

**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, October 13, 2026, at 3:30 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:

3:30 - 3:45 p.m.	Down Syndrome Awareness Month
3:45 - 4:15 p.m.	Automated External Defibrillator (AED) Update
4:15 - 5:15 p.m.	Closed Meeting Economic Development Project and Real Estate Negotiation

Tanya N. Brackett

Tanya N. Brackett, CMC
Clerk, Henrico County Board of Supervisors
October 8, 2026

**County of Henrico, Virginia
Henrico County Board Room
Board of Supervisors' Agenda
October 13, 2026
6:00 p.m.**

Pledge of Allegiance

Invocation

Approval of Minutes – September 22, 2026, Regular and Special Meetings

Manager's Comments

Board of Supervisors' Comments

Recognition of News Media

Agenda Item Resignation

207-26	Resolution - Resignation of Member - The Cultural Arts Center at Glen Allen Foundation Board of Directors.
--------	--

Agenda Item Public Hearings – Rezoning Cases and Provisional Use Permits

96-26 PUP-2026- 100022 Brookland	Spy Rock Real Estate Group: Request for a Provisional Use Permit under Sections 24-2306 and 24-3708 of Chapter 24 of the County Code to allow a mixed-use development with multifamily residential on Parcel 776-736-7233 located at the southeast intersection of Westmoreland Street and Jacque Street. The existing zoning is M-1 Light Industrial District. The 2026 Comprehensive Plan recommends Heavy Industry. The site is in the Westwood Redevelopment Overlay District. The Planning Commission voted to recommend the Board of Supervisors <u>grant</u> the request. (Deferred from the September 8, 2026, meeting.)
---	--

179-26 REZ-2026- 100545 Varina	Beckley Bluford Investment, LLC: Request to rezone from C-1 Conservation District to A-1 Agricultural District on part of Parcel 832-727-2459 containing 26.4 acres located on the east line of Beckley Road approximately 300' west of its intersection with Beverstone Road. The use will be controlled by zoning ordinance regulations. The 2026 Comprehensive Plan recommends Suburban Residential 1 (density should not exceed 2.4 units per acre) and Environmental Protection Area. The Planning Commission voted to recommend the Board of Supervisors <u>grant</u> the request. (Deferred from the September 8, 2026, meeting for <u>Decision Only</u>.)
---	---

198-26 REZ-2026- 100916 Fairfield	Imperial Investments Group LLC: Request to conditionally rezone from R-6C General Residence District (Conditional) and B-3 Business District to B-3C Business District (Conditional) Parcels 784-760-2968 and 784-760-2885 containing 2.202 acres located at the northeast intersection of Magellan Parkway and Brook Road (U.S. Route 1). The applicant proposes general retail. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Government and Environmental Protection Area. The Planning Commission voted to recommend the Board of Supervisors <u>grant</u> the request. (Deferred from the September 8, 2026, meeting.)
--	---

- 208-26
REZ-2026-
101574
Three Chopt
- Dexstar LLC: Request to conditionally rezone from B-2C Business District (Conditional) to B-3C Business District (Conditional) Parcel 743-762-1340 containing 1.03 acres located on the northwest intersection of Springfield Church Lane and Tom Leonard Drive. The applicant proposes a kennel. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2045 Comprehensive Plan recommends Commercial Arterial. The site is located in the West Broad Street Overlay District. The Planning Commission voted to recommend the Board of Supervisors **grant** the request.
- 209-26
REZ-2026-
100434
Varina
- Ace Investments, LLC: Request to conditionally rezone from A-1 Agricultural District and M-2C General Industrial District (Conditional) to M-2C General Industrial District (Conditional) Parcels 822-699-9433 and 824-701-3334 containing 73.665 acres located at the north line of Pocahontas Parkway approximately 410' east of Monahan Road. The applicant proposes outdoor storage and office uses. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Planned Industry. The site is located in the Airport Safety Overlay District. The Planning Commission voted to recommend the Board of Supervisors **grant** the request.
- 210-26
REZ-2026-
101745
Varina
- Cornerstone Midlothian, LLC: Request to conditionally rezone from O-2 Office District to B-2C Business District (Conditional) Parcel 815-715-8232 containing 0.59 acres located at the southwest intersection of S. Laburnum Avenue and Finlay Street. The applicant proposes a drive-through restaurant. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2045 Comprehensive Plan recommends Office. The site is located in the Airport Safety Overlay District. The Planning Commission voted to recommend the Board of Supervisors **grant** the request.
- 211-26
PUP-2026-
101746
Varina
- Cornerstone Midlothian, LLC: Request for a Provisional Use Permit under Sections 24-2306 and 24-4315.E. of Chapter 24 of the County Code to allow extended hours of operation for a proposed drive-through restaurant on Parcel 815-715-8232 containing 0.59 acres located at the southwest intersection of S. Laburnum Avenue and Finlay Street. The existing zoning is O-2 Office District. B-2C Business District (Conditional) zoning is proposed with REZ-2026-101745. The 2045 Comprehensive Plan recommends Office. The site is located in the Airport Safety Overlay District. The Planning Commission voted to recommend the Board of Supervisors **grant** the request.

