

**HENRICO COUNTY
NOTICE OF SPECIAL MEETING
BOARD OF SUPERVISORS
(Time changed to 10:00 a.m.)**

Please take notice that the Board of Supervisors has cancelled the Special Meeting scheduled for Tuesday, February 11, 2025, at 3:00 p.m. because of the forecast for inclement weather in the afternoon and evening. Instead, a special meeting of the Board of Supervisors **will be held on Tuesday, February 11, 2025, at 10:00 a.m.** in the Board Room, Administration Building, Henrico County Government Center, Parham and Hungary Spring Roads, Henrico County, Virginia.

The matter to be reviewed by the Board at this time is:

10:00 - 12:00 p.m. Richmond Water Crisis – Reports of Independent Consultants

Special meetings of the Board of Supervisors are open to the public. However, the Board does not anticipate opportunities for public comments.

The meeting will be livestreamed via Webex; the link is available below:

<https://henrico.webex.com/henrico/j.php?MTID=mf2ea553c83ab8642ab1930aed1d9e953>

Tanya N. Brackett

Tanya N. Brackett, CMC
Clerk, Henrico County Board of Supervisors
February 10, 2025

COUNTY OF HENRICO, VIRGINIA
Henrico County Board Room
Board of Supervisors' Agenda
February 11, 2025
6:00 p.m.

PLEDGE OF ALLEGIANCE

INVOCATION

APPROVAL OF MINUTES - January 28, 2025, Regular and Special Meetings

MANAGER'S COMMENTS

BOARD OF SUPERVISORS' COMMENTS

RECOGNITION OF NEWS MEDIA

APPOINTMENTS/RESIGNATION

- 50-25 Resolution - Resignation of Henrico Director - Greater Richmond Transit Company Board of Directors.
- 51-25 Resolution - Nomination and Appointment of Henrico Director - Greater Richmond Transit Company Board of Directors.
- 52-25 Resolution - Appointment of Member - Historic Preservation Advisory Committee.

PUBLIC HEARINGS – REZONING CASES AND PROVISIONAL USE PERMIT

- 115-22 Markel | Eagle Advisors, LLC: Request to conditionally rezone from A-1
REZ2022- Agricultural District to R-5AC General Residence District (Conditional)
00002 part of Parcels 733-778-7649 and 734-777-3893 containing 46.599 acres
Three Chopt located at the southwest intersection of Pouncey Tract Road (State Route
271) and Wyndham West Drive. The applicant proposes a single-family
residential development. The R-5A District allows a maximum gross
density of 6 units per acre. The use will be controlled by zoning ordinance
regulations and proffered conditions. The 2026 Comprehensive Plan
recommends Rural Residential, density should not exceed 1 unit per acre.
The Planning Commission voted to recommend the Board of Supervisors
grant the request. **(Deferred from the October 8, 2024, meeting;
Deferral requested to the May 13, 2025, meeting.)**
- 341-24 PANDEV, LLC: Request to amend proffers accepted with REZ2018-
REZ-2024- 00022 on Parcels 761-754-8398, 761-755-5910, 761-755-6607, and 761-
101247 755-7503, and to conditionally rezone from R-3 One-Family Residence
Brookland District to R-3C One-Family Residence District (Conditional) Parcels
761-755-6824 and 761-755-8413 containing 0.88 acres, located on the
north line of W. Broad Street (U.S. Route 250) between Pine Grove Drive
and Hollybrook Avenue. The existing zoning is B-2C Business District
(Conditional) and R-3 One-Family Residence District. The applicant
proposes to amend proffers on the business zoned property related to
various development requirements and provide for buffers on the
proposed R-3C portion of the site. A convenience store with fuel pumps is

proposed. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Commercial Arterial and Suburban Residential 2, density should not exceed 3.4 units per acre. The Planning Commission voted to recommend the Board of Supervisors grant the request. **(Deferred from the December 3, 2024, meeting; Deferral requested to the March 11, 2025, meeting.)**

342-24
PUP-2024-
101250
Brookland

PANDEV, LLC: Request for a Provisional Use Permit under Sections 24-2306, 24-4205, and 24-4315.E of Chapter 24 of the County Code to allow for 24-hour operation of a convenience store on Parcels 761-754-8398, 761-755-5910, 761-755-6607, and 761-755-7503 located on the north line of W. Broad Street (U.S. Route 250) between Pine Grove Drive and Hollybrook Avenue. The existing zoning is B-2C Business District (Conditional). -The 2026 Comprehensive Plan recommends Commercial Arterial and Suburban Residential 2, density should not exceed 3.4 units per acre. The Planning Commission voted to recommend the Board of Supervisors grant the request. **(Deferred from the December 3, 2024, meeting; Deferral requested to the March 11, 2025, meeting.)**

