



Public Safety Committee Meeting
May 18th, 2026 @ 9:00 am
VIA Conference Call & Town Hall
141 Main St, Townsend, DE 19734

9:00 am Public Safety Committee Meeting



- I. Call to Order:
- II. Opening Ceremonies
 - a. Roll Call:
 - b. Pledge of Allegiance:
 - c. Recognition of Visitors:
 - d. Announcements:
- III. Citizens Comments & Participation
- IV. Adoption of Agenda.
- V. **ACTION ITEM:** Approval/Rejection of Public Safety Meeting Minutes from October 9th, 2025.
- VI. **ACTION ITEM:** Approval/Rejection of Public Safety Meeting Minutes from November 5th, 2025.
- VII. **ACTION ITEM:** Approval/Rejection of Public Safety Meeting Minutes from November 19th, 2025.
- VIII. **ACTION ITEM:** Approval/Rejection of Public Safety Emergency Meeting Minutes from December 3rd, 2025.
- IX. **ACTION ITEM:** Approval/Rejection of Public Safety Meeting Minutes from December 17th, 2025.
- X. **ACTION ITEM:** Discussion and review of PD Building Construction Updates.
- XI. **ACTION ITEM:** Discussion and review of updated PD Building Budget.
- XII. Ongoing Business Updates.
- XIII. Discussion of future agenda items.
- XIV. Discussion regarding next meeting dates.
- XV. Adjournment.

Committee Meetings will be held both in person and in a virtual format.

Those wishing to attend virtually may dial **1(301)715-8592**. When directed, provide following meeting ID **827- 6421-7575#** and then the following password **361631#** to enter the meeting. If you choose to access the meeting online click the following link:
<https://us02web.zoom.us/j/82764217575?pwd=aHI4RDhTZ0xjME1HV0ZOcHRxSHZ3QT09>

Residents will be able to view documents posted to the meeting tab on the Town website at <https://townsend.delaware.gov> or by joining the meeting via computer.

From: Erik Gruenes <Erik.Gruenes@rve.com>
Sent: Friday, May 8, 2026 10:02 AM
To: Gary Sensenig
Cc: Julie Goodyear; Earl McCloskey; Earle Dempsey; Dylan Wiggins
Subject: RE: Scheduling a call for Townsend PD Expansion project

 External (erik.gruenes@rve.com) 

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This message originated from outside the organization

Good Morning Gary,

Townend relies on First State Inspectors to perform all inspections in the Town to maintain consistency and accountability (unless there is a compelling reason otherwise). During all pre-construction meetings & discussions PBU did not communicate that they would stray from this arrangement. We have no doubts that Jeremy is perfectly qualified and able to perform his inspector duties diligently, but if First State Inspections does not find his inspection report satisfactory, construction will need to be halted for them to perform their own footing inspection.

Furthermore, First State Inspectors and I visited the project site yesterday and found several other issues. Some major (such as First State/the Town not receiving any revised plans, and the garage height clearance still being an issue), and some minor. We are requesting both a phone meeting and an in-person site visit to discuss these various issues/concerns to make sure we are all on the same page.

The available dates/times for the phone call meeting are:

- Tuesday (5/12) 1:00 pm – 4:30 pm
- Wednesday (5/13) 10:00 am – 12:00 pm, and 2:30 pm-4:00 pm

The in-person site visit is a bit more flexible, so please let me know what dates/times work for you for that. Thank you for your time.