Agenda Item **Public Hearings - Other Items**

- 212-26
- Resolution - Condemnation - Right-of-Way and Easement - East Parham Road and Staples Mill Road Intersection Improvements Project - 8727 Staples Mill Road - Brookland District.
- 183-26
- Resolution - Declaration of Surplus Property - Signatory Authority - Conveyance- 2510 Hartman Street - Fairfield District. **(Deferred from the September 8, 2026, meeting.)**
- 213-26
- Resolution - Condemnation - Easements - Mount Olive Avenue Realignment Project - 8819 Mount Olive Avenue - Fairfield District.

- 214-26 Resolution - Condemnation - Easements - Mount Olive Avenue Realignment Project - 8820 Mount Olive Avenue - Fairfield District.
- 215-26 Resolution - Signatory Authority - Lease to BP Seafood LLC - 3408 Old Parham Road - Three Chopt District.

Public Comments

Agenda Item General Agenda

- 216-26 Resolution - Award of Contract - Western Government Center Elevator Modernization - Brookland District.
- 217-26 Resolution - Signatory Authority - Lease Amendment - 2010 Bremo Road - Brookland District.
- 218-26 Resolution - Signatory Authority - Lease Amendment - 3001 Hungary Spring Road - Brookland District.
- 219-26 Resolution - Award of Contract - Fruehauf Road Relief Sewer - Brookland District.
- 220-26 Resolution - Award of Contract - Libbie Avenue Road Diet - Brookland District.
- 221-26 Resolution - Award of Contract - Lakeside Community Trail Phase 1 - Fairfield District.
- 222-26 Resolution - Award of Contract - Laburnum Avenue - North and South Sidewalks - Varina District.



**County of Henrico, Virginia
Board of Supervisors' Resume
October 13, 2026**

Resignation

Resolution - Resignation of Member - The Cultural Arts Center at Glen Allen Foundation Board of Directors.

This Board paper accepts the resignation of James A. Ingram from The Cultural Arts Center at Glen Allen Foundation Board of Directors.

Public Hearings – Rezoning Cases and Provisional Use Permits

PUP-2026-100022 Brookland	Spy Rock Real Estate Group: Request for a Provisional Use Permit under Sections 24-2306 and 24-3708 of Chapter 24 of the County Code to allow a mixed-use development with multifamily residential on Parcel 776-736-7233 located at the southeast intersection of Westmoreland Street and Jacque Street. The existing zoning is M-1 Light Industrial District. The 2026 Comprehensive Plan recommends Heavy Industry. The site is in the Westwood Redevelopment Overlay District. Acting on a motion by Mr. Phelps, seconded by Mr. Mackey, the Planning Commission voted 5-0 (one abstention) to recommend the Board of Supervisors <u>grant</u> the request because it would provide added residential and commercial services to the community and the conditions should minimize the potential impacts on surrounding land uses. (Deferred from the September 8, 2026, meeting.)
REZ-2026-100545 Varina	Beckley Bluford Investment, LLC: Request to rezone from C-1 Conservation District to A-1 Agricultural District on part of Parcel 832-727-2459 containing 26.4 acres located on the east line of Beckley Road approximately 300' west of its intersection with Beverstone Road. The use will be controlled by zoning ordinance regulations. The 2026 Comprehensive Plan recommends Suburban Residential 1 (density should not exceed 2.4 units per acre) and Environmental Protection Area. Acting on a motion by Mr. Mackey, seconded by Mr. Winterhoff, the Planning Commission voted 5-0 (one abstention) to recommend the Board of Supervisors <u>grant</u> the request because it is reasonable and it continues a form of zoning consistent with the area. (Deferred from the September 8, 2026, meeting for <u>Decision Only</u>.)
REZ-2026-100916 Fairfield	Imperial Investments Group LLC: Request to conditionally rezone from R-6C General Residence District (Conditional) and B-3 Business District to B-3C Business District (Conditional) Parcels 784-760-2968 and 784-760-2885 containing 2.202 acres located at the northeast intersection of

