

**HENRICO COUNTY  
NOTICE OF SPECIAL MEETING  
BOARD OF SUPERVISORS**

Please take notice that a special meeting of the Board of Supervisors will be held on **Tuesday, January 23, 2024, at 4:00 p.m.** in the County Manager's Conference Room, Administration Building, Henrico County Government Center, Parham and Hungary Spring Roads, Henrico, Virginia.

The matters to be reviewed by the Board at this time are:

4:00 - 4:15 p.m.	American Public Works Association Awards Presentation
4:15 - 4:45 p.m.	K-12 Funding Formula
4:45 - 5:00 p.m.	Finance Update
5:00 - 5:15 p.m.	Electric Vehicle Charging
5:15 - 5:30 p.m.	General Assembly Legislative Update
5:30 - 5:45 p.m.	Review of Regular Meeting Agenda Items

*Tanya N. Brackett*

Tanya N. Brackett, CMC  
Clerk, Henrico County Board of Supervisors  
January 18, 2024

**COUNTY OF HENRICO, VIRGINIA**  
**Henrico County Board Room**  
**Board of Supervisors' Agenda**  
**January 23, 2024**  
**6:00 p.m.**

**PLEDGE OF ALLEGIANCE**

**INVOCATION**

**APPROVAL OF MINUTES** - January 9, 2024, Regular Meeting

**MANAGER'S COMMENTS**

**BOARD OF SUPERVISORS' COMMENTS**

**RECOGNITION OF NEWS MEDIA**

**APPOINTMENTS**

- 31-24                    Resolution - Appointment of Member - Board of Real Estate Review and Equalization.
- 32-24                    Resolution - Appointment of Member - Keep Henrico Beautiful Committee.
- 33-24                    Resolution - Appointment of Member - Local Emergency Planning Committee.
- 34-24                    Resolution - Appointment of Member - Library Advisory Board.

**PUBLIC HEARINGS – REZONING CASES AND PROVISIONAL USE PERMITS**

- 316-23                    General Land Company, LLC: Request to conditionally rezone from A-1  
REZ2023-                    Agricultural District to B-2C Business District (Conditional) Parcel 775-766-  
00027                    6864 containing 8.615 acres located at the southwest intersection of Mountain  
Fairfield                    and Woodman Roads. The applicant proposes a self-storage facility and  
commercial uses with a drive-thru. The uses will be controlled by zoning  
ordinance regulations and proffered conditions. The 2026 Comprehensive Plan  
recommends Office, Environmental Protection Area, and Suburban  
Residential 2. The Planning Commission voted to recommend the Board of  
Supervisors grant the request. **(Deferred from the December 12, 2023,  
meeting; Deferral requested to the April 9, 2024, meeting.)**
- 317-23                    General Land Company, LLC: Request for a Provisional Use Permit under  
PUP2023-                    Section 24-4205 of Chapter 24 of the County Code to allow a self-storage  
00014                    facility on Parcel 775-766-6864 located at the southwest intersection of  
Fairfield                    Mountain Road and Woodman Road. The existing zoning is A-1 Agricultural  
District. B-2C Business District (Conditional) zoning is proposed with  
REZ2023-00027. The 2026 Comprehensive Plan recommends Office,  
Environmental Protection Area, and Suburban Residential 2. The Planning  
Commission voted to recommend the Board of Supervisors grant the request.  
**(Deferred from the December 12, 2023, meeting; Deferral requested to  
the April 9, 2024, meeting.)**

