

Delaware Department of Transportation

January 11, 2006 Presentation
Joint Committee on Capital
Improvements

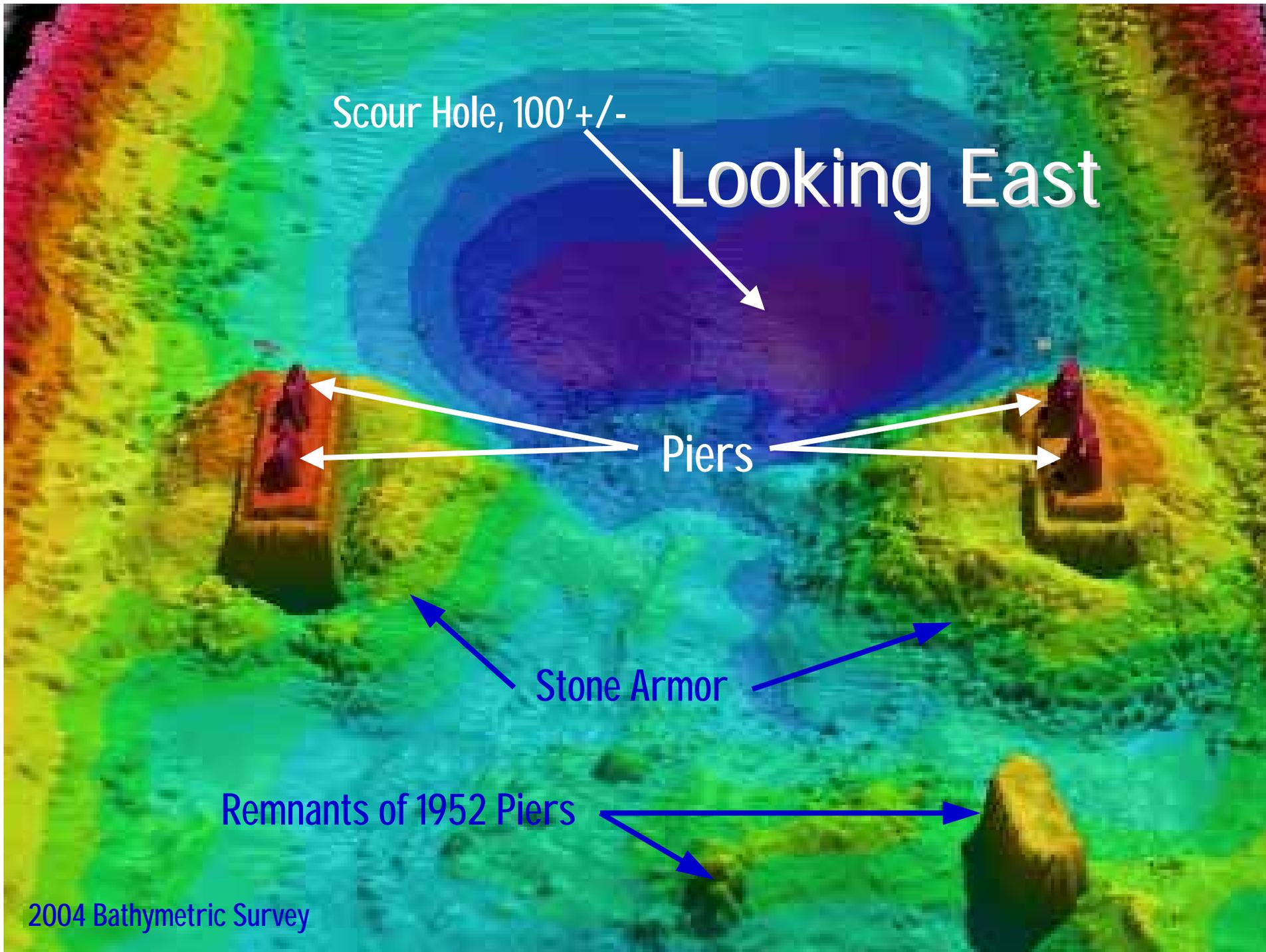


Agenda

- ❖ **Indian River Inlet Bridge Update**
- ❖ **Port of Wilmington – New Wharf**
- ❖ **Wilmington Riverfront**
- ❖ **Amendments to the Fiscal Year 2006
Capital Improvements Program**