Magellan Parkway and Brook Road (U.S. Route 1). The applicant proposes general retail. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Government 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 it is appropriate business zoning in this area and the proffered conditions will assure a level of development otherwise not possible. **(Deferred from the September 8, 2026, meeting.)**

REZ-2026-
101574
Three Chopt

Dexstar LLC: Request to conditionally rezone from B-2C Business District (Conditional) to B-3C Business District (Conditional) Parcel 743-762-1340 containing 1.03 acres located on the northwest intersection of Springfield Church Lane and Tom Leonard Drive. The applicant proposes a kennel. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2045 Comprehensive Plan recommends Commercial Arterial. The site is located in the West Broad Street Overlay District. Acting on a motion by Mr. Shippee, seconded by Mr. Mackey, 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.

REZ-2026-
100434
Varina

Ace Investments, LLC: Request to conditionally rezone from A-1 Agricultural District and M-2C General Industrial District (Conditional) to M-2C General Industrial District (Conditional) Parcels 822-699-9433 and 824-701-3334 containing 73.665 acres located at the north line of Pocahontas Parkway approximately 410' east of Monahan Road. The applicant proposes outdoor storage and office uses. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Planned Industry. The site is located in the Airport Safety Overlay District. Acting on a motion by Mr. Mackey, seconded by Mr. Phelps, the Planning Commission voted 5-0 (one abstention) to recommend the Board of Supervisors **grant** the request because the proffered conditions will provide appropriate quality assurances not otherwise available.

REZ-2026-
101745
Varina

Cornerstone Midlothian, LLC: Request to conditionally rezone from O-2 Office District to B-2C Business District (Conditional) Parcel 815-715-8232 containing 0.59 acres located at the southwest intersection of S. Laburnum Avenue and Finlay Street. The applicant proposes a drive-through restaurant. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2045 Comprehensive Plan recommends Office. The site is located in the Airport Safety Overlay District. Acting on a motion by Mr. Mackey, seconded by Mr. Shippee, the Planning Commission voted 5-0 (one abstention) to recommend the Board of Supervisors **grant** the request because the proffered conditions will provide appropriate quality assurances not otherwise available.

PUP-2026-
101746
Varina

Cornerstone Midlothian, LLC: Request for a Provisional Use Permit under Sections 24-2306 and 24-4315.E. of Chapter 24 of the County Code to allow extended hours of operation for a proposed drive-through restaurant on Parcel 815-715-8232 containing 0.59 acres located at the southwest intersection of S. Laburnum Avenue and Finlay Street. The existing zoning is O-2 Office District. B-2C Business District (Conditional) zoning is proposed with REZ-2026-101745. The 2045 Comprehensive Plan recommends Office. The site is located in the Airport Safety Overlay District. Acting on a motion by Mr. Mackey, seconded by Mr. Winterhoff, the Planning Commission voted 5-0 (one abstention) to recommend the Board of Supervisors **grant** the request because the conditions should minimize the potential impacts on surrounding land uses.

Public Hearings – Other Items

Resolution - Condemnation - Right-of-Way and Easement - East Parham Road and Staples Mill Road Intersection Improvements Project - 8727 Staples Mill Road - Brookland District.

This Board paper authorizes condemnation proceedings for property that is needed for the construction of the East Parham Road and Staples Mill Road Intersection Improvements project.