- 35-24  
REZ2023-  
00026  
Varina
- Harsh Thakker, Dorado Capital, LLC: Request to amend proffers accepted with REZ2022-00034 on Parcel 833-718-6524 located on the south line of Meadow Road at its intersection with Chartwood Drive. The applicant proposes to amend proffers regarding concept plan, density, architectural treatment, and wiring for generators. The existing zoning is R-5AC General Residence District (Conditional). The 2026 Comprehensive Plan recommends Suburban Residential 1, density should not exceed 2.4 units per acre and Environmental Protection Area. The site is located in the Airport Safety Overlay District. The Planning Commission voted to recommend the Board of Supervisors **grant** the request.
- 36-24  
REZ2023-  
00042  
Tuckahoe
- Parham Island OZ, LLC: Request to conditionally rezone from C-1 Conservation District to UMU-PD Urban Mixed-Use Planned Development District parcel 754-743-2488 containing 1.19 acres located at the southeast intersection of N Parham Road and Eastridge Road. The applicant proposes a commercial expansion of the Regency Square urban mixed-use development. The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Commercial Arterial. The Planning Commission voted to recommend the Board of Supervisors **grant** the request.
- 37-24  
PUP2023-  
00016  
Brookland
- DE Solutions Solar Development, LLC: Request for a Provisional Use Permit under Section 24-4314 of Chapter 24 of the County Code to allow installation and operation of a solar array on part of Parcel 753-772-2123 located on the north line of Ford's Country Lane approximately 2,500' east of its intersection with Nuckols Road. The existing zoning is A-1 Agricultural District. The 2026 Comprehensive Plan recommends Government and Environmental Protection Area. The Planning Commission voted to recommend the Board of Supervisors **grant** the request.
- 38-24  
REZ2023-  
00038  
Fairfield
- Godsey Properties Inc.: Request to rezone from R-5AC General Residence District (Conditional) to C-1 Conservation District part of parcel 804-726-5470 containing 7.6 acres located on the north line of Creighton Road approximately 600' west of Stone Dale Drive. The applicant proposes a conservation district. The use will be controlled by zoning ordinance regulations. The 2026 Comprehensive Plan recommends Traditional Neighborhood Development and Environmental Protection Area. The Planning Commission voted to recommend the Board of Supervisors **grant** the request.
- 39-24  
REZ2023-  
00039  
Fairfield
- Winfrey Road LLC: Request to conditionally rezone from RTHC Residential Townhouse District (Conditional) to C-1C Conservation District (Conditional) part of parcels 780-771-1376 and 780-771-1657 containing 4.294 acres located northwest of the intersection of Woodman Road and Rivermere Lane. The applicant proposes a conservation district. The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Suburban Residential 2, density should not exceed 3.4 units per acre, and Environmental Protection Area. The Planning Commission voted to recommend the Board of Supervisors **grant** the request.

## **PUBLIC HEARINGS - OTHER ITEMS**

- 40-24 Resolution - Signatory Authority - Easement Agreement - Lumos Networks, Inc. d/b/a Segra - 8600 Dixon Powers Drive - Brookland District.
- 41-24 Resolution - Signatory Authority - Trail Easement Agreement - Fall Line Trail - Winfrey Road - Virginia Department of Transportation - Fairfield District.
- 42-24 Resolution - Signatory Authority - Trail Easement Agreement - Fall Line Trail - Woodman Road - Virginia Department of Transportation - Fairfield District.
- 43-24 Resolution - Declaration of Surplus Property - Acquisition, Reservation, and Delineation of Easements - Exchange of Real Property - Bloomingdale Subdivision - Fall Line Trail - Fairfield District.
- 44-24 Ordinance - Vacation of Drainage Easement - Brook Villas Apartment Complex - Villa Park Section II Subdivision - Fairfield District.
- 45-24 Resolution - Signatory Authority - Amendment to Cell Tower Lease to Permit Sublease and Co-Location - Fire Station #2 (2400 Darbytown Road) - Varina District.

## **PUBLIC COMMENTS**

### **GENERAL AGENDA**

- 46-24 Resolution - Authorizing and Providing for the Issuance and Sale of Not to Exceed One Hundred Twenty-One Million Three Hundred Fifty-Five Thousand Dollars (\$121,355,000) Aggregate Principal Amount of County of Henrico, Virginia, General Obligation Public Improvement Bonds.
- 47-24 Resolution - Award of Contract - Consulting Services - Employee Benefits Program.
- 48-24 Resolution - Award of Contract - Third-Party Administrator for Voluntary Benefits.
- 49-24 Resolution - Award of Contract - Glover Park - Phase II - Brookland District.
- 50-24 Resolution - SIA2023-00001 - DE Solutions Solar Development, LLC - Solar Power Electricity Generation Facility - Substantially in Accord with Comprehensive Plan - Brookland District.
- 51-24 Resolution - Award of Contract - Upham Brook Trunk Sewer, Brook Road to Route 301 - Contract 1 - 66-Inch Sewer Tunnel and Manholes AMH 23 & AMH 24 - Fairfield District.