340-24
REZ-2024
101707
Varina

Portugee Property LLC: Request to conditionally rezone from A-1 Agricultural District to M-2C General Industrial District (Conditional) Parcel 834-704-4079 containing 12.28 acres located at the western terminus of Portugee Place. The applicant proposes flex office and warehouse uses. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Traditional Neighborhood Development. The site is located in the Airport Safety Overlay District. The Planning Commission voted to recommend the Board of Supervisors deny the request. **(Deferred from the December 3, 2024, meeting; Deferral requested to the April 8, 2025, meeting.)**

346-24
REZ-2024-
102032
Fairfield

AIM Transportation, LLC: Request to conditionally rezone from B-3 Business District to M-1C Light Industrial District (Conditional) Parcels 799-730-4478 and 799-730-8639 containing 14.03 acres located on the northwest line of Mechanicsville Turnpike (U.S. Route 360) at its intersection with St. Claire Lane. The applicant proposes a truck rental and maintenance facility. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Commercial Arterial. The site is in the Enterprise Zone. The Planning Commission voted to recommend the Board of Supervisors grant the request. **(Deferred from the December 3, 2024, meeting.)**

53-25
REZ-2024-
102498
Fairfield

The Kittrell Company: Request to conditionally rezone from R-2 One-Family Residence District to R-4C One-Family Residence District (Conditional) Parcels 783-749-1680 and 783-749-2044 containing 8.40 acres located on the south line of Hilliard Road (State Route 161) approximately 700' east of its intersection with Club Road. The applicant proposes a single-family development. 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 **grant** the request.

54-25
REZ-2024-
102303
Tuckahoe

DRC Properties LLC: Request to conditionally rezone from B-1C Business District (Conditional) and B-2C Business District (Conditional) to B-2C Business District (Conditional) Parcel 750-745-1577 containing 1.79 acres located on the south line of Quioccasin Road approximately 260' east of the intersection with Pemberton Road (State Route 157). The applicant proposes a drive-thru restaurant and other retail. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Commercial Concentration. The Planning Commission voted to recommend the Board of Supervisors **grant** the request.

PUBLIC HEARINGS - OTHER ITEMS

55-25 Resolution - Comprehensive Plan Amendment - Design Guidelines for Small-Lot Single Family Residential Developments.

56-25 Ordinance - To Amend and Reordain Section 24-2314 Titled "Plan of Development," Section 24-3102 Titled "Districts Established," Section 24-3105 Titled "Superseding Dimensional Standards," Section 24-3302 Titled "Established Residential Districts," Section 24-4205 Titled "Principal Use Table," Section 24-4306 Titled "Residential Uses: Household Living," Section 24-4315 Titled "All Commercial Uses," Section 24-4402 Titled "Accessory Use or Structure Table," Section 24-4423 Titled "Accessory Outdoor Seating and Food Preparation (as accessory to an Eating Establishments use)," Section 24-4502 Titled "Temporary Use and Structure Table," Section 24-5103 Titled "Access and Circulation System," Section 24-5105 Titled "Off-Street Parking Surfacing and Marking," Section 24-5308 Titled "Minimum Tree Cover," Section 24-5310 Titled "Transitional Buffers," Section 24-5503 Titled "General Standards," Section 24-5707 Titled "Signs Requiring Permits," and Section 24-8501 Titled "Accessory Uses, Temporary Uses, and Other Terms," to Add a New Section 24-3314 Titled "R-5B General Residence District," and to Renumber Existing Section 24-3314 Titled "R-5 General Residence District," Existing Section 24-3315 Titled "R-6 General Residence District," and Existing Section 24-3316 Titled "RTH Residential Townhouse District" of the Code of the County of Henrico To Create a New Zoning District to Be Known as the R-5B General Residence District and Establish Standards for Such District.

57-25 Ordinance - To Amend and Reordain Section 19-3403 Titled "Street Layout Standards" to Provide Standards for a New Zoning District to Be Known as the R-5B General Residence District.