Sincerely,



Erik Gruenes, P.E.
Project Manager/Engineer

M: 302.287.7460

Erik.Gruenes@rve.com

From: Gary Sensenig <Gary@pbuincde.com>
Sent: Thursday, May 7, 2026 10:51 AM
To: Erik Gruenes <Erik.Gruenes@rve.com>
Cc: Julie Goodyear <jgoodyear@townsend.delaware.gov>; Earl McCloskey <earl.mccloskey@cj.state.de.us>
Subject: Re: Scheduling a call for Townsend PD Expansion project

Good morning to all,
We work with an engineer (Jeremy Kalmbacher, Three Chord C.E.M. LLC) on a regular basis for our footer inspections. He will be submitting an engineer approved footer report to First State Inspection Agency. This was not a missed inspection. We do this often as we can schedule the day and exact time we want him to do the inspection. I wasn't aware he hadn't submitted the report yet to Fist State. I will follow up with him to see when he will submit the report.

Respectfully,
Gary Sensenig

From: Erik Gruenes <Erik.Gruenes@rve.com>
Date: Thursday, May 7, 2026 at 10:26 AM
To: Gary Sensenig <Gary@pbuincde.com>, Ladonna Palmer <Ladonna@pbuincde.com>
Cc: Julie Goodyear <jgoodyear@townsend.delaware.gov>, Earl McCloskey <earl.mccloskey@cj.state.de.us>, Harvey King <harvey@pbuincde.com>, Madison Meloni <Madison@pbuincde.com>
Subject: Scheduling a call for Townsend PD Expansion project

Good morning everyone at PBU,

This past Tuesday (May 5th) as First State Inspections was performing the underground plumbing inspection for the Townsend PD Police Station Expansion, they found that PBU had yet to complete any building inspections to date for this project, despite the footing complete and the entire exterior fully framed. Per the attached Construction Permit (issued 11/05/25), the required inspections are explicitly laid out and are the responsibility of PBU to be approved/completed before the next construction phase is to begin.

This is an extremely concerning issue. Townsend wants to understand how it was able to happen and what steps need to be taken to avoid this oversight in the future. Townsend is requesting that a call be scheduled to discuss these matters and to ensure they are not repeated again.

Townsend 's available times/dates:

Tuesday (5/12)	1:00 pm – 4:30 pm
Wednesday (5/13)	10:00 am – 12:00 pm, and 2:30 pm-4:00 pm

Please let us know what times are preferable for you and we will set up the meeting invite. Thank you for your time.

Sincerely,



Erik Gruenes, P.E.
Project Manager/Engineer

O: (302)-266-0212 Ext. 2020 | **M:** (302)-287-7460
262 Chapman Road, Suite 105, Newark, DE 19702

Erik.Gruenes@RVE.com | www.ardurra.com



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From: Erik Gruenes <erik.gruenes@rve.com>
Sent: Friday, May 8, 2026 9:47 AM
To: Earle Dempsey
Cc: Julie Goodyear; McCloskey Earl (Townsend PD); Dylan Wiggins
Subject: RE: Townsend PD site plans



External (erik.gruenes@rve.com)



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This message originated from outside the organization

Hello everyone,

As Earle mentioned, the two biggest concerns we have right now (from a construction standpoint) are PBU not sending us updated/revised drawings and the garage opening height. There are some other issues, but when I was out with First State's inspector yesterday, he said they were relatively minor/easy to fix and wouldn't halt construction.

We had a meeting with PBU back in January/February to discuss fixing the garage opening, as we identified the problem before construction was halted. PBU assured us that they would be addressing the issue, but between the pause in construction and the repeated turnover of PBU staff, I am concerned that this information/request may have not been properly communicated to the new project manager.

I believe it is imperative we still have a meeting next week to make sure Gary (the new PBU PM) is aware of all of these issues (who performs the inspection, sending all of us revised drawings, and fixing the garage) and to keep all of us (Townsend, Chief McCloskey, First State Inspections, and myself) in the loop of all updates and changes. I'll send Gary a follow up e-mail next and will cc all of you.