- 52-24 Resolution - Award of Contract - Upham Brook Trunk Sewer, Brook Road to Route 301 - Contract 2 - Gravity Sewers, Structures, and Appurtenances - Fairfield District.
- 53-24 Resolution - Award of Contract - Hanover Road and Graves Road Sewer Extension, Hanover Road and Early Street Sewer Extension Phase I - Varina District.
- 54-24 Resolution - Award of Contract - Water Reclamation Facility Grit Separator Replacement Project - Varina District.
- 55-24 Resolution - Award of Contract - Rose Hill Stream Maintenance - Tuckahoe District.
- 56-24 Resolution - Award of Contract - Annual Contract for Asphaltic Pavement Planing - Countywide.
- 57-24 Resolution - Modification of Annual Spending Limit - Annual Contract for Small Capital Improvement Projects.



**COUNTY OF HENRICO, VIRGINIA  
BOARD OF SUPERVISORS' RESUME  
January 23, 2024**

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**APPOINTMENTS**

**RESOLUTION - Appointment of Member - Board of Real Estate Review and Equalization.**

This Board paper appoints the following person to the Board of Real Estate Review and Equalization for a one-year term expiring December 31, 2024, or thereafter when her successor has been appointed and qualified:

Fairfield District                      Marian J. Martin

**RESOLUTION - Appointment of Member - Keep Henrico Beautiful Committee.**

This Board paper appoints the following person to the Keep Henrico Beautiful Committee for a two-year term expiring December 31, 2025, or thereafter when her successor has been appointed and qualified:

Brookland District                      Gwen Miller

**RESOLUTION - Appointment of Member - Local Emergency Planning Committee.**

This Board paper appoints the following person to the Local Emergency Planning Committee for an unexpired term ending December 31, 2024, or thereafter when his successor has been appointed and qualified:

Brookland District                      Herbert L. Dunford, Jr.

**RESOLUTION - Appointment of Member - Library Advisory Board.**

This Board paper appoints the following person to the Library Advisory Board for a one-year term expiring December 31, 2024, or thereafter when her successor has been appointed and qualified:

Brookland District                      Patricia Bahen

**PUBLIC HEARINGS – REZONING CASES AND PROVISIONAL USE PERMITS**

REZ2023-00027 Fairfield	General Land Company, LLC: Request to conditionally rezone from A-1 Agricultural District to B-2C Business District (Conditional) Parcel 775-766-6864 containing 8.615 acres located at the southwest intersection of Mountain and Woodman Roads. The applicant proposes a self-storage facility and commercial uses with a drive-thru. The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026
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Comprehensive Plan recommends Office, Environmental Protection Area, and Suburban Residential 2. Acting on a motion by Mr. Archer, seconded by Mr. Mackey, the Planning Commission voted 5-0 (one abstention) to recommend the Board of Supervisors grant the request because it would not adversely affect the adjoining area if properly developed as proposed and the proffered conditions will assure a level of development otherwise not possible. **(Deferred from the December 12, 2023, meeting; Deferral requested to the April 9, 2024, meeting.)**

PUP2023-00014  
Fairfield

General Land Company, LLC: Request for a Provisional Use Permit under Section 24-4205 of Chapter 24 of the County Code to allow a self-storage facility on Parcel 775-766-6864 located at the southwest intersection of Mountain Road and Woodman Road. The existing zoning is A-1 Agricultural District. B-2C Business District (Conditional) zoning is proposed with REZ2023-00027. The 2026 Comprehensive Plan recommends Office, Environmental Protection Area, and Suburban Residential 2. Acting on a motion by Mr. Archer, seconded by Mr. Baka, the Planning Commission voted 5-0 (one abstention) to recommend the Board of Supervisors grant the request because it would not be expected to adversely affect public safety, health or general welfare and it would provide added services to the community. **(Deferred from the December 12, 2023, meeting; Deferral requested to the April 9, 2024, meeting.)**

REZ2023-00026  
Varina

Harsh Thakker, Dorado Capital, LLC: Request to amend proffers accepted with REZ2022-00034 on Parcel 833-718-6524 located on the south line of Meadow Road at its intersection with Chartwood Drive. The applicant proposes to amend proffers regarding concept plan, density, architectural treatment, and wiring for generators. The existing zoning is R-5AC General Residence District (Conditional). The 2026 Comprehensive Plan recommends Suburban Residential 1, density should not exceed 2.4 units per acre and Environmental Protection Area. The site is located in the Airport Safety Overlay District. Acting on a motion by Mr. Mackey, seconded by Mr. Baka, the Planning Commission voted 5-0 (one abstention) to recommend the Board of Supervisors **grant** the request because the changes do not greatly reduce the original intended purpose of the proffers.

