

**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, December 11, 2018, at 5:15 p.m.** in the County Manager's Conference Room on the third floor of the Administration Building at the Henrico County Government Center, Parham and Hungary Spring Roads, Henrico, Virginia.

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

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| 5:15 - 5:30 p.m. | <b>Closed Meeting</b> for Consultation with Legal Counsel Regarding Specific Legal Matters Requiring the Provision of Legal Advice by Such Counsel Pertaining to a Personal Injury Claim, Pursuant to Section 2.2-3711 (A)(8) of the Code of Virginia, as Amended |
| 5:30 - 6:30 p.m. | Salary Compression Study Findings   |
| 6:30 - 6:45 p.m. | Regular Meeting Agenda Items  |



Barry R. Lawrence, CMC  
Clerk, Henrico County Board of Supervisors  
December 6, 2018

**COUNTY OF HENRICO, VIRGINIA**  
**Henrico County Board Room**  
**Board of Supervisors' Agenda**  
**December 11, 2018**  
**7:00 p.m.**

**PLEDGE OF ALLEGIANCE**

**INVOCATION**

**APPROVAL OF MINUTES** - November 27, 2018, Regular Meeting; and March 19 - 22, 2018, Special Meeting

**MANAGER'S COMMENTS**

**BOARD OF SUPERVISORS' COMMENTS**

**RECOGNITION OF NEWS MEDIA**

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

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| 268-18<br>REZ2018-<br>00014<br>Varina    | Quality of Life of VA LLC: Request to conditionally rezone from R-4 One-Family Residence District, B-1 Business District, and M-1 Light Industrial District to R-5AC General Residence District (Conditional) Parcel 805-710-1834 containing 11.7 acres located south of Darbytown Road, approximately 300' south of its intersection with Oregon Avenue. The applicant proposes detached dwellings with zero lot lines. The R-5A District allows a minimum lot area of 5,625 square feet and a maximum overall density of 6 units per acre. The use 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 <b>deny</b> the request. <b>(Deferred from the November 13, 2018, meeting; withdrawn by the applicant.)</b> |
| 295-18<br>REZ2018-<br>00040<br>Fairfield | General Land Commercial Real Estate Company: Request to conditionally rezone from O-2C Office District (Conditional) to B-2C Business District (Conditional) Parcel 776-766-3128 containing 2.391 acres located at the southeast intersection of Woodman and Mountain Roads. The applicant proposes an indoor self-service storage facility. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Urban Residential. The Planning Commission voted to recommend the Board of Supervisors <b>grant</b> the request.   |
| 296-18<br>PUP2018-<br>00013<br>Fairfield | General Land Commercial Real Estate Company: Request for a Provisional Use Permit under Sections 24-58.2 (b) and (h), 24-120 and 24-122.1 of Chapter 24 of the County Code to allow an indoor self-service storage facility up to 34' in height on Parcel 776-766-3128 located at the southeast intersection of Woodman and Mountain Roads. The existing zoning is O-2C Office District (Conditional). The 2026 Comprehensive Plan recommends Urban Residential. This request is subject to companion case REZ2018-   |

00040 which requests to conditionally rezone the property to B-2C Business District (Conditional). The Planning Commission voted to recommend the Board of Supervisors **grant** the request.

297-18  
PUP2018-  
00015  
Fairfield  
PI Tower Development, LLC: Request for Provisional Use Permit under Sections 24-95(a)(3), 24-120 and 24-122.1 of Chapter 24 of the County Code to allow a monopole communication tower up to 175' in height with semi-flush mounted antennas and related equipment on part of Parcel 808-735-4785 located at the northeast intersection of Neale Street and Goodell Road. The existing zoning is A-1 Agricultural District. The 2026 Comprehensive Plan recommends Suburban Residential 2, where density should not exceed 3.4 units per acre. The site is in the Airport Safety Overlay District. The Planning Commission voted to recommend the Board of Supervisors **grant** the request.