Thanks,



Erik Gruenes, P.E.
Project Manager/Engineer

M: 302.287.7460

Erik.Gruenes@rve.com

From: Earle Dempsey <earle.dempsey@firststateinspection.com>
Sent: Friday, May 8, 2026 5:41 AM
To: Erik Gruenes <erik.gruenes@rve.com>
Cc: Julie Goodyear <jgoodyear@townsend.delaware.gov>; McCloskey Earl (Townsend PD) <Earl.McCloskey@cj.state.de.us>; Dylan Wiggins <dwiggin@townsend.delaware.gov>
Subject: Re: Townsend PD site plans

Good morning, all -

I wanted to follow up with you regarding our inspector's visit yesterday. There were two large findings to report:

1. As you are aware, First State did not complete any footer inspections. One was scheduled in January, but then subsequently cancelled. We learned yesterday that the cancellation was because the contractor had the footer inspections completed by another third party. We are not aware of whom, but we are awaiting that documentation. The concern here is two-fold: 1) the Town has agreed that First State should be the only entity to complete inspections in Town, unless there is a compelling reason otherwise, to maintain consistency and accountability, and 2) while an engineer or other group is typically sufficient for verifying the appropriateness of the footers, we find that their review may not be enough to ensure the project itself is on track as outlined and help to eliminate larger issues further along in the project (which is the case here and leads me to point #2 below).
2. The construction found does not match the approved plans. Specifically, the inspector reports there have been additional support posts added to the building that are not on the plans. I am told that the current post spacing places a post directly in the middle of the existing back door. Additionally, both garage doors are going to be revised to be taller and the mop sink in the garage area is to be moved to a new location. All of these items will require the resubmission of construction plans for a new review and approval. While the mop sink is a minor change that would be a simple revision, the additional posts and taller garage doors are potentially structural changes that will prompt nearly a complete re-review.

Unfortunately, these items will further delay the project. Had the post discrepancy been caught during the footer inspection, it could have been more easily discussed and remedied at that early stage. Hopefully, once the changes are properly documented and reviewed, they will be found to be structurally Code-compliant and no reworking of current construction will be required - but we won't know until that process is complete.

I will be out of the office most of the day for a continuing-education course, but will be available through email as needed. Please let me know if you have any questions at all. Wishing you all a good day and great weekend!

Thanks - E

--

Thanks,
Earle 'Punk' Dempsey

www.firststateinspection.com
earle.dempsey@firststateinspection.com
302/422-3859 office

On Thu, May 7, 2026 at 8:40 AM Erik Gruenes <erik.gruenes@rve.com> wrote:

@Earl – Sure thing! I'll be there today

@Earle – I'll call Gary to let him know. Please have your inspector let me know what time he plans to be there so I can meet him.

Thanks!



Erik Gruenes, P.E.
Project Manager/Engineer

M: 302.287.7460

Erik.Gruenes@rve.com

From: Earle Dempsey <earle.dempsey@firststateinspection.com>

Sent: Thursday, May 7, 2026 8:38 AM

To: Erik Gruenes <erik.gruenes@rve.com>

Cc: Julie Goodyear <jgoodyear@townsend.delaware.gov>; McCloskey Earl (Townsend PD) <Earl.McCloskey@cj.state.de.us>; Dylan Wiggins <dwiggins@townsend.delaware.gov>

Subject: Re: Townsend PD site plans

Thanks, Erik. Your email went to spam, so I didn't see it before responding to Earl.

I'll make a note of Gary's contact for the inspector. Could someone please make sure he is aware we are coming today?

Thanks - E

--

Thanks,
Earle 'Punk' Dempsey

www.firststateinspection.com
earle.dempsey@firststateinspection.com
302/422-3859 office

On Thu, May 7, 2026 at 8:24 AM Erik Gruenes <erik.gruenes@rve.com> wrote:

I can be there today if PBU can't make it.

@Earle- PBU's point of contact is currently Gary Sensenig, you can reach him at 302-222-3063

Let me know if you need me down there and at what time. Thanks!