The County needs to acquire right-of-way containing 40 square feet and a temporary construction easement containing 98 square feet across the property located at 8727 Staples Mill Road and owned by Richmond Pooh Chase, LLC. Based on an independent appraisal, the County made an offer of \$3,157 for the required property interests, but the parties have not reached an agreement.

This Board paper authorizes the County Attorney to institute and conduct condemnation proceedings in accordance with the Code of Virginia. This Board paper further authorizes and directs the County Manager to continue to seek a voluntary acquisition of the right-of-way and easement, to take all steps necessary to acquire the right-of-way and easement, and to enter on and take possession of the required right-of-way and easement in accordance with the Code of Virginia.

The Directors of Public Works and Real Property recommend approval of this Board paper; the County Manager concurs.

Resolution - Declaration of Surplus Property - Signatory Authority - Conveyance - 2510 Hartman Street - Fairfield District.

This Board paper would declare the vacant lot known as 2510 Hartman Street in the Montezuma Circle subdivision as surplus to the needs of the County and authorizes the sale of the property to Scarlett Violet LLC for \$1,900, which was the assessed value of the property when the buyer first offered to purchase it. The buyer owns property across the street, and the County has no need for this property.

The Real Property Division has processed this request through the Departments of Planning, Public Utilities, and Public Works without objection. The Director of Real Property recommends approval of the Board paper; the County Manager concurs. **(Deferred from the August 11, 2026, meeting.)**

Resolution - Condemnation - Easements - Mount Olive Avenue Realignment Project - 8819 Mount Olive Avenue - Fairfield District.

This Board paper authorizes condemnation proceedings for property that is needed for the construction of the Mount Olive Avenue Realignment project.

The County needs to acquire 623 square feet of permanent utility easement, 12 square feet of permanent sight distance easement, and 158 square feet of temporary construction easement across the property located at 8819 Mount Olive Avenue and owned by the Estate of Nina B. Pascual, formerly Nina B. Pascual, deceased. The County has conducted examinations of title to the property and has not been able to make a bona fide offer to purchase the Easements because the Owner is deceased and the heir is unwilling to sign. The County estimates the value of the necessary easements to be \$4,435.

This Board paper authorizes the County Attorney to institute and conduct condemnation proceedings in accordance with the Code of Virginia. This Board paper further authorizes and directs the County Manager to continue to seek a voluntary acquisition of the easements, to take all steps necessary to acquire the easements, and to enter on and take possession of the required easements in accordance with the Code of Virginia.

The Directors of Public Works and Real Property recommend approval of this Board paper; the County Manager concurs.

Resolution - Condemnation - Easements - Mount Olive Avenue Realignment Project - 8820 Mount Olive Avenue - Fairfield District.

This Board paper authorizes condemnation proceedings for property that is needed for the construction of the Mount Olive Avenue Realignment project.

The County needs to acquire 933 square feet of permanent utility easement, 416 square feet of permanent sight distance easement, and 110 square feet of temporary entrance easement across the property located at 8820 Mount Olive Avenue, identified as Tax Map Parcel 782-760-2632, and owned by Barbara C. Anderson and Charles F. Anderson. Based on an independent appraisal, the County made an offer of \$5,410 for the required property interests, but the parties have not reached an agreement.

This Board paper authorizes the County Attorney to institute and conduct condemnation proceedings in accordance with the Code of Virginia. This Board paper further authorizes and directs the County Manager to continue to seek a voluntary acquisition of the easements, to take all steps necessary to acquire the easements, and to enter on and take possession of the required easements in accordance with the Code of Virginia.

The Directors of Public Works and Real Property recommend approval of this Board paper; the County Manager concurs.

Resolution - Signatory Authority - Lease to BP Seafood LLC - 3408 Old Parham Road - Three Chopt District.

This Board paper authorizes the County Manager to execute a lease with BP Seafood LLC and Bruce and April Givens for their operation of a seafood market at 3408 Old Parham Road. The County acquired this property, which is near the intersection of West Broad Street and North Parham Road, for a future transit project. At the time of the County's acquisition, the County assumed a preexisting lease with BP Seafood LLC and the Givenses. That assumed lease will expire on October 31, 2026.

