - 30" CONNECTION BETWEEN EX. 30" CEF & NEW 36"

21

SCALE: 1" = 20' H
SCALE: 1" = 5' V ADDED



DELETED FROM SCOPE

PROFILE - 24" PIF

22

SCALE: 1" = 20' H
SCALE: 1" = 5' V

No.	Issue		Checked	Approved	Date
C	IFC		HZ	SC	10/20/2025
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Client SUSSEX COUNTY, DELAWARE

Project INLAND BAYS REGIONAL WASTEWATER FACILITY EXPANSION

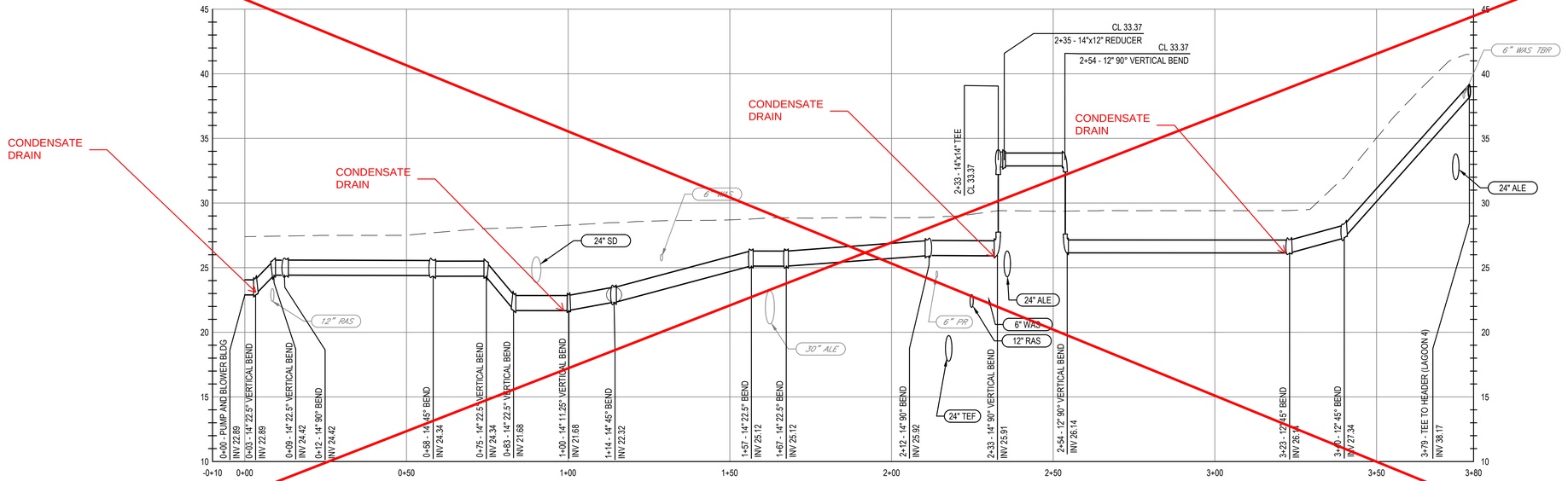
Title YARD PIPING PROFILES 7

Size ANSI D

Project No. 12645844 | Date 10/2025 | Scale AS NOTED

Sheet No. C0612 | Sheet of

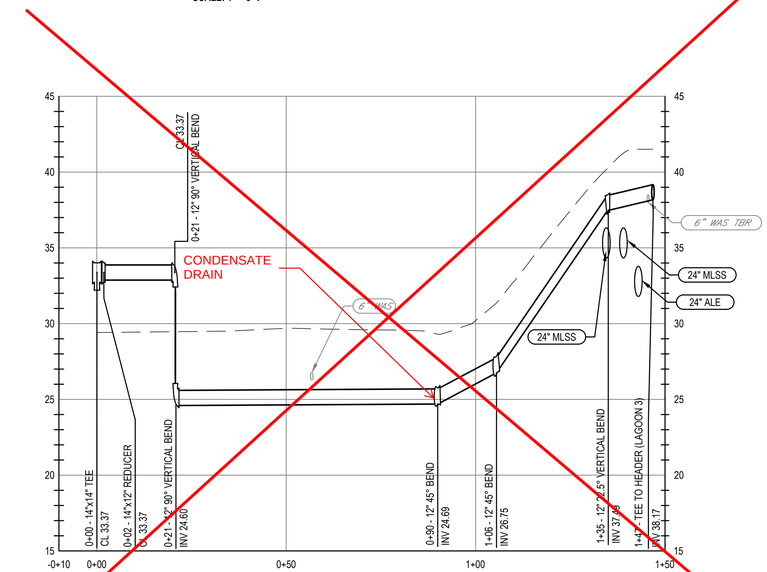
Plot Date: 20 October 2025 - 1:35 PM | Plotted By: Danielle Willson | Path and Filename: C:\ADSK\ACCDocs\GHD Services Pty Ltd\12645844-Inland Bays RWF Expansion\Project Files\01 WIP\Civil\12645844-GHD-00-00-DRG-C0612.dwg



23 PROFILE - 14"/12" ALP PUMP AND BLOWER BUILDING TO HEADER TEE LAGOON 4

SCALE: 1" = 20' H
SCALE: 1" = 5' V

ADDED



24 PROFILE - 14"/12" ALP TEE TO HEADER TEE LAGOON 3

SCALE: 1" = 20' H
SCALE: 1" = 5' V

ADDED

No.	Issue		Checked	Approved	Date
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Client **SUSSEX COUNTY, DELAWARE**

Project **INLAND BAYS REGIONAL WASTEWATER FACILITY EXPANSION**

Project No. **12645844** Date **10/2025** Scale **AS NOTED**

Title **YARD PIPING PROFILES 8**

Size **ANSI D**

Sheet No. **C0613** Sheet of

Plot Date: 20 October 2025 - 1:36 PM Plotted By: Danielle Willson Path and Filename: C:\ADSK\ACCDocs\GHD Services Pty Ltd\12645844-Inland Bays RWF Expansion\Project Files\01 WIP\Civil\12645844-GHD-00-00-DRG-C0613.dwg

JAMIE WHITEHOUSE, AICP
DIRECTOR OF PLANNING & ZONING
(302) 855-7878 T
pandz@sussexcountyde.gov

Sussex County
DELAWARE
sussexcountyde.gov

Memorandum

To: Sussex County Council
The Honorable Douglas B. Hudson
The Honorable Jane Gruenebaum
The Honorable Matt Lloyd
The Honorable Steve McCarron
The Honorable John L. Rieley

From: Jamie Whitehouse, AICP, Director of Planning & Zoning

CC: Everett Moore, County Attorney

Date: December 11, 2025

RE: County Council Report for C/Z 2001 filed on behalf of Belmead Farm, LLC

The Planning and Zoning Department received an application (C/Z 2001 filed on behalf of Belmead Farm, LLC) for a Change of Zone from an AR-1 Agricultural Residential Zoning District to C-4 Planned Commercial District at Tax Parcels 334-18.00-40.01 & 40.06. The property is located at 20033 John J. Williams Highway, Lewes. The parcel size is 39.22 ac. +/-

The Planning & Zoning Commission held a Public Hearing on the application on March 19, 2025. At the meeting of May 21, 2025, the Planning & Zoning Commission recommended approval of the application for the 16 reasons and subject to the 19 recommended conditions of approval as outlined within the motion (copied below).

The County Council held a Public Hearing on the application at the meeting on September 16, 2025. At the conclusion of the meeting, the Council held the Public Record open for a period of 14 days to submit additional questions to State Agencies, with a subsequent period of 14 days for the State Agencies to respond to the Council's questions. The Public was then provided with 14 calendar days from October 14, 2025, to submit additional comments in relation to the State of Delaware's written responses. The Public Record automatically closed at the end of business on October 28, 2025. At the County Council meeting on November 4, 2025, an update was provided to the County Council that the record was automatically closed on October 28, 2025.

Below is a link to the minutes of the September 16, 2025, County Council meeting.

Link to the Minutes of September 16, 2025, County Council Meeting

Below are the minutes from the Planning & Zoning Commission meeting on March 19, 2025, and May 21, 2025

Minutes of the March 19, 2025, Planning & Zoning Commission Meeting

C/Z 2001 Belmead Farm, LLC

AN ORDINANCE TO AMEND THE COMPREHENSIVE ZONING MAP OF SUSSEX COUNTY FROM AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT TO A C-4 PLANNED COMMERCIAL DISTRICT FOR CERTAIN PARCELS OF LAND LYING AND BEING IN LEWES AND REHOBOTH HUNDRED, SUSSEX COUNTY, CONTAINING 39.22 ACRES, MORE OR LESS. The property is lying on the east side of John J. Williams Highway (Route 24), approximately 0.31 mile southwest of Mulberry Knoll Road (S.C.R. 284). 911 Address: 20033 John J. Williams Highway, Lewes. Tax Parcel Nos.: 334-18.00-40.01 & 40.06.

Mr. Whitehouse advised the Commission that submitted into the record were a copy of the State PLUS comments, a copy of the Applicant's exhibit booklet, which includes a rezoning site plan and a boundary plan, a grading plan and a concept plan, a copy of the staff analysis and the Applicants response to the staff analysis letter, a copy of a written response from the Sussex County Engineering Department Utility Planning Division, a copy of the Applicants drainage assessments, a copy of the Applicants environmental assessment, a copy of the Delaware Department of Transportation TIS Review Letter and the Applicant submittal of the TIS to DelDOT, and seventy-one (71) written comments; that because this is a C-4 application, Mr. Robertson and I can provide a very brief overview as this is the first one presented to this Commission.

Mr. Robertson stated that the C-4 District has been around for approximately ten (10) years, but this is the first one to actually come through the Commission; that this Zoning is similar to an RPC, but in reverse; that RPC's are primarily residential with a design flexibility for some commercial uses; that C-4 is more so heavy on the commercial aspect with a larger residential component; that with this rezoning you have the ability to see a site plan as part of the process; that there is a site plan that you can put conditions on during the rezoning process; that it is sort of a hybrid of rezoning and subdivision approval or rezoning and conditional use all molded into one; that this site is being rezoned to C-4 with the site plan that's being presented; that the purpose of the code is to encourage carefully planned large scale commercial retail and mixed-use developments as a means of creating a superior shopping, working and living environment through unified developments and to provide for the application of design ingenuity while protecting the existing and future developments at achieving the goals of the Comprehensive Plan; and that the code for C-4 says "to provide an integrated master plan setting for uses in the Planned Commercial Development District and the development shall be designed in accord with the following: A design is an integrated and comprehensively planned area and using a common parking area, shared ingress and egress pedestrian walkways, open space, stormwater management facilities and water and wastewater utilities. Internal access streets should be provided to serve large-scale retail uses, individual access points for individual uses onto an existing collector or arterial roadway should not be permitted, interconnectivity with adjacent parcels shall be required, the landscape plan provides a continuous landscape pattern throughout the entire site. An overall landscape plan for the entire site will be provided that provides for this continuity but also allows for flexibility as specific buildings and accessory uses are located within the site and then to the maximum extent feasible. Any provision of utilities, including but not limited to water, wastewater, storm drainage and stormwater management shall be provided in a coordinated fashion to address the ultimate needs of the entire site."

Mr. Whitehouse stated that we have met with the Applicants and one of the threshold questions for this C-4 Zoning District is the amount of multifamily, duplexes and townhouses; that there is a numerical limit in code for 40% of the site area; that the Applicants compliance with that, is the site area is 39.22 acres, so per the 40% maximum area of the site that could be covered in those multifamily duplexes and townhouses would be 15.68 acres of the site; that the multi-family residential area actually takes up 14 acres of the site, which is less than 35% of the total area; that the remaining 65% of the site will be commercial or residential above commercial as mixed-use, so within that 14 acres there are 724 unit apartments which results in a total of 168 units on 14 acres and that calculates to a density of exactly 12 dwelling units to the acre in that section of the site; and that when you calculate the density of the project as a whole, which is 334 units on 39.22 acres, the density is actually much lower because of the size of the site, and it translates to 8.51 dwelling units to the acre.

Mr. Collins asked why Sussex County would prefer to approve of a development such as this one over the idea of standard single-family development?

Mr. Whitehouse stated that the purpose of this district as a whole is for planned larger developments in strategic locations like arterial routes; and that this zoning district was specifically created for more commercialized developments, as that is the ultimate purpose of this zoning district.

Mr. Mike Riemann, from Becker Morgan Group, spoke on behalf of the Applicant that the presentation will show that they are meeting the requirements for a C-4 Zoning District by the land area shall have access to an existing or planned arterial road (Route 24), the land shall be served by adequate existing or planned infrastructure, the minimum area is three (3) acres, the land will be under single ownership and the district may have a maximum of 40% developable area as duplexes, townhomes and multifamily dwellings; that the site is located along Route 24 next to Beacon Middle School, with Love Creek Elementary School across the street and the new State Police Troop 7 facility around the corner on Mulberry Knoll Rd.; that location is key for this project and it provides services to residents West of Route 1; that the project is within the Henlopen TID and the site includes an area where growth is targeted and planned along with transportation infrastructure; that the site is located within the Level 2 of the State Strategies, which reflects areas where growth is anticipated; that this location is good for this type of application, given the existing uses in the area; that the site is located within a Coastal Developing Area and the Future Land Use Map identifies the site as Commercial; that according to the Comprehensive Plan Commercial areas include Commercial corridors, shopping centers and other medium and large commercial vicinities geared toward vehicular traffic; that the site has utilities available, with sanitary sewer, electric, gas and water directly in front of the property and available to the site; that a letter from Tidewater has been provided as an ability to serve; that the Master Plan consists of three (3) predominant areas, the multifamily area in the rear of the property, with 724 Unit multifamily garden style apartments, mixed-use buildings with the mixture of commercial spaces on the ground level and residential spaces above and five (5) commercial pads along the front of the property with a service road running along the front tying all of those parcels together; that there will be adequate parking for the commercial areas and the residential; that there are a number of garages throughout the property, a place for a clubhouse and pool, sidewalks and interconnectivity and outdoor seating areas and patios; that there are landscape buffers, buffers from the wetlands and floodplain and they will have at least 5% of the multifamily parking as electric vehicle capable; that the main entrance is a boulevard style entrance with angled parking for the commercial area and sidewalks and pedestrian pathways to create an environment that is integrated