Indian River Inlet Bridge





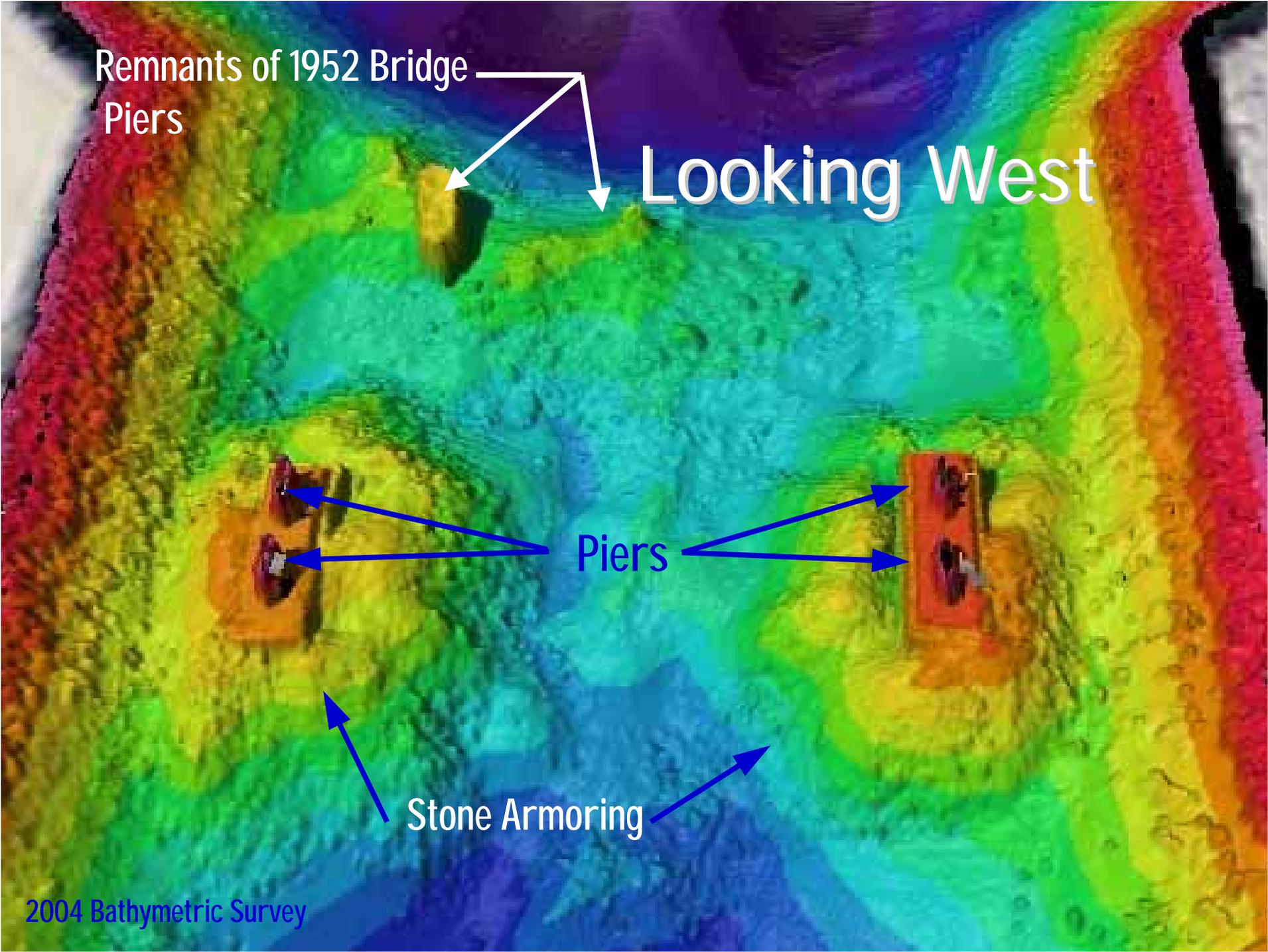
Remnants of 1952 Bridge
Piers

Looking West

Piers

Stone Armoring

2004 Bathymetric Survey



Funding Summary

	Roadway		Bridge & Demo		Park		
FY	State	Federal	State	Federal	State	Federal	TOTAL
2003	\$5.7						5.70
2004		\$10.0					10.00
2005	\$30.6	\$18.5	\$30.7		\$12.7		92.50
2006	\$2.1	\$19.4		\$114.1			135.60
2007					\$5.0		5.00
Subtotals:	\$38.4	\$47.9	\$30.7	\$114.1	\$17.7	0.00	248.80
Spend	\$22.8	\$46.1	\$0.1	\$0.1	\$0.0	0.00	69.10
Available:	\$15.6	\$1.8	\$30.6	\$114.0	\$17.7	0.00	\$179.7

Design/Build Project

An effective tool used to achieve a construction of an alternative design in a timely fashion is through utilizing the Design-Build process.