The County has no immediate need of the property, and the tenants wish to continue operating their seafood market at the current location. The initial term of the new lease would be one year, beginning on November 1, 2026, and monthly rent would be \$3,713.82. The parties would have the option to renew the lease for up to three additional one-year terms, and during any such renewal term, monthly rent would increase by \$100 from the previous term.

The Directors of Public Works and Real Property recommend approval of this Board paper; the County Manager concurs.

Public Comment

General Agenda

Resolution - Award of Contract - Western Government Center Elevator Modernization - Brookland District.

This Board paper awards a fixed-price contract for \$1,267,000 to Virtexco Corporation for the Western Government Center Elevator Modernization project. The project consists of modernizing four elevators in the Courthouse and Jail West buildings and bringing those elevators up to current codes.

Work on the project is anticipated to begin in January 2027 and be completed within 365 calendar days.

The County received three bids on August 13, 2026, in response to ITB 26-2939-3EAR and Addenda Nos. 1, 2, and 3. The bids were as follows:

<u>Bidders</u>	<u>Bid Amounts</u>
W & H Resources, Inc. dba Priority Elevator Services (Richmond CI) (Richmond, VA)	\$791,198
Virtexco Corporation (Norfolk, VA)	\$1,267,000
Suburban Remodeling Corp. (Richmond, VA)	\$1,475,700

Based upon a review of the bids, it was determined that W & H Resources, Inc. was non-responsive, and that Virtexco Corporation was the lowest responsive and responsible bidder for the fixed-price contract with a bid of \$1,267,000.

Funding to support the contract is available within the project budget. The Directors of General Services and Purchasing recommend approval of the Board paper, and the County Manager concurs.

Resolution - Signatory Authority - Lease Amendment - 2010 Bremo Road - Brookland District.

This Board paper authorizes the County Manager to execute a lease amendment for 9,916 square feet of office space in the Richmond Medical Park at 2010 Bremo Road. The Department of Mental Health & Developmental Services has occupied the space for its outpatient behavioral health and developmental services since December 2011.

The amendment extends the lease three years beginning on January 1, 2027. The monthly rent will increase from \$15,844.76 to \$16,320.11 and thereafter increase 3% each year.

This lease is subject to annual appropriations by the Board of Supervisors. The Executive Director of Mental Health & Developmental Services and Director of Real Property recommend approval of this Board paper, and the County Manager concurs.

Resolution - Signatory Authority - Lease Amendment - 3001 Hungary Spring Road - Brookland District.

This Board paper authorizes the County Manager to execute a lease amendment for 6,111 square feet of office space at 3001 Hungary Spring Road. The Commonwealth Attorney's Victim/Witness Assistance Program and the Court Appointed Special Advocates (CASA) Program have occupied the spaces for their programs since August 2006.

The amendment extends the lease for five years commencing January 1, 2027. The monthly rent will increase from \$10,122.10 to \$12,094.69 for the first year and thereafter increase 3% each year. The amendment also requires the landlords to complete certain updates to the spaces at the landlords' expense.

This lease is subject to annual appropriations by the Board of Supervisors. The Directors of the Victim/Witness Assistance Program and Real Property recommend approval of this Board paper, and the County Manager concurs.

Resolution - Award of Contract - Fruehauf Road Relief Sewer - Brookland District.

This Board paper awards a fixed price contract for \$1,671,215 to J. Sanders Construction Co. for installation of approximately 850 linear feet of 8-inch and 12-inch gravity sewer pipes, replacement of sewer laterals, and all other work necessary to provide a complete system, as shown and specified in the Drawings and Contract Documents.

Work on the project is anticipated to begin in November 2026 and be completed within 245 calendar days.

The County received three bids on August 6, 2026, in response to ITB 26-2962-5EAR and Addenda Nos. 1 and 2. The bids were as follows:

<u>Bidders</u>	<u>Bid Amounts</u>
J. Sanders Construction Co. (West Point, VA)	\$1,671,215
Sagres Construction Corporation (Alexandria, VA)	\$ 2,670,000
Walter C. Via Enterprises, Inc. (West Point, VA)	\$3,073,120

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

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

Resolution - Award of Contract - Libbie Avenue Road Diet - Brookland District.