REZ2023-00042  
Tuckahoe

Parham Island OZ, LLC: Request to conditionally rezone from C-1 Conservation District to UMU-PD Urban Mixed-Use Planned Development District parcel 754-743-2488 containing 1.19 acres located at the southeast intersection of N Parham Road and Eastridge Road. The applicant proposes a commercial expansion of the Regency Square urban mixed-use development. The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Commercial Arterial. Acting on a motion by Mr. Baka, seconded by Mr. Mackey, the Planning Commission voted 5-0 (one abstention) to recommend the Board of Supervisors **grant** the request because it reflects the Land Use Plan and future use and zoning of the area and it is appropriate business zoning in this area.

PUP2023-00016  
Brookland  
DE Solutions Solar Development, LLC: Request for a Provisional Use Permit under Section 24-4314 of Chapter 24 of the County Code to allow installation and operation of a solar array on part of Parcel 753-772-2123 located on the north line of Ford's Country Lane approximately 2,500' east of its intersection with Nuckols Road. The existing zoning is A-1 Agricultural District. The 2026 Comprehensive Plan recommends Government and Environmental Protection Area. Acting on a motion by Mr. Witte, seconded by Mrs. Thornton, the Planning Commission voted 4-0 (two abstentions) to recommend the Board of Supervisors **grant** the request because it is reasonable in light of the surrounding uses and existing zoning on the property and it would not be expected to adversely affect public safety, health or general welfare.

REZ2023-00038  
Fairfield  
Godsey Properties Inc.: Request to rezone from R-5AC General Residence District (Conditional) to C-1 Conservation District part of parcel 804-726-5470 containing 7.6 acres located on the north line of Creighton Road approximately 600' west of Stone Dale Drive. The applicant proposes a conservation district. The use will be controlled by zoning ordinance regulations. The 2026 Comprehensive Plan recommends Traditional Neighborhood Development and Environmental Protection Area. Acting on a motion by Mr. Archer, seconded by Mrs. Thornton, the Planning Commission voted 5-0 (one abstention) to recommend the Board of Supervisors **grant** the request because it conforms to the recommendations of the Land Use Plan and it would provide for appropriate development.

REZ2023-00039  
Fairfield  
Winfrey Road LLC: Request to conditionally rezone from RTHC Residential Townhouse District (Conditional) to C-1C Conservation District (Conditional) part of parcels 780-771-1376 and 780-771-1657 containing 4.294 acres located northwest of the intersection of Woodman Road and Rivermere Lane. The applicant proposes a conservation district. The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Suburban Residential 2, density should not exceed 3.4 units per acre, and Environmental Protection Area. Acting on a motion by Mr. Archer, seconded by Mrs. Thornton, the Planning Commission voted 5-0 (one abstention) to recommend the Board of Supervisors **grant** the request because it conforms to the recommendations of the Land Use Plan and it would provide for appropriate development.

**PUBLIC HEARINGS – OTHER ITEMS**

**RESOLUTION - Signatory Authority - Easement Agreement - Lumos Networks, Inc. d/b/a Segra - 8600 Dixon Powers Drive - Brookland District.**

This Board paper would authorize the Chairman of the Board of Supervisors to execute an easement agreement allowing Lumos Networks, Inc. d/b/a Segra to install underground fiber optic lines on County property known as 8600 Dixon Powers Drive to provide new services to the County's facilities on the property.



The Real Property Division has processed this request through the Departments of Planning, Public Works, and Public Utilities without objection. The Director of Real Property recommends approval of the Board paper; the County Manager concurs.

**RESOLUTION - Signatory Authority - Trail Easement Agreement -Fall Line Trail - Winfrey Road - Virginia Department of Transportation - Fairfield District.**

This Board paper authorizes the Chairman to execute a permanent trail easement agreement with the Virginia Department of Transportation for the construction and maintenance of a portion of the Fall Line Trail on County-owned property on Winfrey Road that abuts the River Mill subdivision.

The Real Property Division has processed this request through the Departments of Planning and Public Works without objection. The Director of Real Property recommends approval of the Board paper; the County Manager concurs.