Design/Build Project

- Design/Build construction of Cable Stay bridges \$110 - \$140 Million

- Proposed Schedule

 - Develop RFQ document and short list teams - April 2006

 - Develop RFP document, receive proposals - December 2006
and select team

 - Start design and concurrent construction - Spring 2007

 - Complete bridge construction - Summer /

Key Facts

- Federal Earmark funds - \$61.8M
- Funding will revert if not used by 2009
- Construction of project maximizes the Federal Apportionment

Port of Wilmington

Diamond State Port Corporation

Status of Berth #4



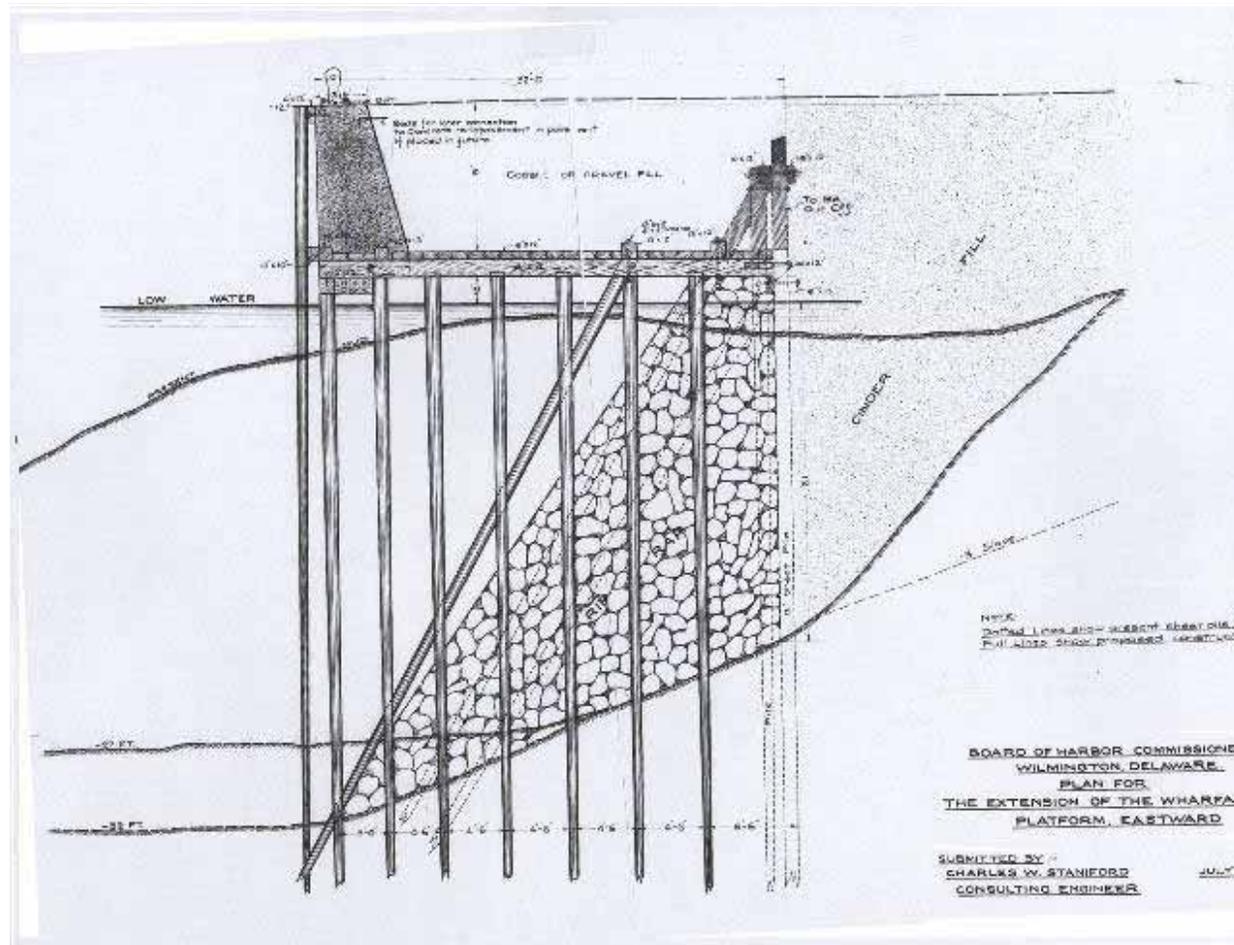
Port Overview



History of Berth #4

- **Constructed around 1928 (77 years old)**
- **Typical life: 50 years for a timber berth**
- **Repairs:**
 - ✿ **Circa 1975 (when 47 years old)**
 - ✿ **350' repaired**
 - ✿ **Circa 2000 (when 72 years old)**
 - ✿ **Strengthen previously repaired 350'**
- **Continuous monitoring**
- **Very limited utilization**
- **Latest evaluation: August 2005**