- 58-25 Resolution - Signatory Authority - Abandonment and Quitclaim of Right-of-Way Near the Intersection of Brook Road and Magnolia Ridge Drive - Fairfield District.
- 59-25 Resolution - Signatory Authority - Quitclaim of Portion of Utility Easement - 6200 Technology Boulevard - Varina District.
- 60-25 Ordinance - Vacation of Subdivision Plat - Stoney Run Heights Subdivision - Varina District.
- 61-25 Resolution - Signatory Authority - Quitclaim Deed - Stoney Run Heights Subdivision - Varina District.

PUBLIC COMMENTS

GENERAL AGENDA

- 62-25 Introduction of Resolution - Receipt of Requests for Amendments to FY 2024-25 Annual Fiscal Plan - February 2025.
- 63-25 Resolution - Award of Contract - Evergreen Road and Taylor Road Sewer and Waterline Improvements - Varina District.
- 64-25 Resolution - Award of Contract - Wilder Middle School Stream Restoration - Fairfield District.
- 65-25 Resolution - Acceptance of Roads - Tuckahoe District.
- 66-25 Resolution - Ending of Declared Local Emergency.



**COUNTY OF HENRICO, VIRGINIA
BOARD OF SUPERVISORS' RESUME
February 11, 2025**

APPOINTMENTS/RESIGNATION

RESOLUTION - Resignation of Henrico Director - Greater Richmond Transit Company Board of Directors.

This Board paper accepts the resignation of Eldon Todd Eure from the Greater Richmond Transit Company Board of Directors.

RESOLUTION - Nomination and Appointment of Henrico Director - Greater Richmond Transit Company Board of Directors.

This Board paper appoints Terrell C. Hughes to the Greater Richmond Transit Company Board of Directors.

RESOLUTION - Appointment of Member - Historic Preservation Advisory Committee.

This Board paper appoints the following person to the Historic Preservation Advisory Committee for a three-year term expiring December 31, 2027, or thereafter when his successor has been appointed and qualified:

Brookland District

Robert G. Netherland, III

PUBLIC HEARINGS – REZONING CASES AND PROVISIONAL USE PERMIT

REZ2022-00002 Three Chopt	Markel Eagle Advisors, LLC: Request to conditionally rezone from A-1 Agricultural District to R-5AC General Residence District (Conditional) part of Parcels 733-778-7649 and 734-777-3893 containing 46.599 acres located at the southwest intersection of Pouncey Tract Road (State Route 271) and Wyndham West Drive. The applicant proposes a single-family residential development. The R-5A District allows a maximum gross density of 6 units per acre. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Rural Residential, density should not exceed 1 unit per acre. Acting on a motion by Mrs. Thornton, seconded by Mr. Mackey, the Planning Commission voted 5-0 (one abstention) to recommend the Board of Supervisors grant the request because it would permit development of the land for residential use in an appropriate manner and the proffered conditions will provide appropriate quality assurances not otherwise available. (Deferred from the October 8, 2024, meeting; Deferral requested to the May 13, 2025, meeting.)
------------------------------	--

REZ-2024-101247
Brookland

PANDEV, LLC: Request to amend proffers accepted with REZ2018-00022 on Parcels 761-754-8398, 761-755-5910, 761-755-6607, and 761-755-7503, and to conditionally rezone from R-3 One-Family Residence District to R-3C One-Family Residence District (Conditional) Parcels 761-755-6824 and 761-755-8413 containing 0.88 acres, located on the north line of W. Broad Street (U.S. Route 250) between Pine Grove Drive and Hollybrook Avenue. The existing zoning is B-2C Business District (Conditional) and R-3 One-Family Residence District. The applicant proposes to amend proffers on the business zoned property related to various development requirements and provide for buffers on the proposed R-3C portion of the site. A convenience store with fuel pumps is proposed. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Commercial Arterial and Suburban Residential 2, density should not exceed 3.4 units per acre. Acting on a motion by Mr. Witte, seconded by Mr. Mackey, the Planning Commission voted 5-0 (one abstention) to recommend the Board of Supervisors **grant** the request because it continues a form of zoning consistent with the area. **(Deferred from the December 3, 2024, meeting; Deferral requested to the March 11, 2025, meeting.)**