298-18  
REZ2018-  
00043  
Varina  
New Market Village Land Co., LLC: Request to rezone from R-5AC General Residence District (Conditional), RTHC Residential Townhouse District (Conditional), and B-2C Business District (Conditional) to C-1 Conservation District part of Parcels 812-700-6628 and 812-700-5055 containing 30.3 acres located along the northwest line of S. Laburnum Avenue between Darbytown and Willson Roads. The applicant proposes a conservation district. The use will be controlled by zoning ordinance regulations. The 2026 Comprehensive Plan recommends Environmental Protection Area, Urban Residential, and Commercial Concentration. The site is in the Airport Safety Overlay District. The Planning Commission voted to recommend the Board of Supervisors **grant** the request.

#### **PUBLIC HEARINGS – OTHER ITEMS**

299-18  
Resolution - Amendments to the FY 2018-19 Annual Fiscal Plan: December 2018.

300-18  
Ordinance - To Amend and Reordain Section 9-2 of the Code of the County of Henrico Titled "Precincts and polling places" to Split Short Pump and Rolfe Precincts, Change the Polling Place for Sullivans Precinct, and Establish a Polling Place for the New Colonial Trail Precinct - Three Chopt and Varina Districts.

301-18  
Resolution - To Designate the Westwood Study Area as a Special Focus Area and to Incorporate the Goals and Objectives of the Westwood Area Study in the 2026 Comprehensive Plan.

302-18  
Ordinance - To Amend and Reordain Section 24-4 of the Code of the County of Henrico Titled "Division into districts" and to Add to the Code Section 24-92.5 Titled "Westwood Redevelopment overlay district" to Create and Set Rules for the Westwood Redevelopment Overlay District and Update the List of Districts in the Zoning Ordinance.

303-18  
Resolution - To Incorporate the Goals, Objectives, Strategies, and Design Guidelines of the Route 5 Corridor Study in the 2026 Comprehensive Plan.

- 304-18 Ordinance - Vacation of a Portion of Alley - Greenwood Heights Subdivision - Fairfield District.
- 305-18 Resolution - Authorization to Proceed to Negotiations - Indoor Sports and Convocation Center.
- 306-18 Resolution - Signatory Authority - Ground Lease of County Property - YMCA of Greater Richmond - Henrico Aquatic Facility - Fairfield District.

**PUBLIC COMMENTS**

**GENERAL AGENDA**

- 307-18 Resolution - Approval of Issuance of Bonds - Virginia United Methodist Homes, Inc. - Economic Development Authority of Henrico County, Virginia - Three Chopt District.
- 308-18 Resolution - Signatory Authority - Assignment of Contracts with BCWH, Inc.
- 309-18 Resolution - Award of Annual Contracts - Geotechnical, Quality Control, and Special Inspection Services.
- 310-18 Resolution - Award of Contract - Courts Records Room Renovation - Brookland District.
- 311-18 Resolution - Award of Contract - Sheriff's Lobby Renovations - Brookland District.
- 312-18 Resolution - SIA2018-00002 - Highland Springs High School Expansion and Redevelopment Site - Substantially in Accord with the 2026 Comprehensive Plan - Varina District.
- 313-18 Resolution - Signatory Authority - Development and Operations Agreement - Henrico Aquatic Center - Fairfield District.
- 314-18 Resolution - Award of Contract - Annual Engineering Services - Water Treatment Plant Projects.
- 315-18 Resolution - Award of Contract - Engineering Design Services - Chamberlayne Heights and Three Fountains North Area Sanitary Sewer Rehabilitation - Fairfield District.
- 316-18 Resolution - Award of Contract - Montezuma Farm & Circle Water Line Rehabilitation - Fairfield District.
- 317-18 Resolution - Award of Contract - Three Chopt Road and Pamela Drive Area Phase 1 Sewer Replacement - Three Chopt District.

318-18

Resolution - Settlement of Personal Injury Claim - Jala Bennett.