Sincerely,



Erik Gruenes, P.E.
Project Manager/Engineer

M: 302.287.7460

Erik.Gruenes@rve.com

From: Earle Dempsey <earle.dempsey@firststateinspection.com>
Sent: Thursday, May 7, 2026 6:27 AM
To: Julie Goodyear <jgoodyear@townsend.delaware.gov>
Cc: McCloskey Earl (Townsend PD) <Earl.McCloskey@cj.state.de.us>; Dylan Wiggins <[dwiggins@townsend.delaware.gov](mailto:dwiggin@townsend.delaware.gov)>; Erik Gruenes <erik.gruenes@rve.com>
Subject: Re: Townsend PD site plans

Good morning -

We can have this on the schedule for today. Please let me know who should be the best site contact for the inspector.

Thanks - E

--

Thanks,
Earle 'Punk' Dempsey

www.firststateinspection.com
earle.dempsey@firststateinspection.com
302/422-3859 office

On Wed, May 6, 2026 at 5:03 PM Julie Goodyear
<jgoodyear@townsend.delaware.gov> wrote:

Earle,

Can we have the inspections for tomorrow?

I know our Officers will be at the site tomorrow but I will have Erik confirm if the contractor will be available for the inspection.

@Erik- can you accommodate a trip down to the site if the contractor is not available?

Best Regards,

Julie M. Goodyear
Town Manager
Phone: 302-378-8082
Fax: 1-302-378-7099
jgoodyear@townsend.delaware.gov



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From: Earle Dempsey <earle.dempsey@firststateinspection.com>
Sent: Wednesday, May 6, 2026 4:41 PM
To: Julie Goodyear <jgoodyear@townsend.delaware.gov>
Cc: McCloskey Earl (Townsend PD) <Earl.McCloskey@cj.state.de.us>; Dylan Wiggins <dwiggins@townsend.delaware.gov>; Joseph Bangura <jbangura@townsend.delaware.gov>; Erik Gruenes <Erik.Gruenes@rve.com>; Scott Lobdell <SLobdell@townsend.delaware.gov>
Subject: Re: Townsend PD site plans

This message originated from outside the organization

Hey Julie -

I left the office immediately after my email this morning for meetings through the day, so just catching up.

I can certainly have an inspector out anytime for the building review. Based upon the current status of construction, we can determine what has been missed and what requirements must be met to remedy those missed inspections. That can happen either tomorrow or Friday - whatever the contractor, Erik, or the Town desires.

Since supports and posts are already in the ground, I know one thing the inspector is going to require is for the footers to be exposed so that we can verify the correct sizing and depth. While on site, he can determine if other requirements are needed and schedule a follow up visit if necessary.

We'll just need someone to let us know when you want us there. Have a great night!

Thanks - E

--

Thanks,
Earle 'Punk' Dempsey

www.firststateinspection.com
earle.dempsey@firststateinspection.com
302/422-3859 office

On Wed, May 6, 2026 at 9:48 AM Julie Goodyear <jgoodyear@townsend.delaware.gov> wrote:

All,

I spoke with Scott and he has an idea that I think will be a good fix.

Scott suggests we get with First State and ask them to expedite inspections for all of the "missed" inspections that are needed to get our build up to compliance with the current stage that we are in.

If the inspections can be done swiftly and **NO** deficiencies are cited, we should be good to go to continue construction. If there are deficiencies from the inspections, then a stop work order should be issued.

This appears to be the best approach to ensure the project can continue without any unnecessary troubles.

@Erik- We are unaware of what inspections are needing to have been done by this stage. As Project Manager, I would anticipate you having a checklist of some kind that outlines the stages of the build and what inspections are triggered at each stage. Please reply to inform all of what inspections were missed. Additionally, I would appreciate understanding why these missed inspections were not brought to our attention by you, as this responsibility is clearly outlined in your PM contract.

@Earle- Once the missed inspections are confirmed, can you place us on the schedule (preferably by end of week) to see if the building can continue construction and inspections marked as "passed".