Original Structure



Findings by Consultants

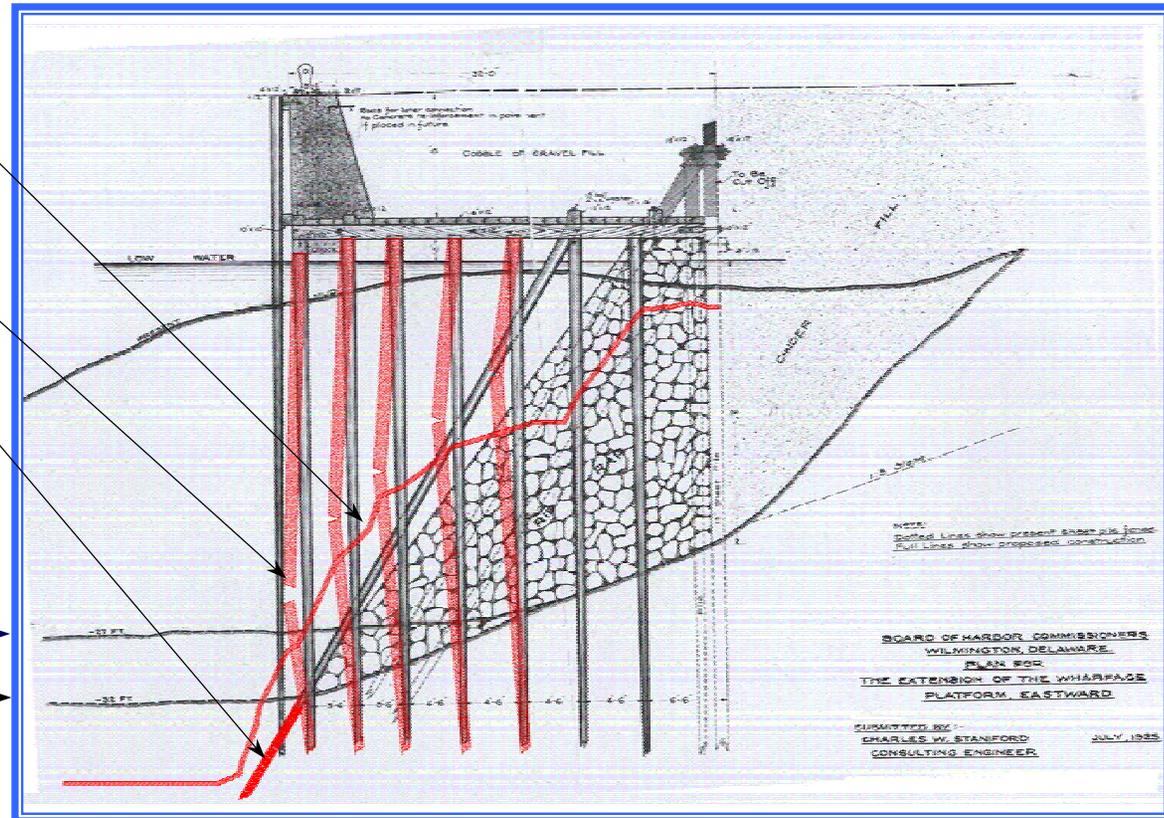
**BULGING OF UNDER-WHARF
SOIL SURFACE**

**FRACTURE AND SPLINTERED
VERTICAL PILES**

**MECHANICALLY DAMAGED
BATTER PILES**

DESIGN DREDGE DEPTH-30.0'

CONTRACT DREDGE DEPTH-35.0'



***Immediate* Action Taken**

- **Area Secured with jersey barriers**
- **Off-limit for pedestrian, operational use**
- **Out of commission till further decision**

Impact of No Remedial Action

■ Structural failure:

- ✿ Coast Guard could close river access or limit vessel access to facilities for a period of time
- ✿ Potential damage to vessels and injury to personnel
- ✿ Central location will impact existing vessel activity (Berth Congestion)
- ✿ Potential damage to adjacent berths and properties