**COUNTY OF HENRICO, VIRGINIA  
BOARD OF SUPERVISORS' RESUME  
December 11, 2018**

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

- REZ2018-00014  
Varina
- Quality of Life of VA LLC: Request to conditionally rezone from R-4 One-Family Residence District, B-1 Business District, and M-1 Light Industrial District to R-5AC General Residence District (Conditional) Parcel 805-710-1834 containing 11.7 acres located south of Darbytown Road, approximately 300' south of its intersection with Oregon Avenue. The applicant proposes detached dwellings with zero lot lines. The R-5A District allows a minimum lot area of 5,625 square feet and a maximum overall density of 6 units per acre. The use 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. Mackey, seconded by Mr. Archer, the Planning Commission voted 5-0 (one abstention) to recommend the Board of Supervisors **deny** the request because it does not meet the goals, objectives and policies regarding connectivity of the Comprehensive Plan and would not be in the best interest of the welfare and future of the community due to the limited road network. **(Deferred from the November 13, 2018, meeting; withdrawn by the applicant.)**
- REZ2018-00040  
Fairfield
- General Land Commercial Real Estate Company: Request to conditionally rezone from O-2C Office District (Conditional) to B-2C Business District (Conditional) Parcel 776-766-3128 containing 2.391 acres located at the southeast intersection of Woodman and Mountain Roads. The applicant proposes an indoor self-service storage facility. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Urban Residential. Acting on a motion by Mr. Archer, seconded by Mr. Mackey, the Planning Commission voted 3-0 (two absent, one abstention) to recommend the Board of Supervisors **grant** the request because it is reasonable in light of the surrounding uses and the existing zoning on the property.
- PUP2018-00013  
Fairfield
- General Land Commercial Real Estate Company: Request for a Provisional Use Permit under Sections 24-58.2 (b) and (h), 24-120 and 24-122.1 of Chapter 24 of the County Code to allow an indoor self-service storage facility up to 34' in height on Parcel 776-766-3128 located at the southeast intersection of Woodman and Mountain Roads. The existing zoning is O-2C Office District (Conditional). The 2026 Comprehensive Plan recommends Urban Residential. This request is subject to companion case REZ2018-00040 which requests to conditionally rezone the property to B-2C Business District (Conditional). Acting on a motion by Mr. Archer, seconded by Mr. Mackey, the Planning Commission voted 3-0 (two absent, one abstention) to recommend the Board of Supervisors **grant** the request because it will add services to the community

and the recommended special conditions should minimize the potential impacts on surrounding land uses.

PUP2018-00015  
Fairfield  
PI Tower Development, LLC: Request for Provisional Use Permit under Sections 24-95(a)(3), 24-120 and 24-122.1 of Chapter 24 of the County Code to allow a monopole communication tower up to 175' in height with semi-flush mounted antennas and related equipment on part of Parcel 808-735-4785 located at the northeast intersection of Neale Street and Goodell Road. The existing zoning is A-1 Agricultural District. The 2026 Comprehensive Plan recommends Suburban Residential 2, where density should not exceed 3.4 units per acre. The site is in the Airport Safety Overlay District. Acting on a motion by Mr. Archer, seconded by Mr. Baka, the Planning Commission voted 3-0 (two absent, one abstention) to recommend the Board of Supervisors **grant** the request because it would provide added services to the community and the recommended special conditions should minimize the potential impacts on surrounding land uses.

REZ2018-00043  
Varina  
New Market Village Land Co., LLC: Request to rezone from R-5AC General Residence District (Conditional), RTHC Residential Townhouse District (Conditional), and B-2C Business District (Conditional) to C-1 Conservation District part of Parcels 812-700-6628 and 812-700-5055 containing 30.3 acres located along the northwest line of S. Laburnum Avenue between Darbytown and Willson Roads. The applicant proposes a conservation district. The use will be controlled by zoning ordinance regulations. The 2026 Comprehensive Plan recommends Environmental Protection Area, Urban Residential, and Commercial Concentration. The site is in the Airport Safety Overlay District. Acting on a motion by Mr. Mackey, seconded by Mr. Baka, the Planning Commission voted 3-0 (two absent, one abstention) to recommend the Board of Supervisors **grant** the request because it conforms with the objectives and intent of the County's Comprehensive Plan.

## **PUBLIC HEARINGS – OTHER ITEMS**

### **RESOLUTION - Amendments to the FY 2018-19 Annual Fiscal Plan: December 2018.**

A Board paper was presented on November 27, 2018, that received requests for amendments to the Annual Fiscal Plan, directed their advertisement, and set the date for a public hearing. This paper, if approved after the public hearing, amends the Annual Fiscal Plan and appropriates funds for expenditure for the purposes indicated.