If anyone has any questions, please feel free to reach out to me.

Best Regards,

Julie M. Goodyear
Town Manager
Phone: 302-378-8082
Fax: 1-302-378-7099
jgoodyear@townsend.delaware.gov



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From: McCloskey Earl (Townsend PD) <Earl.McCloskey@cj.state.de.us>
Sent: Wednesday, May 6, 2026 8:28 AM
To: Julie Goodyear <jgoodyear@townsend.delaware.gov>
Cc: Dylan Wiggins <dwiggins@townsend.delaware.gov>; Joseph Bangura <jbangura@townsend.delaware.gov>; Earle Dempsey <earle.dempsey@firststateinspection.com>; Erik Gruenes <Erik.Gruenes@rve.com>
Subject: Re: Townsend PD site plans

This message originated from outside the organization

Agree

On May 6, 2026, at 08:26, Julie Goodyear <jgoodyear@townsend.delaware.gov> wrote:

Good Morning,

This is concerning to me. I believe we need to go with Earle's suggestion and stop work until all are on the same page and can ensure code compliance.

I'm looking for the Public Safety committee's support in the stop work order placement until further notice.

Best Regards,

Julie M. Goodyear
Town Manager
Phone: 302-378-8082
Fax: 1-302-378-7099
jgoodyear@townsend.delaware.gov

<image.png>
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From: Earle Dempsey <earle.dempsey@firststateinspection.com>
Sent: Wednesday, May 6, 2026 8:12 AM
To: Julie Goodyear <jgoodyear@townsend.delaware.gov>
Cc: Gregory Rishel <grishel@pennoni.com>; Brian Miller <bmiller@pennoni.com>; Earl McCloskey <earl.mccloskey@cj.state.de.us>; Erik Gruenes <erik.gruenes@rve.com>
Subject: Re: Townsend PD site plans

This message originated from outside the organization

Good morning, Julie -

I have an additional topic for this project.

I understand we were out yesterday for an underground plumbing inspection. While there, the inspector found that the building exterior is completely framed. Unfortunately, there have been no building inspections completed to date. In researching it, I show that a footer inspection was called in to us earlier this year, but then subsequently cancelled. First State has not completed any building inspections at request of the general contractor at all on this project that is in full flight.

I recommend placing an immediate stop work order on the project until we are able to ascertain status and Code compliance. Please give me a call if any questions.

Thanks - E

--

Thanks,
Earle 'Punk' Dempsey

www.firststateinspection.com
earle.dempsey@firststateinspection.com
302/422-3859 office

On Tue, May 5, 2026 at 3:32 PM Julie Goodyear
<jgoodyear@townsend.delaware.gov> wrote:

Good Afternoon Earle,

Thursday is looking to be the best day for TH staff.

Can we do 1pm?

Best Regards,

Julie M. Goodyear
Town Manager
Phone: 302-378-8082
Fax: 1-302-378-7099
jgoodyear@townsend.delaware.gov

<image.png>

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From: Earle Dempsey <earle.dempsey@firststateinspection.com>
Sent: Tuesday, May 5, 2026 1:57 PM
To: Julie Goodyear <jgoodyear@townsend.delaware.gov>
Cc: Gregory Rishel <grishel@pennoni.com>; Brian Miller <bmiller@pennoni.com>; Earl McCloskey <earl.mccloskey@cj.state.de.us>; Erik Gruenes <erik.gruenes@rve.com>
Subject: Re: Townsend PD site plans

This message originated from outside the organization

Hello Julie -

Absolutely. I'm a little tied up tomorrow, but have a window at 2PM - or Thursday is wide open.

Thanks - E

--
Thanks,
Earle 'Punk' Dempsey


www.firststateinspection.com
earle.dempsey@firststateinspection.com
302/422-3859 office

On Tue, May 5, 2026 at 1:11 PM Julie Goodyear
<jgoodyear@townsend.delaware.gov> wrote:

Good Afternoon Earle,

Happy Tuesday!