■ Consequent liability and damage to commercial reputation

■ Loss of jobs and reduction of revenue

■ Ultimately incur emergency repairs at a higher cost

Long Term Impact

- **Reduced vessel logistics and port operations**
- **Reduced capacity to handle container and dry bulk carriers**
- **Impede port's future growth**
- **Dissatisfied customers may leave**
- **Impact perception as a “world class” port**

Repair Options

■ *Prevent Collapse*

- ✿ **No load carrying capacity**
- ✿ **Not considered as an alternative**

– *Stabilization*

- **NO cargo carrying capacity**
- **May induce collapse in the process**
- **Not considered as an alternative**

Restoration Options

■ *Partial Rehabilitation*

- ✿ Restoration to light operations
- ✿ 500 lbs per square foot capacity
- ✿ Extend life by 10 to 15 years
- ✿ Estimated cost \$5.4 million

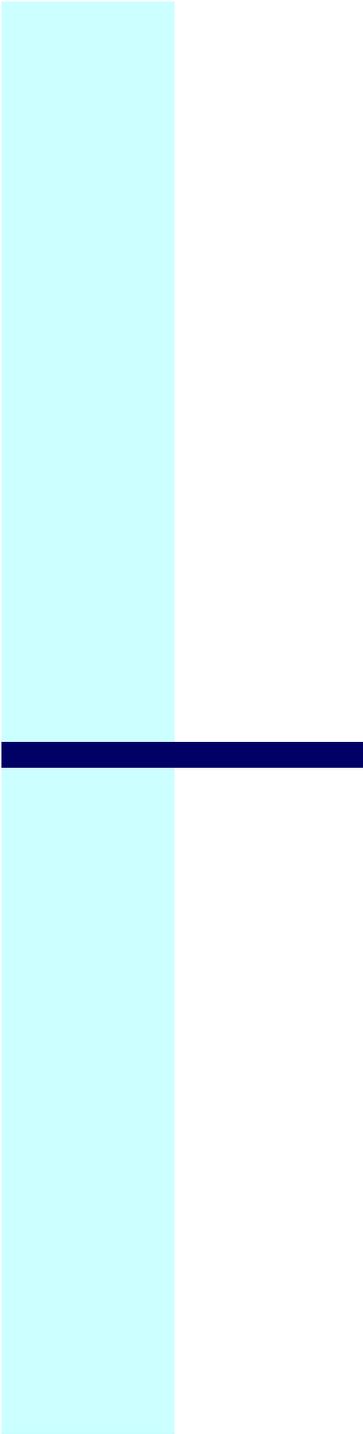
✿ *Reconstruction to Full Operation*

- ✿ 1,000 lbs per square foot capacity
- ✿ Extend life by 35 to 50 years
- ✿ Estimated cost \$11.4 million

(from Ocean and Coastal Consultants, Inc. report)

✿ “OCC recommends proceeding with the complete wharf replacement, as all other options evaluated provide marginal benefits”