design for the commercial and residential aspects, which is the intent of the C-4 Master Plan; that there are Non Tidal Wetlands in the lower left corner of the site, which would require a minimum of a 30 foot resource buffer and the Applicant is offering to put in a 100 foot resource buffer around that area; that the Applicant is clearing about 50% of the trees on the property, being approximately eleven (11) out of the forty (40) acres are tree coverage; that the property is located within the Henlopen TID, which means that DelDOT has determined this area to be where growth is planned and identified with transportation improvements; that DelDOT completes a long term traffic study and determines the appropriate improvements needed to accommodate growth and assess a fee that developments are required to pay; that with a TID there is normally no need for a traffic study to be completed, but the Applicant chose to do one because the density that was allocated for this AR-1 property was forty-seven (47) single family units, which does not equate with the idea of forty (40) acres and possibly up to eighty (80) units as a cluster subdivision; that the TID did not follow the Comprehensive Plan that the commercial future land use allows up to twelve (12) units per acre; that DelDOT has a process that if a project is within a TID and the density exceeds what was projected then they would require a traffic study to be done by the developer; that the Applicant went through that process already to provide updated data for this area; that this study concluded that this project, at a higher density than what was proposed in the original TID, can still be accommodated within the TID improvements that are proposed; that based on the TIS within the proposed densities will have a fee of about $2.7 million vs. the $280,000 that would have been paid if the original forty-seven (47) single family units were completed; that DelDOT has done a significant amount of improvements along Route 24 from 2021 through current, including seven (7) major projects spanning from Route 1 going West on Route 24; that some of those are things such as widening the road from one lane in each direction to two lanes in certain areas along Route 24, improving pedestrian improvements and signalization improvements; that right in front of the site there are four (4) lanes that go to the middle of the site and DelDOT wants to put an intersection in at our entrance directly across from Saddle Ridge, to create a four (4) way intersection as well as extend the two (2) lanes to our westerly frontage limits; that this project sit along the public transit route and the Applicant plans to add a bus stop within the facility; that in terms of the design, there are minimal aesthetics with natural elements to promote the coastal living approach; that there will be outdoor spaces, seating, patio spaces and bike racks and areas; that the apartments in the rear will be garden style with three stories due to the height restriction as the Applicant would like to propose some rooftop elements, but cannot due to that restriction; that the affordable housing is giving a multifamily product at a lesser cost than that of the $800,000 single family homes that are being built all over the County in the new subdivisions; that this is the perfect location for this type of development as there are schools, medical facilities and the state police all within a close proximity, and the need for affordable housing is needed amongst these workers; that the Applicant is committed to pricing at least 10% of the units below the 120% AMI; that Sussex County's 120% AMI to deem housing affordable is about $2,136 a month and the market rate rents are between $1695-$2295; that the Applicant will work with the County to develop a rate structure that brings the rents down below the 120% for those 10% of units; that the project is supported by the Office of State Planning with no objections from them and the Delaware State Housing Authority has sent positive recommendations for support of this project; that in order for this project to work the density needs to be essentially 60% commercial with no more than 40% being residential; that in order for that to happen we need to position the commercial facilities correctly and choose a layout like what was chosen was necessary, to make it a viable project and develop where

was needed; and that there was a proffered statement of EMS and Fire Department contributions of approximately $187,500 as a result of the code through the County's building permit process surcharge.

Mr. Collins asked why you would move forward with this sort of mixed-use development instead of building a community of houses that we typically see in this area ranging between $500,000 and $800,000 or more. What's the rationale behind choosing this design?

Mr. Riemann stated that if developed under the base zoning that's there now, it is about eighty (80) single family homes with a traditional development; that the Applicant is a multifamily builder and that is what he likes to build; that in this particular location, as well as in Eastern Sussex County, we think that this particular product type is something that is needed in the marketplace for all the reasons mentioned earlier, the location, the Beebe facility, the location of the schools, location of the police, etcetera; that there is the limited availability for this type of housing on the Eastern side because of the amount of traditional high-priced single family homes that and there is a need for a market of this particular product; that as it relates to school age kids for this type of product, the rate of school age kids in multifamily projects is less than in a single family product; that the people that are living here, are young professionals with small kids or people that are retired looking for a less maintenance lifestyle, etc.; and that the impact this project would have on the school district in terms of multifamily units compared directly to a single family unit is going to be less.

Dr. David Tam, President and CEO of Beebe Healthcare, spoke in favor of this application that supports the growth of Sussex County, in which it will draw in medical professionals for the growing healthcare system; that in order to grow the healthcare system physicians need to be recruited until Beebe has its own medical school or the residency program can sustain its own physicians; that new physicians cannot afford to live in the $800,000 homes coming fresh out of medical school with large amounts of debt; that for this reason it is hard to maintain a young, new staff in the area as they are priced out and forced to live more than thirty (30) minutes from the facility; that for every physician that is employed it takes approximately six (6) support staff to assist that one (1) physician; that those employees are in need of lower cost housing options so that they can live near their employer; that many of these people like the idea of living in this kind of setting where they can be close to home, being near a school and maybe not necessarily go all the way down Route 1 to Rehoboth to get a pizza or something like that; and that in this case, I would like to stand before you and say that I support this proposal and I don't want to be the guy that is rampant development across the board, but we've done the studies and I will be coming back before you and others in the future to talk about what health care needs there are in the community.

Ms. Judy Rose Seibert, spoke on behalf of the Route 24 Alliance, in opposition to the application and presented a power point presentation that discussed concerns with the following topics:

1. Transportation, TID/TIS reports and the major impact of traffic on Route 24.
2. Clearing forested land and water pollutions.
3. Infrastructure
4. Impact on the local school district

An electronic document file was submitted to the record and can be found on our website at the following link:

https://connect.sussexcountyde.gov/PublicDocket/#/details/CZ%25202001

Mr. Steve Kitka, of Saddle Ridge development, spoke in opposition to the application for the following reasons:

1. Traffic and the unsafe situation of vehicular accidents, decrease in pedestrian safety and impact on EMS times.
2. Changing the zoning on the Comprehensive Plan to Commercial does not fit with the existing nearby residential properties.
3. Environmental factors, where significant removal of mature forest on the site will cause flooding and pollution for all neighboring properties.

Mr. Henry Romanowski, of Camp Arrowhead Rd., spoke in opposition to the application that the contributions that are being offered to the DelDOT improvements are not enough to cover the amount of work that needs to be done along Route 24; that the idea of having affordable housing based on the Applicants plan will not be sustainable over the years and the rent will continue to increase making it impossible for those who need that housing unable to afford it and that the traffic studies being completed are not accurate.

Mr. John Niemkiewicz, of Saddle Ridge, spoke in opposition to the application that there is no interconnectivity on the developers plan as required for the C-4 Zoning; and that the quality of life for the existing communities will have a significant negative impact and the increased traffic along Route 24 will be a safety hazard.

Mr. Neil Trugman, of Briarwood, spoke in opposition to the application that the increase in traffic will be an issue, the decrease in EMS response times due to that traffic and the dangers of more vehicles will result in more accidents; and that he recommends to take this land and make a large park out of it rather than destroying the land.

Mr. Guy Edelman, of Bookhammer Estates, spoke in opposition to the application that his property backs up to the wooded area in the rear corner of the Applicants property and is questioning why they cannot leave the full ten (10) acres alone in that area; that it will affect not only the neighboring residents, but all of the wildlife that lives within that area; and that the neighbors are concerned with the fear of another building being put up later after the approval goes through for the 100 foot buffer when only the 30 foot is required.

Ms. Chris Singer, of 34141 Greener Trail Lane, spoke in opposition to the application that the plans to develop this land bring about four major concerns:

1. Water pollution/runoff from Route 24 and the clearing of the Bell Mead farmland to a paved surface onto neighboring properties.
2. Traffic will increase significantly, and Route 24 is not and will not be equipped to handle that large of an increase in traffic.
3. The actual need for a large-scale apartment complex, like what is being proposed, and what prevents the neighborhood from becoming all apartment complexes.
4. Safety concerns, as having commercial neighbors means, the risk of trespassers, increase in trash and pollutants and illegal activities that are not wanted within the single-family homeowners rather than that of commercial type neighbors.

Ms. Alison Antisz, of 20062 John J. Williams Highway, spoke in opposition to the application that there are many ecological effects that this development will have on the surrounding properties and that the water quality will be affected because of the air and downstream water quality.

An electronic document file was submitted to the record and can be found on our website at the following link:

https://connect.sussexcountyde.gov/PublicAccess-NextGen/api/document/105921

Mr. Matthew Glade, of Bookhammer Estates, spoke in opposition to the application that the proposed development is out of character with the surrounding area; that the area is surrounded by single family homes and farms; that this plan does not protect the physical, economic or social environment of the surrounding communities as required by code; and that there are certain conditions of approval that would be suggested:

1. A natural tree line where it already exists must remain with at least 100-foot buffer especially along the southwest boundary.
2. A privacy fence is installed along the southwest and southeast boundary for safety and to prevent trespassing.
3. Appropriate measures taken to prevent outdoor lighting from shining into the adjacent communities.

Mr. Greg Singer, of 34141 Greener Trail Lane, spoke in opposition to the application as the amount of development to surrounding properties to his is expanding the wetlands along the back of his property; that there is a small creek in the back that is getting larger as the land is being cleared and less vegetation is kept as a buffer; and that as the vegetation is being cleared the wildlife that is prevalent is being displaced.

Ms. Melanie Bernstein, of Saddle Ridge, spoke in opposition to the application that the ten (10) acres of forest in should be kept, preserving all of the wildlife that is left on undeveloped land.

Upon there being no further questions Chairman Wheatley closed the public hearing.

At the conclusion of the public hearing, the Commission discussed the Application.

In relation to C/Z 2001 Belmead Farm, LLC. Motion by Mr. Collins to defer action for the record to be left open for 10 business days to allow the Planning & Zoning Department to send notice to the Cape Henlopen School District for comment and a further 10 business days to allow the public to comment on the responses from the school district, seconded by Ms. Wingate and carried unanimously. Motion carried 5-0.

Minutes of the May 21, 2025, Planning & Zoning Commission Meeting

The Commission discussed this application which has been deferred since March 19, 2025.

Mr. Collins moved the Commission to recommend the approval of CZ # 2001 BELMEAD FARM, LLC for a change in zone from the AR-1 Agricultural Residential District to the C-4 Planned

Commercial District based on the record made during the public hearing and for the following reasons:

1. This is an application to rezone a nearly 40-acre parcel of land along Route 24 in eastern Sussex County to the C-4 Planned Commercial District. The purpose of the C-4 District is "to encourage carefully planned large-scale commercial, retail, and mixed-use developments as a means of creating a superior shopping, working and living environment through unified developments, and to provide for the application of design ingenuity while protecting existing and future developments and achieving the goals of the Comprehensive Plan." This purpose is satisfied with this application.
2. Route 24 is classified by DelDOT as a principle arterial roadway, and this property is within the Henlopen Transportation Improvement District created jointly by DelDOT and Sussex County. In addition, a TIS was prepared by the Applicant's traffic engineers and approved by DelDOT. On top of the improvements required by the TIS, the developer's contributions to roadway improvements within the Henlopen TID, under the TID will be approximately $2,800,000.00.
3. The location is in an area that has developed with a variety of uses, including two schools, a State police barracks, a hospital campus and a variety of housing types. The area housing includes large and small single-family subdivisions and a multifamily residential development across Route 24 from the site approved as part of the Sussex County SCRP program providing affordable housing for County residents. The Route One commercial corridor is approximately 1 mile north of the site. To the south of the site, along Route 24, there are manufactured home communities, a large multifamily condominium community along Love Creek and diverse commercial uses. This is an appropriate location for C-4 zoning and the mixed-use site plan proposed by the Applicant.
4. The site is within the Coastal Area according to the Sussex County Comprehensive Plan and its Future Land Use Map. The Plan states that C-4 Zoning is appropriate in the Coastal Area. The Plan also states that in the Coastal Area, a higher density of 4 to 12 units per acre can occur and that "[a] range of housing types should be permitted . . . including single-family homes, townhouses, and multi-family units. . . . Appropriate mixed-use development should also be allowed. In doing so, careful mixtures of homes with light commercial, office, and institutional uses can be appropriate to provide for convenient services and to allow people to work close to home." This project satisfies this objective.
5. Chapter 4 of the Comprehensive Plan regarding Future Land Use also states that Sussex County should "expand affordable housing opportunities, particularly in areas near job centers and Delaware State Housing Authority (DSHA) Areas of Opportunity".
6. The development is consistent with the Goals set forth in Chapter 8 of the Sussex County Comprehensive Plan regarding Housing. The following are examples of Goals, Objectives and Strategies within Chapter 8 of the Plan that are addressed by this development:
    a. Goal 8.2: "Ensure that a diversity of housing opportunities are available to meet the needs of residents of different ages, income levels, abilities, national origins and household configurations."
    b. Objective 8.2.1: "Affirmatively further affordable and fair housing opportunities in the County to better accommodate the housing needs of all residents."
    c. Strategy 8.2.1.3: "Explore ways for private developers to provide more multi-family and affordable housing opportunities."
    d. Objective 8.2.3: "Facilitate and promote land use policies that enable an increase in the supply of affordable housing in areas with adequate infrastructure."

e. Strategy 8.2.3.1: "Promote increasing affordable housing options, including the supply of rental units, near employment opportunities."

This project is consistent with each of these goals because it is intended to provide affordable housing opportunities in an area where the use is consistent with the existing and planned infrastructure, and it is located near numerous employment opportunities, with access to many more employment opportunities given its location on an established DART route.

7. The C-4 zoning combines a zoning application with a site plan review, much like a Residential Planned Community zoning. Here, the Applicant has provided a mixed-use site plan that includes a variety of housing types along with integrated commercial uses. Because of this variety, the site plan's design is superior to an exclusively residential or exclusively commercial development. The mixed-use design will allow residents to use and enjoy a variety of retail, restaurant, food service and other commercial uses in close proximity to their homes without having to travel outside of their community. This benefits the residents of this community and other Sussex County residents by reducing the need to travel on area roadways for these uses.
8. The use will be served by central water and Sussex County sewer.
9. There was testimony in the record from Dr. David Tam, the President and CEO of Beebe Healthcare. Dr. Tam supported this project and others like it, stating that this type of housing is needed in eastern Sussex County to recruit and maintain appropriate staffing levels within area healthcare services. Dr. Tam explained that without more affordable housing options such as this one, it is difficult to recruit the necessary support staff, and that has an adverse effect on the ability to recruit physicians for the healthcare system. He testified that he fully supports this development in close proximity to the Beebe Health Campus on Route 24.
10. The residential portion of this development will provide an affordable rental housing option for current and future Sussex County residents. It is undisputed that the high price of homes and rentals in much of eastern Sussex County makes housing unaffordable for a lot of the workforce in this area. As a result, many of those County residents cannot afford to live where they work, resulting in long commuting times and increased traffic on County roads. During the public hearing, the Applicant stated that at least ten percent of the apartment units will be rented to tenants that are below 120% of AMI. As a condition of this recommendation, the Applicant and the Sussex County Office of Community Development and Housing shall examine this rental rate during the public hearing to ensure that it is providing affordable rental housing that is reduced from the market rate units. Apartment units, by their nature, are generally a more affordable housing option than owner-occupied homes, particularly in eastern Sussex County. Therefore, additional information shall be considered by County Council as part of its public hearing process to ensure that the qualifying tenants and the affordable rental rates of the restricted units are truly a more affordable housing option than the market rate units within the project. This is also a condition of this recommendation, along with requirements to guarantee that the restricted units remain available for qualifying tenants.
11. Sussex County Council declared in Chapter 72, Section 18 of the County Code, that it is the public policy of the County to:
    A. Encourage the creation of a full range of housing choices, conveniently located in suitable living environments, for all incomes, ages and family sizes.
    B. Encourage the production of affordable rental units to meet the existing and anticipated future employment needs in the County.
    C. Assure that affordable rental units are dispersed throughout the County consistent with the Comprehensive Plan.