I'd like to loop you in on these conversations we are having
for our new Police Building Build.

Can we set up a call to discuss some building plans,
specifically fire sprinklers.

Can you let me know when you have some time to commit
to wither a teams chat or call?

Best Regards,

Julie M. Goodyear
Town Manager
Phone: 302-378-8082
Fax: 1-302-378-7099
jgoodyear@townsend.delaware.gov

<image.png>
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From: McCloskey Earl (Townsend PD) <Earl.McCloskey@cj.state.de.us>
Sent: Monday, May 4, 2026 2:40 PM
To: Brian Miller <bmiller@pennoni.com>
Cc: Julie Goodyear <jgoodyear@townsend.delaware.gov>; Gregory Rishel <grishel@pennoni.com>
Subject: Re: Townsend PD site plans

This message originated from outside the organization

Yes. Just accepted.

On May 4, 2026, at 14:28, Brian Miller <bmiller@pennoni.com> wrote:

We should have a Teams call regarding this site plan. Are both of you available at 1 PM tomorrow morning?

If a detention cell is in either building, the building will need to be sprinklered. This also impacts the size and type of water service that we will need to show on the plan.

If sprinklered, a fire department connection will be required.

Brian Miller, PE, ENV SP, CDT

Pennoni

18072 Davidson Drive | Milton, DE 19968

Direct: +1 302-351-5266 | **Mobile:** +1 484-919-5996

www.pennoni.com | BMiller@Pennoni.com

From: Gregory Rishel <grishel@Pennoni.com>
Sent: Monday, May 04, 2026 12:44 PM
To: Brian Miller <BMiller@Pennoni.com>; Deja Earvin <Deja@pbuincde.com>
Cc: Julie Goodyear <jgoodyear@townsend.delaware.gov>; Earle Dempsey <earle.dempsey@firststateinspection.com>
Subject: RE: Townsend PD site plans

Deja,

As Brian noted below we need some additional information and clarification to revise the drawings.

Can you provide the water service size required to supply the domestic and fire water service for the sprinkler system and the location where this will enter the building. We need to note and show this on our plan.

I note that the building type is listed as VB – Unprotected Combustible. This conflicts with the statement that the building will be sprinklered. Please confirm whether it will be protected or not.

Will there be any gas service to this building?

Thank you.

Gregory Rishel, PLA

Division Manager

Pennoni

Christiana Executive Campus, 121 Continental Drive, Suite 207 |
Newark, DE 19713

Direct: +1 302-351-5259 | **Mobile:** +1 856-217-9175

www.pennoni.com | grishel@Pennoni.com

From: Brian Miller <BMiller@Pennoni.com>

Sent: Monday, May 4, 2026 11:36 AM

To: Deja Earvin <Deja@pbuincde.com>

Cc: Julie Goodyear <jgoodyear@townsend.delaware.gov>;

Earle Dempsey <earle.dempsey@firststateinspection.com>;

Gregory Rishel <grishel@Pennoni.com>

Subject: Re: Townsend PD site plans

Please provide information for the water service including the fire flow calculation for the building since sprinklers are proposed.

Brian Miller, PE, ENV SP, CDT

Pennoni

18072 Davidson Drive | Milton, DE 19968

Direct: +1 302-351-5266 | **Mobile:** +1 484-919-5996

www.pennoni.com | BMiller@Pennoni.com

From: Deja Earvin <Deja@pbuincde.com>

Sent: Monday, May 04, 2026 10:50 AM

To: Brian Miller <BMiller@Pennoni.com>

Cc: Julie Goodyear

<jgoodyear@townsend.delaware.gov>; Earle Dempsey

<earle.dempsey@firststateinspection.com>

Subject: Re: Townsend PD site plans

You don't often get email from deja@pbuincde.com.
[Learn why this is important](#)

Thank you for that update. Here is the current building design!