**RESOLUTION - Signatory Authority - Trail Easement Agreement - Fall Line Trail - Woodman Road - Virginia Department of Transportation - Fairfield District**

This Board paper authorizes the Chairman to execute a permanent trail easement agreement with the Virginia Department of Transportation for the construction and maintenance of a portion of the Fall Line Trail on County-owned property off Woodman Road that abuts the River Mill subdivision.

The Real Property Division has processed this request through the Departments of Planning and Public Works without objection. The Director of Real Property recommends approval of the Board paper; the County Manager concurs.

**RESOLUTION - Declaration of Surplus Property - Acquisition, Reservation, and Delineation of Easements - Exchange of Real Property - Bloomingdale Subdivision - Fall Line Trail - Fairfield District.**

This Board paper authorizes all actions necessary to exchange Lots 4 and 8 (owned by the County) for Lots 10 and 11 (owned by Joyce Catherine Luck) in Block 18 of the Bloomingdale subdivision owned by. Also, the County will reserve utility, permanent trail, and temporary construction easements across Lots 4 and 8; acquire additional permanent trail and temporary construction easements across Lots 5, 6, 7, and 9; and delineate permanent trail and temporary construction easements on Lots 10 and 11. The exchange will allow the County to extend the Fall Line Trail across Lots 4 through 11.

The Real Property Division has processed the request through the Departments of Planning, Public Utilities, and Public Works. The Director of Real Property recommends approval of the Board paper; the County Manager concurs.

**ORDINANCE - Vacation of Drainage Easement - Brook Villas Apartment Complex - Villa Park Section II Subdivision - Fairfield District.**

This ordinance would vacate a drainage easement across the property known as the Brook Villas apartment complex. Brook Villas, LLC owns the property that would be affected by the vacation and requested the vacation to accommodate construction. The County does not need the easement to be vacated, and the property owner already conveyed a replacement easement to the County.

The Real Property Division has processed this request through the Departments of Planning and Public Works without objection. The Director of Real Property recommends approval of the Board paper; the County Manager concurs.

**RESOLUTION - Signatory Authority - Amendment to Cell Tower Lease to Permit Sublease and Co-Location - Fire Station #2 (2400 Darbytown Road) - Varina District.**

This Board paper would authorize the County Manager to execute an amendment to a lease with Verizon to permit the sublease and co-location of T-Mobile's equipment on the cell tower at Fire Station #2.

The Director of Real Property recommends approval of the Board Paper; the County Manager concurs.

**PUBLIC COMMENTS**

**GENERAL AGENDA**

**RESOLUTION - Authorizing and Providing for the Issuance and Sale of Not to Exceed One Hundred Twenty-One Million Three Hundred Fifty-Five Thousand Dollars (\$121,355,000) Aggregate Principal Amount of County of Henrico, Virginia, General Obligation Public Improvement Bonds.**

This Board paper authorizes the issuance and sale of not to exceed \$121,355,000 aggregate principal amount of general obligation public improvement bonds for various projects for schools, roads, recreation and parks, fire stations and public safety facilities, and flood prevention and stormwater drainage facilities. The voters of the County authorized the issuance of these bonds in referenda on November 8, 2016, and November 8, 2022.

This resolution was prepared by the County's bond counsel and has been reviewed and approved as to form by the County Attorney.

**RESOLUTION - Award of Contract - Consulting Services - Employee Benefits Program.**

This Board paper would award a contract to Aon Consulting, Inc. ("Aon") to provide consulting services for the employee benefits program.

Nine proposals were received on October 17, 2023, in response to RFP 23-2590-9EMF and Addendum No. 1. After review of the written proposals and oral presentations, the evaluation committee selected and entered into negotiations with the following offerors:

Aon Consulting, Inc.  
Bolton Partners, Inc.  
USI Insurance Services LLC

Based upon negotiations, the evaluation committee selected Aon as the top-ranked offeror.

The initial term of this contract begins on March 1, 2024, and ends on February 28, 2026, with the option to renew the contract for three additional one-year terms.

The Directors of Human Resources and Purchasing recommend approval of the Board paper, and the County Manager concurs.

**RESOLUTION - Award of Contract - Third-Party Administrator for Voluntary Benefits.**

This Board paper would award a contract to Pierce Insurance Agency, Inc. (“Pierce”) to provide services as the third-party administrator for voluntary benefits.