D. Encourage developments in Growth Areas as defined within the County's most current comprehensive plan and Areas of Opportunity as defined by the Delaware State Housing Authority to include a minimum percentage of affordable rental units on public water and sewer systems.

This application with the mixed-use site plan addresses each of these stated goals.

12. The Delaware State Housing Authority supports this project according to its comments stated in the February 20, 2025, PLUS Report. According to the DSHA's Housing Reform Map, this project is in an Area of Opportunity where diverse housing types should be supported. This means that the area has high-quality schools, supportive infrastructure and the capacity to support diverse and affordable housing types.
13. The site is located along a bus transit route operated year-round by DART. In addition, the site is located near a wide variety of employment opportunities, including general commercial and retail uses, healthcare, education, institutional uses, and hospitality uses.
14. There are Resources on the site as defined by the Sussex County Zoning Code. The Developer has supplied a Drainage Assessment Report and an Environmental Assessment & Public Facilities Evaluation Report in support of the application. In addition, the site plan complies with the requirements for Resources and Resource Buffers set forth in the Zoning Code, and the design meets or exceeds the design standards for protecting these Resources.
15. Approximately ¾ of the site is currently used for agricultural purposes as a horse farm. The remaining ¼ of the site is wooded with Resources within it. In addition to the requirements for Resources protection, approximately 50% of the existing forest will be preserved by this design.
16. With conditions imposed, including the voluntary condition offered by the Applicant that ten percent of the units will be available to low and moderate income County residents the proposed C-4 Zoning meets the purpose of the Zoning Code and Comprehensive Plan in that it promotes the orderly growth, convenience, order, prosperity, and welfare of the County and its residents.
17. This recommendation is subject to the following conditions:

A. The complex shall be owned and operated as a mixed-use development with commercial spaces and apartments. No owner-occupied units shall be permitted. The maximum number of apartment units shall not exceed 334 units, consisting of 7 buildings containing 24 apartment units each and 4 mixed-use buildings containing 166 apartment units. The mixed-use buildings shall contain commercial uses on the first floor and residential apartments on the floors above. The commercial areas shall not exceed 75,000 square feet distributed among the pad sites and mixed-use buildings shown on the site plan

B. As offered by the Applicant, ten percent of the units shall be designated as "Restricted Units" for the purpose of providing affordable rental housing options subject to the following terms and conditions:

i. **Rent Restricted Units** – For a period of 30 years following the date the last building with residential units in it receives its certificate of occupancy, ten percent of the total number of units offered for lease (the "Restricted Units"), shall be rented to tenants with gross household incomes equal to or less than an appropriate percentage of the area median income for Sussex County ("Qualifying Tenants") as established by the U.S. Department of Housing and Urban Development ("HUD") and updated annually for a rental rate, adjusted

for household and unit size as per HUD guidelines. This AMI percentage shall be determined by County Council after receiving input from the Applicant and the Sussex County Office of Community Development and Housing during the public hearing before the County Council on this Application.

ii. **Vacant Units** – During lease-up and for a period of 2 years, the Applicant must actively seek to lease available units to Qualifying Tenants at a rate equal to or greater than the ratio of Restricted Units to market rate units. Post lease-up, any vacant units for which the Applicant is actively seeking tenants must first be offered to Qualifying Tenants if the total number of leased Restricted Units is less than the minimum number of Restricted Units. At all times in which the number of Restricted Units is below the minimum number of Restricted Units, the next available unit(s) must be offered for lease to any known and available Qualified Tenant(s), until such time as ten percent of the Restricted Units are rented.

iii. **Qualifying Tenants** – Eligible tenants for the Restricted Units must:
   1. Provide proof of citizenship.
   2. Be of eligible income as defined in the Ordinance approving the Application.
   3. Occupy the Restricted Unit as the tenant's principal residence during the lease period. Each eligible tenant must certify before taking occupancy that the tenant will occupy the unit as the tenant's principal residence. Any tenant who violates occupancy requirements will be subject to eviction procedures.
   4. Comply with other requirements that apply to tenants of Non-Restricted Units.

iv. **Unit Integration** – Restricted Units must be fully integrated into the community and shall not be substantially different in external or internal appearance and fit out from market-rate units. Restricted Units shall be equipped with the same basic appliances as the market rate units, such as an oven, refrigerator, dishwasher, and washer and dryer. At all times, the number of types of Restricted Units shall remain in proportion to the number of the same types of Market Rate Unit. For example, if 33% of the Market Rate Units are 3-Bedroom Units, then 33% of the Restricted Units must be 3-Bedroom Units.

v. **Restricted Unit Leases** – The following requirements shall apply to Restricted Unit Leases:
   1. The landlord shall determine the tenant's eligibility to rent a Restricted Unit and lease agreements shall not be signed until tenant eligibility is determined.
   2. Lease agreements shall contain the same terms and conditions as the lease agreements with market-rate renters with the exception of the rental rates and other terms and conditions as required under these conditions.
   3. All lease agreements of Restricted Units shall cover a period of at least one year. An eligible tenant already occupying a restricted unit has first option to renew the lease agreement each year, as long as the tenant maintains good standing with the landlord and continues to qualify as a Qualifying Tenant.

4. Tenants of Restricted Units shall provide an executed affidavit on an annual basis certifying their continuing occupancy of the unit as their principal residence. Tenants shall provide such affidavit to the landlord by the date that may be specified in their lease or that may otherwise be specified by the landlord.
5. In the event the tenant of a Restricted Unit fails to provide his or her landlord with an executed affidavit as provided for in the preceding paragraph within 30 days of written request for such affidavit, then the lease shall automatically terminate, become null and void and the occupant shall vacate the unit within 30 days of written notice from the landlord.
6. Leases of Restricted Units shall prohibit tenants from subletting or subleasing the Restricted Unit.

vi. **Examination by an Independent Certified Public Accountant** - The developer shall contract with an independent Delaware Certified Public Accountant that has no other relationship with the Developer/Owner/Manager of the Project to certify compliance with the conditions of approval for the Project related to the rental of the "Restricted Units" and the "Qualifying Tenants" in the Project. In this engagement, the Delaware Certified Public Accountant will certify compliance with these conditions in accordance with attestation standards established by the American Institute of Certified Public Accountants. This shall be used to confirm that the project remains in compliance with all of Condition B of this approval, and (i) the status of each of the Restricted Units; (ii) the status and duration of any vacancy of any Restricted Unit; (iii) the marketing efforts to re-let any vacant Restricted Unit to a Qualifying Tenant; (iv) the status of any list of Qualifying Tenants waiting for a Restricted Unit to come available; and (v) such other information as the Delaware Certified Public Accountant, the Office of Planning & Zoning and/or the Office of Community Development and Housing may deem appropriate and necessary. This information shall be submitted to both the Office of Planning & Zoning and the Office of Community Development & Housing no later than March 1 of each year.

vii. **Penalties** - In the event that more than ninety percent of the Units are rented at Market Rate because fewer than ten percent of the units are leased to Qualified Tenants (the "Excess Market Rate Units"), the Applicant or owner of the project shall be required to pay to Sussex County the monthly market rent collected from any Excess Market Rate Units. Any such funds collected by Sussex County shall be used and administered for housing purposes by the Sussex County Office of Community Development and Housing.

C. All entrances, intersections, roadways and multimodal improvements required by DelDOT shall be completed by the applicant in accordance with DelDOT's determination. In addition, there shall be interconnectivity provided to the property to the east of this site to Tax Parcel 334-18.00-42.00, with signage on the site indicating that future interconnectivity is a possibility at this location. The design and location of this signage shall be shown on the Final Site Plan. There shall not be any interconnectivity provided to the residential property to the south of this site.

D. The active recreational amenities for the project shall include a clubhouse building with a minimum floor area of 7,000 square feet and swimming pool. These amenities shall be completed in compliance with Section 115-194.5 of the Zoning Code.
E. The development shall be connected to the Sussex County sanitary sewer system in accordance with the requirements and specifications of the Sussex County Engineering Department.
F. The development shall be served by a central water system providing adequate drinking water and fire protection as required by applicable regulations.
G. Stormwater management and erosion and sediment control shall be constructed in accordance with applicable State and County requirements, and the project shall utilize Best Management Practices to construct and maintain these fixtures. The Final Site Plan shall contain the approval of the Sussex Conservation District.
H. Interior street design shall comply with or exceed Sussex County standards. In addition, there shall be sidewalks on both sides of all streets with interconnection between the sidewalks and DelDOT-mandated multi-modal paths.
I. Road naming and addressing shall be subject to the review and approval of the Sussex County Geographic Information Office.
J. The Applicant shall consult with the local school district's transportation manager to determine if a school bus stop is appropriate. The location of such a bus stop shall be shown on the Final Site Plan.
K. As shown on the Preliminary Site Plan, Resource Buffers required by Sussex County Code Section 115-193 shall be created to include waters, wetlands, their associated Resource Buffers and the additional areas shown on the Preliminary Site Plan, all of which shall be permanently protected, delineated and described on the Final Site Plan and within a recorded Declaration of Covenants for the community.
L. Approximately 12 acres or 30% of the site shall remain as open space.
M. Construction, site work, and deliveries shall only occur on the site between the hours of 7:00a.m. through 6:00p.m., Monday through Friday and between 8:00 am and 2:00 pm on Saturday. No Sunday hours are permitted. A 24-inch by 36-inch "NOTICE" sign confirming these hours in English and Spanish shall be prominently displayed at the site entrance during construction.
N. The Final Site Plan shall include a landscape plan for the development showing the proposed tree and shrub landscape design, including the buffer areas and the woodlands that must be preserved.
O. All lighting on the site shall be shielded and downward screened so that it does not shine on neighboring properties or roadways.
P. Prior to the issuance of a building permit for each residential unit, the applicant shall make a $500 contribution to the Rehoboth Beach Volunteer Fire Company. Thereafter, a monthly contribution of $10 per completed dwelling unit shall be paid over to the Rehoboth Beach Volunteer Fire Company on a semi-annual basis. This contribution requirement shall be set forth on the Final Site Plan. A copy of this Ordinance shall also be provided to the Rehoboth Beach Volunteer Fire Company as a condition of Final Site Plan approval.
Q. The Cape Henlopen School District has commented that its schools are at capacity and that new development should contribute to the District's need to expand its facilities to accommodate the additional students that will enroll as a result of the development. Therefore, Sussex County Council should consider establishing a

contribution to the Cape Henlopen School District to be paid by the Developer to the District upon completion of each apartment unit within the development.

R. There will be off-site roadway improvements, and a signalized entrance constructed to provide safe vehicle and pedestrian access to the development. Given the location and size of the development, the developer shall coordinate with DelDOT and provide a phasing schedule that shall establish the timeframe and phasing of the construction of the commercial buildings, mixed-use buildings and residential buildings and the construction of the off-site entrance and roadway improvements that DelDOT will require as a result of this development. The phasing schedule shall be coordinated between the applicant and DelDOT and it shall be presented to the Planning and Zoning Commission for consideration as part of the Final Site Plan.

S. The Final Site Plan shall depict or note these conditions of approval, and it shall be subject to the review and approval of the Sussex Planning & Zoning Commission.

Motion by Mr. Collins, seconded by Ms. Wingate and carried unanimously to recommend APPROVAL of C/Z 2001 Belmead Farm, LLC, for the reasons and the conditions stated in the motion. Motion carried 5-0.

Vote by roll call: Mr. Mears – yea, Ms. Wingate – yea, Mr. Collins – yea, Mr. Butler – yea, Chairman Wheatley – yea