PUP-2024-101250
Brookland

PANDEV, LLC: Request for a Provisional Use Permit under Sections 24-2306, 24-4205, and 24-4315.E of Chapter 24 of the County Code to allow for 24-hour operation of a convenience store on Parcels 761-754-8398, 761-755-5910, 761-755-6607, and 761-755-7503 located on the north line of W. Broad Street (U.S. Route 250) between Pine Grove Drive and Hollybrook Avenue. Revisions to the existing B-2C Business District (Conditional) zoning are proposed with REZ-2024-101247. The 2026 Comprehensive Plan recommends Commercial Arterial and Suburban Residential 2, density should not exceed 3.4 units per acre. Acting on a motion by Mr. Witte, seconded by Mr. Mackey, the Planning Commission voted 4-1 (one abstention) to recommend the Board of Supervisors **grant** the request because when properly developed and regulated by the recommended conditions it would be reasonable in light of the existing zoning on the property. **(Deferred from the December 3, 2024, meeting; Deferral requested to the March 11, 2025, meeting.)**

REZ-2024-101707
Varina

Portugee Property LLC: Request to conditionally rezone from A-1 Agricultural District to M-2C General Industrial District (Conditional) Parcel 834-704-4079 containing 12.28 acres located at the western terminus of Portugee Place. The applicant proposes flex office and warehouse uses. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Traditional Neighborhood Development. The site is located in the Airport Safety Overlay District. Acting on a motion by

Mr. Mackey, seconded by Mr. Witte, the Planning Commission voted 5-0 (one abstention) to recommend the Board of Supervisors **deny** the request because the applicant failed to demonstrate they would adequately mitigate impacts from the proposed zoning on the area. **(Deferred from the December 3, 2024, meeting; Deferral requested to the April 8, 2025, meeting.)**

REZ-2024-
102032
Fairfield

AIM Transportation, LLC: Request to conditionally rezone from B-3 Business District to M-1C Light Industrial District (Conditional) Parcels 799-730-4478 and 799-730-8639 containing 14.03 acres located on the northwest line of Mechanicsville Turnpike (U.S. Route 360) at its intersection with St. Claire Lane. The applicant proposes a truck rental and maintenance facility. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Commercial Arterial. The site is in the Enterprise Zone. Acting on a motion by Mr. Dandridge, seconded by Mr. Winterhoff, the Planning Commission voted 5-0 (one abstention) to recommend the Board of Supervisors **grant** the request because it is reasonable in light of the industrial zoning in the area and the proffered conditions will assure a level of development otherwise not possible. **(Deferred from the December 3, 2024, meeting.)**

REZ-2024-
102498
Fairfield

The Kittrell Company: Request to conditionally rezone from R-2 One-Family Residence District to R-4C One-Family Residence District (Conditional) Parcels 783-749-1680 and 783-749-2044 containing 8.40 acres located on the south line of Hilliard Road (State Route 161) approximately 700' east of its intersection with Club Road. The applicant proposes a single-family development. 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. Dandridge, seconded by Mr. Mackey, the Planning Commission voted 5-0 (one absence) to recommend the Board of Supervisors **grant** the request because the proposed use and density of 2.14 units per acre are consistent with the Plan's SR2 recommendation.

REZ-2024-
102303
Tuckahoe

DRC Properties LLC: Request to conditionally rezone from B-1C Business District (Conditional) and B-2C Business District (Conditional) to B-2C Business District (Conditional) Parcel 750-745-1577 containing 1.79 acres located on the south line of Quioccasin Road approximately 260' east of the intersection with Pemberton Road (State Route 157). The applicant proposes a drive-thru restaurant and other retail. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Commercial Concentration. Acting on a motion by Mr. Winterhoff, seconded by Mr. Shippee, the Planning Commission voted 5-0 (one absence) to recommend the Board of Supervisors **grant** the request because it continues a form of zoning consistent with the area.

PUBLIC HEARING – OTHER ITEMS

RESOLUTION - Comprehensive Plan Amendment - Design Guidelines for Small-Lot Single Family Residential Developments.

This Board paper would amend the 2026 Comprehensive Plan to incorporate the Design Guidelines for Small-Lot Single Family Residential Developments, which were drafted by the Department of Planning in response to the Board's request to create additional opportunities for smaller single-family residential development. The Design Guidelines will be consulted during the review of land use applications for small-lot residential rezoning applications, including those for the proposed R-5B General Residence District.

In addition to amending the current comprehensive plan, the Design Guidelines will be incorporated into the 2045 comprehensive plan.