### **ORDINANCE - To Amend and Reordain Section 9-2 of the Code of the County of Henrico Titled “Precincts and polling places” to Split Short Pump and Rolfe Precincts, Change the Polling Place for Sullivans Precinct, and Establish a Polling Place for the New Colonial Trail Precinct – Three Chopt and Varina Districts.**

This Board paper proposes an ordinance that would split the Short Pump and Rolfe voting precincts, change the polling place for the Sullivans precinct, and establish a polling place for the new Colonial Trail precinct. All of these voting changes were recommended by the Electoral Board at its meeting on July 18, 2018.

These changes impact the Three Chopt and Varina magisterial districts and are summarized as follows:

Three Chopt	Varina
Short Pump precinct reduced from 4,479 to 1,914 registrants.	Rolfe precinct reduced from 5,116 to 3,452 registrants.
New Colonial Trail precinct created with 2,565 registrants.	Sullivans precinct increased from 1,997 to 3,661 registrants.
Colonial Trail E.S. to be polling place for Colonial Trail precinct.	Polling place for Sullivans precinct to be Varina H.S. instead of Settlers Ridge Community Center.

The introduction of this ordinance was approved by the Board of Supervisors on November 13, 2018.

**RESOLUTION - To Designate the Westwood Study Area as a Special Focus Area and to Incorporate the Goals and Objectives of the Westwood Area Study in the 2026 Comprehensive Plan.**

On September 25, 2018, the Board of Supervisors initiated consideration of amendments to the 2026 Comprehensive Plan (“Plan”) based on the Westwood Area Study (“Study”) completed by the Department of Planning. The Westwood area generally consists of the area bounded on the west by Staples Mill Road, on the north by Interstate Route 64, on the east by the CSX Railroad, and on the southeast and southwest by the boundary line of the City of Richmond and Henrico County, but it does not include the residential area to the north of Bethlehem Road

The proposed amendments would designate the Westwood Study Area as a Special Focus Area and incorporate the goals and objectives for the Study area to facilitate new development. In particular, the Plan amendments would provide guidance regarding items such as pedestrian and vehicular connectivity, conflicts between new and established uses, and parking allocation.

After a public hearing on November 8, 2018, the Planning Commission recommended approval of the amendments. The proposed amendments were discussed with the Board of Supervisors at a work session on November 13, 2018.

The Director of Planning recommends approval of the Board paper, and the County Manager concurs.

**ORDINANCE - To Amend and Reordain Section 24-4 of the Code of the County of Henrico Titled “Division into districts” and to Add to the Code Section 24-92.5 Titled “Westwood Redevelopment overlay district” to Create and Set Rules for the Westwood Redevelopment Overlay District and Update the List of Districts in the Zoning Ordinance.**

On September 25, 2018, the Board of Supervisors initiated consideration of amendments to the zoning ordinance based on the Westwood Area Study completed by the Department of Planning.



This Board paper would amend the zoning ordinance to create the Westwood Redevelopment overlay district and provide greater flexibility for redevelopment within the district. The amendments would allow multifamily residential uses and variations in building setback and height requirements upon the approval of a master plan and provisional use permit by the Board of Supervisors. Additional provisions for shared parking and parking modifications are also proposed within the overlay district to provide flexibility from the parking requirements otherwise imposed by the zoning ordinance.

The amendments were discussed with the Board of Supervisors at a work session on November 13, 2018.

After a public hearing on November 8, 2018, the Planning Commission recommended approval of the proposed amendments. The Director of Planning recommends approval of this Board paper, and the County Manager concurs.

**RESOLUTION - To Incorporate the Goals, Objectives, Strategies, and Design Guidelines of the Route 5 Corridor Study in the 2026 Comprehensive Plan.**

On March 14, 2017, the Board of Supervisors initiated a study of the Route 5 corridor between the City of Richmond and Charles City County. The corridor is designated as one of 30 Special Focus Areas in the 2026 Comprehensive Plan (Plan). The study was prompted by concerns about proposed development in, and a desire for preservation of the historic and rural nature of, the corridor.

The Department of Planning held public information meetings to discuss the findings and recommendations of the draft study and obtain input from interested parties on June 8, August 3, and October 19, 2017, and June 4, 2018. The Planning Commission held work sessions to discuss the draft study, its recommendations, and design guidelines on March 22, 2017, and July 12 and August 9, 2018.