CZ 2001 Belmead Farm LLC
Aerial Map
TM#s 334-18.00-40.01
334 - 18.00-40.06

CZ 2001 Belmead Farm

N

0 250 500 Feet

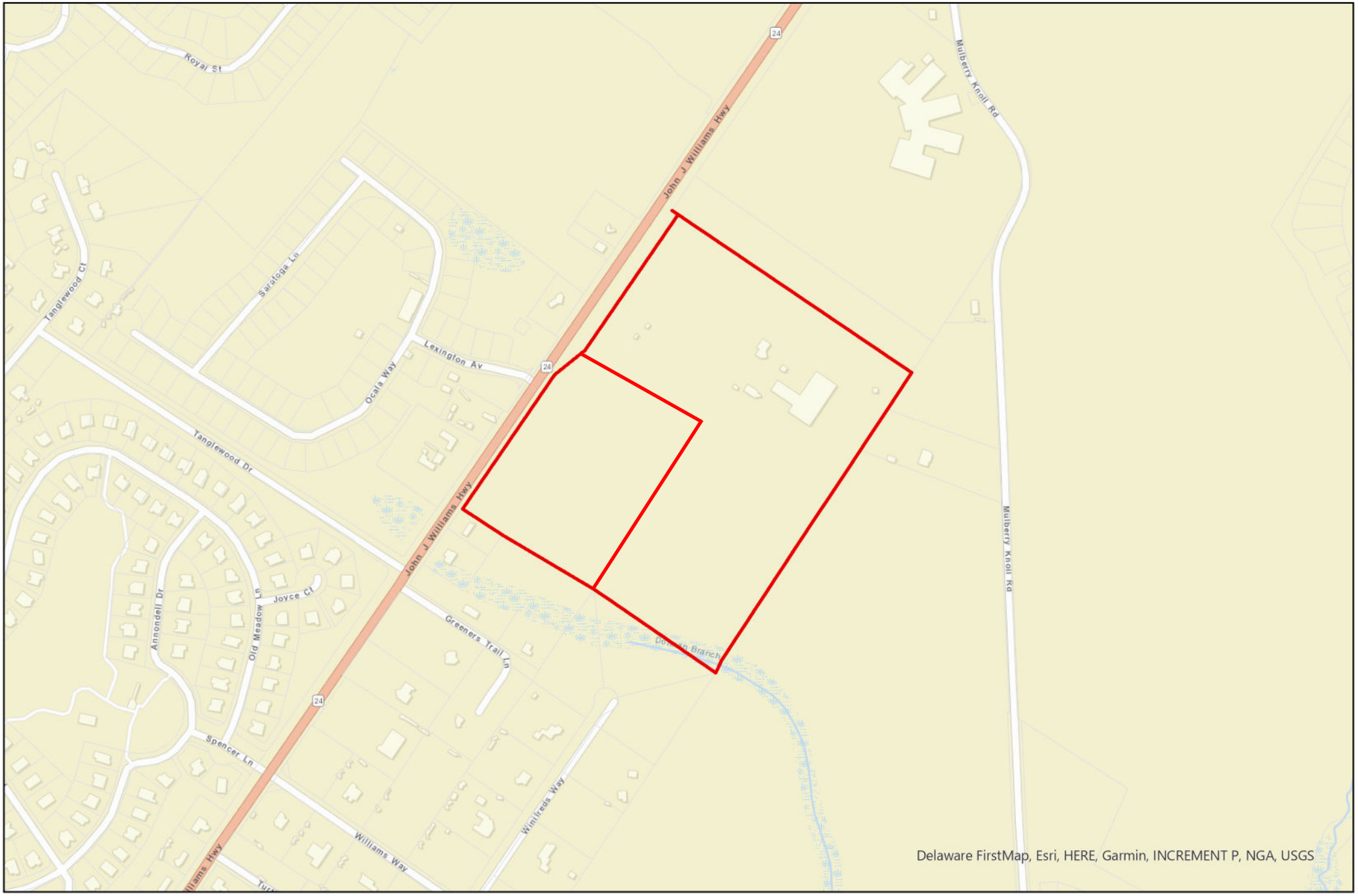
© All EagleView Technolo

CZ 2001 Belmead Farm LLC
Streets Map
TM#s 334-18.00-40.01
334-18.00-40.06

CZ 2001 Belmead Farm

N

0 0.25 0.5 Miles

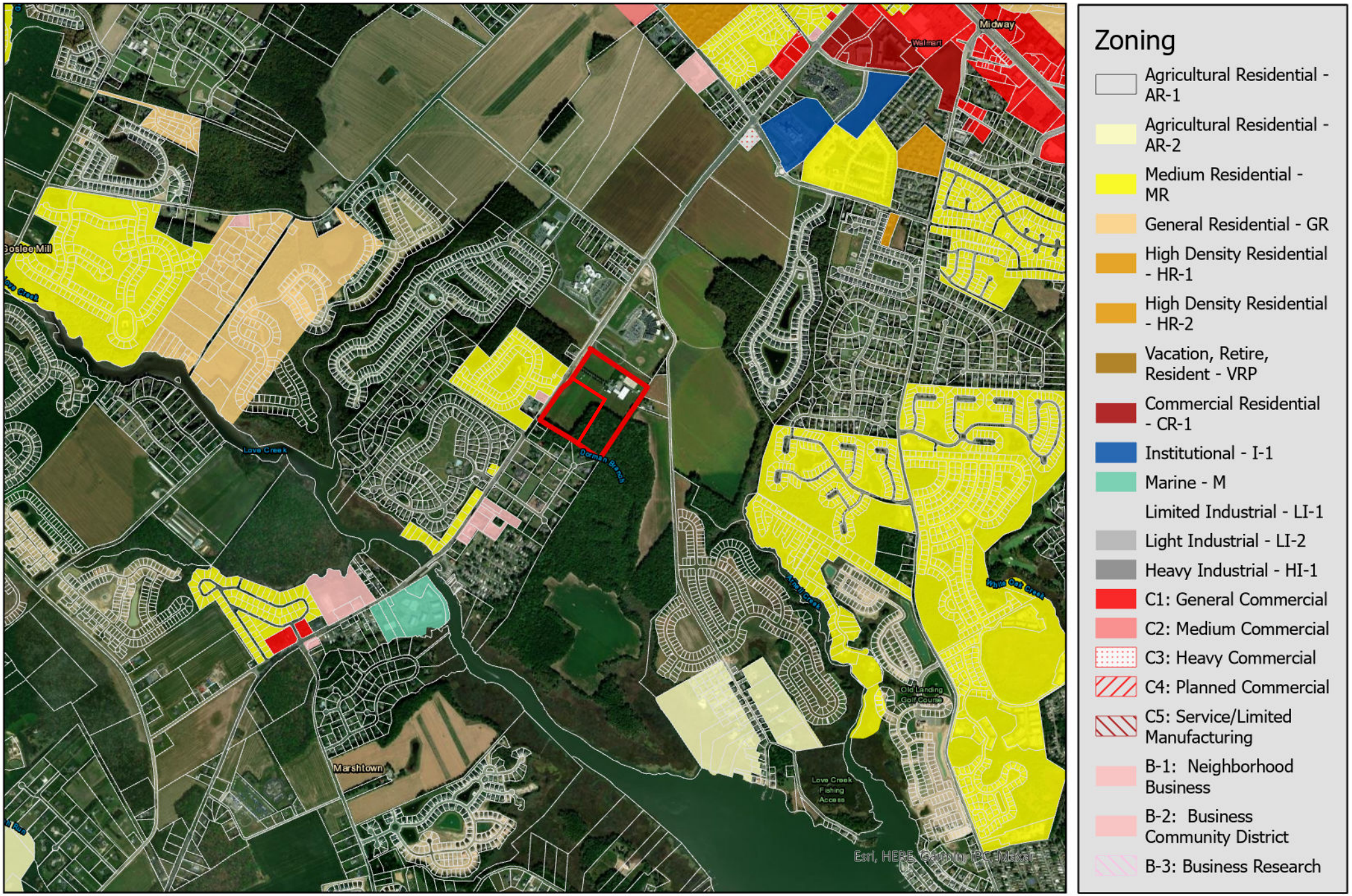


CZ 2001 Belmead Farm LLC
Streets Map
TM#s 334-18.00-40.01
334-18.00-40.06

CZ 2001 Belmead Farm

N

0 500 1,000 Feet



Zoning

- Agricultural Residential - AR-1
- Agricultural Residential - AR-2
- Medium Residential - MR
- General Residential - GR
- High Density Residential - HR-1
- High Density Residential - HR-2
- Vacation, Retire, Resident - VRP
- Commercial Residential - CR-1
- Institutional - I-1
- Marine - M
- Limited Industrial - LI-1
- Light Industrial - LI-2
- Heavy Industrial - HI-1
- C1: General Commercial
- C2: Medium Commercial
- C3: Heavy Commercial
- C4: Planned Commercial
- C5: Service/Limited Manufacturing
- B-1: Neighborhood Business
- B-2: Business Community District
- B-3: Business Research

CZ 2001 Belmead Farm LLC
Zoning Map
TM#s 334-18.00-40.01
334-18.00-40.06

CZ 2001 Belmead Farm

N

0 0.25 0.5 1 Miles

Introduced: 7/18/23

Council District 3: Mr. Schaeffer
Tax I.D. No.: 334-18.00-40.01
911 Address: 20033 John J. Williams Highway, Lewes

ORDINANCE NO. ___

AN ORDINANCE TO AMEND THE COMPREHENSIVE ZONING MAP OF SUSSEX COUNTY FROM AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT TO A C-4 PLANNED COMMERCIAL DISTRICT FOR A CERTAIN PARCEL OF LAND LYING AND BEING IN LEWES AND REHOBOTH HUNDRED, SUSSEX COUNTY, CONTAINING 39.19 ACRES, MORE OR LESS

WHEREAS, on the 23rd day of November 2022, a zoning application, denominated Change of Zone No. 2001 was filed on behalf of Belmead Farm, LLC; and

WHEREAS, on the ____ day of _____ 2023, a public hearing was held, after notice, before the Planning and Zoning Commission of Sussex County and said Planning and Zoning Commission recommended that Change of Zone No. 2001 be _____; and

WHEREAS, on the ____ day of _____ 2023, a public hearing was held, after notice, before the County Council of Sussex County and the County Council of Sussex County has determined, based on the findings of facts, that said change of zone is in accordance with the Comprehensive Development Plan and promotes the health, safety, morals, convenience, order, prosperity and welfare of the present and future inhabitants of Sussex County,

NOW, THEREFORE, THE COUNTY OF SUSSEX HEREBY ORDAINS:

Section 1. That Chapter 115, Article II, Subsection 115-7, Code of Sussex County, be amended by deleting from the Comprehensive Zoning Map of Sussex County the zoning classification of [AR-1 Agricultural Residential] and adding in lieu thereof the designation and C-4 Planned Commercial District as it applies to the properties hereinafter described.

Section 2. The subject property is described as follows:

ALL that certain tract, piece or parcels of land, lying and being situate in Lewes and Rehoboth Hundred, Sussex County, Delaware, and lying on east side of John J. Williams Highway (Rt. 24) approximately 0.31 mile southwest of Mulberry Knoll Road (S.C.R. 284) and being more particularly described in the attached legal description prepared by Parkowski, Guerke & Swayze, P.A. said parcels containing 39.19 acres, more or less.

This Ordinance shall take effect immediately upon its adoption by majority vote of all members of the County Council of Sussex County, Delaware.

Wendy Lobato

From: notifications=d3forms.com@mg.d3forms.com on behalf of Sussex County DE <notifications@d3forms.com>
Sent: Wednesday, December 3, 2025 5:57 AM
To: Wendy Lobato
Subject: Form submission from: Council Grant Form

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Council Grant Form

Legal Name of Agency/Organization	Cape henlopen girls basketball boosters
Project Name	Beach Slam
Federal Tax ID	87-2549176
Non-Profit	Yes
Does your organization or its parent organization have a religious affiliation? (If yes, fill out Section 3B.)	No
Organization's Mission	Our mission is to raise funds to support the basketball teams at Cape Henlopen. This includes team meals, the opportunity to participate in team camp, and proper gear for the team.
Address	P.O. Box 396
City	Lewes
State	DE
Zip Code	19958

Contact Person	Meghan fruchtman
Contact Title	Booster president
Contact Phone Number	3023442225
Contact Email Address	meghanfruchtman@gmail.com
Total Funding Request	$750.00
Has your organization received other grant funds from Sussex County Government in the last year?	No
If YES, how much was received in the last 12 months?	N/A
Are you seeking other sources of funding other than Sussex County Council?	Yes
If YES, approximately what percentage of the project's funding does the Council grant represent?	10
Program Category (choose all that apply)	Other
Program Category Other	Athletics

Primary Beneficiary Category	Youth
Approximately the total number of Sussex County Beneficiaries served, or expected to be served, annually by this program	100
Scope	The cape henlopen basketball boosters provides opportunities for our local youth. We make sure they are fed well and have the same opportunities as all sports.
Please enter the current support your organization receives for this project (not entire organization revenue if not applicable to request)	7,500.00
Description	Hotel for traveling teams, meals, ref costs
Amount	5,000.00
TOTAL EXPENDITURES	5,000.00
TOTAL DEFICIT FOR PROJECT OR ORGANIZATION	2,500.00
Name of Organization	Cape Henlopen Girls Basketball Boosters
Applicant/Authorized Official	Meghan fruchtman
Date	12/03/2025

Affidavit Acknowledgement	Yes

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Please feel free to email clientservices@d3corp.com with any questions.

Wendy Lobato

From: notifications=d3forms.com@mg.d3forms.com on behalf of Sussex County DE <notifications@d3forms.com>
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Subject: Form submission from: Council Grant Form

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Council Grant Form

Legal Name of Agency/Organization	Good Samaritan Aid Organization, Inc.
Project Name	Annual Christmas Basket/Toy Outreach
Federal Tax ID	51-0303717
Non-Profit	Yes
Does your organization or its parent organization have a religious affiliation? (If yes, fill out Section 3B.)	No
Organization's Mission	Good Samaritan Aid Organization, Inc (Good Sam) is committed to providing financial assistance and clothing/food assistance to those families in the Laurel DE and Delmar DE communities who are financially disadvantaged. The annual Christmas Basket/Toy outreach is one of the efforts sponsored annually by Good Sam. We believe that every child should have toys/gifts to open on Christmas Day regardless of the family's financial status. The Christmas outreach is just one of the efforts supported by Good Sam. We also provide financial assistance to individuals who need help with electric bills, gas bills, utility bills, medical bills and prescriptions and rent assistance.

Address	115 West Market Street
Address 2	P. O. Box 643
City	Laurel
State	DE
Zip Code	19956
Contact Person	Melinda Tingle
Contact Title	President
Contact Phone Number	302/875-0355
Contact Email Address	mtingle57@comcast.net
Total Funding Request	$1,000
Has your organization received other grant funds from Sussex County Government in the last year?	Yes
If YES, how much was received in the last 12 months?	1000
Are you seeking other sources of funding other than Sussex County Council?	Yes
If YES, approximately what percentage of	4

the project's funding does the Council grant represent?	
Program Category (choose all that apply)	Other
Program Category Other	Christmas outreach for financially disadvantaged children
Primary Beneficiary Category	Low to Moderate Income
Approximately the total number of Sussex County Beneficiaries served, or expected to be served, annually by this program	750
Scope	The Christmas Basket/Toy program is an annual outreach to ensure that all families in the Laurel School District experience the Christmas holiday. Volunteers for Good Sam deliver food basket and toys/gifts to referrals from school nurses, local churches, local service organizations and State of DE service center. Referred families receive a Food Lion gift card to shop for Christmas dinner items and a delivery of toys/gifts is made on Christmas Eve morning to each family with children. Food baskets are also delivered to the referred families. The need in Laurel is significant and most children in the school district qualify for federal free breakfast and lunch program. The elderly population is also underserved, and we provide food assistance with the outreach to any elderly referred families and individuals.
Please enter the current support your organization receives for this project (not	10,000.00

entire organization revenue if not applicable to request)	
Description	Food Lion Gift Cards
Amount	19,500.00
Description	Toys/Gifts purchased
Amount	5,500.00
TOTAL EXPENDITURES	25,000.00
TOTAL DEFICIT FOR PROJECT OR ORGANIZATION	-15,000.00
Name of Organization	Good Samaritan Aid Organization, Inc.
Applicant/Authorized Official	Melinda R. Tingle, President
Date	12/04/2025
Affidavit Acknowledgement	Yes

If you feel this is not a valid submission please log into D3Forms to update this submissions status.
Please feel free to email clientservices@d3corp.com with any questions.