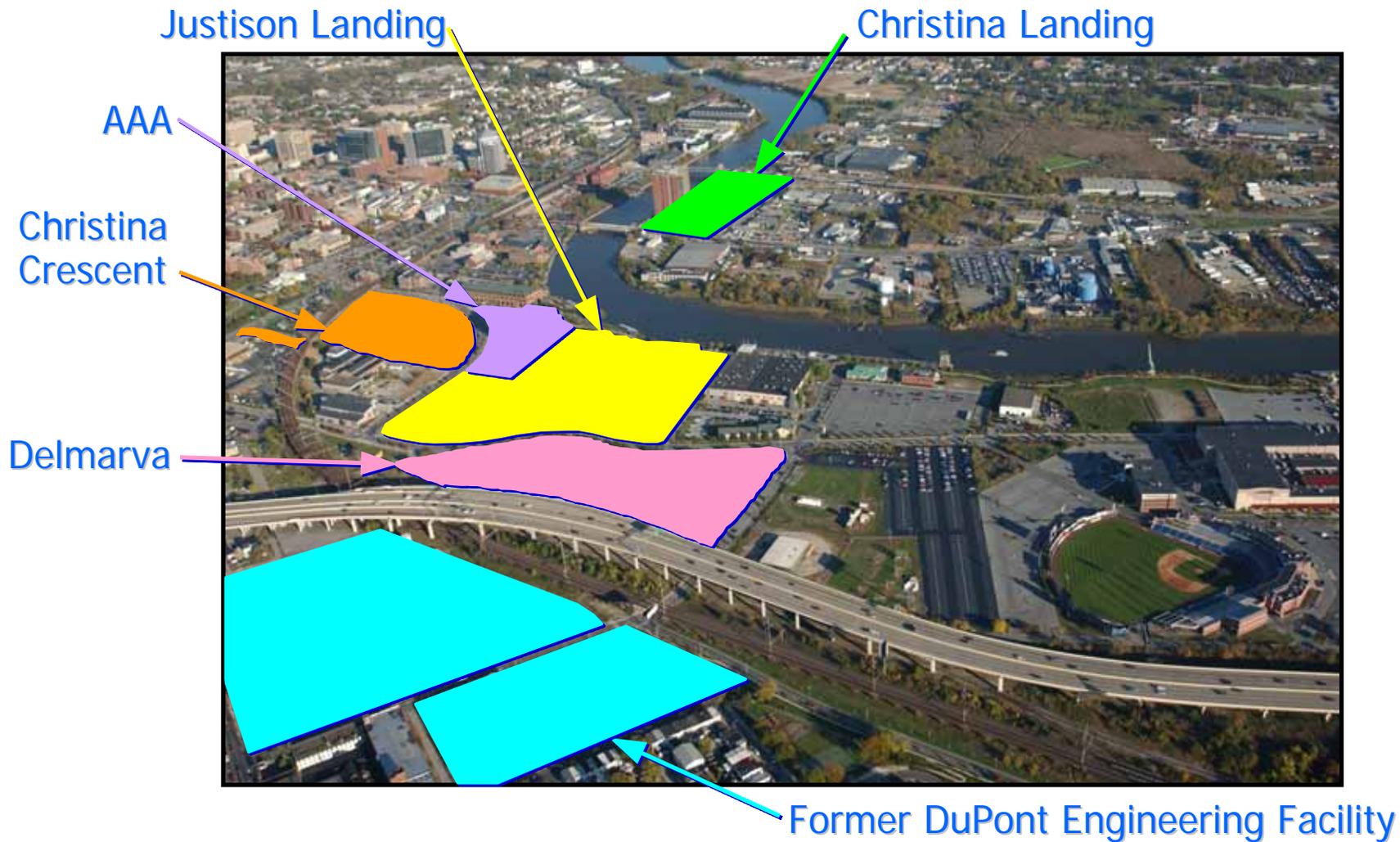
✿ Estimated Time – 12 months



RIVERFRONT
WILMINGTON



Wilmington Riverfront



322 A Street & Christina Landing Before Construction February 2003



Christina Landing – December 2005



Christina Landing

Private Investment

\$125M - \$130M

Public Investment

\$19.9M

Christina Landing- Benefits

- 419 new residences
 - 63 Townhomes
 - 173 Apartments
 - 183 Condominiums
- 2.5 acre Public Park
- Catalyst for Christina River-Southbank re-development

