

Project Summary Chart

State Capital Funds

Project Name	FY2026	FY2027 Request	FY2027 Recommendation	FY2028 Request	FY2029 Request
1. Georgetown Renovations - 18 The Circle*	\$ 3,500,000	\$ 2,000,000	\$ 2,000,000	\$ -	\$ -
2. New DOJ Facility - Furniture & Equipment	\$ -	\$ 1,500,000	\$ -	\$ -	\$ -
Total:	\$ 3,500,000	\$ 3,500,000	\$ 2,000,000	\$ -	\$ -

*Funds authorized to the Office of Management and Budget.

1. Georgetown Renovations - 18 The Circle

Funding is requested for the third (and final) year of extensive renovations at the Department of Justice (DOJ) facility in Georgetown, which along with two other buildings (leased), houses the lawyers, investigators, and other support personnel in Sussex County. This is a historic building, formerly the Brick Hotel, located at 18 The Circle. The first and second floors of the building require renovation, while maintaining the integrity of the historic portions of the site. There is limited office space in the site as it is presently configured. Large rooms will have to be divided to create additional office workspaces and larger common restroom facilities constructed. Operating systems, such as HVAC, plumbing, and electrical service need to be replaced due to their age and being out of code. The temporary relocation of personnel during construction will result in some additional expenses. It should be noted that cost projections for FY 2027 have been adjusted upward by \$1,000,000 over original projections to account for increasing material/ labor costs, cost overruns/changes, general inflationary tendencies and the lease of temporary offices to house those employees displaced by the described renovation work.

Funding Schedule

	State	Federal	Other
FY 2025	\$ 3,000,000	\$ -	\$ -
FY 2026	\$ 3,500,000	\$ -	\$ -
FY 2027	\$ 2,000,000	\$ -	\$ -
Total	\$ 8,500,000	\$ -	\$ -

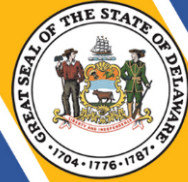
Facility Data

Present

Location	18 The Circle, Georgetown, DE
Gross # of square feet	14,000
Age of Building	190 years

Proposed

Location	18 The Circle, Georgetown, DE
Gross # of square feet	14,000
Estimated time to complete project	3 years
Estimated date of occupancy	2027



2. New DOJ Facility - Furniture & Equipment

Funding is requested for office furniture and equipment for the Department of Justice's anticipated relocation from the Carvel Building to the Alpha Technologies Building at 704 N. King Street. The move will necessitate the purchase of new desks, tables, chairs, file cabinets, bookcases and other furniture items. All the work cubicles at the Carvel Building will need to be replaced, as the existing models are falling apart, no longer manufactured and no vendor will agree to work on them. New workspaces will need to be outfitted to accommodate workers who presently share offices in the Carvel Building (which is at capacity), employees who are being hired to fill existing vacancies, and space to account for expansion of the DOJ workforce. New IT equipment will have to be purchased including computer monitors, printers, copiers, software and the associated items to run the systems.

Funding Schedule

	State	Federal	Other
FY 2027	\$ 1,500,000	\$ -	\$ -
Total	\$ 1,500,000	\$ -	\$ -

Facility Data

Present

Location	Carvel State Building (Floors 5, 6 and 7) 820 N. French Street, Wilmington, DE 19801
Gross # of square feet	45,000 (DOJ-occupied floors)
Age of Building	49 years (opened in 1977)

Proposed

Location	Alpha Technologies Building 704 N. King Street, Wilmington, DE 19801
Gross # of square feet	72,000
Estimated time to complete project	6 - 12 months
Estimated date of occupancy	Fall of 2026