Wendy Lobato

From: notifications=d3forms.com@mg.d3forms.com on behalf of Sussex County DE <notifications@d3forms.com>
Sent: Monday, December 8, 2025 2:05 PM
To: Wendy Lobato
Subject: Form submission from: Council Grant Form

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Council Grant Form

Legal Name of Agency/Organization	Purity Laundry Project Inc
Project Name	Give the Gift of Clean Clothes
Federal Tax ID	99-4203015
Non-Profit	Yes
Does your organization or its parent organization have a religious affiliation? (If yes, fill out Section 3B.)	No
Organization's Mission	Purity Laundry Project Mission Statement Purity Laundry Project helps to wash the clothes and bedding of under-resourced families and individuals in Sussex County Delaware. We seek to bring economic relief by providing the individual or family the option to redirect funds saved by free laundry toward food, shelter, and other basic everyday necessities. We believe it's crucial to create a way for all people to live with dignity, and for our guests/friends to be afforded the opportunity to care for themselves and their families. Our mission is to give the gift of clean clothes and brighten the lives of hundreds of

	people each month. We accomplish this by bringing together community members to provide help, hope and health to all involved. Purity Laundry Project seeks to foster broad participation within our area through the many layers of connections it inspires. Laundromat owners, churches, neighbors, local businesses, schools, medical professionals, clubs and organizations, corporations, and volunteers of every gender, race, ethnicity, nationality, belief, and class to work together and grow together. Purity Laundry Project is more than clean clothes. Our volunteers and guests know it is what happens inside the laundromat that makes it so special. Relationships are fostered, diminishing "us" and "them" language, while exhibiting the things that will bind people together - faith, hope and love.
Address	18766 John J Williams Hwy #180
City	Rehoboth Beach
State	DE
Zip Code	19971
Contact Person	Chet Kleinot
Contact Title	Director
Contact Phone Number	302-723-2212
Contact Email Address	Chet@PurityLaundryProject.org
Total Funding Request	~~10,000.00~~ $2,000
Has your organization received other grant funds from Sussex	No

County Government in the last year?	
If YES, how much was received in the last 12 months?	N/A
Are you seeking other sources of funding other than Sussex County Council?	No
If YES, approximately what percentage of the project's funding does the Council grant represent?	N/A
Program Category (choose all that apply)	Health and Human Services Other
Program Category Other	Charity
Primary Beneficiary Category	Low to Moderate Income
Approximately the total number of Sussex County Beneficiaries served, or expected to be served, annually by this program	800
Scope	Purity Laundry Project does not own or operate laundry facilities. Instead, we collaborate with local laundromat owners who generously allow us to host our sessions in their locations. We have been operating for two years and have provided bimonthly laundry assistance sessions three

hours in length at laundromats in Georgetown and Millsboro Delaware. All services are free of charge, Due to limited funding, we currently can only offer:

• Up to $20 per family for washing and drying costs
• Up to $10 for individuals
• Free laundry detergent and dryer sheets

To create a supportive and welcoming environment, each session also includes:

• Complimentary refreshments
• Activity and coloring books with crayons for children
• Occasional cost free raffles for $25 gift cards
• Special themed sessions (e.g., anniversary, Christmas) with additional refreshments

Our vision is to expand the frequency of sessions and extend services to additional towns within Sussex County.

Why Purity Laundry Project (PLP) Matters:

For many families in Sussex County, clean laundry is not a simple household chore—it is an unaffordable expense. Many live in motels, shelters, or inexpensive apartments that do not offer washers and dryers. If they by chance had room for both, the cost is prohibitive. They simply cannot afford them. What is a standard appliance for most of us, is a luxury for so many with hardships and financial stress. So, there are forced to go to the laundromat. The cost of washers, dryers, detergent, or even a single laundromat cycle can force people to choose between clean clothes and essential needs like food, transportation, or medication. Statistics show that 70% of low-income families without a washer will skip laundry in order to save money for other basic needs. This is from --FeedingAmerica.org

PLP provides free laundry services so:

• children can go to school confident and free from bullying.
• parents can show up to work with dignity.
• the very young and elderly can sleep on bedding that is free of germs and disease that spread viruses.
• individuals experiencing hardship can feel seen, valued, and supported.

Clean clothing and bedding are basic needs that contribute directly to health, self-esteem, and stability. When these needs are met, families can redirect limited resources toward building a safer, more secure life.

Please enter the current support your organization receives for this project (not entire organization revenue if not applicable to request)	11,400.00
Description	Operating Costs for washing drying
Amount	19,200.00
Description	Additional supplies - detergent, dryer sheets, refreshments
Amount	2,400.00
Description	not direct cost to operate
Amount	1,000.00
TOTAL EXPENDITURES	22,600.00
TOTAL DEFICIT FOR PROJECT OR ORGANIZATION	-11,200.00
Name of Organization	Purity Laundry Project Inc
Applicant/Authorized Official	Chet Kleinot
Date	12/08/2025
Affidavit Acknowledgement	Yes

If you feel this is not a valid submission please log into D3Forms to update this submissions status.
Please feel free to email clientservices@d3corp.com with any questions.

To Be Introduced: 12/16/25

Council District 3: Ms. Gruenebaum
Tax I.D. No.: 334-6.00-526.01
911 Address: 17996 Coastal Highway, Lewes

ORDINANCE NO. ___

AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN A C-1 GENERAL COMMERCIAL DISTRICT TO AMEND CONDITION K OF CONDITIONAL USE NO. 2583 (ORDINANCE NO. 4003) TO ALLOW FOR YEAR-ROUND OUTDOOR STORAGE TO REMAIN ON THE PROPERTY AS PART OF A CAMPGROUND FOR THE UNHOUSED TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN SUSSEX COUNTY, CONTAINING 7.16 ACRES, MORE OR LESS

WHEREAS, on the 21st day of November 2025, a Conditional Use application, denominated Conditional Use No. 2622, was filed on behalf of Tharros Village (c/o Code Purple at the Cape); and

WHEREAS, on the _____ day of _____ 2025, a public hearing was held, after notice, before the Planning and Zoning Commission of Sussex County and said Planning and Zoning Commission recommended that Conditional Use No. 2622 be _____; and

WHEREAS, on the _____ day of _____ 2025, a public hearing was held, after notice, before the County Council of Sussex County and the County Council of Sussex County determined, based on the findings of facts, that said conditional use is in accordance with the Comprehensive Development Plan and promotes the health, safety, morals, convenience, order, prosperity and welfare of the present and future inhabitants of Sussex County, and that the conditional use is for the general convenience and welfare of the inhabitants of Sussex County.

NOW, THEREFORE, THE COUNTY OF SUSSEX HEREBY ORDAINS:

Section 1. That Chapter 115, Article IV, Subsections 115-79, Code of Sussex County, be amended by adding the designation of Conditional Use No. 2622 as it applies to the property hereinafter described.

Section 2. The subject property is described as follows:

ALL that certain tract, piece, or parcel of land, lying and being situate in Sussex County, Delaware, and lying the south side of Coastal Highway (Rt. 1), approximately 0.2 mile northwest of the intersection of Coastal Highway (Rt. 1) and Dartmouth Drive (Rt. 9), and being more particularly described in the attached legal description prepared by St. Jude the Apostle Church D/B/A Code Purple said parcel containing 7.16 acres, more or less.

This Ordinance shall take effect immediately upon its adoption by majority vote of all members of the County Council of Sussex County, Delaware.

JAMIE WHITEHOUSE, AICP
DIRECTOR OF PLANNING & ZONING
(302) 855-7878 T
pandz@sussexcountyde.gov

Sussex County
DELAWARE
sussexcountyde.gov

Memorandum

To: Sussex County Council
The Honorable Douglas B. Hudson
The Honorable Jane Gruenebaum
The Honorable Matt Lloyd
The Honorable Steve McCarron
The Honorable John L. Rieley

From: Jamie Whitehouse, AICP, Director of Planning & Zoning

CC: Everett Moore, County Attorney

Date: December 11, 2025

RE: County Council Report for C/U 2531 filed on behalf of Joshua Levis

The Planning and Zoning Department received an application (C/U 2531 filed on behalf of Joshua Levis) for a Conditional Use for an automotive repair business in an AR-1 Agricultural Residential Zoning District at Tax Parcel 330-11.17-30.00. The property is located at 6967 Marshall Street, Milford. The parcel size is 0.3 ac. +/-

The Planning & Zoning Commission held a Public Hearing on the application on November 5, 2025. At the meeting of November 19, 2025, the Planning & Zoning Commission recommended approval of the application for the 5 reasons of approval and subject to the 14 recommended conditions of approval as outlined within the motion (copied below).

Below are the minutes from the Planning & Zoning Commission meeting on November 5, 2025, and November 19, 2025.

Minutes of the November 5, 2025, Planning & Zoning Commission Meeting

C/U 2531 Joshua Levis
AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR AN AUTOMOTIVE REPAIR BUSINESS TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN SUSSEX COUNTY, CONTAINING 0.3 ACRES, MORE OR LESS. The parcel is lying on the east side of Marshall Street (S.C.R. 225), approximately 0.5 mile south of Elks Lodge Road (S.C.R. 211). 911 Address: 6967 Marshall Street, Milford. Tax Map Parcel: 330-11.17-30.00.

Mr. Whitehouse advised the Commission that submitted into the record were the Applicant's Boundary Survey, the Staff Analysis, the DelDOT Service Level Evaluation Response, and a letter received from the Sussex County Engineering Department's Utility Planning Division. Mr. Whitehouse advised the Commission that no public comment was received regarding the Application.

The Commission found that Mr. Joshua Levis spoke on behalf of his application. Mr. Levis stated that he is the sole proprietor of JL Performance, located at 6967 Marshall Street, Milford, Delaware, 19963; that he had owned the property for about nine years; that during that time, he built a pole building to replace an existing garage; that the Sussex County Permit No. is 201705327; that the construction of the pole building was completed in 2019; that he formed his LLC and attained his business license in July 2021; that at this time, he was not aware that he needed a Conditional Use permit; that he took the necessary steps to file a Conditional Use application as soon as he was made aware; that his business is in good standing and his business license is current; that the property is currently zoned AR-1 (Agricultural Residential); that there is a large field located directly behind the property, as well as, several houses and other business located along Marshall Street; that according to DelDOT's survey, there is no impact to local traffic; that if a privacy fence is recommended, he requested consideration of the impact to the existing mature trees and vegetation; that his application requests approval for an automotive repair business; that his current hours of operation are 9:00 am to 5:00 pm, Monday through Friday; that I would like to request permission for the business hours to be 8:00 am to 8:00 pm, as he does occasionally have customer pick up or drop offs outside the normal hours; that he performs both major and minor repairs on gasoline and diesel powered passenger vehicles; that he does not perform work on RV's or over the road trucks, such as 18-wheelers; that all repairs will be performed inside the building to prevent pollution and environmental harm; that fluids from the repairs are recycled using a Delaware State licensed and approved company for the cycling of such waste; that such waste will be stored in approved containers until recycled; that he also recycles as much cardboard and plastic as possible; that no flammable products are currently stored on the site, aside from what be stored in customers vehicles; that if such products are to be stored in the future, it will be done in approved and marked cabinets, with all applicable precautions taken; that trash is disposed of in cans kept inside of the building; that there is no outside dumpster at this time; that parts will be stored inside the building until installed; that scrap metal will also be stored inside until recycled; that no customers are allowed in the building while active repairs are being performed; that most repairs are scheduled by appointment only; that he typically performs work on five to 20 vehicles per month, depending on the type of work being performed; that no more than five customer vehicles will be on the site at a time; that at a time, the vehicle may be at the site for longer than one week, due to part supply or customer complications; that he was willing to make reasonable accommodations, such as putting a car cover on the vehicle if that was requested; that he requested to have a sign at the front of the property, proposed to be no larger than 32 square feet in size per the Code; that he usually has three vehicles outside, as well as a car trailer, however, these are for personal use only; that there would be no towing business overall; that he desired to continue running his business with improvement of receiving Conditional Use approval; the he is passionate about his work and the quality of service; that he would like to continue providing his knowledge, service and skill to his community; that he performs work on most of his neighbors vehicles, which had allowed him to meet many amazing people in his line of work; that some of his customers have been bringing their vehicles to him for several years; that he believed his customers deserve dealership quality, parts

and service, without paying the dealership price; that his business is not intended to be the next Meineke or Firestone; that he wanted to continue doing what he loved, while keeping peoples vehicles safe and roadworthy; that to his knowledge, there had been no official complaints, and he had done his due diligence in order to be prepared to provide concise information for the hearing, but was available for clarification or questions.

Mr. Passwaters questioned whether Mr. Levis currently had any employees and requested confirmation on the number of vehicles to be located on the site.

Mr. Levis stated that he was the only employee, that he had no intention of having employees in the future, and that other than three personal vehicles, there would be no more than five customer vehicles located on the site.

Mr. Collins questioned whether or not Mr. Levis envisioned any employees in the future, in an attempt to avoid the need to reapply for a new Conditional Use in the future.

Mr. Levis stated that currently, he had no intention of having employees in the future, as this would add additional vehicles to the site; that he enjoys being small, and in the future, should he decide to expand, he would envision expanding outside of this property.

Mr. Mears stated that the trash receptacle will be required to be surrounded by a fence to provide screening; that he questioned whether there would be any untagged vehicles, or used vehicles, potentially used for parts, located on the site.

Mr. Levis stated no that he would not have any untagged vehicles, or used vehicles, potentially used for parts, located on the site.

Mr. Whitehouse stated that when the building went through the Sussex County Building Permit process, it was processed as a detached accessory structure to the dwelling, resulting in a residential review; that he questioned if Mr. Levis would be willing to proceed through Sussex County Commercial Plan Review process, as there may be some Code changes as a result of an approved Conditional Use.

Mr. Levis stated that he would proceed through that process if it is required; that he stated that his only concern would be regarding a large financial burden, as he is a one-man-run company; that he is the only one on the site during business hours; that he schedules by appointment only, and that he does not let anyone wait on the site.

The Commission found that there was one person who wished to speak in support of the application, and no one was present who wished to speak in opposition to the application.

Ms. Kathleen Schlabach, from Marshall Street, spoke in support of the application, with one request not to permit extended business hours that may disrupt her sleep.

Upon there being no further questions, Chairman Mears closed the public hearing.

At the conclusion of the public hearing, the Commission discussed the Application.

In relation to C/U 2531 Joshua Levis. Motion by Mr. Passwaters to defer action for further consideration, seconded by Mr. Collins, and carried unanimously. Motion carried 4-0.

Minutes of the November 19, 2025, Planning & Zoning Commission Meeting

The Commission discussed the application, which had been deferred since November 5, 2025.

Madam Chair Wingate stated that she was absent from the November 5, 2025, Planning Commission meeting; however, she had listened to the audio and reviewed the record, and therefore, she was prepared to vote on the application.

Mr. Passwaters moved that the Commission recommend approval of C/U 2531 Joshua Levis for an automobile repair business based upon the record made at the public hearing and for the following reasons:

1. The automobile repair facility is small. With the conditions and stipulations placed upon it, the use will not have an adverse impact on the neighboring properties or community.
2. There are other small businesses in this area, and this use is consistent with those existing businesses. In addition, the site is adjacent to the City of Milford. This is an appropriate location for this small business use.
3. The use as an automotive repair facility is of a public or semi-public character and is desirable for the general convenience and welfare of the area.
4. All repairs will occur indoors, and the Applicant resides on the property. There are no other employees. The Applicant has also stated that he has no intention of expanding the business on this site beyond what has been proposed.
5. No parties appeared in opposition to this Application.
6. This recommendation for approval is subject to the following conditions and stipulations:

    A. The use shall be limited to a small automobile repair business.
    B. One lighted sign, not to exceed 32 square feet per side, shall be permitted.
    C. Security lighting shall be downward screened and shall be directed away from neighboring properties and roadways.
    D. Because the pole building where this use was located was constructed and inspected for residential use, the Applicant shall seek and receive a Certificate of Occupancy from the County Building Code Department for the Commercial Use. This must occur within three months of the approval of this Conditional Use Ordinance by Sussex County Council.
    E. Any dumpsters shall be screened from the view of neighbors and roadways. The dumpster locations shall be shown on the Final Site Plan.
    F. All repairs shall be performed indoors. No automobile parts shall be stored outside.
    G. No junked, unregistered, or permanently inoperable vehicles or trailers shall be stored

on the site.