Following a public hearing, the Planning Commission recommended approval of the proposed 2026 Comprehensive Plan amendment on December 12, 2024. The Director of Planning recommends approval of this Board paper, and the County Manager concurs.

ORDINANCE - To Amend and Reordain Section 24-2314 Titled “Plan of Development,” Section 24-3102 Titled “Districts Established,” Section 24-3105 Titled “Superseding Dimensional Standards,” Section 24-3302 Titled “Established Residential Districts,” Section 24-4205 Titled “Principal Use Table,” Section 24-4306 Titled “Residential Uses: Household Living,” Section 24-4315 Titled “All Commercial Uses,” Section 24-4402 Titled “Accessory Use or Structure Table,” Section 24-4423 Titled “Accessory Outdoor Seating and Food Preparation (as accessory to an Eating Establishments use),” Section 24-4502 Titled “Temporary Use and Structure Table,” Section 24-5103 Titled “Access and Circulation System,” Section 24-5105 Titled “Off-Street Parking Surfacing and Marking,” Section 24-5308 Titled “Minimum Tree Cover,” Section 24-5310 Titled “Transitional Buffers,” Section 24-5503 Titled “General Standards,” Section 24-5707 Titled “Signs Requiring Permits,” and Section 24-8501 Titled “Accessory Uses, Temporary Uses, and Other Terms,” to Add a New Section 24-3314 Titled “R-5B General Residence District,” and to Renumber Existing Section 24-3314 Titled “R-5 General Residence District,” Existing Section 24-3315 Titled “R-6 General Residence District,” and Existing Section 24-3316 Titled “RTH Residential Townhouse District” of the Code of the County of Henrico To Create a New Zoning District to Be Known as the R-5B General Residence District and Establish Standards for Such District.

This Board paper would amend the zoning ordinance in Chapter 24 of the County Code to create the new R-5B General Residence District.

The ordinance would create the new district, update necessary cross-references to other applicable ordinance sections, renumber various sections as required by the introduction of the new zoning district, and create developments standards for the new district related to features such as sidewalks, street lighting, landscaping, and access.

The amendments were discussed with the Board at its retreat in September 2024 and work session on January 28, 2025. The Planning Commission recommended approval of this

ordinance at a public hearing on December 12, 2024. The Director of Planning recommends approval of the amendments to Chapter 24 that are attached to this Board paper, and the County Manager concurs.

ORDINANCE - To Amend and Reordain Section 19-3403 Titled “Street Layout Standards” to Provide Standards for a New Zoning District to Be Known as the R-5B General Residence District.

This Board paper would amend the subdivision ordinance in Chapter 19 of the County Code to provide updated standards for the new R-5B General Residence District.

The amendment clarifies requirements for subdivisions that include alleys, which are a design feature of the new zoning district.

The amendment was discussed with the Board at its retreat in September 2024 and work session on January 28, 2025. The Planning Commission recommended approval of this ordinance at a public hearing on December 12, 2024. The Director of Planning recommends approval of the amendment to Chapter 19 that is attached to this Board paper, and the County Manager concurs.

RESOLUTION - Signatory Authority - Abandonment and Quitclaim of Right-of-Way Near the Intersection of Brook Road and Magnolia Ridge Drive - Fairfield District.

This resolution would abandon right-of-way that bisects land owned by Sauer Development Company, LLC, and quitclaim the abandoned right-of-way to that company. The right-of-way is unimproved and not necessary for public transit.

The Real Property Division has processed the requested vacation 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 - Quitclaim of Portion of a Utility Easement - 6200 Technology Boulevard - Varina District.

This Board paper authorizes the Chair to execute a quitclaim deed releasing any interest the County may have in a portion of a 30’ permanent sanitary sewer easement in the White Oak Technology Park. Scout Development, LLC, the owner of the property encumbered by the easement, has requested this action. The County does not need the easement to be quitclaimed, and there are no County facilities in that area.

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.

ORDINANCE - Vacation of Subdivision Plat - Stoney Run Heights Subdivision - Varina District.

This ordinance will vacate the subdivision plat for Stoney Run Heights. The County owns the entire property subdivided by the plat. The property is currently undeveloped but was

used as a landfill until 1978. The County wishes to consolidate the subdivision with nearby property for development of a solar farm in partnership with Dominion Energy.

The Deputy County Manager for Community Operations recommends approval of this Board Paper; the County Manager concurs.