This Board paper would award a unit price contract of \$3,731,245.98 to Sagres Construction Corporation for the Libbie Avenue Road Diet project. The project consists of construction of a shared use path approximately 725 linear feet long and 10-feet wide extending from the intersection of Libbie Avenue and West Broad Street to the intersection of Libbie Avenue and Libbie Mill West Boulevard, approximately 1,580 linear feet of two-way bike lanes on Libbie Avenue from Libbie Mill West Boulevard to Bethlehem Road, a rectangular rapid flashing beacon at Libbie Avenue and Libbie Mill West Boulevard, parallel parking along Libbie Avenue between Libbie Mill West Boulevard and Bethlehem Road, ADA compliant ramps and crosswalks within the project limits, and new storm sewer.

Work on the project is anticipated to begin in November 2026 and be completed within 450 calendar days.

The County received one bid on August 18, 2026, in response to ITB 26-2940-3EAR and Addenda Nos. 1, 2, and 3 for construction of the Libbie Avenue Road Diet project, and the bid was as follows:

<u>Bidder</u>	<u>Bid Amount</u>
Sagres Construction Corporation Alexandria, VA	\$3,731,245.98

Based upon a review of the bid, Sagres 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 Directors of Public Works and Purchasing recommend approval of the Board paper, and the County Manager concurs.

Resolution - Award of Contract - Lakeside Community Trail Phase 1 - Fairfield District.

This Board paper would award a unit price contract of \$1,039,947.26 to Webb Development, LLC for the Lakeside Community Trail Phase 1 project. The project consists of construction of a shared use path approximately 3,500 feet long and 12-feet wide extending from Spring Park, adjacent to Park Street, to the intersection of Dumbarton Road and Gillespie Avenue, along with drainage design, pavement marking, and signage.

Work on the project is anticipated to begin in November 2026 and be completed within 365 calendar days.

The County received four bids on August 11, 2026, in response to ITB 26-2971-5JL and Addendum No. 1 for construction of the Lakeside Community Trail Phase 1 project, and the bids were as follows:

<u>Bidders</u>	<u>Bid Amounts</u>
Webb Development, LLC Midlothian, VA	\$1,039,947.26
Simons Contracting Co., Inc. Richmond, VA	\$1,417,908.89
Finley Asphalt & Sealing, Inc. Ashland, VA	\$2,328,951.80
Sagres Construction Corporation Alexandria, VA	\$2,892,537.41

Based upon a review of the bids, Webb Development, LLC 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 Directors of Public Works and Purchasing recommend approval of the Board paper, and the County Manager concurs.

Resolution - Award of Contract - Laburnum Avenue - North and South Sidewalks - Varina District.

This Board paper would award a unit price contract for \$1,987,717.87 to M & F Concrete, Inc. for the Laburnum Avenue – North and South Sidewalks project. The project consists of approximately 2,500 linear feet of sidewalk along the north side of Laburnum Avenue between

Audubon Drive and Williamsburg Road. The project also consists of approximately 4,200 linear feet of a sidewalk along the southern side of Laburnum Avenue, from 600 feet south of Gay Avenue to the Williamsburg Road intersection. The proposed sidewalks will connect to existing pedestrian features at both the northern and southern terminus. The project includes pedestrian crosswalks on the northern legs at the intersection of Laburnum Avenue and Audubon Drive, ties to the existing ramps at Williamsburg Road, pedestrian crosswalks on the southern leg of Laburnum Avenue and Williamsburg Road, and ADA curb ramps as required along the project corridor.

Work on the project is anticipated to begin in December 2026 and be completed within 340 calendar days.

The County received four bids on August 5, 2026, in response to ITB No. 26-2978-6EAR. The bids were as follows:

<u>Bidders</u>	<u>Bid Amounts</u>
M & F Concrete, Inc. Manassas, VA	\$1,987,717.87
Finley Asphalt & Sealing, LLC Manassas, VA	\$2,490,764.07
Simons Contacting Co., Inc. Richmond, VA	\$2,586,913.72
Sagres Construction Corporation Alexandria, VA	\$2,674,524.16

Based upon a review of the bids, M & F Concrete, Inc., 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 the Board paper, and the County Manager concurs.