The final Route 5 Corridor Study (Study) recommends goals, objectives, strategies, and design guidelines which integrate and respect existing agricultural, residential, and commercial development in the corridor for use in considering future development proposals. The Planning Commission considered the recommendations at a public hearing on October 18, 2018, and on November 8, 2018, recommended that the Plan be amended to incorporate the goals, objectives, strategies, and design guidelines in the Study.

The Director of Planning recommends approval of this Board paper, and the County Manager concurs.

**ORDINANCE - Vacation of a Portion of Alley - Greenwood Heights Subdivision - Fairfield District.**

This ordinance will vacate a portion of the alley in Block D of Greenwood Heights subdivision. The owners of Lots 17 through 28 in Block D, Trent Winegar and Lindsay P. Winegar, have requested the vacation to build a garage.

The Real Property Department has processed the vacation request through the Departments of Planning, Public Utilities, and Public Works without objection.

**RESOLUTION - Authorization to Proceed to Negotiations - Indoor Sports and Convocation Center.**

On July 30, 2018, the County requested proposals under The Public-Private Education Facilities and Infrastructure Act of 2002 (PPEA) for design and construction of an indoor sports and convocation center. The County received six conceptual proposals, and the County Manager decided to proceed to the detailed review phase with two proposals as recommended by the Working Group established under the County's PPEA Guidelines.

The Working Group has reviewed the detailed proposals submitted by Eastern Sports Management, LLC and MEB General Contractors, Inc. The detailed proposals provide a significant amount of proprietary and non-proprietary information but do not include complete information about various matters, such as the location of the proposed center, the entity that will operate the proposed center and its procedures for doing so, and the financial arrangements for construction and operation of the proposed center. Therefore, the Working Group believes that additional information from the two proposers is necessary for it to make a carefully-considered recommendation to the Board about negotiations with one or both proposers.

The County Manager concurs with the Working Group's recommendation that the Board defer a decision on proceeding to the negotiation phase until the Working Group has obtained additional information from both proposers and has made a recommendation.

The Board paper would defer a decision about proceeding to the negotiation phase, authorize the Working Group to seek additional information from both proposers, and direct the Working Group to make a recommendation concerning the negotiation phase to the County Manager by February 14, 2019.

The Working Group recommends approval of the Board paper, and the County Manager concurs.

**RESOLUTION - Signatory Authority - Ground Lease of County Property - YMCA of Greater Richmond - Henrico Aquatic Facility - Fairfield District.**

This Board paper would authorize the County Manager to execute a deed of lease with the Young Men's Christian Association of Greater Richmond (the "YMCA") for an undeveloped portion of County-owned real property designated as Tax Map Parcel number 807-731-5805. This undeveloped portion contains approximately 5.9 acres and is located adjacent to the Eastern Henrico Recreation Center. The YMCA will use the land to develop, construct, and operate an indoor recreational aquatic facility in accordance with the terms of the lease.

The initial term of the lease will be 20 years commencing on the date the County issues the final certificate of occupancy for the facility. The YMCA and the County may agree to extend the lease for up to three successive periods of ten years, each at the same rent of \$1.00 per year.

The Directors of Recreation and Parks and Real Property recommend approval of this paper; the County Manager concurs.

## **PUBLIC COMMENTS**

### **GENERAL AGENDA**

#### **RESOLUTION - Approval of Issuance of Bonds - Virginia United Methodist Homes, Inc. - Economic Development Authority of Henrico County, Virginia - Three Chopt District.**

This Board paper approves the issuance of bonds in an amount estimated not to exceed \$45 million by the County's Economic Development Authority for the benefit of Virginia United Methodist Homes, Inc., d/b/a Pinnacle Living, a nonstock, not-for-profit Virginia corporation which owns and operates Cedarfield, a continuing care retirement community located at 2300 Cedarfield Parkway in the Three Chopt District. The bonds will be used to finance costs related to constructing, equipping and renovating independent living units, memory support facilities, rehabilitation facilities, health care and wellness center facilities, common areas, and other community-related improvements. The bonds also will be used to finance, if and as needed, costs related to a debt service reserve fund, costs of issuance, working capital, routine capital expenditures at the facility, and other expenses in connection with the issuance of the bonds.