H. As proposed by the Applicant, no more than 5 cars shall be on the site for repairs at any one time. All parking areas shall be shown on the Final Site Plan and clearly marked on the site itself.

I. All oils and other fluids shall be properly stored indoors in appropriate containers. The Applicant shall also comply with all State and Federal requirements for the disposal of these fluids.

J. No cars shall be sold on the property.

K. The site shall be subject to all DelDOT entrance and roadway requirements.

L. The hours of operation shall be from 8:00 a.m. through 8:00 p.m., Monday through Saturday.

M. Any violation of these conditions may be grounds for the termination of this Conditional Use.

N. The Final Site Plan shall be subject to the review and approval of the Planning and Zoning Commission.

Motion by Mr. Passwaters, seconded by Mr. Collins, and carried unanimously to recommend approval of C/U 2531 Joshua Levis, for the reasons and the conditions stated in the motion. Motion carried 4-0.

Vote by roll call: Mr. Allen – yea, Mr. Collins – yea, Mr. Passwater – yea, Madam Chair Wingate - yea

PLANNING & ZONING COMMISSION
HOLLY WINGATE, CHAIR
J. BRUCE MEARS, VICE CHAIR
SCOTT COLLINS
JEFF ALLEN
JOHN PASSWATERS

Sussex County
sussexcountyde.gov
pandz@sussexcountyde.gov

PLANNING AND ZONING AND COUNTY COUNCIL INFORMATION SHEET
Planning Commission Public Hearing Date: November 5, 2025

Application:	C/U 2531 Joshua Levis
Applicant:	Joshua Levis
Owner:	Joshua Levis
Site Location:	6967 Marshall Street, Milford The property is lying on the east side of Marshall Street (S.C.R 225), approximately 0.5 mile south of Elks Lodge Road (S.C.R. 211)
Current Zoning:	Agricultural Residential (AR-1)
Proposed Use:	Automotive Repair Business
Comprehensive Land Use Plan Reference:	Town Center
Councilmanic District:	District 2 – Mr. John Passwaters
School District:	Milford School District
Fire District:	(42) Carlisle Fire Company
Sewer:	Private On-Site Septic
Water:	Private On-Site Well
Site Area:	16,000 square feet +/-
Tax Map ID.:	330-11.17-30.00

JAMIE WHITEHOUSE, AICP MRTPI
PLANNING & ZONING DIRECTOR
(302) 855-7878 T
(302) 854-5079 F
jamie.whitehouse@sussexcountyde.gov

Sussex County
DELAWARE
sussexcountyde.gov

Memorandum

To: Sussex County Planning and Zoning Commission Members
From: Mrs. Susan Isaacs, Planner I
CC: Mr. Vince Robertson, Assistant County Attorney and Applicant
Date: September 18, 2025
RE: Staff Analysis for CU 2531 Joshua Levis

The purpose of this memo is to provide background and analysis for the Planning and Zoning Commission to consider as a part of Application CU 2531 Joshua Levis to be reviewed at the November 5, 2025, Planning and Zoning Commission Meeting. This analysis should be included in the record of this application and is subject to comments and information that may be presented during the public hearing.

Please note that the following staff analysis is for informational purposes only and does not prejudice any decision that the Sussex County Planning & Zoning Commission or Sussex County Council may wish to make as part of any Application submitted to the Department.

Tax Parcel ID: 330-11.17-30.00

Proposal: The request is for a Conditional Use for Tax Parcel #330-11.14-30.00, to allow for a "Auto Repair Shop" to be located on a Parcel located on the east side of Marshall Street (S.C.R. 225), approximately (0.5) miles south of Elks Lodge Road (S.C.R. 211). The Parcel is comprised of a total of 16,000 square feet +/-.

Zoning: The subject property is zoned AR-1 Agriculture Residential District. All adjacent parcels in the immediate vicinity to the Parcel are zoned Agricultural Residential (AR-1) District.

Future Land Use Map Designation w/in Comprehensive Plan: Town Center

Applicability to Comprehensive Plan: The 2018 Sussex County Comprehensive Plan Update (Comprehensive Plan) provides a framework of how land is to be developed. As part of the Comprehensive Plan, a Future Land Use Map is included to help determine how land should be zoned to ensure responsible development. The Future Land Use Map in the plan indicates that the subject parcel has a designation of "Town Center." The adjoining parcels to the east, north and south have a Future Land Use Map designation of "Town Center." The parcels to the west across Marshall Road have the Future Land Use Map Designation of "Developing Area."

As outlined in the 2018 Sussex County Comprehensive Plan, Town Center Areas are intended to support a range of housing types, including single-family homes, townhouses, and multi-family units. Commercial uses should serve the daily needs of residents, workers, and visitors. Retail and office use compatible with adjacent areas are appropriate. Institutional and commercial uses may be appropriate depending on surrounding uses. Some smaller scale, low-impact industrial

operations may be appropriate, but larger industrial uses are proposed to be directed to General Industrial areas. Appropriate mixed-use development should also

Further Site Considerations:

- **Density: N/A**
- **Open Space Provisions: N/A**
- **Agricultural Areas: N/A**
- **Interconnectivity: N/A**
- **Transportation Improvement District (TID):** The parcel is not within the Henlopen Transportation Improvement District.
- **Forested Areas: N/A**
- **Wetlands Buffers/Waterways: N/A**
- **Other Site Considerations (ie: Flood Zones, Tax Ditches, Groundwater Recharge Potential, etc.):** The property is located within Flood Zones "X" and Staff note there are no Wellhead Protection Areas on the site. The Parcel is classified as within areas of "Fair", in terms of Groundwater Recharge Potential on the site per data from the State of Delaware.

Based on the analysis provided, the Conditional Use to allow for a "Auto Repair Shop", could be considered as being consistent with the surrounding land use, zoning, and uses, subject to considerations of scale and impact.

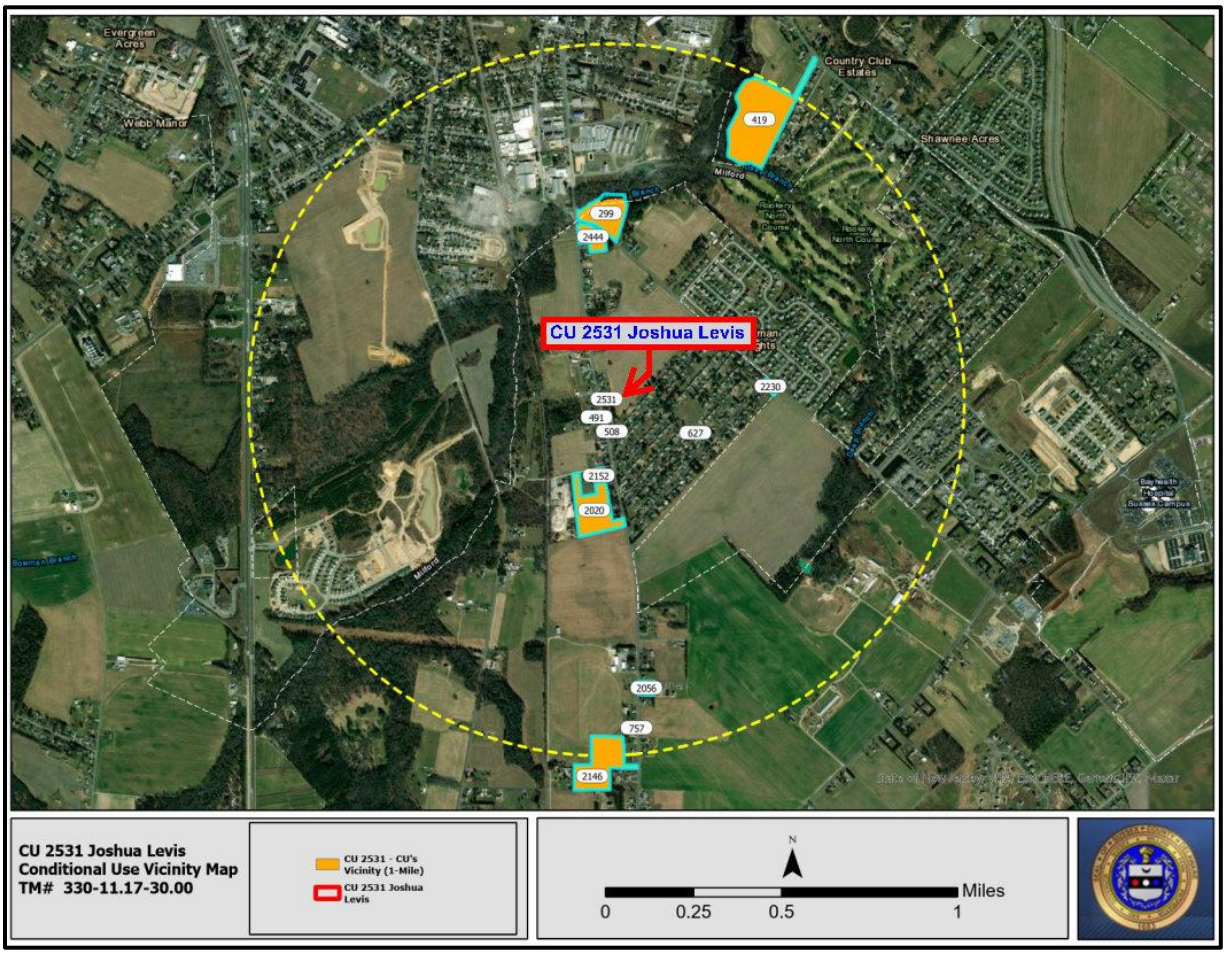
Existing Conditional Uses within the Vicinity of the Subject Site: Staff have identified a history of twelve (12) Conditional Use applications within a one (1) mile radius of the application site. A Data Table and Supplemental Map have been supplied to provide additional background regarding the approval status of Applications in the area to include the location of all current or previous Conditional Use Applications that are less than 1 mile distance from the subject site

Conditional Use Applications

(Within a 1-mile radius of the subject site)

CU Number	Application Name	Zoning District	Proposed Use	CC Decision	CC Decision Date	Ord. Number
299	Milford Elks Lodge No. 2401	AR-1	Private Lodge & Connected Activities	Approved	10/28/1975	N/A

419	Mary J Adamkiewicz	AR-1	Camping Park	Denied	6/14/1977	N/A
491	Harrington Seafood	AR-1	Seafood & Tackle	Withdrawn	N/A	N/A
508	Harrington Seafood Market	AR-1	Seafood Sales Bait & Tackle Shop	Denied	1/23/1979	N/A
627	Peggy J. Demartin	AR-1	Beauty Shop	Approved	5/12/1981	N/A
757	Harrington Equipment Co.,Inc.	AR-1	Storage/Shop/Office /Recondition Canning Equipment	Approved	10/11/1983	N/A
2020	Charles Auman	AR-1	Mini-Storage & Boat & RV Storage	Approved	8/4/2015	2410
2056	Raynol E. Garcia	AR-1	Office, Storage of Vehicles & Equipment & Repair Equipment	Approved	10/4/2016	2466
2146	Jose Carrillo	AR-1	Indoor/Outdoor Soccer Facility	Approved	11/13/2018	2614
2152	Charles Auman	AR-1	Request To Amend Condition of Approval (CU 1771 & CU 2020)	Approved	10/9/2018	2606
2230	Ralph A Kemmerlin Sr	AR-1	Gunsmithing Business	Approved	9/29/2020	2744
2444	Michael & Mary Rawl	AR-1	Retail	WITHDRAWN	9/9/2024	N/A

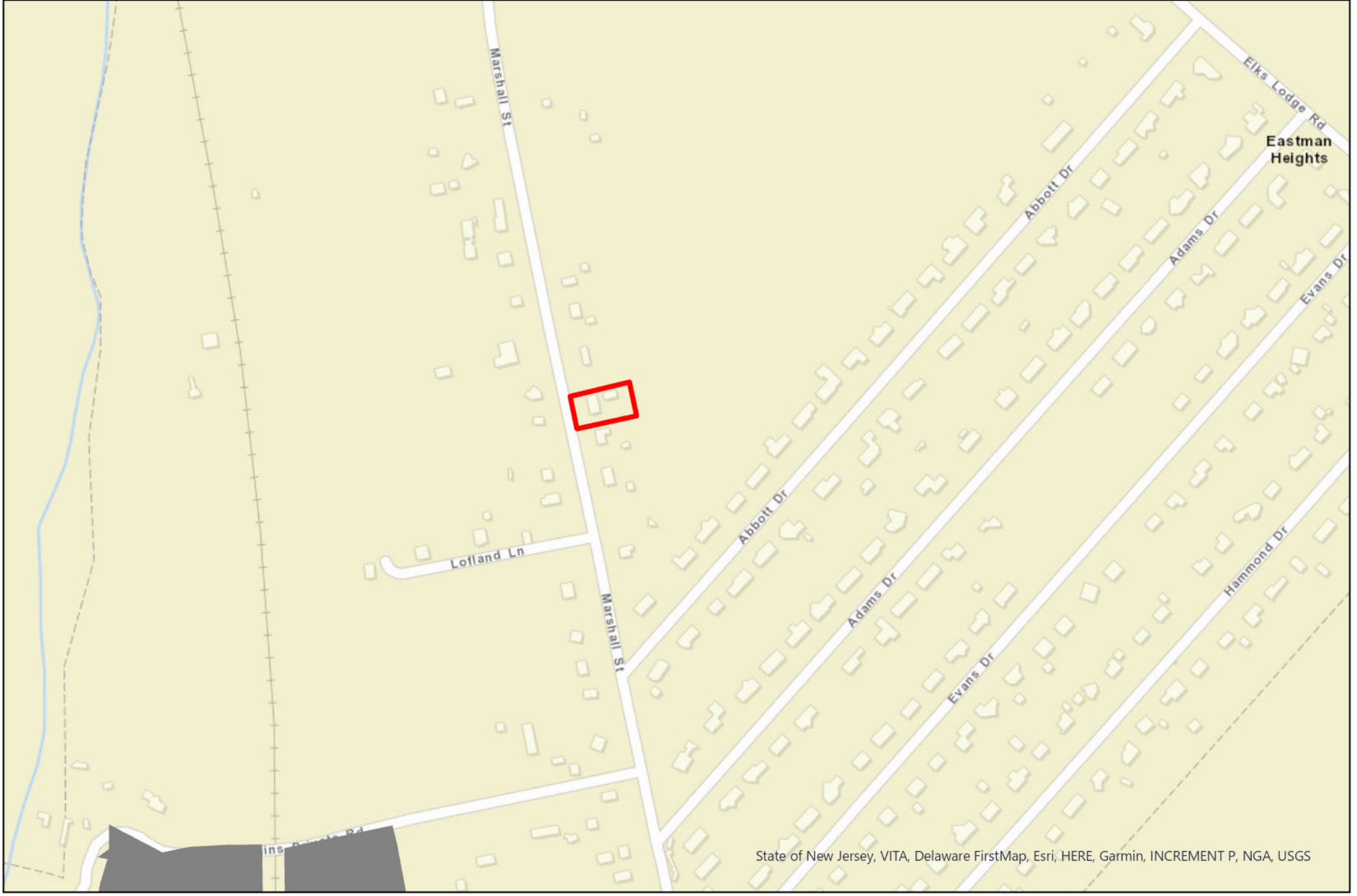

Evergreen Acres
Webb Manor
Country Club Estates
Shawnee Acres
Milford
Rookery North Course
CU 2531 Joshua Levis
419
299
2444
2531
491
508
627
2230
2152
2020
2056
757
2146
CU 2531 Joshua Levis
Conditional Use Vicinity Map
TM# 330-11.17-30.00
CU 2531 - CU's Vicinity (1-Mile)
CU 2531 Joshua Levis
N
0
0.25
0.5
1
Miles