Ten proposals were received on September 7, 2023, in response to RFP 23-2569-7JOK. After review of the written proposals and oral presentations, the evaluation committee selected and entered into negotiations with the following offerors:

Accretive Global Insurance Services, LLC dba Pierce Group Benefits  
Pierce Insurance Agency, Inc.

Based upon negotiations, the evaluation committee selected Pierce as the top-ranked offeror.

The initial term of this contract begins on April 1, 2024, and ends on March 31, 2026, with the option to renew the contract for three additional one-year terms.

The Director of Human Resources and the Purchasing Director recommend approval, and the County Manager concurs.

**RESOLUTION - Award of Contract - Glover Park - Phase II - Brookland District.**

This Board paper awards a fixed price contract for \$30,344,985 to Southwood Building Systems, Inc. for Glover Park – Phase II. The project consists of expansion of the existing 209-acre park in Glen Allen, VA. The Phase II project will add two new NCAA sized synthetic turf baseball fields with field lighting, two full sized synthetic turf multi-purpose fields with field lighting, and a new 1,770 sf restroom building. The earthwork component of this project will include rough grading approximately 73 acres which includes a 17-acre area for 4 future NCAA sized baseball fields, designed and installed later. There will be approximately 1,250 new parking spaces provided in multiple lots throughout the site, along with drive aisles and roads connecting the existing parking lots to the newly constructed Lambert Way; the Public Works project which will be constructing the Lambert

Way entry road from Woodman Road up to the center of the site for this project's connection. Also included in this project are several community amenities such as a 1.5-acre dog park, a large playground, fitness station area, misting pole plaza, shade shelters throughout the site, and a stone dust 5-kilometer trail through the woods on the northern portion of the site.

Work on the project is anticipated to begin February 2024 and be completed by July 2025 (510 calendar days).

The County received three bids on January 9, 2024, in response to ITB 23-2615-12JOK and Addendum No. 1 and 2. The bids were as follows:

<b><u>Bidders</u></b>	<b><u>Bid Amounts</u></b>
Southwood Building Systems, Inc. (Ashland, VA)	\$30,344,985
Loughridge & Company LLC (Richmond, VA)	\$31,097,310
Kenbridge Construction Co., Inc. (Kenbridge, VA)	\$33,991,000

Based upon a review of the bids, Southwood Building Systems, Inc. is the lowest responsive and responsible bidder.

This Board paper also appropriates \$18,152,301 of additional funding to cover the gap between the initial project budget and the amount of the contract.

Funding to support the contract is available within the project budget. The Director of Recreation and Parks and the Purchasing Director recommend approval of the Board paper, and the County Manager concurs.

**RESOLUTION - SIA2023-00001 - DE Solutions Solar Development, LLC - Solar Power Electricity Generation Facility - Substantially in Accord with Comprehensive Plan - Brookland District.**

At the request of DE Solutions Solar Development, LLC, the Planning Department conducted a study to determine whether the proposed site for a solar power electricity generation facility is substantially in accord with the County's Comprehensive Plan (the "Plan"). The site consists of approximately 194.25 acres located on the north line of Ford's Country Lane, east of Nuckols Road.

The Planning staff's November 22, 2023, report concluded the proposed use for this site would be substantially in accord with the Plan.

At its meeting on December 14, 2023, the Planning Commission found the proposed use for the site substantially in accord with the Plan. This resolution concurs with the finding of the Planning Commission.

Further details regarding the proposed use and site are contained in the staff report prepared for the Planning Commission.

The Director of Planning concurs with the finding of the Planning Commission that the proposed DE Solutions Solar Development, LLC solar power electricity generation facility is substantially in accord with the Plan and recommends approval of the Board paper, and the County Manager concurs.

**RESOLUTION – Award of Contract – Upham Brook Trunk Sewer, Brook Road to Route 301 – Contract 1 – 66-Inch Sewer Tunnel and Manholes AMH 23 & AMH 24 – Fairfield District.**

This Board paper awards a fixed price contract for \$8,551,061 to English Construction Company, Inc. for the Upham Brook Trunk Sewer, Brook Road to Route 301 – Contract 1 – 66-Inch Sewer Tunnel and Manholes AMH 23 & AMH 24 project. The project consists of furnishing and installing approximately 1,074 linear feet of tunnel with 66” fiberglass reinforced pipe liner and providing two access manholes.

Work on the project is anticipated to begin in April 2024 and be completed within 1,100 calendar days.