On September 11, 2018, the Board approved the issuance of bonds in an amount not to exceed \$38 million for these same purposes. Since that approval, Pinnacle Living requested that the EDA hold a second public hearing and adopt a second resolution authorizing the higher amount of \$45 million due to its increased costs and reevaluation of its financing structure. The other components of the financing and project remain substantially the same as originally planned.

By resolution adopted November 15, 2018, the EDA recommended that the Board approve this request.

#### **RESOLUTION - Signatory Authority - Assignment of Contracts with BCWH, Inc.**

This Board paper approves the assignment of three architectural and engineering services contracts from BCWH, Inc. to Quinn Evans Architects, Inc. The contracts relate to the Dumbarton Area Library, the Varina Area Library, and the Fairfield Area Library. Under the terms of the assignment, the personnel responsible for contract performance will be unchanged.

The Director of Purchasing recommends approval of this Board paper, and the County Manager concurs.

#### **RESOLUTION - Award of Annual Contracts - Geotechnical, Quality Control, and Special Inspection Services.**

This Board paper would award annual contracts to Froehling & Robertson, Inc. and Schnabel Engineering, LLC to provide geotechnical, quality control, and special inspection services. Nine proposals were received in response to RFP #18-1754-9JCK.

Based upon review of the proposals, the selection committee interviewed the following firms:

Froehling & Robertson, Inc.  
Schnabel Engineering, LLC  
ECS Mid-Atlantic, LLC  
Timmons Group, Inc.

Based on the written proposals and interviews, the committee members selected Froehling & Robertson, Inc. and Schnabel Engineering, LLC as the top-ranked firms and negotiated a unit cost rate schedule with each firm. Each contract will be for a one-year term beginning January 1, 2019 and may be renewed for two additional one-year terms. Compensation for services will be based on the unit cost rate schedules in the contracts. The project fees for each contract shall not exceed \$300,000 for any single project or \$1,500,000 per one-year term.

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

**RESOLUTION - Award of Contract - Courts Records Room Renovation - Brookland District.**

This Board paper would award a construction contract for \$101,700 to Brooks & Co. General Contractors, Inc. for the Courts Records Room Renovation project. Construction is anticipated to begin in January 2019 and be completed by May 2019.

The County received four bids on November 20, 2018, in response to ITB No. 18-1774-10PEW with the following results:

<b>Bidder</b>	<b>Total Bid</b>
Summit Construction and Environmental Services Richmond, VA	\$70,120
Brooks and Co. General Contractors, Inc. Richmond, VA	\$101,700
VIRTEXCO Corporation Richmond, VA	\$123,000
RMT Construction and Development Group, LLC. Richmond, VA	\$148,137

Based upon a review of the bids, Summit Construction and Environmental Services was determined to be non-responsive because it failed to submit a bid bond as required by the bid documents. Brooks & Co. General Contractors, Inc is the lowest responsive and responsible bidder.

The Board paper authorizes the County Manager, or the Purchasing Director as his designee, to execute change orders not to exceed 15 percent of the original contract amount. Funding to support the contract is available within the project budget.

The Director of General Services and the Purchasing Director recommend approval of the Board paper, and the County Manager concurs.

**RESOLUTION - Award of Contract - Sheriff's Lobby Renovations - Brookland District**

This Board paper would award a contract for \$174,000 to Daniel & Company, Inc. for the Sheriff's Lobby Renovations project. Construction is anticipated to begin in January 2019 and be completed by May 2019.

The County received five bids on November 14, 2018, in response to ITB No. 18-1766-10JCK and Addendum Number 1, with the following results:

<b>Bidder</b>	<b>Total Bid</b>
Daniel & Company, Inc. Richmond, VA	\$174,000
Millennium Enterprises, LLC Henrico, VA	\$175,600
Brooks & Co. General Contractors, Inc. Richmond, VA	\$204,700
Athena Construction Group, Inc. Richmond VA	\$222,906
Contracting Solutions, Inc. Chesapeake, VA	\$281,372

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

The Board paper also authorizes the County Manager, or the Purchasing Director as his designee, to execute change orders not to exceed 15 percent of the original contract amount. Funding to support the contract is available within the project budget.