Wilmington Riverfront – AAA



BEFORE



AFTER

AAA

Private Investment

\$32M

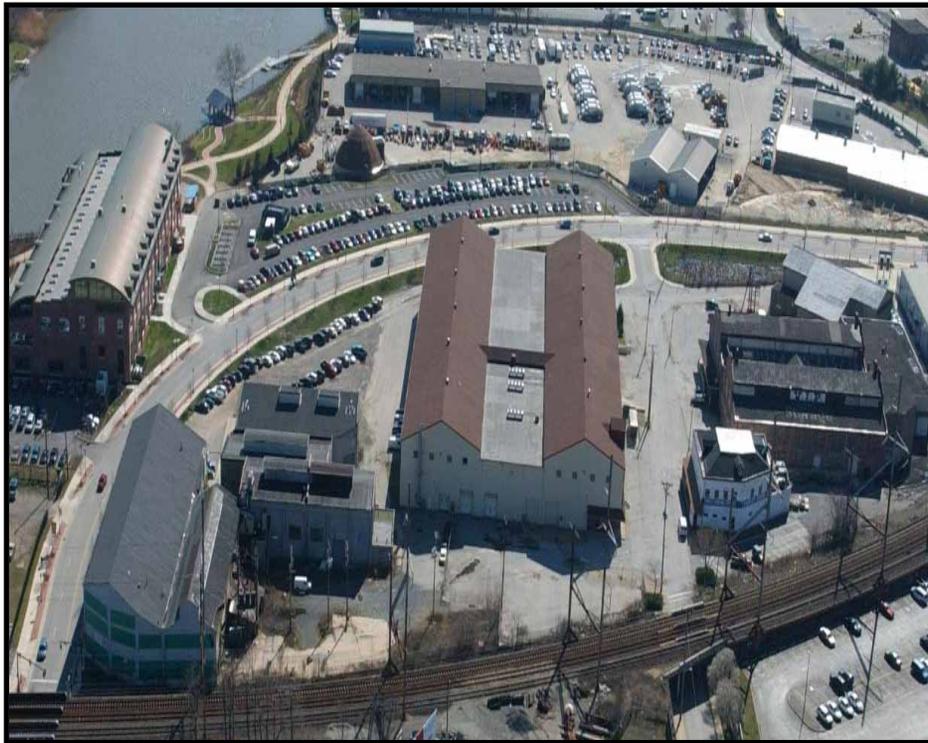
Public Investment

\$2.6M

AAA- Benefits

- 157,000 sq. ft. Office building with City commitment for 375 parking spaces
- Nearly 400 new jobs to City of Wilmington
- Commitments for 300 additional jobs to Delaware
- Catalyst for private Riverfront development

Christina Crescent



BEFORE



AFTER

Christina Crescent

Private Investment

\$78M

Public Investment

\$15.2M

Christina Crescent- Benefits

- Public-Private Partnership of 6 acre site
 - 270,000 sf Retail/Office building
 - Public Plaza
 - 1,120 parking space garage
- 1,300 Barclay employees with new jobs ranging from administration to executives
- LEED - Leadership in Energy and Environmental Design
 - 1st in City of Wilmington
 - Largest in Delaware

DuPont – Beech Site



Former DuPont Engineering facility

DuPont – Beech Site

Private Investment

\$4M

Public Investment

\$0.5M

DuPont – Beech Site Benefits

- Effort to re-attract 400 lost jobs to City of Wilmington
- DTC headquarters relocated for Justison Landing
- Subdivide into 4-5 parcels and sell with DTC as tenant
- Expand urban renewal opportunities
- Environmental clean-up by DuPont

Justison Landing



BEFORE



AFTER

Justison Landing

Private Investment

\$400M

Public Investment

\$21.5 - \$26.5M

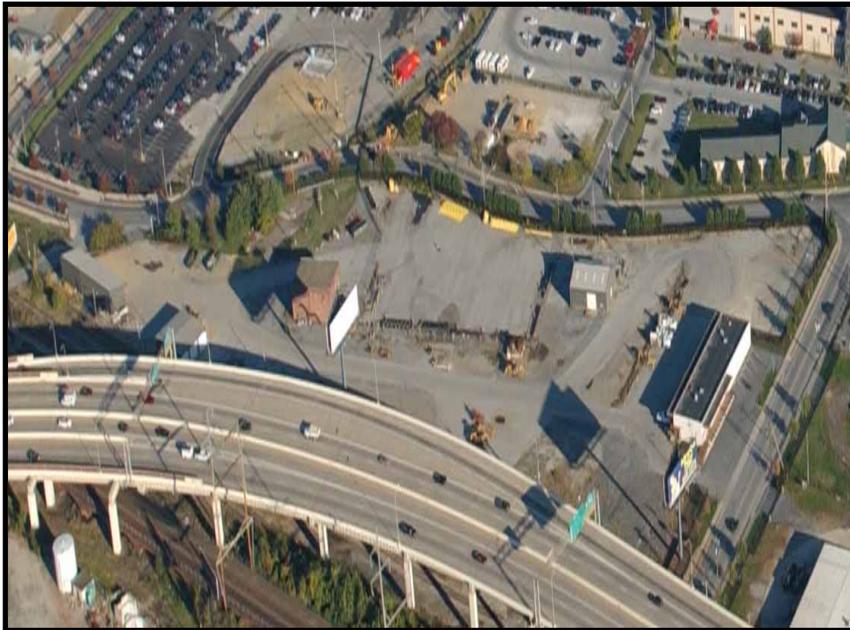
Justison Landing- Benefits

- Over 1,100 new residences:

Townhouses	55
Condominiums	360
Apartments	<u>289</u>
Residential Total	704

- Parking Spaces 2,269
- Retail Space 73,600 square feet
- Office Space 300,000 square feet
- Public Open Space 2.5 acres