The County received four bids on December 13, 2023, in response to ITB 23-2584-8JL and Addenda Nos. 1 and 2. The bids were as follows:

<u>Bidders</u>	<u>Bid Amounts</u>
English Construction Company, Inc. Lynchburg, VA	\$8,551,061
Turn-Key Tunneling, Inc. Columbus, OH	\$9,866,765
Morgan Contracting, Inc. Knoxville, TN	\$9,968,985
Garney Companies, Inc. Fairfax, VA	\$11,400,000

Based upon a review of the bids, English Construction Company, Inc. is the lowest responsive and responsible bidder.

Funding to support the contract is available within the project budget. The Director of Public Utilities and the Purchasing Director recommend approval of the Board paper, and the County Manager concurs.

**RESOLUTION – Award of Contract – Upham Brook Trunk Sewer, Brook Road to Route 301 – Contract 2 – Gravity Sewers, Structures, and Appurtenances – Fairfield District.**

This Board paper awards a fixed price contract for \$21,700,000 to Garney Companies, Inc. for the Upham Brook Trunk Sewer, Brook Road to Route 301- Contract 2- Gravity Sewers, Structures, and Appurtenances project. The project consists of furnishing and installing approximately 5,525 linear feet of fiberglass reinforced plastic sanitary sewer ranging from 30 inches to 72 inches in diameter, providing 11 precast fiberglass-lined concrete manholes, and providing five new control chambers with vents.

Work on the project is anticipated to begin in April 2024 and be completed within 1,380 calendar days.

The County received two bids on December 13, 2023, in response to ITB 23-2585-8JL and Addenda Nos. 1 and 2. The bid was as follows:

<u>Bidders</u>	<u>Bid Amounts</u>
Garney Companies, Inc. Fairfax, VA	\$21,700,000
English Construction Company, Inc. Lynchburg, VA	\$38,948,558

Based upon a review of the bid, Garney Companies, Inc. is the lowest responsive and responsible bidder.

Funding to support the contract is available within the project budget. The Director of Public Utilities and the Purchasing Director recommend approval of the Board paper, and the County Manager concurs.

**RESOLUTION - Award of Contract - Hanover Road and Graves Road Sewer Extension, Hanover Road and Early Street Sewer Extension Phase I - Varina District.**

This Board paper awards a fixed price contract for \$1,325,651 to Piedmont Construction Co., Inc. for the Hanover Road and Graves Road Sewer Extension, Hanover Road and Early Street Sewer Extension Phase I project. The project consists of installing approximately 1,535 linear feet of 8-inch sanitary sewer main along Graves Road and approximately 770 linear feet of 8-inch sanitary sewer main along Hanover Road.

Work on the project is anticipated to begin in April 2024 and be completed within 270 calendar days.

The County received five bids on December 6, 2023, in response to ITB 23-2596-9JL and Addenda Nos. 1 and 2. The bids were as follows:

<u>Bidders</u>	<u>Bid Amounts</u>
Bright Masonry, Inc. Fairfax, VA	\$1,148,060
Piedmont Construction Co., Inc. Oilville, VA	\$1,325,651
G.L. Howard, Inc. Rockville, VA	\$1,842,600
RDS Utilities LC Powhatan, VA	\$3,280,242
Tidewater Utilities Construction, Inc. Suffolk, VA	\$3,339,800

Based upon a review of the bids, the lowest bid from Bright Masonry, Inc. was deemed non-responsive due to Bright Masonry, Inc. not possessing the required contractor's license

specialty, and the second low bidder, Piedmont Construction Co., Inc., is the lowest responsive and responsible bidder.

Funding to support the contract is available within the project budget. The Director of Public Utilities and the Purchasing Director recommend approval of the Board paper, and the County Manager concurs.

**RESOLUTION - Award of Contract - Water Reclamation Facility Grit Separator Replacement Project - Varina District.**

This Board paper awards a fixed price contract for \$1,862,250 to WGK Construction, LLC for the Water Reclamation Facility Grit Separator Replacement Project. The purpose of the project is to replace failing infrastructure that is required to treat wastewater in accordance with federal and state regulations.

Work on the project is anticipated to begin in March 2024 and be completed within 660 calendar days. Funding will be provided by the Water and Sewer Revenue Fund.