CU 2531 Joshua Levis
Aerial Map
TM# 330-11.17-30.00

CU 2531 Joshua Levis

N

0 25 50 100 Feet

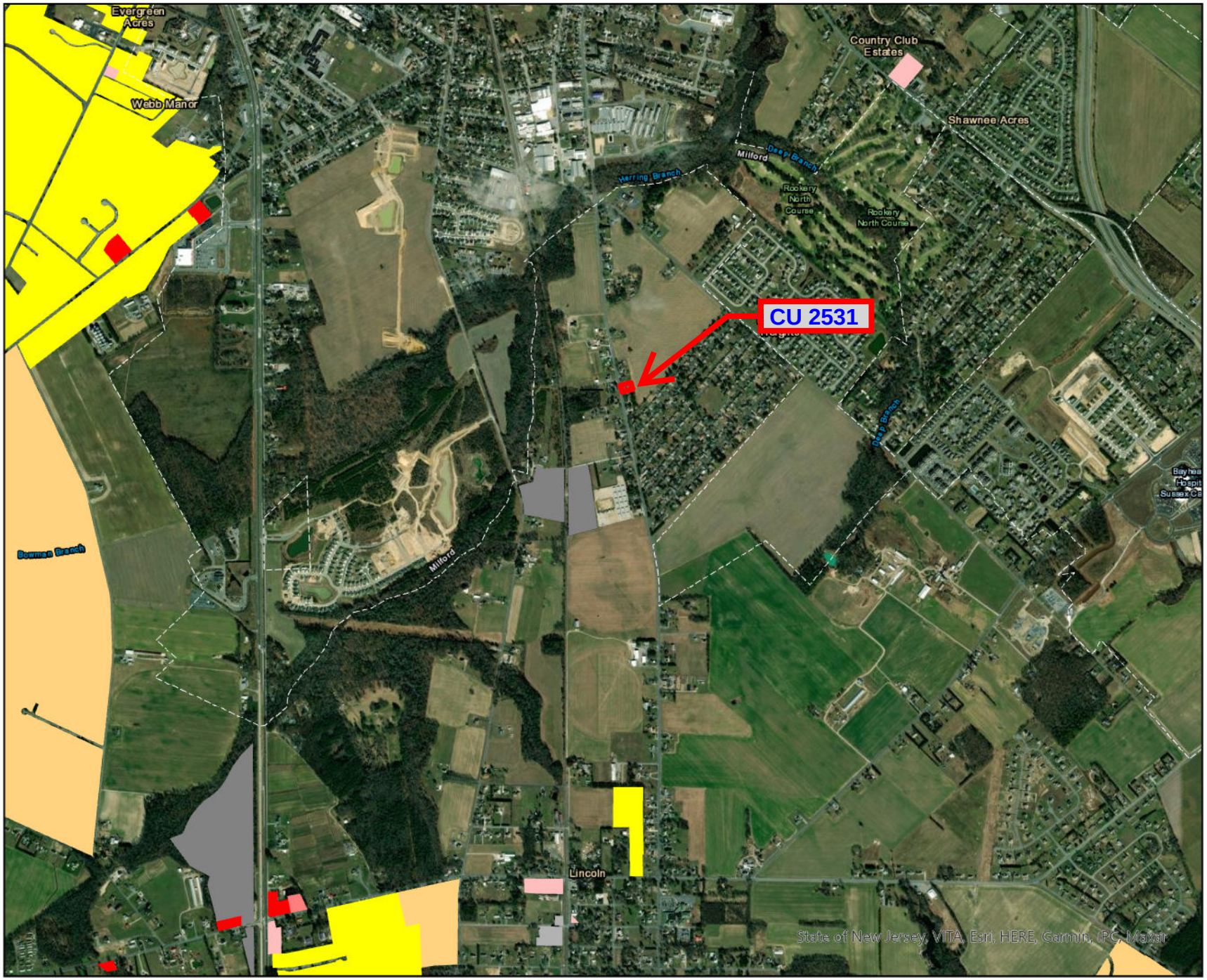


CU 2531 Joshua Levis
Street Map
TM# 330-11.17-30.00

CU 2531 Joshua Levis

N

0 250 500 1,000 Feet



Zoning

- Agricultural Residential - AR-1
- Agricultural Residential - AR-2
- Medium Residential - MR
- General Residential - GR
- High Density Residential - HR-1
- High Density Residential - HR-2
- Neighborhood Business - B-1
- Business Research - B-3
- General Commercial - C-1
- Commercial Residential - CR-1
- Institutional - I-1
- Marine - M
- Limited Industrial - LI-1
- Light Industrial - LI-2
- Heavy Industrial - HI-1
- Medium Commercial District-C-2
- Heavy Commercial District-C-3
- Planned Commercial District-C-4
- Service/Limited Manufacturing District-C-5
- Business Community District-B-2
- Vacation-Retirement-Residential Park District - VRP

CU 2531 Joshua Levis
Zoning Map
TM# 330-11.17-30.00

CU 2531 Joshua Levis

N

0 0.25 0.5 1 Miles

Introduced: 2/11/25

Council District 2: Mr. McCarron
Tax I.D. No.: 330-11.17-30.00
911 Address: 6967 Marshall Street, Milford

ORDINANCE NO. ___

AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR AN AUTOMOTIVE REPAIR BUSINESS TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN CEDAR CREEK HUNDRED, SUSSEX COUNTY, CONTAINING 0.3 ACRES, MORE OR LESS

WHEREAS, on the 17th day of May 2024, a Conditional Use application, denominated Conditional Use No. 2531 was filed on behalf of Joshua Levis; and

WHEREAS, on the _____ day of _____ 2025, a public hearing was held, after notice, before the Planning and Zoning Commission of Sussex County and said Planning and Zoning Commission recommended that Conditional Use No. 2531 be _____; and

WHEREAS, on the _____ day of _____ 2025, a public hearing was held, after notice, before the County Council of Sussex County and the County Council of Sussex County determined, based on the findings of facts, that said conditional use is in accordance with the Comprehensive Development Plan and promotes the health, safety, morals, convenience, order, prosperity and welfare of the present and future inhabitants of Sussex County, and that the conditional use is for the general convenience and welfare of the inhabitants of Sussex County.

NOW, THEREFORE, THE COUNTY OF SUSSEX HEREBY ORDAINS:

Section 1. That Chapter 115, Article IV, Subsections 115-22, Code of Sussex County, be amended by adding the designation of Conditional Use No. 2531 as it applies to the property hereinafter described.

Section 2. The subject property is described as follows:

ALL that certain tract, piece, or parcel of land, lying and being situate in Cedar Creek Hundred, Sussex County, Delaware, and lying on the east side of Marshall Street (S.C.R 225), approximately 0.5 mile south of Elks Lodge Road (S.C.R. 211), and being more particularly described in the attached legal description prepared by Moore & Rutt, P.A. said parcel containing 16,000 square feet, more or less.

This Ordinance shall take effect immediately upon its adoption by majority vote of all members of the County Council of Sussex County, Delaware.

JAMIE WHITEHOUSE, AICP
DIRECTOR OF PLANNING & ZONING
(302) 855-7878 T
pandz@sussexcountyde.gov

Sussex County
DELAWARE
sussexcountyde.gov

Memorandum

To: Sussex County Council
The Honorable Douglas B. Hudson
The Honorable Jane Gruenebaum
The Honorable Matt Lloyd
The Honorable Steve McCarron
The Honorable John L. Rieley

From: Jamie Whitehouse, AICP, Director of Planning & Zoning

CC: Everett Moore, County Attorney

Date: December 11, 2025

RE: County Council Report for C/U 2562 filed on behalf of John Hnatishion

The Planning and Zoning Department received an application (C/U 2562 filed on behalf of John Hnatishion) for a Conditional Use for multi-family dwellings (3 units) in an AR-1 Agricultural Residential Zoning District at Tax Parcel 134-16.00-35.02. The property is located at 33476 Central Avenue, Frankford. The parcel size is 2.18 ac. +/-

The Planning & Zoning Commission held a Public Hearing on the application on November 5, 2025. At the meeting of November 19, 2025, the Planning & Zoning Commission recommended approval of the application for the 7 reasons of approval and subject to the 7 recommended conditions of approval as outlined within the motion (copied below).

Below are the minutes from the Planning & Zoning Commission meeting on November 5, 2025, and November 19, 2025.

Minutes of the November 5, 2025, Planning & Zoning Commission Meeting

C/U 2562 John L. Hnatishion
AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR MULTI-FAMILY DWELLINGS (3 UNITS) TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN SUSSEX COUNTY, CONTAINING 2.18 ACRES, MORE OR LESS. The property is lying on the north side of Central Avenue (S.C.R. 84), approximately 0.2 mile south of Beaver Dam Branch Road (S.C.R. 368). 911 Address: 33476 Central Avenue, Frankford. Tax Map Parcel: 134-16.00-35.02.

Mr. Whitehouse advised the Commission that submitted into the record were the Applicant's Conditional Use Site Plan, the Applicant's Boundary Survey, the DelDOT Service Level Evaluation Response letter, a letter from the Sussex County Engineering Department's Utility Planning Division, and the Staff Analysis. Mr. Whitehouse advised the Commission that no comments were received in relation to the Application.

The Commission found that Mr. John L. Hnatishion spoke on behalf of his application. Mr. Hnatishion stated he purchased the property last October, in 2024; that he had been renting the main home on the property, and the initial dwelling that was being rented prior to his purchase of the property; the he began further investigation into the variances that existed, at which time he realized he did not have approval for the second, meaning the third unit on the property, which is a second floor of an accessory dwelling until (ADU) located on the property; that at that time, he began inquiring with the Planning & Zoning Department, obtaining additional details, which led to his submission for the current Conditional Use request.

Mr. Robertson requested additional information regarding the surrounding neighborhood and any additional structures on the property.

Mr. Hnatishion stated that currently the property consists of 2.2 acres; that there is a 30'x30' garage on the site; that there is a house on the property, where the original owner used to live; that there is an accessory dwelling unit, of 800 square feet and cooking facilities; that the second unit is 400 square feet, with cooking facilities, and is located above the 800 square foot unit; that nothing has been changed since he purchased the property, and remains as it was when he purchased the property, and he is hoping to capitalize on the opportunity of obtaining approval for the entire 1,200 square foot building, for the two separate units, with two different cooking facilities.

Mr. Collins questioned whether the units within the accessory dwelling unit were being used for short-term rentals or long-term rentals.

Mr. Hnatishion stated the units within the accessory dwelling unit were being used for short-term rentals.

Mr. Robertson advised the Commission that the request was for three dwelling units, located on 2.2 acres; that it is two units per acres for AR-1 (Agricultural Residential); that the permitted density would be up to four, however, this would require a subdivision, and the difference with the application is, instead of a subdivision, the Commission is being requested to approve three units rather than three lots.

Mr. Collins questioned whether there were rules regarding accessory dwelling units and short-term rentals.

Mr. Whitehouse stated that accessory dwelling units (ADU) can be utilized for short-term rentals, and that trailers/campers/RVs cannot be utilized for short-term rentals.

Mr. Robertson stated that the Accessory Dwelling Unit program was not intended for short-term rentals; that it was intended to provide more housing diversity and more affordable housing within Sussex County, and that his statement had no particular relation to the current application, rather more of a public service announcement.

Mr. Hnatishion stated in an effort to provide more context for the application that the second-floor unit is a one-bedroom unit with one additional parking spot.

The Commission found that there was no one present who wished to speak in support of, or in opposition to, the Application.

Upon there being no further questions, Chairman Mears closed the public hearing.

At the conclusion of the public hearing, the Commission discussed the Application.

In relation to C/U 2562 John L. Hnatishion. Motion by Mr. Collins to defer action for further consideration, seconded by Mr. Passwaters, and carried unanimously. Motion carried 4-0.

Minutes of the November 19, 2025, Planning & Zoning Commission Meeting

The Commission discussed the application, which had been deferred since November 5, 2025.

Madam Chair Wingate stated that she was absent from the November 5, 2025, Planning Commission meeting; however, she had listened to the audio and reviewed the record, and therefore, she was prepared to vote on the application.

Mr. Allen moved that the Commission recommend approval of C/U 2562 John L. Hnatishion for three (3) Multi-Family Units in the AR-1 Zoning District based on the record made during the public hearing and for the following reasons:

1. This application seeks the approval of three (3) multi-family structures on approximately 2.18 acres of land.
2. Three multifamily units in this location will not overburden this property and will be similar to what could occur if this property were divided into 3 Lots as part of a minor subdivision.
3. The site is in the Coastal Area according to the Sussex County Comprehensive Plan. This type of development is appropriate in this Area according to the Plan, which states that "a range of housing types" are acceptable here, including medium and high densities when a site is served by central water and sewer, where the use is in keeping with the character of the area and other similar factors. These types of considerations exist with regard to this site.
4. The proposed development will not have an adverse impact on the neighboring properties or community.
5. The proposed development will not have an adverse impact upon traffic or roadways.
6. The development will be served by central sewer provided by Sussex County.
7. No parties appeared in opposition to this Application.

8. This recommendation is subject to the following conditions:

   A. The maximum number of residential units shall be three (3).
   B. All entrance, intersection, roadway, and multi-modal improvements shall be completed by the developer as may be required by DelDOT.
   C. No dumpsters shall be permitted. The trash receptacles shall be standard roll-out residential containers stored in an enclosed area on this site.
   D. The project shall be served by Sussex County sewer. The developer shall comply with all Sussex County Engineering Department requirements, including any off-site upgrades necessary to provide service to the project.
   E. The project shall be served by central water to provide drinking water and fire protection.
   F. If applicable, the Final Site Plan shall contain the approval of the Sussex County Conservation District for the design and location of all required stormwater management areas and erosion and sedimentation control facilities. The system shall be designed and maintained using best management practices.
   G. The Final Site Plan shall be subject to the review and approval of the Sussex County Planning and Zoning Commission.

Motion by Mr. Allen, seconded by Mr. Collins, and carried unanimously to recommend approval of C/U 2562 John L. Hnatishion for the reasons and the conditions stated in the motion. Motion carried 4-0.