Delmarva



BEFORE



AFTER

Delmarva

Private Investment

\$100M

Public Investment

\$10.7M

Delmarva- Benefits

- Provides street grid improvement
- Allows Riverfront redevelopment to expand onto property formerly not available for development
- Subdivide into 3 parcels and sell for development
- Location for AAA structured parking and others
- Environmental clean-up by State
- Delmarva yard relocation provides 4.1 acres of developable property plus 3.4 acres for parking garage
- Enhances current planned development aesthetics by relocating industrial use

Christina Riverfront Before Construction



Christina Riverfront 2008



Christina Riverfront 2008



Christina Riverfront 2008



Return on Investment 10-Year Total

Total Investment-

Private

\$744M

Public

\$71.7M

Return-

State Tax Revenue

\$182M

State Land Sale Revenue

\$5.7M

County Tax Revenue

\$1.6M

City Tax Revenue

\$61M

City Land Sale Revenue

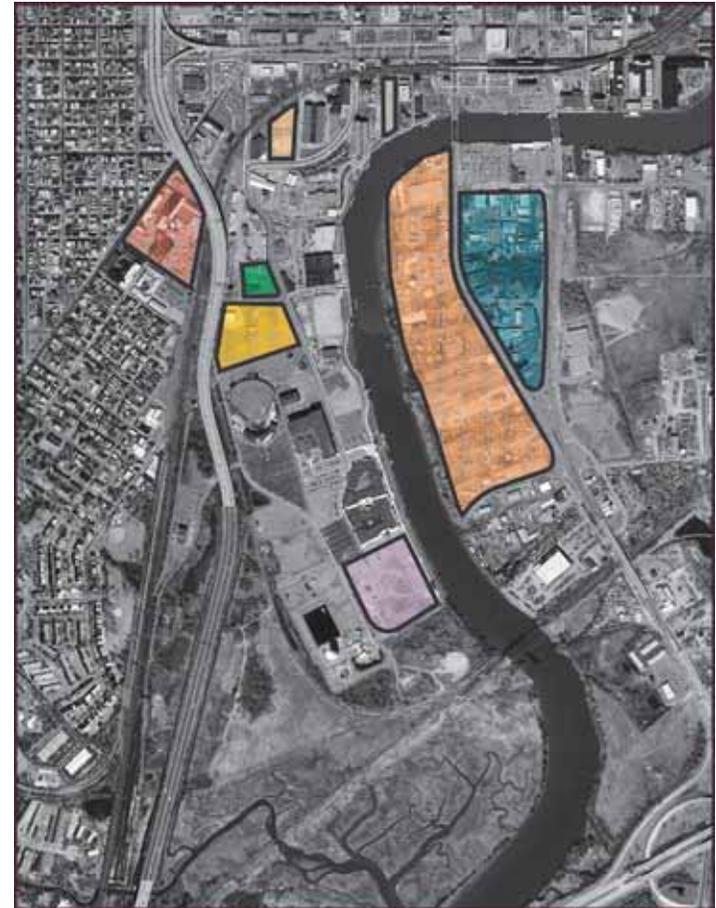
\$11.6M

TOTAL

\$262M

New Development Opportunities

- Star building – 100,000 sf office planned
- Delmarva South – 8 acres
- South of Shipyard Shops – 11 acres
- S. Market Street – along River – 45 acres
- S. Market – S. Walnut Street – 15 acres
- Southbridge
- 7th Street Peninsula



Amendments to the Fiscal Year 2006 Capital Improvements

FY06 Spend

July – December 2005

Month	State			Federal
	Operating*	Capital	Total State	
First Quarter Spend				
July	5.9	26.1	32.0	1.5
August	27.4	30.0	57.4	16.8
September	17.5	15.5	33.0	8.6
Sub-Total	50.8	71.6	122.4	26.9
Second Quarter Spend				
October	16.1	26.0	42.1	12.4
November	18.9	17.1	36.0	8.7
December	81.2	13.5	94.7	10.4
Sub-Total	116.2	56.6	172.8	31.5
First Half	167.0	128.2	295.2	58.4

FY06 Projected Spend

January – June 2006

Month	State			Federal
	Operating*	Capital	Total State	
3rd Quarter				
January	19.0	21.0	40.0	11.2
February	18.0	20.0	38.0	9.6
March	17.5	37.0	54.5	22.5
Sub-Total	54.5	78.0	132.5	43.3
4th Quarter				
April	16.0	22.0	38.0	25.7
May	17.0	20.0	37.0	30.1
June	96.0	29.0	125.0	37.6
Sub-Total	129.0	71.0	200.0	93.4
			0.0	
Second Half Total	183.5	149.0	332.5	136.7