The Director of General Services and the Purchasing Director recommend approval of the Board paper, and the County Manager concurs.

**RESOLUTION - SIA2018-00002 - Highland Springs High School Expansion and Redevelopment Site - Substantially in Accord with the 2026 Comprehensive Plan - Varina District.**

At the request of Henrico County Public Schools, the Department of Planning conducted a study to determine whether the proposed site for the expansion and redevelopment of Highland Springs High School is substantially in accord with the County's 2026 Comprehensive Plan (the "Plan"). The site consists of two parcels (GPINs 823-720-5069 and 824-721-0005) totaling 15.794 acres located along the north line of S. Airport Drive (State Route 156) at its intersection with E. Beal Street in the Varina District.

The Planning staff's report concluded that the proposed use for this site would not conflict with, or be a significant departure from, the Goals, Objectives and Policies of the Plan and would support the intent of the Plan that identifies the need for new public services and facilities based on projected and planned growth in accordance with the Future Land Use Map. Staff also determined the proposed improvements can be designed to be compatible with the existing land uses in the surrounding area.

At its meeting on November 8, 2018, the Planning Commission approved the resolution finding the proposed site for the expansion and redevelopment of Highland Springs High School is substantially in accord with the Plan.

Further details regarding the proposed 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 property for the expansion and redevelopment of Highland Springs High School is substantially in accord with the Plan and recommends approval of the Board paper, and the County Manager concurs.

**RESOLUTION - Signatory Authority - Development and Operations Agreement - Henrico Aquatic Center - Fairfield District.**

This Board paper would approve a Development and Operations Agreement with the Young Men's Christian Association of Richmond (YMCA) under which the YMCA will design, construct, and operate an aquatic center fronting on Watts Lane across from the Eastern Henrico Recreation Center on land owned by the County and leased to the YMCA. Pursuant to Va. Code § 15.2-953(A), the Board will appropriate \$8 million as a charitable contribution to reimburse the YMCA for the cost of the project.

The aquatic center will be a one-story, fully-enclosed building containing (1) a 25-yard, 8-lane pool, (2) a warm-water instructional pool transitioning at one end to a zero-depth family spray pool, (3) family-style locker rooms, including showers, and (4) retractable spectator seating on the pool deck. It is expected to open in early 2020. The YMCA shall be solely responsible for operating the aquatic center as a YMCA facility, and the aquatic center shall be open to YMCA members, guests of YMCA members, and persons who pay a daily fee for use of the pools.

The Board paper also authorizes the County Manager to execute the agreement and future amendments.

This is a companion to the Board papers for the lease of the property and the appropriation for the charitable contribution.

The Director of Recreation and Parks recommends approval of the Board paper, and the County Manager concurs.

**RESOLUTION - Award of Contract - Annual Engineering Services - Water Treatment Plant Projects.**

This Board paper would award a contract to Whitman, Requardt and Associates, LLP to provide annual engineering services for Water Treatment Plant projects. The work includes engineering studies, designs, cost estimates, and construction administration for repairs and improvements for infrastructure and facilities at the Water Treatment Plant. Projects will include those identified in the Capital Improvement Program as well as those that address unforeseen and emergency conditions.

On October 24, 2018, one proposal was submitted in response to RFP #18-1756-9JOK. Based on the written proposal, the selection committee chose Whitman, Requardt and Associates, LLP as the top-ranked firm and negotiated an hourly rate schedule. The contract term is from January 1, 2019, to December 31, 2019. The County may renew the contract for two additional one-year terms.

The fees shall not exceed \$300,000 for any single project or \$1,500,000 in any one-year term.

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

**RESOLUTION - Award of Contract - Engineering Design Services - Chamberlayne Heights and Three Fountains North Area Sanitary Sewer Rehabilitation - Fairfield District.**

This Board paper would award a professional engineering services contract for \$875,000 to Rummel, Klepper & Kahl, LLP to provide design and construction administration services for rehabilitation or replacement of approximately 32,700 linear feet of 8-inch to 24-inch sanitary sewer main.