Three bids were received on December 6, 2023, in response to Invitation to Bid No. 23-2600-10JEC and Addendum No. 1:

<u>Bidders</u>	<u>Bid Amounts</u>
WGK Construction, LLC Chantilly, VA	\$1,862,250
Clark Construction Group, LLC McLean, VA	\$2,007,400
American Contracting & Environmental Services, Inc. Marriottsville, MD	\$2,115,000

Based upon a review of the bids, WGK Construction, LLC is the lowest responsive and responsible bidder.

Funding to support the contract is available within the project budget. The Director of Public Utilities and the Purchasing Director recommend approval of the Board paper, and the County Manager concurs.

**RESOLUTION - Award of Contract - Rose Hill Stream Maintenance - Tuckahoe District.**

This Board paper awards a unit price contract for \$224,930.54 to Blakemore Construction Corporation for construction of the Rose Hill Stream Maintenance project. The project consists of replacing a failing headwall and drainage system with the addition of a storm sewer system including a plunge pool. The project also includes tree removal, grading, and stabilization of approximately 200 linear feet of eroding stream banks.

The County received eight bids on December 19, 2023, in response to ITB No. 23-2608-11JOK and Addendum Nos. 1 & 2. The bids were as follows:

<b><u>Bidders</u></b>	<b><u>Bid Amounts</u></b>
Blakemore Construction Corp. Rockville, VA	\$224,930.54
Harbor Dredge & Dock N. Chesterfield, VA	\$225,121.50
Webb Development, LLC Midlothian, VA	\$248,954.60
Triangle Contracting, LLC Frederick, MD	\$261,819.50
Dorin Landscaping, Inc. Blackstone, VA	\$263,999.00
D.E. Hawthorne, Inc. Rockville, VA	\$286,743.93
Bright Construction Group Fairfax, VA	\$415,821.00
J. Sanders Construction Co. West Point, VA	\$433,777.50

Based upon a review of the bids, Blakemore Construction Corporation is the lowest responsive and responsible bidder.

The final contract amount will be determined upon completion of the project by multiplying the unit quantities authorized by the County by the unit prices submitted in the contractor's bid.

Funding to support the contract is available within the project budget. The Director of Public Works and the Purchasing Director recommend approval of this Board paper, and the County Manager concurs.

**RESOLUTION - Award of Contract - Annual Contract for Asphaltic Pavement Planing - Countywide.**

This Board paper awards unit price contracts to Colony Construction, Inc. and Slurry Pavers, Inc. for asphaltic pavement planing throughout the County on an as-needed and as-requested basis. Estimated first year expenditures are approximately \$5,000,000 which may increase or decrease depending on the actual need of the County.

The annual contracts are expected to begin in January 2024 and will remain in effect for a period of one year with two one-year renewal options.

The County received three bids on October 16, 2023, in response to ITB No. 23-2595-9EAR. The bids were as follows:

<b><u>Bidders</u></b>	<b><u>Bid Amounts</u></b>
Colony Construction, Inc. (Powhatan, VA)	\$990,000
Slurry Pavers, Inc. (Richmond, VA)	\$1,180,000



Lee Hy Construction, LLC (Glen Allen, VA)	\$1,450,000
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Based upon a review of the bids, Colony Construction, Inc. and Slurry Pavers, Inc. are the two lowest responsive and responsible bidders.

The County Manager is authorized to execute the contracts in a form approved by the County Attorney. The County Manager, or the Purchasing Director as his designee, is authorized to execute amendments within the scope of the project budget.

The Director of Public Works and the Purchasing Director recommend approval of this Board paper, and the County Manager concurs.

**RESOLUTION - Modification of Annual Spending Limit - Annual Contract for Small Capital Improvement Projects.**

The County awarded an Annual Contract for Small Capital Improvement Projects to Blakemore Construction Corporation on July 27, 2021. The initial contract period was from August 1, 2021, to July 30, 2022, with the option for the County to renew the contract for two additional one-year terms. As originally approved, fees for the contract were not to exceed \$500,000 for a single project and \$2,500,000 per each one-year term.

On April 1, 2023, the Board approved an increase in the annual spending limit to \$5,000,000 for each of the remaining one-year terms of the contract to support the construction of additional projects.

The Board wishes to increase the annual spending limit for the remainder of the last one-year term of the Annual Contract for Small Capital Improvement Projects from a maximum of \$5,000,000 to \$7,500,000. The \$500,000 single project limit remains unchanged.

The Director of Public Works and the Purchasing Director recommend approval of this Board paper, and the County Manager concurs.