RESOLUTION - Signatory Authority - Quitclaim Deed - Stoney Run Heights Subdivision - Varina District.

This resolution will quitclaim any interest the County may have in and to the Stoney Run Heights subdivision. The property is currently undeveloped but was used as a landfill until 1978. The County wishes to consolidate the subdivision with nearby property for development of a solar farm.

The Deputy County Manager for Community Operations recommends approval of this Board paper; the County Manager concurs.

PUBLIC COMMENT

GENERAL AGENDA

INTRODUCTION OF RESOLUTION - Receipt of Requests for Amendments to FY 2024-25 Annual Fiscal Plan - February 2025.

This Board paper introduces for advertisement and a public hearing on February 25, 2025, a resolution to amend the annual fiscal plan for FY 2024-25. The requested amendments are shown in a list dated February 4, 2025, provided by the County Manager to the Board.

Pursuant to Virginia Code Section 15.2-2507, the County may amend its budget to adjust the aggregate amount to be appropriated during the current fiscal year. Amendments that exceed one percent of the total expenditures shown in the currently adopted budget must be accomplished by publishing notice of a meeting and public hearing twice in a newspaper having general circulation in the County at least seven days prior to the meeting date. The notice states the intent of the Board of Supervisors to amend the budget and includes a brief synopsis of the proposed budget amendments.

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

RESOLUTION - Award of Contract - Evergreen Road and Taylor Road Sewer and Waterline Improvements - Varina District.

This Board paper awards a fixed price contract for \$1,854,804 to RDS Utilities, LC for the Evergreen Road and Taylor Road Sewer and Waterline Improvements project. The project consists of providing approximately 2,830 linear feet of 8-inch gravity sanitary sewer main and 1,925 linear feet of 12-inch water main. This project will provide service to properties currently on individual well and septic systems.

Work on the project is anticipated to begin in April 2025 and be completed within 365 calendar days.

The County received six bids on December 11, 2024, in response to ITB 24-2764-10JL and Addendum No. 1. The bids were as follows:

<u>Bidders</u>	<u>Bid Amounts</u>
RDS Utilities, LC (Powhatan, VA)	\$1,854,804.00
Southern Construction Utilities, Inc. (Petersburg, VA)	\$1,999,750.00
Metra Industries, Inc. (Little Falls, NJ)	\$3,267,000.00
Central Site and Utilities, Inc. (Montpelier, VA)	\$3,349,142.43
Shirley Contracting Company (Lorton, VA)	\$4,547,419.00
Sagres Construction Corporation (Alexandria, VA)	\$6,100,000.00

Based upon a review of the bids, RDS Utilities, LC 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 - Wilder Middle School Stream Restoration - Fairfield District.

This Board paper awards a unit price contract for \$665,147.69 to KBS Earthworks, Inc. for construction of the Wilder Middle School Stream Restoration project. The project includes installation of in-stream structures, floodplain bench grading, seeding, and planting along 710 linear feet of an unnamed tributary of Upham Brook.

The work is anticipated to begin in March of 2025 and is scheduled to be completed within 300 calendar days.

The County received three bids on December 12, 2024, in response to ITB No. 24-2781-11JL and Addendum No. 1. The bidders and bid amounts were as follows:

<u>Bidders</u>	<u>Bid Amounts</u>
KBS Earthworks, Inc. Julian, NC	\$665,147.69
Summit Environmental Services, LLC Indianapolis, IN	\$944,631.10
Environmental Quality Resources, LLC Millersville, MD	\$1,117,356.80

Based upon a review of the bids, KBS Earthworks, Inc. is the lowest responsive and responsible bidder.

The final contract amount will be determined upon completion of the project by multiplying the actual 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 Directors of Public Works and Purchasing recommend approval of the Board paper, and the County Manager concurs.

RESOLUTION - Acceptance of Roads - Tuckahoe District.

This Board paper would accept the following named and described sections of roads into the County road system for maintenance:

0.05 miles of Donald Street – Tuckahoe District

0.64 miles of Forest Avenue – Tuckahoe District

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

RESOLUTION - Ending of Declared Local Emergency.

This Board paper ends the declaration of local emergency made by the County Manager on January 7, 2025, in recognition of the effects of Winter Storm Blair.

The Chief of the Department of Emergency Management and Workplace Safety recommends approval of the Board paper, and the County Manager concurs.