Six proposals were received in response to RFP No. 18-1702-6JOK. After review and evaluation of the proposals, the selection committee interviewed the following firms:

Rummel, Klepper & Kahl, LLP  
Dewberry Engineers, Inc.

Based on the written proposals and interviews, the selection committee chose Rummel, Klepper & Kahl, LLP as the top-ranked firm and negotiated a fixed price contract.

The Board paper authorizes the County Manager, or the Purchasing Director as his designee, to execute the contract in a form approved by the County Attorney and amendments not to exceed 15% of the contract amount.

Funding will be provided by the Water and Sewer Revenue Fund. The Director of Public Utilities and the Purchasing Director recommend approval of this Board paper, and the County Manager concurs.

**RESOLUTION - Award of Contract - Montezuma Farm & Circle Water Line Rehabilitation - Fairfield District.**

This Board paper would award a construction contract for \$539,305.75 to Piedmont Construction Co., Inc. for the Montezuma Farm & Circle Water Line Rehabilitation project. The project will install approximately 1,325 feet of 6-inch ductile iron water line to replace deteriorated water mains and transfer 46 water services from back yards on Montezuma Avenue and St. Claire Lane to new water lines in the street.

The work is expected to begin in February 2019 and to be completed by December 2019. Funding will be provided by the Water and Sewer Revenue Fund.

Five bids were received on October 23, 2018, in response to Invitation to Bid No. 18-1752-9CLE:

<u>Bidders</u>	<u>Bid Amount</u>
Piedmont Construction Co., Inc. Oilville, VA	\$539,305.75
Franklin Mechanical Contractors, Inc. Kilmarnock, VA	\$638,554.00
Tidewater Utility Construction, Inc. Suffolk, VA	\$796,000.00
C.T. Purcell Excavating, Inc. Montpelier, VA	\$876,950.00
Walter C. Via Enterprises, Inc. Mattaponi, VA	\$996,500.00

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

The Board paper awards the contract to Piedmont Construction Co., Inc. and grants signatory authority to the County Manager to execute the contract in a form approved by the County Attorney. The County Manager, or the Purchasing Director as his designee, is authorized to execute change orders within the scope of the project budget not to exceed 15% of the original contract amount.

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

**RESOLUTION - Award of Contract - Three Chopt Road and Pamela Drive Area Phase 1 Sewer Replacement - Three Chopt District.**

This Board paper would award a construction contract for \$412,200 to G. L. Howard, Inc. for the Three Chopt Road and Pamela Drive Area Phase 1 Sewer Replacement project. The project involves abandoning an 8-inch diameter concrete sewer pipe along Pamela Drive from a point approximately 375' east of the center of the intersection of Girard Avenue and Pamela Drive to the intersection of Pamela Drive and Three Chopt Road and installing approximately 700' of 8-inch diameter PVC sewer pipe along Pamela Drive, across Three Chopt Road, and along the southern property boundary of Woody's Funeral Home on Parham Road. The project location is just north of Tuckahoe Middle School.

The work is expected to begin in February 2019 and to be completed by June 2019. Funding will be provided by the Water and Sewer Revenue Fund.

Five bids were received on October 30, 2018, in response to Invitation to Bid No. 18-1763-10CLE:

<u>Bidders</u>	<u>Bid Amount</u>
G. L. Howard, Inc.	\$412,200



Rockville, VA	
C. T. Purcell Excavating, Inc.	\$437,975
Montpelier, VA	
Enviroscape, Inc.	\$568,300
Sandston, VA	
Walter C. Via Enterprises, Inc.	\$596,750
Mattaponi, VA	
Tidewater Utility Construction, Inc.	\$835,000
Suffolk, VA	

Based upon a review of the bids, G. L. Howard, Inc. is the lowest responsive and responsible bidder.

The Board paper awards the contract to G. L. Howard, Inc. and grants signatory authority to the County Manager to execute the contract in a form approved by the County Attorney. The County Manager, or the Purchasing Director as his designee, is authorized to execute change orders within the scope of the project budget not to exceed 15% of the original contract amount.

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

**RESOLUTION - Settlement of Personal Injury Claim - Jala Bennett.**

The purpose of this Board paper is to authorize settlement of the personal injury claim of Jala Bennett. The Self-Insurance Trustees have approved this settlement and recommend it to the Board.