Deja Earvin

deja@pbuincde.com

Permit Tech

Direct line 302-538-7454

Office 302-399-4420

Cell :302 248 5623

From: Brian Miller <BMiller@Pennoni.com>
Sent: Monday, May 4, 2026 10:40 AM
To: Deja Earvin <Deja@pbuincde.com>
Cc: Julie Goodyear <jgoodyear@townsend.delaware.gov>;
Earle Dempsey <earle.dempsey@firststateinspection.com>
Subject: Re: Townsend PD site plans

The OSFM review provided multiple comments to be addressed. Please provide the building plans with information regarding the proposed water service locations, size, and type if it is being upgraded from the existing service. The DE OSFM does not review building plans until a site plan is approved. We are revising the site plan to address the comments this week, but we need information from the building design to respond to some of the comments.

Please copy the Town Manager with correspondence to Pennoni.

Brian Miller, PE, ENV SP, CDT

Pennoni

18072 Davidson Drive | Milton, DE 19968
Direct: +1 302-351-5266 | **Mobile:** +1 484-919-5996
www.pennoni.com | BMiller@Pennoni.com

From: Deja Earvin <Deja@pbuincde.com>
Sent: Monday, May 04, 2026 10:18 AM
To: Brian Miller <BMiller@Pennoni.com>
Subject: Townsend PD site plans

Good morning,

I am emailing from Pole Buildings Unlimited, the general contractor for the Townsend Police construction project. We are trying to figure out what is going on with the approval of the site plans for this project.

PBU is prepared to re-submit the building plans for approval and the sprinkler company is prepared to submit their plans to the fire marshal, but both parties are waiting for the listed engineer to present the approved permit from the fire marshal for the site plans.

The application has you listed as the point of contact for engineering the site plans. Did you receive the Not Approved letter sent by the fire marshal the first week of April?

Deja Earvin

deja@pbuincde.com

Permit Tech

Direct line 302-538-7454

Office 302-399-4420

Cell :302 248 5623

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From: McCloskey Earl (Townsend PD) <Earl.McCloskey@cj.state.de.us>
Sent: Thursday, May 7, 2026 11:50 AM
To: Ryne Johnson
Cc: Julie Goodyear; Eric Gruenes; Dylan Wiggins; gary@pbuincde.com; earle.dempsey@firststateinspection.com; Brian Miller
Subject: Update and potential Sprinkler and Fire Monitoring System developments



External (earl.mccloskey@cj.state.de.us)



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This message originated from outside the organization

Greetings Ryne,

Thanks for the call this morning, as mentioned, I know you guys are prepping for security access, fire system monitoring, cameras, etc and wanted to touch base with you and keep you guys up to date on recent developments:

- PBU owner, Gary Sensenig, is now the project manager (302) 222-3063 (copied here)
- Ladonna from PBU office is no longer with PBU.
- PBU has started back up and has begun basic plumbing. (sewer inspection completed)
- Earle Dempsey, First State inspections running point on inspections (copied here)
- The Fire Marshal clearance on permits/plans is currently pending as they have requested additional info

- The possibility exists we need to add sprinklers to existing building - as such, implicates ADVANTECH for sprinkler head monitoring, pull stations, cabling, etc.

Not sure if the FM will reach out to you guys but as soon as we know the outcome will circle back.

Earl.