Vote by roll call: Mr. Allen – yea, Mr. Collins – yea, Mr. Passwaters – yea, Madam Chair Wingate – yea

PLANNING & ZONING COMMISSION

HOLLY J. WINGATE, CHAIR
JEFF ALLEN
G. SCOTT COLLINS
J. BRUCE MEARS, VICE-CHAIR
JOHN PASSWATERS

Sussex County

DELAWARE
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302-855-7878

JAMIE WHITEHOUSE, AICP MRTPI
PLANNING & ZONING DIRECTOR

PLANNING AND ZONING AND COUNTY COUNCIL INFORMATION SHEET
Planning Commission Public Hearing Date: November 5, 2025

Application:	CU 2562 John L. Hnatishion
Applicant:	John L. Hnatishion 7021 Devonshire Heights Road Harrisburg, PA 17111
Owner:	John L. Hnatishion 7021 Devonshire Heights Road Harrisburg, PA 17111
Site Location:	Located on the north side of Central Avenue (S.C.R. 84), approximately 0.2 mile south of Beaver Dam Branch Road (S.C.R. 368).
Current Zoning:	Agricultural Residential (AR-1) Zoning District
Proposed Use:	Multi-family
Comprehensive Land Use Plan Reference:	Coastal Area
Councilmanic District:	District 4 - Mr. Hudson
School District:	Indian River School District
Fire District:	Millville Fire Company
Sewer:	Sussex County
Water:	Private Well
Site Area:	2.18-acre(s) +/-
Tax Map ID.:	134-16.00-35.02

EQUAL HOUSING OPPORTUNITY

PLANNING & ZONING COMMISSION

HOLLY J. WINGATE, CHAIR
JEFF ALLEN
G. SCOTT COLLINS
J. BRUCE MEARS, VICE-CHAIR
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Sussex County
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302-855-7878

JAMIE WHITEHOUSE, AICP MRTPI
PLANNING & ZONING DIRECTOR

Memorandum

To: Sussex County Planning Commission Members
From: Ms. Ann Lepore, Planner I
CC: Mr. Vince Robertson, Assistant County Attorney and Applicant
Date: October 29, 2025
RE: Staff Analysis for C/U 2562 John L. Hnatishion

This memo is to provide background and analysis for the Planning Commission to consider as a part of Application C/U 2562 John L. Hnatishion to be reviewed during the November 5, 2025, Planning Commission Meeting. This analysis should be included in the record of this Application and is subject to comments and information that may be presented during the Public Hearing.

Please note that the following Staff Analysis is for informational purposes only and does not prejudice any decision that the Sussex County Planning & Zoning Commission or Sussex County Council may wish to make as part of any Application submitted to the Department.

Tax Parcel ID: 134-16.00-35.02

Proposal: The request is for a Conditional Use for Tax Parcel 134-16.00-35.02 to allow for a Multi-Family (3 units). The property is lying on the north side of Central Avenue (S.C.R. 84), approximately 0.2 mile south of Beaver Dam Branch Road (S.C.R. 368). The Parcel consists of 2.18 acres +/-.

Zoning: The Parcel is zoned Agricultural Residential (AR-1) District. The adjacent Parcels to the north, south, and west are also zoned Agricultural Residential (AR-1) District and the parcels to the east (on the opposite side of Central Avenue of the subject parcel) are zoned General Residential (GR).

Future Land Use Map Designation w/in Comprehensive Plan: The subject property is located within the "Coastal Area" as outlined in the Sussex County's 2018 Comprehensive Plan.

Applicability to Comprehensive Plan: The 2018 Sussex County Comprehensive Plan Update (Comprehensive Plan) provides a framework of how land is to be developed. As part of the Comprehensive Plan, a Future Land Use Map is included to help determine how land should be zoned to ensure responsible and thoughtful development. The Future Land Use Map in the Plan indicates that the subject property has a Growth Area Future Land Use designation of "Coastal Area." All surrounding Parcels to the north, south, east and west contain a Growth Area Future Land Use designation of "Coastal Area."

As outlined in the 2018 Sussex County Comprehensive Plan Update, "Coastal Areas" are "considered Growth Areas, the County encourages only appropriate forms of concentrated new

development in these areas, especially when environmental features are in play" (2018 Sussex County Comprehensive Plan, 4-9). Furthermore, the Plan notes that "Coastal Areas" are "areas that can accommodate development provided special environmental concerns are addressed." and that "a range of housing types should be permitted in Coastal Areas, including single-family homes, townhouses, and multi-family units). (2018 Sussex County Comprehensive Plan, 4-15).

Further Site Considerations:

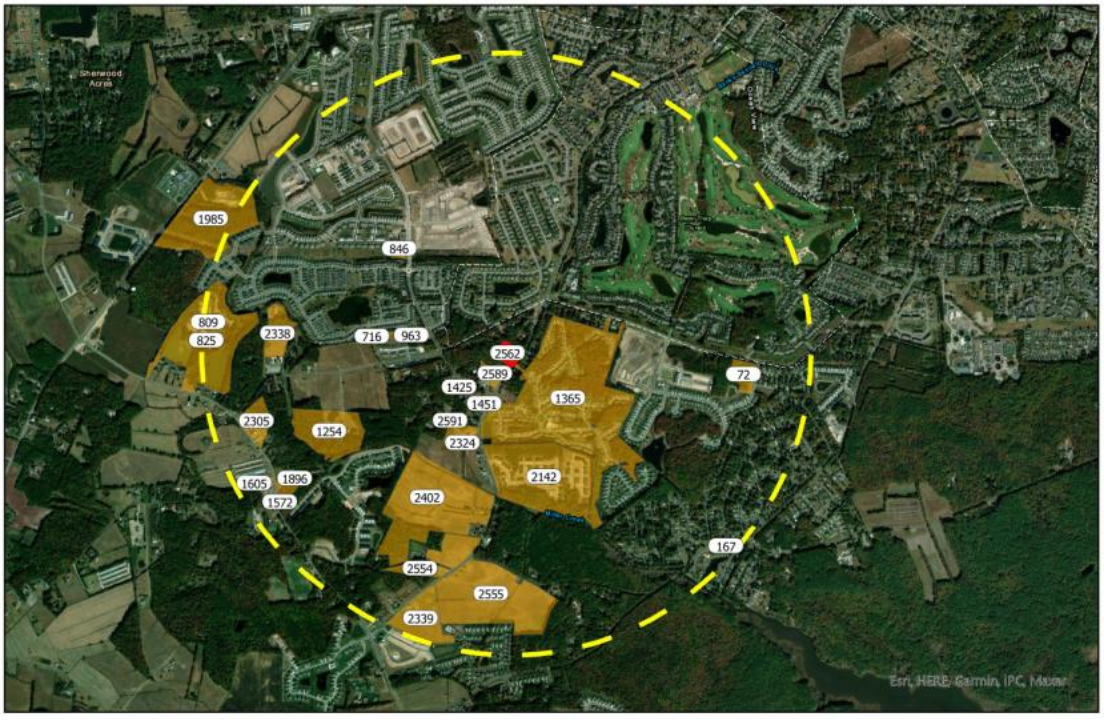
- **Density:** 2 dwelling units per acre
- **Open Space Provisions:** N/A
- **Agricultural Areas:** N/A
- **Interconnectivity:** N/A
- **Transportation Improvement District (TID):** N/A
- **Forested Areas:** N/A
- **Wetlands Buffers/Waterways:** N/A
- **Other Site Considerations (ie: Flood Zones, Tax Ditches, Groundwater Recharge Potential, etc.):** 80 ft. Tax Ditch easement at front of property

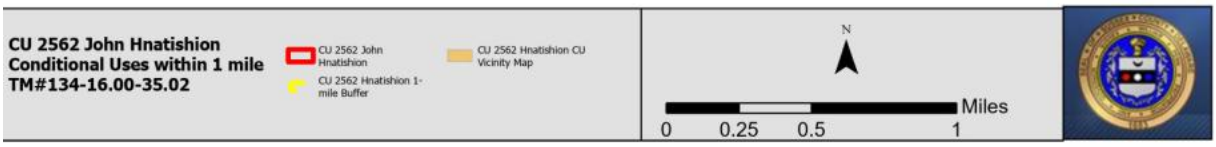
Based on the analysis of the land use, surrounding zoning and uses, a Conditional Use Application to allow for a multi-family, subject to considerations of scale and impact, could be considered as being consistent with the land use, area zoning and surrounding uses.

Existing Conditional Uses within the Vicinity of the Subject Site: A Data Table and Supplemental Maps have been supplied which provide further background regarding the approval status of Applications in the area, including the location of all other Conditional Use Applications that are less than 1 mile distance from the subject site.

Since 1970, there have been 26 Conditional Use Applications within a 1-mile radius of the Application Site.

CU No.	APPLICANT	Tax Parcel #	Zoning	Proposed Use	CC Date	CC Decision	Ord. No.
72	Kauffman & Rickards	134-16.00-47.00	GR	Manufactured home park	8/8/1972	Approved	N/A
167	Fuhrmann Brothers	134-19.00-295.00	GR	Manufactured home park		Withdrawn	
716	Dogwood, Inc	134-16.00-3.00	AR-1	Borrow Pit	4/12/1983	Approved	N/A
809	Morris E. Justice	134-15.00-122.00	AR-1	Borrow Pit	<Null>	Withdrawn	
825	Morris E. Justice	134-15.00-122.00	AR-1	Borrow pit	7/23/1985	Approved	280
846	Delaware Electric Cooperative	134-16.00-1.00	AR-1	Public utility electric substation	1/14/1986	Approved	341
963	Bonard Timmons, Jr.	134-16.00-3.00	AR-1	Borrow pit for 2 wildlife ponds	4/30/1991	Approved	762
1254	Bethany Beach Kennels	134-16.00-1212.00	AR-1	Pet Crematory	12/8/1998	Approved	1275
1365	Chesapeake Utilities Corp.	134-16.00-40.00	GR	Bulk propane storage	12/19/2000	Denied	
1425	Brice & Wanda M. Butler	134-16.00-14.04	AR-1	Storage/office for plumbing busines	11/27/2001	Approved	1608
1451	Rickie L. Clogg	134-16.00-33.00	AR-1	Auto/boat & small engine repair	7/30/2002	Approved	1557
1572	Donald K. Miller	134-15.00-125.02	AR-1	Guest House / Survey Office	11/30/2004	Approved	1731
1605	Loyal Order of Moose, Inc.	134-15.00-114.00	AR-1	Family center	5/11/2005	Denied	
1896	Timothy S. Miller	134-15.00-125.02	AR-1	Mulch & boat/RV storage	8/2/2011	Approved	2206
1985	Eugenia Athan	134-15.00-118.00	AR-1/MR	Storage Facility	5/20/2014	Approved	2350
2142	RH Orr, LLC c/o Ribera Development	134-16.00-39.00	GR	mMultifamily 135 Townhouses	11/13/2018	Approved	2612
2305	Barnhill Preserve of DE, LLC (Attn: Jo	134-15.00-124.00	AR-1	Wildlife Preserve & Education Center	3/22/2022	Approved	2843
2324	Zachary Bedell	134-16.00-700.02	AR-1	Auto & Boat Repair	12/13/2022	Approved	2897
2338	Lora Collins	134-15.00-135.00	AR-1	After-school program		WITHDRAWN	
2339	Ron Sutton	134-19.00-24.00	MR	Multi-Family (60 units)	2/21/2023	Approved	2903
2402	McKee Builders, LLC	134-19.00-13.00	AR-1	Multi-Family (174 Units)	8/1/2023	Approved	2945
2554	E. Johnson Holdings, LLC	134-19.00-12.00	AR-1	Commercial & Self Storage		Pending	
2555	Bittersweet Investments, LLC	134-19.00-25.00	AR-1	Office & Storage in Existing Barn		Pending	
2562	John L. Hnatishion	134-16.00-35.02	AR-1	Multi-family		Pending	
2589	Linda Schroeder	134-16.00-35.00	AR-1	Professional Office		Pending	
2591	Michael Tussie	134-16.00-700.02	AR-1	RV, Boat & Self Storage		Pending	





CU 2562 John L. Hnatishion
Aerial Map
TM# 134-16.00-35.02

CU 2562 John L. Hnatishion

N

0 250 500 1,000 Feet

Zoning

- Agricultural Residential - AR-1
- Agricultural Residential - AR-2
- Medium Residential - MR
- General Residential - GR
- High Density Residential - HR-1
- High Density Residential - HR-2
- Vacation, Retire, Resident - VRP
- Commercial Residential - CR-1
- Institutional - I-1
- Marine - M
- Limited Industrial - LI-1
- Light Industrial - LI-2
- Heavy Industrial - HI-1
- C1: General Commercial
- C2: Medium Commercial
- C3: Heavy Commercial
- C4: Planned Commercial
- C5: Service/Limited Manufacturing
- B-1: Neighborhood Business
- B-2: Business Community District
- B-3: Business Research

CU 2562 John L. Hnatishion
Zoning Map
TM# 134-16.00-35.02

CU 2562 John L. Hnatishion

N

0 125 250 500 750 1,000 Feet

CU 2562 John L. Hnatishion
Aerial Map
TM# 134-16.00-35.02

CU 2562 John L.

N

0 50 100 200 Feet

Introduced: 6/10/25

Council District 4: Mr. Hudson
Tax I.D. No.: 134-16.00-35.02
911 Address: 33476 Central Avenue, Frankford

ORDINANCE NO. ___

AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR MULTI-FAMILY DWELLINGS (3 UNITS) TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN SUSSEX COUNTY, CONTAINING 2.18 ACRES, MORE OR LESS

WHEREAS, on the 8th day of November 2024, a Conditional Use application, denominated Conditional Use No. 2562 was filed on behalf of John L. Hnatishion; and

WHEREAS, on the _____ day of _____ 2025, a public hearing was held, after notice, before the Planning and Zoning Commission of Sussex County, and said Planning and Zoning Commission recommended that Conditional Use No. 2562 be _____; and

WHEREAS, on the _____ day of _____ 2025, a public hearing was held, after notice, before the County Council of Sussex County and the County Council of Sussex County determined, based on the findings of facts, that said conditional use is in accordance with the Comprehensive Development Plan and promotes the health, safety, morals, convenience, order, prosperity and welfare of the present and future inhabitants of Sussex County, and that the conditional use is for the general convenience and welfare of the inhabitants of Sussex County.

NOW, THEREFORE, THE COUNTY OF SUSSEX HEREBY ORDAINS:

Section 1. That Chapter 115, Article IV, Subsections 115-22, Code of Sussex County, be amended by adding the designation of Conditional Use No. 2562 as it applies to the property hereinafter described.

Section 2. The subject property is described as follows:

ALL that certain tract, piece, or parcel of land, lying and being situate in Sussex County, Delaware, and lying on the north side of Central Avenue (S.C.R. 84), approximately 0.2 mile south of Beaver Dam Branch Road (S.C.R. 368), and being more particularly described in the attached legal description prepared by Scott and Shuman, P.A. said parcel containing 2.18 acres, more or less.

This Ordinance shall take effect immediately upon its adoption by majority vote of all members of the County Council of Sussex County, Delaware.