***Earl M. McCloskey / Chief of Police
Townsend Police Department
661 South St, Townsend, DE 19734
Cell: 302.563.7326 / Desk: 302.464.1262***

Police Building Budget

Last Updated: 5/11/2026

Funding Amounts:

1st Grant:	\$373,260.00
2nd Grant:	\$300,000.00
Townsend Funds Support	\$80,000.00
Townsend Funds Support (Council approved 4/1/26)	\$31,000.00
Total:	\$784,260.00

Approved Expenses:

Building Contract- Pole Buildings unlimited	\$449,506.00	Signed Contract on 10/20/25
RVE- Project Manager	\$44,683.00	
Engineering Support- Survey & Field Study	\$9,500.00	
Storage (10 months), waived \$15 set up fee	\$1,425.00	
Change Order- Stone 3ft 6" on front of building	\$ 11,640.00	PS committee selected this option on 11/5/2025
Change Order 12x8 A-Frame finished Porch (metal liner ceiling, headers wrapped, and white vinyl sleeves on posts, 8/12 pitch)	\$ 8,458.00	PS committee selected this option on 11/5/2025
Stone Bases (front porch) for two	\$ 1,440.00	PS committee selected this option on 11/5/2025
Change Order- add additional 16X7 Overhead Door, Electric Opener, and Low-Headroom Track	\$ 4,260.00	PS committee selected this option on 11/5/2025
Change Order- Ballistic Receptionist Window	\$ 9,828.24	PS committee selected this option on 11/5/2025
Change Order- Change front door to double door	\$ 2,302.28	PS committee selected this option on 11/5/2025
Change Order- Change Seven (7) interior doors to Steel and the rest solid core	\$ 2,904.00	PS committee selected this option on 11/5/2025
Change Order- 9' wide x 10' long ADA Handicap Ramp	\$ 750.00	PS committee selected this option on 11/5/2025
Change Order- Increase Overhead Door width to 16' (from 12')	\$ 300.00	PS committee selected this option on 11/5/2025
Change Order- Fill Dirt	\$ 7,014.00	Per contract- fill dirt is separate charge
Change Order- Structured Cabling	\$20,300.00	Council approved on 1/7/6
Change Order- Access Control	\$24,600.00	Council approved on 1/7/6 Monthly costs of \$120.00
Change Order- intrusion Detection	\$6,100.00	Council approved on 1/7/6 Monthly costs of \$42.95
Change Order- Video Surveillance	\$21,920.00	Council approved on 1/7/6 Monthly costs of \$212.50
Change Order- Generator	60,852.00	PS committee selected this option on 11/5/2025
Change Order- Install Townsend PD Signage on front of building	\$ 2,398.00	Estimate received on 11/10/25 by Signarama
Change Order- Code Compliant Fire Alarm	\$23,000.00	\$45.00 annual system inspection Leave the service on the right side of the old building and electric company will run conduit from new 400 amp service underground to the pole on the street corner for power hook up. J&B would relocate the EV chargers on the back side of the building. Price includes pipe, wire, labor, and mounting and relocating the existing chargers and cord holder. This would be the best location to install the generator as well for maintenance purposes, and it would be out of the way. Price also includes disposing of the existing EV service out by the road and coordination with the power company for the disconnecting of the service.
Change Order- Move Service & Charging Station to Building Rear	\$ 9,534.00	Site lighting added around the perimeter of the building. (6) wall pack lights labor and wire in price.
Change Order- perimeter Site Lighting	\$ 5,616.00	
Change Order- (3) quad outlets in officer stations	\$ 1,584.00	
Change Order- (3) quads added in utility room	\$ 1,584.00	
Change Order- floor outlets with data in officer room	\$ 2,022.00	
Change Order- up high TV outlets added to (5) rooms	\$ 990.00	Perform the fire alarm rough-in for Advantech. Conduit, boxes, pul strings, and 120 Volt power for the fire alarm and security panel.
Change Order- Fire Alarm Rough-In for Advantech	\$ 14,515.20	
Change Order- Plumbing Changes	\$ 14,685.60	
Change Order- front Door Upgrade	\$ 6,814.76	
Change Order- Metal Liner	\$2,957.00	
Total Costs:	\$773,483.08	
Remaining Balance:	\$10,776.92	

Change Order Requests- Not yet approved

Remaining Change Orders Total: