FLUVANNA COUNTY BOARD OF SUPERVISORS
REGULAR MEETING AGENDA

Circuit Courtroom, Fluvanna Courts Building
March 4, 2026
Regular Meeting at 5:00 pm
Budget Work Session at 7:00 pm

TAB	AGENDA ITEMS
1 - CALL TO ORDER	
2 - PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE	
3 – ADOPTION OF AGENDA	
4 – COUNTY ADMINISTRATOR'S REPORT	
5 – PUBLIC COMMENTS #1 (5 minutes each)	
6 – APPOINTMENTS	
7 – PRESENTATIONS (normally not to exceed 10 minutes each)	
A	VDOT Quarterly Report – Scott Thornton, Residency Administrator/Louisa Residency
B	Government Facility Study – Gil Entzminger, Enteros Design
C	Pleasant Grove Park and Commons Blvd. Water and Sewer Evaluation – Ryan Bogese, Dewberry
D	Tenaska Special Use Permit (SUP) 25:04 Conditions Review – Dan Whitten, County Attorney and Todd Fortune, Director of Planning
8 – ACTION MATTERS	
9 – PUBLIC HEARING	
10 – CONSENT AGENDA	
E	Minutes of February 11, 2026 – Caitlin Solis, Clerk to the Board
F	Minutes of February 18, 2026 – Caitlin Solis, Clerk to the Board
G	Minutes of February 25, 2026 – Caitlin Solis, Clerk to the Board
H	Accept Dedication of Easements from Stanley Martin Homes for Colonial Circle – Dan Whitten, County Attorney
I	AP Report January FY26 – Theresa McAllister, Management Analyst
J	Transient Occupancy Tax Supplemental Appropriation – Tori Melton, Director of Finance
K	FY26 Sheriff's Office Supplemental Appropriation – Theresa McAllister, Management Analyst II
L	FY26 Sheriff's Office Supplemental Appropriation – Theresa McAllister, Management Analyst II
11 – UNFINISHED BUSINESS	
	TBD
12 – NEW BUSINESS	
	TBD
13 – PUBLIC COMMENTS #2 (5 minutes each)	

Fluvanna County is committed to providing an excellent quality of life for our citizens and businesses through the efficient delivery of core services and programs, while preserving the unique identity and rural character of the County.

14 – CLOSED MEETING AND DINNER RECESS

TBD

RECESS – DINNER BREAK

RECONVENE @ 7:00pm

BUDGET WORK SESSION

A – CALL TO ORDER

B – PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE

Capital Improvement Plan (CIP) Review – Eric Dahl, County Administrator

Budget Discussion – Eric Dahl, County Administrator

Advertisement of Proposed Fiscal Year 2027 Operations Budget, Tax Rates, & Capital Improvement Plan – Tori Melton, Finance Director

C – ADJOURN

County Administrator Review

PLEDGE OF ALLEGIANCE

I pledge allegiance, to the flag,
of the United States of America,
and to the Republic for which it stands,
one nation, under God, indivisible,
with liberty and justice for all.

GENERAL RULES OF ORDER

1. It shall be the duty of the Chairman to maintain order and decorum at meetings. The Chairman shall speak to points of order in preference to all other members.

2. In maintaining decorum and propriety of conduct, the Chairman shall not be challenged and no debate shall be allowed until after the Chairman declares that order has been restored. In the event the Board wishes to debate the matter of the disorder or the bringing of order; the regular business may be suspended by vote of the Board to discuss the matter.

3. No member or citizen shall be allowed to use defamatory or abusive language directed at any member of the Board or other person, to create excessive noise, or in any way incite persons to use such tactics. The Chair shall be the judge of such breaches, however, the Board may by majority vote of the Board members present and voting to overrule the judgment of the Chair.

4. When a person engages in such breaches, the Chairman shall order the person's removal from the building, or may order the person to stand silent, or may, if necessary, order the person removed from the County property.

RULES OF PROCEDURE FOR PUBLIC HEARINGS

1. PURPOSE
   - The purpose of a public hearing is to receive testimony from the public on certain resolutions, ordinances or amendments prior to taking action.
   - A hearing is not a dialogue or debate. Its express purpose is to receive additional facts, comments and opinion on subject items.
2. SPEAKERS
   - Speakers should approach the lectern so they may be visible and audible to the Board.
   - Each speaker should clearly state his/her name and address.
   - All comments should be directed to the Board.
   - All questions should be directed to the Chairman. Members of the Board are not expected to respond to questions, and response to questions shall be made at the Chairman's discretion.
   - Speakers are encouraged to contact staff regarding unresolved concerns or to receive additional information.
   - Speakers with questions are encouraged to call County staff prior to the public hearing.
   - Speakers should be brief and avoid repetition of previously presented comments.
3. ACTION
   - At the conclusion of the public hearing on each item, the Chairman will close the public hearing.
   - The Board will proceed with its deliberation and will act on or formally postpone action on such item prior to proceeding to other agenda items.
   - Further public comment after the public hearing has been closed generally will not be permitted.

FLUVANNA COUNTY BOARD OF SUPERVISORS
AGENDA ITEM STAFF REPORT

TAB A

MEETING DATE:	March 4, 2025				
AGENDA TITLE:	VDOT Quarterly Report				
MOTION(s):	**N/A**				
BOS 2 YEAR GOAL?	Yes	No	**If yes, list goal(s):**		
		X			
AGENDA CATEGORY:	Public Hearing	Action Matter	Presentation	Consent Agenda	Other
			XX		
STAFF CONTACT(S):	Eric Dahl, County Administrator				
PRESENTER(S):	Willie Gordon, VDOT Residency				
RECOMMENDATION:	Information Only				
TIMING:	Routine				
DISCUSSION:	Quarterly VDOT update.				
FISCAL IMPACT:	N/A				
POLICY IMPACT:	N/A				
LEGISLATIVE HISTORY:	N/A				
ENCLOSURES:	VDOT Quarterly Report				
REVIEWS COMPLETED:	Legal	Finance	Purchasing	HR	Other
					X

Virginia Department of Transportation

VDOT Maintenance Issues or Concerns
Call 1-800-367-ROAD

February Report

Virginia Department of Transportation

Fluvanna County

February 2026

MAINTENANCE

Palmyra & Zions Crossroads Area Headquarters for the month of January 2026

- Dead Animal Retrieval Rte 6,15,53,600,618,676
- Debris Removal Rte 6,15,53,600,601,608,615,616,618,656,660
- Pothole Patching Rte 15,601,608,615,618,619,655,656,659
- Tree Removal Rte 639,688
- Machine Grade Rte 609,672. Additional Stone Rte 615
- Litter Control Rte 6,15
- Ditching Rte 609,658,672,674.Gradall Ditching Rte 676
- Shoulder Repair Rte 604

LAND DEVELOPMENT & PERMITS

Submissions Completed

Plat • SUB25-21 – Scott Family Subdivision, Submission 1: Reviewed 1/05/2026 • SUB25-54 – Grooms Family Subdivision, Submission 1: Reviewed 1/29/2026

SUP • SDP25:14 – Edgecomb, Submission 1: Reviewed 1/08/2026 • SDP25:06 – Prater, Submission 1: Reviewed 1/08/2026

Preliminary / By-Right • SDP25:07 – Saddle Creek Lane, Submission 1: Reviewed 1/08/2026

Submissions Completed Cont.

Utility

• 742-23685 – Dominion Energy / VA Elec & Power Co, Submission 1: Reviewed 1/27/2026 • 742-23575 – Central Virginia Services, Inc. (DBA Firefly) WO105003 Route 654, Submission 2: Reviewed 1/27/2026 • 742-23565 – Central Virginia Services, Inc. (DBA Firefly) WO105004 Route 642, Submission 2: Reviewed 1/30/2026

• 742-23589 – Central Virginia Services, Inc. (DBA Firefly), Submission 2: Received 1/28/2026 (Reviewed 2/5/2026) • 742-23650 – Stevean E. Irving II, Submission 2: Received 1/13/2026 (Reviewed 1/20/2026)

Plan Review in Progress

Site / Access Management Exception • SDP25-03 – Project Hoops (TIS / Exception Request), Submission 1: Received 1/15/2026 (Review Underway / Sent to District)

• SDP25-03 – Project Hoops (Exception Request), Submission 1: Received 1/30/2026 (Review Underway / Sent to District)

LUPS Permits Issued and Completed

VDOT issued 4 permits in January 2026

VDOT closed 7 permits in January 2026

CONSTRUCTION

Bridge Projects

- **BRDG-967-657, N501** **(UPC 126211) On-Call Bridge Maintenance Contract** **–** Project starting on October 14th. TO issued for various Bridges maintenance work.
- Scope: Bridge Maintenance -Various locations
  Estimated Contract Completion Date: September 15, 2026
  (Currently inactive in the area)

Road Projects

- **ADA Compliance** **9999-967-317, N01 (UPC 124876)** various locations.
  NTP: Specific to each task order
  Scope: On call ADA compliance
  Estimated contract completion date: August 01, 2025 (T1)
  (Currently inactive in the area)

- **9999-967-620, N01** **(UPC 119781) On-call Signal** District wide various locations.
  NTP: Specific to each task order
  Scope: District wide On-call signals contract
  Estimated contract completion date: December 31, 2026 (T1)
  (Currently inactive in the area)

Schedules

TRAFFIC STUDIES/ SPECIAL REQUESTS

1401 Stage Junction Road, School Bus Stop Ahead Request.
Request Received: 9/22/2025
Status: In Progress

Rte 600, Paynes Mill Road & Rte 250, Richmond Road, Pavement Markings Restored-“Stop Ahead” Request.
Request Received: 9/5/2025
Status: Completed. No Work Planned. Markings removed several years ago during paving schedule. Study does not warrant restoring.

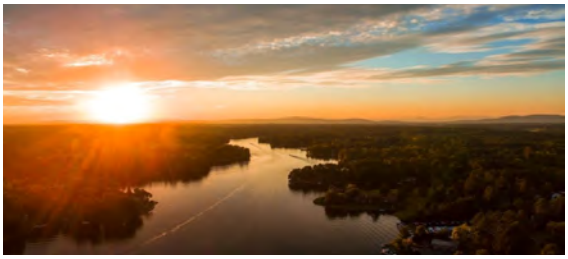
FLUVANNA COUNTY BOARD OF SUPERVISORS
AGENDA ITEM STAFF REPORT

TAB B

MEETING DATE:	March 4, 2026				
AGENDA TITLE:	Government Facilities Study				
MOTION(s):	**N/A**				
BOS WORKPLAN?	Yes	No	**If yes, which item(s):**	5d	
	X				
AGENDA CATEGORY:	Presentation	Action Matter	Public Hearing	Consent Agenda	Other
	X				
STAFF CONTACT(S):	Eric Dahl, County Administrator				
PRESENTER(S):	Gil Entzminger, Enteros Design				
RECOMMENDATION:	Information only				
TIMING:	Routine				
DISCUSSION:	County buildings and departments are currently at capacity for space and some measures have been implemented over the years for some minor renovations to accommodate those growing needs in the interim. In 2019, an original Space Study was initiated to explore options for renovating existing County facilities, repurposing external facilities and/or constructing a new building(s) to consolidate county services to improve internal functionality and service to the public. On February 5, 2025, the Board of Supervisors approved the project agreement with Enteros Design for a Space Study and Conceptual Evaluation of Fluvanna government buildings, which focused on a new County Administration building and new Social Services building for the Commons Blvd complex (location of the Sheriff's Office and Library), repurposing the existing County Administration building and addressing security needs to serve related judicial functions next to the Courthouse, repurposing the existing Social Services building for County office functions and programming space, and reviewing the needs for the Sheriff's Office. Enteros Design will present and provide a summary of the outcome and findings of the final Government Facilities Study.				
FISCAL IMPACT:	None				
POLICY IMPACT:	N/A				
LEGISLATIVE HISTORY:	N/A				
ENCLOSURES:	• Government Facilities Study • Attachment A – Cost Estimate				

	• Attachment C - Drawings				
REVIEWS COMPLETED:	Legal	Finance	Purchasing	HR	Other
		X			**X**

FLUVANNA COUNTY



Government Facilities Study November 20, 2025

FLUVANNA

ENTEROS DESIGN
7 N 25TH STREET
SUITE 100
RICHMOND, VIRGINIA 23223
804.861.1200
ENTEROSDESIGN.COM

Table of Contents

Section 1: Acknowledgments i

Section 2: Executive Summary 1

Section 3: County Overview 4

Section 4: Study Process and Objectives 6

Section 5: Existing Conditions Assessment 9

- Existing Administration Building 10
- Courthouse 40
- Social Services Building 54
- Public Safety Building 73

Section 6: Space Needs Analysis 96

- Overview 97
- Employee Count by Department 98
- Existing Administration Building 99
- Social Services Building 102
- Public Safety Building 105
- New Administration Building 108

Section 7: Proposed Concept Narratives 118

- Existing Administration Building 119
- Courthouse and Court-Administration Connector 131
- Social Services Building 137
- Public Safety Building 149
- New Administration Building 163

Section 8: Cost Estimate Summaries 181

- Existing Administration Building 182
- Courthouse 183
- Court-Administration Connector 184
- Social Services Building 185
- Public Safety Building 186
- New Administration Building 187

Appendix (under separate covers)

- Full Cost Estimate Attachment A
- Departmental and Staff Questionnaires Attachment B
- Architectural and Civil Drawings Attachment C

FLUVANNA COUNTY

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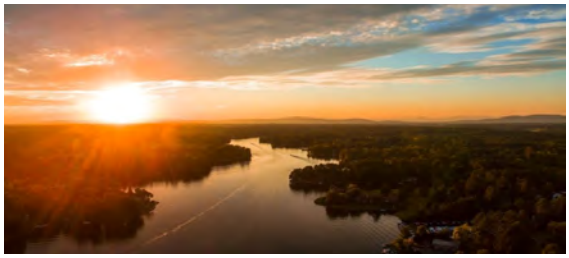

Acknowledgments

Acknowledgments

We would like to recognize the following groups and individuals whose contributions to this process were invaluable.

County Representatives

Eric Dahl
County Administrator

Kelly Harris
Assistant County Administrator

Tristana Treadway, Esquire
Clerk of the Circuit Court

Jeff Haislip
Commonwealth's Attorney

Amanda Galloway
Assistant Commonwealth Attorney

Eric B. Hess
Sheriff

Martha Gatlin
Executive Assistant to the Sheriff

Aaron Hurd
Chief Deputy

Avnel Coates
Magistrate

Andrew Wills
Building Official

Todd Fortune
Director of Planning

Andrew M. (Mel) Sheridan
Master Commissioner of the Revenue

Kelly Hudgins
Master Chief Deputy Commissioner of the Revenue

Dan N. Whitten, Esq.
County Attorney

Jennifer Schmack
Director of Economic Development

Stephen Morris
Interim Director of Emergency Services

Tori Melton
Director of Finance

Donna Snow
Director of Human Resources

Andy Notman
Director of IT

Joyce Pace
Registrar

Debbie Rittenhouse
Treasurer

Lori Roberts
Chief Deputy Treasurer

Kim Mabe
Director of Social Services

Ryan L. McKay, MPA
Health Director

Dale Critzer
Director of Public Works

Bobby Popowicz
Director of Public Utilities

Aaron Spitzer
Director of Parks and Recreation

Design Team

ARCHITECT

Enteros Design
Gil Entzminger
Gil@enterosdesign.com

Scott Wheeler
Swheeler@enterosdesign.com

CIVIL ENGINEERING

Timmons Group
Bryan Cichocki
bryan.cichocki@timmons.com

STRUCTURAL ENGINEERING

Dunbar, PLLC
Jeff Davis
jdavis@dunbarstructural.com

Douglas Pudleiner
dpudleiner@dunbarstructural.com

MEP ENGINEERING

PACE Collaborative Engineering
Keith Neubert
keithn@pace-pme.com

William Robbins
williamr@pace-pme.com

COST ESTIMATING

Downey and Scott, LLC
Joe Adams
jadams@downeyscott.com

FLUVANNA COUNTY

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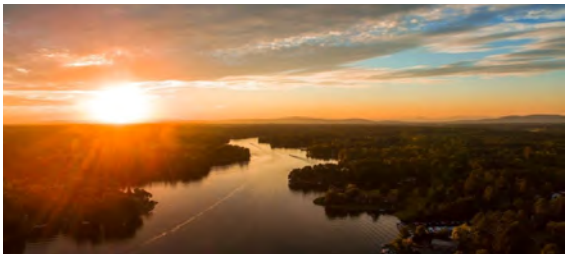


Executive Summary

EXECUTIVE SUMMARY

Fluvanna County is undertaking a comprehensive facilities improvement initiative to address space deficiencies, aging infrastructure, and evolving service needs across its government buildings. This report provides an overview of existing conditions and proposed improvements for the existing County Administration Building, Social Services Building, Courthouse, and Public Safety Building. The County is also evaluating the need and feasibility of building a new County Administration building including space for the Department of Social Services and the Health Department.

Process

Enteros Design conducted a comprehensive study to establish space needs for multiple County government departments, evaluated the condition of existing buildings, and developed design concepts to accommodate the future space needs for the County. The space needs were established through a detailed staff questionnaire, staff interviews, space analysis, and input from the County Administration. The following report contains detailed program area allocations for each department. Enteros Design and its team of engineers visited the existing buildings and sites to determine the overall condition and the feasibility of renovations or new construction to accommodate the proposed needs. Proposed concepts for reuse of existing buildings and new construction are provided in this report.

Existing Conditions

The County Administration Building, constructed in 1971, currently houses multiple departments but lacks adequate space, efficient layout, and proper security separation between public and staff areas. While structurally sound, the building suffers from water infiltration, outdated insulation, non-compliant code conditions, and limited ADA accessibility. Renovation will require masonry repairs, waterproofing, and modernization of building systems.

The Social Services Building, originally built in 1934 as a high school, now accommodates Social Services and the Performing Arts Center. Space constraints and inefficient layout hinder service delivery. Although the structure is generally sound, it requires masonry repairs, window restoration, potential hazardous material abatement, and ADA upgrades.

The Courthouse, built around 2000, remains in good condition and meets most judicial needs. However, minor improvements are necessary, including additional storage, conference rooms, HVAC upgrades, and enhanced security screening. Additional parking and enclosed staff parking are also recommended.

The Public Safety Building, constructed in 2001, houses the Sheriff's Department, Magistrate, 911 Dispatch, and Emergency Operations Center. Space shortages have persisted since early occupancy, creating critical deficiencies in intake, holding, and dispatch areas. HVAC and plumbing issues have also been noted. A major expansion and system upgrades are required to meet operational needs.

Proposed Improvements

The existing Administration Building will be repurposed for judicial support functions, including Sheriff's offices, vehicular evidence bays, Commonwealth's Attorney offices, and jury orientation spaces. Renovations will focus on waterproofing, masonry repairs, and technology integration.

The existing Courthouse will have minor renovation to convert a file room to a judges conference room, and a new probate conference room and HVAC upgrades for the the Circuit Court Records room. A new enclosed corridor will connect the Courthouse to the Existing Administration Building.

The Social Services Building will be converted into a community recreation center, Parks and Recreation offices, Public Works offices, and Utilities offices. Renovations will preserve the building's historic character while modernizing interiors and systems.

The Public Safety Building will undergo substantial expansion, including two major additions to provide new office areas, locker rooms, evidence holding, training spaces, detention holding, and a vehicle sallyport. An auxiliary storage building will also be constructed. The project will include installation of a full sprinkler system and significant technology upgrades.

A new County Administration Building will be constructed at the Pleasant Grove site, providing approximately 67,000 square feet across three floors. This facility will consolidate key departments, improve public access, and offer modern, secure, and energy-efficient spaces. The design emphasizes natural light, durable finishes, advanced technology, and compliance with the High-Performance Building Act. The lower floor of the building will house the Department of Social Services and the Health Department. The first floor will house departments that provide public services such as the Commissioner of Revenue, Treasurer, Code Compliance, and Planning. The third floor will house administrative office space, the Information Technology Department, and the Emergency Operation Center / training room. Site work will include significant grading, new parking areas, and the creation of a civic plaza.

Construction Cost

Based on the proposed renovation and new construction, Downey & Scott provided cost estimates for the anticipated construction. Enteros Design has summarized those construction estimates and related costs to establish potential project budgets. The potential project budgets listed below are detailed in the following report.

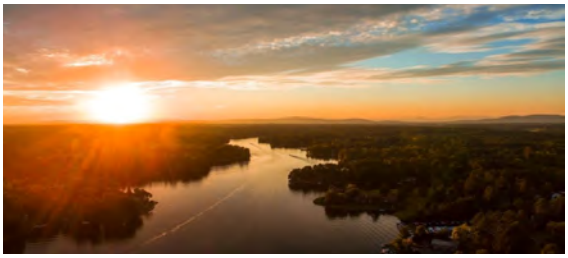
Existing Administration Building	$8,990,558
Existing Courthouse	$296,291
Courthouse Connector	$2,263,296
Existing Social Services Building	$6,296,837
Existing Public Safety Building	$10,431,272
New Administration Building	$39,916,875

Next Steps

This analysis, proposed space allocations, concept designs, and budget projections should be used as a planning tool as the County considers future Capital Improvement needs. The report shows that renovations, expansion, and new construction are needed to accommodate current and future staffing levels, and to efficiently deliver public services to the citizens of Fluvanna County. Enteros Design looks forward to working with the County to prioritize construction projects to meet the needs. The County should evaluate funding sources for the proposed projects and integrate these projects into its future Capital Improvement Plan.

FLUVANNA COUNTY

3



County Overview

Fluvanna County Overview

Fluvanna County is situated in Virginia's central Piedmont region, bordered by the James River to the south and the Rivanna River traversing its center. The county encompasses approximately 290 square miles and is located between Richmond to the east and Charlottesville to the west, making it a part of the Charlottesville Metropolitan Statistical Area .

The county's rural setting, proximity to major urban centers, and access to natural resources like the James and Rivanna Rivers contribute to its appeal for residents seeking a blend of tranquility and convenience. Many of the Fluvanna's citizens commute outside of the county for work in the surrounding city and counties. However, there is not much reciprocation in the number of commuters into Fluvanna. Population growth is projected to be low to moderate in the next decade.

As of the 2020 Census, Fluvanna County had a population of 27,249. The county's population is predominantly White (80.2%), with Black or African American residents comprising 15.0%. Other racial groups include Asian (1.0%), American Indian and Alaska Native (0.5%), and those identifying as two or more races (3.1%). Hispanic or Latino individuals make up 5.0% of the population .

A significant majority of residents aged 25 and over are high school graduates (93.8%), and 35.6% hold a bachelor's degree or higher. In terms of technology access, 95.8% of households have a computer, and 90.9% have a broadband internet subscription—slightly above Virginia's average.

The county boasts a range of agribusinesses, such as Fruit Hill Orchard and Cunningham Creek Winery, offering locally grown produce and wines and companies like Silk City Printing contribute to the county's manufacturing sector. The Fluvanna County Public School System represents the largest employer in the County, with Fluvanna Correctional Center and Fluvanna County coming in second and third, respectively.

Institutions like Fork Union Military Academy play a significant role in the county's educational landscape. Located in Charlottesville, Piedmont Virginia Community College and the University of Virginia add to the educational opportunities accessible to Fluvanna residents.

Fluvanna County has a vibrant cultural scene, supported by various organizations and events. The Fluvanna Art Association, Fluvanna Arts Council, and Fluvanna County Historical Society, promote and foster an environment of cultural enrichment. These cultural initiatives contribute to a strong sense of community and provide residents and visitors with numerous opportunities to engage with the arts.

FLUVANNA COUNTY

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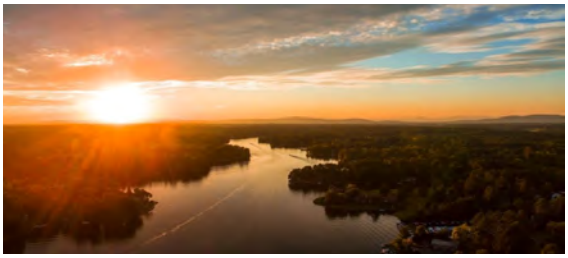

Study Process and Objectives

Study Process and Objectives

Fluvanna County government departments currently occupy several older buildings throughout the County. These facilities no longer provide adequate space or efficient layouts for effective public service delivery. Most sites offer limited room for expansion, and their load-bearing wall construction complicates renovations.

To address these challenges, Fluvanna County engaged Enteros Design to:

- Evaluate space needs for all County government departments
- Assess the condition and suitability of existing facilities
- Determine the feasibility of renovations and expansions
- Recommend options for new and repurposed facilities

Space Needs Assessment

Enteros Design conducted a comprehensive evaluation of 23 County departments through a collaborative process that included a kickoff meeting, staff questionnaires, interviews, collaboration with County Administration, and multiple review cycles. The resulting space allocation program projects staffing and office requirements for the next 10–20 years.

The analysis identified significant needs for new office space, meeting rooms, training areas, and a Board of Supervisors public meeting space. Overall, the study concluded that existing County facilities are inadequate to meet current and future operational demands.

Existing Facilities Assessment

The design team—supported by civil, structural, mechanical, electrical, and plumbing engineers—conducted on-site assessments of the Administration Building, Courthouse, Social Services Building, and Public Safety Building. Each facility's layout, condition, and building systems were reviewed, and a summary of findings is included in this report.

Proposed New Facilities

Based on prior planning studies, the County anticipated the need for a new County Administration Building and a new Social Services/Health Department facility. The design team evaluated a potential site along Commons Boulevard within the Pleasant Grove government complex.

After analyzing the site's area, slope, parking, and utility infrastructure, the team determined that a single, combined building housing the County Administration, Department of Social Services, and Health Department would be the most cost-effective and efficient long-term solution. Conceptual site plans, floor plans, and 3D massing studies of the proposed facility are included in this report. These design concepts were developed through extensive collaborative iterations with County staff.

The new consolidated building will centralize most County departments, enhancing operational efficiency and public accessibility.

Reuse of Existing Buildings

Following completion of the new Administration Building, the existing Administration Building and Social Services Building will be repurposed. Conceptual floor plans illustrate the following proposed uses:

- Existing Administration Building: offices for judicial support functions, including the Commonwealth's Attorney, jury orientation, court storage, Sheriff's offices, and vehicular evidence bays. A new enclosed corridor will connect this building to the Courthouse, allowing movement of staff and jurors separate from public access.
- Existing Social Services Building: community recreation and Parks & Recreation offices on the first floor, and Public Works and Utilities offices on the second floor.

Public Safety Building Expansion

The Public Safety Building, also located at the Pleasant Grove site, currently houses the Sheriff's Office, Emergency Communications/E911 Center, Emergency Operations Center (EOC), and Magistrate. The facility has experienced space shortages since its original construction.

While some Sheriff's functions will move to the renovated Administration Building, additional space is still needed. The study includes a proposed floor plan for renovations and expansion that provides:

- An enlarged Emergency Communications Center
- Additional offices, meeting rooms, and evidence holding areas
- New detainee holding areas
- Relocation of the EOC to the new Administration Building and the Magistrate's Office to another County owned building.

Cost Estimating

A key component of this study was developing cost projections for each proposed project. Enteros Design provided programmatic and conceptual design data to Downey & Scott for cost estimating. A summary and detailed cost estimate are included in this report.

FLUVANNA COUNTY

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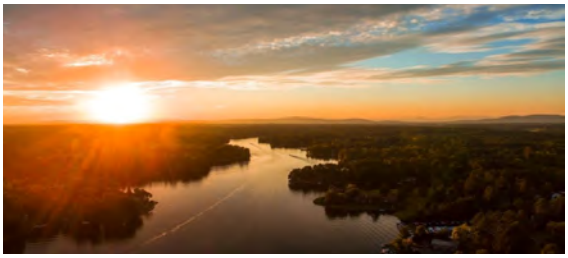


Existing Conditions Assessment

Existing Conditions : County Administration Building

General Features and Layout

The existing County Administration building was built in 1971 for County offices on the top two floors, and fire apparatus bays on the lowest floor. The building is built into a hill with one story above grade on the front, and three stories on the rear with the fire apparatus bays at grade on the rear. The middle and lower floors are below grade on the front of the building.

The top floor has offices for the County Administrator, Finance, Human Resources, Economic Development, a meeting room, and the Health Department. The middle floor is occupied by Planning and Zoning, Building Inspections, EMS, CSA, and Information Technology. The lowest floor in the former fire apparatus bays is used for storage and mechanical space.

• EXISTING CONDITIONS : COUNTY ADMINISTRATION BUILDING, CONTINUED

The building does not have adequate space or flow to meet the current needs of the County government. Each department in the building needs significantly more space to meet the current needs, and additional space is needed to allow for future growth. Additional offices, meeting rooms, and storage spaces are needed throughout the building. The flow of the building does not provide efficiency for staff interaction, and it does not provide convenient access for customer service.

Although access by citizens for public service is important, the public currently has unrestricted access to some staff areas in the building. For security reasons, staff areas should have restricted public access. Partitions and doors with access control card readers should separate public areas from staff areas. Future designs should have a public lobby for departments to separate public access from staff.

Building Statistics

Main Floor Gross Square Feet	**6,478**
Lowest Floor Interior Square Feet	3,805
Middle Floor Interior Square Feet	5,975
Main Floor Interior Square Feet	5,975
Construction Type	**3B**
Masonry load bearing walls, bar joists, metal deck, slab, wood roof trusses	
Use Group	**B—Business**
Sprinkler System	**No**
Occupants	
Business (1/150) 15,755/150=105 occ.	
Plumbing Fixtures	**Required**
Toilets/urinal (1/50)	3 men, 3 women
Sinks	2 men, 2 women

Number of fixtures in the building exceeds amount required by code

• EXISTING CONDITIONS : COUNTY ADMINISTRATION BUILDING, CONTINUED

Building Condition

The building appears to be structurally sound and in relatively good condition, although there are some masonry repair issues, areas of water infiltration, and aging building systems. Some repairs and general maintenance will be needed as part of any future renovation.

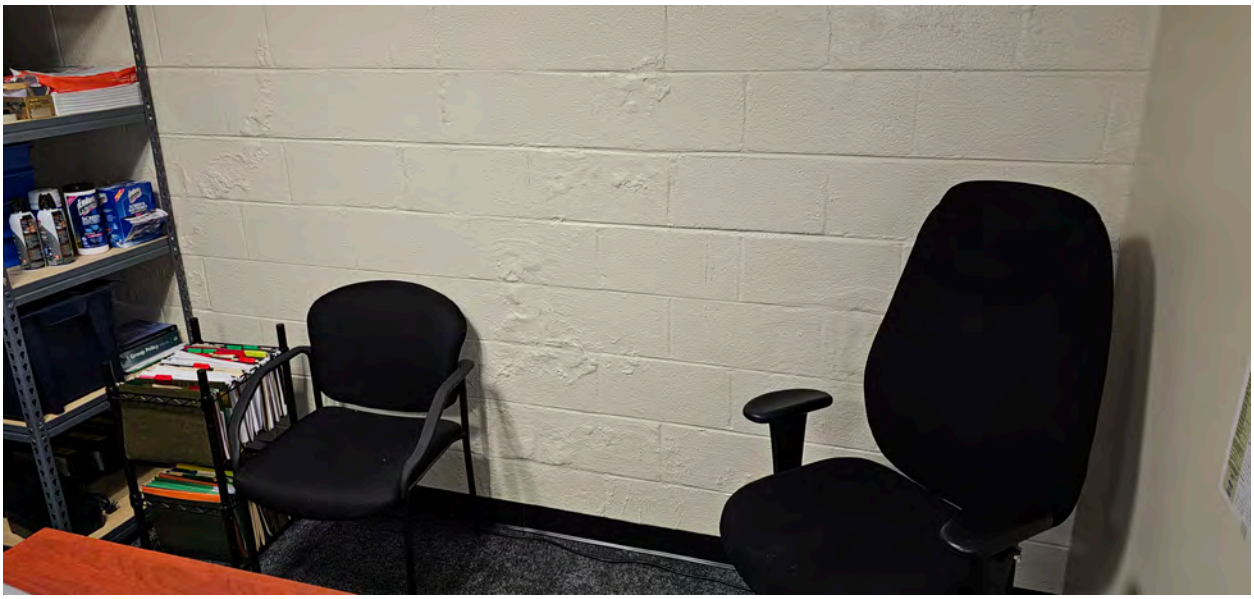
The existing building has load bearing masonry exterior walls consisting of 6” and 8” concrete masonry and 4” brick veneer. The masonry appears to be in relatively good condition, although minor cracks and some brick spalling will need to be repaired. The structural nature of the load bearing masonry walls may make modifications to the structural layout more difficult during a renovation.

Area wells were designed on the front of the building to allow for windows and natural light in the middle level of the building. There are signs of water infiltration through the brick walls at these area wells, and the faces of some bricks have spalled. Masonry repairs are needed to repair cracks and broken bricks, and it is recommended to waterproof the exterior of the area wells. A concrete exit stair was added to one of the area wells, and the stair is in poor condition. This stair should be replaced.

• EXISTING CONDITIONS : COUNTY ADMINISTRATION BUILDING, CONTINUED

A sanitary sewer clean out was cut into the brick wall on the rear of the building without patching the brick around it. The cleanout cap should be extended out to the face of masonry, and the masonry should be patched around the cleanout.

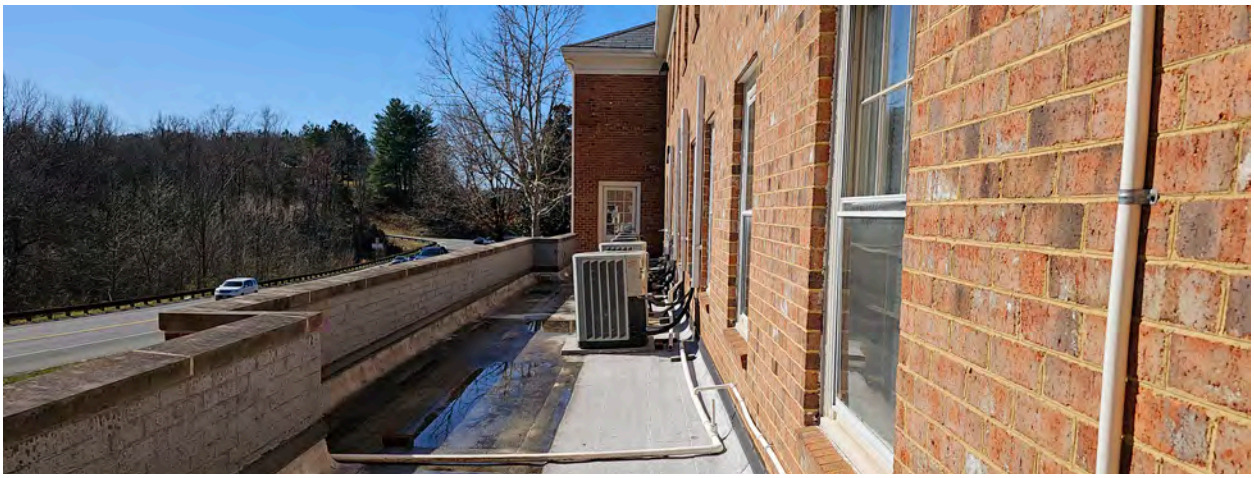
Water infiltration was observed on the interior of the intermediate floor and the basement wall on the front of the building. Several rooms on the intermediate floor at the front of the building have bubbled paint and efflorescence indicating that the basement walls are leaking. The exterior earth should be excavated, and the walls should be waterproofed. A foundation drain should be installed to carry water away from the basement wall.



Concrete stairs and sidewalks wrap around the ends of the building to connect each level. In some cases, there are concrete stoops adjacent to exits that are above occupied space in the lower levels. The steel beams and decking below these stoops are rusting, and repairs and/or replacement are needed. The stairs and sidewalks are not in good condition, and railing along the stairs is not code compliant. Consideration should be given to replacing these stairs and walks.

• EXISTING CONDITIONS : COUNTY ADMINISTRATION BUILDING, CONTINUED

The building has wood doors and single pane wood windows on the exterior. Painted wood trim surrounds the doors, windows, soffits, and roof features. In several areas, the paint is peeling. All exterior wood materials should be painted as part of any renovation. The wood windows are covered with aluminum storm windows to improve thermal insulation. Consideration should be given to relacing the windows with aluminum-clad windows with insulated glass during future renovations.



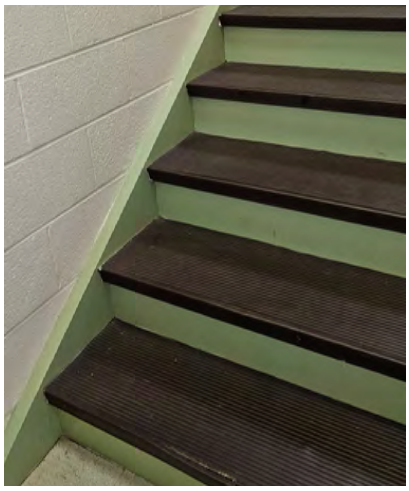
The existing building has a combination of sloped roofs with shingles and low sloped roofs. The main portion of the building has a hipped sloped roof covered in slate shingles. The slate shingles appear to be in relatively good condition. Aluminum gutters wrap around the perimeter of the main roof, and down spouts carry the water to grade. Arched louver dormers are located in the slate shingle roofs. The metal roofing on the arched dormers is rusting and it will need to be replaced. On the rear of the building, the former fire apparatus bays extend beyond the floor above resulting in a low sloped roof area with modified bitumen roofing. Standing water was observed on this roof, and past leaks were apparent on the lower level. Condensate from HVAC systems drains onto this roof, and it is likely the gutters from the main roof above overflow onto the lower roof. Condensate drains should be pipe off of this roof, and the roofing should be replaced to slope properly to roof drains and/or scuppers.

Insulation

According to the original building construction drawings, the existing exterior walls are not insulated. Consideration should be given to applying spray foam insulation to the interior surface of the exterior CMU walls prior to installing new metal studs and drywall on the interior. The attics are insulated with minimal batt insulation installed at the bottom chord of premanufacture wood truss. The insulation has been displaced in many areas leaving voids in the insulation integrity. Insulation loses effectiveness over time; therefore, we recommend removing the existing insulation and reinsulated with R-49 insulation to meet the current energy code.

• EXISTING CONDITIONS : COUNTY ADMINISTRATION BUILDING, CONTINUED

Other Code Issues



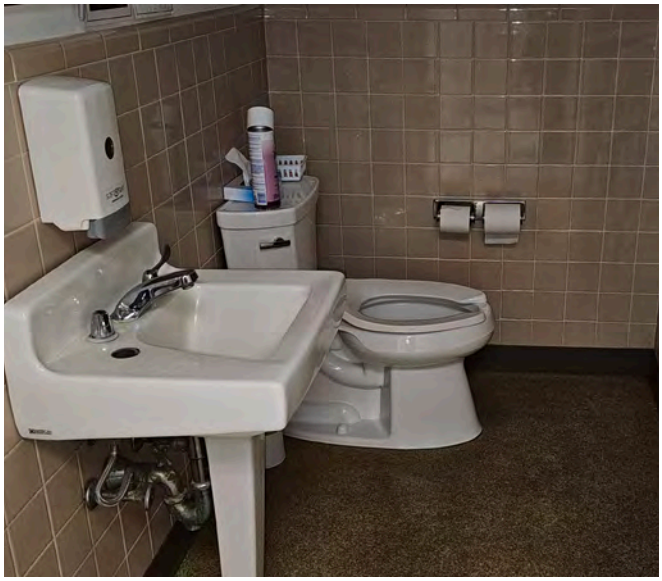
The stair railings in the building do not meet code. In some cases, railing is only installed on one side of the stairs rather than both sides as required by code. Handrails need to extend beyond the top and bottom risers as required by code. The opening between rails where the change in floor elevation is 30" or more need spaced so that a 4" sphere cannot pass between the rails. The existing stairs may be grandfathered; however, any major renovations to the building would warrant upgrading the stair railings.

ADA Access

Efforts have been made to make the existing building handicapped accessible. A handicapped accessible ramp was added to the main entrance, and an elevator was installed. There are other issues in the building that do not fully comply with the ADA for accessibility, and these issues should be addressed in any building renovation to the extent possible.

The following items should be addressed in renovation plans:

- **Door approach clearances**
- **Clearances around plumbing fixtures in restrooms**
- **Proper grab bars in restrooms**
- **Door threshold heights**
- **Slope at door landings**
- **Countertop heights**



Civil Conditions : County Administration/Courts Building

Overview

The Fluvanna County Administration & Courthouse site, located at 72 Main Street in Palmyra, Virginia, serves as a central governmental and judicial facility for the county. The property includes the main courthouse building, the Fluvanna County Administration Building, associated parking areas, pedestrian walkways, and landscaping. The courthouse and administration buildings are physically separated but share a central open courtyard that facilitates pedestrian access and public use.

Site Topography and Drainage

Stormwater runoff is managed primarily via a combination of curbs and gutters along Main Street, internal stormwater drainage structures, and a grass channel used for stormwater conveyance. Runoff from the site ultimately drains to a culvert located on adjacent Parcel 17263, situated directly across U.S. Route 15 (James Madison Highway). This culvert serves as the primary point of discharge for the site and conveys stormwater beneath the highway to downstream receiving areas.

Near the ADA parking spaces, existing stormwater infrastructure was observed to create a tripping hazard due to raised or uneven surfaces, which could pose safety concerns and should be addressed in future site improvements. There are also signs of erosion adjacent to the exterior staircase along the courthouse, indicating localized runoff impacts that may require mitigation from the roof runoff with no gutters.

According to the U.S. Fish and Wildlife Service Wetlands Mapper, a riverine feature has been identified within the area proposed for parking expansion. However, no standing water or visible stream channel was observed during the site visit. Based on current site conditions, it is likely that any stream presence may have been undergrounded with prior road work. Additional investigation will be required to confirm the presence, classification, and delineation of any jurisdictional streams or wetlands. Depending on the final classification of the stream, a riparian buffer may also be required in accordance with the Fluvanna County Ordinance.

FEMA Floodplan Map and Wetlands Mapper, please see appendix for full size images

• CIVIL CONDITIONS : COUNTY ADMINISTRATION BUILDING, CONTINUED

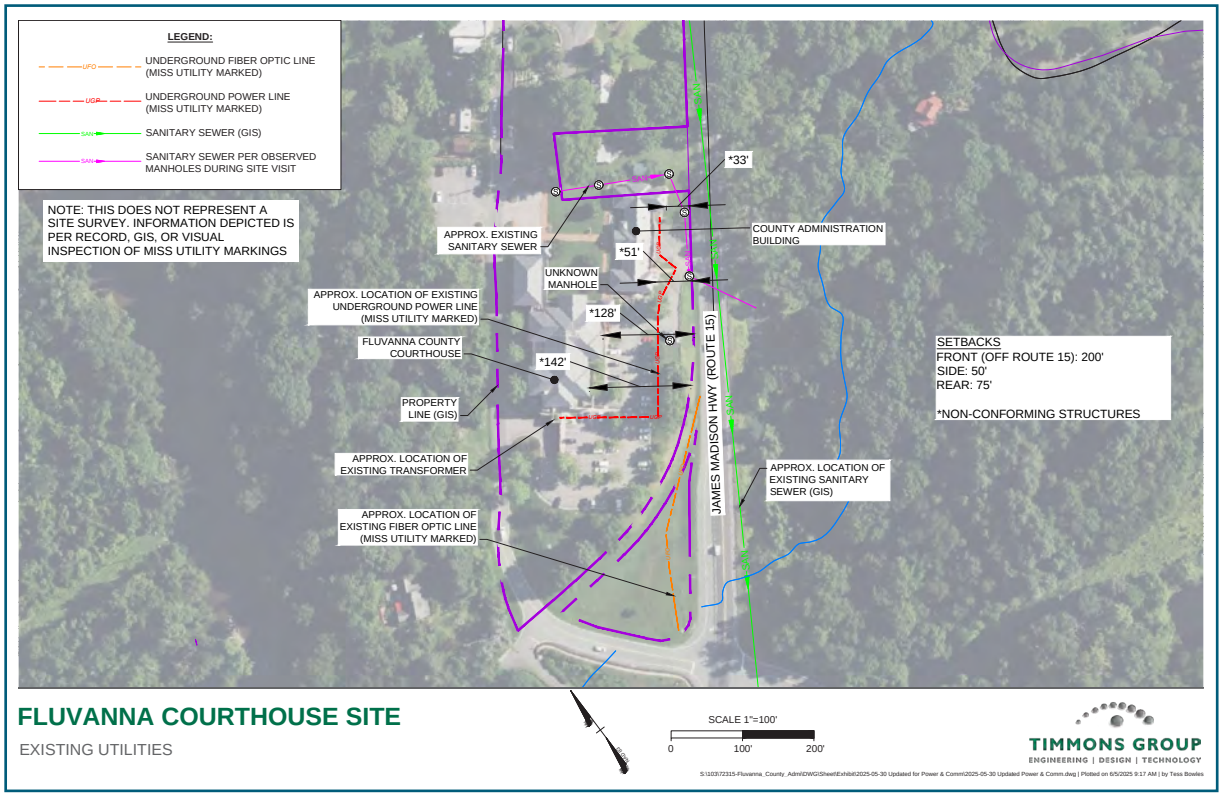
Site Structures

A sally port facility intended for secure detainee transport is located at the courthouse parking lot. However, the sally port is too small to accommodate buses for unloading detainees, and the overhead door clearance is insufficient for larger vehicles. This limitation restricts operational flexibility and safety and should be considered in any future site or facility upgrades.

Additionally, visible signs of concrete erosion were observed within the sally port, likely caused by concentrated roof drain flows cascading directly onto the concrete below. This erosion may become a concern for integrity if the water begins to enter the subgrade and should be addressed through improved drainage or protective measures.

Utilities and Infrastructure

The courthouse is served by municipal well water and sanitary sewer systems provided by Fluvanna County Public Utilities. The County Administration Building has water service from AQUA Virginia and sanitary sewer service from Fluvanna County Public Utilities. There were several sanitary sewer discrepancies found between Fluvanna County GIS and what was observed during the site visit. An underground powerline runs through the parking lot on Parcel 2195, and a fiber optic line runs through Parcel 17263, where a proposed parking lot might be located. These utilities were both marked by Miss Utility, refer to Fluvanna County Courthouse Site – Existing Utilities exhibit for approximate location of existing utilities.

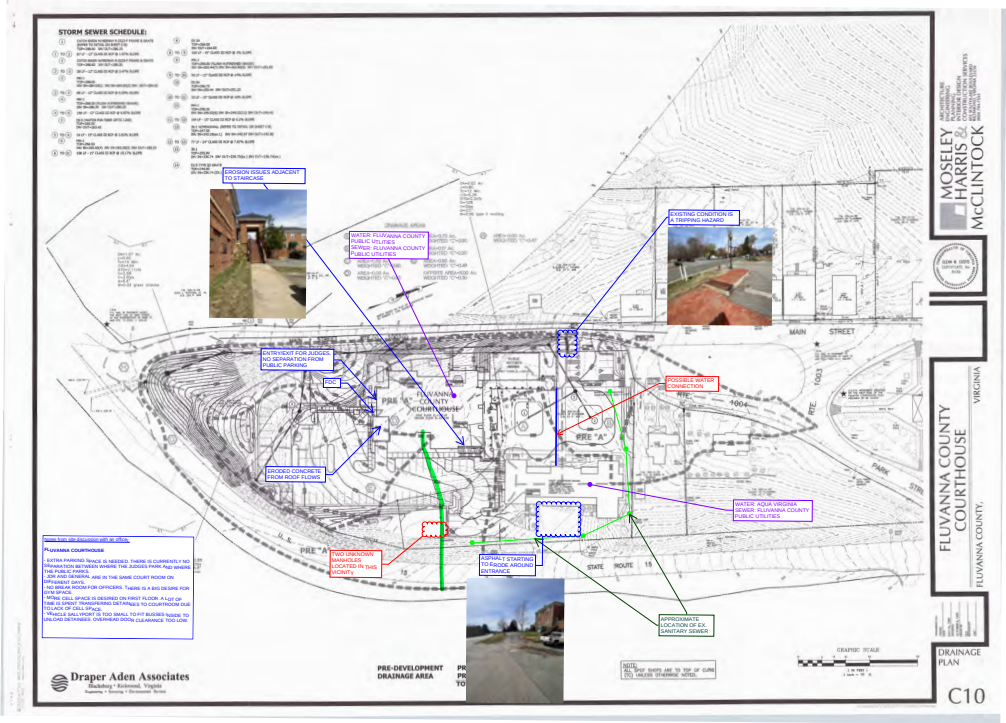


Existing Utilities Exhibit, please see appendix for full size image

• CIVIL CONDITIONS : COUNTY ADMINISTRATION BUILDING, CONTINUED

Site Access and Circulation/Parking

Primary vehicular access to the site is from Main Street with paved parking areas available for courthouse staff and visitors. An additional ADA parking lot is located further along Main Street. The County Administration Building is also accessible via an entrance off State Route 15. The entrance off James Madison Highway (Route 15) exhibits signs of deteriorating asphalt, likely due to poor drainage conditions in the area. This deterioration may impact long-term maintenance needs and should be addressed as part of any future site improvements. It should also be noted the entrance off Route 15 is unusual in configuration and width, which poses some safety concerns regarding traffic control.



Parking and Circulation, please see appendix for full size image

Zoning

The Fluvanna County Circuit Court Site includes two adjacent parcels under the ownership of the Fluvanna County Board of Supervisors, totaling approximately 6.92 acres. Both parcels are zoned A-1: Agricultural, General, a zoning classification that supports rural land preservation while allowing for public and civic uses such as government facilities.

The primary site (PID 2195) is approximately 6.284 acres and contains the existing Fluvanna County Circuit Court facility and County Administration Building. The existing structures on this parcel are non-conforming with respect to current building setback requirements.

The adjacent parcel (PID 17263) is 0.636 acres and currently undeveloped, with unfavorable parcel geometries and landlocked by surrounding right-of-way. This parcel also lies within a Flood Hazard Area; however, the impact is minor and appears to be backwater inundation that could likely be filled if necessary.

• CIVIL CONDITIONS : COUNTY ADMINISTRATION BUILDING, CONTINUED

The following building setbacks apply under A-1 zoning:

- 200-foot minimum setback from U.S. Route 15,
- 50-foot minimum side yard setback,
- 75-foot minimum rear yard setback.

The maximum building height permitted on both parcels is 35 feet. While no vertical development is planned for the parcel adjacent to the courthouse site, all future improvements must comply with setback, height, and overlay requirements.

Additionally, future development must conform to the county's parking lot landscaping standards, which include:

- A 9-foot-wide planting strip between each group of four (4) adjacent parking bays,
- A 9-foot planting buffer between access roads and adjacent properties of the same use,
- A 25-foot planting buffer between parking areas and adjacent properties of a different use or public rights-of-way.

These zoning and site development requirements will guide any modifications to the existing courthouse site and ensure that the proposed improvements are consistent with county standards.

Existing Parking Analysis

According to GIS data, the approximate gross floor area of the Fluvanna County Courthouse is 38,325 square feet, while the County Administration Building contains an additional 13,462 square feet.

According to the Fluvanna County zoning ordinance for office uses, the parking requirement is one space per 300 square feet for the first 15,000 square feet, with one space per 350 square feet required for the remaining floor area. Office is used as the closest applicable use with courthouse spaces undefined by ordinance. ITE parking rates between office and courthouse uses are also very similar, making this assumption applicable. Applying this standard, the combined buildings generate a total parking requirement of approximately 162 parking spaces.

Currently, there are approximately 80 parking spaces available on site to serve the courthouse and administration building. This shortfall highlights the need for additional parking capacity to adequately serve employees, visitors, and court functions.

Structural Conditions : County Administration Building

Building Overview

The existing Fluvanna administration building is a three-story structure constructed around the year 1971. The structural systems consist of a mix of steel columns and CMU load bearing walls along with steel bar joists supporting the floors and wood trusses supporting the roof. Existing structural drawings were available for the building.

Structural Framing System

The structural foundations are shallow isolated concrete footings under columns and continuous strip footings under walls. The bottom firehouse level consists of a slab-on-grade as well as portions of the lower-level floor are also slab-on-grade.

The primary structural framing consists of a combination of structural steel beams and columns with load bearing CMU walls. Open web steel bar joists with a 2 ½" concrete slab over metal form deck make up the elevated portions of the lower level and main level floor. Wood trusses span between the exterior CMU walls and support the roof. An attic space with mechanical equipment is located within the depth of the roof truss framing. The exterior CMU walls are assumed to be the primary lateral force resisting system.

One location at the women's bathroom on the lower-level floor framing is called out as a slab-on-grade in the original drawings. However, there is a significant void below the slab and the space is infilled with wooden framing (Photograph 1 and Photograph 2). The construction type at this one location did not match the rest of the building. This area was only visible through a hole in one of the CMU walls on the firehouse level and is not easily accessible.

Photograph 1
Questionable wooden framing under bathroom

Photograph 2
Scrap lumber supporting post framing

• STRUCTURAL CONDITIONS : COUNTY ADMINISTRATION BUILDING, CONTINUED

Exterior Stairs at Light Well

Concrete stairs at the south light well are supported on 4 CMU piers. The outer most 2 piers have significant deterioration most likely due to water infiltration (Photograph 3 and Photograph 4). CMU blocks beyond repair should be replaced and loose or deteriorated mortar joints should be repointed.

Photograph 3 and Photograph 4— CMU piers with significant deterioration

Corrosion

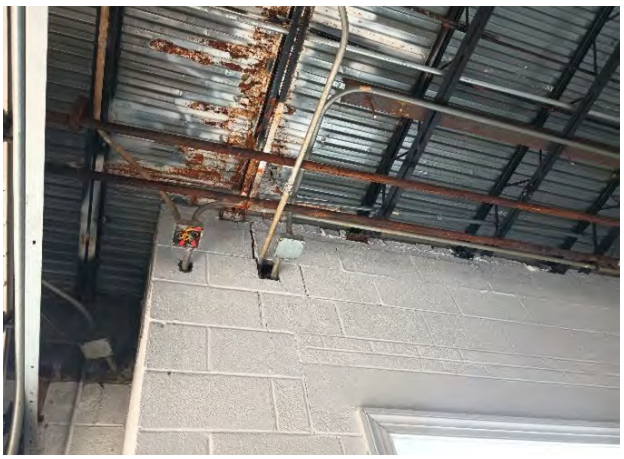
One location in the mechanical equipment room has a section of corroded metal deck that is part of an exterior ramp above on the north face of the building (Photograph 5 and Photograph 6). The top side of this slab should be coated with a traffic bearing membrane to prevent water intrusion through the slab and prevent further corrosion of the metal form deck below. The metal deck appears to be form deck and therefore should not be a structural concern after the concrete slab above cured. The metal deck can be cleaned and corroded areas removed. Holes should be drilled through the underside of the metal deck to allow moisture to escape from the deck.

Photograph 5
Top side of concrete ramp

Photograph 6
Underside of ramp with rusted metal form deck

• STRUCTURAL CONDITIONS : COUNTY ADMINISTRATION BUILDING, CONTINUED

Multiple locations of corroded metal form deck and bar joists were visible at the underside of the lower level (Photograph 7). These locations were primarily under the terrace roof that held mechanical equipment. Standing water was visible on the terrace roof and the drains appeared to be partially clogged which is likely one cause of the visible corrosion below these locations (Photograph 8). Joists and deck with corrosion should be cleaned and coated with a high-performance coating to prevent further corrosion. Water infiltration through the roofing membrane should be investigated and repaired or replaced. Joist reinforcing may be required at areas of higher levels of corrosion.



Photograph 7
Corrosion on the underside of the form deck and bar joist

Photograph 8
Standing water and clogged drain at the terrace

CMU Walls

Cracking at the CMU on the firehouse level was visible and should be repointed (Photograph 9). Signs of water infiltration were also observed around the perimeter of the firehouse and lower level. Multiple walls have blistering and flaking paint (Photograph 10). Exterior waterproofing should be investigated around the perimeter of the building. Interior paint should be replaced with an elastomeric coating that will allow the CMU block to breath and release water without blistering.

Photograph 9
Cracking and blistering paint at CMU wall

Photograph 10
Blistering paint flaked off near the elevator

Mechanical Conditions : Administration Building

Existing Conditions

Split-system heat pump units

Indoor air handling units are located in the attic above the 3rd floor and in the mechanical closets on the 2nd floor. Air handling units are Lennox, Trane, and Daikin. The Lennox units are newer, manufactured in 2014-2015, and the Trane units are older, manufactured around 2006. The air handling unit in the mechanical room that is inside the storage space on the 2nd floor is a Daikin unit. Each air handling unit is served by a dedicated air-cooled condensing unit. Indoor air handling units in the attic appear to have ducted outside air, whereas indoor air handling units in 2nd floor mechanical closets do not appear to have outside air. The Aprilaire outside air dampers in the attic are not operational.

Ductless split-system units

Indoor split system units are located in the Environmental Health Offices, IT room, and Meeting/Lunch room. Ductless fan coil units are served by dedicated condensing units. There is no outside air on the ductless split system units.

- Environmental Health Offices – There are (2) wall-mounted indoor units and (2) ceiling-mounted indoor units in this space. The (2) wall wall-mounted indoor units are not operational and have been abandoned in place.
- Meeting/Lunch room – There are 2 existing units in the room. One unit appears to be abandoned in place, and the other is an operational 0.75 Daikin Unit.
- IT Room - There are two indoor units in the room. One is a 3-Ton Daikin unit, which acts as the main conditioning unit, and the other is a 1-Ton Carrier unit, which acts as a backup.

Exhaust fans

Ceiling exhaust fans and centrifugal utility set exhaust fans (located in the attic) serve all the bathrooms and janitor closets in the building. The utility set exhaust fan then directs the exhaust air into the attic space.

Additional Items

Electric wall heaters are located in some of the bathrooms throughout the building.

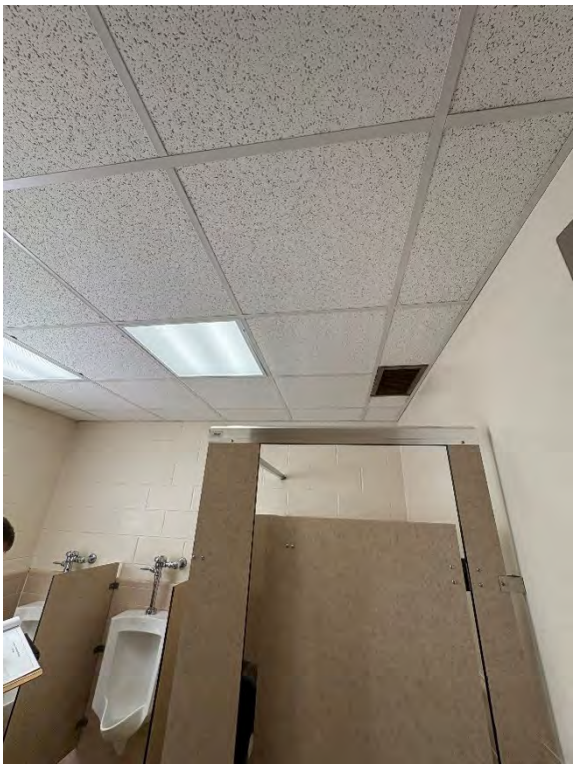
A Dehumidifier and an Electric unit heater are present in the basement records storage area.

The condition of the equipment was found to be mixed, with the Trane split system heat pump units nearing the end of their useful life. All Daikin units appear to be in good condition.

• MECHANICAL CONDITIONS : COUNTY ADMINISTRATION BUILDING, CONTINUED

Photos

Electric Wall Heater



Exhaust Grille

• MECHANICAL CONDITIONS : COUNTY ADMINISTRATION BUILDING, CONTINUED

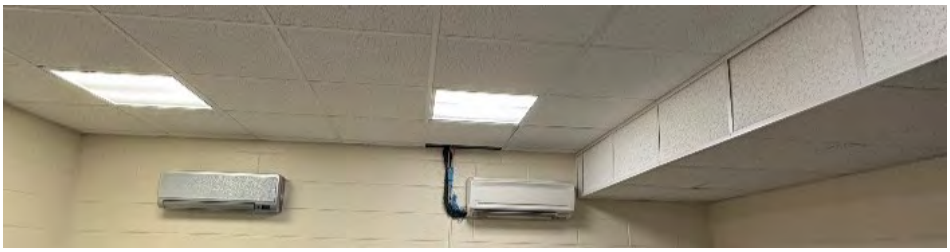
Centrifugal Utility Exhaust Fan

Lenox AHU

Aprilaire Outside Air Damper

• MECHANICAL CONDITIONS : COUNTY ADMINISTRATION BUILDING, CONTINUED

Environmental Health Offices – Wall-mounted indoor units and ceiling-mounted indoor units



Director of IT Office - Indoor Split System unit, abandoned in place (left) and operational (right)

IT Room – Indoor Ductless Split System unit, main conditioning (left) unit and backup (right)

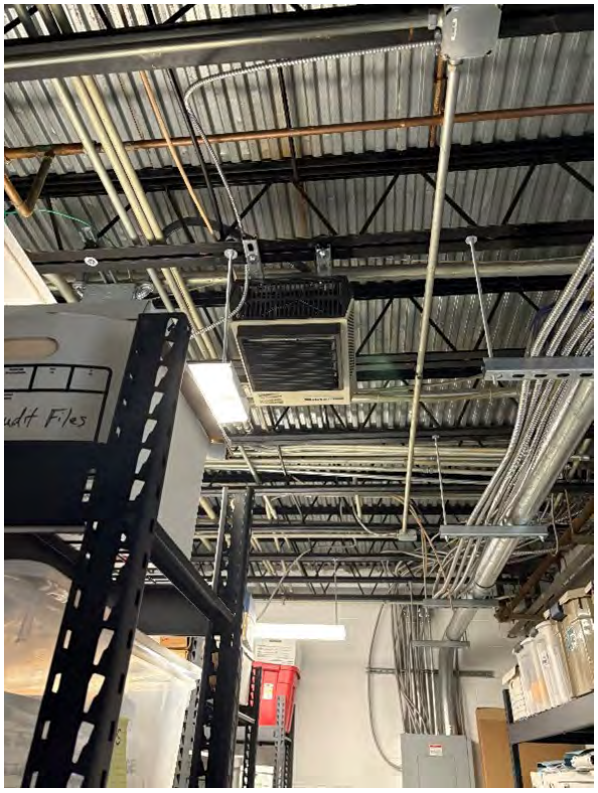
• MECHANICAL CONDITIONS : COUNTY ADMINISTRATION BUILDING, CONTINUED

Daikin AHU

Trane AHU

Outdoor Ductless Split System Units

- **MECHANICAL CONDITIONS : COUNTY ADMINISTRATION BUILDING, CONTINUED**



Basement Record storage – Electric Unit Heater and Dehumidifier

Electrical Conditions : County Administration Building

The following electrical systems are present in the building:

- Exterior pad-mounted transformer.
- 1200 Amp, 208/120 Volt, 3-phase electrical service.
- 400 Amp, 208/120 Volt, 3-phase electrical service.
- 60 kW, 120/208V, 3-phase, 4-wire generator with a 225A-3P output breaker.
- 400A-3P, 4-wire automatic transfer switch.
- 400 Amp, 240 Volt, 3-phase fused disconnect.
- LED lighting system.
- Manual and automatic lighting controls.
- A fire alarm system was not observed, except for elevator recall smoke detectors dedicated to the elevator system.

Power Distribution

Service "A"

The building's first electrical service "A" is a 1200 ampere, 208 volt, 3-phase, 4-wire service. The main switchboard "A" is fed from a CT cabinet located on the interior of the electrical room. Power is distributed throughout the building from fused switches within the switchboard.
The 1200-amp service is adequately sized to support any future programs; however, the existing switchboard is original to the building, past its usable service life, and should be replaced.

Service "B"

The building's second electrical service "B" is a 400 ampere, 208/120 volt, 3-phase, 4-wire service fed from a CT cabinet and a 400A-3P fused disconnect switch. The disconnect is then split into two 200 ampere panels, which feed mechanical equipment connections (air handlers, pumps, etc.). Power is distributed throughout the clinic area of the building from these panelboards. The 400-amp service is adequately sized to support any future programs; however, the existing main disconnect is original to the building, past its usable service life, and should be replaced.

Overall

The CT cabinet and meter are located within the building and do not meet current Dominion Energy standards. The CT cabinet and meter will need to be relocated to the exterior of the building as part of any major renovation to the electrical system. In addition, while each service is adequately sized to support the renovation, two electrical services are not required. As part of relocating the CT cabinet and meter to the exterior of the building, it is recommended that the services be combined into a single 1,600A, 120/208V, 3-phase service.

• ELECTRICAL CONDITIONS : COUNTY ADMINISTRATION BUILDING, CONTINUED

Distribution Equipment

Panel X
Panel X is a General Electric panelboard original to the building, manufactured in 1971. The panel is in poor condition, has exceeded its usable service life, and should be replaced.

Panel D
Panel D is a General Electric panelboard original to the building, manufactured in 1971. The panel is in poor condition, has exceeded its usable service life, and should be replaced.

Panel A
Panel A is a Westinghouse panelboard, manufactured in 1992. The panel is in fair condition; however, it has exceeded its usable service life and should be replaced.

Panel F
Panel F is a Cutler Hammer type PRL1a panelboard, manufactured in 2006. The panel is in good condition; however, it is nearing the end of its usable service life and should be considered for replacement as part of any major renovation.

Panel 1A
Panel 1A is a General Electric panelboard original to the building, manufactured in 1971. The panel is in poor condition, has exceeded its usable service life, and should be replaced. Additionally, the panel is located in a restroom near a source of water. While this is not a direct violation of the NEC, it is not recommended due to proximity to water and should be relocated to improve safety and maintainability.

Panel C
Panel C is a flush-mounted General Electric panelboard original to the building, manufactured in 1971. The panel is in poor condition, has exceeded its usable service life, and should be replaced.

Panel B
Panel B is a flush-mounted General Electric panelboard original to the building, manufactured in 1971. The panel is in poor condition, has exceeded its usable service life, and should be replaced.

Panel N
Panel N is a General Electric fused panelboard original to the building, manufactured in 1971. The panel is in poor condition, has exceeded its usable service life, and should be replaced.

Panel H
Panel H is a General Electric panelboard original to the building, manufactured in 1971. The panel is in poor condition, has exceeded its usable service life, and should be replaced.

Panel Y
Panel Y is a General Electric panelboard original to the building, manufactured in 1971. The panel is in poor condition, has exceeded its usable service life, and should be replaced.

Load Center D
Load Center D is a Square D type QO load center. The manufacturer date of the panel is unknown, but it is fairly new, in good condition, and suitable for reuse.

• ELECTRICAL CONDITIONS : COUNTY ADMINISTRATION BUILDING, CONTINUED

Emergency Power Systems

Emergency power is provided to the building via a standby generator located outside the building adjacent to the electrical room. The generator is a Cummins Onan diesel standby generator rated at 60 kW, 120/208V, 3-phase, 4-wire, with a 225A-3P output breaker. The generator was manufactured in 2005 and installed in 2006. It has been maintained and is in fair condition.

The generator feeds a 400A-3P, 120/208V automatic transfer switch (ASCO Series 300) located in the main electrical room. The ATS is assumed to have been installed in 2006 with the generator and is in fair condition and suitable for reuse.

It is currently unknown which panelboards and loads are supported by the generator. Many revisions were made to the electrical distribution system during the generator installation, and no record drawings are available for reference. Based on facility staff input and handwritten notes, many panelboards may have been modified to incorporate desired loads into the emergency distribution system. It is recommended that the entire emergency distribution system be traced to determine which panels and loads are connected to the generator.

Lighting Systems

Interior lighting systems consist of LED fixtures and LED replacement bulbs. Exit signs and emergency battery unit lights utilize battery backup. Lighting controls are primarily manual wall switches, with occupancy sensors in restrooms. All areas are provided with single-level lighting control.

It is recommended that automatic lighting controls in accordance with current energy codes be added during any major renovations to the lighting system.

Electrical Devices

The general power devices throughout the facility consist primarily of 20A, 120V duplex receptacles, with some 15A, 120V receptacles observed. In general, receptacles appeared to be located appropriately to serve the use of the space. All receptacles within 6 feet of a water source should be examined and tested for GFCI functionality.

• ELECTRICAL CONDITIONS : COUNTY ADMINISTRATION BUILDING, CONTINUED

Photos

Pad Mounted Transformer

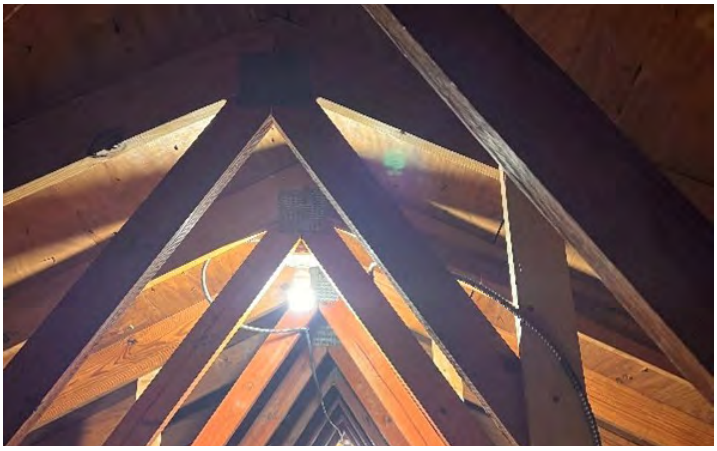
Generator

Meters, CT Cabinets and Service "A" Switchboard and Service "B" Main Disconnect

Service "B" Distribution Equipment; Panel N, Panel H and Load Center D

• ELECTRICAL CONDITIONS : COUNTY ADMINISTRATION BUILDING, CONTINUED

Panel "D"



Examples of Lighting Fixtures (above and right column)

Plumbing Conditions : County Administration Building

Sanitary

The sanitary sewer enters the building on the backside of the structure adjacent to the garage door bays and route across the garage area inside the building to serve the sanitary stacks at the stacked restrooms. The section of piping from the base of the stacks to the connection to the civil system had been recently replaced as evident by the fresh concrete infill in the sawcut area. The visible portions of the sanitary waste system were predominantly hub and spigot cast iron with some older condensate lines from an old fan coil system in copper piping. The visible portions of the vent piping system in the attic were a mix of threaded galvanized steel and cast iron. Observable portions of the system appeared in fair to good condition consistent with their age. It should be noted that this condition should be confirmed with a video scoping exercise that can identify interior corrosion and blockages.

Domestic Water

The building has two water services: a 1-1/2" line that appears to serve the health department side of the building and a 2" line serving the rest of the building. The observable portion of the domestic water system is hard Type L copper with minimal portions insulated. Small portions such as connections to replaced domestic water heaters have been replaced with PEX. The domestic water system appears to be in good condition.

There are two water heaters observed and neither had a recirculation system. One water heater serving the health dept wing is located in a storage room on the second level and is a 3.5 kW, 50-gallon electric storage heater manufactured by Bradford White in May of 2013. The T&P relief valve is piped to floor with no pan or drain present which presents a flooding risk. The water heater appears to be in fair to good condition and is approaching the end of its expected useful life (12-15 years).

The other water heater is in the ADA restroom on the second level and is 3.38 kW, 30-gallon electric storage heater manufactured by A.O. Smith in March of 2018. This water heater does have a pan which is routed into the wall, presumably to a drain on the exterior of the building. The water heater appears in good condition.

Fixtures

All water closets in the building are floor mounted, flush tank type and are in varying conditions correlating with age. The public men's rooms contains wall mounted vitreous china flush valve urinals that appears in good condition.

The public women's restrooms have undermount lavatory basins with manual, single lever faucets. The public men's restrooms has wall mounted, vitreous china lavatory basins with manual, single lever faucets. The remaining public lavatories are similar to the men's lavatory sinks. No public lavatories have code required ASSE 1070 compliant thermostatic mixing valves to limit to risk of scalding.

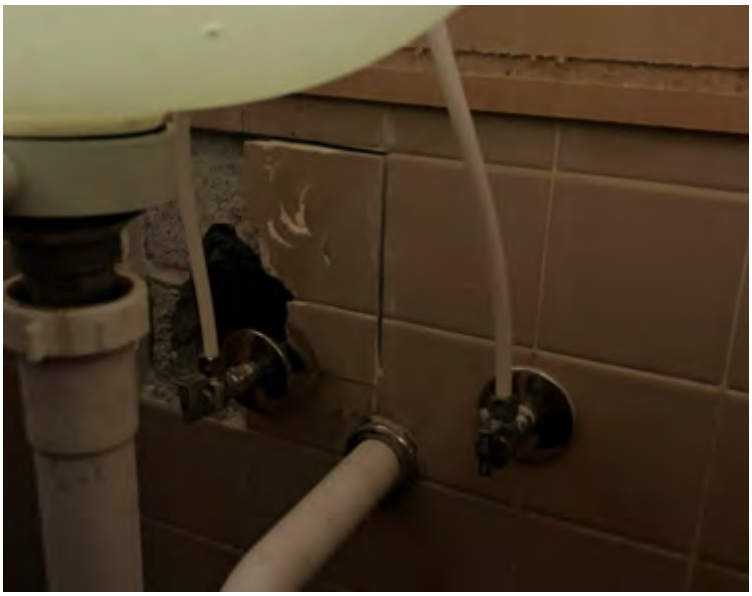
The building has a vitreous china mop sink that appears to be original to the building and in poor condition. The health department has one lab sink with a drop-in stainless-steel basin and a two handled faucet with side sprayer. There are also two exam sinks with drop-in stainless-steel basins and two handled faucets with a thermostatic mixing valve. These fixtures appear in fair condition.

The first level contains a staff restroom with a flush tank, floor mounted water closet, a laundry tub with a two handled faucet, and a shower that was used for storage. These fixtures appeared to be in fair to good condition.

• PLUMBING CONDITIONS : COUNTY ADMINISTRATION BUILDING, CONTINUED

Photos

Women's public lavatories



Lack of ASSE 1070 compliant thermostatic mixing valve

• PLUMBING CONDITIONS : COUNTY ADMINISTRATION BUILDING, CONTINUED

Typical restroom fixtures

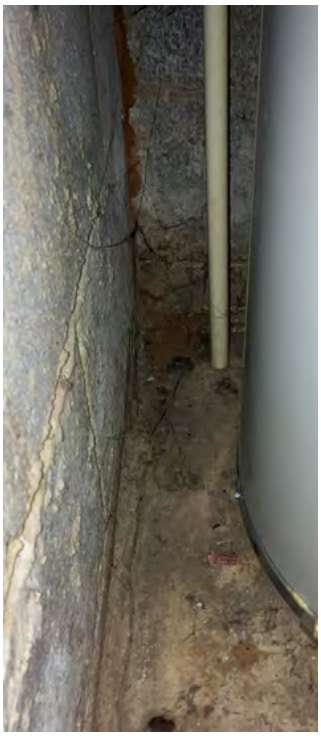
• PLUMBING CONDITIONS : COUNTY ADMINISTRATION BUILDING, CONTINUED

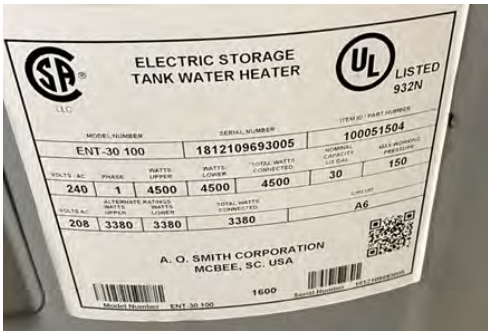
Typical urinal

Mop sink in poor condition

Health department lab and exam room sinks

• PLUMBING CONDITIONS : COUNTY ADMINISTRATION BUILDING, CONTINUED





Water heater and data plate serving the public gang restrooms

Water heater and data plate serving the health department side of the building. Top right photo shows T&P valve discharging to the floor.

• PLUMBING CONDITIONS : COUNTY ADMINISTRATION BUILDING, CONTINUED

Typical cast iron and galvanized piping in attic

Typical hub and spigot cast iron piping

Infill concrete from sawcutting for sanitary piping replacement

Typical uninsulated copper domestic water piping

Existing Conditions : Courthouse Building

The existing Fluvanna County Courthouse was built circa 2000 adjacent to the existing County Administration building. The Courthouse occupies two floors, with the Circuit Court on the first floor and the General District and J&DR Courts on the lower floor which is partially below grade. The Circuit Court records room occupies a one-story space connected to the north end of the Courthouse.

Overall, the building is in relatively good condition, and it meets the main needs of the court system. In interviews with staff, some needs for improvements were noted including more storage and filing space, a space for the Circuit Court judge's conference room, a probate conference room, and upgrades to HVAC systems. The security screening station in the lobby is too small, and additional space for the deputies and the public would allow for a safer screening process. The deputies would also like a separate breakroom and gym space. Some of the needs for additional space can be accommodated in the adjacent County Administration building after a new Administration building is constructed.

Building Statistics

First Floor Gross Square Feet	14,125
Covered Porch Area GSF	2,581
Ground Floor GSF	11,413

Construction Type — **2B**

Non-combustible unprotected, steel frame

Use Group — **B—Business, A—Assembly, I-3 Detention, S-1**

Sprinkler System — **Yes**

Occupants

Business — 108
Assembly — 285
I-3 — 31
S-1 — 10
Total — 434

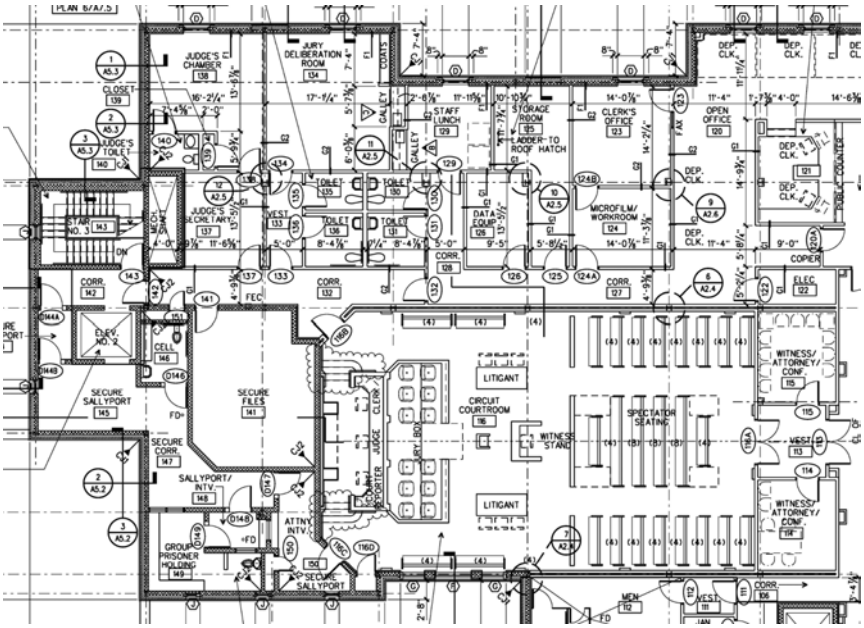
• EXISTING CONDITIONS : COURTHOUSE BUILDING, CONTINUED

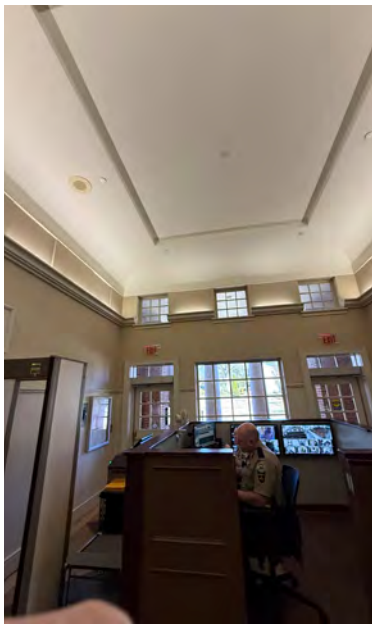
Building Condition

The building is in good condition, and no major construction problems were noted. The building has a steel frame structure and brick exterior over CMU backup walls. The roof structure consists of pre-engineered metal trusses. Slate shingles cover the roof.

The exterior brick appears to be in good condition, with no major issues. However, below the columns at the front colonnade, concrete is spalled and repair is needed. The deterioration may be the result of salts used for deicing of the sidewalk. Further investigation is needed to determine the cause and extent of the repair. A fiberglass reinforced polyester cornice surrounds the top of the brick walls, and the cornice is in good condition. Based on the age of the construction, sealant joints should be resealed around the entire building.

Exterior aluminum clad wood windows are used on the exterior. Given the age of the existing windows some glass seal failure may begin to occur resulting in cloudy film inside the glass. Extensive glass failure was not observed on the exterior.





• EXISTING CONDITIONS : COURTHOUSE BUILDING, CONTINUED

Other Code Issues

ADA Access

The Courthouse has an at grade entrance on the front of the building and an elevator to provide access to the lower floor. Handicapped parking is provided in front of the building. There may be other issues in the building that do not fully comply with the ADA for accessibility, and these issues should be addressed in any building renovation to the extent possible.

The following items should be addressed in renovation plans:

- Door approach clearances
- Clearances around plumbing fixtures in restrooms.
- Proper grab bars in restrooms
- Door threshold heights
- Slope at door landings
- Countertop heights and dimensions

Civil Conditions : Courthouse Building

Timmons Group has provided information about the civil conditions of the existing Courthouse as part of their report on the administration building. Please refer to the section on Civil Conditions: Administration Building for detail.

BOS2026-03-04 p.62/638

Structural Conditions : Courthouse Building

Building Overview

The existing Fluvanna courts building is a two-story structure constructed around the year 2000. The structural systems appear to be a conventional steel framed building with exterior CMU walls and wood roof trusses. Existing architectural drawings for the building were available.

Structural Framing

Structural foundations are assumed to be shallow isolated concrete footing at interior columns and continuous concrete strip footings along exterior perimeter walls. Below grade basement perimeter walls are concrete while typical exterior walls above grade are CMU. The ground level slab is a concrete slab-on-grade.

The primary structural system for the building consists of a concrete slab over metal deck on structural steel beams and girders. Floor framing is supported by structural steel wide flange columns for the elevated section of the first-floor level. The roof framing appears to be a combination of metal roof deck on steel beams at flat roof areas with wood framed trusses at sloped slate roofs. The exterior walls are reinforced CMU with brick veneer. The lateral force resisting system of the building appears to be provided by the exterior CMU walls but was not apparent on site or shown in the provided architectural drawings.

Building Structural Deficiencies

The following descriptions summarize observed building deficiencies and proposed solutions to improve the existing conditions.

Structure

The building structure was generally covered by finishes and not readily visible in most locations of the building. However, what could be observed appeared to be in serviceable condition and no obvious structural deficiencies were apparent.

Mechanical Conditions : Courthouse Building

- The building is served by a Variable Air Volume Air Handling Unit (AHU), located in the basement mechanical room, with induction terminal units throughout the building. The AHU utilizes DX cooling and hot water heating. DX cooling is accomplished utilizing a split system air cooled condensing unit located outside the building. The heating hot water is provided by two oil-fired boilers that are located in the basement mechanical room. The AHU and oil-fired boiler appeared to be in good working condition.
- Outdoor air that serves the AHU is supplied from an outdoor air louver located in the mechanical room.
- The induction boxes utilize hot water coils served by the boiler to provide heating. The induction boxes appeared to be in good working condition.
- Exhaust air from holding cells and bathrooms are ducted to an exhaust fan located in the basement mechanical room and exhausted outside through an exhaust louver in the basement mechanical room.
- The Public Records room is served by a VAV that taps off the courthouse AHU, and a Liebert PDX unit. There is also a self-contained AC unit and a make-up air unit which has been abandoned in place. The VAV, self-contained AC unit, and make-up air unit were not accessible during field work.
- The Liebert PDX unit is located in a closet near the entrance to the public records room and is in good working condition.

VAV AHU & Gas Fire Boiler in basement mechanical room

- **MECHANICAL CONDITIONS : COURTHOUSE BUILDING, CONTINUED**

Induction box

Liebert PDX Unit

Electrical Conditions : Courthouse Building

EXISTING CONDITIONS

The following electrical systems are present in the building:

- 2,000 Amp, 208/120 Volt, 3-phase electrical service.
- 150kW Diesel Generator with Life Safety and Optional Standby Transfer Switch
- Exterior pad mounted transformer.
- Fluorescent lighting fixture lighting system
- Fully manual lighting controls
- Architectural Dimming system in the courtrooms
- Siemens addressable fire alarm system.

Power Distribution

Electrical Service

The main electrical service for the courthouse consists of a 2000-ampere, 120/208-volt, three-phase, four-wire service fed from a Dominion Energy pad-mounted transformer located on the exterior of the building.

Main Switchboard

The main switchboard and associated service equipment were observed to be in good condition with no visible signs of corrosion, overheating, or physical damage. The equipment enclosure is clean and free from debris, and all labeling and circuit identification appear legible and intact. No evidence of water intrusion or insulation degradation was noted.

Distribution Panelboards

The building's electrical distribution system operates at 120/208 volts, three-phase, four-wire, and is fed from the main 2000-amp service switchboard. Power is distributed throughout the courthouse via panelboards, distribution panels, and circuit breakers located in electrical rooms on each floor. All observed equipment appears to be manufactured by Siemens and appeared to be in good condition, with no visible signs of deterioration, or corrosion. Panelboard interiors are clean, labeling is legible, and circuit directories are well maintained.

Lighting Systems

Interior lighting systems throughout the courthouse primarily consist of recessed, pendant mounted and surface-mounted fluorescent fixtures that have been retrofitted with LED replacement lamps. Fixtures appear clean, securely mounted, and in good operating condition, with uniform illumination levels observed in occupied areas.

Exit signs are LED-illuminated and equipped connected to the emergency power system to provide emergency egress lighting in the event of a power outage. Additional emergency lighting is provided by lighting fixtures connected to the emergency power system located in corridors and common areas, all appearing properly located and maintained.

• ELECTRICAL CONDITIONS : COURTHOUSE BUILDING, CONTINUED

Lighting control is provided primarily through manual wall switches located at room entrances and common areas. No automated lighting controls or occupancy sensors were observed. However, courtrooms are equipped with an architectural lighting control system that allows for preset lighting scenes, dimming, and programmable control tailored to courtroom functions and proceedings.

Electrical Devices

The general power devices throughout the facility consist primarily of 20A, 120V duplex receptacles. In general, receptacles appeared to be located appropriately to serve the use of the space. All receptacles within 6 feet of a water source should be examined and tested for GFCI functionality.

Emergency Power System

The courthouse is equipped with a 150 kW diesel-powered emergency generator located on the exterior of the building within a weatherproof, sound-attenuated enclosure. The generator provides standby power to critical building systems through two automatic transfer switches (ATS) and a dedicated connection to the fire pump controller. ATS #1 (200 A) serves life safety and egress lighting loads, while ATS #2 (150 A) feeds a UPS system supporting the building's optional standby and technology loads.

During the field investigation, both automatic transfer switches were observed to be in a trouble state, indicating potential control, sensing, or communication issues that warrant further evaluation by qualified maintenance personnel. Despite this condition, the overall emergency power system appears to be properly configured, with equipment in generally good physical condition. Routine inspection, testing, and corrective maintenance are recommended to ensure reliable operation and compliance with NFPA 110 and local code requirements.

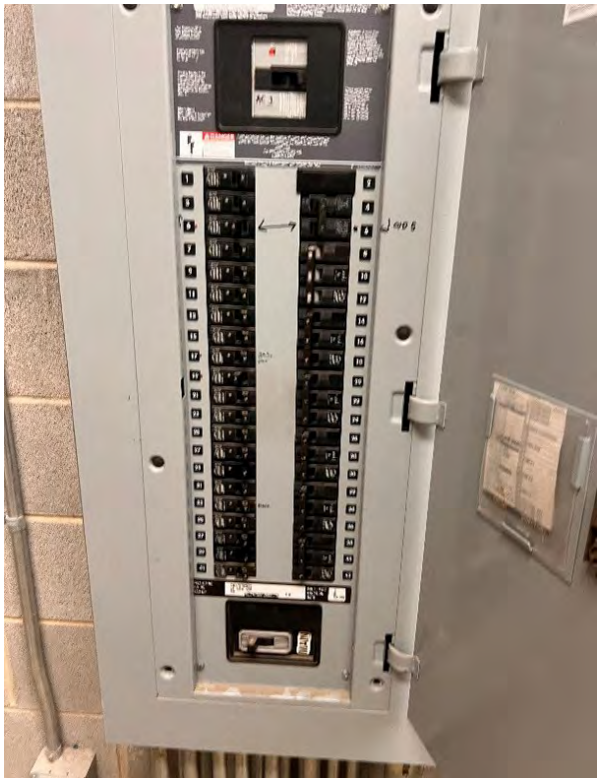
Fire Alarm System

The building is equipped with an addressable fire alarm system manufactured by Siemens. The main fire alarm control panel (FACP) is located in the basement main electrical room, providing centralized monitoring and control of all initiating and notification devices throughout the courthouse. A remote fire alarm annunciator panel is installed in the main lobby near the primary building entrance, allowing responding personnel to quickly identify alarm locations and system status upon arrival.

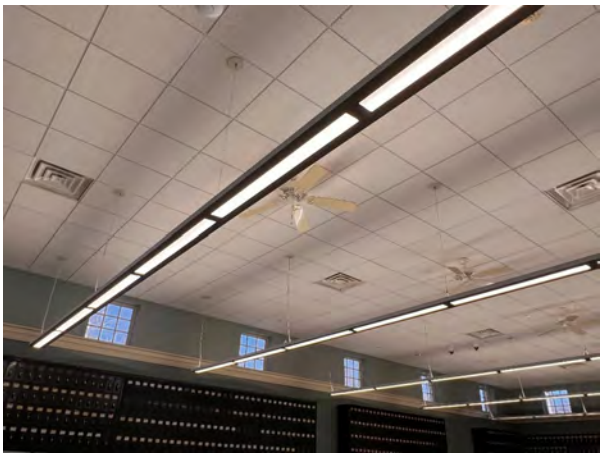
The system includes manual pull stations, smoke and heat detectors, audible and visual notification appliances, and associated interface relays for elevator recall and HVAC shutdown functions. All devices appear properly installed and in good physical condition. System labeling is legible, and wiring methods are consistent with current code requirements. Based on visual observation, the Siemens fire alarm system appears well-maintained and operational, though periodic testing and inspection in accordance with NFPA 72 are recommended to ensure continued compliance and reliability.

• ELECTRICAL CONDITIONS : COURTHOUSE BUILDING, CONTINUED

Main Switchboard

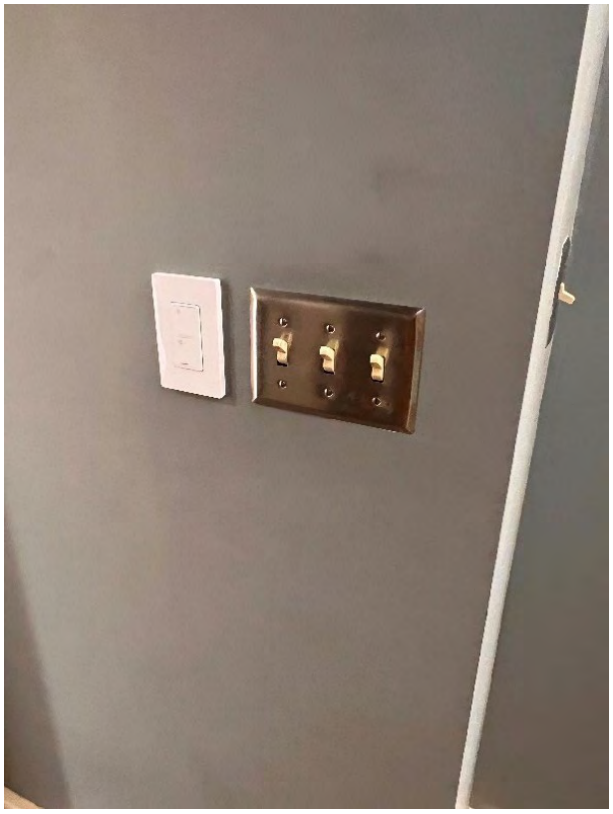


Typical Panelboard



Typical Lighting

• ELECTRICAL CONDITIONS : COURTHOUSE BUILDING, CONTINUED



Manual Lighting Controls

Fire Alarm Control Panel

Fire Alarm Annunciator

Automatic Transfer Switch with Trouble Alarm Light

Plumbing Conditions : Courthouse Building

Sanitary

The sanitary drain enters the building from the east below the District Courtroom. The visible portions of the sanitary waste system are hubless cast iron and appeared in good condition. It should be noted that this condition should be confirmed with a video scoping exercise that can identify interior corrosion and blockages.

Domestic Water

The building is supplied with a 3" water service that enters in the adjacent to the elevator on the south side of the building and is provided with a backflow preventer. The visible portions of the domestic water piping system are insulated copper. The domestic water system appeared in good condition.

The domestic water heater is located in the ground floor mechanical room and has a pumped recirculation system. The domestic hot water is routed through a high and low flow master mixing valve assembly before supplying the fixtures. The water heater is a 18 kW, 119-gallon electric storage heater manufactured by Bradford White in April of 2016 but installed in January of 2017. The water heater appeared in good condition and is around the midpoint of its expected useful life (12-15 years).

Fixtures

All water closets in the building are floor mounted, with a combination of manual flush valve and flush tank types and appear in good condition. The detention areas contained penal style stainless steel lavatories, water closets and combination fixtures. Urinals are wall mounted, vitreous china, flush valve types that appears in good condition.

Single occupant restrooms had wall mounted, vitreous china lavatory basins with manual, two lever faucets while gang restrooms had counter mounted lavatories. All appeared in good condition. No public lavatories have code required ASSE 1070 compliant thermostatic mixing valves to limit to risk of scalding.
Breakroom sinks were stainless steel drop-in basins with two handle gooseneck faucets with side sprayers and appeared in good condition.

Electric water coolers are recessed, dual level types. The high unit on the first floor level had been removed which could make the building out of compliance with the Americans with Disabilities Act. The waste piping was open in the wall cavity of this fixture as well which could be a point for sewer gases to enter the occupied space.

Fire Protection

The 6" fire main enters the sprinkler room at on the southwest side of the building and is protected from cross contamination by a double check backflow preventer. The building is protected by an automatic wet pipe sprinkler system. The sprinkler mains distribute from the sprinkler room throughout the ground level above ceiling, and another sprinkler main runs up to the first floor level via a riser in the stairwell. Institutional areas are covered by dedicated sprinkler branches with shutoff valve control. A remote Siamese Fire Department Connection is fed from a 4" fire line that extends from the sprinkler room below grade.

Existing sprinkler piping is threaded steel. Existing sprinkler heads are upright type in spaces without ceilings, institutional type in holding rooms and adjacent support spaces, and concealed or recessed in all other rooms with ceilings.

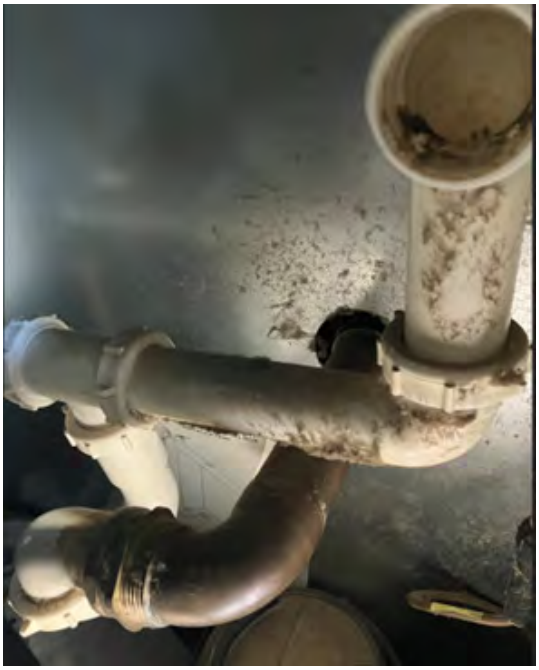
• PLUMBING CONDITIONS : COURTHOUSE BUILDING, CONTINUED

Master mixing valve assembly

Water heater data plate

Typical water closet and lavatory (without ASSE 1070 mixing valve) in single use restroom

• PLUMBING CONDITIONS : COURTHOUSE BUILDING, CONTINUED



First floor level electric water cooler with high unit missing and open waste piping

Existing Conditions : Social Services Building

The existing Social Services Building is located in the original Fluvanna County High School constructed in 1934. The building served as the high school until circa 1975, and it has been used for a variety of functions including the former public library. The building is currently occupied by the Department of Social Services and the Carysbrook Performing Arts Center. The Social Services Department occupies the original classroom portions of the first and second floors. The Performing Arts Center occupies the auditorium and a reception and gallery space on the first floor.

The Social Services Department needs substantially more space than the building can accommodate for staff offices, visitation rooms, interview rooms, and meeting space. Storage areas in the building are overflowing. Currently, clients of Social Services travel into staff areas to access services on the first and second floors. Ideally, all client services would be provided on the first floor in public areas separated from general staff areas. Lobby spaces with access control doors should separate public spaces from staff areas. To better accommodate the space needs, Social Services should be moved to a new location, and the existing building should be repurposed for other office and multi-purpose functions.

• EXISTING CONDITIONS : SOCIAL SERVICES BUILDING, CONTINUED

Building Statistics

First Floor Total Gross Square Feet	**10,417**
Auditorium	3,678
Main Office Area	6,739
First Floor Interior DSS Square Feet	5,382
Second Floor Interior DSS Square Feet	6,404
Partial Basement Mechanical Room	
Construction Type	**3B**
Masonry load bearing walls, bar joists	
Use Group	**B—Business, A—Assembly**
Sprinkler System	**No**
Occupants	
Business (1/150) 11,786/150=79 occ. in office areas	
Assembly — approximately 266 seats	

Plumbing Fixtures	**Required—Office Occupancy**
Toilets/urinal (1/50)	2 men, 2women
Sinks	1 men, 1 women

Number of fixtures in the building exceeds amount required by code for the office occupancy

Building Condition

The building appears to be structurally sound and in relatively good condition, although there are areas needing masonry repair and mortar joint repointing, concrete repair, sealant replacement, and replacement of aging building systems. Some repairs and general maintenance will be needed as part of any future renovation.

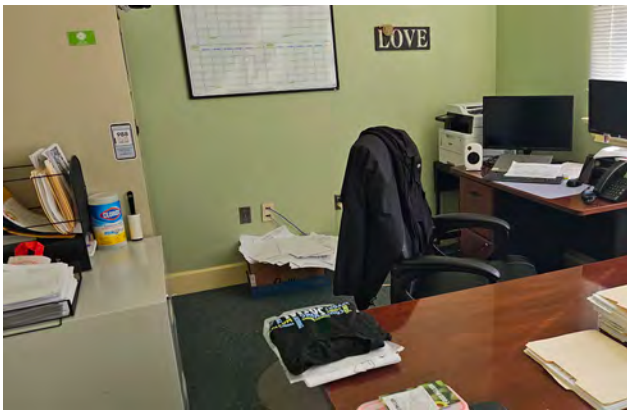
The existing building has load bearing masonry exterior walls. Existing construction drawings were not available for the building, so the composition of the masonry walls is unknown, but they appear to be solid brick walls. The masonry appears to be in relatively good condition, although minor joint repointing will be required, and some spalled brick needs to be replaced. The building has stone or architectural precast accent panels at entrances, building corners, and the tops of brick buttresses. The stone accents are in good conditions, but joints around the stones need to be resealed. The structural nature of the load bearing masonry walls may make modifications to the plan layout more difficult during a renovation.

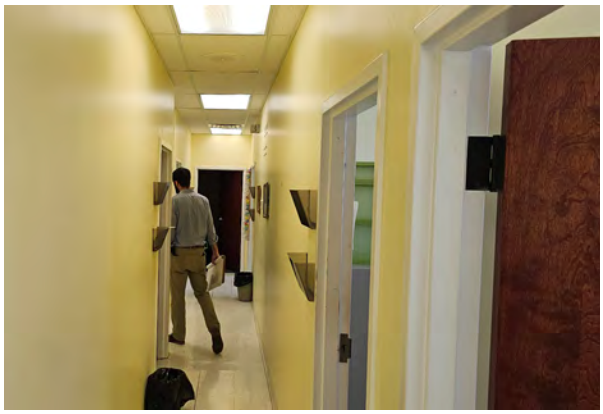
• EXISTING CONDITIONS : SOCIAL SERVICES BUILDING, CONTINUED

The building has wood doors and single pane wood windows on the exterior of the main building, and painted steel windows on the auditorium. Painted wood trim surrounds the doors and windows. A decorative metal cornice wraps around the building near the roof. In several areas, the paint is peeling. All exterior wood and metal materials should be painted as part of any renovation. The wood windows have single pane glass with interior acrylic panels covering the windows to improve thermal performance. The historic nature of the school would justify keeping the original wood windows. In several areas the stone or concrete window sills are severely deteriorated, and they will need to be replaced.

The existing building has a low sloped TPO membrane roof installed in 2014 and it appears to be in good condition. The roof slopes to the rear of the site and drains to a gutter on the main portion of the building through wall scuppers on the auditorium. Two existing down spouts on the main building were modified to drain into scuppers on the auditorium. This condition should be corrected during a renovation. Ideally, the down spouts should be connected to storm drainage piped below grade.

The interior of the building has been divided into many small rooms and offices. The majority of these walls will need to be removed as part of the renovation. The interior layout may return to the original configuration with a center corridor with larger offices and activity rooms accessible from that central corridor. The corridor provides access to egress stairs at each end of the building.





Acoustic ceiling tiles have been installed below plaster ceilings throughout the building. Some areas of the plaster ceilings will need to be removed during the renovation. A hazardous materials test report will be required before the renovation begins, and some abatement of hazardous materials may be required.

• EXISTING CONDITIONS : SOCIAL SERVICES BUILDING, CONTINUED

Insulation

Based on the age of the building we anticipate that the existing exterior walls are not insulated. Consideration should be given to applying spray foam insulation to the interior surface of the exterior masonry walls prior to installing new metal studs and drywall on the interior. The extent of insulation at the roof level is unknown, but it is assumed that some insulation was installed with the TPO roofing, and additional insulation may be needed below the roof structure above the second floor ceilings.

Other Code Issues

Further discussion is needed with the Code Official regarding the existing stair conditions. The stair railings in the building do not meet code. Handrails need to extend beyond the top and bottom risers as required by code. The stairs are not enclosed in fire rated construction at the top and bottom, but they are separated from the corridors with glass window walls. Other rooms enter onto the stairs within that enclosure. These conditions are not permitted under current code, but they may be grandfathered as an existing condition in a historic building.

Since the building does not have a fire sprinkler system, the existing corridor walls should be fire rated. Openings onto the corridor need to have fire rated doors. Some modifications will be required to achieve these fire ratings.

ADA access

Three existing entrance doors in the building are at grade, and they can be made handicapped accessible. Modifications to the door hardware and threshold would be required for ADA compliance. The building is equipped with an elevator. There are other issues in the building that do not fully comply with the ADA for accessibility, and these issues should be addressed in any building renovation to the extent possible. The following items should be addressed in renovation plans:

- Door approach clearances
- Clearances around plumbing fixtures in restrooms.
- Proper grab bars in restrooms
- Door threshold heights
- Slope at door landings
- Countertop heights

Civil Conditions : Social Services Building

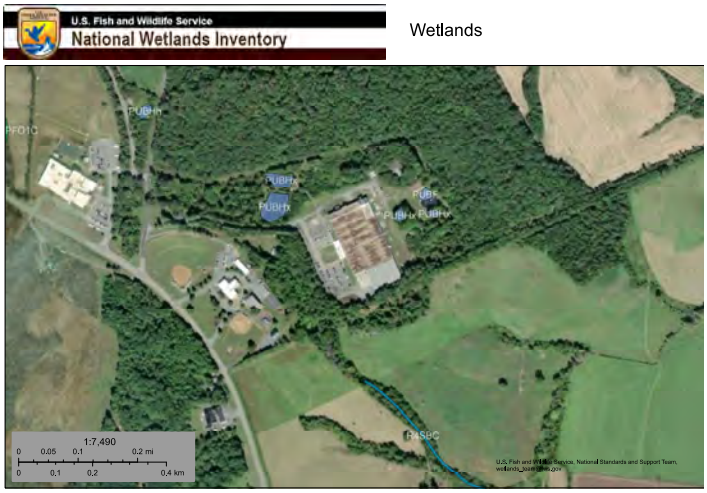
Project Overview

The Fluvanna County Social Services Site is located at 8880 James Madison Highway (Route 15) in Fork Union, Virginia. The site currently houses three primary buildings that accommodate various county functions, including Social Services offices and related administrative operations.

In addition to the active office buildings, the site includes two baseball fields that serve the local community for recreational use and organized league activities. These athletic facilities contribute to the site's dual function as both a civic service center and a recreational space for residents.

Site Topography and Drainage

The general topography where improvements are proposed in the open area located in front of the main Social Services building is relatively flat. Drainage in this section of the property naturally flows toward an existing culvert that conveys stormwater away from the developed portion of the site.



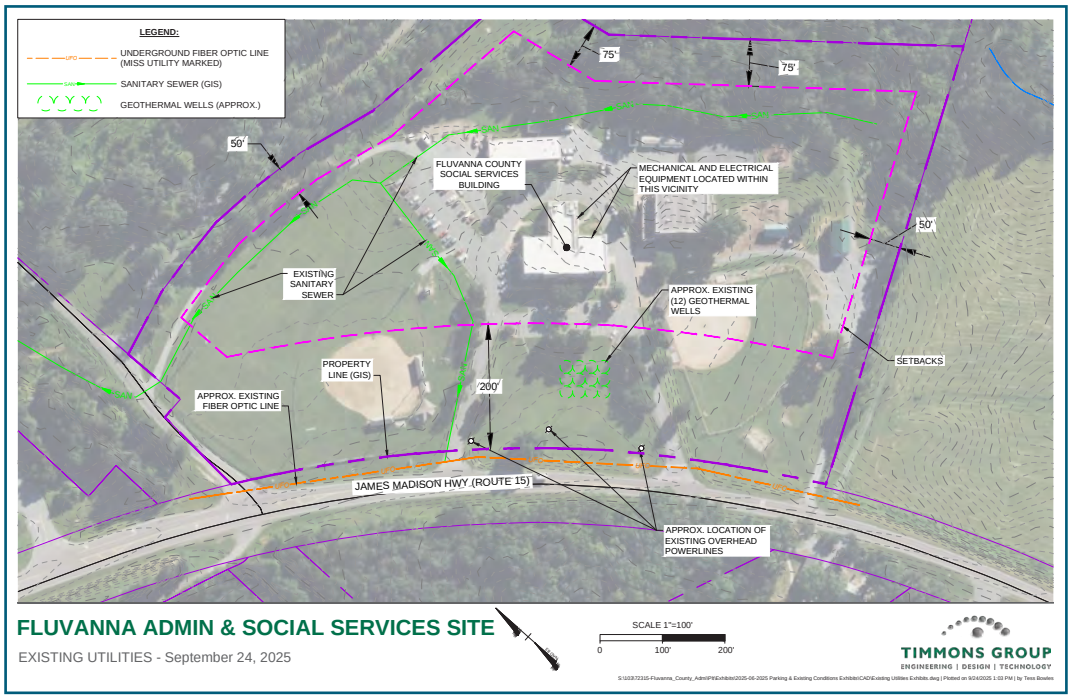
FEMA Floodplan Map and Wetlands Mapper, please see appendix for full size images

• CIVIL CONDITIONS : SOCIAL SERVICES BUILDING, CONTINUED

Utilities and Infrastructure

The Fluvanna County Social Services site is served by public utilities, with several key features identified during the site visit and through Miss Utility markings. An underground fiber optic line runs along James Madison Highway (Route 15), and multiple overhead power poles are located within the open space at the front of the building. Additionally, there is an existing geothermal well field, which consists of 12 wells located within the grassed open area in front of the existing building.

Several underground powerlines were also marked along the rear of the building. Additionally, a concentration of mechanical and electrical equipment is located at the southeast corner of the structure. If expansion were desired in this corner, there would be a significant amount of infrastructure and equipment to relocate. Refer to exhibit Fluvanna Admin & Social Services Site – Existing Utilities.



Existing Utilities, please see appendix for full size image

Site Access and Circulation

The Fluvanna County Social Services building is accessed directly from James Madison Highway via a dedicated one-way entrance and a separate one-way exit. This one way access configuration is not typical, but likely a remnant of school circulations as the original construction use. Changing this circulation could be costly and appears to function safely so there are no recommendations to change the circulation pattern at this time.

• CIVIL CONDITIONS : SOCIAL SERVICES BUILDING, CONTINUED

Zoning

The Fluvanna Social Services Building is located on a 17.1-acre parcel identified as PID 3155 and is owned by the Fluvanna County Board of Supervisors. The property is zoned A-1 Agricultural, General, a district that allows certain public and institutional uses, including government offices and facilities. The site contains three existing buildings with a combined gross floor area of approximately 55,443 square feet, all of which are assumed to be used for office-type functions. The site is subject to the zoning ordinance's dimensional requirements, including a 200-foot minimum front building setback from U.S. Route 15, 50-foot minimum side yard setback, and 75-foot minimum rear yard setback. The maximum permitted building height is 35 feet.

In terms of parking, office uses must comply with the Fluvanna County parking standards, which require one space per 300 square feet for the first 15,000 square feet, and one space per 350 square feet thereafter. Based on these standards and the building floor areas, the total required parking for the site is approximately 178 spaces, as outlined in the table below:

Building	Use	Gross Area (SF)	Parking Requirements	Parking Required
Social Services Building	Office	30,834	1 space/300 SF (first 15,000 SF) 1 space/350 SF thereafter	96
Recreational Building	Office	16,252	1 space/300 SF (first 15,000 SF) 1 space/350 thereafter	54
Building #3	Office	8,357	1 space/300 SF (all under 15,000 SF) 1space/350 SF thereafter	28
Total (approx.)		**55,443**		**178**

Currently, there are only approximately 79 existing parking spaces available on the site, resulting in a deficit of roughly 99 spaces. Any future parking improvements or expansions, particularly in the open space located in front of the Social Services Building, may require the relocation of several existing power poles.

Furthermore, any new parking areas or major site renovations will be subject to Fluvanna County's landscaping requirements for parking lots. These include a nine-foot-wide planting strip between every four adjacent parking bays, a nine-foot-wide planting buffer between access roads and adjacent properties of the same use, and a twenty-five-foot-wide planting area between parking areas and adjacent properties of a different use or public streets.

Structural Conditions : Social Services Building

Building Overview

The existing Fluvanna social services building is a two-story structure constructed around the year 1934. There is also a partial basement level that is only accessible from outside. The structural systems consist of open web steel bar joists with load bearing brick and CMU walls. No existing structural drawings were available for the building.

Structural Framing

Structural foundations are assumed to be shallow continuous concrete strip footings along the exterior perimeter walls as well as under the interior CMU bearing walls. The floor in the basement is a structural slab-on-grade.

The primary structural framing consists of a combination of exterior load bearing multi-wythe brick walls around the exterior along with interior load bearing CMU walls. The floor framing consists of open web steel bar joist with a concrete slab placed over metal lathe. Floor joists are also supported by steel beams on the first floor that are visible from the basement. The roof structure is not visible, but is assumed to be of a similar construction type to the floors below and likely utilizes open web joist framing. The exterior walls are unreinforced multi-wythe load bearing brick masonry. Lateral support of the building is assumed to be provided by the exterior brick walls.

A prior renovation appears to have added a column near the second-floor elevators in order to remove a portion of the interior load bearing CMU wall. Evidence of a new CMU lintel can be seen above the ceiling tiles and is located in the dropped soffit that aligns with the column (Photograph 1 and Photograph 2).

Photograph 1
Column potentially added in a previous renovation and dropped soffit

Photograph 2
CMU lintel above column appears to be different from the typical CMU wall

• STRUCTURAL CONDITIONS : SOCIAL SERVICES BUILDING, CONTINUED

Building Structural Deficiencies

The following descriptions and illustrations summarize observed building deficiencies and proposed solutions to improve the existing conditions.

Structure: Exterior Concrete

Concrete spalling and cracking was observed around the building exterior. Primary locations include the south exist stair and basement entry stairs (Photograph 3 and Photograph 4). Concrete repairs including the removal and patching of damaged and spalled concrete are recommended.

Photograph 3
Concrete spalling at south entrance stairs

Photograph 4
Concrete cracking at basement entrance wall

Structure: Exterior Brick

Multiple locations of brick deterioration around the perimeter of the building were observed (Photograph 5 and Photograph 6). Damaged and deteriorated bricks are recommended to be replaced and deteriorated mortar joints repointed.

Photograph 5
Typical brick deterioration around the building

Photograph 6
Typical brick deterioration around the building

• STRUCTURAL CONDITIONS : SOCIAL SERVICES BUILDING, CONTINUED

Structure: Fireproofing

Fireproofing in a few locations appeared to have been knocked off in the basement with installation of mechanical, electrical, and plumbing systems (Photograph 7 and Photograph 8). Spray fireproofing should be reapplied to maintain the required fire rating resistance.

Photograph 7
Typical main level framing visible from basement

Photograph 8
Missing spray applied fireproofing

Mechanical Conditions : Social Services Building

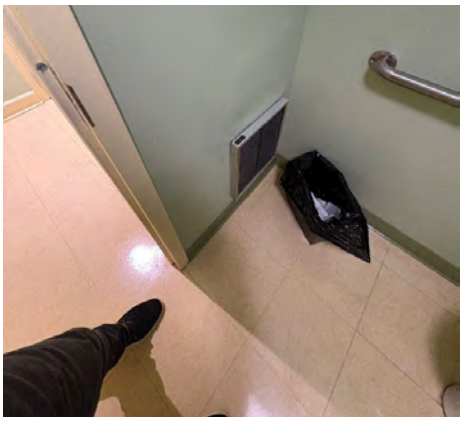
- The building is served by water source heat pumps (WSHP), some of which are located above ceiling and were not accessible during fieldwork. The first floor has (5) WSHPs that are located above ceiling and are ducted to supply diffusers/return grilles. The second floor has a combination of above-ceiling ducted WSHPs and non-ducted floor-mounted WSHPs. One of the above ceiling WSHPs on the second floor is not operational.
- An air handling unit that provides outside air to the areas of the building served by water source heat pump units is located in the basement, but is not operational. The compressor/condenser serving the air-handling unit has leaks and has not been repaired.
- The boiler and cooling tower system was found to be abandoned in place, and the water source heat pump system has been converted to geothermal with wells system.
- A Trane packaged rooftop air handling unit serves the auditorium.
- Electric wall heaters are located in the bathrooms throughout the building.
- Bathrooms have exhaust grilles but it is unclear where the exhaust duct terminates as roof access was not available during field investigation and no exhaust fans were visible on the side of the building.

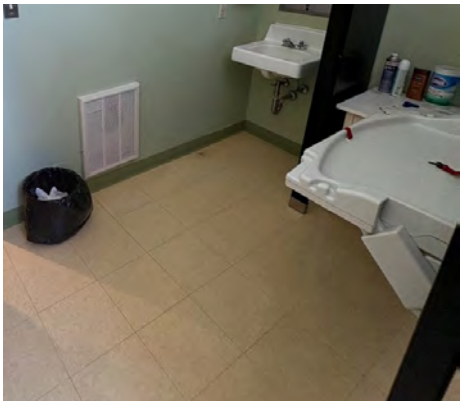
AHU that provides outside air to the building

The compressor/condenser unit serving the AHU

• MECHANICAL CONDITIONS : SOCIAL SERVICES BUILDING, CONTINUED

Pumps that serve water source heat pump loop





Electric Wall Heaters

Water source heat pumps

Electrical Conditions : Social Services Building

The following electrical systems are present in the building:

- 800 Amp, 208/120 Volt, 3-phase electrical service.
- Exterior pad mounted transformer.
- LED fixtures lighting system
- Fully manual lighting controls

Power Distribution

Electrical Service

The Social Services Building is fed by two electrical services. The first services feeds the auditorium and has been excluded from this report. The second service feeds the social services portion of the building. The electrical service is an 800 amp, 208/120 volt, 3 phase, 4 wire that is fed from a CT cabinet located in the basement main electrical room of the building. The CT cabinet feeds a 800A, service entrance rated panelboard with an 800A-3P main breaker.

Panelboard MDP

Panelboard MDP is a Square D, I-line type panelboard rated 800A, 120/208V, 3 Phase 4 Wire panel. The manufacture date is unknown; however, the panel appears to be over 30 years old but is in fair condition. Due to the assumed age of the panel, it is believed to past its usable life and recommended to be replaced.

Panel LB1

Panelboard is a Square D, NQOB type panelboard rated 225A, 120/208V, 3 Phase 4 Wire panel. The manufacture date is unknown; however, the panel appears to be over 30 years old but is in fair condition. Due to the assumed age of the panel, it is believed to past its usable life and recommended to be replaced.

Panel L11

Panelboard is a Square D, NQOB type panelboard rated 225A, 120/208V, 3 Phase 4 Wire panel. The manufacture date is unknown; however, the panel appears to be over 30 years old but is in fair condition. Due to the assumed age of the panel, it is believed to past its usable life and recommended to be replaced.

Panel L12

Panelboard is a Square D, NQOB type panelboard rated 225A, 120/208V, 3 Phase 4 Wire panel. The manufacture date is unknown; however, the panel appears to be over 30 years old but is in fair condition. Due to the assumed age of the panel, it is believed to past its usable life and recommended to be replaced.

Panel L21

Panelboard is a Square D, NQOB type panelboard rated 225A, 120/208V, 3 Phase 4 Wire panel. The manufacture date is unknown; however, the panel appears to be over 30 years old but in fair condition. Due to the assumed age of the panel, it is believed to past its usable life and recommended to be replaced.

• ELECTRICAL CONDITIONS : SOCIAL SERVICES BUILDING, CONTINUED

Panel L22

Panelboard is a Square D, NQOB type panelboard rated 225A, 120/208V, 3 Phase 4 Wire panel. The manufacture date is unknown; however, the panel appears to be over 30 years old but in fair condition. Due to the assumed age of the panel, it is believed to past its usable life and recommended to be replaced.

Lighting Systems

Interior lighting systems consist of LED fixtures. Exit signs and emergency battery unit lights utilize battery backup. Multiple emergency battery units did not work when manually pressed and will require replacement. Interior lighting controls include only manual wall switches. All areas are provided with single level lighting control. No automatic controls are present in the facility.

Electrical Devices

The general power devices throughout the facility consist primarily of 20A, 120V duplex receptacles. In general, receptacles appeared to be appropriately to serve the use of the space. All receptacles within 6 feet of a water source should be examined and tested for GFCI functionality.

Pad mounted transformer

CT Cabinet and MDP

• ELECTRICAL CONDITIONS : SOCIAL SERVICES BUILDING, CONTINUED

Telecomm backboard

Lighting Fixture Examples

Plumbing Conditions : Social Services Building

Sanitary

The sanitary sewer enters the building in the basement mechanical room. The visible portions of the sanitary waste system are Schedule 40 PVC. Observable portions of the system appear in fair to good condition. It should be noted that this condition should be confirmed with a video scoping exercise that can identify interior corrosion and blockages.

Domestic Water

The building is supplied with a 2" water service that enters in the basement mechanical room. The observable portion of the domestic water service is Schedule 40 PVC. PVC is not a code approved material for domestic water distribution piping within a building. Other portions of the domestic water piping system are insulated copper. Small portions such as connections to replacement domestic water heaters have been replaced with PEX. The building's reduced pressure principle backflow preventer is also located in the basement and is up to date on inspections. Prior to the backflow preventer, the domestic water services pass through a pressure-reducing valve and then a filter. The domestic water system appears in good condition.

Facilities personnel indicated that the hard water has led to very calcified piping with the system which is creating flow restrictions. These flow restrictions have caused the discharge pressure of the wall pump to be increased above the maximum code of 80 psi just to provide usable fixtures on the second level.

A domestic water heater is located in the basement mechanical room and it has a recirculation system. The water heater is a 3.5 kW, 50-gallon electric storage heater manufactured by Bradford White in January of 2013. The recirculation pump was been replaced in March of 2020. The water heater appears in good condition but is approaching the end of its expected useful life (12-15 years).

Fixtures

All water closets in the building are floor mounted, flush valve type and appear in good condition. The public men's rooms contain a wall mounted vitreous china flush valve urinal that appears in good condition.

The restrooms have wall mounted, vitreous china lavatory basins with manual, two lever faucets. No public lavatories have code required ASSE 1070 compliant thermostatic mixing valves to limit the risk of scalding. Several lavatories handles did not appear to be ADA compliant in restrooms that also contained grab bars. The building has a molded stone mop sink that appears in fair condition.

The first level break room has a single basin, stainless steel, drop in sink with a two handled faucet. The second level break room is similar but with a double basin sink.

• PLUMBING CONDITIONS : SOCIAL SERVICES BUILDING, CONTINUED

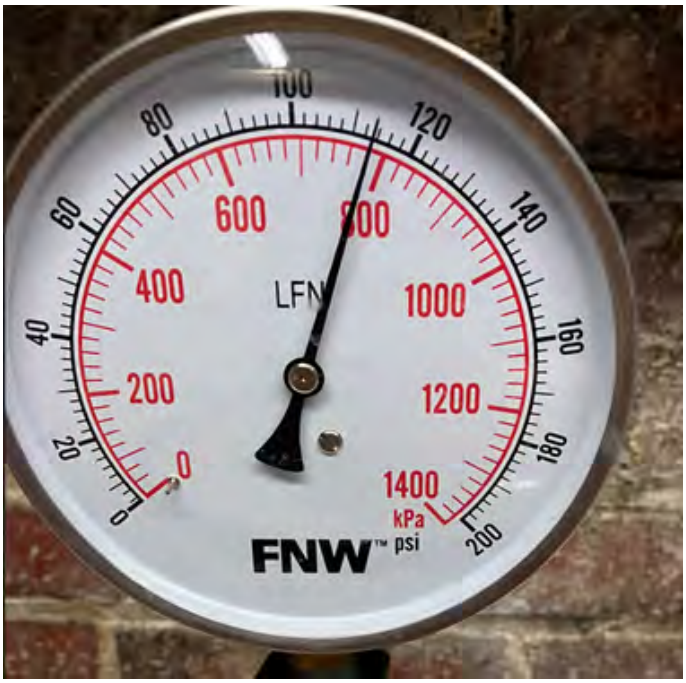
Photos

Typical restroom fixtures. The lavatory faucet handles do not appear to be ADA compliant

Second level breakroom sink

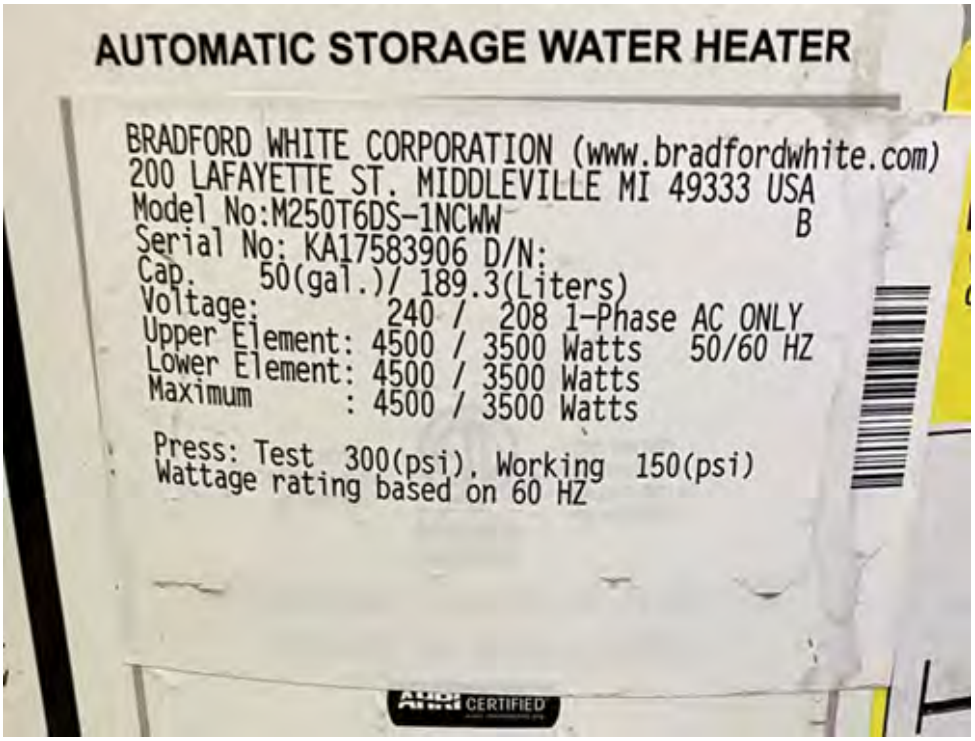
• PLUMBING CONDITIONS : SOCIAL SERVICES BUILDING, CONTINUED

Domestic water service entrance with PRV, filer, and backflow preventer. Sanitary service shown in center.



Pressure gauge showing high incoming pressure to overcome piping restrictions

• PLUMBING CONDITIONS : SOCIAL SERVICES BUILDING, CONTINUED



Water heater, recirculation pump, and data plate

Existing Conditions : Public Safety Building

The existing Fluvanna County Public Safety Building was designed in 2001 on the Pleasant Grove government building site. The site was designed to accommodate future government buildings, and the public library is located adjacent to the Public Safety Building. The building is one story occupying approximately 9,125 gross square feet on a sloped site with the front of the building at grade facing the central traffic circle. The building encloses the Sheriff's Department, Magistrate, the 911 Dispatch Center, and the Emergency Operation Center.

The occupant's space needs exceeded the capacity of the building soon after it was built. The Sheriff's office lacks adequate space for offices, lab spaces, evidence holding, and storage. The intake, processing, and holding area is not adequately separated from the other staff areas. The Magistrate meets with detainees face to face in an open office adjacent to the holding area. There is no secure separation between detainee and the magistrate, and the limited space and access does not meet state requirements. The dispatch area does not have space to add the needed additional dispatch stations and staff offices. The EOC occupies space in the building which is needed for other building functions. The EOC could be relocated to the new County Administration Building. A major building expansion is needed to meet the needs of the Public Safety Building.

• EXISTING CONDITIONS : PUBLIC SAFETY BUILDING, CONTINUED

Building Statistics

First Floor Gross Square Feet	9,125
Covered Porch Area GSF	363
Ennclosed Mechanical Yard	868
Construction Type Non-combustible, unprotected	**2B**
Use Group	**B—Business, A—Assembly, I-3 Detention, S-1**
Sprinkler System	**No**

Building Condition

The exterior of the building is in good condition, and no major construction problems were noted. The building has a steel frame structure and brick exterior over CMU backup walls. The roof structure consists of pre-engineered metal trusses. Asphalt shingles cover the roof, and the shingles are showing some signs of weathering.

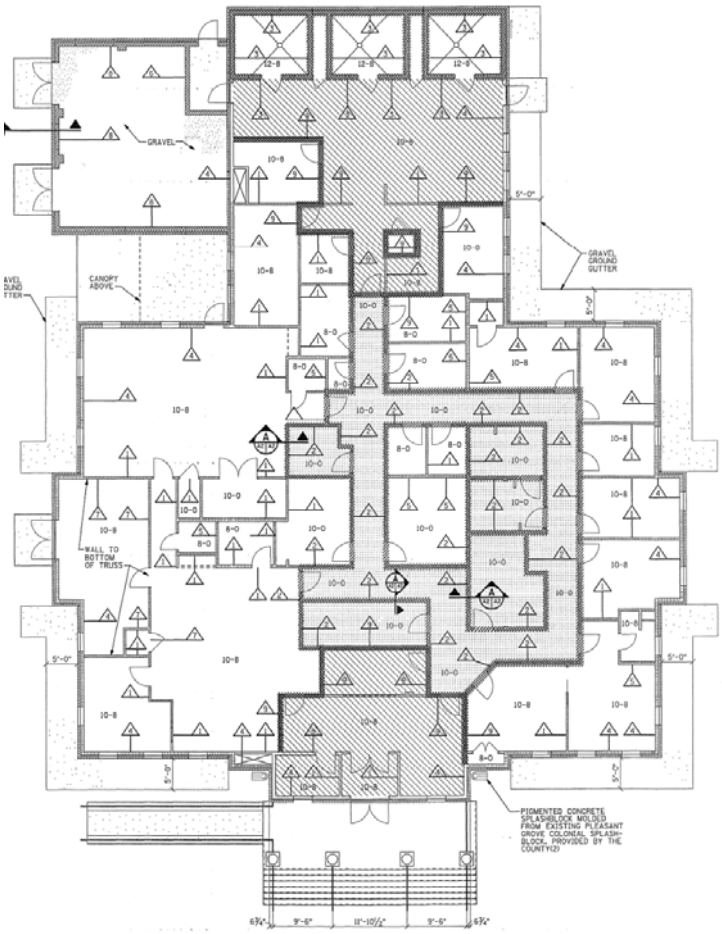
The exterior brick appears to be in good condition, with no major issues. A fiberglass reinforced polyester cornice surrounds the top of the brick walls, and the cornice is in good condition. Based on the age of construction, sealant joints should be resealed around the entire building.

The building has exterior aluminum clad wood windows. Given the age of the existing windows some glass seal failure may begin to occur resulting in cloudy film inside the glass. Extensive glass failure was not observed on the exterior.

The occupants of the building expressed some problems with the HVAC system and plumbing. Several HVAC units were not performing well. The well water source serving the building is not potable. A drain in a mechanical closet has overflowed resulting in a sewer smell in the closet. The MEP section of the report will discuss these issues further.

• EXISTING CONDITIONS : PUBLIC SAFETY BUILDING, CONTINUED

The roof structure in the building consists of pre-engineered metal trusses. The underside of the trusses is protected by a 1-hour fire rated ceiling in the egress corridors according to the existing drawings. If a major addition is planned for this building, a fire sprinkler system should be installed in the building, and the rated ceilings will no longer be required.



A substantial building addition and major renovation of the building will be required to meet the needs of the facility. Additions could extend to the rear of the site extending the gable end of the building. Further explanation of the building addition is contained in the proposed expansion section of this report.

• EXISTING CONDITIONS : PUBLIC SAFETY BUILDING, CONTINUED

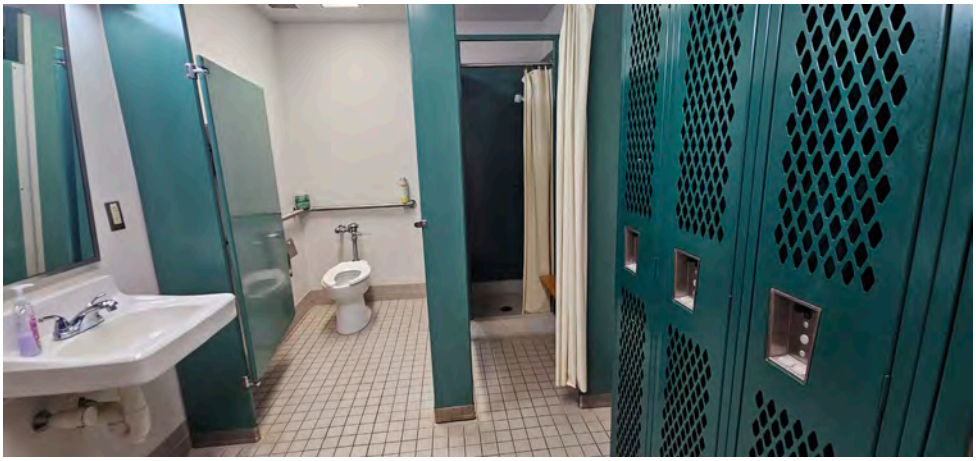
Other Code Issues

ADA Access

The Public Safety Building has a handicapped accessible ramp leading to the front porch; however, the ramp handrails do not appear to meet ADA requirements. Handicapped parking is provided on the side of the building. The proposed renovation will involve a major building expansion which will require additional parking and handicapped accessible parking spaces. The site grading may need to be adjusted to maintain the proper slope for the handicapped accessible route. Additional building entrances and exits may need to be handicapped accessible. Restrooms in the building need to be upgraded to meet current ADA requirement for grab bars and clearances. There may be other issues in the building that do not fully comply with the ADA for accessibility, and these issues should be addressed in any building renovation to the extent possible.

The following items should be addressed in renovation plans:

- Door approach clearances
- Clearances around plumbing fixtures in restrooms.
- Proper grab bars in restrooms
- Door threshold heights
- Slope at door landings
- Countertop heights and dimensions



Civil Conditions : Public Safety Building

The Fluvanna County Public Library and Public Safety Site is located off Commons Blvd in Palmyra, Virginia, and serves as a critical civic hub for the community. The site encompasses two primary public facilities—the Public Library and the Public Safety Building—and is situated adjacent to Pleasant Grove Park. This narrative summarizes existing conditions observed during the site visit, highlighting site features, infrastructure, environmental considerations, development constraints, and proposed improvements and additions to the site.

• CIVIL CONDITIONS : PUBLIC SAFETY BUILDING, CONTINUED

Existing Site Topography and Drainage

There are several stormwater management facilities located throughout the site to manage stormwater runoff. Behind the library building, a dry detention pond collects runoff and discharges to a bioretention facility, which appears to function effectively. However, no visible outfall structure was observed during the field visit, so the long-term overflow capacity remains uncertain. Similarly, the Public Safety Building is served by an separate dry pond, which was observed to be in good condition and functional. Minor erosion was noted near several roof drains at the library facility, where runoff discharges directly onto grade. The location of the new building west of the larger traffic circle has gently sloping topography (average 10%) away from the circle with some natural drainage paths in the wooded area which may have some environmental sensitivity. The U.S. fish and Wildlife wetlands mapper does not identify any known streams or wetlands on the new construction site; however, additional due diligence is recommended with the next phase of design to classify and delineate any regulated areas such as wetlands or streams.

National Flood Hazard Layer FIRMette

Wetlands

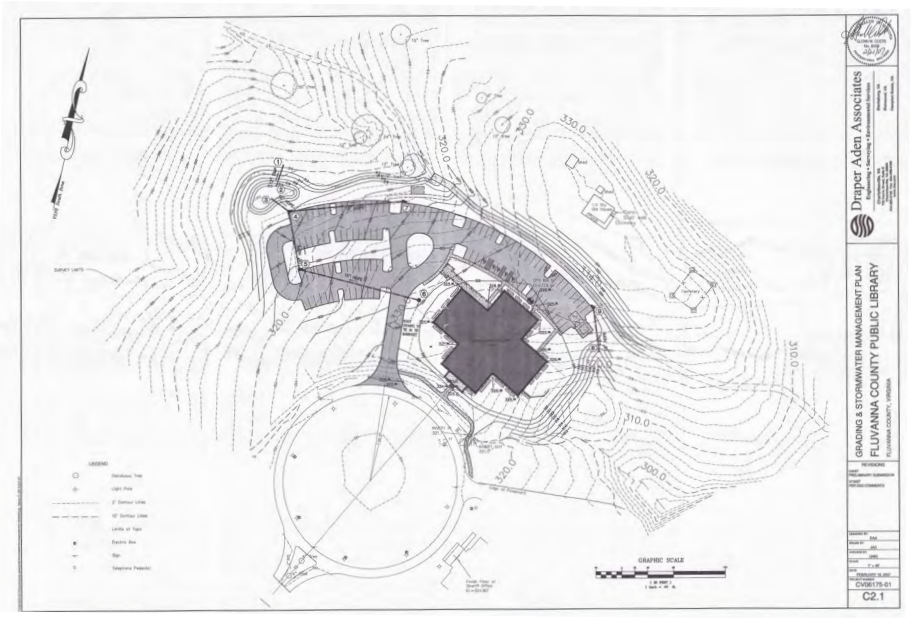
FEMA Floodplan Map and Wetlands Mapper, please see appendix for full size images

Utilities and Infrastructure

The Public Library and Public Safety building are both served by well water and municipal sanitary sewer systems, with electrical and telecommunications services provided via overhead lines along Thomas Jefferson Pkwy and underground on site. It has been noted the public safety building does not have potable water from their well source. Sanitary sewer infrastructure observed during the site visit does not align with Fluvanna County GIS data, or record plans provided. The approximate locations of the sanitary sewer system have been annotated on exhibits for planning purposes; however, a site survey is recommended with the next phase of design. An unmarked manhole was found adjacent to the library parking lot and is suspected to be a sanitary sewer stub-out intended for future connection.

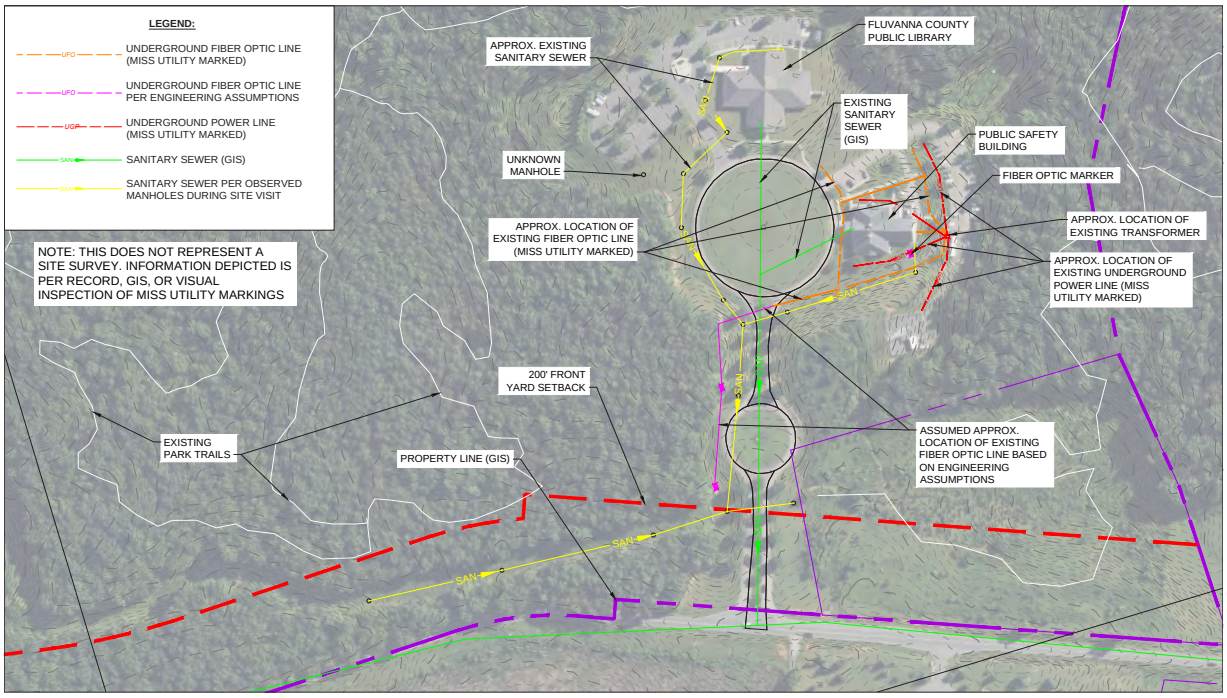
The public library appears to be equipped with a geothermal HVAC system, though the geothermal well field location was not identified during the site visit or on plans of record. Additionally, a former sewage tank associated with the library building was neither visible nor locatable, indicating it may have been buried or removed; and has been annotated on the record plans.

• CIVIL CONDITIONS : PUBLIC SAFETY BUILDING, CONTINUED



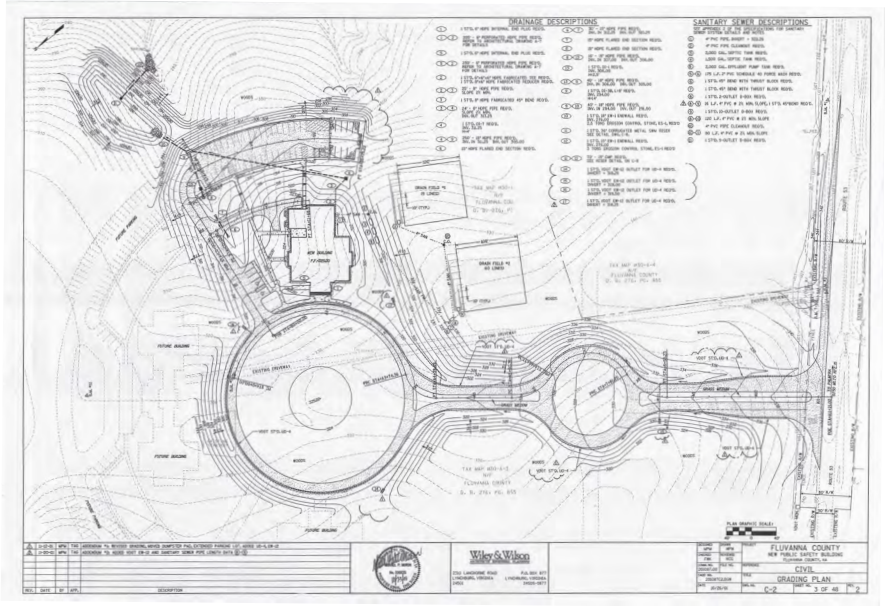
Fluvanna Library Record Plan Annotations

A fiber optic line was identified running through the site during the field visit. Coordination with the service provider is recommended to manage any necessary relocation or protection, especially with potential future development. Several underground power and fiber optic lines were also marked by Miss Utility behind the Public Safety Building, which may affect site planning or construction activity in that area. Relocation work for electrical or communication lines and infrastructure require design by the utility provider which typically occurs at the DD and CD design phases. A work order must be opened by the owner with the providers and an electrical load letter is required to start the design process for relocations and new services. Cost estimating at this phase for communication and electrical services and relocations is often only estimated and budgetary prior to the design work by the providers. See Fluvanna Public Library & Public Safety Site – Existing Utilities Exhibit for approximate utility locations.



• CIVIL CONDITIONS : PUBLIC SAFETY BUILDING, CONTINUED

A communications apparatus is mounted on the backside of the Public Safety Building which will require modification or relocation with an expansion of the building to the east (back). Additionally, a transformer is located adjacent to the parking lot near the rear of the Public Safety Building. If expansion of the building or development within that immediate area is proposed, relocation of the communications equipment and transformer would be necessary.



Fluvanna Public Safety Building Record Plan Annotations

It is understood Dewberry is actively working on a plan to bring potable water to this site for service to the existing buildings and the new construction. No information has been shared from Dewberry or Fluvanna County regarding this study. It is assumed the flow and pressures designed by Dewberry for new service will be sufficient for commercial construction given the existing uses on site and is required to be installed prior to the construction of the new administration building for domestic and fire flows.

Site Access and Circulation

Vehicular access is provided off Thomas Jefferson Parkway (Route 53), a primary roadway connecting to Commons Boulevard. Internal circulation is accommodated by paved roadways and parking lots serving both primary buildings. Pedestrian pathways enhance connectivity and safety across the site. The transportation access is suitable for the existing uses with the only noted deficiency being a lack of parking during peak usage times/events at the library.

Zoning

The subject property, identified by Parcel Identification Number (PID) 5766, is owned by the Fluvanna County Board of Supervisors and comprises approximately 196 acres. It is zoned A-1, Agricultural General, which is intended to preserve rural character while allowing for low-density development and agricultural activities. Permitted by-right uses within this zoning designation include civic uses such as public parks and recreational areas as well as other public uses, aligning with the property's current public ownership and recreational context.

• CIVIL CONDITIONS : PUBLIC SAFETY BUILDING, CONTINUED

Zoning regulations for the site establish a minimum 200-foot building setback from Route 53, 50-foot minimum side yard setback, and 75-foot minimum rear yard setback. The maximum allowable building height is 35 feet. However public buildings can be constructed up to 60 feet in height from grade provided that the required front, side, and rear yards shall be increased 1 foot for every foot in height over 35 feet.

The property boundary falls within a Flood Hazard Area; however, the site for new construction is unencumbered and sites about 40 feet higher in elevation than the floodplain. Several streams run through the site, which, depending on its classification (intermittent or perennial), may require riparian buffer protection per zoning ordinance requirements. Per Fluvanna County zoning ordinance, sites subject to site plan approval must reserve a Riparian Protection Area of at least 50 feet on both sides of intermittent streams, 75 feet on both sides of perennial streams, and 100 feet on both sides of the Rivanna River, which may apply if the stream is determined to be part of that system. The property also encompasses several trails throughout the wooded area within the property limits.

In accordance with applicable parking landscape regulations, the site must provide the following vegetative buffers for any future development involving parking facilities:

- A planting strip at least nine feet (9') in width between each adjacent area of parking consisting of four (4) bays.
- A nine-foot (9') planting strip between access roadways and adjacent properties' parking areas, including adjacent properties of the same use.
- A planting area at least twenty-five feet (25') in width between parking areas and adjacent properties of a different use, public streets, and rights-of-way, measured from the nearest parking space to the adjacent property or right-of-way line.

Environmental and Site Considerations

Record drawings show a cemetery located behind the library. The cemetery's location behind the library is critical to protect and preserve during any future site work or expansion. To the east of the library building, a small accessory structure is present and should be considered in expansion planning. There are no known plans to expand the library at this time.

Adjacent to the Public Safety Building parking lot, a concrete structure of unconfirmed use (assumed to be an abandoned septic tank), a storage shed, and a considerable quantity of stored equipment were observed. Behind the building, a fenced area stores additional equipment, with some signs of erosion suggesting the need for improved drainage and/or erosion control.

A transmission tower is located on a gravel lot adjacent to the Public Safety Building, enclosed by a chain-link fence. It appears that the existing septic drain fields associated with the original site development have been removed with the sanitary sewer installation and tower development. Care should be taken to further determine the service feeds for power and telecommunications to the cell tower and any critical communication equipment to the public safety building for construction sequence planning. It is expected there can be no down time to the cell tower and public safety communications.

• CIVIL CONDITIONS : PUBLIC SAFETY BUILDING, CONTINUED

As noted above, the natural drainage features in the vicinity of the new construction site on this property should be assessed further to determine any riparian stream buffer requirements or state/federal regulation of impacts.

Transportation Due Diligence

Please refer to the attached Fluvanna Property Transportation Due Diligence, which can be found in the appendix.

Structural Conditions : Public Safety Building

The existing Fluvanna public safety building is a one-story structure constructed around the year 2001. The structural systems consist of steel columns and beams in combination with load bearing metal stud and CMU supporting the cold formed metal framing roof structure. Existing structural drawings for the building were available.

Structural Framing

Structural foundations are shallow isolated concrete footing at interior columns and continuous concrete strip footings along exterior perimeter walls. The building floor consists of a 5" structural slab-on-grade. One location in the building has a depressed structural slab for access flooring at the 911 call center room.

The primary structural system for the building consists of a combination of exterior load bearing metal studs for the majority of the building with load bearing CMU at the holding cells. Interior supports are steel framing made up of structural steel HSS columns and wide flange beams. These elements support the roof framing which is constructed from cold formed stud framed trusses. The exterior walls are primarily metal stud with brick veneer. Lateral support of the building is provided by a combination of structural steel braced frames and cold formed metal stud braced walls.

Building Structural Deficiencies

The following descriptions summarize observed building deficiencies and proposed solutions to improve the existing conditions.

Structure

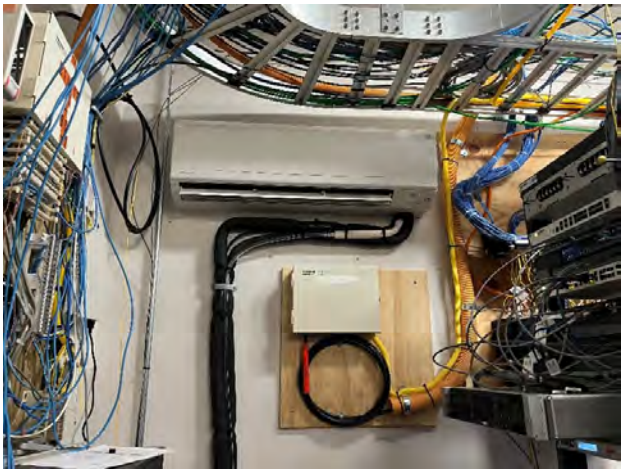
The building structure was generally covered by finishes and not readily visible in most locations of the building. However, what could be observed appeared to be in serviceable condition and no obvious structural deficiencies were apparent.

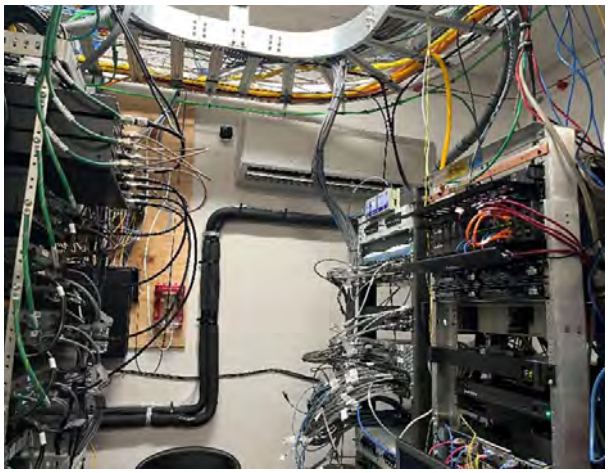
Mechanical Conditions : Public Safety Building

Existing Conditions

- Building is served by split-system heat pump units. The indoor air handling units are located in mechanical closets throughout the building, and are served by a dedicated air-cooled condensing units located on grade. Indoor units vary between Trane, US Alumacoil, and Daikin. Outdoor units vary between Trane and Daikin. The original HP-3 has been abandoned in the equipment yard and was replaced with a new unit in another location.
- Building utilizes a Des Champs Technologies Energy Recovery unit located outside near the Heat Pump condensing units. This unit is turned off and abandoned. It is still connected by ductwork to the indoor air handling units but does not supply conditioned/dehumidified air.
- In the IT room, there are two Daikin ductless split system fan coil units and a Liebert PDX compact DX cooling unit. Each unit is served by an air-cooled condensing unit that is located on grade.

The condition of the equipment was found to be mixed, with the Trane split system heat pump units nearing the end of their useful life. All Daikin and Alumacoil units appear to be in good condition.





IT Room – Indoor Ductless Split System units

• MECHANICAL CONDITIONS : PUBLIC SAFETY BUILDING, CONTINUED

Des Champs Technologies Energy Recovery unit

IT Room –Liebert PDX compact DX cooling unit

Outdoor Ductless Split System units

• MECHANICAL CONDITIONS : PUBLIC SAFETY BUILDING, CONTINUED

Trane, Daikin, and Alumacoil AHUs

Electrical Conditions : Public Safety Building

The following electrical systems are present in the building:

- Exterior pad mounted transformer.
- 600 Amp, 208/120 Volt, 3-phase electrical service for the Main Building.
- 100 Amp, 208/120 Volt, 1 phase electrical service for the exterior storage area.
- 200 KW, 208/120 Volt, 3-phase Generator
- 40 KVA UPS
- 600 Amp, 120/208V, 3-Pole Automatic Transfer Switch
- 600 Amp, 120/208V, 3-Pole Temporary Generator Connection Box
- LED fixtures lighting system
- Automatic lighting controls
- Addressable Fire alarm system

Power Distribution

Service "A"

The main building's electrical service is a 600 amp, 208/120 volt, 3 phase, 4 wire that is fed from a CT cabinet located on the exterior of the building. The CT cabinet feeds a main service disconnect located in the main electrical room. The main service disconnect is 600A-3P Siemens Enclosed Circuit breaker and appears to have been manufactured in 2002. The disconnect is in good condition and suitable for reuse.

Service "B"

In addition to the main building's electrical service there is a second service fed off the transformer that serves the main building. The services a 100A, 120/208V, 1 phase, 3 wire service that feeds a storage container located at the rear of the site. The service is fed from a meter base and 100A panel located on a rack near the storage container. The main panel is a Cutler Hammer type panel in a NEMA 3R enclosure. The panel is in fair condition and suitable for reuse.

Distribution Equipment

Switchboard MDP

Switchboard MDP is a Siemens Type S4, 600A, 120/208V, 3 Phase 4 Wire panel manufactured in 2002. The panelboard is in good condition and is suitable for reuse.

Panel HV

Panel HV is a Siemens Type P1, 400A, 120/208V, 3 Phase 4 Wire panel manufactured in 2002. The panelboard is in good condition and is suitable for reuse.

Panel G1

Panel G1 is a Siemens Type P1, 250A, 120/208V, 3 Phase 4 Wire panel manufactured in 2002. The panelboard is in good condition and is suitable for reuse.

• ELECTRICAL CONDITIONS : PUBLIC SAFETY BUILDING, CONTINUED

Panel G2

Panel G2 is a Siemens Type P1, 250A, 120/208V, 3 Phase 4 Wire panel manufactured in 2002. The panelboard is in good condition and is suitable for reuse.

Panel EM Section 1

Panel EM Section 2 is a Siemens Type P1, 250A, 120/208V, 3 Phase 4 Wire panel manufactured in 2002. The panelboard is in good condition and is suitable for reuse.

Emergency Power Systems

Emergency power is provided to the building via a standby generator located outside the building in the mechanical yard. The generator is a Kohler diesel standby generator rated at 200 kW, 120/208V, 3-phase, 4-wire, with a 600A-3P output breaker. The generator was manufactured in 2002. It has been maintained and is in good condition.

The generator feeds a 600A-3P, 120/208V automatic transfer switch (ASCO Series 7000) with maintenance bypass located in the main electrical room. The ATS is assumed to have been installed in 2006 with the generator and is in good condition and suitable for reuse.

The transfer switch then serves a 600A-3P manual transfer switch connected to a temporary generator connection disconnect switch located in the exterior mechanical equipment yard for connection of a temporary generator. The manual transfer switch and temporary generator connection disconnect are manufactured by Siemens and are in good condition.

In addition to the standby generator, a 40KW UPS has been provided to feed Panels EM Section 1 and EM Section 2. The UPS is manufactured by Liebert and is in good condition.

Lighting Systems

Interior lighting systems consist of LED fixtures. Exit signs and emergency battery unit lights utilize battery backup. Interior lighting includes contactors, photocell, and occupancy sensors for automatic control. Areas are provided with a mixture of single level lighting controls and variable level dimming controls.

Electrical Devices

The general power devices throughout the facility consist primarily of 20A, 120V duplex receptacles. In general, receptacles appeared to be located appropriately to serve the use of the space. All receptacles within 6 feet of a water source should be examined and tested for GFCI functionality.

Fire Alarm

The building contains a fire alarm control panel located at the main entry vestibule to the building. The fire alarm control panel is manufactured by Simplex and is an addressable type panel. The fire alarm system throughout the building consists of pull stations and horn strobe devices. The equipment and panel all appear to be in good condition and suitable for reuse.

• ELECTRICAL CONDITIONS : PUBLIC SAFETY BUILDING, CONTINUED

Photos

Meter and CT Cabinet

Generator

Fire Alarm Control Panel

UPS

• ELECTRICAL CONDITIONS : PUBLIC SAFETY BUILDING, CONTINUED

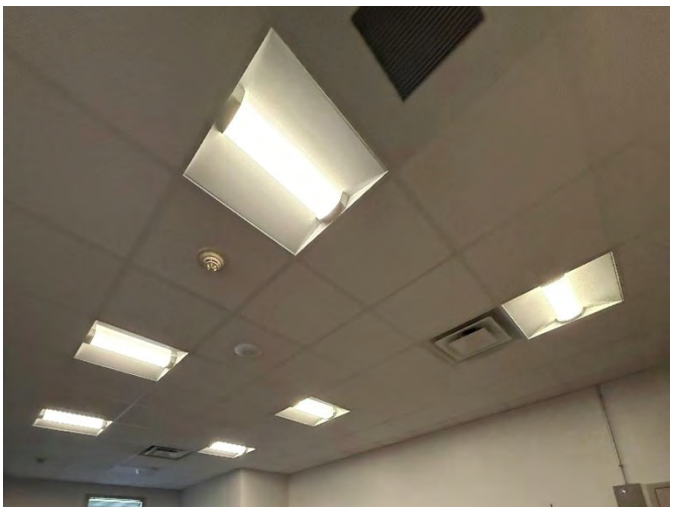
UPS Battery Cabinet

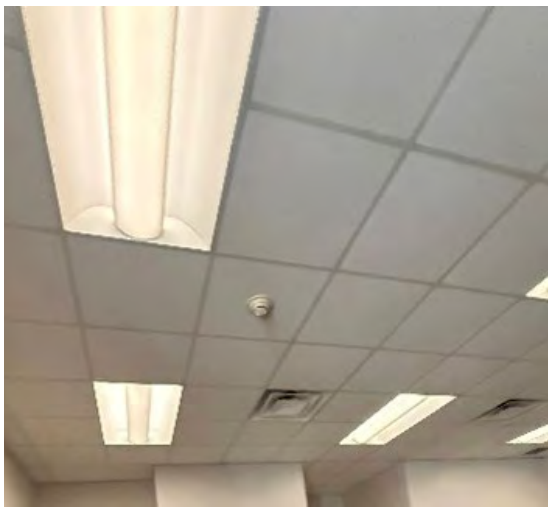
Main Distribution Panel

Automatic Transfer Switch

• ELECTRICAL CONDITIONS : PUBLIC SAFETY BUILDING, CONTINUED

Pad Mounted Transformer





Lighting Fixture Examples

Plumbing Conditions : Public Safety Building

Sanitary

The sanitary sewer enters the building below the slab in the holding cells corridor. The visible portions of the sanitary waste and vent system are hubless cast iron and appear to be in good condition. It should be noted that this condition should be confirmed with a video scoping exercise that can identify interior corrosion and blockages. A portion of the sanitary system clogged below the holding cells corridor and it was excavated and replaced in PVC. That portion of the system was either installed with a belly or sagged overtime. The building is on a septic system.

Domestic Water

Reference drawings indicate that the building is supplied with a 3" water service that enters in an interior wall between the training room and IT room; however, this could not be verified. The building is supplied by a well and the water is currently non-potable. The water also gets muddy after rains. A chlorination system for the domestic water system and a pressure tank for the well pump were observed in a storage room by the holding area. The observable portion of the domestic water system is insulated hard copper piping. The domestic water system appeared in good condition.

A domestic water heater is located in a mechanical room, and it has a recirculation system. The water heater is a 9 kW, 119-gallon electric storage heater manufactured by State Industries in March of 2003. The water heater appears to be in fair condition but is past its expected useful life (12-15 years).

Fixtures

All water closets in the building are floor mounted, flush valve type and appear in good condition.

The restrooms have wall mounted, vitreous china lavatory basins with a mixture of manual, single and two handle lever faucets. No public lavatories have code required ASSE 1070 compliant thermostatic mixing valves to limit the risk of scalding.

The building has a molded stone mop sink that appears in fair condition.

The break room sinks are single basin, stainless steel, drop in sink with two handled faucets or single handle faucets.

An icemaker is provided with a pump so that it could use jugs of water to make ice.

Showers have molded stone basins, with acrylic type walls, single handle mixing valves, and detachable spray heads.

Holding cells have penal type stainless steel fixtures with pneumatic valves.

• PLUMBING CONDITIONS : PUBLIC SAFETY BUILDING, CONTINUED

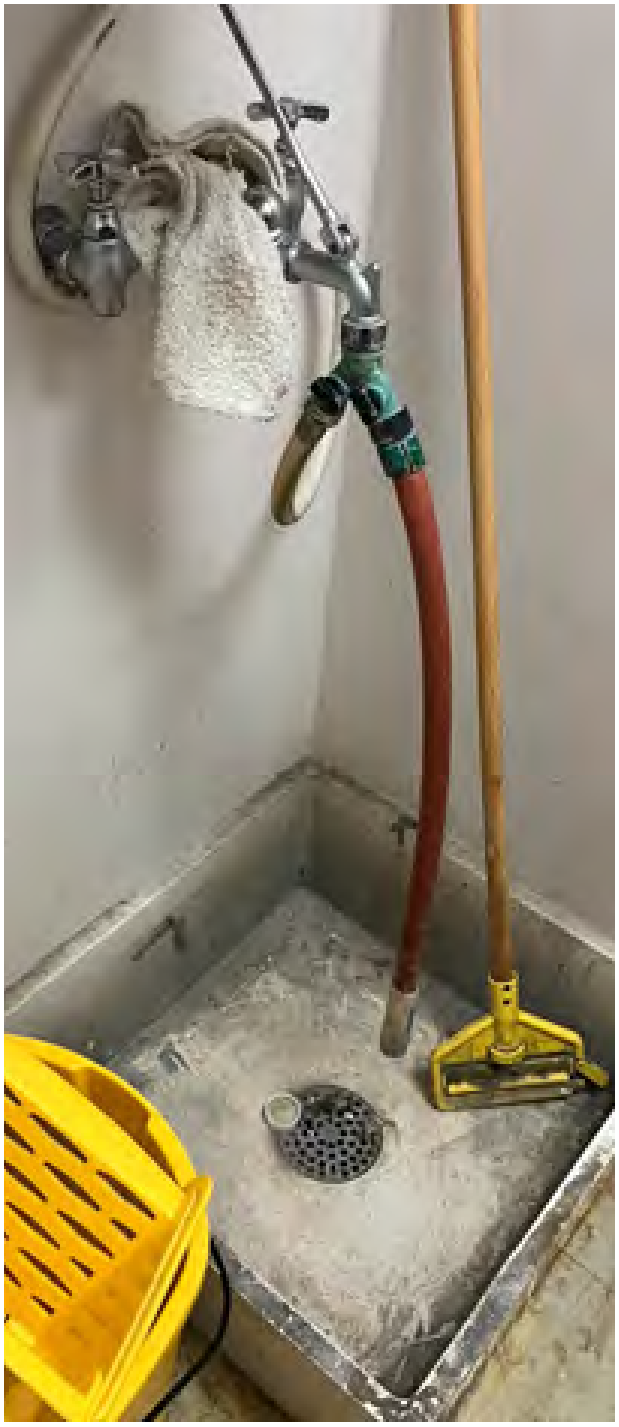
Photos

Typical restroom fixtures

Lack of code required ASSE 1070 thermostatic mixing valve

Typical break room style sink

• PLUMBING CONDITIONS : PUBLIC SAFETY BUILDING, CONTINUED



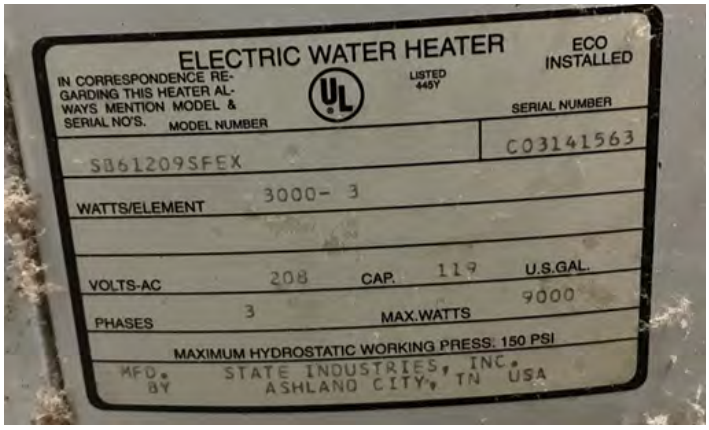
Mop sink

Typical shower controls and basin

• PLUMBING CONDITIONS : PUBLIC SAFETY BUILDING, CONTINUED

Typical holding cell chase showing cast iron sanitary piping, insulated domestic water, and pneumatic flush valve

Chlorination system in storage room



Water heater and date plate

FLUVANNA COUNTY

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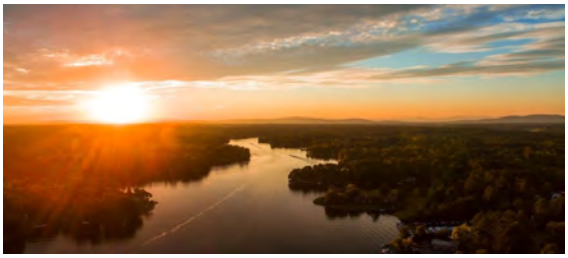


Space Needs Analysis

Program Process and Organization

The following program area spreadsheets were developed through a series of questionnaires, staff interviews, and revisions following extensive collaboration with the County Administration. The number of offices, staff positions, and square footage was adjusted throughout this process to meet the needs of the County, available space, and maximum anticipated building areas. The current list of spaces and square footages shown on these spreadsheets are based on the final floor plan layouts presented in this report.

Each County department is grouped in these spreadsheets by building and floor location. The net square footage for each department is summed, and a circulation multiplier of 1.25 is added to account for interior corridors not included in the net areas. The total anticipated gross square footage for each building is determined by adding a grossing multiplier of 1.10 to account for wall thickness, structure, and other non-allocated space.

Employee/Office Count by Building

As part of the space needs analysis, the number of employees for each department was projected for the next 10-20 years. This process involved review of County growth projects, interviews with department heads, and review with the County Administrator. In most cases, each department anticipates modest growth in staffing. The following staff counts indicate the number of desk positions anticipated for the proposed facilities. In some cases, more than one employee may share a desk where working hours do not overlap.

BUILDING / DEPARTMENT	# OF DESK POSITIONS
ADMINISTRATION BUILDING	
Department of Social Services	46
Health Department	12
Building Inspections/Environmental Health	5
Planning/Zoning	5
Commissioner of the Revenue	5
Tax Assessor	4
Treasurer	8
Voter Registrar	6
Administration	5
County Attorney	3
Finance	8
Economic Development	3
CSA	2
Human Resources	4
Emergency Services	7
Information Technology	6
TOTAL ADMINISTRATION BUILDING	**131**
EXISTING SOCIAL SERVICES BUILDING	
Parks and Recreation	2
Public Works	3
Utilities	3
TOTAL EXISTING SOCIAL SERVICES BUILDING	**8**
EXISTING ADMINISTRATION BUILDING	
Commonwealth's Attorney	9
Sheriff	11
TOTAL EXISTING ADMINISTRATION BUILDING	**20**
PUBLIC SAFETY BUILDING	
Sheriff	21
911 Center	14
TOTAL PUBLIC SAFETY BUILDING	**35**

Existing County Administration Building Renovation

Area and Adjacency Summary by Department per Floor

Space Description	Qty	Unit Area SF	Net SF Area x Qty	Sub-total Net SF	Grossing Multiplier	Gross SF	Adjacency	Remarks
Main Floor								
Building Lobby								
Main Lobby	1	235	235					
Restroom	1	55	55					
Public Restrooms								
Men	1	96	96					
Women	1	101	101					
Janitor	1	12	12					
Sub-total Department Area				**499**	**1.25**	**624**		
Courthouse Connector								
Entry Portico with Ramp	1	468	468					New Construction
Renovated Existing Portico	1	256	256					Renovated
Court Connector to Court Corridor	1	330	330					New Construction
Lower Mechanical Floor	1	330	330					New Construction
Sub-total Department Area				**1,384**	**1.25**	**1,730**		
Commonwealth Attorney								
Lobby	1	172	172					TV displaying docket
Admin. Assistant	1	79	79					reception window / VCIN Computer
Files Review	1	83	83					
Soft Interview	1	120	120					
Victim/Witness-1	1	164	164					
Victim/Witness-2	1	148	148					
Commonweath Attorney	1	233	233					
Asst. Commonweath Attorney	2	148	296					
Deputy Commonwealth Attorney	1	192	192					
Paralegal	2	85	170					
File Storage	1	234	234					
Copy	1	89	89					
Storage	1	90	90					

Area and Adjacency Summary by Department per Floor

Space Description	Qty	Unit Area SF	Net SF Area x Qty	Sub-total Net SF	Grossing Multiplier	Gross SF	Adjacency	Remarks
Data Closet	1	78	78					
Files	1	45	45					
Kitchenette	1	65	65					
Sub-total Department Area				**2,258**	**1.25**	**2,823**		
Jury and Meeting								
Conference Room	1	393	393					
Jury & Multipurpose	1	1206	1206					
Restroom	1	37	37					
Restroom	1	38	38					
Sub-total Department Area				**1,674**	**1.25**	**2,093**		
TOTAL MAIN FLOOR DEPARTMENT RENOVATION AREA				**5,815**	**1.25**	**7,269**		

Lower Floor

Sheriff								
Lobby	1	375	375					
Conference / Interview	1	220	220					
Office / Video Observation	1	166	166					
Civil Office	1	164	164					
Backup Dispatch	1	157	157					
Kitchenette	1	124	124					
Copy Workroom	1	169	169					
Server	1	82	82					
Storage	1	82	82					
Utility	1	51	51					
Investigator	1	77	77					
Investigator	1	75	75					
Investigator	1	88	88					
Investigator	1	91	91					
Investigator	1	135	135					
Investigator	1	92	92					
Investigator	1	83	83					
Investigator	1	82	82					
Investigator	1	86	86					
Sub-total Department Area				**2,399**	**1.25**	**2,999**		

Area and Adjacency Summary by Department per Floor

Space Description	Qty	Unit Area SF	Net SF Area x Qty	Sub-total Net SF	Grossing Multiplier	Gross SF	Adjacency	Remarks
Shared Space and Storage								
Restrooms								
Men	1	91	91					
Women	1	95	95					
Storage	1	32	32					
Single Occupant Restroom	1	24	24					
Shared Breakroom	1	603	603					
Gen. District Court Storage	1	194	194					
Commonwealth's Attorney Files	1	234	234					
Circuit Court Files	1	387	387					
Sub-total Department Area				**1,660**	**1.25**	**2,075**		
TOTAL LOWER FLOOR DEPARTMENT RENOVATION AREA				**4,059**	**1.25**	**5,074**		
Firehouse Level								
Sheriff's Storage								
Vehicle Evidence Bay	1	353	353					
Vehicle Evidence Bay	1	444	444					
Storage	1	180	180					
Restroom with shower	1	90	90					
	1	235	235					
Sub-total Department Area				**1,302**	**1.25**	**1,628**		
Building Support								
Storage	1	624	624					
Mechanical Equipment	1	369	369					
Storage	1	180	180					
Sub-total Department Area				**1,173**	**1.25**	**1,466**		
TOTAL FIREHOUSE LEVEL DEPARTMENT RENOVATION AREA				**2,475**	**1.25**	**3,094**		
TOTAL BUILDING RENOVATED AREA (ALL FLOORS COMBINED)						**15,436**		

ENTEROS DESIGN

Existing Social Services Building Renovation

Area and Adjacency Summary by Department per Floor

Space Description	Qty	Unit Area SF	Net SF Area x Qty	Sub-total Net SF	Grossing Multiplier	Gross SF	Adjacency	Remarks
First Floor								
Building Lobby								
Entry Vestibule	1	85	85					
Public Corridor	1	644	644					
Lobby	1	275	275					
Public Restrooms								
Men	1	141	141					
Women	1	141	141					
Electrical	1	39	39					
Janitor	1	29	29					
Sub-total Department Area				**1,354**	**1.25**	**1,693**	**1.1**	1,862
Parks and Recreation								
Reception	1	50	50				Lobby	
Office / Workroom	1	204	204				Reception	
Multipurpose	1	555	555					
Closet	2	41	82					
Fitness Multipurpose	1	898	898					
Office	1	227	227					
Classroom	1	500	500					
Closet	1	81	81					
Storage	1	122	122					supplies and decorations
Sub-total Department Area				**2,719**	**1.25**	**3,399**		
Performing Arts Spaces not included:								
Sub-total Department Area				**4,073**	**1.25**	**5,091**		
TOTAL FIRST FLOOR DEPARTMENT AREA						**5,091**		

Area and Adjacency Summary by Department per Floor

Space Description	Qty	Unit Area SF	Net SF Area x Qty	Sub-total Net SF	Grossing Multiplier	Gross SF	Adjacency	Remarks
Second Floor								
Utilities Department								
Lobby	1	257	257					
Admin. Assistant	1	135	135					Service Window at corridor
Utilities Director	1	240	240					
Utilities Systems Supervisor	1	144	144					
Files and Plans	1	195	195					
Supplies	1	56	56					
Sub-total Department Area				**1,027**	**1.25**	**1,284**		
Public Works								
Lobby / corridor	1	238	238					
Public Works Director	1	243	243					
Asst. Director	1	202	202					
Asst. Program Specialist	1	64	64					
Future workstations	1	185	185					
Future Office	1	122	122					
Future Office	1	139	139					
Future Office	1	96	96					
Files and Plans	1	250	250					
Sub-total Department Area				**1,539**	**1.25**	**1,924**		
Shared Spaces								
Conference Room	1	623	623					
Collaboration Room	1	330	330					
Breakroom	1	216	216					
Storage	1	93	93					
Copy	1	163	163					

Area and Adjacency Summary by Department per Floor

Space Description	Qty	Unit Area SF	Net SF Area x Qty	Sub-total Net SF	Grossing Multiplier	Gross SF	Adjacency	Remarks
Corridor	1	795	795					
Restroom	1	44	44					
Restroom	1	86	86					
Restroom	2	32	64					
Utility	1	17	17					
Electrical	1	87	87					
Sub-total Department Area				**2,518**	**1.25**	**3,148**		
SECOND FLOOR AREA						**6,355**		
TOTAL BUILDING RENOVATED AREA (ALL FLOORS COMBINED)						**11,446**		

Existing Public Safety Building Renovation

Area and Adjacency Summary by Department

Space Description	Qty	Unit Area SF	Net SF Area x Qty	Sub-total Net SF	Grossing Multiplier	Gross SF	Adjacency	Remarks
Lobby								
Entry Vestibule	1	58	58				Entry	with panic button
Lobby	1	225	225				Entry	Minimal public space, bullet resist.
Reception Desk	1	124	124				Entry, records room	with bullet resistant window
Conference Room	1	204	204				Lobby	
Public restrooms							Lobby	
Men	1	64	64				Lobby	single occupant
Women	1	64	64				Lobby	single occupant
Sub-total Department Area				**739**	**1.25**	**924**		
Multi-purpose/Conference								
Multi-purpose/Training room	1	1045	1045					30-35 people
Briefing Room	1	321	321					6-10 people
Conference Room	1	176	176					8 people
AV Equipment	1	60	60					
Chair/Table Storage	1	145	145					
Restrooms								
Men	1	53	53					
Women	1	53	53					
Sub-total Department Area				**1,853**	**1.25**	**2,316**		
Staff Space								
Sheriff								
Sheriff	1	274	274				staff entry, lobby	Private Office
restroom	1	55	55					
Chief Deputy/Major	1	174	174					
Captain	2	150	300				command staff	Private Office
Lieutenant	4	160	640				command staff	Private Office
Investigators	0	64	0					9 desks in judicial complex
Patrol Deputy (18-26, 4 shared stations	6	36	216				intake/evidence	
Judicial Deputy (12, 2 shared stations)	0	36	0				evidence	2 desks in judicial complex
Judicial Deputy Civil Process (2 stations)	0	36	0				evidence	2 desks in judicial complex
Admin Deputy	2	64	128				evidence	
Admin Civilian	4	64	256				1 is Sheriff's Ex. Admin.	
E911								
Director of Communications and Tech.	1	200	200				dispatch, com op coord'r	
Communications Operations Co-coord.	1	133	133				dipatch, dir, com sup.	
Communications Supervisor (2 staff)	1	111	111				dispatch, com op coord'r	
Com. Team Lead Operations (4 staff)	1	111	111				dispatch, com sup., CTL admin	
Com. Team Lead Admin.	1	103	103				dispatch, com sup, CTL's	
Com. Services Technician	2	64	128				dispatch, CTL's	
Com. Officers (12 staff)	6	64	384					
Com. Officer / Quartermaster	1	103	103				dispatch	

Area and Adjacency Summary by Department

Space Description	Qty	Unit Area SF	Net SF Area x Qty	Sub-total Net SF	Grossing Multiplier	Gross SF	Adjacency	Remarks
Central Records	1	300	300				Receptions, records staff	High density files
Copy Work Room and Supplies	1	254	254				Records, admin.	
Breakroom	1	278	278					ref. stove, dw, microwaves, ice mach.
Men's Locker Room	1	296	296					includes shower & dressing
Women's Locker Room	1	271	271					includes shower & dressing
Laundry	1	90	90					
Quartermaster Storage	1	157	157					
Radio Equipment Storage	1	167	167					
General Office and Seasonal Stor.	1	49	49					
Armory / Gun Cleaning	1	120	120					
Evidence Processing and Supplies	1	255	255					
Evidence Lockers	1	36	36					
Evidence Custodian	1	167	167					
Evidence Holding	1	36	36					High Density, 4'x4' drying cabinet
Personal Property	1	148	148					
Forensic Computer Lab	1	201	201					Shielded from cell signals, no windows, dedicated cooling
Intake								
Vehicular Sallyport	1	857	857					2 bay sallyport
Intake Processing Room	1	387	387					bench with cuff rail
Office /Video Viewing	1	122	122					
Interview Room	2	100	200					between intake and detectives
Breathalizer Room	1	100	100					floor drain, ventilation
Holding Cells	4	68	272		1,938			
Janitor	1	50	50					
Sub-total Department Area				**8,129**	**1.25**	**10,161**		
911 Dispatch								
Network Equipment Room	1	408	408					Raised access flooring
Restroom	1	40	40					
Sub-total Department Area				**448**	**1.25**	**560**		

Area and Adjacency Summary by Department

Space Description	Qty	Unit Area SF	Net SF Area x Qty	Sub-total Net SF	Grossing Multiplier	Gross SF	Adjacency	Remarks
Auxillary Building								
Evidence Bay	2	404	808					
Maintenance Bay	1	404	404					
Storage	1	309	309					
Exterior Wash Bay	1	254	254					
Sub-total Department Area				**1,521**	**1.25**	**1,901**		
Building Support Areas								
Mechanical Room	1	200	200					Included as a Mechanical mezzanine
Electrical Room	1	160	160					
Janitor's Closet	1	45	45					
Sub-total Department Area				**405**	**1.25**	**506**		
							Grossing	
TOTAL DEPARTMENT AREA						**16,369**	1.10	18,006

	SF	
EXISTING BUILDING (MAIN FLOOR)	8,611	(renovated sf)
ADDITION MAIN FLOOR (BACK ADDITION AND TRAINING)	4,476	(new construction)
ADDITION LOWER FLOOR	3,082	(new construction)
AUXILARY BUILDING	1,740	
Total Renovated and New Construction	**17,909**	

New County Administration Building

Area and Adjacency Summary by Department per Floor

Space Description	Qty	Unit Area SF	Net SF Area x Qty	Sub-total Net SF	Grossing Multiplier	Gross SF	Adjacency	Remarks
LOWER FLOOR								
Building Lobby								
Entry Vestibule	1	142	142					
Lobby	1	678	678					
Public Restrooms								
Men	1	140	140					
Women	1	140	140					
Family Restroom	1	90	90					
Lactation Room	1	112	112					
Sub-total Department Area				**1,302**	**1.25**	**1,628**	**1.1**	1,790
Department of Social Services								
Lobby	1	605	605				Entry, reception	accommodates 40 seats w/ Info Kiosk
Intake Windows	3	150	450				Lobby	full height bullet resistant glass
Administrative Coordinator	1	69	69				admin. serv. Manager	reception desk at lobby
Administrative Program Assistant II	1	69	69				admin. serv. Manager	reception desk at lobby
Human Services Coordinator	2	69	138				admin. serv. Manager	reception desk at lobby
Administrative Services Manager	1	157	157				front office	(3) lateral files, closet for 26x26x50 safe
Interview Rooms	2	120	240				near lobby and intake	near lobby and intake
Family Visitation	1	156	156				near lobby and intake	up to 6 people, forensice interview room
Video Monitoring Room	1	130	130				Family visitation, interview	
Conference Room	1	482	482					
Kitchenette	1	20	20					
Workroom	1	162	162				near intake	copier/shredder/counter-cabinets/supplies/mailboxes
Night Drop-Box	1	22	22				at an exterior wall	
Data/Network Room	1	96	96				near workroom	
Electrical	1	46	46					
Storage								
Donated Items Storage/General Stor.	1	388	388					clothing, toiletries, etc.
Youth Belongings	1	162	162					shelving with large bins
Central File Storage	1	285	285					
General Storage	1	122	122					
Short Term Housing								
Studio, 2 Beds, Bathroom, and Kitchen	1	610	610					
Laundry - Housekeeping	1	108	108					
Common Area	1	328	328					

ENTEROS DESIGN

Area and Adjacency Summary by Department per Floor

Space Description	Qty	Unit Area SF	Net SF Area x Qty	Sub-total Net SF	Grossing Multiplier	Gross SF	Adjacency	Remarks
Administration								
Director	1	192	192				admin. services manager	6 person table in office
Assistant Director	1	168	168					
Fiscal Assistant III	1	106	106				clerical staff	4 drawer lateral file
Services								
Family Services Supervisor	3	138	414					
Family Services Specialist	15	64	960					open workstation
Human Services Assistant	1	64	64					
Secretary II	1	110	110				services workers	4 drawer lateral file, open workstation
Benefits								
Benefits supervisor	3	168	504				Benefits specialists	42" round meeting table
Benefits specialist IV	2	144	288				Benefits supervisor	
Benefits specialist	11	51	561				Benfits specialist IV	open workstations
Human Services Assistant	2	64	128					
Conference Room	1	161	161					
Staff Break Room	1	235	235					
Staff Restroom	2	175	350					
Janitor Closet	1	50	50					
Sub-total Department Area				**9,136**	**1.25**	**11,420**	**1.1**	12,562
Health Department								
Lobby	1	350	350				Entry, reception	accommodate at least 15 seats
Intake Windows (Clinical Services/WIC)	3	50	150				Lobby	bullet resist. Glass
Intake Windows (Env. Health Specicalist)	2	60	120				Lobby	bullet resist. Glass
Conference Room	1	226	226				Lobby	8 person table
Exam Rooms	3	180	540				Near but separate from Exam	
Interview Rooms	1	95	95				Exam room	
Lab	1	384	384					
Exam Restrooms	2	56	112				lab	includes transfer to lab
Rabies Testing Room	1	90	90				Near back door	drain table, floor drain, freezer
Central File Storage	1	192	192					
General Storage (WIC)	1	72	72					
General Storage (clinical)	2	110	220					
Waste Disposal Room	1	8	8				Rabies Testing	
Community Health Worker	1	130	130					
Clinical Office Services Specialist	3	48	144				intake	
Public Health Nurse	2	130	260					
Sr. Env. Heath Services	1	168	168				Env. HD Spec	

Area and Adjacency Summary by Department per Floor

Space Description	Qty	Unit Area SF	Net SF Area x Qty	Sub-total Net SF	Grossing Multiplier	Gross SF	Adjacency	Remarks
Workroom	1	152	152					
Staff Break Room	1	157	157					
Staff Restroom	1	56	56					
Network Room	1	78	78					
Janitor Closet	1	40	40					
Sub-total Department Area				**3,744**	**1.25**	**4,680**	**1.1**	5,148
Building Support Areas								
Mechanical/Electrical/Fire	1	440	440					
Electrical Room	1	135	135					
Shipping/Receiving	1	151	151					
Central Archives	1	1015	1015					
Janitor	1	51	51					
Sub-total Department Area				**1,792**	**1.25**	**2,240**	**1.1**	2,464
Sub-total Department Area				**15,974**	**1.25**	**19,968**		
TOTAL DEPARTMENT AREA						**19,968**		
Building Grossing Multiplier						1.10		
TOTAL LOWER FLOOR AREA						**21,964**		21,964
FIRST FLOOR								
Lobby	1	1489	1489					
Vestibule	1	211	211					
Open stair	1	386	386					
Public Restrooms	2	140	280					
Family Restroom	1	82	82					
Mailroom	1	160	160					
Electrical	1	58	58					
Janitor	1	52	52					
Sub-total Department Area				**2,718**	**1.25**	**3,398**		
Board of Supervisors								
Raised Dais	1	533	533					seats 9 - bullet resistant millwork face
Lectern/Presentation Area	1	440	440					
Staff Tables	2	50	100					Asst. C. Admin., Exec. Asst./Clerk
Audience Seating	1	1000	1000					96 seats - fixed seats
AV Equiment Room	1	102	102					
Conference Room	1	297	297					16 person
Kitchenette	1	206	206					
Staff Restrooms	2	54	108					
Sub-total Department Area				**2,786**	**1.25**	**3,483**		

ENTEROS DESIGN

Area and Adjacency Summary by Department per Floor

Space Description	Qty	Unit Area SF	Net SF Area x Qty	Sub-total Net SF	Grossing Multiplier	Gross SF	Adjacency	Remarks
Building Inspections								
Lobby	1	187	187				Permit Counter	6 people
Conference Room	1	241	241				Lobby	12 person conference shared w/ planning
Central File Storage	1	225	225					(6) 5-drawer lateral files
Building Official	1	202	202				Building inspector	4 person table in office
Building Inspector	2	100	200				Building official	
Site Inspector E&S	1	151	151					
Permit Clerk	1	80	80				Permit counter	window to lobby
Staff Workroom	1	288	288					Shared with Planning
Vault	1	32	32					
Building Insp. Supplies	1	109	109					
Staff Break Room	1	112	112					Share with Planning
Staff Restroom	2	56	112					Shared with Planning
Janitor	1	33	33					Shared with Planning
Sub-total Department Area				**1,972**	**1.25**	**2,465**		
Planning and Zoning								
Lobby	1	144	144				Permit Counter	4-6 people
Conference Room	1	158	158				Lobby	
Central File/Plan Storage	1	297	297					high density storage
General Storage/Office Supply	1	39	39					
Director of Planning	1	196	196				Senior planner, admin. spec.	6 person table in office
Admin. Program Specialist	1	80	80				Service counter	10x10 work station
Senior Planner	1	144	144					4 person table
Planner/GIS Tech.	1	196	196					plan table
Code Enforcement Officer	1	108	108					10x10 work station
Staff Workroom								Shared with Building Inspections
Staff Break Room								Shared with Building Inspections
Staff Restroom								Shared with Building Inspections
Data	1	37	37					
Electrical	1	51	51					
Sub-total Department Area				**1,450**	**1.25**	**1,813**		
Commissioner of Revenue								
COR Lobby	1	300	300				Public Counter	8 people / information kiosk
Public Transaction Windows	3	25	75				Lobby	bullet resistant glass
Conference Room, Door from Lobby	1	194	194				Lobby	8 person, access from lobby and staff

Area and Adjacency Summary by Department per Floor

Space Description	Qty	Unit Area SF	Net SF Area x Qty	Sub-total Net SF	Grossing Multiplier	Gross SF	Adjacency	Remarks
Staff								
Commissioner of Revenue	1	192	192				Chief Deputy	4 person table in office, closet
Chief Deputy	1	168	168				Commissioner of Revenue	
Deputy IV (I)	1	144	144				Deputy IV (II)	file cabinets
Deputy IV (II)	1	144	144				Chief Deputy	file cabinets
Deputy II	1	64	64				Public transaction windows	workstation
Deputy III	1	64	64				Public transaction windows	workstation
Deputy I	1	64	64					
Staff Workroom	1	282	282					
Office Supply	1	37	37					
Staff Break Room	1	160	160					Shared with Assesor
Janitor	1	50	50					Shared with Assesor
Staff Restroom	2	48	96					Shared with Assesor
Sub-total Department Area				**2,034**	**1.25**	**2,543**		
Assessor								
Assessor's Lobby	1	236	236					8 people / information kiosk
Public Transaction Windows	2	25	50				Lobby	bullet resistant glass
Conference Room, Door from Lobby	1	164	164				Lobby	6 person, access from lobby and staff
Staff								
Assessor	1	193	193					
Deputy Assessor	1	152	152					
Assessor Tech.	2	48	96				Public transaction windows	workstation
Storage	1	51	51					
Staff Workroom	1	197	197					
Staff Break Room								Shared with Com. of Revenue
Janitor								Shared with Com. of Revenue
Staff Restroom								Shared with Com. of Revenue
Sub-total Department Area				**1,139**	**1.25**	**1,424**		
Treasurer								
Lobby	1	570	570				teller windows	10 people min. in lobby
Public Transaction Windows & Dep. Treasurers	6	54	324				Lobby	bullet resistant glass
Conference Room	1	171	171				Lobby	6 person, access from lobby and staff
Central File Storage	1	157	157					8 file cabinets
General Storage	1	73	73					
Vault	1	40	40					
Staff								
Treasurer	1	192	192				Chief Deputy	4 person table in office, closet
Chief Deputy	1	166	166				Treasurer	shared open office for 2 people
Staff Workroom	1	176	176					
Staff Break Room	1	157	157					
Staff Restroom	2	51	102					
Sub-total Department Area				**2,128**	**1.25**	**2,660**		

Area and Adjacency Summary by Department per Floor

Space Description	Qty	Unit Area SF	Net SF Area x Qty	Sub-total Net SF	Grossing Multiplier	Gross SF	Adjacency	Remarks
Registrar								
Lobby	1	261	261				teller windows	10 people min. in lobby
Public Windows & EV Dep. Gen. Registrars	2	48	96				Lobby	bullet resistant glass (shared by 5 staff)
Conference Room / Early Voting	1	456	456				Lobby	6 person, access from lobby and staff
Voting Equipment	1	157	157					8 file cabinets
Files	1	73	73					
Equipment Storage	1	40	40					
Staff								
Voter Registrar	1	192	192					
Deputy General Registrar	1	115	115					
Chief Deputy General Registrar	1	120	120					
Open Office	1	155	155					
Workroom	1	368	368					
Staff break room	1	155	155					
Staff restroom	2	48	96					
Server	1	57	57					
Supply Closet	1	48	48					
Sub-total Department Area				**2,389**	**1.25**	**2,986**		
FIRST FLOOR AREA						**20,770**		
Building Grossing Multiplier						1.10		
TOTAL FIRST FLOOR GROSS AREA						**22,847**		

SECOND FLOOR								
Public/Lobby								
Lobby	1	1155	1155					
Public Restrooms	2	140	280					
Conference Room	1	284	284					
Janitor	1	50	50					
Electrical	1	48	48					
Sub-total Department Area				**1,817**	**1.25**	**2,271**		
Training Room/EOC								
Multi-purpose Room	1	1241	1241					50 Seats
Kitchen	1	196	196					
Table and Chair Storage	1	234	234					
Equipment Storage	1	82	82					
AV Equipment	1	45	45					

ENTEROS DESIGN

Area and Adjacency Summary by Department per Floor

Space Description	Qty	Unit Area SF	Net SF Area x Qty	Sub-total Net SF	Grossing Multiplier	Gross SF	Adjacency	Remarks
Staff Restrooms	2	140	280					
Staff Restroom	1	51	51					
Janitor	1	25	25					
Quiet Room	1	88	88					
Sub-total Department Area				**2,242**	**1.25**	**2,803**		
Administration								
Lobby	1	200	200					8 people, shared
Public Transaction Window	1	25	25				Lobby	into Admin Programs Assist. Workstation
Conference Room	1	277	277					14 person
Department File Storage	1	154	154					
General Storage	1	67	67					
Staff								
County Administrator	1	320	320				Exec. Asst./Clerk	8 person table in office, closet
Assistant County Administrator	2	200	400				County Administrator	
Executive Assistant/Clerk	1	144	144				County Administrator	file cabinets
Administration Program Assist.	1	80	80				Clerk to the board	window to lobby
Staff Workroom	1	154	154					Shared w/ Econ. Dev.
Kitchenette								Shared EOC
Staff Restrooms								Shared EOC
Sub-total Department Area				**1,821**	**1.25**	**2,276**		
County Attorney								
Lobby	1	125	125					Includes copy alcove
Conference Room	1	184	184					shared with Finance
Central File Storage	1	98	98					
Supply Closet	1	38	38					
Staff								
Attorney	1	192	192				Assist. Attorney, paralegal	with window
Assistant Attorney	1	177	177				Attorney, paralegal	with window
Paralegal	1	120	120				Attorney, assist. Attorney	
Kitchenette								Shared EOC
Staff Restrooms								Shared EOC
Sub-total Department Area				**934**	**1.25**	**1,168**		

Area and Adjacency Summary by Department per Floor

Space Description	Qty	Unit Area SF	Net SF Area x Qty	Sub-total Net SF	Grossing Multiplier	Gross SF	Adjacency	Remarks
Finance								
Reception	1	152	152					
Conference Room								Shared w/ County Attorney
Central File Storage	1	141	141					4 4-drawer lateral files
Office Supply	1	40	40					
Staff								
Director of Finance	1	192	192				management analyst	4 person table in office, closet
Financial Services Specialist	2	64	128					(2) workstations in shared office
Financial Services Tech	1	120	120				Reception w/ window	
EMS Billing	2	64	128					(2) workstations in shared office
Management Analyst	1	141	141				Finance Director	
Purchasing Officer	1	110	110					
Staff Workroom	1	164	164					
Staff Break Room								Shared EOC
Staff Restroom								Shared EOC
Sub-total Department Area				**1,316**	**1.25**	**1,645**		
Economic Development								
Lobby								shared with County Admin.
Conference Room								Shared with County Admin.
General Storage	1	36	36					
Economic Development Director	1	192	192					4 person table in office, closet
Small Business Develop./Tourism	2	144	288					2 visitor chairs
Staff Workroom								Shared w/ County Admin
Staff Break Room								Shared EOC
Staff Restroom								Shared EOC
Sub-total Department Area				**516**	**1.25**	**645**		
CSA								
Entry	1	115	115					Shared with Finance
Program Manager	1	177	177				Finance	private office
CSA Full-time Assist. (or 2 part time)	1	146	146				Program manager	private office
Locked File Storage Room	1	145	145					From corridor, = to (5) 5-drawer vert.
Supply Closet	1	36	36					general office supplies

Area and Adjacency Summary by Department per Floor

Space Description	Qty	Unit Area SF	Net SF Area x Qty	Sub-total Net SF	Grossing Multiplier	Gross SF	Adjacency	Remarks
Staff Workroom								Shared with County Administration
Conference Room								Shared Public Lobby
Staff Break Room								Shared EOC
Staff Restroom								Shared EOC
Sub-total Department Area				**619**	**1.25**	**774**		
Human Resources								
Lobby	1	120	120					4 people, isolated access, confidentiality
Conference Room								Shared Public Lobby
HR Director	1	192	192					4 person table
HR Generalist/Benefit Manager	2	120	240					private office
Adminstrative Assistant	1	80	80					
Staff Workroom	1	118	118					
Files	1	121	121					
Kitchenette								Shared EOC
Staff restrooms	1	49	49					
Sub-total Department Area				**920**	**1.25**	**1,150**		
Emergency Services								
Lobby	1	202	202				Public Counter	4-5 people
Public Counter/Window							Lobby	Receptionist (Admin. Asst.) behind win.
Conference Room	1	215	215					10 person conference room
File Storage	1	82	82					3 lateral files in work area
Large Storage Room for PPE and Uniforms	1	152	152					
Chief of Fire and EMS	1	192	192					6 person table in office
Administrative Assistant	1	100	100				Lobby	glass window to lobby
EMS Supervisor	2	140	280					
Emergency Management Generalist	1	120	120					access to supply closet in workroom
Fire Marshal	1	158	158				Building Inspections	
Office	1	120	120					
Staff Workroom	1	152	152					
Kitchenette								Shared with IT
Staff restroom								Shared with IT
Sub-total Department Area				**1,773**	**1.25**	**2,216**		

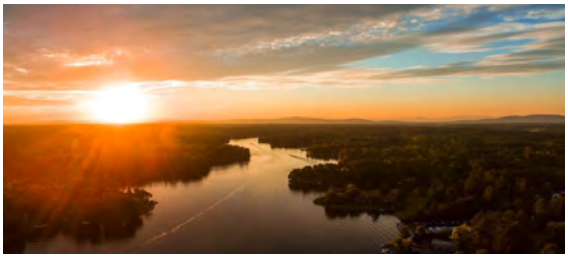
ENTEROS DESIGN

Area and Adjacency Summary by Department per Floor

Space Description	Qty	Unit Area SF	Net SF Area x Qty	Sub-total Net SF	Grossing Multiplier	Gross SF	Adjacency	Remarks
Information Technology								
IT Director	1	192	192					4 person table
Information Security Officer	1	100	100					private office
IT Technician	2	64	128					standing desk, open work space
Systems Engineer	2	64	128					standing desk, open work space
Storage Closet	1	149	149					Computer Storage
IT Server Room	1	387	387					raised access floor
Gas Fire Suppression Room	1	65	65				IT Server Room	
Staff Workroom	1	476	476					In open workspace
Staff Break Room	1	185	185					Shared with EMS
Staff Restroom	2	48	96					Shared with EMS
Sub-total Department Area				**1,906**	**1.25**	**2,383**		
SECOND FLOOR AREA						**17,330**		
Building Grossing Multiplier						1.10		
TOTAL SECOND FLOOR GROSS AREA						**19,063**		
TOTAL BUILDING GROSS AREA (ALL FLOORS COMBINED)						**63,874**		

FLUVANNA COUNTY

7



Proposed Concept Narratives

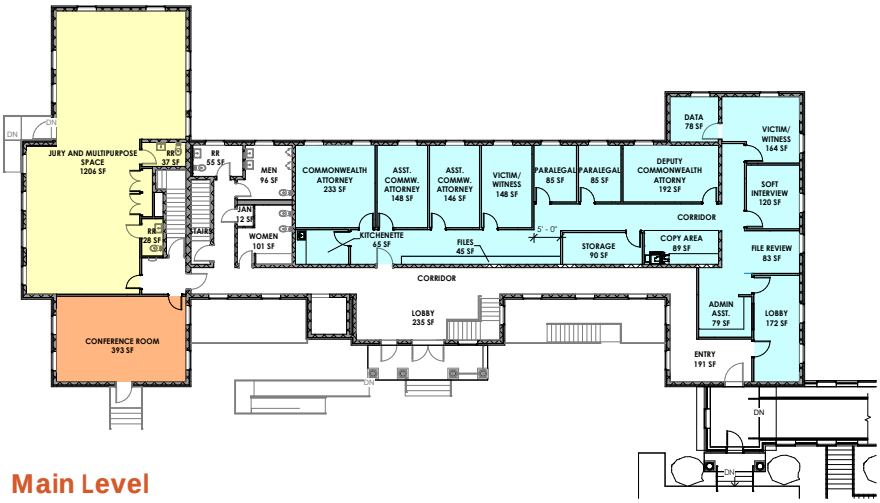
Existing Administration Building: Proposed Design Narrative

The Existing County Administration will be renovated to accommodate judicial related offices. The building will be approximately 16,000 square feet on three floors. The building is built into a hill with one story above grade on the front, and three stories on the rear with former fire apparatus bays at grade on the rear. The middle and lower floors are below grade on the front of the building. The following departments will be located in the building:

Main Level
Commonwealth's Attorney
Jury Multi-Purpose Space
Conference Room

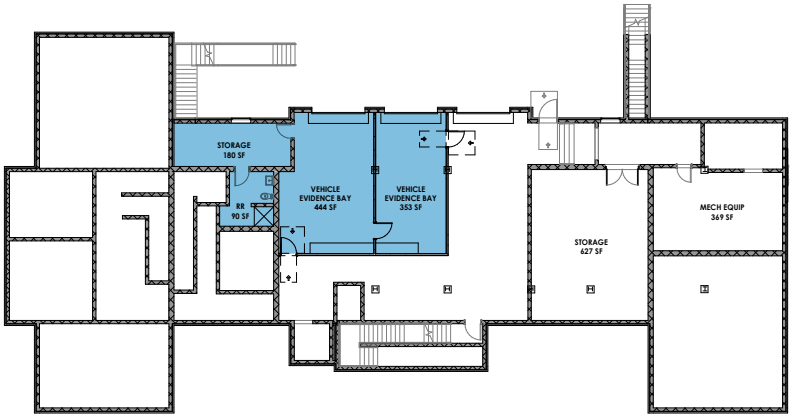
Lower Level
Sheriff's Department Offices
Court Files and Storage
Shared Breakroom

Firehouse Level
Sheriff's Department Evidence Bays
Mechanical
Storage



Main Level

Lower Level



Firehouse Level

**Please refer to appendix for full size drawings*

• EXISTING ADMINISTRATION BUILDING : PROPOSED DESIGN NARRATIVE, CONTINUED

Code Information

2021 Virginia Construction Codes, IEBC

Use Groups - Business B, Assembly A3, S-Storage

Construction Type – 3B, Load bearing masonry walls

Sprinkler System – No

Site

The Civil Engineering section of this report contains additional information regarding the existing and proposed site conditions for the project. The existing building occupies the courthouse green adjacent to the existing courthouse. Very little site modification is anticipated. Excavation and grading will be required around the perimeter of the building for installation of new waterproofing and storm drainage. Exterior sidewalks and stairs will be replaced as part of the waterproofing work. Some grading will be required to achieve proper slopes.

Design for the Courthouse Connection

Building Exterior

The existing conditions section of this report contains information about required repairs and upgrades to the building exterior. Some masonry repairs, concrete repairs, roofing, and painting are anticipated. No major alteration to the exterior are anticipated, except the new enclosed connection between the existing Administration Building and the Courthouse discussed below.

The concept design plans and renderings show a new enclosed connection between the existing Administration Building and the Courthouse. This connection will allow for the passage of staff and jurors within the enclosed space.

Wall Construction: Masonry veneer on CMU backup. Nominal 4" brick, airspace, continuous foam insulation of the exterior of sheathing, 8" CMU.

Architectural Accents: Glass fiber reinforced concrete panels will be used for the decorative cornice around the perimeter of the building and at the gable roofs. GRFC columns will be used at the new entrance. Precast concrete sill will be used at window openings.

• EXISTING ADMINISTRATION BUILDING : PROPOSED DESIGN NARRATIVE, CONTINUED

The windows will be aluminum clad windows in keeping with the character of the existing courthouse.

Roof construction will consist of pre-engineered metal trusses, sheathing and simulated slate shingles. A lower roof area will be low sloped reinforced KE-PVC roofing on tapered insulation.

Interior

Flooring in public areas such as lobbies and central corridors are epoxy terrazzo. New office areas will be carpet tile. For budget purposes it is assumed that the common office areas will use carpet tile costing between $30 to $35 per yard. Storage rooms will have LVT tile.

The existing public restrooms will be retained in the building. Plumbing fixtures, toilet partitions, accessories, and tile will be replaced. Public restrooms should have tile floors and tile on the walls extending to the ceilings.

Ceilings will consist of a combination of gypsum board and 2x2 lay-in acoustical ceiling tiles. Lobbies and major public meeting rooms may have a ceiling design which combines drywall and ceiling tiles.

The majority of the existing CMU walls will remain in the building. New interior partitions will be constructed of metal studs and 5/8" gypsum board. Acoustical walls will extend to structure, and have resilient channels where privacy is critical, around meeting rooms, bathrooms, and between departments.

Bullet resistant glass, doors, and wall panels should be used at department reception desks, and around the new building connector corridor.

Vertical Circulation

The existing building egress stairs will remain. Repairs will be made as indicated in the existing conditions report. Stairs will be recovered with rubber tread covers.

Lighting

The lighting in the building will consist of energy efficient 2x2 fixtures, recessed down lighting, and suspended pendants. General offices areas will utilize 2x2 direct/indirect fixtures. Reception areas within departments may use recessed down lights. Major lobby spaces, conference rooms, and public areas utilize a combination of recessed down lighting and suspended pendant fixtures.

Technology

The building should integrate flexible and adaptable technology. Standard data outlets will be provided throughout the building. Data closets are located in each department. Additional spare conduits and risers should be provided throughout the building.

Audio visual systems should be integrated in meeting rooms. Flat screen monitors will be mounted in all conference rooms The building should be equipped with an emergency radio communications amplification/ repeater system and antennae.

Vehicle Evidence Bays

The vehicle evidence bays will be used for forensic investigations by the sheriff's department. The bays will required vehicle exhaust systems and typical vehicle maintenance equipment. Vehicle lifts should be installed in each bay. Additional electrical outlets and high output lighting will be required in these bays.

Existing Administration Building: Proposed Civil Narrative

Proposed Courthouse Connector

A new connection between the courthouse structure and existing administrative building (to be repurposed) is proposed. The location of this connection is where an existing staircase is located for access from the lower parking areas on site. The stair access is proposed to be relocated and integrated into a tunnel below the connection to maintain access from the lower parking area. Additionally new paths in the courtyard area are proposed to maintain public connections between the buildings across the courtyard space. Minor improvements to drainage are expected with this new connection to relocate and add some roof drains and small area inlets. No impacts to water and sewer connections are anticipated with this new connection. It does appear the electrical service for the courthouse building runs between the existing gap in the buildings and with this new connection will require relocation of electrical service. New electrical service will need to be installed prior to demolition of the existing service to maintain operations at the courthouse. As discussed below, zoning setbacks may be in conflict with this new connection and require waiver or variances. Additionally, from record plans it appears property lines may bisect the site and require adjustment with the new connection.

Existing Administration Building: Proposed Structural Narrative

A. General Project Descriptions and Structural Scope

a. The project consists of a renovation of the existing Fluvanna administration building. The building is a three-story structure constructed around the year 1971.

b. Structural scope for this project

i. As with any renovation project, there will be new wall and floor openings for architectural and mechanical, electrical, and plumbing needs. We will work with the existing structure to add lintels and support framing for these new opening.

ii. There will be locations where file storage will be added and the structure below will need to be strengthened.

iii. Repairs to existing structural elements where deterioration or damage has occurred.

B. Design Codes and Standards

a. Building Code: Virginia Uniform Statewide Building Code (VUSBC) 2021

i. New Construction – Part I of VUSBC – "Virginia Construction Code"

ii. Renovation / Alteration – Part II of the VUSBC – "Virginia Existing Building Code"

b. Structural Engineering Standards

i. ASCE 7-22, Minimum Design Loads for Buildings and Other Structures

ii. ACI 318-19, Building Code Requirements for Structural Concrete

iii. AISC 360-16, Specification for Structural Steel Buildings

iv. TMS 402/602-19, Building Code Requirements and Specifications for Masonry Structures

C. Structural Materials

a. Concrete - Normal Weight

i. Interior Foundations	3,000 psi
ii. Perimeter Foundations	4,500 psi
iii. Slabs-on-Ground	3,500 psi
iv. Exterior Stairs, Walls, and Paving	4,500 psi

b. Reinforcement

i. Typical Reinforcing Steel	ASTM A615	Grade 60
ii. Welded Wire Fabric	ASTM A185	

c. Concrete Masonry Units

i. Lightweight CMU	f'm = 2,000 psi
ii. Grout Compressive Strength	2,000 psi minimum
iii. Type S Mortar	

d. Structural Steel

i. W- WT- and C-Shapes	ASTM A 992	
ii. Plate, Bar, Angles	ASTM A 572-50	
iii. Round HSS	ASTM A 500	Grade C (Fy=46 ksi)
iv. Rectangular HSS	ASTM A 500	Grade C (Fy=50 ksi)

• EXISTING ADMINISTRATION BUILDING : PROPOSED STRUCTURAL NARRATIVE, CONTINUED

D. Foundations

a. Existing structural foundations are shallow isolated concrete footings under columns and continuous strip footings under walls.

E. Structural System

a. Slab-on-grade

i. The bottom firehouse level consists of a slab-on-grade as well as portions of the lower-level floor are also slab-on-grade. The existing slab-on-grade thickness is unknown.

ii. New slab-on-grade will likely be required at locations with new high density file storage.

b. Elevated structure

i. The primary structural framing consists of a combination of structural steel beams and columns with load bearing CMU walls. Open web steel bar joists with a 2 ½" concrete slab over metal form deck make up the elevated portions of the lower level and main level floor. Wood trusses span between the exterior CMU walls and support the roof. An attic space with mechanical equipment is located within the depth of the roof truss framing.

ii. One location at the women's bathroom on the lower-level floor framing is currently framed with wood members and does not match the construction type for the rest of the building. The room is framed with a plywood deck and wood joists. A single wood girder supported by wood studs runs down the center of the space and supports the floor joist at midspan. The room is approximately 10'x11' and is not planned for demolition. Supplemental steel tube framing will be added under the current framing to better support and reinforce the floor. Four HSS tubes are expected to be equally spaced and will be anchored to the existing CMU walls. This is intended to supplement the existing questionable construction of the framing in place.

F. Lateral Force Resisting System

a. The exterior CMU walls are assumed to be the primary lateral force resisting system.

b. Our assumption is that the existing building will not have to be checked for laterals load. We do not believe we will be reducing capacity or increasing lateral loads by more than the 10% threshold.

G. Structural Loads

a. Dead Loads

i. The design dead load will include the weights of all structural materials along with the following allowances.

ii. Allowance for Ceiling/Mechanical	15 psf
iii. Allowance for Roofing Material	10 psf

b. Live Loads

i. Lobbies, Stairs, Assembly	100 psf
ii. Storage	125 psf
iii. Mechanical Rooms	150 psf (or equip. wt.)
iv. High Density File storage	250 psf
v. Office	50 psf
vi. Restroom	60 psf
vii. Typical Roof	20 psf

viii. Live loads will be reduced in accordance with the Building Code. No live load reduction will be taken for live loads exceeding 100 psf, except that design live loads on columns will be reduced 20 percent. No live load reduction will be taken for typical roof loads.

• EXISTING ADMINISTRATION BUILDING : PROPOSED STRUCTURAL NARRATIVE, CONTINUED

c. Partition Loads

i. Allowance for Partitions = 15 psf

ii. Partition loads are considered to be non-reducible live loads in accordance with the Building Code and are applied in addition to the live loads specified above except for live loads of 80 PSF or greater.

d. Building Risk Category = Risk Category III

e. Snow Loads

i. Ground Snow = 54 psf

ii. Minimum Flat Roof Snow = 35 psf

f. Wind Loads

i. Wind Speed = 120 mph

ii. Wind Exposure = C

g. Seismic Loads

i. Site Class =		D
ii. Short Period Design Response Acceleration, SDS	=	0.21 g
iii. Long Period Design Response Acceleration, SD1	=	0.09 g
iv. Importance factor =		1.25
v. Seismic Design Category =		B

H. Special Features and other Considerations

a. A new connector between the existing admin building and the courts building will be constructed from load bearing CMU and cold formed steel roof trusses to match the existing construction type of the courts building. The exterior walls will be made up of CMU with brick veneer. There will be a tunnel below the connector next to the existing admin building and a basement mechanical room next to the courts building. The connector will have a concrete slab-on-ground at ground levels with an elevated concrete slab over the mechanical room and tunnel. Significant concrete retaining walls will be required at the proposed tunnel and to create the new exterior stairs that will go up from the tunnel to the existing courts building.

b. High density file storage will be added over slab-on-grade locations and will likely require a thicker slab at these locations.

c. File and storage rooms on the elevated structure exceed the existing floor joist capacity and will require strengthening of the structure below. Supplemental steel beams are proposed to be added below the slab at these locations. Alternatively, if mechanical, electrical and plumbing systems are in conflict and cannot be reconfigured to allow for new beam installation, existing steel joists will need to be strengthened by welding additional steel plates to both the web and chord members of the joist.

d. Repairs will be required at a number of locations through the building

i. Cracking of existing CMU walls were observed around the building but in particular was concentrated at the north side of the firehouse level. Cracks should be repaired by repointing joist and replacing cracked and deteriorated CMU blocks.

ii. Deterioration and water infiltration of existing CMU was observed along the interior of the north and west sides of the building at both the lower level and firehouse level. Interior paint should be

• EXISTING ADMINISTRATION BUILDING : PROPOSED STRUCTURAL NARRATIVE, CONTINUED

replaced with an elastomeric coating that will allow the CMU block to breath and release water without blistering. Further investigation should be completed to understand the cause of the water infiltration around the exterior of the building and possible solutions.

iii. Exterior stairs at the light well have deteriorating CMU piers. CMU blocks beyond repair should be replaced and loose or deteriorated mortar joints should be repointed. The slab at the base of the light well was also deteriorated. This slab should be cleaned, repaired as needed, and coated in a waterproofing membrane to stop further deterioration.

iv. Corrosion of metal deck and open web steel joists was prevalent at the east side of the building above the firehouse level at the terrace. Joists and deck with corrosion should be cleaned and coated with a high-performance coating to prevent further corrosion. Joist strengthening by welding supplemental steel members may be required at areas of higher levels of corrosion. Water infiltration through the roofing membrane as well as drainage should be investigated and repaired or replaced as required.

v. One location of corroded metal deck above the mechanical room that was part of an exterior ramp should be cleaned and have holes drilled through the metal deck. Additionally, a traffic bearing membrane should be applied to the top side of the exterior slab to prevent any further moisture intrusion into the slab.

Existing Administration Building: Proposed Mechanical Narrative

HVAC Systems

The building is currently served by split system heat pumps from varying manufacturers (Trane, Lennox, and Daikin). PACE recommends removing all the existing units and utilizing a combination of a variable refrigerant flow (VRF) system with a dedicated outside air system (DOAS) and split system heat pumps as warranted by the areas served. The building requires approximately 50 tons of cooling, which will include an approximately 2,000 CFM DOAS unit, a VRF system and split system heat pumps. The indoor AHU's that will be served from the VRF unit will be ducted and mounted above ceiling. The VRF and heat pump outdoor units will be mounted on a concrete pad on grade. The top floor will be served by approximately 11 AHU units, the middle floor will be served by approximately 12 AHU units, and the bottom floor will be served by approximately 3 AHU units. The data closets and server rooms shall be served by an approximately nominal 1 ton ductless split systems. Indoor units will be wall mounted, and outdoor units will be mounted on a concrete pad on grade.

Exhaust Systems

Restrooms are stacked and will be served by an exhaust duct riser with a rooftop or inline exhaust fan.

All janitor's closets shall be exhausted to the exterior. This shall be accomplished by tapping into the restroom exhaust duct riser or penetrating through the closest exterior wall. Rooms that do not tap into restroom exhaust duct risers will utilize an inline or cabinet exhaust fan.

The vehicle Evidence Bay will have dedicated exhaust capabilities.

HVAC System Controls

HVAC controls are currently standalone thermostats. A building automation system is recommended for central control and monitoring of the HVAC systems.

Existing Administration Building: Proposed Electrical Narrative

Electrical Service and Distribution

The existing building is currently served by two electrical services. Service "A" is a 1,200-ampere, 208-volt, 3-phase, 4-wire service fed from a CT cabinet located inside the electrical room and connected to Main Switchboard "A." Service "B" is a 400-ampere, 208/120-volt, 3-phase, 4-wire service fed from a CT cabinet through a 400A-3P fused disconnect switch.

While both services are adequately sized to support the renovation, two separate services are not required or recommended. A new, single 1,600-ampere, 120/208-volt, 3-phase service shall be provided for the building. In addition, many of the existing distribution panels have exceeded their useful life, and the system has been extensively modified throughout the life of the building. Code compliance of the distribution system could not be verified. Therefore, a complete replacement of all the distribution panels and feeders shall be provided.

Emergency Power System

The existing emergency generator is a Cummins Onan diesel standby unit rated at 60 kW, 120/208V, 3-phase, 4-wire, with a 225A-3P output breaker. The generator is in fair condition and suitable for reuse. However, the associated emergency distribution system has undergone numerous revisions since installation, and no record drawings are available. Based on facility staff input and field notes, many panelboards may have been modified to incorporate additional loads.

It is recommended that the entire emergency distribution system be replaced. Two automatic transfer switches shall be provided—one for life safety loads and one for optional standby loads. Each transfer switch shall be four-pole with a switched neutral and shall not include bypass isolation. The switches shall automatically sense loss of normal power, start the generator, and transfer loads to the emergency source.

The life safety ATS and associated panels shall be located in a separate, 1-hour fire-rated room. Additionally, a 4-pole manual transfer switch with switched neutral and quick connects shall be installed on the building exterior to serve the NEC 700 life safety system. This manual transfer switch will provide a means of connecting a temporary generator during maintenance or repair of the permanent unit.

Building Branch Power Distribution

Wiring Methods

Electrical metallic tubing (EMT) will be used indoors for feeders and branch circuits concealed in dry construction. Flexible metal conduit will be limited to connections for interior lighting fixtures, motors, and miscellaneous equipment, in lengths not exceeding six feet. PVC Schedule 40 conduit will be used to house grounding electrode conductors and for sleeves. Minimum conduit size will be 3/4" C.

Wiring will be copper with 600-volt insulation, type THHN, THWN, or XHHW. Conductors will be sized to accommodate a maximum total system voltage drop of 5%, with 3% allowed on feeders and 2% on branch circuits.

Devices and Equipment

Mechanical Equipment

Existing disconnect switches and associated circuiting for mechanical units will be removed to accommodate the new system. New disconnect switches and circuiting shall be provided as required. Electrical requirements for associated controls shall be coordinated with the mechanical contractor.

• EXISTING ADMINISTRATION BUILDING : PROPOSED ELECTRICAL NARRATIVE, CONTINUED

Receptacles

Receptacle layouts shall be modified as required for new furniture layouts. Public computer stations shall each receive a quadruplex receptacle and telecom/data outlet. Desk locations will require additional receptacles and telecom/data outlets for computers. Receptacles will be arranged with a maximum of six duplex outlets per 20A, 120V, 1-pole circuit. All duplex and special-purpose receptacles indicated for specific equipment will be on dedicated circuits. Each receptacle will be labeled with the panel name and circuit number on the rear of the cover plate.

Lighting

Existing fluorescent and incandescent lighting fixtures will be removed and replaced with LED light fixtures. New fixtures will be 120V LED type with 3,500K color temperature. Color temperatures will not be mixed within a single space. Lighting circuits will generally be limited to 1,440 VA per 20A, 1-pole circuit. Fixture power density will comply with the 2021 VECC. Lighting will consist of downlights and 2x2 LED batwing troffers matching existing fixtures. Occupancy sensors will be installed for lighting control per current energy codes, and dimming switches will be provided for all spaces.

Emergency Lighting

Emergency lighting will be provided through generator-backed emergency panels as required.

Telecom Distribution System

Conduit and Outlet Boxes

Telecom/data outlet boxes shall be provided as required for the new furniture and equipment layout. Each public computer shall receive a dedicated outlet.

Each outlet will consist of a device plate, 2-gang outlet box (2-1/8 inches deep) with a single-gang mud ring. A 1-inch minimum conduit with wire will be run from the outlet box up the wall and into the ceiling space near the cable tray. Each stub-up shall include a conduit bushing and a grounding connection to the cable tray.

Fire Alarm

General

A fire alarm system was not observed, except for elevator recall smoke detectors dedicated to the elevator system. Therefore, a complete fire alarm system is recommended.

The new system shall be a complete, electronically supervised, addressable intelligent manual and automatic fire alarm system, including but not limited to: intelligent main control unit, manual pull stations within 5 feet of each egress, smoke and heat detectors, carbon monoxide detectors, sprinkler monitoring devices, audio/visual notification devices, and fire alarm transmitter. A remote annunciator shall be located near the primary entrance for emergency responders.

Notification devices

Notification devices shall comply with NFPA 72 (2007, Chapter 7) and consist of synchronized horn/strobes and strobe-only units, installed throughout the building at required intensities.

Existing Administration Building: Proposed Plumbing Narrative

Sanitary

The sanitary building drain has been replaced at the Firehouse level from outside the building until it connects with the primary cast iron waste stack. The core restrooms are remaining in the same place as well. Due to these two factors, the existing sanitary system is suitable for reuse. It is recommended to have the existing waste stacks camera scoped and carry a linear feet replacement cost for this piping in case of unforeseen deterioration.

New fixtures will connect to the existing system within the building. The new Kitchenette sink on the main floor and the shared breakroom sink on the lower level will tie into the existing stack or existing piping serving nearby fixtures. The new Kitchenette sink on the lower level will have to offset to on the firehouse level to tie into the building drain close to the rear pedestrian door.

Domestic Water

The existing water service lines are suitable for reuse. With the bulk of fixtures remaining in their present locations, the existing domestic water distribution system can be reused. The domestic water system will be extended to the new fixture locations with the new Kitchenette sink on the main floor and the shared breakroom sink on the lower level fed from the domestic hot water system serving adjacent fixtures. Due to the remoteness of the new Kitchenette sink on the lower level, hot water should be supplied by an electric tankless water heater located within the casework.

Both water heaters should be removed. A new 80 gallon, 12kW water heater will be provided in the HWH Room on the lower level with hot water piping to backfeed the existing fixtures that are remaining in place. A recirculation pump with an aquastat and 7 day programmable timeclock shall also be provided.

General Conditions

The bathroom fixtures on the firehouse level will be replaced as part of the renovation. The core restroom fixtures shall also be replaced. Water closets shall be floor mounted, low flow (1.28 gpf), flush tank, vitreous china, white in color, ADA compliant. Urinals shall be vitreous china, wall mounted, with manual flush valves (0.125 gpf). Lavatories shall be low flow (0.5 gpm aerator), manual faucets, ADA compliant. Kitchen Sinks shall be stainless steel basins, blade handles, gooseneck faucet with 1.8 gpm aerator and pull-down sprayer.

New domestic water piping shall be Type L hard copper with press style fitting insulated with mineral fiber insulation with an all-service jacket. Existing domestic water piping exposed as part of the renovation shall be insulated. New waste piping above grade shall be hubless cast iron, and new waste piping below grade shall be solid wall, Schedule 40 PVC.

Existing Courthouse: Proposed Design Narrative

The existing Courthouse was built circa 2000, and it is in relatively good condition. Input from the Court Clerks indicated that minimal modifications are needed to the existing building. The Circuit Court Judge requested a separate conference room adjacent to the courtroom. The Circuit Court files will be relocated to the existing Administration Building, and the existing file room will be converted to a Judge's Conference room. Existing finishes, ceilings, and lighting will be upgraded in this room.

The Circuit Court Clerk requested a new probate conference room. The new conference room will be constructed in the Circuit Court Records Room where the existing HVAC closet is located. The existing HVAC system in this room is not functioning well, and it will be replaced as indicated in the mechanical section of this report. The new HVAC system will be installed above the new conference room. The new conference room will have metal stud walls, 5/8" painted gypsum board, and ACT ceilings. Carpet tile will be installed on the floor. Lighting will be new 2x2 LED lay-in light fixtures. A new solid wood door in a hollow metal frame will provide access to this room.

The General District Court Clerk indicated that additional storage space was needed for her floor. The additional storage space will be accommodated in the existing Administration Building. No other alterations are proposed for the General District Court floor.

As indicated in other sections of this report, a new enclosed connection will be constructed between the Courthouse and the existing Administration building. This connection will create a new enclosed and separate corridor for staff and screened jurors to pass between buildings. Refer to other sections of this report for a detailed description of this connection.

Existing Courthouse: Proposed Civil Narrative

Please see the Civil Section on the Administration Building/Courthouse for details on the proposed changes to the Courthouse.

Existing Courthouse: Proposed Mechanical Narrative

Court House Building - Public Records Room

HVAC Systems

The Public Records Room is currently being served by a VAV that taps off the courthouse AHU and a vertical Liebert PDX unit (DX cooling). The Liebert PDX unit is in good working condition but shall be replaced at the request of the county due to lack of humidity control and the floor space it takes up. A new ducted DX horizontal computer room type unit with humidification and dehumidification capabilities will serve the Records room and will be located above the conference room ceiling. The outdoor unit will be mounted on a concrete pad on grade. Outside air will be ducted from existing soffit grilles that serve the abandoned make-up air unit (located above the Public Records Room ceiling). The new conference room will be served by a VAV from the Court House AHU.

The secure file room that is going to become a judge conference room is currently being served by a induction box that taps off the courthouse AHU. A new VAV unit that will tap off the existing courthouse AHU will be used to serve the judges conference room. This new VAV unit will be equipped with a HW coil and a temperature sensor.

HVAC System Controls

The new computer room unit and the VAV units will be connected to the existing BAS system that serves this building.

Courthouse and Existing Administration Connector

HVAC Systems

The connector shall be served by a ducted split system heat pump unit (SSHP) with supplemental electric heat. The indoor unit will live in the new mechanical room under the connector. The outdoor unit will be mounted on a concrete pad on grade. The SSHP will utilize the mechanical shaft provided in the mechanical room for both supply and return air. Outdoor air shall be ducted into the indoor unit utilizing a louver to provide ventilation for the connector. The mechanical room shall be served by an exhaust fan that will terminate in the exterior wall above the existing parking lot. The outdoor air intake and the exhaust fan penetration shall be 10ft away from each other.

Condensate from the indoor unit shall be piped through the exterior wall and shall terminate above a vegetation area with a splash block. Per 2021 VMC, “condensate piping shall maintain a minimum horizontal slope in the direction of discharge of not less than 1/8 unit vertical in 12 units horizontal (1-percent slope)”. The indoor unit shall be floor mounted if condensate piping can be piped directly to an exterior wall with the required horizontal slope mentioned above, otherwise the indoor unit shall be ceiling mounted.

HVAC System Controls

The Split system Heat Pump and Exhaust fan controls will be connected to the existing BAS system that serves the Court House building.

General Conditions

Design Basis

The mechanical systems shall be designed based on the criteria set forth in the 2021 Virginia Construction Code (VCC), the 2021 Virginia Energy Conservation Code (VECC), ASHRAE Standard 90.1-2019, and the 2021 Virginia Mechanical Code (VMC).

Existing Courthouse: Proposed Electrical Narrative

Courthouse Public Records Room

Electrical Service and Distribution

The existing space is supplied by multiple 120/208V and 277/480V distribution panels fed from the main distribution panel (MDP) located in the electrical room. The panels are adequately sized to support the planned renovations, and no significant upgrades are anticipated.

Building Branch Power Distribution

Wiring Methods

Electrical metallic tubing (EMT) shall be used indoors for feeders and branch circuits, installed concealed within dry construction. Flexible metal conduit will be limited to connections for interior lighting fixtures, motors, and miscellaneous equipment, with lengths not exceeding six feet. PVC Schedule 40 conduit shall be used to enclose grounding electrode conductors and for sleeves. The minimum conduit size shall be 3/4" C.

All wiring shall be copper with 600-volt insulation, rated THHN, THWN, or XHHW. Conductors shall be sized to maintain a maximum system voltage drop of 5%, with 3% allocated to feeders and 2% to branch circuits.

Devices and Equipment

Mechanical Equipment

The existing disconnect switches and associated circuitry for the mechanical units shall be completely removed to accommodate the new system. New disconnect switches and associated circuitry shall be provided as required by the updated system. Electrical requirements for all associated controls shall be coordinated with the mechanical contractor.

Receptacles

The power receptacle layout shall be modified to accommodate the furniture arrangement. A floor box shall be installed beneath the conference room table. Receptacles will be configured for a maximum of six duplex outlets per 20A, 1-pole, 120V circuit. All duplex receptacles in the space will be occupancy-controlled in accordance with the latest energy code.

Lighting

Lighting within the conference room shall consist of downlights around the perimeter of the room and a pendant linear direct/indirect fixture located above the conference room table.

New lighting fixtures will operate at 277V. Lighting circuits will generally be limited to 3,400 VA per 20A, 1-pole circuit. Fixtures will be LED type with a 3500 Kelvin color temperature, and color temperatures will not be mixed within spaces. Fixture lighting power density will comply with the 2021 VECC.

Occupancy sensors will be installed for lighting control in accordance with current energy codes. Additionally, dimming switches shall be provided to allow adjustable control of all lighting within the space.

• EXISTING COURTHOUSE : PROPOSED ELECTRICAL NARRATIVE, CONTINUED

Telecom Distribution System

Conduit and Outlet Boxes

Tele/data outlet boxes shall be provided as required for the new furniture and equipment layout. A floor box with data outlets shall be provided with coordination with the conference room table.

Each tele/data outlet will consist of device plate, 2-gang outlet box 2-1/8 inches deep with single gang mud ring. A 1-inch minimum conduit and wire will be run from the tele/data outlet box, run up in the wall and turned out into the ceiling space near the cable tray. Each stub-up will be required to be provided with a bushing on the end of the conduit and a ground connection to the cable tray.

Fire Alarm

General

The courthouse building is currently served by a Siemens Fire Finder XLS addressable fire alarm system. Existing devices within the renovated space shall be removed stored and reinstalled as required to suit the new layout.

Notification devices

Notification devices shall be installed within the new conference room. It's intensity will comply with NFPA 72-2007, Chapter 7, and will include horn/strobe and strobe-only units. All notification appliances shall be fully synchronized.

Courthouse and Existing Administration Connector

Electrical Service and Distribution

Normal Power Distribution

Power to the connector shall be supplied from the existing main electrical room in the courthouse building. A dedicated feeder will extend from the existing distribution panels to a new main distribution panel (MDP) in the connector building, providing a centralized point for branch circuit distribution.

Electrical Load Calculations

Building Square Footage (SF) = 1,400

Load Description	Watts/SF	or	kW/Ton	Connected Load (kW)	Demand Factor	Demand Load (kW)
Lighting	0.8			1.2	1.0	1.2
HVAC			1.2	12.0	1.0	12.0
Receptacles	1.5			2.1	0.6	1.3
Miscellaneous				10.0	1.0	10.0
Subtotal				**25.3**		**24.5**
Spare Capacity @	20%					4.9
Grand Total						**29.4**
Ampacity at 277/480V, 3-phase, 4-wire						35.3
Service Size (Amperes)						**100**

• EXISTING COURTHOUSE : PROPOSED ELECTRICAL NARRATIVE, CONTINUED

A main distribution panelboard, rated 277/480 volts, three-phase, four-wire, 100 Amps, shall be installed in the main electrical room. Receptacle and other device power will be supplied at 208/120V, 3-phase, 4-wire, via dry-type transformer.

Major mechanical equipment will be fed directly from the main distribution panelboard, while other mechanical loads will be supplied from distribution-type panels. Variable frequency drives will be provided for select mechanical equipment, and phase-loss protection will be installed for all major motors.

Wiring Methods

Electrical metallic tubing (EMT) shall be used indoors for feeders and branch circuit wiring run concealed in dry construction. Flexible metal conduit (FMC) shall be limited to connections for interior lighting fixtures, motors, and miscellaneous equipment, with a maximum length of six feet. PVC Schedule 40 conduit shall be used for grounding electrode conductors and as sleeves. The minimum conduit size shall be ¾ inch.
All wiring shall be copper with 600-volt rated insulation, including THHN, THWN, or XHHW types. Conductors shall be sized to maintain a maximum system voltage drop of 5%, with up to 3% allowed on feeders and 2% on branch circuits.

Devices and Equipment

Mechanical Equipment

Disconnect switches and associated circuiting for the mechanical units shall be provided as required by the new system. Electrical requirements for associated controls shall be coordinated with the mechanical contractor.

Receptacles

Convenience receptacles will be provided in the corridor placed at 25' on center. Receptacles will be arranged for a maximum of six duplex outlets per 20A, 1-pole circuit, 120V.

Lighting

New Lighting fixtures will be 277V. Lighting circuits will generally be limited to 3,400VA per 20A, 1-pole circuit. Lighting fixtures will be LED type with 3500 Kelvin color temperature. (Color temperatures will not be mixed within spaces.) Fixture lighting power density will comply with 2021 VECC.

Occupancy sensors shall be installed for lighting control in accordance with current energy codes.

Fire Alarm System

General

The existing Siemens FireFinder XLS addressable fire alarm system in the courthouse building will be extended to serve the new connector building, maintaining full integration with the existing system. All initiating devices, notification appliances, and supervisory signals in the connector building will be connected to the FireFinder XLS panel. Where necessary to maintain signal integrity and system performance, addressable extender panels will be provided to expand the loop capacity and ensure reliable communication with all devices.

Existing Courthouse: Proposed Fire Protection Narrative

New Sprinkler Systems

The wet pipe sprinkler system in the existing courthouse building shall be extended to cover the new connector building. For the sprinkler system design the connector shall be treated as an addition to the existing courthouse building to avoid the requirement for another backflow prevention device. All materials will be approved for fire protection installations. Sprinkler system modifications, including design and installation, shall be in accordance with NFPA 13. Any sprinkler system outages shall be coordinated with the general contractor. Sprinkler system modifications shall be conducted to maintain sprinkler protection throughout construction. Any fire watch required will be provided by the contractor.

The connector building will be equipped throughout with an Automatic Wet Pipe Sprinkler System as described in section 903 of the Virginia Construction Code.

Sprinkler spacing, application densities and design areas will be for light hazard in corridors. All concealed combustible spaces shall be provided with upright sprinkler protection in accordance with NFPA 13. Flow from any sprinkler system will be monitored through the main alarm valve and will cause an alarm signal to be transmitted to the FACP. All control valves for the sprinkler systems will be supervised. Tampering with a valve will cause a trouble signal to be transmitted to the FACP.

Existing Social Services Building: Design Narrative

The Social Services Building will be renovated to accommodate a community recreation center and Parks and Recreation offices on the first floor, and the second floor will have office space for the Department of Public Works and Utilities. The building is approximately 17,630 SF on two floors including the existing auditorium. The renovation area is approximately 12,243 SF on two floors, not including the auditorium.

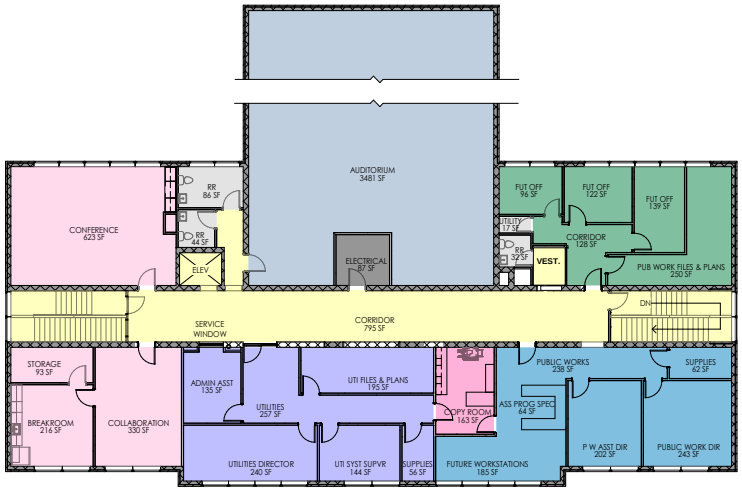
The original 1934 building was a school built with load bearing masonry walls and a center corridor. Significant interior demolition is proposed to remove non load bearing walls, but the exterior condition and the load bearing walls will remain largely unchanged. The project will involve renovations to existing walls, ceilings, and finishes with modifications to the mechanical, electrical, and plumbing systems. The following departments will be located in the building:

Second Level

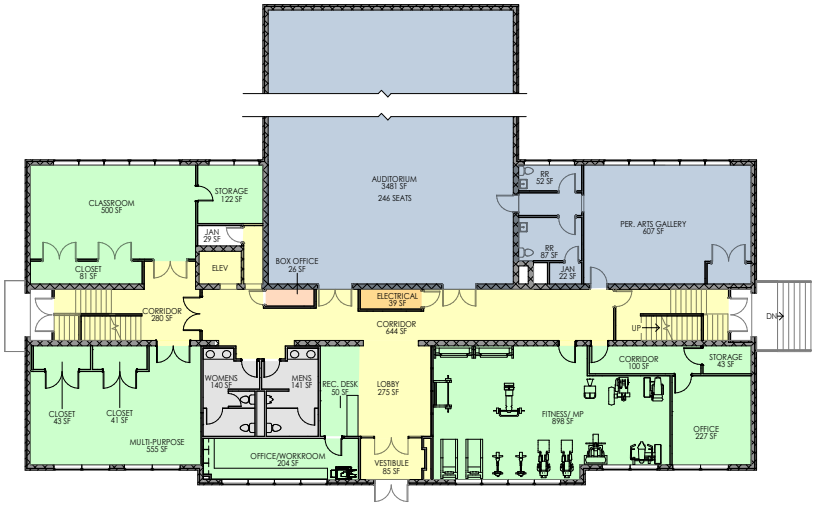
- Department of Public Works Office
- Utility Department Offices
- Conference Room
- Break Room
- Future Offices

Main Level

- Community Center functions, classrooms, fitness areas
- Parks and Recreation offices
- New restrooms



Second Level



Main Level

Please refer to appendix for full size drawings

• EXISTING SOCIAL SERVICES BUILDING : PROPOSED DESIGN NARRATIVE, CONTINUED

Code Information

2021 Virginia Construction Codes, IEBC

Use Groups - Business B, Assembly A3, S-Storage

Construction Type – 3B, Load bearing masonry walls

Sprinkler System – No

Site

The Civil Engineering section of this report contains additional information regarding the existing and proposed site conditions for the project. The existing site has a shortage of parking, and additional parking is proposed in the open green space in front of the building. The new parking will require a significant area of grading and a new asphalt parking lot.

Building Exterior

There are no significant alterations proposed for the existing building exterior. As a historic building, the existing windows and façade construction should remain intact. There will be some painting, trim repairs, and masonry repairs as indicated in the existing conditions section of this report.

Interior

Flooring in public areas such as lobbies and central corridors will be rubber tile flooring based on Nora Systems. Activity and classrooms on the first floor will be multi-sport sheet flooring based on Bounce Back by Patcraft. The weight room will have rubber sheet athletic flooring based on Ecore. New office areas will be carpet tile. For budget purposes it is assumed that the common office areas will use carpet tile costing between $30 to $35 per yard. Storage rooms, breakrooms and similar spaces will have LVT tile.

The existing public restrooms will be retained in the building, and new public restrooms will be added on the first floor. Plumbing fixtures, toilet partitions, accessories, and tile will be new. Public restrooms should have tile floors and tile on the walls extending to the ceilings.

Ceilings will consist of a combination of gypsum board and 2x2 lay-in acoustical ceiling tiles. Lobbies and major public meeting rooms may have a ceiling design which combines drywall and ceiling tiles.

The majority of the existing masonry walls will remain in the building. New interior partitions will be constructed of metal studs and 5/8" gypsum board. Acoustical walls will extend to structure, and have resilient channels where privacy is critical, around meeting rooms, bathrooms, and between departments.

Vertical Circulation

The existing building egress stairs will remain. Repairs will be made as indicated in the existing conditions report. Rubber tread covers will be installed on the stair treads.

• EXISTING SOCIAL SERVICES BUILDING : PROPOSED DESIGN NARRATIVE, CONTINUED

Lighting

The lighting in the building will consist of energy efficient 2x2 fixtures, recessed down lighting, and suspended pendants. General offices areas will utilize 2x2 direct/indirect fixtures. Reception areas within departments may use recessed down lights. Major lobby spaces, conference rooms, and public areas utilize a combination of recessed down lighting and suspended pendant fixtures.

Technology

The building should integrate flexible and adaptable technology. Standard data outlets will be provided throughout the building. Data closets are located in each department. Additional spare conduits and risers should be provided throughout the building.

Audio visual systems should be integrated in meeting rooms, classrooms, and fitness rooms. Flat screen monitors will be mounted.

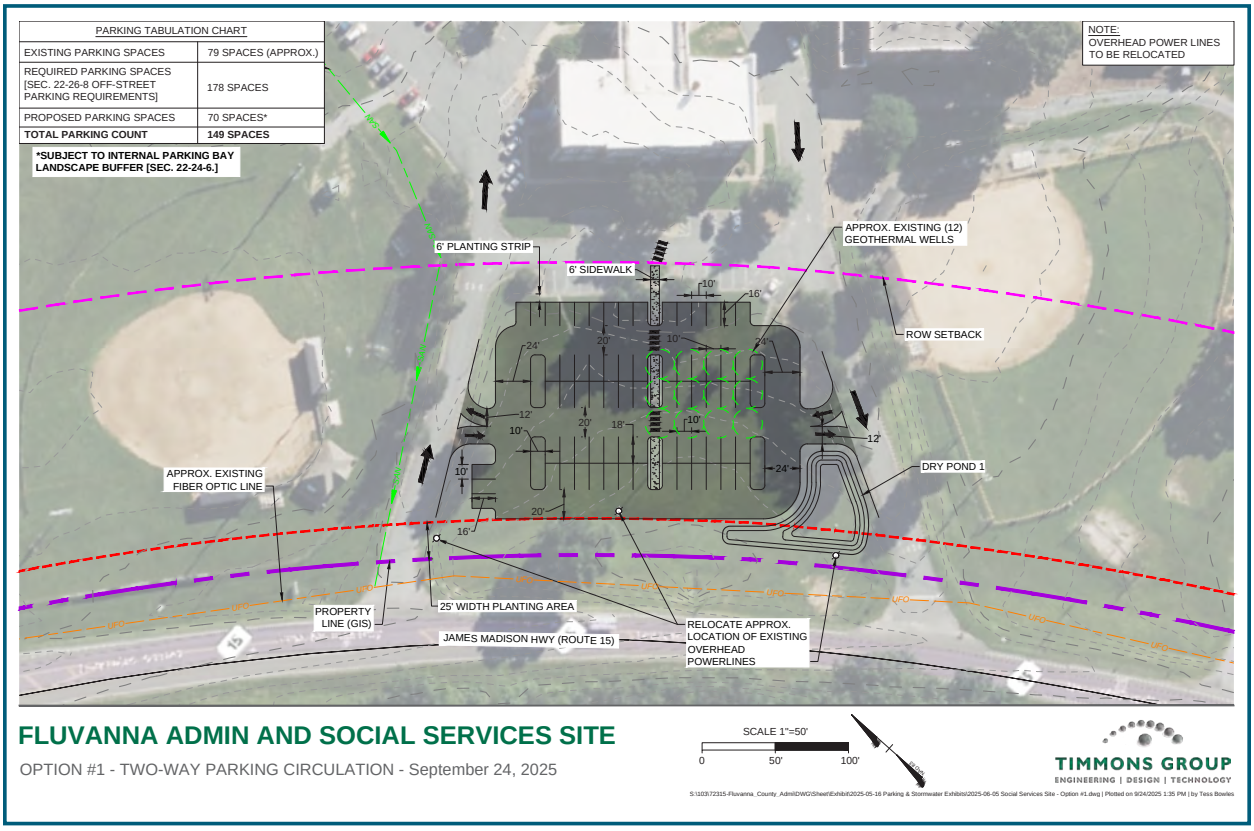
Existing Social Services Building: Proposed Civil Narrative

Proposed Parking Lot Expansion Analysis

Two layout options were developed for the proposed expansion of the parking lot at the Social Services site:

Option 1 – Two-Way Parking Circulation

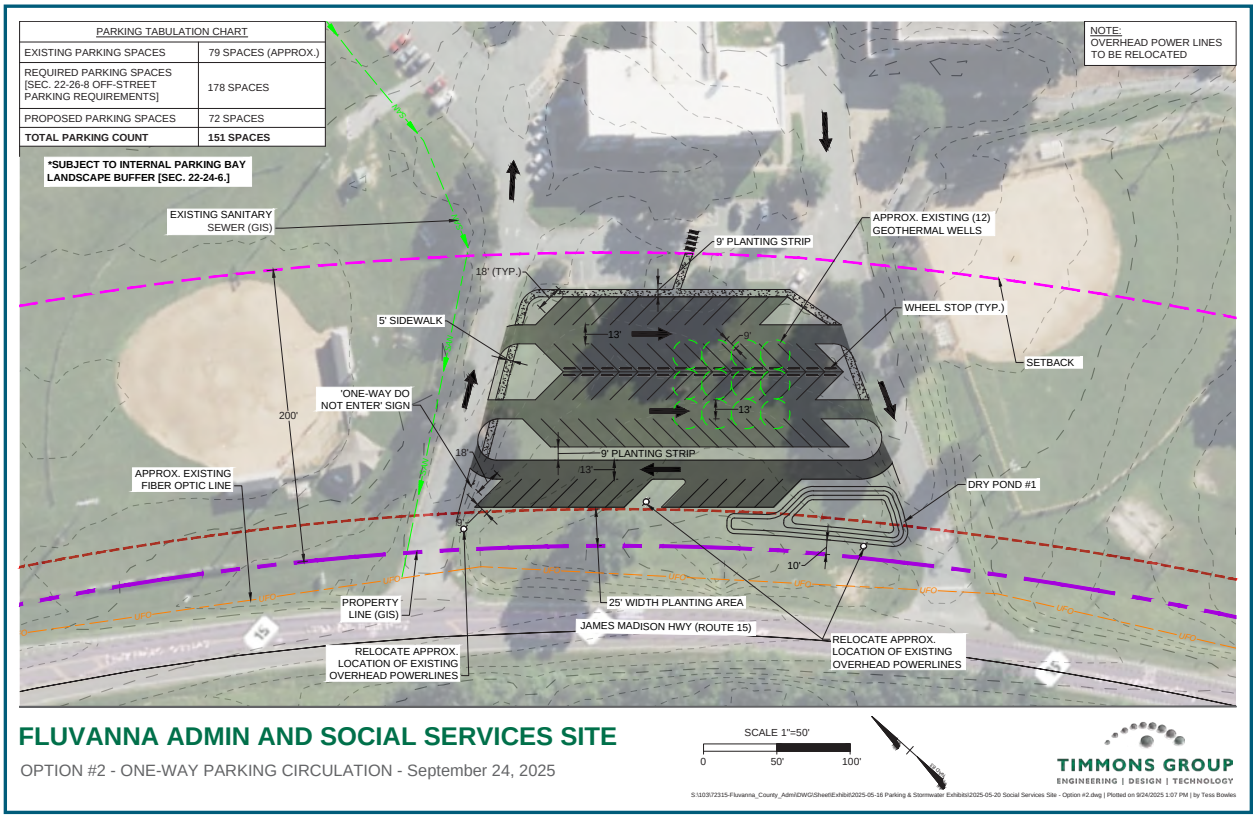
Option 1 provides 70 additional parking spaces and includes a 6-foot-wide planting strip between the existing and proposed lots. A 6-foot sidewalk is proposed down the center of the parking lot to facilitate safe pedestrian movement between parking bays. However, this configuration may require a staff waiver from Fluvanna County's zoning requirement for a 9-foot planting strip between every four bays of parking. This parking layout also requires relocation of at least one power pole. Additionally, the property used for this evaluation is based on Fluvanna County GIS which is approximate only and worth note given how tight this layout fits on site. The property line location may shift with eventual survey work for actual location which may impact parking yield. Refer to exhibit Fluvanna Admin and Social Services Site – Option #1 Two-Way Parking Circulation



• EXISTING SOCIAL SERVICES BUILDING : PROPOSED CIVIL NARRATIVE, CONTINUED

Option 2 – One-Way Parking Circulation

Option 2 offers 72 additional parking spaces and incorporates two 9-foot planting strips within the lot layout. A 5-foot sidewalk is proposed along the edge of the parking lot to maintain pedestrian connectivity. This layout honors zoning requirements related to landscaping while still providing a higher parking capacity. This option also intuitively works better with the existing site one-way circulation to reduce confusion with onsite circulation to find parking. Refer to exhibit Fluvanna Admin and Social Services Site – Option #2 One-Way Parking Circulation.



General Site Considerations

The existing site currently provides approximately 79 parking spaces, while the estimated requirement is around 178 spaces. A potential property marker monument was located during our site visit which appeared to be farther back off Rte. 15 than what the GIS data indicates, which may reduce the number of feasible parking spaces if verified. Alternatively, if the dedicated right of way is found to be excessive a vacation could be entertained if acceptable to VDOT but could bare a cost. Overhead power lines within the proposed parking area and the dry pond footprint present utility conflicts and may require relocation to accommodate the expansion. A 25-foot landscape buffer is required from the right-of-way (ROW) line and depending on the actual location of the property line, this buffer may further limit the usable area for parking development. This landscape buffer may also be worth discussing with county staff to determine how strictly the requirement is applied and if any waiver or reductions are available to pursue. In addition, the proposed parking lots are currently located above an existing geothermal well field, which consists of 12 wells.

Recommendation

Option 2 is recommended for implementation. The one-way circulation layout more closely aligns with the flow of the existing parking lot, which already operates with one-way circulation while providing the maximum number of parking spaces. Recommend a topographic and boundary survey to determine property line of record for continued planning and design.

Existing Social Services Building: Proposed Structural Narrative

A. General Project Descriptions and Structural scope

a. The project consists of a renovation of the existing Fluvanna social services building. The building is a two-story structure with a partial mechanical basement constructed around the year 1934.

b. Structural scope for this project

i. As with any renovation project, there will be new wall and floor openings for architectural and mechanical, electrical, and plumbing needs. We will work with the existing structure to add lintels and support framing for these new opening.

ii. Infilling existing wall openings.

iii. Repairs to existing structural elements where deterioration or damage has occurred.

B. Design Codes and Standards

a. Building Code: Virginia Uniform Statewide Building Code (VUSBC) 2021

i. New Construction – Part I of VUSBC – "Virginia Construction Code"

ii. Renovation / Alteration – Part II of the VUSBC – "Virginia Existing Building Code"

b. Structural Engineering Standards

i. ASCE 7-22, Minimum Design Loads for Buildings and Other Structures

ii. ACI 318-19, Building Code Requirements for Structural Concrete

iii. AISC 360-16, Specification for Structural Steel Buildings

iv. TMS 402/602-19, Building Code Requirements and Specifications for Masonry Structures

C. Structural Materials

a. Concrete - Normal Weight

i. Interior Foundations	3,000 psi
ii. Perimeter Foundations	4,500 psi
iii. Slabs-on-Ground	3,500 psi
iv. Exterior Stairs, Walls, and Paving	4,500 psi

b. Reinforcement

i. Typical Reinforcing Steel	ASTM A615	Grade 60
ii. Welded Wire Fabric	ASTM A185	

c. Concrete Masonry Units

i. Lightweight CMU	f'm = 2,000 psi
ii. Grout Compressive Strength	2,000 psi minimum
iii. Type S Mortar	

d. Structural Steel

i. W- WT- and C-Shapes	ASTM A 992	
ii. Plate, Bar, Angles	ASTM A 572-50	
iii. Round HSS	ASTM A 500	Grade C (Fy=46 ksi)
iv. Rectangular HSS	ASTM A 500	Grade C (Fy=50 ksi)

• EXISTING SOCIAL SERVICES BUILDING : PROPOSED STRUCTURAL NARRATIVE, CONTINUED

D. Foundations

a. Structural foundations are assumed to be shallow continuous concrete strip footings along the exterior perimeter walls as well as under the interior CMU bearing walls.

E. Structural System

a. Slab-on-grade

i. The bottom basement level consists of a slab-on-grade as well as portions of the ground level are assumed to also be slab-on-grade. The existing slab-on-grade thickness is unknown.

b. Elevated structure

i. The primary structural framing consists of a combination of exterior load bearing multi-wythe brick walls around the exterior along with interior load bearing CMU walls. The floor framing consists of open web steel bar joist with a concrete slab placed over metal lathe. Floor joists are also supported by steel beams on the first floor that are visible from the basement. The roof structure is not visible, but is assumed to be of a similar construction type to the floors below and likely utilizes open web joist framing. The exterior walls are unreinforced multi-wythe load bearing brick masonry.

F. Lateral Force Resisting System

a. The exterior brick walls are assumed to be the primary lateral force resisting system.

b. Our assumption is that the existing building will not have to be checked for laterals load. We do not believe we will be reducing capacity or increasing lateral loads by more than the 10% threshold.

G. Structural Loads

a. Dead Loads

i. The design dead load will include the weights of all structural materials along with the following allowances.

ii. Allowance for Ceiling/Mechanical	15 psf
iii. Allowance for Roofing Material	10 psf

b. Live Loads

i. Lobbies, Stairs, Assembly	100 psf
ii. Gym	100 psf
iii. Storage	125 psf
iv. Mechanical Rooms	150 psf (or equip. wt.)
v. Office	50 psf
vi. Restrooms	60 psf
vii. Typical Roof	20 psf

viii. Live loads will be reduced in accordance with the Building Code. No live load reduction will be taken for live loads exceeding 100 psf, except that design live loads on columns will be reduced 20 percent. No live load reduction will be taken for typical roof loads.

• EXISTING SOCIAL SERVICES BUILDING : PROPOSED STRUCTURAL NARRATIVE, CONTINUED

c. Partition Loads

i. Allowance for Partitions = 15 psf

ii. Partition loads are considered to be non-reducible live loads in accordance with the Building Code and are applied in addition to the live loads specified above except for live loads of 80 PSF or greater.

d. Building Risk Category = Risk Category III

e. Snow Loads

i. Ground Snow = 52 psf

ii. Minimum Flat Roof Snow = 35 psf

f. Wind Loads

i. Wind Speed = 120 mph

ii. Wind Exposure = C

g. Seismic Loads

i. Site Class =		D	
ii. Short Period Design Response Acceleration, SDS	=	0.22 g	
iii. Long Period Design Response Acceleration, SD1	=	0.09 g	
iv. Importance factor =			1.25
v. Seismic Design Category =		B	

H. Special Features and other Considerations

a. A prior renovation appears to have added a column near the second-floor elevators in order to remove a portion of the interior load bearing CMU wall. Much of this wall opening will be infilled based on the current renovation concept plans. Additional unexpected structural modifications from previous renovations may be uncovered that were not apparent during the initial building walk though.

b. Repairs will be required at a number of locations through the building

i. Cracks and deterioration of existing exterior concrete were observed. Primary locations include the south exist stair and basement entry stairs. Concrete repairs including the removal and patching of damaged and spalled concrete are recommended at these locations.

ii. Multiple locations of exterior wall brick deterioration were present, often times in close proximity to downspouts. These locations primarily consisted of spalling brick and are likely the result of water infiltration into the brick and freeze thaw cycles. Damaged and deteriorated bricks are recommended to be replaced and deteriorated mortar joints repointed.

iii. Spray fireproofing was damage in the basement mechanical room at a few minor locations and appeared to be from the installation of MEP hangers. Spray fireproofing should be reapplied at these locations to maintain the required fire rating resistance.

Existing Social Services Building: Proposed Mechanical Narrative

HVAC Systems

The building is currently served by water source heat pumps (WSHPs) throughout the building. The first floor is served by above ceiling ducted WSHPs. The second floor is served by a combination of above ceiling ducted WSHPs and non-ducted floor-mounted WSHPs. One above ceiling WSHP on the second floor is not operational. These units are being fed by geothermal wells located in the front grass area near the parking lot. If the parking lot is to be expanded, the geothermal wells will be existing to remain underneath the new parking lot. Due to the age of the existing units, all WSHP should be replaced in kind. The existing condenser water pumps are operational and are assumed adequate. The pumps will be evaluated again during design to see if replacement is warranted. Capacity of the geothermal wells will need to be verified during design.

The AHU and associated cooling unit that provides outside air to the building is not operational and is in the basement. Outside air is drawn through a grated area at grade. The AHU, including the DX cooling, should be replaced and possibly relocated to the roof due to the existing outside air intake location. This relocation will require some rework of the existing OA ductwork.

If it is desired to abandon the geothermal system, PACE recommends utilizing an air source system. This can be accomplished with a combination of a variable refrigerant flow (VRF) system with a dedicated outside air system (DOAS) or a packaged rooftop unit if the roof structure can support these units. The building requires approximately 40 tons of cooling, which will include an approximately 1,500 CFM DOAS unit and a VRF system. The indoor AHU's that will be served from the VRF unit will be ducted and mounted above ceiling. The VRF unit will be roof or grade mounted. The top floor will be served by approximately 8 AHU's and the bottom floor will be served by approximately 7 AHU's.

Electrical and IT rooms shall be served by an approximately nominal 1 ton ductless split systems. Indoor units will be wall mounted and outdoor units will be roof mounted.

Exhaust Systems

Bathrooms exhaust fans should be replaced in kind.

All janitor's closets shall be exhausted to the exterior utilizing cabinet or inline exhaust fans
.

HVAC System Controls

Each existing WSHP appears to have a stand-alone thermostat. It is recommended to provide a building automation system for the new AHU, WSHPs, DSSs and condenser water pumps that allows central control and monitoring.

Existing Social Services Building: Proposed Electrical Narrative

Electrical Service and Distribution

The existing space is supplied from panels LB1, L11, L12, L21, and L22 via the main distribution panel (MDP) located in the electrical closet. While these panels are adequately sized to support the planned renovation, they have exceeded their useful life and will likely require replacement. New distribution panels shall be installed in the new electrical rooms on the first and second floors.

Building Branch Power Distribution

Wiring Methods

Electrical Metallic Tubing (EMT) will be used indoors for feeders and branch circuits, run concealed within finished construction. Flexible metal conduit (FMC) will be limited to connections for interior lighting fixtures, motors, and miscellaneous equipment, with lengths not exceeding six feet. PVC Schedule 40 conduit will be used for grounding electrode conductors and sleeves. The minimum conduit size will be 3/4".

All wiring will be copper with 600-volt insulation, rated THHN, THWN, or XHHW. Conductors will be sized to maintain a maximum system voltage drop of 5%, with 3% allowed for feeders and 2% for branch circuits.

Devices and Equipment

Mechanical Equipment

Existing disconnect switches and associated wiring for mechanical units will be completely removed to accommodate the new system. New disconnect switches and associated circuitry shall be provided as required for the updated system. Electrical connections for associated controls must be coordinated with the mechanical contractor.

Receptacles

The layout of power receptacles will be adjusted to accommodate the furniture arrangement. Each public computer station shall receive a quadruplex outlet along with a dedicated telecom/data outlet. Desk locations will include additional receptacles and telecom/data outlets as required for computers. Receptacles will be configured with a maximum of six duplex outlets per 20A, 1-pole, 120V circuit. All duplex and special-purpose receptacles designated for specific equipment will be provided on separate, dedicated circuits.

Lighting

Existing fluorescent and incandescent lighting fixtures will be removed and replaced with LED light fixtures. Associated circuiting will be salvaged and reused.

New lighting fixtures will operate at 120V. Lighting circuits will generally be limited to 1,440 VA per 20A, 1-pole circuit. Fixtures will be LED type with a 3,500 Kelvin color temperature, ensuring uniform color within each space. Lighting power density will comply with the 2021 VECC.

Lighting will consist of downlights and 2x2 or 2x4 batwing troffers.

Occupancy sensors will be installed to control lighting in accordance with current energy codes. Additionally, dimming switches will be provided to allow full adjustment of lighting levels throughout the space.

Emergency Lighting

Emergency lighting will be provided through battery backup lighting as required.

• EXISTING SOCIAL SERVICES BUILDING : PROPOSED ELECTRICAL NARRATIVE, CONTINUED

Telecom Distribution System

Conduit and Outlet Boxes

Tele/data outlet boxes shall be provided as required for the new furniture and equipment layout. Each public computer shall receive a dedicated Tele/data outlet.

Each tele/data outlet will consist of device plate, 2-gang outlet box 2-1/8 inches deep with single gang mud ring. A 1-inch minimum conduit and wire will be run from the tele/data outlet box, run up in the wall and turned out into the ceiling space near the cable tray. Each stub-up will be required to be provided with a bushing on the end of the conduit and a ground connection to the cable tray.

Fire Alarm

General

A fire alarm system was not observed, except for elevator recall smoke detectors dedicated to the elevator system. Therefore, a complete fire alarm system is recommended.

The new system shall be a complete, electronically supervised, addressable intelligent manual and automatic fire alarm system, including but not limited to: intelligent main control unit, manual pull stations within 5 feet of each egress, smoke and heat detectors, carbon monoxide detectors, sprinkler monitoring devices, audio/visual notification devices, and fire alarm transmitter. A remote annunciator shall be located near the primary entrance for emergency responders.

Notification devices

Notification devices will be installed throughout the building, with intensity and coverage in compliance with NFPA 72-2007, Chapter 7. Devices will consist of synchronized horn/strobes and strobe units to ensure uniform alerting throughout all spaces.

Existing Social Services Building: Proposed Plumbing Narrative

Sanitary

The existing sanitary system will be reused for the building. Where the first floor restroom is removed as part of the renovation, the waste piping shall be extended to the janitor's closet to serve a new mop sink and extended to the new gang restrooms across the corridor. If there is insufficient invert elevation, a new waste line shall be routed from the new gang restrooms, out the front of the buildings, and connect to the closet sanitary structure.

Domestic Water

The existing 2" PVC water service shall be replaced with a code compliant material. The entire domestic water distribution system shall be replaced due to heavily calcified piping. New piping shall be routed to the existing and new fixture locations.

Water hammer arrestors shall be provided at all flush valve water closets. Isolation valves shall be provided at all branches to allow partial system shutdown. Wall hydrants shall be provided at roughly 100' intervals on the building exterior.

The existing water heater and recirculation pump in the basement shall be removed. A new 50 gallon, 4.5kW water heater will be with a recirculation pump with an aquastat and 7 day programmable timeclock shall be provided in the basement.

General Conditions

The existing restroom fixtures not removed as part of the renovation will be replaced in kind. Water closets shall be floor mounted, low flow (1.28 gpf), manual flush valve, vitreous china, white in color, ADA compliant. Lavatories shall be low flow (0.5 gpm aerator), manual faucets, ADA compliant. Kitchen Sinks shall be stainless steel basins, blade handles, gooseneck faucet with 1.8 gpm aerator and pull-down sprayer. Mop Sinks shall be molded stone, floor mounted basin with wall mounted utility faucet.

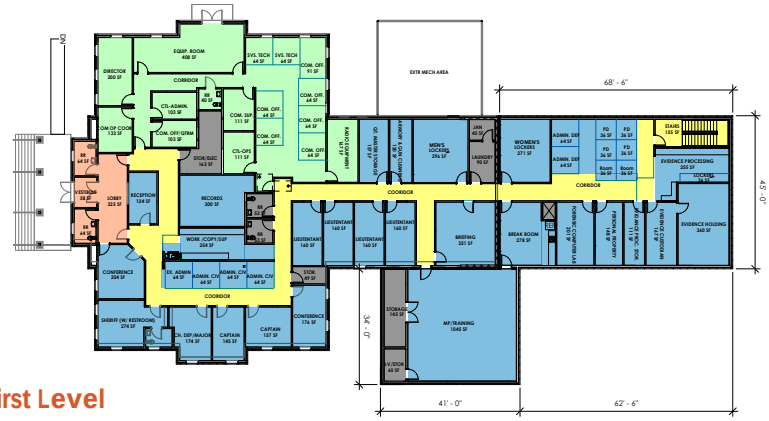
New above grade domestic water piping shall be Type L hard copper with press style fitting insulated with mineral fiber insulation with an all-service jacket. New below grade domestic water piping shall be Type K soft copper with brazed fitting insulated with closed cell elastomeric insulation. New waste piping above and below grade shall be solid wall, Schedule 40 PVC.

Existing Public Safety Building: Proposed Design Narrative

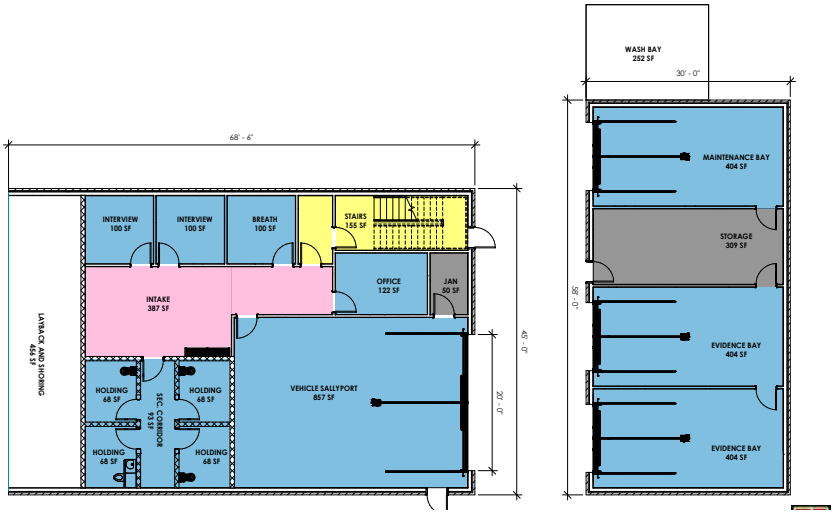
The existing Public Safety Building was designed in 2001 as one story occupying approximately 9,125 gross square feet on a sloped site with the front of the building at grade facing the central traffic circle. The building encloses the Sheriff's Department, Magistrate, the 911 Dispatch Center, and the Emergency Operation Center. The occupant's space needs exceeded the capacity of the building soon after it was built.

To increase space for the Sheriff's Department and the Emergency Communication Center, the building will be expanded, the EOC will be moved to the new County Administration Building, and the magistrate will be relocated to a building closer to the courthouse. Two additions are planned for the building. The existing gable roof on the east end of the building will be extended to cover a two-story addition with a total of 6,165 SF. The upper floor of that addition will enclose new office areas, a locker room, break room, and evidence holding areas. The lower floor will be partially below grade and it will incorporate a vehicle sallyport, new intake area, and holding cells. A second addition will be added to the side of the building, and it will incorporate a new training room and storage with approximately 1,394 SF.

A new Auxiliary Storage building will be constructed on the east side of the Public Safety Building site. The building will be approximately 1,740 square feet, and it will be constructed of exterior load bearing CMU, with steel beams at openings, and pre-engineered metal roof trusses. The building will have a brick veneer on the exterior with CMU back up. The roof will be pitched to approximately 6:12 with plywood sheathing and asphalt shingles. The interior will be utilitarian with exposed concrete slabs and CMU walls.



First Level



Lower Level

**Please refer to appendix for full size drawings*

• EXISTING PUBLIC SAFETY BUILDING : PROPOSED DESIGN NARRATIVE, CONTINUED

Code Information

2021 Virginia Construction Codes
High Performance Building Act – LEED Certified or Green Globes compliance path

Use Groups - Business B

Construction Type – 5B, metal stud and CMU bearing walls with prefabricated metal trusses.

Sprinkler System – New sprinkler system required, flow data unavailable, assume adequate water pressure provided

Site

The Civil Engineering section of this report contains additional information regarding the existing and proposed site conditions for the project. As described above, the addition will be built into the existing hill which will require some grading. A small number of parking spaces will be added to the site.

Building Exterior

The exterior of the building will be designed to be compatible with the existing building. Gable and hipped roof forms will relate to the existing building. The following information summarizes anticipated exterior building materials and construction.

Wall Construction: Masonry veneer on metal stud backup. Nominal 4" brick, airspace, continuous foam insulation of the exterior of sheathing, ½" exterior sheathing, 6" metal studs with batt insulation, 5/8" interior gypsum board. CMU backup at the lower-level addition and the Auxiliary Storage building.

Architectural Accents: Glass fiber reinforced concrete panels will be used for the decorative cornice around the perimeter of the building and at the gable roofs. Precast concrete sill will be used at window openings.

Windows and Doors: Commercial grade aluminum clad windows for punched openings around the perimeter of the building. Hollow metal doors and frames at stair doors and service entrances.

Roof: The roof will be supported on pre-engineered metal trusses, wood decking, sheathing, weather barrier, and asphalt shingles.

Interior

Flooring in public areas such as lobbies and corridors on the first floor should consist of durable and easily cleaned finishes such as LVT flooring. Restrooms and locker rooms should have tile floors and tile on the walls extending to the ceilings.

Carpet tile should be used in areas as appropriate to the use and need for acoustics. For budget purposes it is assumed that the common office areas will use carpet tile costing between $30 to $35 per yard. Staff kitchenettes, work rooms, and similar areas should use linoleum or LVT.

Ceilings will consist of a combination of gypsum board and 2x2 lay-in acoustical ceiling tiles. High performance acoustical ceiling tiles should be used in major meeting rooms and large public spaces.

• EXISTING PUBLIC SAFETY BUILDING : PROPOSED DESIGN NARRATIVE, CONTINUED

Interior partitions will be constructed of metal studs and 5/8" gypsum board. Acoustical walls will extend to structure, and have resilient channels where privacy is critical, around meeting rooms, bathrooms, and between departments.

Bullet resistant glass, doors, and wall panels should be used between public areas and staff areas..

Vertical Circulation

A new vertical egress stairs should be simple steel pan construction, rubber tread covers, with metal pipe rails.

Lighting

The lighting in the building will consist of energy efficient 2x2 fixtures, recessed down lighting, and suspended pendants. General offices areas will utilize 2x2 direct/indirect fixtures. Reception areas within departments may use recessed down lights.

Technology

The building should integrate flexible and adaptable technology. A main central server room will be expanded in Emergency Communications Center. This server room will store all information and control all networks in the building as well as operate the emergency communication system. The building will require full emergency power generator back up and UPS. The room will house multiple server racks with some racks secured within lockable cabinets. The room will have a dedicated redundant HVAC system and a gas fire suppression system. A raised access floor will be required in this area. Additional spare conduits and risers should be provided throughout the building.

Existing Public Safety Building: Proposed Civil Narrative

Proposed Building Additions

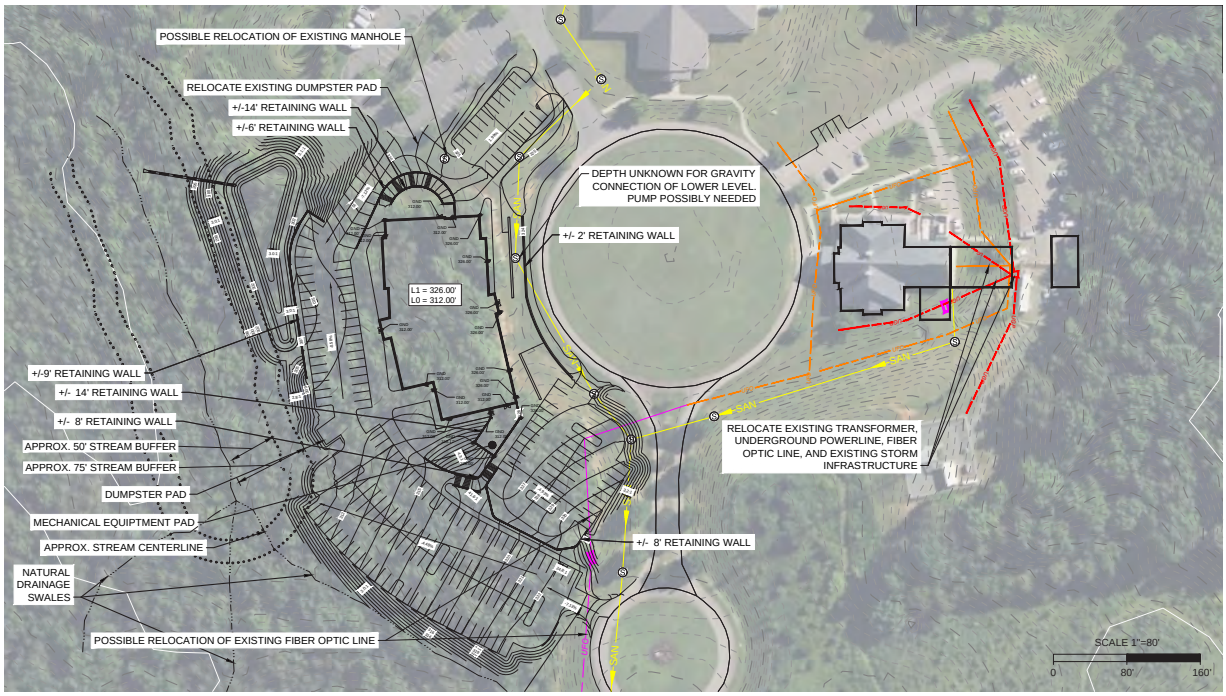
The existing Public Safety Building, with an approximate gross floor area of 9,917 square feet (as obtained from GIS data), currently accommodates law enforcement and administrative functions for the county. To meet operational demands and improve facility functionality, an addition is proposed. A two-story addition, totaling approximately 3,000 square feet, is planned at the rear of the building. This rear addition will include a lower-level secure sallyport at an approximate finished floor elevation of 312 feet. On the south side of the building an additional 1,200 square foot addition is proposed. These additions will result in a total proposed gross floor area increase of about 4,200 square feet, not including the separate Auxiliary Building.

Utility Relocations

With the proposed building additions there are several utilities that will require relocation. These relocations include an existing transformer, underground power lines, fiber optic lines, existing storm infrastructure, and sanitary lateral modifications.

Parking Requirements

Based on the Fluvanna County Ordinance, the total parking requirement for the expanded Public Safety Building is 48 parking spaces. The existing facility currently provides approximately 44 parking spaces on-site. To address the increased parking demand resulting from the building additions, four new parking spaces are proposed. Furthermore, to allow for future flexibility and to accommodate any additional parking needs, there is sufficient space along the entrance road to the Public Safety Building where additional parking spaces can be added if desired. Refer to exhibit Fluvanna County Public Library & Public Safety Building Site – Overall Conceptual Layout.



FLUVANNA PUBLIC LIBRARY & PUBLIC SAFETY BUILDING SITE

OVERALL CONCEPTUAL GRADING - September 24, 2025

TIMMONS GROUP
ENGINEERING | DESIGN | TECHNOLOGY

S:\103\72315-Fluvanna_County_Adm\DWG\Sheet\Exhibit\2025-06-13 Updated Prop. County Admin Building\2025-06-13 Updated Prop.County Admin.dwg | Plotted on 9/30/2025 3:31 PM | by Tess Bowles

**Please refer to appendix for full size drawings*

Existing Public Safety Building: Proposed Structural Narrative

A. General Project Descriptions and Structural Scope

a. The project consists of a renovation and addition to the existing Fluvanna public safety building. The building is a one-story structure constructed around the year 2001.

b. Structural scope for this project

i. As with any renovation project, there will be new wall and floor openings for architectural and mechanical, electrical, and plumbing needs. We will work with the existing structure to add lintels and support framing for these new opening.

ii. A total of 7,200 sf of addition is proposed on the south east side of the building.

1. A one-story 1,600 sf addition on the south side.
2. A two-story 6,000 sf addition on the east side.

iii. A new auxiliary building in the parking lot behind the public safety building is proposed to be approximately 1700 sf and used for general storage and vehicle maintenance.

B. Design Codes and Standards

a. Building Code: Virginia Uniform Statewide Building Code (VUSBC) 2021

i. New Construction – Part I of VUSBC – "Virginia Construction Code"

ii. Renovation / Alteration – Part II of the VUSBC – "Virginia Existing Building Code"

b. Structural Engineering Standards

i. ASCE 7-22, Minimum Design Loads for Buildings and Other Structures

ii. ACI 318-19, Building Code Requirements for Structural Concrete

iii. AISC 360-16, Specification for Structural Steel Buildings

iv. TMS 402/602-19, Building Code Requirements and Specifications for Masonry Structures

C. Structural Materials

a. Concrete - Normal Weight

i. Interior Foundations	3,000 psi	
ii. Perimeter Foundations	4,500 psi	
iii. Slabs-on-Ground	3,500 psi	
iv. Exterior Stairs, Walls, and Paving	4,500 psi	

b. Reinforcement

i. Typical Reinforcing Steel	ASTM A615	Grade 60
ii. Welded Wire Fabric	ASTM A185	

c. Concrete Masonry Units

i. Lightweight CMU	f'm = 2,000 psi
ii. Grout Compressive Strength	2,000 psi minimum
iii. Type S Mortar	

• EXISTING PUBLIC SAFETY BUILDING : PROPOSED STRUCTURAL, CONTINUED

d. Structural Steel

i. W- WT- and C-Shapes	ASTM A 992	
ii. Plate, Bar, Angles	ASTM A 572-50	
iii. Round HSS	ASTM A 500	Grade C (Fy=46 ksi)
iv. Rectangular HSS	ASTM A 500	Grade C (Fy=50 ksi)

D. Foundations

a. Existing structural foundations are shallow isolated concrete footing at interior columns and continuous concrete strip footings along exterior perimeter walls.

b. New foundations are expected to be isolated concrete footing at interior columns and continuous concrete strip footings along exterior perimeter walls bearing on either virgin soil of controlled compacted fill with an assumed allowable bearing capacity of 2,000 psf

c. New concrete retaining walls will be required at the basement addition to retain soil against the original building. A setback is proposed from the original building to the new basement walls to keep from undermining the existing building foundations. Some form of tiebacks or underpinning the existing foundations are expected.

d. Seismic Site Class D is assumed.

E. Structural System

a. Slab-on-grade

i. Existing ground level consists of a 5” slab-on-grade.

ii. New slab-on-grade will be typical 5” with welded wire fabric.

b. Elevated structure

i. The primary structural system for the building consists of a combination of exterior load bearing metal studs for the majority of the building with load bearing CMU at the holding cells. Interior supports are steel framing made up of structural steel HSS columns and wide flange beams. These elements support the roof framing which is constructed from cold formed metal trusses. The exterior walls are primarily metal stud with brick veneer.

ii. The new addition is expected to be constructed out of concrete slab over metal deck with load bearing exterior CMU and interior structural steel framing at the floor level. Cold formed metal roof trusses will be used to match the existing roof framing. Modifications to the existing cold form metal roof trusses are expected at locations where the new framing will intersect the existing framing.

c. Auxiliary Building

i. The auxiliary building is proposed to be a pre-engineered metal building with CMU exterior walls. The roof structure will consist of metal deck over purlins between pre-engineered building frames. Foundation construction will be Isolated shallow footings at locations of steel columns with a slab-on-grade floor.

F. Lateral Force Resisting System

a. Lateral support of the building is provided by a combination of structural steel braced frames and cold formed metal stud braced walls.

• EXISTING PUBLIC SAFETY BUILDING : PROPOSED STRUCTURAL NARRATIVE, CONTINUED

b. Our assumption is that the existing building will not have to be checked for laterals load. We do not believe we will be reducing capacity or increasing lateral loads by more than the 10% threshold.

c. The LFRS for the new construction will be the new exterior CMU walls. should the walls change to cold form metal framing, then steel braced frames will be added for the new addition. It is the desire not to introduce any new lateral loads on the existing structure.

G. Structural Loads

a. Dead Loads

i. The design dead load will include the weights of all structural materials along with the following allowances.

ii. Allowance for Ceiling/Mechanical	15 psf
iii. Allowance for Roofing Material	10 psf

b. Live Loads

i. Lobbies, Stairs, Assembly	100 psf
ii. Storage	125 psf
iii. Mechanical Rooms	150 psf (or equip. wt.)
iv. Office	50 psf
v. Restroom	60 psf
vi. Typical Roof	20 psf

vii. Live loads will be reduced in accordance with the Building Code. No live load reduction will be taken for live loads exceeding 100 psf, except that design live loads on columns will be reduced 20 percent. No live load reduction will be taken for typical roof loads.

c. Partition Loads

i. Allowance for Partitions =	15 psf

ii. Partition loads are considered to be non-reducible live loads in accordance with the Building Code and are applied in addition to the live loads specified above except for live loads of 80 PSF or greater.

d. Building Risk Category = Risk Category IV

e. Snow Loads

i. Ground Snow =	65 psf
ii. Minimum Flat Roof Snow =	40 psf

f. Wind Loads

i. Wind Speed =	125 mph
ii. Wind Exposure =	C

g. Seismic Loads

i. Site Class =		D
ii. Short Period Design Response Acceleration, SDS	=	0.21 g

• EXISTING PUBLIC SAFETY BUILDING : PROPOSED STRUCTURAL NARRATIVE, CONTINUED

iii. Long Period Design Response Acceleration, SD1	=	0.09 g
iv. Importance factor =		1.5
v. Seismic Design Category =		C

H. Special Features and Other Considerations

a. Some structural modifications and reframing of the existing roof at the south east is expected where the two additions will connect to the existing structure.

b. A combination of layback, shoring, and underpinning is expected on the east side of the building where the new two-story addition will be below the existing building foundation level. In addition, retaining walls will be required at the interface between the existing building and new addition at the basement level to retain soil outside of the basement.

c. Additional design requirements are triggered by a seismic design category C such as bracing for non-structural building components.

Existing Public Safety Building: Proposed Mechanical Narrative

HVAC Systems

The building is currently served by split system heat pumps. PACE recommends utilizing an indoor VAV air handling unit (AHU) with electric heat, approximately 50 tons, located in the addition attic, a grade mounted condensing unit, and VAV boxes for zone control. The VAVs will utilize supplemental electric heat. Phasing the removal of existing split systems and installation of the new VAV system will be required to keep as much of the building operational as possible during construction.

The structure of the building is made of wood so ducted return will be required.

Equipment and IT rooms shall be served by ductless split systems. Indoor units will be wall mounted and outdoor units will be mounted on a concrete pad on grade.

The 911 server room will be served by computer room air conditioners (CRACs) and will have multiple units sized at 100% each for redundancy. Indoor units will be provided with humidification and dehumidification capabilities. Indoor units will be wall mounted and outdoor units will be mounted on a concrete pad on grade.

The Storage, Maintenance, and Evidence bays shall be conditioned utilizing ductless split systems or ducted split system heat pumps. Indoor units will be wall mounted or suspended, and outdoor units will be mounted on a concrete pad on grade.

Holding cells shall be conditioned and exhausted using tamper proof grilles/diffusers.

Exhaust Systems

Restrooms and locker rooms will utilize inline or cabinet exhaust fans and be ducted to the exterior walls or roof as required.

All janitor's closets and dryers shall be exhausted to the exterior utilizing inline or cabinet exhaust fans.

Evidence holding areas shall be outfitted with specialized dedicated exhaust with minimal air change rates determined per code.

HVAC System Controls

HVAC controls are currently standalone thermostats. A building automation system is recommended for control of the AHU, condensing unit, VAVs, computer room air conditioners, ductless split systems, and exhaust fans.

Existing Public Safety Building: Proposed Electrical Narrative

Electrical Service and Distribution

The existing facility is currently served by two electrical services. The main building's service is a 600-ampere, 208/120-volt, 3-phase, 4-wire system fed from a CT cabinet located on the exterior of the building. In addition to this, a second service is tapped from the same transformer that serves the main building. This secondary service is a 100-ampere, 120/208-volt, single-phase, 3-wire system that feeds a storage container located at the rear of the site.

Although both services are in good condition, they are not adequate to support the increased square footage of the planned addition. Therefore, a new 1,200-ampere, 208/120-volt, 3-phase, 4-wire service shall be provided within the addition to serve the main building as well as the auxiliary storage building. The new service shall be located in the addition and back feed the existing service.

Emergency Power Systems

Emergency power for the existing building is provided by a standby generator located outdoors in the mechanical yard. The generator is a Kohler diesel standby unit rated at 200 kW, 120/208V, 3-phase, 4-wire, with a 600A, 3-pole output breaker. Although the generator, manufactured in 2002, has been well maintained and remains in good condition, it is not sized to support full backup for the planned addition and is therefore recommended for replacement.

A new 350 kW, 120/208V, 3-phase, 4-wire diesel standby generator, equipped with a minimum 24-hour runtime sub-base tank, shall be provided to serve the new addition and back feed the existing building and 600A, 3-pole automatic transfer switch. Two additional automatic transfer switches shall be installed to serve life safety and optional standby loads for the addition. Each automatic transfer switch shall be a four-pole device with switched neutral, without a bypass isolation feature. The switches shall detect loss of normal power, automatically start the generator, and transfer emergency loads to the available source.

The life safety automatic transfer switch and associated panels shall be housed in a separate 1-hour fire-rated room. A four-pole manual transfer switch with switched neutral and quick-connect terminals shall be provided on the exterior of the building. This manual transfer switch shall serve the NEC 700 life safety system and provide a means of connecting a temporary power source for generator maintenance or repair.

Building Branch Power Distribution

Wiring Methods

Indoor feeders and branch circuits will be installed using Electrical Metallic Tubing (EMT) concealed within dry construction. Flexible metal conduit (FMC) will be used only for connections to interior lighting fixtures, motors, and miscellaneous equipment, with a maximum length of six feet. PVC Schedule 40 conduit will be provided for grounding electrode conductors and sleeves. The minimum conduit size shall be ¾ inch.

All wiring will be copper with 600-volt rated insulation, either THHN, THWN, or XHHW. Conductors will be sized to maintain a maximum system voltage drop of 5%, with a maximum of 3% on feeders and 2% on branch circuits.

• EXISTING PUBLIC SAFETY BUILDING : PROPOSED ELECTRICAL NARRATIVE, CONTINUED

Devices and Equipment

Mechanical Equipment

All existing disconnect switches and associated circuitry for mechanical units will be removed to accommodate the new system. New disconnect switches and associated circuitry will be provided as required by the updated system. Electrical connections for all associated controls shall be coordinated with the mechanical contractor.

Receptacles

The layout of power receptacles will be adjusted to accommodate furniture placement as required. Public computer stations shall receive a quadruplex outlet and a dedicated telecom/data outlet. Desk locations will require additional receptacles and telecom/data outlets for computer equipment. Receptacles will be limited to a maximum of six duplex outlets per 20A, 1-pole, 120V circuit. All duplex and special-purpose receptacles designated for specific equipment will be on dedicated circuits. Each receptacle will be labeled on the rear of the cover plate with the corresponding panel name and circuit number. Receptacles in intake and holding cell areas shall be tamper-resistant to prevent damage, where required.

In the auxiliary storage building, receptacles will be mounted at convenient working heights above benches and along structural columns to support power tools, diagnostic equipment, and portable devices. Dedicated circuits will be provided for specialized equipment.

Receptacles and equipment in the 911 call center shall be fed from the existing emergency power system and the uninterruptible power supply (UPS) system. Critical communication, dispatch, and network equipment shall be connected to dedicated UPS-backed receptacle circuits, with branch circuits originating from emergency distribution panels serving the call center. Normal, emergency, and UPS power sources shall be clearly identified and segregated to maintain reliability and facilitate maintenance without disruption of service.

Lighting

Existing fluorescent and incandescent lighting fixtures will be removed and replaced with LED light fixtures.

New lighting fixtures will operate at 120V. Lighting circuits will generally be limited to 1,440 VA per 20A, 1-pole circuit. Fixtures will be LED type with a 3500 Kelvin color temperature, and color temperatures will not be mixed within the same space. Fixture lighting power density will comply with the 2021 Virginia Energy Conservation Code (VECC).

Lighting will consist of downlights and 2x2 or 2x4 LED batwing troffers to match existing fixtures. Holding areas will be fitted with detention-grade fixtures specifically designed and rated for secure applications.

Lighting in the auxiliary building evidence storage areas will utilize high-CRI LED fixtures to ensure accurate color rendering and visibility for detailed work. Vehicle maintenance bays will be illuminated with high-bay industrial LED fixtures designed for high-mount applications and rated for damp or dusty environments.

Occupancy sensors will be installed in accordance with current energy codes, and dimming switches will be provided to control all lighting within the space.

• EXISTING PUBLIC SAFETY BUILDING : PROPOSED ELECTRICAL NARRATIVE, CONTINUED

Exterior Lighting

Exterior lighting shall be modified and expanded as required to suit the new parking and site layout. Lighting shall consist of pole-mounted lighting fixtures to provide lighting levels in the parking areas and exterior walkways in accordance with local ordinances, IES (Illuminating Engineering Society) recommendations.

Building lighting will be architectural styled wall packs strategically positioned and coordinated to complement the building exterior. All site lighting will be controlled by a photocell – Time clock and may be tied into the DDC system. Branch circuits (direct buried) will utilize schedule 40 PVC conduits. Schedule 40 PVC conduits will be allowed under the floor slab.

Emergency Lighting

Emergency lighting will be provided through generator-backed emergency panels as required.

Telecom Distribution System

Conduit and Outlet Boxes

Tele/data outlet boxes will be provided as required to accommodate the new furniture and equipment layout. Each public computer station will receive a dedicated tele/data outlet.

Each outlet will include a device plate mounted on a 2-gang, 2-1/8-inch-deep outlet box with a single-gang mud ring. A minimum 1-inch conduit with wire will run from each outlet box, up within the wall, and extend into the ceiling space near the cable tray. Each stub-up will include a bushing at the conduit end and a grounding connection to the cable tray.

The IT conduit infrastructure for the 911 call center will be designed to support reliable, secure, and redundant pathways for all communications, data, and network systems serving the emergency operations environment. Conduit routing and cable tray systems above the accessible ceiling will connect the server room to the 911 call center equipment area, operator consoles, and workstation locations.

Fire Alarm

General

The existing fire alarm system (FAS) will be updated to align with the new layout and will be fully addressable, in compliance with NFPA 72. The system will include horn/strobe notification devices, providing both audible and visual alerts throughout the building. All devices will meet the Americans with Disabilities Act Accessibility Guidelines (ADAAG-2004).

Upon activation of a fire-initiating device, the system will trigger a distinctive evacuation signal. Alarm notification will be delivered via synchronized horn/strobes and visual strobes. Smoke detectors will be installed as required to meet NFPA 72 minimum requirements for the building's occupancy type.

Notification devices

Notification devices will be installed throughout the building in accordance with NFPA 72-2007, Chapter 7. Devices will include horn/strobes and strobe-only units, all of which will be fully synchronized to ensure consistent alerting throughout the facility.

Existing Public Safety Building: Proposed Plumbing Narrative

Sanitary

The existing sanitary system will be reused for the first floor. The slab will be sawcut to tie into the existing sanitary piping and extend it to the new fixture locations. The system should have adequate invert elevation to serve the new fixtures. Fixtures slated for demolition shall have their waste pipes capped below the slab or within the wall. Vent piping that is no longer needed shall be removed back to the main and capped. A new sewer service will need to be provided for the first floor since the existing sewer service enters the building where the new MP/Training addition will be located.

More investigation is required to determine if the lower level system can be gravity drained and connect to the existing sanitary sewer. An exterior grinder pump and basin may be required to serve this level.

Floor drains shall be provided in the holding cells, intake, and breathalyzer rooms. All floor drains shall be provided with ASSE 1022 compliant trap guard devices.

Domestic Water

A new 2" domestic water service shall be provided from the new municipal service. A reduced pressure backflow preventer will be provided at the service entrance to the building. Most of the existing domestic water distribution piping will be removed as part of this renovation due to the limited reuse of existing fixture locations. New distribution piping will be provided to serve all new and existing fixtures and equipment.

Water hammer arrestors shall be provided at all flush valve water closets. Isolation valves shall be provided at all branches to allow partial system shutdown. Wall hydrants shall be provided at roughly 100' intervals on the building exterior. A hose bibb shall be provided in the intake area to facilitate cleaning of the holding cells and breathalyzer room.

A ¾" cold water line shall be routed from the main building to the wash bay of the new Auxiliary Storage building.

The existing water heater and recirculation pump shall be removed. A new 119 gallon, 12kW water heater will be with a recirculation pump with an aquastat shall be provided.

General Conditions

The existing restroom fixtures in the Sheriff's office and lobby will be replaced in kind as part of the renovation. Water closets shall be floor mounted, low flow (1.28 gpf), manual flush valve, vitreous china, white in color, ADA compliant. Lavatories shall be low flow (0.5 gpm aerator), manual faucets, ADA compliant. Kitchen Sinks shall be stainless steel basins, blade handles, gooseneck faucet with 1.8 gpm aerator and pull-down sprayer. Mop Sinks shall be molded stone, floor mounted basin with wall mounted utility faucet. Electric water coolers shall be self-contained, refrigerated wall-mounted bi-level water cooler to be installed ADA complaint with bottle fillers. Each unit shall deliver 8 gph of 50°F water. The holding areas will require detention type fixtures which shall be floor mounted, stainless steel with pneumatic flush valves. Access panels shall be provided in the corridor for servicing the detention fixtures. Showers shall be pressure balanced with 2.0 gpm heads and drain fittings.

New above grade domestic water piping shall be Type L hard copper with press style fitting insulated with mineral fiber insulation with an all-service jacket. New below grade domestic water piping shall be Type K soft copper with brazed fitting insulated with closed cell elastomeric insulation. New waste piping above grade shall be hubless cast iron, and new waste piping below grade shall be solid wall, Schedule 40 PVC.

Existing Public Safety Building: Proposed Fire Protection Narrative

New Sprinkler Systems

The water supply for the new fire suppression system at this building will be from the existing civil water main at the site or from a new water main as part of a proposed water infrastructure project. The new service entrance underground mains will be ductile iron. All materials will be approved for fire protection installations. System installations shall be in accordance with the corresponding NFPA standards. The new 6" supply to the sprinkler system will connect to the water main at site and will be protected again cross contamination by a Reduced Pressure Principle Backflow Preventer.

The building will be equipped throughout with an Automatic Wet Pipe Sprinkler System as described in section 903 of the Virginia Construction Code. A remote Siamese Fire Department Connection will be used to supplement the automatic sprinkler system demand.

Sprinkler spacing, application densities and design areas will be for light hazard in offices and corridors. Storage and utility rooms will be ordinary hazard occupancies. Attic will be supplied with sprinkler protection. If the attic is within the thermal envelope, the system protecting the attic will be wet pipe and low temperature sensors will be added to ensure the attic does not drop below 40 degrees Fahrenheit. Flow from any sprinkler system will be monitored through the main alarm valve and will cause an alarm signal to be transmitted to the FACP. All control valves for the sprinkler systems will be supervised. Tampering with a valve will cause a trouble signal to be transmitted to the FACP.

Institutional sprinklers will be utilized in all holding areas.

Provide clean agent fire suppression system to protect electronic equipment areas including dispatch equipment room. Areas will be protected as Class C Energized Equipment in accordance with NFPA 2001. Clean agent basis of design will be FK-5-1-12. The space shall be designed for a room temperature of 70 degrees. Concentration safety factor of 1.35 shall be used.

A fire pump is not anticipated to be required to satisfy the sprinkler system demand pressure, however a hydrant flow test shall be performed to determine the actual flow and pressure available on the site.

Proposed Concept: New County Administration Building

The new County Administration Building is proposed to be constructed on the west side of the government complex along Commons Boulevard adjacent to Pleasant Grove Park. The building will be approximately 67,000 square feet on three floors. The lower floor will be built into the existing hill with the entrance at grade on the rear of the building. The first floor will have an at grade entrance on the front of the building. The front façade will be two stories tall, and the rear will be three stories. The lower level and first floor will be approximately 23,573 GSF and the second floor will be approximately 19,792 GSF. The following departments will be located in the building:

Lower Floor

Department of Social Services
Health Department
Archives Storage

First Floor

Board of Supervisors Meeting Room
Voter Registrar
Planning Department
Building Inspections
Commissioner of Revenue
Treasurer

Second Floor

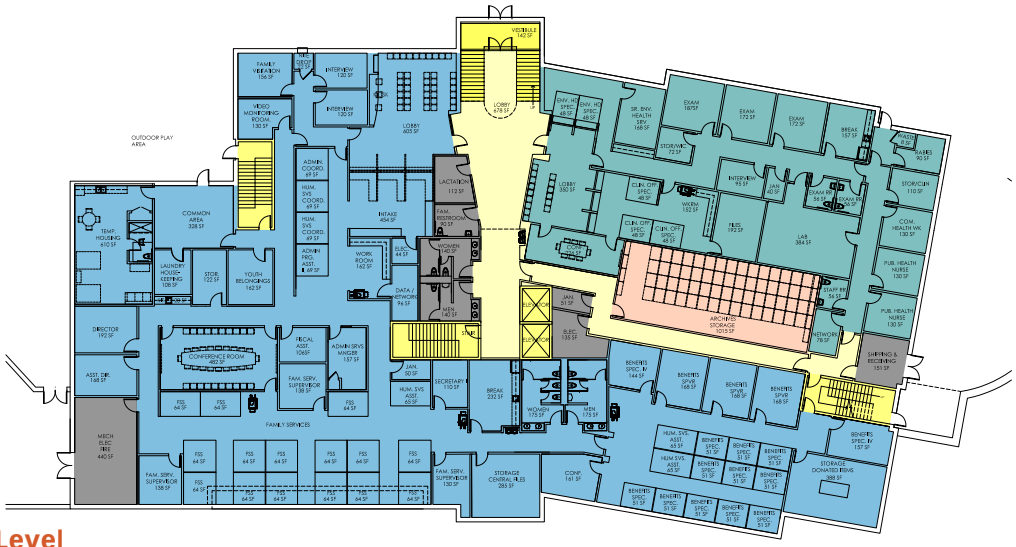
County Administration
Economic Development
CSA
County Attorney
Finance
EOC/Training Room
Emergency Services
Information Technology
Human Resources

**Please refer to appendix for full size drawings*

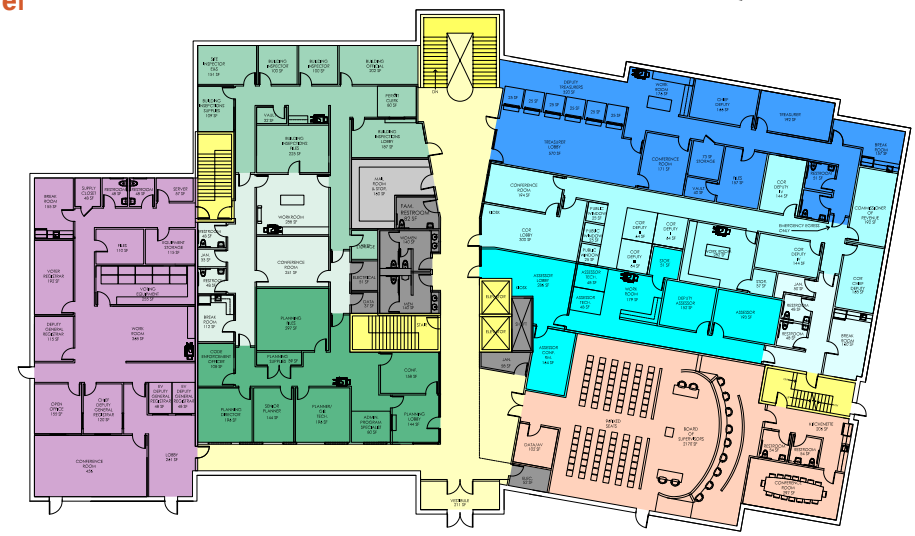
The departments listed above were located in the building according to the need for public access and adjacency to other departments. The departments needed greater public access were located on ground floors. Administrative departments needed less access by the public were located on the second floor. Departments with similar services or functions were located adjacent to each other.

- **PROPOSED CONCEPT : NEW COUNTY ADMINISTRATION BUILDING, CONTINUED**

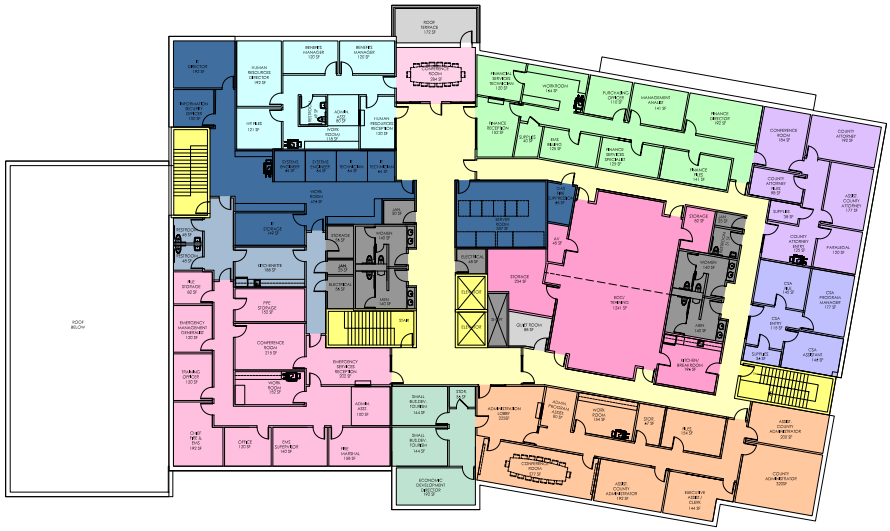
Proposed Concept Floor Plans New Administration Building



Ground Level



First Level



Second Level

**Full size drawings in appendix*

• PROPOSED CONCEPT : NEW COUNTY ADMINISTRATION BUILDING, CONTINUED

Code Information

2021 Virginia Construction Codes
High Performance Building Act – LEED Certified or Green Globes compliance path

Use Groups - Business B, Assembly A3

Construction Type – 2B, Steel frame

Sprinkler System – Yes, flow data unavailable, assume adequate water pressure provided

Site

The Civil Engineering section of this report contains additional information regarding the existing and proposed site conditions for the project. As described above, the new building will be built into the existing hill which will require substantial grading. Efforts have been made to balance the cut and fill on site, with the building excavation for the lower floor used as fill for the parking lot. Approximately 207 new parking spaces are proposed for the project. A new parking lot on the southwest side of the building will require excavation to level a high point on the site. This excavation will be used as fill in the lower sections of parking. Some export of materials may be required. A large retaining wall will be required between the upper and lower sections of parking. The lower-level parking will require a retaining wall on the west side. The retaining walls around the upper parking areas will be constructed of concrete with brick veneer to be compatible with the new building finishes. The retaining wall at the lower-level parking can be constructed of segmented retaining wall blocks. On the north side of the new building, a curving stair provides a connection for the upper and lower parking lots, and it also serves as a retaining wall. The stairs will be constructed of concrete, and the exposed walls will have brick veneer.

The front of the building will have a civic plaza which will provide access to the front entry and the Voter Registrar entrance. The plaza can accommodate civic gatherings and small events. A low curving retaining wall will facilitate a level plaza and allow transition down to the existing circular drive in front of the building. The retaining walls will be masonry or stone veneer compatible with the new building materials. Pin mounted signage and the County seal will be applied to the retaining wall facing the existing circular drive. The plaza paving will be stamped concrete with concrete paver accents and boarders.

**Full size drawings in appendix*

• PROPOSED CONCEPT : NEW COUNTY ADMINISTRATION BUILDING, CONTINUED

Building Exterior

The exterior of the building will be designed to have a civic character compatible with the surrounding architecture. The two-story front façade and foot print of the building is larger than other existing buildings on the site, but the materials, proportions, and window openings will help to break down the massing of the building and the scale will be compatible with the site. Gable and hipped roof forms will relate to the existing buildings. The following information summarizes anticipated exterior building materials and construction.

Wall Construction: Masonry veneer on metal stud backup. Nominal 4" brick, airspace, continuous foam insulation of the exterior of sheathing, ½" exterior sheathing, 6" metal studs with batt insulation, 5/8" interior gypsum board.

Architectural Accents: Glass fiber reinforced concrete panels will be used for the decorative cornice around the perimeter of the building and at the gable roofs. Precast concrete sill will be used at window openings.

Windows and Doors: Aluminum curtain wall and storefront at public front and rear entrances. Commercial grade aluminum clad windows for punched openings around the perimeter of the building. Hollow metal doors and frames at stair doors and service entrances.

Roof: The perimeter of the building and the central axis will have sloped roofs as shown on the building massing renderings. The roof will be supported on pre-engineered metal trusses, metal decking, sheathing, weather barrier, and asphalt shingles. Inside of the perimeter sloped roofs will be low sloped reinforced KE-PVC roofing on tapered insulation. The low sloped roofs will be supported on metal decking over steel beams and bar joists. Packaged roof top mechanical units will sit on curbs on the low roofs screened by the steep pitched roofs around the perimeter. The wall on the back side of the steep pitched roofs will be approximately 10' tall.

**Full size drawings in appendix*

• PROPOSED CONCEPT : COUNTY ADMINISTRATION BUILDING, CONTINUED

Interior

The interior of the building should be filled with natural light, open and transparent, and modern. Materials should be aesthetically pleasing and durable. Elaborate building finishes which may become dated or unstylish in the future should be avoided.

Flooring in public areas such as lobbies and corridors on the first floor should consist of durable and easily cleaned finishes such as porcelain tile or epoxy terrazzo. Public restrooms should have tile floors and tile on the walls extending to the ceilings.

Carpet tile should be used in areas as appropriate to the use and need for acoustics. For budget purposes it is assumed that the common office areas will use carpet tile costing between $30 to $35 per yard. In major public meeting rooms, the Board of Supervisors meeting room, and the County Administrator's suite, it is assumed that the carpet tile will cost between $40 and $45 per yard. Staff kitchenettes, work rooms, and similar areas should use linoleum or LVT.

Fabric wrapped acoustical wall panels should be used in major public meeting rooms and lobbies to reduce sound. Acoustical panels should be recessed and integrated into the surrounding construction.

Ceilings will consist of a combination of gypsum board and 2x2 lay-in acoustical ceiling tiles. Lobbies and major public meeting rooms may have a ceiling design which combines drywall and ceiling tiles to create a pattern. High performance acoustical ceiling tiles should be used in major meeting rooms and large public spaces.

Interior partitions will be constructed of metal studs and 5/8" gypsum board. Acoustical walls will extend to structure, and have resilient channels where privacy is critical, around meeting rooms, bathrooms, and between departments.

Interior glazing and storefronts should be used at entrances to departments. Interior sidelites and clerestory windows should be used to promote the passage of natural light.

Bullet resistant glass, doors, and wall panels should be used at cashier windows in the Treasurer's department, the Commissioner of Revenue, and department reception desks.

Vertical Circulation

The building should have two high-capacity 3500#, high speed hydraulic elevators. Consideration may be given to utilizing elevators with the operators in the hoistway rather than in machine rooms. Elevator cab finishes should be upscale, attractive, and durable.

Vertical egress stairs should be simple steel pan construction with metal pipe rails. An open two-story lobby space with an open stair will connect the two entrance floors. The stairs may have a glass or ornamental metal railing system. One of the egress stairs should extend to the roof for ease of maintenance.

Lighting

The lighting in the building will consist of energy efficient 2x2 fixtures, recessed down lighting, and suspended pendants. General offices areas will utilize 2x2 direct/indirect fixtures. Reception areas within departments may use recessed down lights. Major lobby spaces, conference rooms, and public areas utilize a combination of recessed down lighting and suspended pendant fixtures.

• PROPOSED CONCEPT : COUNTY ADMINISTRATION BUILDING, CONTINUED

Technology

The building should integrate flexible and adaptable technology. A main central server room is proposed in the IT area. This server room will store all information and control all networks in the building as well as interface with and integrate a County wide computer network. The room will house multiple server racks with some racks secured within lockable cabinets. The room will have a dedicated HVAC system and a gas fire suppression system. A raised access floor will be required in this area. Additional spare conduits and risers should be provided throughout the building.

Audio visual systems should be integrated throughout the building, especially in public areas and large meeting rooms. Flat screen monitors will be mounted in all lobbies and reception areas to show current events and news. Conference rooms will have flat screen monitors wired to input locations on the wall and below conference tables. At least one conference room will have video conferencing capabilities. The E.O.C. room will be wired for emergency communication systems, and it will have multiple flat screen monitors. This room should also have a ceiling mounted projector and recessed projection screen. The building should be equipped with an emergency radio communications amplification/repeater system and antennae.

The Board of Supervisors meeting room should have state-of-the-art audio visual systems. The room should incorporate flat screen monitors as well as projection screens and a high-performance ceiling mounted projector. The room should integrate a video recording system so that meetings are recorded and broadcast live over streaming internet video.

Proposed New Administration Building: Civil

This study proposes construction of a new three-story County Administration Building to better serve its growing administrative, social services, and public health needs. The new facility will have an approximate gross floor area of 67,500 square feet, with access to the two lower floors by stepping the building into grade. To ensure efficient site circulation and public access, the design includes two new entrance connections off Commons Boulevard to provide access to the new parking lots serving the building. One entrance is also provided via connection to the Public Library parking lot.

Due to the site's topography and the unknown depth of the existing sanitary sewer infrastructure, a sanitary sewer grinder pump may be required to convey wastewater from the new building's lowest level to the municipal sewer system. A grinder pump system would be likely be located external to the building for access and maintenance. Information on the sewer depth was requested but not readily available. A site topographic survey is recommended in the next phase of design to ascertain the depth of the existing gravity sewer system for planning and design purposes.

A few existing site features and utilities will likely need to be relocated to accommodate the new building footprint and parking areas. These include potential rerouting an existing fiber optic line to avoid conflicts with new construction, an unknown manhole, and relocating the existing library dumpster pad.

Parking requirements for the new building have been determined based on the Fluvanna County Zoning Ordinance for office use. The ordinance stipulates one parking space per 300 square feet for the first 15,000 square feet and one space per 350 square feet for the remainder. Using this standard, the new building will require approximately 193 parking spaces. The proposed site plan currently provides 207 additional parking spaces – 30 of those spaces dedicated for Fluvanna County vehicles. It is understood Fluvanna County staff have provided their opinion on the proposed parking and found the total parking proposed to be sufficient. Site lighting will also be required for the proposed parking lot.

Environmental considerations for the site include compliance with the County's Riparian Protection Area requirements as noted in the Zoning section above. Depending on the classification of nearby streams, the ordinance requires buffers of 50 feet for intermittent streams and 75 feet for perennial streams on both sides of the stream. The current building and parking layout have been designed to remain entirely outside the 75-foot riparian buffer, helping protect nearby water resources and ensuring compliance with local environmental standards.

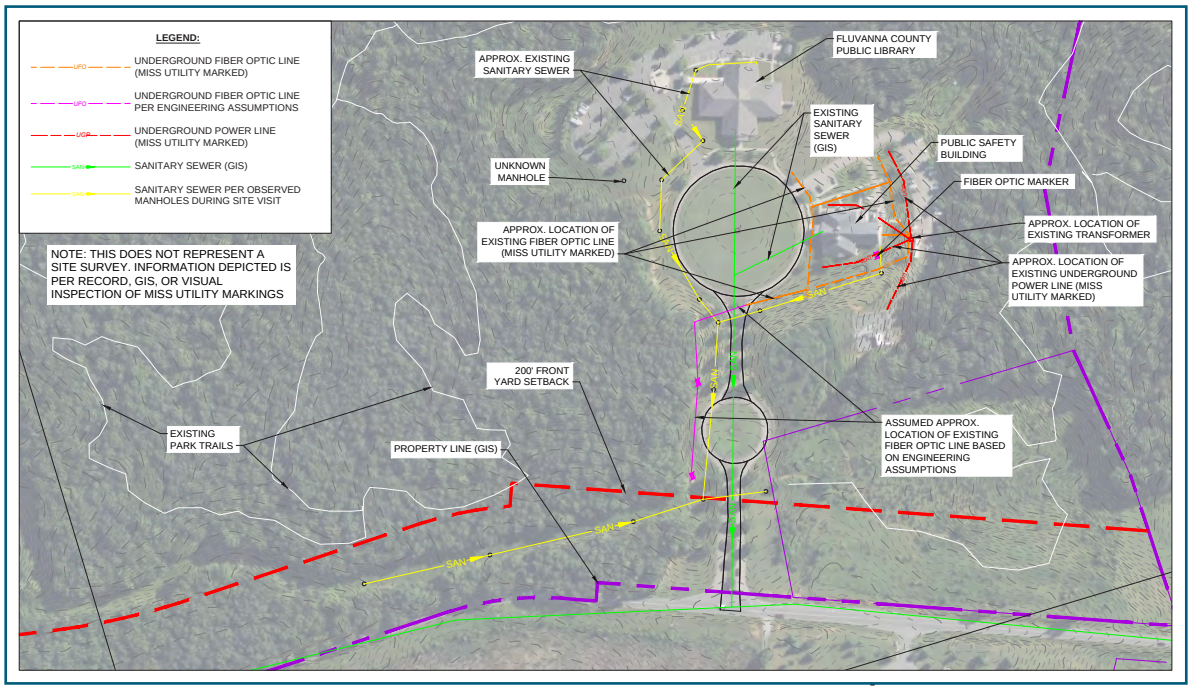
Stormwater runoff associated with the proposed building and paved areas will be managed primarily through a dry pond facility. Retaining walls are included in the conceptual layout only where necessary to minimize overall site development costs. For stormwater quality compliance, the purchase of nutrient credits is anticipated as the most cost-effective solution beyond the treatment provided by the dry pond; however, supplemental on-site treatment measures may be incorporated at the County's request. The proposed dry pond has an approximate storage volume of 1,400 CY to the top of dam.

The site is currently not balanced, with approximately 19,581 cubic yards (CY) of total cut to fill and an estimated 5,700 CY of excess material anticipated. The floor elevations of the building along with the building location dictates the site balance as the site grading ripples from the building access points and cut for the lower level. Small modifications are anticipated in the next phase of design to building siting and/or floor elevations to achieve a more balanced site. This also assumes the site consists of good insitu material that will

• PROPOSED NEW ADMINISTRATION BUILDING : CIVIL, CONTINUED

be suitable as reuse for structural fill. This estimate is based on a finished floor elevation of 312 feet and the current maximum cut depth is 18 feet.

It is highly recommended with the 18' of cut necessary that a geotechnical evaluation including borings be performed in the next phase of design work. That data will help to more accurately evaluate the on-site soils and confirm their suitability for reuse during construction and mitigate risks of potential unknowns on site.



Please refer to full size drawings in appendix: Overall Concept Grading

Proposed New Administration Building: Structural

A. General Project Descriptions and Structural Scope

a. The project consists of a 70,000 sf new three story county administration building.
b. Structural scope for this project
   i. Design and detailing of the new building.

B. Design Codes and Standards

a. Building Code: Virginia Uniform Statewide Building Code (VUSBC) 2021
   i. New Construction – Part I of VUSBC – "Virginia Construction Code"
   ii. Renovation / Alteration – Part II of the VUSBC – "Virginia Existing Building Code"

b. Structural Engineering Standards
   i. ASCE 7-22, Minimum Design Loads for Buildings and Other Structures
   ii. ACI 318-19, Building Code Requirements for Structural Concrete
   iii. AISC 360-16, Specification for Structural Steel Buildings
   iv. TMS 402/602-19, Building Code Requirements and Specifications for Masonry Structures

C. Structural Materials

a. Concrete - Normal Weight

i. Interior Foundations	3,000 psi
ii. Perimeter Foundations	4,500 psi
iii. Slabs-on-Ground	3,500 psi
iv. Exterior Stairs, Walls, and Paving	4,500 psi

b. Reinforcement

i. Typical Reinforcing Steel	ASTM A615	Grade 60
ii. Welded Wire Fabric	ASTM A185	

c. Concrete Masonry Units

i. Lightweight CMU	f'm = 2,000 psi
ii. Grout Compressive Strength	2,000 psi minimum
iii. Type S Mortar	

d. Structural Steel

i. W- WT- and C-Shapes	ASTM A 992	
ii. Plate, Bar, Angles	ASTM A 572-50	
iii. Round HSS	ASTM A 500	Grade C (Fy=46 ksi)
iv. Rectangular HSS	ASTM A 500	Grade C (Fy=50 ksi)

D. Foundations

a. Structural foundations are expected to be shallow isolated concrete footings under columns and continuous strip footings under walls bearing on either virgin soil of controlled compacted fill with an assumed allowable bearing capacity of 2,000 psf. A Geotechnical report will need to be completed to provide foundation design information.

• PROPOSED NEW ADMINISTRATION BUILDING : STRUCTURAL, CONTINUED

b. Basement walls on the east side of the building will be concrete retaining walls to deal with the significant slope across the site. The bottom level will be mostly underground on the east side with the middle level approximately at grade. Additional large cantilevered concrete site retaining walls will be required around the perimeter of the building on both north and south to similarly deal with the site change in grade and provide access to the building on three sides at the lowest level.

c. Seismic Site Class D is assumed.

E. Structural System

a. Slab-on-grade

i. The typical slab-on-grade will be 4" think normal weight concrete with welded wire fabric.

ii. A thicker 8" normal weight concrete slab will be required at the archive storage room. Additionally, a depression and or embedded rails will need to be coordinated with the desired archive storage racks.

b. Elevated structure

i. The primary structural framing will consist of structural steel beams and columns. The elevated floor system will be composite steel beams with a composite concrete slab over metal deck. The exterior walls are expected to be brick veneer with cold formed metal stud backup framing.

ii. The roof is intended to be a mansard roof which will screen any mechanical units required on the project by placing them in the attic space created by this roof type. The structure of the roof will most likely be constructed out of light gauge metal roof trusses that span between both interior and exterior structural steel beams.

F. Lateral Force Resisting System

a. The LFRS for the building will primarily be steel braced frames.

G. Structural Loads

a. Dead Loads

i. The design dead load will include the weights of all structural materials along with the following allowances.

ii. Allowance for Ceiling/Mechanical	15 psf
iii. Allowance for Roofing Material	10 psf

b. Live Loads

i. Lobbies, Stairs, Assembly	100 psf
ii. Storage	125 psf
iii. Mechanical Rooms	150 psf (or equip. wt.)
iv. High Density File storage	250 psf
v. Office	50 psf
vi. Restroom	60 psf
vii. Typical Roof	20 psf

viii. Live loads will be reduced in accordance with the Building Code. No live load reduction will be taken for live loads exceeding 100 psf, except that design live loads on columns will be reduced 20 percent. No live load reduction will be taken for typical roof loads.

• PROPOSED NEW ADMINISTRATION BUILDING : STRUCTURAL, CONTINUED

c. Partition Loads

i. Allowance for Partitions = 15 psf

ii. Partition loads are considered to be non-reducible live loads in accordance with the Building Code and are applied in addition to the live loads specified above except for live loads of 80 PSF or greater.

d. Building Risk Category = Risk Category IV

e. Snow Loads

i. Ground Snow = 65 psf

ii. Minimum Flat Roof Snow = 40 psf

f. Wind Loads

i. Wind Speed = 123 mph

ii. Wind Exposure = C

g. Seismic Loads

i. Site Class =		D
ii. Short Period Design Response Acceleration, SDS	=	0.21 g
iii. Long Period Design Response Acceleration, SD1	=	0.09 g
iv. Importance factor =		1.5
v. Seismic Design Category =		C

H. Special Features and other Considerations

a. Depressed structural flooring will be required in order to allow for raised access floor in the server room. This will be accomplished by depressing the structural slab and beam framing in this area. The required depression height will be coordinated with the raised access floor system.

b. High density archive storage will require a thickened slab to support the higher loading as well as depressions and or embedded rails to be coordinated with the desired system for such storage.

c. Additional design requirements are triggered by a seismic design category C such as bracing for non-structural building components.

Proposed New Administration Building: Mechanical

HVAC Systems

The building shall be served by 3 packaged rooftop units (RTUs), one serving each floor, and zoned Fan Power Variable Air Volume (FPVAV) units. 2 RTUs will live on the roof of the main building, serving the top level and using a shaft to supply the bottom level. 1 RTU will live on the lower roof, serving the middle level. The top level RTU will be a nominal 70 ton packaged rooftop unit with electric heat, the middle level will be a nominal 90 ton packaged rooftop unit with electric heat, and the lower level will be a nominal 90 ton packaged rooftop unit with electric heat. The VAVs will utilize supplemental electric heat. The top floor will be served by approximately 25 FPVAV units, the middle floor will be served by approximately 25 FPVAV units, and the bottom floor will be served by approximately 21 FPVAV units.

The temporary housing unit will need to be served off a separate system from the RTUs. The unit will be served by an approximately nominal 3 ton ducted split system heat pump system with supplemental electric heat. The outdoor unit will be roof or grade mounted.

Equipment and IT rooms shall be an approximately nominal 1 ton ductless split systems. Indoor units will be wall mounted, and outdoor units will be mounted on a concrete pad on grade.

The ceiling space will be used as a return air plenum.

Exhaust Systems

Restrooms that are stacked will be served by an exhaust duct riser with a rooftop exhaust fan. Restrooms that do not stack will be served by exhaust fans (cabinet, inline, or rooftop) and be ducted to the exterior walls or roof as required.

All janitor's closets, dryers, and commercial kitchen hoods shall be exhausted to the exterior utilizing cabinet or inline exhaust fans.

HVAC System Controls

The RTUs, VAV units, split system heat pumps, DSSs, and exhaust fans will be connected to a new BAS system that serves this building.

Proposed New Administration Building: Electrical

Electrical Service and Distribution

Normal Power Distribution

Primary electrical service shall be provided at the voltage supplied by the local utility. From this point, a primary voltage duct bank will route power to a pad-mounted transformer located adjacent to the building. The transformer shall be installed on a concrete pad, maintaining a minimum of 4 feet of clearance on all sides and 10 feet of clearance in front. It will supply power to the main electrical room on the building's lower level.

From the utility transformer, 277/480-volt power will be distributed to the building via an underground duct bank. The utility meter shall be installed on the exterior of the main electrical room. Exterior duct banks shall consist of concrete-encased Schedule 40 PVC. Where duct banks penetrate foundation walls or manholes, rigid galvanized steel (RGS) conduit shall be used, complete with appropriate moisture seals.

Electrical Load Calculations

Building Square Footage (SF) = 68,000

Load Description	Watts/SF	or	kW/Ton	Connected Load (kW)	Demand Factor	Demand Load (kW)
Lighting	0.8			55	1.0	55.0
HVAC			1.2	660	1.0	540.0
Receptacles	3.0			204	0.6	122.4
Elevators (2 @ 40HP)				86.4	1.0	86.4
Site Lighting				5	1.0	5.0
Water Heating				10	1.0	10.0
Miscellaneous				25	1.0	25.0
Subtotal				**1,045.4**		**843.8**
Spare Capacity @	20%					168.8
Grand Total						**1,012.6**
Ampacity at 277/480V, 3-phase, 4-wire						1,218.5
Service Size (Amperes)						**1,600**

A main service switchboard, rated 277/480 volts, three-phase, four-wire, 1,600 Amps, shall be installed in the main electrical room. Due to the size and rating of the switchboard, the room shall include exit doors on both sides, with double doors swinging outward and equipped with panic hardware.

The main electrical room will accommodate the main switchboard, optional standby transfer switches, and both normal and optional standby panelboards. A separate life safety electrical room will be provided to house the life safety transfer switch and associated life safety panelboards. Additional remote electrical closets will be provided, including one on the first floor and two on the upper floors.

Power will be distributed throughout the building via 480/277V panelboards located in electrical closets on each floor. Receptacle and other device power will be supplied at 208/120V, 3-phase, 4-wire, via dry-type transformers.

Elevators and major mechanical equipment will be fed directly from the main switchboard, while other mechanical loads will be supplied from distribution-type panels. Variable frequency drives will be provided for select mechanical equipment, and phase-loss protection will be installed for all major motors.

• PROPOSED NEW ADMINISTRATION BUILDING : ELECTRICAL, CONTINUED

Standby Generator Load Calculations

Building Square Footage (SF) = 68,000

Load Description	Watts/SF	or	kW/Ton	Connected Load (kW)	Demand Factor	Demand Load (kW)
Egress Lighting	0.5			34	1.0	34.0
Critical HVAC			2.5	10	1.0	10.0
IT Equipment	1			60	1.0	55.0
Elevators (1 @ 40HP)				44	1.0	44.0
Miscellaneous				10	1.0	10.0
Subtotal				**158**		**158**
Spare Capacity @	20%					31.6
Grand Total						**189.6**
Generator Size (kW)						**200**

A diesel engine-driven generator, with an estimated capacity of 200 kW, 277/480 V, three-phase, four-wire, 60 Hz, 0.8 power factor, shall be provided and installed outdoors within the mechanical equipment enclosure.

Emergency power will be distributed throughout the building via 277/480 V panelboards located in electrical closets on each floor. Power for receptacles and other devices will be supplied at 208/120 V, three-phase, four-wire, through dry-type transformers.

Transfer Switches

Each automatic transfer switch (ATS) shall be a four-pole unit with a switched neutral connection and without a bypass-isolation feature. The ATS shall be capable of detecting loss of normal power, automatically starting the engine-generator, and transferring emergency loads to the available source. The life safety ATS and associated panels shall be located in a dedicated 1-hour fire-rated room.

A four-pole manual transfer switch, with switched neutral and quick-connects on the emergency terminals, shall be provided on the exterior of the building. This manual transfer switch shall serve the NEC 700 life safety system and provide a means to connect a temporary power source for generator maintenance or repair.

Wiring Methods

Electrical metallic tubing (EMT) shall be used indoors for feeders and branch circuit wiring run concealed in dry construction. Flexible metal conduit (FMC) shall be limited to connections for interior lighting fixtures, motors, and miscellaneous equipment, with a maximum length of six feet. PVC Schedule 40 conduit shall be used for grounding electrode conductors and as sleeves. The minimum conduit size shall be ¾ inch.
All wiring shall be copper with 600-volt rated insulation, including THHN, THWN, or XHHW types. Conductors shall be sized to maintain a maximum system voltage drop of 5%, with up to 3% allowed on feeders and 2% on branch circuits.

• PROPOSED NEW ADMINISTRATION BUILDING : ELECTRICAL, CONTINUED

Devices and Equipment

Mechanical Equipment

Disconnect switches and associated circuiting for the mechanical units shall be provided as required by the new system. Electrical requirements for associated controls shall be coordinated with the mechanical contractor.

Receptacles

Power receptacles layout shall be modified to accommodate the furniture as required. Floor box shall be installed under conference room tables. Receptacles will be arranged for a maximum of six duplex outlets per 20A, 1-pole circuit, 120V. All receptacles in office and conference room spaces shall be occupancy controlled in accordance with latest energy code.

Lighting

New Lighting fixtures will be 277V. Lighting circuits will generally be limited to 3,400VA per 20A, 1-pole circuit. Lighting fixtures will be LED type with 3500 Kelvin color temperature. (Color temperatures will not be mixed within spaces.) Fixture lighting power density will comply with 2021 VECC.

Occupancy sensors shall be installed for lighting control in accordance with current energy codes. In addition dimming switches shall be provided to control all the lighting within the space.

Exterior lighting shall be provided as required to suit the new parking and site layout. Lighting shall consist of pole-mounted lighting fixtures to provide lighting levels in the parking areas and exterior walkways in accordance with local ordinances, IES (Illuminating Engineering Society) recommendations.

Building lighting will be architectural styled wall packs strategically positioned and coordinated to complement the building exterior. All site lighting will be controlled by a photocell – Time clock and may be tied into the DDC system. Branch circuits (direct buried) will utilize schedule 40 PVC conduits. Schedule 40 PVC conduits will be allowed under the floor slab.

Telecom Distribution System

Conduit and Outlet Boxes

Tele/data outlet boxes shall be provided as required for the new furniture and equipment layout. Each public computer shall receive a dedicated Tele/data outlet.

Each tele/data outlet will consist of device plate, 2-gang outlet box 2-1/8 inches deep with single gang mud ring. A 1-inch minimum conduit and wire will be run from the tele/data outlet box, run up in the wall and turned out into the ceiling space near the cable tray. Each stub-up will be required to be provided with a bushing on the end of the conduit and a ground connection to the cable tray.

• PROPOSED NEW ADMINISTRATION BUILDING : ELECTRICAL, CONTINUED

Fire Alarm System

General

The fire alarm system shall consist of a complete, electronically supervised, addressable intelligent, manual and automatic fire alarm system. System to be provided with all appurtenances associated with a fully code compliant system to include, but not limited to, intelligent main control unit, manual pull stations within 5' of each egress element, smoke and heat detectors, carbon monoxide detectors, sprinkler system monitoring devices, audio and visual occupant notification devices, and fire alarm transmitter. A remote annunciator will be placed within the interior of the building at the entrance of emergency responders.

Notification devices

Notification devices will be provided throughout the building and intensity will comply with NFPA 72-2007 Chapter 7, consisting of horn/strobes and strobes units. All notification appliances must be synchronized.

Proposed New Administration Building: Plumbing

Sanitary

A new 6" sanitary service will be required. The top two floors shall be served by a conventional gravity system. More investigation is required to determine if there is adequate invert elevation in the existing municipal system to serve the lower level with a gravity system. An exterior grinder pump and basin may be required.

Floor drains shall be cast iron bodied with nickel bronze strainers and provided with an ASSE 1022 compliant trap guard device. Floor clean outs shall be cast iron bodied with nickel bronze covers.

Storm

Roof drains shall be cast iron bodied with cast iron domes and connected to internal leaders that route in chases down to below the lower level slab and connect to the civil storm water system. Overflow drains shall be provided with internal 2" water dams and routed to the building exterior in a location readily visible by the building occupants. The overflow outlet shall be provided with a nickel bronze lambs tongue nozzle.

Domestic Water

A new 3" water service fed from the new municipal system to the building. A reduced pressure backflow preventer will be provided at the service entrance to the building. Domestic water will be distributed to the fixtures and equipment.

Two 119 gallon, 9kW water heaters manifolded together will be provided in the Mechanical Room on the lower level. A recirculation pump with an aquastat and 7 day programmable timeclock shall also be provided.

General Conditions

Water closets shall be floor mounted, low flow (1.28 gpf), flush tank, vitreous china, white in color, ADA compliant. Urinals shall be vitreous china, wall mounted, with manual flush valves (0.125 gpf). Lavatories shall be low flow (0.5 gpm aerator), manual faucets, ADA compliant. Kitchen Sinks shall be stainless steel basins, blade handles, gooseneck faucet with 1.8 gpm aerator and pull-down sprayer. Electric water coolers shall be self-contained, refrigerated wall-mounted bi-level water cooler to be installed ADA complaint with bottle fillers. Each unit shall deliver 8 gph of 50°F water. Showers shall be pressure balanced with 2.0 gpm heads and drain fittings. Wall boxes with water hammer arrestors shall be provided for washing machines and ice makers.

New above grade domestic water piping shall be Type L hard copper with press style fitting insulated with mineral fiber insulation with an all-service jacket. New below grade domestic water piping shall be Type K soft copper with brazed fitting insulated with closed cell elastomeric insulation. Existing domestic water piping exposed as part of the renovation shall be insulated. New waste piping above grade shall be hubless cast iron, and new waste piping below grade shall be solid wall, Schedule 40 PVC.

Proposed New Administration Building: Fire Protection

New Sprinkler Systems

The water supply for the new fire suppression system at this building will be from the existing civil water main at the site or from a new water main as part of a proposed water infrastructure project. The new service entrance underground mains will be ductile iron. All materials will be approved for fire protection installations. System installations shall be in accordance with the corresponding NFPA standards. The new 6" supply to the sprinkler system will connect to the water main at site and will be protected again cross contamination by a Reduced Pressure Principle Backflow Preventer.

The building will be equipped throughout with an Automatic Wet Pipe Sprinkler System as described in section 903 of the Virginia Construction Code. A remote Siamese Fire Department Connection will be used to supplement the automatic sprinkler system demand.

The elevator machine room and elevator pits will be equipped with Wet Pipe Sprinkler Systems. Dedicated flow switches without time delay function will trigger the shunt trip breaker for the elevator. A detection system will be provided in the elevator shaft and elevator machine rooms for alarm notification and elevator recall prior to activation of sprinklers.

Sprinkler spacing, application densities and design areas will be for light hazard in offices and corridors. Storage and utility rooms will be ordinary hazard occupancies. All concealed combustible spaces shall be provided with upright sprinkler protection in accordance with NFPA 13. Flow from any sprinkler system will be monitored through the main alarm valve and will cause an alarm signal to be transmitted to the FACP. All control valves for the sprinkler systems will be supervised. Tampering with a valve will cause a trouble signal to be transmitted to the FACP.

Provide clean agent fire suppression system to protect electronic equipment areas including computer server room. Areas will be protected as Class C Energized Equipment in accordance with NFPA 2001. Clean agent basis of design will be FK-5-1-12. The space shall be designed for a room temperature of 70 degrees. Concentration safety factor of 1.35 shall be used.

A fire pump is not anticipated to be required to satisfy the sprinkler system demand pressure, however a hydrant flow test shall be performed to determine the actual flow and pressure available on the site.

FLUVANNA COUNTY

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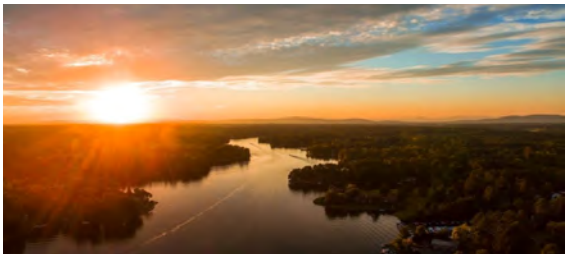


Cost Estimate Summaries

Fluvanna County Existing Administration Building Cost Estimate Summary	Unit Area	Unit $	Budget $
Building Construction			
Building renovation	15,755	$371.68	$5,855,883
Sitework, steps, sidewalks			$489,686
Foundation repairs and waterproofing			$1,429,213
Total Estimated Construction Cost			**$7,774,782**
Other Typical Costs			
Furniture	15,755	$25	$393,875
General AV and Technology			$50,000
A&E and Design Consultant Fees			$575,306
Permits			$155,496
Testing and Special Inspections			$31,099
Miscellaneous			$10,000
Total Other Costs			**$1,215,776**
Total Estimated Budget			**$8,990,558**

Final project costs will vary depending on site considitions, market conditions, materials, finishes, and complexity of the final design. Estimates should be updated as the project develops further.

Other expenses for legal fees, financing costs, LEED, moving expenses, servers and network equipment, operating costs, or similar costs should be added separately to this estimate.

Estimate summary is based on the detailed cost estimates provided by Downey & Scott dated 11-19-25. Estimates include 12% contingency and 9.63% escalation.

Fluvanna County Courthouse Renovations Cost Estimate Summary	Unit Area	Unit $	Budget $
Building Construction			
Building construction	492	$439.26	$216,116
Sitework			$0
Total Estimated Construction Cost			**$216,116**
Other Typical Costs			
Furniture	492	$75	$36,900
General AV and Technology			$0
A&E and Design Consultant Fees			$37,952
Permits			$4,322
Testing and Special Inspections			$0
Miscellaneous			$1,000
Total Other Costs			**$80,175**
Total Estimated work			**$296,291**

Final project costs will vary depending on site considitions, market conditions, materials, finishes, and complexity of the final design. Estimates should be updated as the project develops further.

Other expenses for legal fees, financing costs, LEED, moving expenses, servers and network equipment, operating costs, or similar costs should be added separately to this estimate.

Estimate summary is based on the detailed cost estimates provided by Downey & Scott dated 11-19-25. Estimates include 12% contingency and 9.63% escalation.

Fluvanna County Administration/Courthouse Connector Cost Estimate Summary	Unit Area	Unit $	Budget $
Building Construction			
Building construction	1,442	$982.95	$1,417,415
Sitework, steps, sidewalks			$589,953
Total Estimated Construction Cost			**$2,007,368**
Other Typical Costs			
Furniture	1,442	$0	$0
General AV and Technology			$0
A&E and Design Consultant Fees			$200,737
Permits			$40,147
Testing and Special Inspections			$12,044
Miscellaneous			$3,000
Total Other Costs			**$255,928**
Total Estimated work			**$2,263,296**

Final project costs will vary depending on site considitions, market conditions, materials, finishes, and complexity of the final design. Estimates should be updated as the project develops further.

Other expenses for legal fees, financing costs, LEED, moving expenses, servers and network equipment, operating costs, or similar costs should be added separately to this estimate.

Estimate summary is based on the detailed cost estimates provided by Downey & Scott dated 11-19-25. Estimates include 12% contingency and 9.63% escalation.

Fluvanna County Existing Social Services Building Cost Estimate Summary	Unit Area	Unit $	Budget $
Building Construction			
Building construction	12,243	$340.66	$4,170,718
Sitework new parking			$1,100,490
Total Estimated Construction Cost			**$5,271,208**
Add Alternate - Replace geothermal system			**$236,866**
Other Typical Costs			
Furniture	12,243	$25	$306,075
General AV and Technology			$50,000
A&E and Design Consultant Fees			$527,773
Permits			$105,424
Testing and Special Inspections			$26,356
Miscellaneous			$10,000
Total Other Costs			**$1,025,629**
Total Estimated work			**$6,296,837**

Final project costs will vary depending on site considitions, market conditions, materials, finishes, and complexity of the final design. Estimates should be updated as the project develops further.

Other expenses for legal fees, financing costs, LEED, moving expenses, servers and network equipment, operating costs, or similar costs should be added separately to this estimate.

Estimate summary is based on the detailed cost estimates provided by Downey & Scott dated 11-19-25. Estimates include 12% contingency and 9.63% escalation.

Fluvanna County Public Safety Building Cost Estimate Summary	Unit Area	Unit $	Budget $
Building Construction			
Building construction	16,149	$446.30	$7,207,232
Sitework			$765,950
Auxiliary Storage Building			$965,505
Total Estimated Construction Cost			**$8,938,687**
Other Typical Costs			
Furniture	16,149	$25	$403,725
General AV and Technology			$100,000
A&E and Design Consultant Fees			$755,393
Permits			$178,774
Testing and Special Inspections			$44,693
Miscellaneous			$10,000
Total Other Costs			**$1,492,585**
Total Estimated work			**$10,431,272**

Final project costs will vary depending on site considitions, market conditions, materials, finishes, and complexity of the final design. Estimates should be updated as the project develops further.

Other expenses for legal fees, financing costs, LEED, moving expenses, servers and network equipment, operating costs, or similar costs should be added separately to this estimate.

Estimate summary is based on the detailed cost estimates provided by Downey & Scott dated 11-19-25. Estimates include 12% contingency and 9.63% escalation.

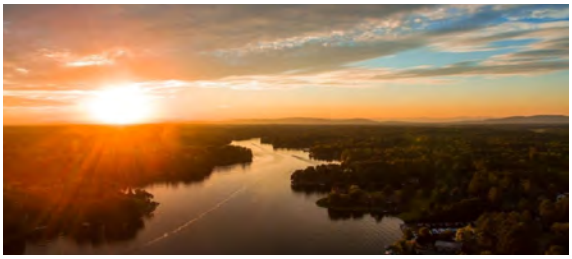
Fluvanna County New Administration Building Cost Estimate Summary	Unit Area	Unit $	Budget $
Building Construction			
Building construction	66,588	$445.95	$29,694,963
Sitework			$5,280,821
Total Estimated Construction Cost			**$34,975,784**
Other Typical Costs			
Furniture	66,588	$25	$1,664,700
General AV and Technology			$275,000
A&E and Design Consultant Fees			$2,214,929
Permits			$699,516
Testing and Special Inspections			$76,947
Miscellaneous			$10,000
Total Other Costs			**$4,941,091**
Total Estimated work			**$39,916,875**

Final project costs will vary depending on site considitions, market conditions, materials, finishes, and complexity of the final design. Estimates should be updated as the project develops further.

Other expenses for legal fees, financing costs, LEED, moving expenses, servers and network equipment, operating costs, or similar costs should be added separately to this estimate.

Estimate summary is based on the detailed cost estimates provided by Downey & Scott dated 11-19-25. Estimates include 12% contingency and 9.63% escalation.

ATTACHMENT A | COST ESTIMATE



Government Facilities Study November 20, 2025

FLUVANNA

ENTEROS DESIGN
7 N 25TH STREET
SUITE 100
RICHMOND, VIRGINIA 23223
804.861.1200
ENTEROSDESIGN.COM

Revision 2

Report: Progress Cost report
Project: Fluvanna Government Buildings
Location: Fluvanna County, VA
Status: Concept
Documents Received: October 24, 2025

DOWNEY & SCOTT
Construction Management Services

Submission Date: November 13, 2025
D&S Job no.: 2025231
Revision Date: November 19, 2025

Client: Enteros Design
Owner/Entity: Fluvanna County

Prep by: DR/CT/MV
Checked by: SM/JA

ENTEROS DESIGN

HARD CONSTRUCTION COST SUMMARY

		Cost
Existing Administration Building Renovation		
Building Renovations		$5,855,883
Foundation & Waterproofing		$1,429,213
Sitework		$489,686
Total Hard Construction Costs		$7,774,783
Admin/Courthouse Connector		
Building Addition		$1,417,415
Sitework		$589,953
Total Hard Construction Costs		$2,007,368
Courthouse Renovations & Repairs		
Building Renovations		$216,116
Total Hard Construction Costs		$216,116
Existing Social Services Building Renovation		
Building Renovations		$4,170,718
Sitework - New Parking Lot Option 1		$1,100,490
Total Hard Construction Costs		$5,271,208
Install Geothermal System	Add	$236,866
Sitework - New Parking Lot Option 2	Deduct	-$11,857
Public Safety Building		
Building Renovations/Expansions		$7,207,232
Auxiliary Building		$965,505
Sitework		$765,950
Total Hard Construction Costs		$8,938,688
New Administration Building		
New Building		$29,694,963
Sitework		$5,280,821
Total Hard Construction Costs		$34,975,784

Revision 2

Report: Progress Cost report
Project: Fluvanna Government Buildings
Location: Fluvanna County, VA
Status: Concept
Documents Received: October 24, 2025

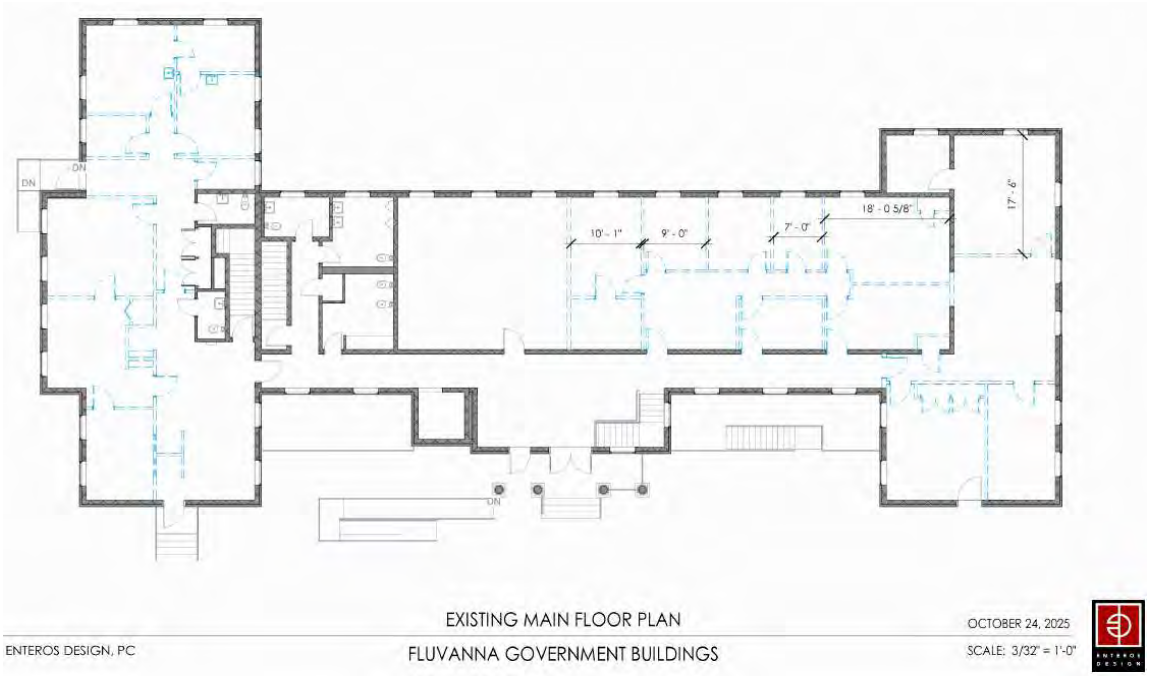
DOWNEY & SCOTT
Construction Management Services

Submission Date: November 13, 2025
D&S Job no.: 2025231
Revision Date: November 19, 2025

Client: Enteros Design
Owner/Entity: Fluvanna County

Prep by: DR/CT/MV
Checked by: SM/JA

Existing Administration Building



HARD CONSTRUCTION COST SUMMARY

	Cost	Cost/SF
Existing Administration Building Renovation	**$5,855,883**	**$371.68**
Waterproofing	**$1,429,213**	
Sitework	**$489,686**	
Total Hard Construction Costs	**$7,774,783**	

Revision 2

Report: Progress Cost report
Project: Fluvanna Government Buildings
Status: Concept
D&S Job no.: 2025231

DOWNEY & SCOTT
Construction Management Services

PROJECT STAT: BOX	
Renovation	15,755
TOTAL Renov GSF	15,755
TOTAL Comb. GSF	15,755

	UNIFORMAT DIVISION SUMMARY	SITEWORK SUBTOTAL	RENOVATION SUBTOTAL	COST per SF
	GENERAL REQUIREMENTS		377,843	23.98
A10	FOUNDATIONS		16,056	1.02
A20	BASEMENT CONSTRUCTION		0	0.00
B10	SUPERSTRUCTURE		0	0.00
B20	EXTERIOR ENCLOSURE		1,533,660	97.34
B30	ROOFING		27,152	1.72
C10	INTERIOR CONSTRUCTION		476,840	30.27
C20	STAIRS		0	0.00
C30	INTERIOR FINISHES		367,860	23.35
D10	CONVEYING EQUIPMENT		0	0.00
D20	PLUMBING		333,817	21.19
D30	HVAC		1,031,370	65.46
D40	FIRE SUPPRESSION		0	0.00
D50	ELECTRICAL		1,197,919	76.03
E10	EQUIPMENT		6,701	0.43
E20	FURNISHINGS		43,757	2.78
F10	SPECIAL CONSTRUCTION		0	0.00
F20	SELECTIVE BUILDING DEMO		110,251	7.00
G10	SITE PREPERATION	122,750		
G20	SITE IMPROVEMENTS	195,017		
G30	SITE MECHANICAL UTILITIES	-		
G40	SITE ELECTRICAL UTILITIES	53,491		

SUBTOTAL			371,257	5,523,224	
DESIGN CONTINGENCY		12.00%	44,551	662,787	
SUBTOTAL			415,808	6,186,011	
GROSS RECEIPTS TAX		0.00%	-	0	
SUBTOTAL			415,808	6,186,011	
INSURANCE	Bldr's Risk	0.54%	2,245	33,404	
SUBTOTAL			418,054	6,219,415	
OVERHEAD & PROFIT		5.50%	22,993	342,068	
SUBTOTAL			441,047	6,561,483	
BONDS		1.28%	5,645	83,987	
SUBTOTAL			446,692	6,645,470	
ESCALATION OF 30 MONTHS		9.63%	42,994	639,627	
TOTAL	Compounded percentage	31.90%	489,686	7,285,097	

TOTAL PROJECT HARD CONSTRUCTION COSTS **$7,774,783**

	Description		Quantity US	Unit Cost	Extension
	GENERAL CONDITIONS	**GC Self Performed**			
Existing Admin	***General Requirements for Construction***				
Existing Admin	***Office Project Management***				
Existing Admin	Senior Project Manager		3.96 MOS	14,700.00	58,212.00
Existing Admin					
Existing Admin	***Field Supervision***				
Existing Admin	Onsite Project Superintendent		12.00 MOS	13,720.00	164,640.00
Existing Admin	Super's laborer		12.00 MOS	5,698.28	68,379.36
Existing Admin					
Existing Admin	***Super's equipment***				
Existing Admin	Super's pick-up truck		12.00 MOS	1,547.60	18,571.20
Existing Admin	Super's small tool package gang box		12.00 MOS	129.32	1,551.84
Existing Admin					
Existing Admin	***Trailers temporary***				
Existing Admin					
Existing Admin	***Toilets temporary***				
Existing Admin	Toilet temporary rental	(4) units	12.00 MOS	636.00	7,632.00
Existing Admin	Toilet del/set/rtrn		4.00 LS	185.50	742.00
Existing Admin					
Existing Admin	***Equipment temporary***				
Existing Admin	Rental equipment, miscellaneous, temporary, install & remove		1.00 LS	9,330.00	9,330.00
Existing Admin					
Existing Admin	***Site graphics temporary***				
Existing Admin	Sign, project, custom, install & remove		1.00 EA	935.00	935.00
Existing Admin	Sign, GC install & remove pro-rata		1.00 EA	829.00	829.00
Existing Admin					
Existing Admin	***Utilities temporary***				
Existing Admin	Phone usage mobile Cell		12.00 MOS	174.90	2,098.80
Existing Admin	Internet access		12.00 MOS	159.00	1,908.00
Existing Admin	Electric service connection		By electrician	0.00	0.00
Existing Admin	Electric temp lighting and power		12.00 MOS	164.30	1,971.60
Existing Admin					
Existing Admin	***Services by GC [or designated sub]***				
Existing Admin	Inspections All Services		1.00 LS	5,830.00	5,830.00
Existing Admin	Temporary Protection		1.00 LS	4,028.00	4,028.00
Existing Admin	Layout		1.00 LS	5,565.00	5,565.00
Existing Admin	CPM as-planned schedule		1.00 LS	3,068.70	3,068.70
Existing Admin	CPM schedule updates		11.00 MOS	450.50	4,955.50
Existing Admin					
Existing Admin	***Protection temporary***				
Existing Admin	Safety misc. allowance		1.00 LS	5,300.00	5,300.00
Existing Admin					
Existing Admin	***Clean-up & Punchlist***				
Existing Admin	Final punchlist		1.00 LS	6,870.00	6,870.00
Existing Admin	Final clean-up, cleaning subcontractor		15,755.00 GSF	0.54	8,526.61
Existing Admin	Final clean-up laborer		80.00 HRS	35.70	2,856.00
Existing Admin	Dumpster 30 CY general daily use		18.00 PULL	773.80	13,928.40
Existing Admin					
Existing Admin	***Permits***		By Owner		
	GENERAL CONDITIONS Div. TOTAL				**$397,729.01**

	Description		Quantity US	Unit Cost	Extension
	A10 - FOUNDATIONS				
Existing Admin	***Misc.***				
Existing Admin	General floor patching of renovations	Allowance	15,755.00 GSF	1.02	16,055.63
	A10 - FOUNDATIONS TOTAL				**$16,055.63**
	A20 - BASEMENT CONSTRUCTION	**Section not used**			
Existing Admin					
	A20 - BASEMENT CONSTRUCTION TOTAL				**$0.00**
	B10 - Superstructure	**Section not used**			
Existing Admin					
	B10 - Superstructure TOTAL				**$0**
	B20 Exterior Enclosure				
Existing Admin	***Waterproofing***				
Existing Admin	Excavate, Waterproof and backfill underground portion of building		1.00 LS	1,083,563.58	1,083,563.58
Existing Admin					
Existing Admin	***Regular brick***				
Existing Admin	Brick repair and point up		2,591.42 SF	28.83	74,717.18
Existing Admin					
Existing Admin	***CMU backup***				
Existing Admin	08/08/16 reg repair cracked	5%	981.60 SF	26.36	25,871.62
Existing Admin					
Existing Admin	***Exterior Wall and Ceiling Insulation***				
Existing Admin	Spray Foam Wall Insulation 2 1/2"		17,400.00 SF	4.91	85,512.16
Existing Admin	Blow Insulation R-45		5,975.00 SF	9.72	58,072.85
Existing Admin					
Existing Admin	***Sealants***				
Existing Admin	Sealants Total Exterior Building System		15,755.00 GSF	0.55	8,654.52
Existing Admin					
Existing Admin	***Specialty Doors***				
Existing Admin	OH, sectional 24 ga steel, 14wx14h w/power operator		3.00 EA	21,221.61	63,664.82
Existing Admin					
Existing Admin	***Exterior Doors and Frames***				
Existing Admin	Single type frame, slab, and hardware	SGL	7.00 EA	3,392.52	23,747.65
Existing Admin					
Existing Admin	***Window Units***				
Existing Admin	Window alum clad wood units		1,211.10 SF	79.61	96,409.64
Existing Admin					
Existing Admin	***Aluminum & Glass Storefront Wall Systems***				
Existing Admin	Storefront; Anodized Aluminum		42.00 SF	83.83	3,521.07
Existing Admin	Door, Exterior storefront		2.00 LEAF	4,962.35	9,924.69
	B20 Exterior Enclosure TOTAL				**$1,533,659.79**
	B30 - Roofing				
Existing Admin	***EPDM roofing system (Ethylene Propylene Diene Monomer)***				
Existing Admin	EPDM glue down roofing system including cover board, 5" insulation, vapor barrier		922.00 SF	29.45	27,151.87
Existing Admin					
Existing Admin	Existing sloped roof to remain				
	B30 - Roofing TOTAL				**$27,151.87**

	Description			Quantity US	Unit Cost	Extension
	C10 - Interior Construction					
Existing Admin	***Interior Doors and Frames***					
Existing Admin	Single door, frame and hardware		SGL	38.00 EA	2,762.75	104,984.68
Existing Admin	Single door and hardware in existing frame		SGL	31.00 EA	2,631.31	81,570.76
Existing Admin	Double type frame, slab, and hardware		DBL	2.00 EA	4,382.53	8,765.05
Existing Admin						
Existing Admin	***Custom millwork***					
Existing Admin	Custom millwork			1.00 LS	17,235.40	17,235.40
Existing Admin						
Existing Admin	**PARTITIONS**					
Existing Admin	***Gypsum Wall Board On Wall Systems***					
Existing Admin	3-5/8" stud w/GWB on 1 sides			17,385.00 SF	7.51	130,553.51
Existing Admin	3-5/8" stud w/GWB on 2 sides			8,610.00 SF	11.17	96,180.36
Existing Admin						
Existing Admin	***Partition block***					
Existing Admin	08/08/16 reg	infill door openings		224.00 SF	25.42	5,693.32
Existing Admin						
Existing Admin	***Fire Extinguishers Cabinets***					
Existing Admin	Cabinet fire ext. stainless stl 10# 9"deep			4.00 EA	246.70	986.81
Existing Admin	Extinguisher 10# ABC for cabinet			4.00 EA	65.07	260.30
Existing Admin						
Existing Admin	***Toilet acces***					
Existing Admin	Grab bars 18"			9.00 EA	70.26	632.35
Existing Admin	Grab bars 36"			9.00 EA	92.61	833.45
Existing Admin	Grab bars 42"			9.00 EA	103.78	934.00
Existing Admin	Grab bars 18"x 30"			4.00 EA	87.50	349.99
Existing Admin	Soap dish surface mntd			13.00 EA	79.75	1,036.73
Existing Admin	TP dispen sngl roll- for 12" roll		GP 59449	13.00 EA	138.59	1,801.71
Existing Admin	Disposal fem napkin			7.00 EA	50.83	355.82
Existing Admin	PT dispen waste recept semi Recessed			9.00 EA	433.51	3,901.63
Existing Admin	Baby Changing Station horizontal, pull down			2.00 EA	490.03	980.07
Existing Admin	Towel hook surface mntd bumper			8.00 EA	23.23	185.83
Existing Admin	Coat hook			5.00 EA	35.06	175.29
Existing Admin	Holder 36" mop/broom			2.00 EA	141.53	283.05
Existing Admin	Shower seat handicap type			2.00 EA	550.18	1,100.37
Existing Admin	Towel bar regular			2.00 EA	46.89	93.78
Existing Admin	Curtain/rod at shower			2.00 EA	90.49	180.99
Existing Admin						
Existing Admin	***Mirrors***					
Existing Admin	Stainless stl 24"x36"			13.00 EA	188.85	2,455.03
Existing Admin						
Existing Admin	***Partitions***	***toilet***				
Existing Admin	Partitions floor mntd plastic standard			4.00 EA	1,456.72	5,826.87
Existing Admin	Partitions floor mntd plastic ADA			4.00 EA	1,945.67	7,782.70
Existing Admin	Urinal scrns plastic			4.00 EA	425.16	1,700.65
Existing Admin						
Existing Admin	***Defibrillator***					
Existing Admin	AED and Cabinet		*Excluded - By Owner*			
	C10 - Interior Construction TOTAL					**$476,840**
	C20 - Stairs		**Section Not Used**			
Existing Admin						
	C20 - Stairs TOTAL					**$0.00**

	Description		Quantity US	Unit Cost	Extension
	C -30 INTERIOR FINISHES		***GC Self Performed***		
Existing Admin	***Ceiling Systems***				
Existing Admin	GWB ceiling, incl framing	5/8" (moisture)	619.00 SF	13.49	8,351.63
Existing Admin	New Lay-in acoustic tile with grid		15,136.00 SF	8.26	125,026.24
Existing Admin					
Existing Admin	***Flooring***				
Existing Admin	Ceramic wall thin set	7' High	2,261.00 SF	15.19	34,346.66
Existing Admin	Ceramic floor thin set		618.00 SF	14.43	8,918.63
Existing Admin	Ceramic base thin set		323.00 LF	15.93	5,144.96
Existing Admin					
Existing Admin	Porcelain floor		2,226.00 SF	18.38	40,916.26
Existing Admin	Porcelain base		787.00 LF	22.38	17,609.45
Existing Admin					
Existing Admin	Luxury Vinyl Tile	18x18	3,814.00 SF	8.81	33,618.96
Existing Admin					
Existing Admin	Carpet tile	4,475.00	497.22 SY	49.24	24,482.61
Existing Admin	Wall base 4" base		72.00 LF	3.69	265.70
Existing Admin					
Existing Admin	***Tile Floor Preparation***				
Existing Admin	Moisture resistant Anti-fracture Membrane	1/16" thick	2,844.00 SF	5.86	16,653.93
Existing Admin					
Existing Admin	***Painting***				
Existing Admin	Interior assembled unit cost building	Paint storage area	15,755.00 GSF	2.17	34,131.30
Existing Admin	Dr & frm incl caulking		82.00 EA	134.16	11,000.79
Existing Admin	Concrete Stain & Sealer		3,353.00 SF	2.20	7,392.43
	C -30 INTERIOR FINISHES TOTAL				**$367,859.54**
	D10 - CONVEYING	**Section Not Used**			
Existing Admin					
	CONVEYANCE WORK Div. TOTAL				**$0.00**
	D - 20 PLUMBING				
Existing Admin	***Demolition***				
Existing Admin	Demolition Crew		15,755.00 GSF	1.40	22,072.70
Existing Admin					
Existing Admin	***Plumbing Equipment***				
Existing Admin	Plumbing Equipment/Fixtures		15,755.00 GSF	4.86	76,606.31
Existing Admin					
Existing Admin	***Domestic Water Supply***				
Existing Admin	Domestic Water Supply		15,755.00 GSF	3.83	60,312.87
Existing Admin					
Existing Admin	***DWV***				
Existing Admin	Plumbing Drain Waste And Vents System		15,755.00 GSF	3.53	55,627.60
Existing Admin					
Existing Admin	***Storm Drain Piping***				
Existing Admin	Storm Drain Piping System		15,755.00 GSF	2.15	33,920.20
Existing Admin					
Existing Admin	**PLUMBING INSULATION DIV.**				
Existing Admin	***Insulation***				
Existing Admin	Plumbing Insulation System		15,755.00 GSF	2.54	39,983.85
Existing Admin					
Existing Admin	***Plumbing Division Direct Cost***				
Existing Admin	Cutting/Patching/Fire Stopping		1.00 LS	3,871.80	3,871.80
Existing Admin	Testing & Marking / System Cleaning and Chlorination		1.00 LS	5,992.92	5,992.92
Existing Admin	Coordinated Drawings/Submittals etc.		15,755.00 GSF	0.45	7,020.98
Existing Admin	General Conditions / Commissioning / warranties etc.		1.00 LS	28,407.64	28,407.64
	D - 20 PLUMBING TOTAL				**$333,816.86**

	Description		Quantity US	Unit Cost	Extension
	D - 30 HVAC				
Existing Admin	***HVAC Equipment***				
Existing Admin	HVAC Equipment	VRF & DOAS System	15,755.00 GSF	25.02	394,183.01
Existing Admin					
Existing Admin	***Mechanical Piping***				
Existing Admin	Mechanical Piping		15,755.00 GSF	10.27	161,774.98
Existing Admin					
Existing Admin	**SHEET METAL CONTRACTOR DIV.**				
Existing Admin	HVAC Ductwork and Acc.		15,755.00 GSF	11.09	174,786.44
Existing Admin					
Existing Admin	***Air Inlets/Outlets***				
Existing Admin	HVAC R&G		15,755.00 GSF	1.26	19,891.00
Existing Admin					
Existing Admin	***Ductwork Accessories***				
Existing Admin	HVAC Ductwork Accessories		15,755.00 GSF	0.83	13,001.89
Existing Admin					
Existing Admin	**MECHANICAL / INSULATION DIV.**				
Existing Admin	***Insulation***				
Existing Admin	HVAC Insulation system		15,755.00 GSF	2.69	42,305.60
Existing Admin					
Existing Admin	***Controls and Instrumentation***				
Existing Admin	Control System, complete		15,755.00 GSF	6.30	99,229.56
Existing Admin					
Existing Admin	***Systems Testing and Balancing***				
Existing Admin	HVAC Test & Balance system		15,755.00 GSF	0.68	10,641.01
Existing Admin					
Existing Admin	***Mechanical Division Direct Cost***				
Existing Admin	Cutting/Patching/Fire Stopping		1.00 LS	3,859.11	3,859.11
Existing Admin	Testing & Marking		1.00 LS	5,929.47	5,929.47
Existing Admin	Duct Cleaning		15,755.00 GSF	0.99	15,616.95
Existing Admin	Coordinated / BIM Drawings		15,755.00 GSF	0.55	8,599.16
Existing Admin	General Conditions / Commissioning / warranties etc.		1.00 LS	81,551.39	81,551.39
	D - 30 HVAC TOTAL				**$1,031,369.57**
	D40 - Fire Protection	**Section Not Used**			
Existing Admin					
	D40 - Fire Protection TOTAL				**$0.00**

	Description			Quantity US		Unit Cost	Extension
	D 50 - ELECTRICAL						
Existing Admin	***Site Electric***	***Utilities***		See Site Work Elect Utilities Section			
Existing Admin							
Existing Admin	**Exterior Lighting**			See Site Work Elect Utilities Section			
Existing Admin							
Existing Admin	***Demolition***						
Existing Admin	Demolition Crew			15,755.00 GSF		1.42	22,388.31
Existing Admin							
Existing Admin	***Site Electric***	***Utilities***		See Site Work Elect Utilities Section			
Existing Admin							
Existing Admin	**Exterior Lighting**			See Site Work Elect Utilities Section			
Existing Admin							
Existing Admin	***Switchboards***						
Existing Admin	CT section		1,600.00	AMP	1.00 EA	40,408.68	40,408.68
Existing Admin	Main switch		1,600.00	AMP	1.00 EA	21,150.05	21,150.05
Existing Admin	Distribution section		1,600.00	AMP	1.00 EA	20,436.56	20,436.56
Existing Admin	Breakers for distribution section				12.00 EA	2,287.40	27,448.79
Existing Admin	Overcurrent protection study				1.00 LS	12,702.96	12,702.96
Existing Admin							
Existing Admin	***Panelboards***						
Existing Admin	Panelboards			15,755.00 GSF		1.05	16,586.04
Existing Admin							
Existing Admin	***Bus Duct & Transformers***						
Existing Admin	Bus Duct & Transformers			15,755.00 GSF		0.75	11,820.47
Existing Admin							
Existing Admin	***Packaged Engine Gen. System***						
Existing Admin	Generator, 150 kw diesel with belly tank, sound attenuator & muffler					Existing to Remain	
Existing Admin	Automatic transfer switch		400.00	AMP		Existing to Remain	
Existing Admin	Automatic transfer switch		100.00	AMP		Existing to Remain	
Existing Admin							
Existing Admin	***Power***	***wiring***	***devices***				
Existing Admin	Power & Wiring Devices			15,755.00 GSF		1.43	22,479.04
Existing Admin							
Existing Admin	***Cabinets & Enclosures (safety switches)***						
Existing Admin	Cabinets & Enclosures (safety switches)			15,755.00 GSF		0.35	5,466.41
Existing Admin							
Existing Admin	***Power Feeders and Entrance Secondary/Gen.***						
Existing Admin	Power Feeders			15,755.00 GSF		6.74	106,223.74
Existing Admin							
Existing Admin	***Power***	***Home Runs***					
Existing Admin	Power Home Runs /Feeders			15,755.00 GSF		4.24	66,769.41
Existing Admin							
Existing Admin	***Power Branch***						
Existing Admin	Power Branch			15,755.00 GSF		1.67	26,383.33
Existing Admin							
Existing Admin	***Building Grounding/Lightning Protection Systems***						
Existing Admin	Bldg. Ground/Lightning Protection			15,755.00 GSF		0.74	11,590.68
Existing Admin							
Existing Admin	***Lighting Fixtures***						
Existing Admin	Interior Luminaries			15,755.00 GSF		13.71	215,950.52
Existing Admin							
Existing Admin	***Lighting Wiring Devices***						
Existing Admin	Lighting & Wiring Devices			15,755.00 GSF		3.89	61,306.49
Existing Admin							
Existing Admin	***Lighting Home Runs***						
Existing Admin	Lighting Home Runs			15,755.00 GSF		3.74	58,976.65
Existing Admin							
Existing Admin	***Lighting Branch***						
Existing Admin	Lighting Branch			15,755.00 GSF		3.09	48,604.58
Existing Admin							
Existing Admin	***Lighting Home Run and Branch Boxes***						
Existing Admin	Lighting Home Run/Branch boxes			15,755.00 GSF		0.17	2,625.69
Existing Admin							
Existing Admin	***Electrical Contractor Direct Cost***						
Existing Admin	Cutting/Patching/Fire Stopping			1.00 LS		6,337.98	6,337.98
Existing Admin	Testing & Marking			1.00 LS		5,500.17	5,500.17
Existing Admin	Temp Construction Lighting and Power			15,755.00 GSF		1.58	24,895.66
Existing Admin	Coordinated / BIM Drawings			15,755.00 GSF		1.05	16,602.78
Existing Admin	General Conditions / Commissioning			1.00 LS		73,208.96	73,208.96
Existing Admin							

	Description			Quantity US	Unit Cost	Extension
Existing Admin	***COMMUNICATIONS SYSTEMS WORK***					
Existing Admin	***Wiring Accessories***					
Existing Admin	Wire and Cable Management			15,755.00 GSF	0.62	9,723.45
Existing Admin						
Existing Admin	***Voice & Data Systems***					
Existing Admin	Voice & Data Systems			15,755.00 GSF	3.99	62,849.78
Existing Admin						
Existing Admin	***A.V. System***					
Existing Admin	A.V. System			15,755.00 GSF	3.35	52,779.64
Existing Admin						
Existing Admin	***Security***					
Existing Admin	Security Systems			15,755.00 GSF	4.21	66,376.22
Existing Admin						
Existing Admin	***DAS Antenna System***					
Existing Admin	DAS Antenna System			15,755.00 GSF	1.65	26,071.85
Existing Admin						
Existing Admin	***Fire alarm system***					
Existing Admin	Fire alarm system			15,755.00 GSF	3.44	54,253.60
	D 50 - ELECTRICAL TOTAL					**$1,197,918.50**
	E10 -EQUIPMENT		**Section Not Used**			
Existing Admin	***Appliances***	***residential***				
Existing Admin	Microwave	cntrtop model		2.00 EA	348.99	697.97
Existing Admin	Refrigerator			2.00 EA	3,001.46	6,002.92
	E10 -EQUIPMENT TOTAL					**$6,700.89**
	E20 - FURNISHINGS					
Existing Admin	***Casework***					
Existing Admin	Counter tops	Self-supported	Solid Surface	41.00 LF	172.88	7,088.08
Existing Admin	Base cabinet- PLAM			41.00 LF	515.54	21,137.34
Existing Admin	Wall cabinet- PLAM			41.00 LF	378.82	15,531.74
	E20 - FURNISHINGS TOTAL					**$43,757.16**
	F10 - SPECIAL CONSTRUCTION		**Section Not Used**			
Existing Admin						
	F10 - SPECIAL CONSTRUCTION TOTAL					**$0.00**
	F20 - EXISTING CONDITIONS / DEMO					
Existing Admin	***Interior Demolition***					
Existing Admin	Interior demo of walls and finishes		(gut bldg.- inc haul & dump)	15,755.00 SF	6.27	98,716.42
Existing Admin	Demo window	units	manual	1,211.10 SF	2.50	3,023.05
Existing Admin						
Existing Admin	Demo HVAC				SEE HVAC DIV.	
Existing Admin	Demo plumbing				SEE PLUMBING DIV.	
Existing Admin	Demo sprinkler				SEE FIRE PROTECTION DIV.	
Existing Admin	Demo electrical				SEE ELECT DIV.	
Existing Admin						
Existing Admin	Dumpster 30 CY	demo only, general daily use in General Conditic		11.00 PULL	773.80	8,511.79
Existing Admin						
	F20 - EXISTING CONDITIONS / DEMO TOTAL					**$110,251.26**

	Description		Quantity US	Unit Cost	Extension
	G10 - Site Preparation				
Existing Admin	***Site Demolition***				
Existing Admin	Concrete sidewalks		1,500 SF	2.51	3,771.50
Existing Admin	Concrete steps, landings and CMU support walls/piers		1 LS	23,440.96	23,440.96
Existing Admin	Remove surface improvements for electric service ductbank		1 LS	11,479.42	11,479.42
Existing Admin	Remove surface improvements for foundation waterproofing excavation		1 LS	9,923.97	9,923.97
Existing Admin	Misc site demo		60 CY	140.62	8,436.96
Existing Admin	Load debris in dump truck - landfill disposal		180 CY	19.84	3,572.09
Existing Admin	Load debris in dump truck - asphalt/conc recycling facility		44 CY	19.84	882.73
Existing Admin					
Existing Admin	***Haul/Dispose of Site Debris***	Cycle Time in Hours			
Existing Admin	Dump truck to landfill 2 axle/10 CY	2	36 EHR	230.00	8,279.83
Existing Admin	Dump fees assume 1 ton per CY		180 CY	118.30	21,293.28
Existing Admin	Dump truck to recycling facility 2 axle/10 CY	2	9 EHR	230.00	2,046.11
Existing Admin					
Existing Admin	***Erosion and Sediment Controls***				
Existing Admin	E&S controls		1 LS	3,040.93	3,040.93
Existing Admin					
Existing Admin	***Foundation Drainage***				
Existing Admin	Drainage foundation gravel/filter cloth		LF	33.74	0.00
Existing Admin	Daylight at suitable outfall pipe only		0 LF	17.16	0.00
Existing Admin					
Existing Admin	***Dewatering***				
Existing Admin	6" Centrifugal pump, attended 8 hrs		DAY	1,339.54	0.00
Existing Admin					
Existing Admin	***Topsoil/Fine Grade***				
Existing Admin	Regrade disturbed lawn areas		1 LS	11,157.12	11,157.12
Existing Admin					
Existing Admin	***Cut/Fill/Grading***				
Existing Admin	Misc grading scope		1 LS	15,425.10	15,425.10
Existing Admin					
Existing Admin	***Undercut and Replace with Suitable Soils***		Excluded		
	G10 - Site Preparation TOTAL				**$122,750.01**
	G20 - EXTERIOR SITE IMPROVMENTS				
Existing Admin	***Site Concrete***	Inch depth			
Existing Admin	Sidewalks, concrete, broom finish	4	1,500 SF	4.18	6,267.23
Existing Admin	Gravel base for concrete sidewalk	4	1,500 SF	1.73	2,595.28
Existing Admin	Reinforcement	WWF	1,500 SF	0.77	1,154.27
Existing Admin	Concrete steps, landings, ramps and supports walls/piers		1 LS	75,000.00	75,000.00
Existing Admin					
Existing Admin	***Fencing/Railing***				
Existing Admin	Railing - steps/landings/ramps		1 LS	30,000.00	30,000.00
Existing Admin					
Existing Admin	***Specialties***				
Existing Admin	Replace surface improvements for electric service ductbank		1 LS	30,000.00	30,000.00
Existing Admin	Replace surface improvements for foundation waterproofing excavation		1 LS	25,000.00	25,000.00
Existing Admin					
Existing Admin	***Seed & Sod***				
Existing Admin	Restore disturbed lawn areas		1 LS	25,000.00	25,000.00
Existing Admin					
Existing Admin	***Landscaping/Plantings***		Excluded		
	G20 - EXTERIOR SITE IMPROVMENTS TOTAL				**$195,016.79**
	G30 -SITE MECHANICAL UTILITIES	**Section Not Used**			
Existing Admin					
	G30 -SITE MECHANICAL UTILITIES TOTAL				**$0.00**

	Description		Quantity US	Unit Cost	Extension
	G40 -SITE ELECTRICAL UTILITIES				
Existing Admin	***Site Electrical Utilities***		Telecomm wiring, primary wiring and transformers are assumed to be provided/installed by utility company		
Existing Admin	Direct bury primary elec (2) 6" pvc conduit		200 LF	81.75	16,350.84
Existing Admin	Duct bank EB pvc conduit (15) 4"	secondary	60 LF	315.84	18,950.57
Existing Admin	Excavation & backfill		36 CY	23.11	821.83
Existing Admin	Concrete fill		7 CY	316.00	2,247.12
Existing Admin	Spoils removal		7 CY	30.91	219.83
Existing Admin	Electric wiring for 4" conduits		900 LF	16.56	14,900.39
	G40 -SITE ELECTRICAL UTILITIES TOTAL				**$53,490.58**

Existing Admin	**MARK-UPS**		
Existing Admin			
Existing Admin	SUBTOTAL		$5,914,368
Existing Admin	DESIGN CONTINGENCY	12.00%	$709,724
Existing Admin	SUBTOTAL		$6,624,092
Existing Admin	GROSS RECEIPTS TAX	0.00%	$0
Existing Admin	SUBTOTAL		$6,624,092
Existing Admin	INSURANCE	0.54%	$35,770
Existing Admin	SUBTOTAL		$6,659,862
Existing Admin	OVERHEAD & PROFIT	5.50%	$366,292
Existing Admin	SUBTOTAL		$7,026,155
Existing Admin	BONDS	1.28%	$89,935
Existing Admin	SUBTOTAL		$7,116,089
Existing Admin	ESCALATION TO MID POINT	9.63%	$684,924
Existing Admin	TOTAL		$7,801,013

Revision 2

Report: Progress Cost report
Project: Fluvanna Government Buildings
Location: Fluvanna County, VA
Status:Concept
Documents Received: October 24, 2025

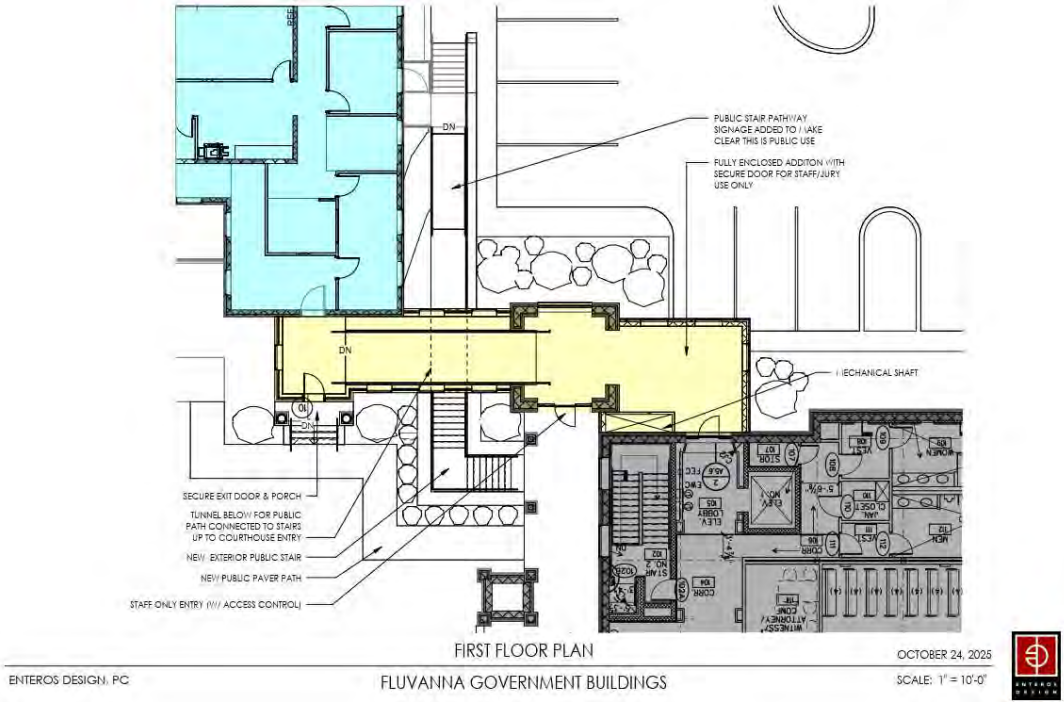
DOWNEY & SCOTT
Construction Management Services

Submission Date: November 13, 2025
D&S Job no.: 2025231
Revision Date: November 19, 2025

Client: Enteros Design
Owner/Entity: Fluvanna County

Prep by: DR/CT/MV
Checked by: SM/JA

Courthouse Connector



HARD CONSTRUCTION COST SUMMARY

	Cost	Cost/SF
Courthouse Connector New Construction	**$1,417,415**	**$982.95**
Sitework	**$589,953**	
Total Hard Construction Costs	**$2,007,368**	

Revision 2

Report: Progress Cost report
Project: Fluvanna Government Buildings
Status:Concept
D&S Job no.: 2025231

DOWNEY & SCOTT
Construction Management Services

PROJECT SUMMARY

Addition	1,442
TOTAL Add GSF	1,442
TOTAL Renov GSF	0
TOTAL Comb. GSF	1,442

	UNIFORMAT DIVISION SUMMARY	SITEWORK SUBTOTAL	NEW CONST SUBTOTAL	NEW CONST COST per SF
	GENERAL REQUIREMENTS		251,181	174.19
A10	FOUNDATIONS		55,512	38.50
A20	BASEMENT CONSTRUCTION		92,430	64.10
B10	SUPERSTRUCTURE		123,988	85.98
B20	EXTERIOR ENCLOSURE		213,680	148.18
B30	ROOFING		22,999	15.95
C10	INTERIOR CONSTRUCTION		45,855	31.80
C20	STAIRS		22,076	15.31
C30	INTERIOR FINISHES		47,658	33.05
D10	CONVEYING EQUIPMENT		0	0.00
D20	PLUMBING		0	0.00
D30	HVAC		72,084	49.99
D40	FIRE SUPPRESSION		17,697	12.27
D50	ELECTRICAL		94,519	65.55
E10	EQUIPMENT		0	0.00
E20	FURNISHINGS		0	0.00
F10	SPECIAL CONSTRUCTION		0	0.00
F20	SELECTIVE BUILDING DEMO		14,941	10.36
G10	SITE PREPERATION	230,241		
G20	SITE IMPROVEMENTS	174,719		
G30	SITE MECHANICAL UTILITIES	42,315		
G40	SITE ELECTRICAL UTILITIES	-		

SUBTOTAL			447,275	1,074,619
DESIGN CONTINGENCY		12.00%	53,673	128,954
SUBTOTAL			500,948	1,203,573
GROSS RECEIPTS TAX		0.00%	-	0
SUBTOTAL			500,948	1,203,573
INSURANCE	Bldr's Risk	0.54%	2,705	6,499
SUBTOTAL			503,653	1,210,072
OVERHEAD & PROFIT		5.50%	27,701	66,554
SUBTOTAL			531,354	1,276,626
BONDS		1.28%	6,801	16,341
SUBTOTAL			538,155	1,292,967
ESCALATION OF 30 MONTHS		9.63%	51,797	124,448
TOTAL	Compounded percentage	31.90%	589,953	1,417,415

TOTAL PROJECT HARD CONSTRUCTION COSTS **$2,007,368**

	Description		Quantity US	Unit Cost	Extension
	GENERAL CONDITIONS	**GC Self Performed**			
Connector	***General Requirements for Construction***				
Connector	***Office Project Management***				
Connector	Senior Project Manager		1.98 MOS	14,700.00	29,106.00
Connector					
Connector	***Field Supervision***				
Connector	Onsite Project Superintendent		6.00 MOS	13,720.00	82,320.00
Connector	Super's laborer		6.00 MOS	5,698.28	34,189.68
Connector					
Connector	***Super's equipment***				
Connector	Super's pick-up truck		6.00 MOS	1,547.60	9,285.60
Connector	Super's small tool package gang box		6.00 MOS	129.32	775.92
Connector					
Connector	***Trailers temporary***				
Connector	Trailer field office GC rental	(1) units	6.00 MOS	689.00	4,134.00
Connector	40' trailer field stor rental	(1) units	6.00 MOS	238.50	1,431.00
Connector	Trailer set-up		1.00 EA	278.25	278.25
Connector	Trailer del/set/rtrn		2.00 TRIP	213.33	426.65
Connector					
Connector	***Toilets temporary***				
Connector	Toilet temporary rental	(4) units	6.00 MOS	636.00	3,816.00
Connector	Toilet del/set/rtrn		4.00 LS	185.50	742.00
Connector					
Connector	***Equipment temporary***				
Connector	Rental equipment, miscellaneous, temporary, install & remove		1.00 LS	19,930.00	19,930.00
Connector					
Connector	***Site graphics temporary***				
Connector	Sign, project, custom, install & remove		1.00 EA	935.00	935.00
Connector	Sign, GC install & remove pro-rata		1.00 EA	829.00	829.00
Connector					
Connector	***Utilities temporary***				
Connector	Phone usage mobile Cell		6.00 MOS	174.90	1,049.40
Connector	Internet access		6.00 MOS	159.00	954.00
Connector	Electric service connection		By electrician	0.00	0.00
Connector	Electric service phase 1 trailer		6.00 MOS	132.50	795.00
Connector	Electric temp lighting and power		6.00 MOS	164.30	985.80
Connector	Water sewer usage		6.00 MOS	132.50	795.00
Connector					
Connector	***Services by GC [or designated sub]***				
Connector	Inspections All Services		1.00 LS	5,830.00	5,830.00
Connector	Temporary Protection		1.00 LS	4,028.00	4,028.00
Connector	Layout		1.00 LS	5,565.00	5,565.00
Connector	CPM as-planned schedule		1.00 LS	3,068.70	3,068.70
Connector	CPM schedule updates		5.00 MOS	450.50	2,252.50
Connector	Surveyor stake out all services inc Existing Utility Survey		1.00 LS	2,968.00	2,968.00
Connector	Surveyor as-built design dwg		1.00 LS	3,710.00	3,710.00
Connector					
Connector	***Protection temporary***				
Connector	Safety misc. allowance		1.00 LS	5,300.00	5,300.00
Connector	Fencing rental contract		200.00 LF	12.72	2,544.00
Connector					
Connector	***Clean-up & Punchlist***				
Connector	Clean streets machine		6.00 LS	1,182.30	7,093.80
Connector	Final punchlist		1.00 LS	6,870.00	6,870.00
Connector	Final clean-up, cleaning subcontractor		1,442.00 GSF	0.54	780.41
Connector	Final clean-up laborer		40.00 HRS	35.70	1,428.00
Connector	Dumpster 30 CY general daily use		9.00 PULL	773.80	6,964.20
Connector					
Connector	***Permits***		By Owner		
	GENERAL CONDITIONS Div. TOTAL				**$251,180.91**

Description				Quantity US			Unit Cost	Extension
A10 - FOUNDATIONS								
CIP Foundations								
Excavation								EXCAVATION ONLY
Under pinning hand/mch inc jacks				36.00	4.00	CY	73.31	293.22
Con't Exterior Footing Excavation					Soil	Concrete		
Footing Excavation	Length	Width	Depth		CY	CY		EXCAVATION ONLY
	187.00	3.00	1.00		62.33	20.78	38.36	2,390.80
Column Footing Excavation				Total	Soil	Concrete		
Count	Length	Width	Depth		CY	CY		EXCAVATION ONLY
4.00	6.00	6.00	2.00		21.33	10.67	38.36	818.24
Column Piers Calculator					Concrete			
Count	Height	Width	Depth		Cubic Yds			
4.00	2.00	2.00	2.00		1.19			
4.00								
Backfill Interior & Exterior Footing								
Backfill machine con't wall ftgs					20.57	CY	45.56	937.18
Backfill machine column ftgs					9.17	CY	46.13	423.19
Backfill hand col ftgs					3.35	CY	60.19	201.45
Earth spoils disposal					83.67	CY	30.73	2,571.21
Foundation Formwork								
Formwork footings Col footings					172.80	SF	4.55	785.62
Formwork footings Cont. wall footings					777.92	SF	4.55	3,536.76
Formwork Col Piers					48.00	SF	5.12	245.69
Formwork piers multi-uses					64.00	SF	7.02	449.28
Formwork Underpinning single side					144.00	SF	7.41	1,066.66
Foundation Reinforcement								
Bar #	Unit weight Lbs. per foot				Total LF			
3	0.376				72.00			
4	0.668				80.00			
5	1.043				1122.00			
6	1.502				224.00			
7	2.044				0.00			
8	2.670				576.00			
Black stl Reinforcement					1.56	TNS	4,953.20	7,739.69
Chairs and Accessories					0.03	TNS	4,953.20	154.79
Foundation Placement								
Place con't exterior wall footings					20.78	CY	287.24	5,968.18
Place column footings					10.67	CY	287.24	3,063.88
Place Col Piers					1.19	CY	287.24	340.43
Place underpinning					4.00	CY	687.77	2,751.07
Pumping & / or Mechanical Placement								
Pumping premium per CY					36.63	CY	29.26	1,071.83
Misc. Foundation Items								
Drainage foundation gravel/filter cloth					187.00	LF	11.73	2,192.81
Daylight at suitable outfall pipe only					150.00	LF	10.25	1,537.88
Anchor bolts for lev pl set by conc sub					16.00	EA	5.95	95.16
Stl plates leveling set by conc sub					4.00	EA	78.22	312.87
Dowel and epoxy to existing ftgs/slabs					36.00	EA	32.59	1,173.13
Slab-On-Grade	includes loading area		6" SOG		1,057.00	SF		
SOG Prep.								
Fine grade to subgrade					1,057.00	SF	0.48	511.63
Perim insul 2" polystyrene					748.00	SF	1.96	1,467.86
Porous fill gravel			note: 4"		18.87	TNS	83.24	1,570.44
Moist barrier	15 mil				1,109.85	SF	0.92	1,025.14
Joints control sawn					52.85	LF	1.28	67.43

	Description				Quantity US		Unit Cost	Extension
Connector	**Formwork**							
Connector	Formwork diamonds 4"				32.00	SF	3.29	105.26
Connector								
Connector	**Slab-On-Grade Reinforcing**							
Connector	Mesh 6x6-10/10 W2.1/W2.1	6 gauge	SOG		1,268.40	SF	1.98	2,505.33
Connector								
Connector	Bar #	Unit weight						
Connector		Lbs per foot			Total LF			
Connector	3	0.376						
Connector	4	0.668			35.52			
Connector								
Connector	Black stl small quant				0.01	TNS	4,690.32	55.64
Connector	Chairs and Accessories				0.01	TNS	4,690.32	42.76
Connector	Mas rebar black stl							
Connector					0.50	TONS		
Connector	**Placement**	See below for pumping						
Connector	Place SOG		Default 6"	3,500 PSI	19.57	CY	267.52	5,236.51
Connector	Isolation boxes at columns			4.00	0.30	CY	281.83	83.50
Connector								
Connector	**Pumping & / or Mechanical Placement**							
Connector	Pumping premium per CY				19.87	CY	29.26	581.43
Connector								
Connector	***SOG Finishing***							
Connector	Trowel slabs fine				1,057.00	SF	1.50	1,590.45
Connector	Protect & cure slabs				1,057.00	SF	0.08	88.27
Connector	Seal slabs				1,057.00	SF	0.43	459.30

A10 - FOUNDATIONS TOTAL **$55,511.97**

A20 - BASEMENT CONSTRUCTION

Connector	***CIP Foundation Reinforce Concrete Walls, Cheek Wall***							
Connector								
Connector	***CIP Foundation Wall Excavation With 1:1 Cutback***				Mass			
Connector		Length	Width	Height	Excavation			
Connector	12" Wide Wall	69.00	1.00	16.00	327.11		43.50	14,230.91
Connector								
Connector	Sheeting & shoring				1,104.00	SF	28.41	31,364.46
Connector	Earth spoils disposal Assumed Unsuitable Backfill				327.11	CY	7.33	2,397.47
Connector	Backfill of Walls Allowance of Import Soils/57 Gravel				261.69	CY	45.17	11,820.68
Connector								
Connector	**CIP Foundation Wall Form Work**							
Connector	Formwork walls multi-uses				2,208.00	SF	2.13	4,700.29
Connector								
Connector	**CIP Foundation Wall Reinforcement**							
Connector	Bar #	Unit weight						
Connector		Lbs. per foot			Total LF			
Connector	4	0.668			2208.00			
Connector	5	1.043						
Connector	6	1.502			2208.00			
Connector	Black stl small quant				2.40	TNS	4,953.20	11,866.28
Connector	Chairs and Accessories				0.05	TNS	4,953.20	237.33
Connector								
Connector	**CIP Foundation Wall Placement**							
Connector	Place walls			3,500 PSI	40.89	CY	318.71	13,031.65
Connector								
Connector	**Pumping & / or Mechanical Placement**							
Connector	Pumping premium per CY				40.89	CY	29.26	1,196.46
Connector								
Connector	**CIP Foundation Wall Finishing**							
Connector	Rub/Fill and Inspect walls				1104.00	SF	0.81	898.88
Connector	Finish tops of walls				69.00	LF	3.33	229.90
Connector								
Connector	**CIP Foundation Walls Misc. Items**							
Connector	Water stops				69.00	LF	6.60	455.72
Connector								
Connector								

A20 - BASEMENT CONSTRUCTION TOTAL **$92,430.01**

	Description				Quantity US		Unit Cost	Extension
	B10 - Superstructure							
Connector	***Elevated Slabs and Slab-On-Deck FLOORING***				385.00 GSF			
Connector								
Connector	***Slab-On-Deck Reinforcing***							
Connector	Mesh 6x6-10/10 W2.1/W2.1	SOD			462.00 SF		1.83	846.14
Connector								
Connector	***Placement***	See below for pumping						
Connector	Place SOD	5" total		3,500 PSI	6.27 CY		267.52	1,678.46
Connector								
Connector	***Pumping***	***& / or Mechanical Placement***						
Connector	Pumping premium per CY				6.27 CY		29.26	183.59
Connector	Pump on-site premium eq 4 hr. min rental				4.00 EHR		282.60	1,130.38
Connector	Short load premium	Full load 8 CY (apply per short CY)			5.70 CY		85.44	486.99
Connector								
Connector	***Slab-On-Deck Finishing***							
Connector	Trowel slabs fine				385.00 SF		1.50	579.30
Connector	Protect & cure slabs				385.00 SF		0.08	32.15
Connector								
Connector	***Columns For Floor & Roof Support Systems***							
Connector	Columns				1.51 TNS		6,149.68	9,311.24
Connector								
Connector	***Floor frame***							
Connector	Horizontal floor frame				1.84 TNS		6,149.68	11,334.79
Connector								
Connector	***Roof frame***							
Connector	Roof frame				3.38 TNS		5,978.55	20,222.44
Connector								
Connector	***Metal Decking***							
Connector	2" metal floor deck				386.00 SF		6.97	2,692.05
Connector	2" metal roof deck				1,100.00 SF		6.97	7,671.64
Connector								
Connector	***LG ROOF TRUSSES***							
Connector	6" T&B Cords "W" Roof Trusses				1,100.00 SF		19.92	21,911.13
Connector								
Connector	Roof Sheathing fasteners (see Wood/Plastics Div.)				1,100.00 SF		0.07	75.47
Connector								
Connector	**LIGHT GAUGE STRUCTURAL STEEL FRAMING**							
Connector	***Framed Walls***							
Connector	**Table**	LF	Ht	Spacing	Wall area UM			
Connector	Insert LF >	207.00	16.00	1.33	3,312.00			
Connector	Track 6" -18 Ga				434.70 LF		11.12	4,835.36
Connector	Stud 6" -18 Ga				2,782.08 LF		12.75	35,469.42
Connector	Exterior Sheeting Qty.				3,497.47 SF	Refer to Wood and Plastics Div.		
Connector	GWB on inside face of exterior LGSSF				3,497.47 SF	See Gypsum Wall Board On Exterior Walls in Div. 9 "Finishes" for cost		
Connector								
Connector	***Soffits Support Structure for canopies***							
Connector	**Table**	Length	Width	Spacing	Wall area UM			
Connector	Insert LF >	12.00	4.00	1.33	48.00			
Connector	Track 2 1/2" -20 Ga				25.20 LF		3.99	100.50
Connector	Stud 2 1/2" -20 Ga				40.32 LF		5.00	201.56
Connector	Exterior Sheeting Qty.				50.69 SF	Refer to Wood and Plastics Div.		
Connector	GWB on inside face of exterior LGSSF				50.69 SF	See Gypsum Wall Board On Exterior Walls in Div. 9 "Finishes" for cost		
Connector								
Connector	***Soffits Support Structure for overhangs***							
Connector	**Table**	Length	Width	Spacing	Wall area UM			
Connector	Insert LF >	140.00	2.00	1.33	280.00			
Connector	Track 2 1/2" -20 Ga				574.00 LF		5.39	3,096.35
Connector	Stud 2 1/2" -20 Ga				313.60 LF		6.79	2,129.03
Connector	Exterior Sheeting Qty.				295.68 SF	Refer to Wood and Plastics Div.		
Connector	GWB on inside face of exterior LGSSF				295.68 SF	See Gypsum Wall Board On Exterior Walls in Div. 9 "Finishes" for cost		
Connector								
	B10 - Superstructure TOTAL							**$123,988**

	Description			Quantity US	Unit Cost	Extension
	B20 Exterior Enclosure					
Connector	***Regular brick***					
Connector	Brick veneer			3,360.00 SF	34.79	116,901.78
Connector						
Connector	***Exterior Wall Insulation***					
Connector	6" vinyl faced, R-19	walls and roof		3,360.00 SF	2.58	8,671.86
Connector						
Connector	***Exterior Carpentry***					
Connector	Fascia			140.00 SF	14.83	2,075.56
Connector	Soffit			328.00 SF	17.45	5,724.99
Connector	Columns			2.00 EA	11,578.07	23,156.14
Connector	Additional exterior trim			1.00 LS	15,229.08	15,229.08
Connector						
Connector	***Sealants***					
Connector	Sealants Total Exterior Building System			1,442.00 GSF	0.55	792.12
Connector						
Connector	***Exterior Doors and Frames***					
Connector	Single type frame, slab, and hardware		SGL	3.00 EA	3,392.52	10,177.56
Connector						
Connector	***Aluminum & Glass Storefront Wall Systems***					
Connector	Storefront; Anodized Aluminum			310.00 SF	83.83	25,988.82
Connector	Door, Exterior storefront			1.00 LEAF	4,962.35	4,962.35
	B20 Exterior Enclosure TOTAL					**$213,680.25**
	B30 - Roofing					
Connector	***Shingle roofing system***					
Connector	Shingles Class A- Architectural type	20-30 year roof		1,300.00 SF	13.15	17,094.49
Connector						
Connector	***Gutters & DS***					
Connector	Gutters			140.00 LF	18.81	2,634.08
Connector	Downspouts			180.00 LF	17.02	3,063.60
Connector	Splash block	concrete		6.00 EA	34.46	206.75
	B30 - Roofing TOTAL					**$22,998.91**
	C10 - Interior Construction					
Connector	**PARTITIONS**					
Connector	***Gypsum Wall Board On Wall Systems***					
Connector	3-5/8" GWB			3,497.47 SF	11.17	39,069.47
Connector						
Connector	***Finish Carpentry***					
Connector	Interior wood trim			1.00 LS	6,720.27	6,720.27
Connector						
Connector	***Fire Extinguishers***					
Connector	Extinguisher 10# ABC			1.00 EA	65.07	65.07
	C10 - Interior Construction TOTAL					**$45,855**
	C20 - Stairs					
Connector	***Railings***					
Connector	Decorative			64.00 LF	344.94	22,075.85
	C20 - Stairs TOTAL					**$22,075.85**
	C -30 INTERIOR FINISHES		***GC Self Performed***			
Connector	***Ceiling Systems***					
Connector	GWB ceiling, incl framing	5/8" (moisture)		1,486.00 SF	13.49	20,049.30
Connector						
Connector	***Flooring***					
Connector	Porcelain tile			1,100.00 SF	18.38	20,219.18
Connector	Porcelain base			190.00 LF	22.38	4,251.33
Connector						
Connector	***Painting***					
Connector	Interior assembled unit cost building			1.00 LS	1,884.65	1,884.65
Connector	Dr & frm incl caulking			3.00 EA	134.16	402.47
Connector	Concrete Stain & Sealer			386.00 SF	2.20	851.02
	C -30 INTERIOR FINISHES TOTAL					**$47,657.95**

	Description	Quantity US	Unit Cost	Extension
	D10 - CONVEYING	**Section Not Used**		
	CONVEYANCE WORK Div. TOTAL			**$0.00**
	D - 20 PLUMBING	**Section Not Used**		
Connector				
	D - 20 PLUMBING TOTAL			**$0.00**
	D - 30 HVAC			
Connector	***HVAC Equipment***			
Connector	HVAC Equipment	1,442.00 GSF	16.43	23,697.18
Connector				
Connector	***Mechanical Piping***			
Connector	Mechanical Piping	1,442.00 GSF	4.19	6,036.81
Connector				
Connector	**SHEET METAL CONTRACTOR DIV.**			
Connector	HVAC Ductwork and Acc.	1,442.00 GSF	11.09	15,997.59
Connector				
Connector	***Air Inlets/Outlets***			
Connector	HVAC R&G	1,442.00 GSF	1.26	1,820.55
Connector				
Connector	***Ductwork Accessories***			
Connector	HVAC Ductwork Accessories	1,442.00 GSF	0.83	1,190.02
Connector				
Connector	**MECHANICAL / INSULATION DIV.**			
Connector	***Insulation***			
Connector	HVAC Insulation system	1,442.00 GSF	2.69	3,872.08
Connector				
Connector	***Controls and Instrumentation***			
Connector	Control System, complete	1,442.00 GSF	6.30	9,082.13
Connector				
Connector	***Systems Testing and Balancing***			
Connector	HVAC Test & Balance system	1,442.00 GSF	0.68	973.93
Connector				
Connector	***Mechanical Division Direct Cost***			
Connector	Cutting/Patching/Fire Stopping	1.00 LS	488.16	488.16
Connector	Testing & Marking	1.00 LS	574.43	574.43
Connector	Duct Cleaning	1,442.00 GSF	0.99	1,429.36
Connector	Coordinated / BIM Drawings	1,442.00 GSF	0.55	787.05
Connector	General Conditions / Commissioning / warranties etc.	1.00 LS	6,134.27	6,134.27
	D - 30 HVAC TOTAL			**$72,083.58**
	D40 - Fire Protection			
Connector	*Data: Sprinklered area:*	1,442.00 GSF		
Connector	# heads [sprinklered area / SF per hd	13		
Connector				
Connector	***Wet Pipe Sprinkler System Aboveground***			
Connector	Pipe blk stl.sch 10, 4"	87 LF	26.29	2,287.64
Connector	Fittings grooved-joint, 4"	6 EA	117.46	704.73
Connector	Couplings grooved-joint, 4"	16 EA	90.16	1,474.07
Connector	Thread-o-let 4"x 2"	3 EA	55.01	165.02
Connector	Thread-o-let 4"x 1"	3 EA	48.69	146.06
Connector	Pipe blk stl sch 40, threaded 1"	104 LF	10.91	1,134.37
Connector	Pipe blk stl sch 40, threaded 1-1/4" thru 2"	74 LF	15.54	1,150.32
Connector	Fittings threaded black CI, 1"	26 EA	22.28	579.40
Connector	Fittings threaded black CI 1-1/4" thru 2"	16 EA	54.19	867.11
Connector				
Connector	***Piping Specialties and Valves***			
Connector	Sprinkler Heads	13 EA	46.24	601.14
Connector				
Connector	***Fire Protection Division Direct Cost***			
Connector	Cutting/Patching/Fire Stopping	1 LS	983.93	983.93
Connector	Testing & Marking / System Cleaning	1 LS	751.36	751.36
Connector	Modifications of Existing Systems for New Space	1,442.00 GSF	2.83	4,076.23
Connector	Coordinated Drawings/Submittals etc.	1,442.00 GSF	0.74	1,060.33
Connector	General Conditions / Commissioning / Mock-up	1 LS	1,715.24	1,715.24
	D40 - Fire Protection TOTAL			**$17,696.95**

	Description	Quantity US	Unit Cost	Extension
	D 50 - ELECTRICAL			
Connector	***Site Electric*** ***Utilities***	See Site Work Elect Utilities Section		
Connector				
Connector	**Exterior Lighting**	See Site Work Elect Utilities Section		
Connector				
Connector				
Connector	***Power*** ***wiring*** ***devices***			
Connector	Power & Wiring Devices	1,442.00 GSF	1.43	2,057.43
Connector				
Connector	***Cabinets & Enclosures (safety switches)***			
Connector	Cabinets & Enclosures (safety switches)	1,442.00 GSF	0.35	500.32
Connector				
Connector	***Power Feeders and Entrance Secondary/Gen.***			
Connector	Power Feeders	1,442.00 GSF	6.74	9,722.29
Connector				
Connector	***Power*** ***Home Runs***			
Connector	Power Home Runs /Feeders	1,442.00 GSF	4.24	6,111.17
Connector				
Connector	***Power Branch***			
Connector	Power Branch	1,442.00 GSF	1.67	2,414.77
Connector				
Connector	***Building Grounding/Lightning Protection Systems***			
Connector	Bldg. Ground/Lightning Protection	1,442.00 GSF	0.74	1,060.85
Connector				
Connector	***Lighting Fixtures***			
Connector	Interior Luminaries	1,442.00 GSF	13.71	19,765.20
Connector				
Connector	***Lighting Wiring Devices***			
Connector	Lighting & Wiring Devices	1,442.00 GSF	3.89	5,611.17
Connector				
Connector	***Lighting Home Runs***			
Connector	Lighting Home Runs	1,442.00 GSF	3.74	5,397.93
Connector				
Connector	***Lighting Branch***			
Connector	Lighting Branch	1,442.00 GSF	3.09	4,448.61
Connector				
Connector	***Lighting Home Run and Branch Boxes***			
Connector	Lighting Home Run/Branch boxes	1,442.00 GSF	0.17	240.32
Connector				
Connector	***Electrical Contractor Direct Cost***			
Connector	Cutting/Patching/Fire Stopping	1.00 LS	488.16	488.16
Connector	Testing & Marking	1.00 LS	452.39	452.39
Connector	Temp Construction Lighting and Power	1,442.00 GSF	1.58	2,278.61
Connector	Coordinated / BIM Drawings	1,442.00 GSF	1.05	1,519.59
Connector	General Conditions / Commissioning	1.00 LS	7,549.74	7,549.74
Connector				
Connector	***Wiring Accessories***			
Connector	Wire and Cable Management	1,442.00 GSF	0.62	889.95
Connector				
Connector	***Voice & Data Systems***			
Connector	Voice & Data Systems	1,442.00 GSF	3.99	5,752.42
Connector				
Connector	***A.V. System***			
Connector	A.V. System	1,442.00 GSF	3.35	4,830.74
Connector				
Connector	***Security***			
Connector	Security Systems	1,442.00 GSF	4.21	6,075.18
Connector				
Connector	DAS Antenna System	1,442.00 GSF	1.65	2,386.26
Connector				
Connector	***Fire alarm system***			
Connector	Fire alarm system	1,442.00 GSF	3.44	4,965.64
	D 50 - ELECTRICAL TOTAL			**$94,518.74**
	E10 -EQUIPMENT **Section Not Used**			
Connector				
	E10 -EQUIPMENT TOTAL			**$0.00**

	Description		Quantity US		Unit Cost	Extension
	E20 - FURNISHINGS	**Section Not Used**				
Connector						
	E20 - FURNISHINGS TOTAL					**$0.00**
	F10 - SPECIAL CONSTRUCTION					
Connector						
	F10 - SPECIAL CONSTRUCTION TOTAL					**$0.00**
	F20 - EXISTING CONDITIONS / DEMO					
Connector	***Selective Demolition***					
Connector	***Temporary protection***					
Connector	Temporary partitions		240.00 SF		15.18	3,642.62
Connector						
Connector	***Interior Demolition***					
Connector	Demo concrete ramp			*refer to site preparation division G10*		
Connector	Demo concrete equipment pad			*refer to site preparation division G10*		
Connector	Saw cut Concrete basement walls		21.00 LF		55.76	1,170.93
Connector	Demo concrete wall		56.00 SF		26.99	1,511.18
Connector	Demo stairs		283.00 SF		19.51	5,521.02
Connector	Demo HVAC				SEE HVAC DIV.	
Connector	Demo plumbing				SEE PLUMBING DIV.	
Connector	Demo sprinkler				SEE FIRE PROTECTION DIV.	
Connector	Demo electrical				SEE ELECT DIV.	
Connector						
Connector	Dumpster 30 CY	demo only, general daily use in General Conditic	4.00 PULL		773.80	3,095.19
Connector						
	F20 - EXISTING CONDITIONS / DEMO TOTAL					**$14,940.95**
	G10 - Site Preparation					
Connector	***Site Demolition***					
Connector	Remove covered pavilion/stairs/support walls/foundations		1 LS		43,047.84	43,047.84
Connector	Parking lot curb and asphalt		1 LS		13,719.36	13,719.36
Connector	Misc site demo		60 CY		140.62	8,436.96
Connector	Load debris in dump truck - landfill disposal		240 CY		19.84	4,762.79
Connector						
Connector	***Haul/Dispose of Site Debris***	Cycle Time in Hours				
Connector	Dump truck to landfill 2 axle/10 CY	2	48 EHR		230.00	11,039.77
Connector	Dump fees assume 1 ton per CY		240 CY		118.30	28,391.04
Connector						
Connector	***Erosion and Sediment Controls***					
Connector	E&S controls		1 LS		3,040.93	3,040.93
Connector						
Connector	***Foundation Drainage***					
Connector	Drainage foundation gravel/filter cloth		120 LF		33.74	4,048.77
Connector	Tie into existing		4 LOC		793.13	3,172.54
Connector						
Connector	***Dewatering***					
Connector	6" Centrifugal pump, attended 8 hrs		60 DAY		1,339.54	80,372.53
Connector						
Connector	***Cut/Fill/Grading***					
Connector	Excavation/backfill/planting soil		1 LS		30,208.28	30,208.28
Connector						
Connector	***Undercut and Replace with Suitable Soils***		Excluded			
Connector						
Connector	***Rock Excavation***		Excluded			
Connector						
Connector	***Special Foundations***		Excluded			
	G10 - Site Preparation TOTAL					**$230,240.81**

	Description		Quantity US	Unit Cost	Extension
	G20 - EXTERIOR SITE IMPROVMENTS				
Connector	***Paving Specialties***				
Connector	Reconfigure asphalt parking lot/mill & overlay		1 LS	40,000.00	40,000.00
Connector					
Connector	***Curb & Gutter***				
Connector	Reconfigure concrete curb		1 LS	8,000.00	8,000.00
Connector					
Connector	***Site Concrete***	Inch depth			
Connector	Sidewalks, concrete, broom finish	4	800 SF	4.18	3,342.52
Connector	Gravel base for concrete sidewalk	4	800 SF	1.73	1,384.15
Connector	Reinforcement	WWF	800 SF	0.77	615.61
Connector	Concrete steps		126 LF	77.39	9,750.74
Connector					
Connector	***Pavers***				
Connector	Paver walkway		312 SF	46.00	14,353.25
Connector					
Connector	***Fencing/Railing***				
Connector	Pipe railing		150 LF	170.82	25,622.76
Connector					
Connector	***Site and Retaining Walls***				
Connector	Stair walls		720 SF	79.83	57,474.33
Connector	Wall footing - concrete, 3' wide		90 LF	46.40	4,175.97
Connector					
Connector	***Landscaping***				
Connector	Allowance for plantings		1 LS	10,000.00	10,000.00
	G20 - EXTERIOR SITE IMPROVMENTS TOTAL				**$174,719.34**
	G30 -SITE MECHANICAL UTILITIES				
Connector	***Primary Utilities***				
Connector	Test pit		6 EA	385.81	2,314.89
Connector					
Connector	***Water Supply Systems***		Existing to remain		
Connector					
Connector	***Sanitary Sewer Systems***		Existing to remain		
Connector					
Connector	***Storm Sewer Systems***				
Connector	Allowance to modify existing SWM pipes/structures/purchase nutrient credits		1 LS	40,000.00	40,000.00
	G30 -SITE MECHANICAL UTILITIES TOTAL				**$42,314.89**
	G40 -SITE ELECTRICAL UTILITIES				
Connector	***Site Lighting Systems***		Existing to remain		
Connector					
Connector	***Site Electrical Utilities***		Existing to remain		
	G40 -SITE ELECTRICAL UTILITIES TOTAL				**$0.00**
Connector	**MARK-UPS**				
Connector					
Connector	SUBTOTAL				$1,521,894
Connector	DESIGN CONTINGENCY		12.00%		$182,627
Connector	SUBTOTAL				$1,704,521
Connector	GROSS RECEIPTS TAX		0.00%		$0
Connector	SUBTOTAL				$1,704,521
Connector	INSURANCE		0.54%		$9,204
Connector	SUBTOTAL				$1,713,726
Connector	OVERHEAD & PROFIT		5.50%		$94,255
Connector	SUBTOTAL				$1,807,980
Connector	BONDS		1.28%		$23,142
Connector	SUBTOTAL				$1,831,123
Connector	ESCALATION TO MID POINT		9.63%		$176,246
Connector	TOTAL				$2,007,368

Revision 2

Report: Progress Cost report
Project: Fluvanna Government Buildings
Location: Fluvanna County, VA
Status: Concept
Documents Received: October 24, 2025

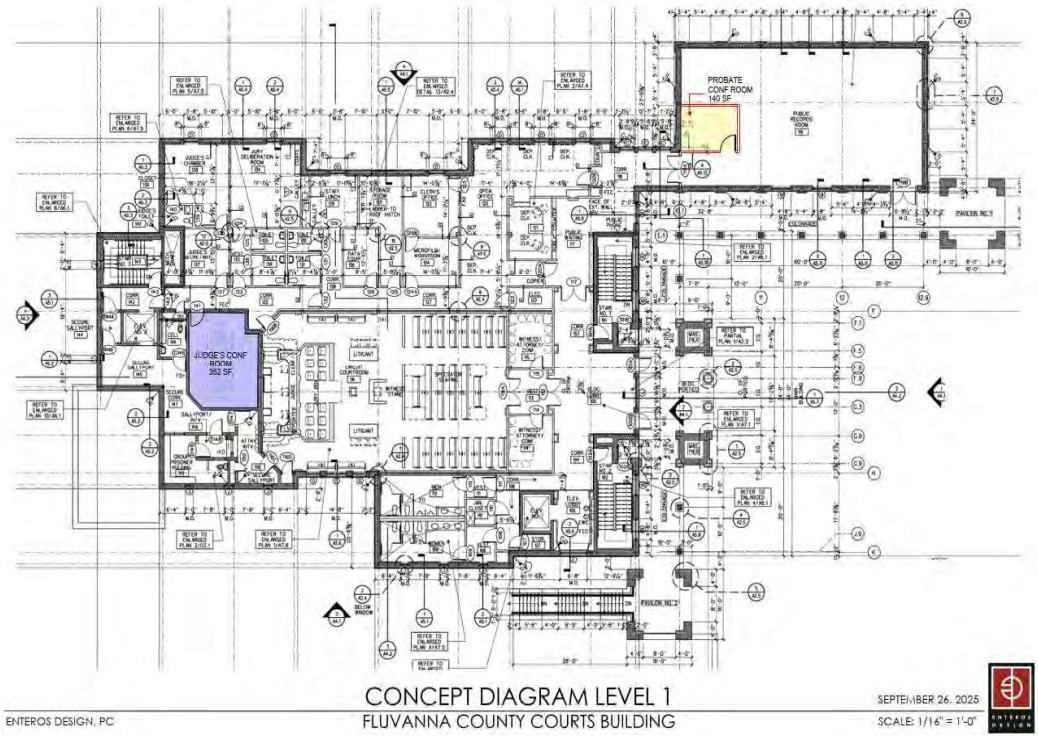
DOWNEY & SCOTT
Construction Management Services

Submission Date: November 13, 2025
D&S Job no.: 2025231
Revision Date: November 19, 2025

Client: Enteros Design
Owner/Entity: Fluvanna County

Prep by: DR/CT/MV
Checked by: SM/JA

Existing Courthouse Renovation



HARD CONSTRUCTION COST SUMMARY

	Cost	Cost/SF
Existing Courthouse Renovation	**$216,116**	**$439.26**

Total Hard Construction Costs **$216,116**

Revision 2

Report: Progress Cost report
Project: Fluvanna Government Buildings
Status: Concept
D&S Job no.: 2025231

DOWNEY & SCOTT
Construction Management Services

PROJECT DATA	
Renovation	492
TOTAL Renov GSF	492
TOTAL Comb. GSF	492

	UNIFORMAT DIVISION SUMMARY	RENOVATION SUBTOTAL	COST per SF
	GENERAL REQUIREMENTS	66,168	134.49
A10	FOUNDATIONS	611	1.24
A20	BASEMENT CONSTRUCTION	0	0.00
B10	SUPERSTRUCTURE	0	0.00
B20	EXTERIOR ENCLOSURE	0	0.00
B30	ROOFING	0	0.00
C10	INTERIOR CONSTRUCTION	20,770	42.22
C20	STAIRS	0	0.00
C30	INTERIOR FINISHES	8,552	17.38
D10	CONVEYING EQUIPMENT	0	0.00
D20	PLUMBING	0	0.00
D30	HVAC	24,827	50.46
D40	FIRE SUPPRESSION	3,401	6.91
D50	ELECTRICAL	35,664	72.49
E10	EQUIPMENT	0	0.00
E20	FURNISHINGS	0	0.00
F10	SPECIAL CONSTRUCTION	0	0.00
F20	SELECTIVE BUILDING DEMO	3,857	7.84
G10	SITE PREPERATION	0	
G20	SITE IMPROVEMENTS	0	
G30	SITE MECHANICAL UTILITIES	0	
G40	SITE ELECTRICAL UTILITIES	0	

SUBTOTAL			163,849
DESIGN CONTINGENCY		12.00%	19,662
SUBTOTAL			183,511
GROSS RECEIPTS TAX		0.00%	0
SUBTOTAL			183,511
INSURANCE	Bldr's Risk	0.54%	991
SUBTOTAL			184,502
OVERHEAD & PROFIT		5.50%	10,148
SUBTOTAL			194,650
BONDS		1.28%	2,492
SUBTOTAL			197,142
ESCALATION OF 30 MONTHS		9.63%	18,975
TOTAL	Compounded percentage	31.90%	216,116

TOTAL PROJECT HARD CONSTRUCTION COSTS **$216,116**

Revision 2
Report: Progress Cost report
Project: Fluvanna Government Buildings

DOWNEY & SCOTT
Construction Management Services

D&S Job no.: 2025231
Status: Concept

	Description		Quantity US	Unit Cost	Extension
	GENERAL CONDITIONS	**GC Self Performed**			
Courthouse Reno	***General Requirements for Construction***				
Courthouse Reno	***Office Project Management***				
Courthouse Reno	Senior Project Manager		0.66 MOS	14,700.00	9,702.00
Courthouse Reno					
Courthouse Reno	***Field Supervision***				
Courthouse Reno	Onsite Project Superintendent		2.00 MOS	13,720.00	27,440.00
Courthouse Reno	Super's laborer		1.50 MOS	5,698.28	8,547.42
Courthouse Reno					
Courthouse Reno	***Super's equipment***				
Courthouse Reno	Super's pick-up truck		2.00 MOS	1,547.60	3,095.20
Courthouse Reno	Super's small tool package gang box		2.00 MOS	129.32	258.64
Courthouse Reno					
Courthouse Reno	***Trailers temporary***				
Courthouse Reno					
Courthouse Reno	***Toilets temporary***				
Courthouse Reno	Toilet temporary rental	(4) units	2.00 MOS	636.00	1,272.00
Courthouse Reno	Toilet del/set/rtrn		1.00 UNITS	185.50	185.50
Courthouse Reno					
Courthouse Reno	***Equipment temporary***				
Courthouse Reno	Rental equipment, miscellaneous, temporary, install & remove		1.00 LS	1,208.80	1,208.80
Courthouse Reno					
Courthouse Reno	***Site graphics temporary***				
Courthouse Reno	Sign, project, custom, install & remove		1.00 EA	935.00	935.00
Courthouse Reno	Sign, GC install & remove pro-rata		1.00 EA	829.00	829.00
Courthouse Reno					
Courthouse Reno	***Utilities temporary***				
Courthouse Reno	Phone usage mobile Cell		2.00 MOS	174.90	349.80
Courthouse Reno	Internet access		2.00 MOS	159.00	318.00
Courthouse Reno	Electric service connection		By electrician	0.00	0.00
Courthouse Reno	Electric temp lighting and power		2.00 MOS	164.30	328.60
Courthouse Reno					
Courthouse Reno	***Services by GC [or designated sub]***				
Courthouse Reno	Temporary Protection		1.00 LS	1,929.20	1,929.20
Courthouse Reno	CPM as-planned schedule		1.00 LS	1,305.66	1,305.66
Courthouse Reno					
Courthouse Reno	***Protection temporary***				
Courthouse Reno	Safety misc. allowance		1.00 LS	1,060.00	1,060.00
Courthouse Reno					
Courthouse Reno	***Clean-up & Punchlist***				
Courthouse Reno	Final punchlist		1.00 LS	6,870.00	6,870.00
Courthouse Reno	Final clean-up, cleaning subcontractor		492.00 GSF	0.54	266.27
Courthouse Reno	Final clean-up laborer		40.00 HRS	35.70	1,428.00
Courthouse Reno	Dumpster 30 CY general daily use		3.00 PULL	773.80	2,321.40
Courthouse Reno					
Courthouse Reno	***Permits***		By Owner		
	GENERAL CONDITIONS Div. TOTAL				**$69,650.49**

	Description		Quantity US	Unit Cost	Extension
	A10 - FOUNDATIONS				
Courthouse Reno	***Misc.***				
Courthouse Reno	General floor patching of renovations	Allowance	492.00 GSF	1.24	611.32
	A10 - FOUNDATIONS TOTAL				**$611.32**
	A20 - BASEMENT CONSTRUCTION	**Section not used**			
Courthouse Reno					
	A20 - BASEMENT CONSTRUCTION TOTAL				**$0.00**
	B10 - Superstructure	**Section not used**			
Courthouse Reno					
	B10 - Superstructure TOTAL				**$0**
	B20 Exterior Enclosure	**Section not used**			
Courthouse Reno					
	B20 Exterior Enclosure TOTAL				**$0.00**
	B30 - Roofing	**Section not used**			
Courthouse Reno					
	B30 - Roofing TOTAL				**$0.00**
	C10 - Interior Construction				
Courthouse Reno	***Interior Doors and Frames***				
Courthouse Reno	Single door, frame and hardware	SGL	1.00 EA	2,762.75	2,762.75
Courthouse Reno	Single door and hardware in existing frame	SGL	1.00 EA	2,631.31	2,631.31
Courthouse Reno					
Courthouse Reno	***Custom millwork***				
Courthouse Reno	Custom millwork		1.00 LS	8,617.70	8,617.70
Courthouse Reno					
Courthouse Reno	**PARTITIONS**				
Courthouse Reno	***Gypsum Wall Board On Wall Systems***				
Courthouse Reno	3-5/8" stud w/GWB on 2 sides		605.01 SF	11.17	6,758.43
Courthouse Reno					
	C10 - Interior Construction TOTAL				**$20,770**
	C20 - Stairs	**Section Not Used**			
Courthouse Reno					
	C20 - Stairs TOTAL				**$0.00**
	C -30 INTERIOR FINISHES	***GC Self Performed***			
Courthouse Reno	***Ceiling Systems***				
Courthouse Reno	New Lay-in acoustic tile with grid		492.00 SF	8.26	4,064.01
Courthouse Reno					
Courthouse Reno	***Flooring***				
Courthouse Reno	Carpet tile	492.00	54.67 SY	49.24	2,691.72
Courthouse Reno	Wall base 4" base		125.33 LF	3.69	462.52
Courthouse Reno					
Courthouse Reno	***Painting***				
Courthouse Reno	Interior assembled unit cost building		492.00 GSF	2.17	1,065.86
Courthouse Reno	Dr & frm incl caulking		2.00 EA	134.16	268.31
Courthouse Reno					
Courthouse Reno					
	C -30 INTERIOR FINISHES TOTAL				**$8,552.42**

	Description	Quantity US	Unit Cost	Extension
	D10 - CONVEYING	**Section Not Used**		
Courthouse Reno				
Courthouse Reno				
Courthouse Reno				
	CONVEYANCE WORK Div. TOTAL			**$0.00**
	D - 20 PLUMBING	**Section Not Used**		
Courthouse Reno				
	D - 20 PLUMBING TOTAL			**$0.00**
	D - 30 HVAC			
Courthouse Reno	***HVAC Equipment***			
Courthouse Reno	HVAC Equipment	492.00 GSF	16.43	8,085.31
Courthouse Reno				
Courthouse Reno	***Mechanical Piping***			
Courthouse Reno	Mechanical Piping	492.00 GSF	4.19	2,059.72
Courthouse Reno				
Courthouse Reno	**SHEET METAL CONTRACTOR DIV.**			
Courthouse Reno	HVAC Ductwork and Acc.	492.00 GSF	11.09	5,458.26
Courthouse Reno				
Courthouse Reno	***Air Inlets/Outlets***			
Courthouse Reno	HVAC R&G	492.00 GSF	1.26	621.16
Courthouse Reno				
Courthouse Reno	***Ductwork Accessories***			
Courthouse Reno	HVAC Ductwork Accessories	492.00 GSF	0.83	406.03
Courthouse Reno				
Courthouse Reno	**MECHANICAL / INSULATION DIV.**			
Courthouse Reno	***Insulation***			
Courthouse Reno	HVAC Insulation system	492.00 GSF	2.69	1,321.13
Courthouse Reno				
Courthouse Reno	***Controls and Instrumentation***			
Courthouse Reno	Control System, complete	492.00 GSF	6.30	3,098.76
Courthouse Reno				
Courthouse Reno	***Systems Testing and Balancing***			
Courthouse Reno	HVAC Test & Balance system	492.00 GSF	0.68	332.30
Courthouse Reno				
Courthouse Reno	***Mechanical Division Direct Cost***			
Courthouse Reno	Cutting/Patching/Fire Stopping	1.00 LS	488.16	488.16
Courthouse Reno	Testing & Marking	1.00 LS	574.43	574.43
Courthouse Reno	Coordinated / BIM Drawings	492.00 GSF	0.55	268.54
Courthouse Reno	General Conditions / Commissioning / warranties etc.	1.00 LS	2,112.72	2,112.72
	D - 30 HVAC TOTAL			**$24,826.50**

	Description	Quantity US	Unit Cost	Extension
	D40 - Fire Protection			
Courthouse Reno	*Data: Sprinklered area:*	492.00 GSF		
Courthouse Reno	# heads [sprinklered area / SF per hd	5		
Courthouse Reno				
Courthouse Reno	***Wet Pipe Sprinkler System Aboveground***			
Courthouse Reno	Thread-o-let 4"x 2"	1 EA	55.01	55.01
Courthouse Reno	Thread-o-let 4"x 1"	1 EA	48.69	48.69
Courthouse Reno	Pipe blk stl sch 40, threaded 1"	40 LF	10.91	436.30
Courthouse Reno	Pipe blk stl sch 40, threaded 1-1/4" thru 2"	29 LF	15.54	450.80
Courthouse Reno	Fittings threaded black CI, 1"	10 EA	22.28	222.84
Courthouse Reno	Fittings threaded black CI 1-1/4" thru 2"	6 EA	54.19	325.17
Courthouse Reno				
Courthouse Reno	***Piping Specialties and Valves***			
Courthouse Reno	Sprinkler Heads	5 EA	46.24	231.21
Courthouse Reno				
Courthouse Reno	***Fire Protection Division Direct Cost***			
Courthouse Reno	Cutting/Patching/Fire Stopping	1 LS	384.64	384.64
Courthouse Reno	Testing & Marking / System Cleaning	1 LS	554.63	554.63
Courthouse Reno	Coordinated Drawings/Submittals etc.	492.00 GSF	0.74	361.78
Courthouse Reno	General Conditions / Commissioning / Mock-up	1 LS	329.60	329.60
	D40 - Fire Protection TOTAL			**$3,400.66**
	D 50 - ELECTRICAL			
Courthouse Reno	***Site Electric Utilities***	See Site Work Elect Utilities Section		
Courthouse Reno				
Courthouse Reno	**Exterior Lighting**	See Site Work Elect Utilities Section		
Courthouse Reno				
Courthouse Reno	***Switchboards***			
Courthouse Reno	Switchboards/ Incoming Service	492.00 GSF	0.65	321.28
Courthouse Reno				
Courthouse Reno	***Panelboards***			
Courthouse Reno	Panelboards	492.00 GSF	1.09	537.14
Courthouse Reno				
Courthouse Reno	***Bus Duct & Transformers***			
Courthouse Reno	Bus Duct & Transformers	492.00 GSF	0.78	382.80
Courthouse Reno				
Courthouse Reno	***Power wiring devices***			
Courthouse Reno	Power & Wiring Devices	492.00 GSF	1.48	727.98
Courthouse Reno				
Courthouse Reno	***Cabinets & Enclosures (safety switches)***			
Courthouse Reno	Cabinets & Enclosures (safety switches)	492.00 GSF	0.36	177.03
Courthouse Reno				
Courthouse Reno	***Power Feeders and Entrance Secondary/Gen.***			
Courthouse Reno	Power Feeders	492.00 GSF	6.99	3,440.03
Courthouse Reno				
Courthouse Reno	***Power Home Runs***			
Courthouse Reno	Power Home Runs /Feeders	492.00 GSF	4.39	2,162.31
Courthouse Reno				
Courthouse Reno	***Power Branch***			
Courthouse Reno	Power Branch	492.00 GSF	1.74	854.42
Courthouse Reno				
Courthouse Reno	***Building Grounding/Lightning Protection Systems***			
Courthouse Reno	Bldg. Ground/Lightning Protection	492.00 GSF	0.76	375.36
Courthouse Reno				
Courthouse Reno	***Lighting Fixtures***			
Courthouse Reno	Interior Luminaries	492.00 GSF	14.21	6,993.51
Courthouse Reno				
Courthouse Reno	***Lighting Wiring Devices***			
Courthouse Reno	Lighting & Wiring Devices	492.00 GSF	4.04	1,985.40
Courthouse Reno				
Courthouse Reno	***Lighting Home Runs***			
Courthouse Reno	Lighting Home Runs	492.00 GSF	3.88	1,909.95
Courthouse Reno				
Courthouse Reno	***Lighting Branch***			
Courthouse Reno	Lighting Branch	492.00 GSF	3.20	1,574.05
Courthouse Reno				
Courthouse Reno	***Lighting Home Run and Branch Boxes***			
Courthouse Reno	Lighting Home Run/Branch boxes	492.00 GSF	0.17	85.03
Courthouse Reno				

	Description		Quantity US	Unit Cost	Extension
Courthouse Reno	***Electrical Contractor Direct Cost***				
Courthouse Reno	Cutting/Patching/Fire Stopping		1.00 LS	506.24	506.24
Courthouse Reno	Testing & Marking		1.00 LS	469.14	469.14
Courthouse Reno	Temp Construction Lighting and Power		492.00 GSF	1.64	806.24
Courthouse Reno	Coordinated / BIM Drawings		492.00 GSF	1.09	537.68
Courthouse Reno	General Conditions / Commissioning		1.00 LS	3,007.88	3,007.88
Courthouse Reno	***Wiring Accessories***				
Courthouse Reno	Wire and Cable Management		492.00 GSF	0.64	314.89
Courthouse Reno					
Courthouse Reno	***Voice & Data Systems***				
Courthouse Reno	Voice & Data Systems		492.00 GSF	4.14	2,035.38
Courthouse Reno					
Courthouse Reno	***A.V. System***				
Courthouse Reno	A.V. System		492.00 GSF	3.47	1,709.26
Courthouse Reno					
Courthouse Reno	***Security***				
Courthouse Reno	Security Systems		492.00 GSF	4.37	2,149.58
Courthouse Reno					
Courthouse Reno	***DAS Antenna System***				
Courthouse Reno	DAS Antenna System		492.00 GSF	1.72	844.33
Courthouse Reno					
Courthouse Reno	***Fire alarm system***				
Courthouse Reno	Fire alarm system		492.00 GSF	3.57	1,756.99
	D 50 - ELECTRICAL TOTAL				**$35,663.89**
	E10 -EQUIPMENT	**Section Not Used**			
Courthouse Reno					
	E10 -EQUIPMENT TOTAL				**$0.00**
	E20 - FURNISHINGS	**Section Not Used**			
Courthouse Reno					
	E20 - FURNISHINGS TOTAL				**$0.00**
	F10 - SPECIAL CONSTRUCTION	**Section Not Used**			
Courthouse Reno					
	F10 - SPECIAL CONSTRUCTION TOTAL				**$0.00**
	F20 - EXISTING CONDITIONS / DEMO				
Courthouse Reno	***Interior Demolition***				
Courthouse Reno	Interior demo of finishes	(gut bldg.- inc haul & dump)	492.00 SF	6.27	3,082.73
Courthouse Reno					
Courthouse Reno	Demo HVAC			SEE HVAC DIV.	
Courthouse Reno	Demo plumbing			SEE PLUMBING DIV.	
Courthouse Reno	Demo sprinkler			SEE FIRE PROTECTION DIV.	
Courthouse Reno	Demo electrical			SEE ELECT DIV.	
Courthouse Reno					
Courthouse Reno	Dumpster 30 CY	demo only	1.00 PULL	773.80	773.80
	F20 - EXISTING CONDITIONS / DEMO TOTAL				**$3,856.53**
	G10 - Site Preparation	**Section Not Used**			
Courthouse Reno					
Courthouse Reno					
	G10 - Site Preparation TOTAL				**$0.00**
	G20 - EXTERIOR SITE IMPROVMENTS	**Section Not Used**			
Courthouse Reno					
	G20 - EXTERIOR SITE IMPROVMENTS TOTAL				**$0.00**
	G30 -SITE MECHANICAL UTILITIES	**Section Not Used**			
Courthouse Reno					
Courthouse Reno					

	Description	Quantity US	Unit Cost	Extension
	G30 -SITE MECHANICAL UTILITIES TOTAL			**$0.00**
	G40 -SITE ELECTRICAL UTILITIES	**Section Not Used**		
Courthouse Reno				
	G40 -SITE ELECTRICAL UTILITIES TOTAL			**$0.00**
Courthouse Reno	**MARK-UPS**			
Courthouse Reno				
Courthouse Reno	SUBTOTAL			$167,332
Courthouse Reno	DESIGN CONTINGENCY	12.00%		$20,080
Courthouse Reno	SUBTOTAL			$187,412
Courthouse Reno	GROSS RECEIPTS TAX	0.00%		$0
Courthouse Reno	SUBTOTAL			$187,412
Courthouse Reno	INSURANCE	0.54%		$1,012
Courthouse Reno	SUBTOTAL			$188,424
Courthouse Reno	OVERHEAD & PROFIT	5.50%		$10,363
Courthouse Reno	SUBTOTAL			$198,787
Courthouse Reno	BONDS	1.28%		$2,544
Courthouse Reno	SUBTOTAL			$201,332
Courthouse Reno	ESCALATION TO MID POINT	9.63%		$19,378
Courthouse Reno	TOTAL			$220,710

Revision 2

Report: Progress Cost report
Project: Fluvanna Government Buildings
Location: Fluvanna County, VA
Status: Concept
Documents Received: October 24, 2025

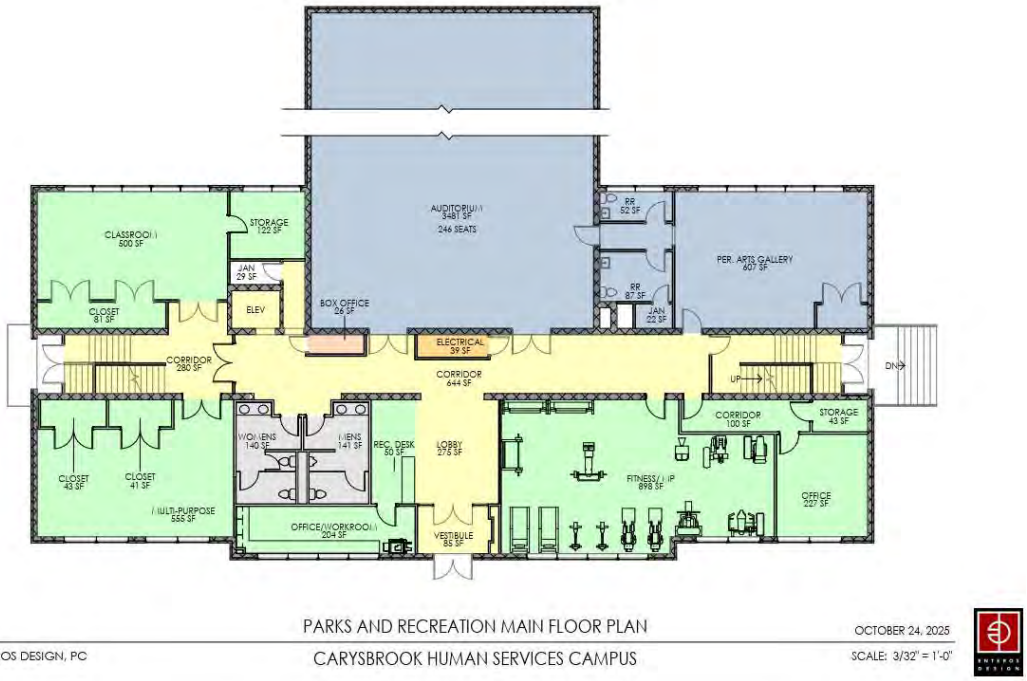
DOWNEY & SCOTT
Construction Management Services

Submission Date: November 13, 2025
D&S Job no.: 2025231
Revision Date: November 19, 2025

Client: Enteros Design
Owner/Entity: Fluvanna County

Prep by: DR/CT/MV
Checked by: SM/JA

Existing Human Services Building



PARKS AND RECREATION MAIN FLOOR PLAN
ENTEROS DESIGN, PC
CARYSBROOK HUMAN SERVICES CAMPUS
OCTOBER 24, 2025
SCALE: 3/32" = 1'-0"

HARD CONSTRUCTION COST SUMMARY

	Cost	Cost/SF
Existing Human Services Renovation	**$4,170,718**	**$340.66**
Sitework	**$1,100,490**	
Total Hard Construction Costs	**$5,271,208**	

Revision 2

Report: Progress Cost report
Project: Fluvanna Government Buildings
Status: Concept
D&S Job no.: 2025231

DOWNEY & SCOTT
Construction Management Services

PROJECT STATISTICS	
Renovation	12,243
TOTAL Add GSF	0
TOTAL Renov GSF	12,243
TOTAL Comb. GSF	12,243

	UNIFORMAT DIVISION SUMMARY	OPTION 1 SITEWORK SUBTOTAL	RENOVATION SUBTOTAL	COST per SF
	GENERAL REQUIREMENTS		389,515	31.82
A10	FOUNDATIONS		12,477	1.02
A20	BASEMENT CONSTRUCTION		0	0.00
B10	SUPERSTRUCTURE		0	0.00
B20	EXTERIOR ENCLOSURE		177,966	14.54
B30	ROOFING		0	0.00
C10	INTERIOR CONSTRUCTION		229,533	18.75
C20	STAIRS		0	0.00
C30	INTERIOR FINISHES		277,739	22.69
D10	CONVEYING EQUIPMENT		0	0.00
D20	PLUMBING		218,299	17.83
D30	HVAC		746,428	60.97
D40	FIRE SUPPRESSION		0	0.00
D50	ELECTRICAL		986,670	80.59
E10	EQUIPMENT		0	0.00
E20	FURNISHINGS		38,196	3.12
F10	SPECIAL CONSTRUCTION		0	0.00
F20	SELECTIVE BUILDING DEMO		85,223	6.96
G10	SITE PREPERATION	306,779		
G20	SITE IMPROVEMENTS	365,662		
G30	SITE MECHANICAL UTILITIES	50,000		
G40	SITE ELECTRICAL UTILITIES	111,899		

SUBTOTAL			834,341	3,162,046
DESIGN CONTINGENCY		12.00%	100,121	379,446
SUBTOTAL			934,461	3,541,492
GROSS RECEIPTS TAX		0.00%	-	0
SUBTOTAL			934,461	3,541,492
INSURANCE	Bldr's Risk	0.54%	5,046	19,124
SUBTOTAL			939,508	3,560,616
OVERHEAD & PROFIT		5.50%	51,673	195,834
SUBTOTAL			991,180	3,756,449
BONDS		1.28%	12,687	48,083
SUBTOTAL			1,003,868	3,804,532
ESCALATION OF 30 MONTHS		9.63%	96,622	366,186
TOTAL	Compounded percentage	31.90%	1,100,490	4,170,718

TOTAL PROJECT HARD CONSTRUCTION COSTS **$5,271,208**

ALTERNATES

Option 1 - Sitework	Included In Base	**$1,100,490**
Option 2 - Sitework		**$1,088,633**
Add Geothermal System	**ADD**	**$236,866**

Revision 2
Report: Progress Cost report
Project: Fluvanna Government Buildings

DOWNEY & SCOTT
Construction Management Services

D&S Job no.: 2025231
Status: Concept

	Description		Quantity US	Unit Cost	Extension
	GENERAL CONDITIONS	**GC Self Performed**			
Ex. Social Services	***General Requirements for Construction***				
Ex. Social Services	***Office Project Management***				
Ex. Social Services	Senior Project Manager		3.96 MOS	14,700.00	58,212.00
Ex. Social Services					
Ex. Social Services	***Field Supervision***				
Ex. Social Services	Onsite Project Superintendent		12.00 MOS	13,720.00	164,640.00
Ex. Social Services	Super's laborer		12.00 MOS	5,698.28	68,379.36
Ex. Social Services					
Ex. Social Services	***Super's equipment***				
Ex. Social Services	Super's pick-up truck		12.00 MOS	1,547.60	18,571.20
Ex. Social Services	Super's small tool package gang box		12.00 MOS	129.32	1,551.84
Ex. Social Services					
Ex. Social Services	***Trailers temporary***				
Ex. Social Services					
Ex. Social Services	***Toilets temporary***				
Ex. Social Services	Toilet temporary rental	(4) units	12.00 MOS	636.00	7,632.00
Ex. Social Services	Toilet del/set/rtrn		4.00 UNITS	185.50	742.00
Ex. Social Services					
Ex. Social Services	***Equipment temporary***				
Ex. Social Services	Rental equipment, miscellaneous, temporary, install & remove		1.00 LS	9,330.00	9,330.00
Ex. Social Services					
Ex. Social Services	***Site graphics temporary***				
Ex. Social Services	Sign, project, custom, install & remove		1.00 EA	935.00	935.00
Ex. Social Services	Sign, GC install & remove pro-rata		1.00 EA	829.00	829.00
Ex. Social Services					
Ex. Social Services	***Utilities temporary***				
Ex. Social Services	Phone usage mobile Cell		12.00 MOS	174.90	2,098.80
Ex. Social Services	Internet access		12.00 MOS	159.00	1,908.00
Ex. Social Services	Electric service connection		By electrician	0.00	0.00
Ex. Social Services	Electric temp lighting and power		12.00 MOS	164.30	1,971.60
Ex. Social Services					
Ex. Social Services	***Services by GC [or designated sub]***				
Ex. Social Services	Inspections All Services		1.00 LS	5,830.00	5,830.00
Ex. Social Services	Temporary Protection		1.00 LS	4,028.00	4,028.00
Ex. Social Services	Layout		1.00 LS	5,565.00	5,565.00
Ex. Social Services	CPM as-planned schedule		1.00 LS	3,068.70	3,068.70
Ex. Social Services	CPM schedule updates		11.00 MOS	450.50	4,955.50
Ex. Social Services					
Ex. Social Services	***Protection temporary***				
Ex. Social Services	Safety misc. allowance		1.00 LS	5,300.00	5,300.00
Ex. Social Services					
Ex. Social Services	***Clean-up & Punchlist***				
Ex. Social Services	Clean streets machine		12.00 MOS	1,182.30	14,187.60
Ex. Social Services	Final punchlist		1.00 LS	6,870.00	6,870.00
Ex. Social Services	Final clean-up, cleaning subcontractor		12,243.00 GSF	0.54	6,625.91
Ex. Social Services	Final clean-up laborer		80.00 HRS	35.70	2,856.00
Ex. Social Services	Dumpster 30 CY general daily use		18.00 PULL	773.80	13,928.40
Ex. Social Services					
Ex. Social Services	***Permits***		By Owner		
	GENERAL CONDITIONS Div. TOTAL				**$410,015.91**
	A10 - FOUNDATIONS				
Ex. Social Services	***Misc.***				
Foundations Reno	General floor patching of renovations	Allowance	12,243.00 GSF	1.02	12,476.62
	A10 - FOUNDATIONS TOTAL				**$12,476.62**
	A20 - BASEMENT CONSTRUCTION	**Section not used**			
Ex. Social Services					
	A20 - BASEMENT CONSTRUCTION TOTAL				**$0.00**

	Description		Quantity US	Unit Cost	Extension
	B10 - Superstructure	**Section not used**			
Ex. Social Services					
	B10 - Superstructure TOTAL				**$0**
	B20 Exterior Enclosure				
Ex. Social Services	***Regular brick***				
Ex. Social Services	Brick repair and point up	30%	5,216.64 SF	28.83	150,408.67
Ex. Social Services					
Ex. Social Services	***CMU backup***				
Ex. Social Services	08/08/16 reg repair cracked	5%	790.40 SF	26.36	20,832.24
Ex. Social Services					
Ex. Social Services	***Sealants***				
Ex. Social Services	Sealants Total Exterior Building System		12,243.00 GSF	0.55	6,725.31
Ex. Social Services					
Ex. Social Services	***Exterior Doors and Frames***		Existing to remain		
Ex. Social Services					
Ex. Social Services	***Window Units***		Existing to remain		
Ex. Social Services					
Ex. Social Services	***Aluminum & Glass Storefront Wall Systems***		Existing to remain		
	B20 Exterior Enclosure TOTAL				**$177,966.22**
	B30 - Roofing				
Ex. Social Services	Existing roof to remain				
	B30 - Roofing TOTAL				**$0.00**
	C10 - Interior Construction				
Ex. Social Services	***Interior Doors and Frames***				
Ex. Social Services	Single door, frame and hardware	SGL	25.00 EA	2,762.75	69,068.87
Ex. Social Services	Double type frame, slab, and hardware	DBL	3.00 EA	4,382.53	13,147.58
Ex. Social Services					
Ex. Social Services	***Special HM***				
Ex. Social Services	Service windows - ballistic rated		12.00 SF	791.13	9,493.56
Ex. Social Services					
Ex. Social Services	***Storefront anod alum***				
Ex. Social Services	Storefront anod alum 1/2" tempered Interior		128.00 SF	73.32	9,384.92
Ex. Social Services	Door, Interior storefront		1.00 LEAF	4,646.89	4,646.89
Ex. Social Services					
Ex. Social Services	***Custom millwork***				
Ex. Social Services	Custom millwork		1.00 LS	14,006.74	14,006.74
Ex. Social Services					
Ex. Social Services	**PARTITIONS**				
Ex. Social Services	***Gypsum Wall Board On Wall Systems***				
Ex. Social Services	3-5/8" stud w/GWB on 1 sides		180.00 SF	7.51	1,351.72
Ex. Social Services	3-5/8" stud w/GWB on 2 sides		7,530.00 SF	11.17	84,115.92
Ex. Social Services					
Ex. Social Services	***Partition block***				
Ex. Social Services	08/08/16 reg		288.00 SF	20.56	5,921.27
Ex. Social Services					
Ex. Social Services	***Fire Extinguishers Cabinets***				
Ex. Social Services	Cabinet fire ext. stainless stl 10# 9"deep		4.00 EA	246.70	986.81
Ex. Social Services	Extinguisher 10# ABC for cabinet		4.00 EA	65.07	260.30
Ex. Social Services					
Ex. Social Services	***Toilet acces***				
Ex. Social Services	Grab bars 18"		2.00 EA	70.26	140.52
Ex. Social Services	Grab bars 36"		2.00 EA	92.61	185.21
Ex. Social Services	Grab bars 42"		2.00 EA	103.78	207.56
Ex. Social Services	Soap dispen surf mntd		8.00 EA	46.00	368.03
Ex. Social Services	TP dispen sngl roll- for 12" roll		3.00 EA	138.59	415.78
Ex. Social Services	Disposal fem napkin		2.00 EA	50.83	101.66
Ex. Social Services	PT dispen waste recept semi Recessed		4.00 EA	433.51	1,734.06
Ex. Social Services	Baby Changing Station horizontal, pull down		2.00 EA	490.03	980.07
Ex. Social Services	Coat hook		3.00 EA	35.06	105.18
Ex. Social Services	Holder 36" mop/broom		3.00 EA	141.53	424.58

	Description			Quantity US				Unit Cost	Extension
Ex. Social Services									
Ex. Social Services	***Mirrors***								
Ex. Social Services	Stainless stl 24"x36"			4.00 EA				188.85	755.39
Ex. Social Services									
Ex. Social Services	***Partitions*** ***toilet***								
Ex. Social Services	Partitions floor mntd plastic standard			1.00 EA				1,456.72	1,456.72
Ex. Social Services	Partitions floor mntd plastic ADA			2.00 EA				1,945.67	3,891.35
Ex. Social Services									
Ex. Social Services	***Fireproofing spray-on mineral fiber/cementitious***								
Ex. Social Services	Structural steel and metal deck sprayed cementitious		1 hour	600.00 SF		5.14	2.19	10.64	6,382.81
Ex. Social Services									
Ex. Social Services	***Defibrillator***								
Ex. Social Services	AED and Cabinet	*Excluded - By Owner*							
	C10 - Interior Construction TOTAL								**$229,533**
	C20 - Stairs	**Section Not Used**							
Ex. Social Services									
	C20 - Stairs TOTAL								**$0.00**
	C -30 INTERIOR FINISHES		***GC Self Performed***						
Ex. Social Services	***Ceiling Systems***								
Ex. Social Services	GWB ceiling, incl framing		5/8" (moisture)	288.00 SF				13.49	3,885.73
Ex. Social Services	New Lay-in acoustic tile with grid			11,955.00 SF				8.26	98,750.58
Ex. Social Services									
Ex. Social Services	***Flooring***								
Ex. Social Services	Ceramic wall thin set		7' High	1,974.00 SF				15.19	29,986.87
Ex. Social Services	Ceramic floor thin set			589.00 SF				14.43	8,500.11
Ex. Social Services	Ceramic base thin set			282.00 LF				15.93	4,491.88
Ex. Social Services									
Ex. Social Services	Luxury Vinyl Tile			8,521.00 SF				8.81	75,109.37
Ex. Social Services									
Ex. Social Services	Sheet rubber flooring - Fitness room			898.00 SF				8.48	7,613.14
Ex. Social Services									
Ex. Social Services	Carpet tile		850.00	94.44 SY				49.24	4,650.33
Ex. Social Services	Wall base 4" base			2,693.46 LF				3.69	9,939.71
Ex. Social Services									
Ex. Social Services	***Tile Floor Preparation***								
Ex. Social Services	Moisture resistant Anti-fracture Membrane	1/16" thick		589.00 SF				5.86	3,449.07
Ex. Social Services									
Ex. Social Services	***Painting***								
Ex. Social Services	Interior assembled unit cost building			12,243.00 GSF				2.17	26,522.98
Ex. Social Services	Dr & frm incl caulking			34.00 EA				134.16	4,561.30
Ex. Social Services	Concrete Stain & Sealer			126.00 SF				2.20	277.79
Ex. Social Services									
Ex. Social Services									
	C -30 INTERIOR FINISHES TOTAL								**$277,738.87**
	D10 - CONVEYING								
Ex. Social Services	***Elevators***								
Ex. Social Services									
Ex. Social Services	Elevator			Existing to Remain					
Ex. Social Services									
	CONVEYANCE WORK Div. TOTAL								**$0.00**

	Description		Quantity US	Unit Cost	Extension
	D - 20 PLUMBING				
Ex. Social Services	***Demolition***				
Ex. Social Services	Demolition Crew		12,243.00 GSF	1.40	17,152.40
Ex. Social Services					
Ex. Social Services	***Plumbing Equipment***				
Ex. Social Services	Plumbing Equipment/Fixtures		12,243.00 GSF	4.86	59,529.74
Ex. Social Services					
Ex. Social Services	***Domestic Water Supply***				
Ex. Social Services	Domestic Water Supply		12,243.00 GSF	3.83	46,868.33
Ex. Social Services					
Ex. Social Services	***DWV***				
Ex. Social Services	Plumbing Drain Waste And Vents System	modify as required	12,243.00 GSF	1.89	23,190.51
Ex. Social Services					
Ex. Social Services	***Storm Drain Piping***				
Ex. Social Services	Storm Drain Piping System	modify as required	12,243.00 GSF	0.54	6,589.73
Ex. Social Services					
Ex. Social Services	**PLUMBING INSULATION DIV.**				
Ex. Social Services	***Insulation***				
Ex. Social Services	Plumbing Insulation System		12,243.00 GSF	2.54	31,070.92
Ex. Social Services					
Ex. Social Services	***Plumbing Division Direct Cost***				
Ex. Social Services	Cutting/Patching/Fire Stopping		1.00 LS	3,871.80	3,871.80
Ex. Social Services	Testing & Marking / System Cleaning and Chlorination		1.00 LS	5,992.92	5,992.92
Ex. Social Services	Coordinated Drawings/Submittals etc.		12,243.00 GSF	0.45	5,455.91
Ex. Social Services	General Conditions / Commissioning / warranties etc.		1.00 LS	18,577.16	18,577.16
	D - 20 PLUMBING TOTAL				**$218,299.41**
	D - 30 HVAC				
Ex. Social Services	***HVAC Equipment***				
Ex. Social Services	Demolition Crew		12,243.00 GSF	1.56	19,159.07
Ex. Social Services					
Ex. Social Services	***HVAC Equipment***				
Ex. Social Services	HVAC Equipment	WSHP & AHU	12,243.00 GSF	29.31	358,873.55
Ex. Social Services					
Ex. Social Services	***Mechanical Piping***				
Ex. Social Services	Mechanical Piping	modify as required	12,243.00 GSF	4.02	49,255.53
Ex. Social Services					
Ex. Social Services	***Geothermal Field***		Existing to Remain		
Ex. Social Services					
Ex. Social Services	**SHEET METAL CONTRACTOR DIV.**				
Ex. Social Services	HVAC Ductwork and Acc.	modify as required	12,243.00 GSF	3.92	47,982.91
Ex. Social Services					
Ex. Social Services	***Air Inlets/Outlets***				
Ex. Social Services	HVAC R&G		12,243.00 GSF	1.26	15,457.03
Ex. Social Services					
Ex. Social Services	***Ductwork Accessories***				
Ex. Social Services	HVAC Ductwork Accessories		12,243.00 GSF	0.83	10,103.60
Ex. Social Services					
Ex. Social Services	**MECHANICAL / INSULATION DIV.**				
Ex. Social Services	***Insulation***				
Ex. Social Services	HVAC Insulation system		12,243.00 GSF	2.69	32,875.12
Ex. Social Services					
Ex. Social Services	***Controls and Instrumentation***				
Ex. Social Services	Control System, complete		12,243.00 GSF	9.17	112,324.63
Ex. Social Services					
Ex. Social Services	***Systems Testing and Balancing***				
Ex. Social Services	HVAC Test & Balance system		12,243.00 GSF	0.68	8,268.98
Ex. Social Services					
Ex. Social Services	***Mechanical Division Direct Cost***				
Ex. Social Services	Cutting/Patching/Fire Stopping		1.00 LS	3,859.11	3,859.11
Ex. Social Services	Testing & Marking		1.00 LS	5,929.47	5,929.47
Ex. Social Services	Duct Cleaning		12,243.00 GSF	0.99	12,135.72
Ex. Social Services	Coordinated / BIM Drawings		12,243.00 GSF	0.55	6,682.29
Ex. Social Services	General Conditions / Commissioning / warranties etc.		1.00 LS	63,520.60	63,520.60
	D - 30 HVAC TOTAL				**$746,427.61**

	Description				Quantity US	Unit Cost	Extension
	D40 - Fire Protection						
Ex. Social Services					Not Included		
	D40 - Fire Protection TOTAL						**$0.00**
	D 50 - ELECTRICAL						
Ex. Social Services	***Site Electric***	***Utilities***			See Site Work Elect Utilities Section		
Ex. Social Services							
Ex. Social Services	**Exterior Lighting**				See Site Work Elect Utilities Section		
Ex. Social Services							
Ex. Social Services	***Demolition***						
Ex. Social Services	Demolition Crew				12,243.00 GSF	1.47	18,042.01
Ex. Social Services							
Ex. Social Services	***Site Electric***	***Utilities***			See Site Work Elect Utilities Section		
Ex. Social Services							
Ex. Social Services	**Exterior Lighting**				See Site Work Elect Utilities Section		
Ex. Social Services							
Ex. Social Services	***Switchboards***						
Ex. Social Services	CT section		1,000.00	AMP	1.00 EA	26,190.81	26,190.81
Ex. Social Services	Main switch		1,000.00	AMP	1.00 EA	13,708.37	13,708.37
Ex. Social Services	Distribution section		1,000.00	AMP	1.00 EA	13,245.92	13,245.92
Ex. Social Services	Breakers for distribution section				10.00 EA	2,372.12	23,721.18
Ex. Social Services	Overcurrent protection study				1.00 LS	13,173.44	13,173.44
Ex. Social Services							
Ex. Social Services	***Panelboards***						
Ex. Social Services	Panelboards				12,243.00 GSF	1.09	13,366.16
Ex. Social Services							
Ex. Social Services	***Bus Duct & Transformers***						
Ex. Social Services	Bus Duct & Transformers				12,243.00 GSF	0.78	9,525.73
Ex. Social Services							
Ex. Social Services	***Packaged Engine Gen. System***				Not Included		
Ex. Social Services							
Ex. Social Services	***Power***	***wiring***	***devices***				
Ex. Social Services	Power & Wiring Devices				12,243.00 GSF	1.48	18,115.13
Ex. Social Services							
Ex. Social Services	***Cabinets & Enclosures (safety switches)***						
Ex. Social Services	Cabinets & Enclosures (safety switches)				12,243.00 GSF	0.36	4,405.20
Ex. Social Services							
Ex. Social Services	***Power Feeders and Entrance Secondary/Gen.***						
Ex. Social Services	Power Feeders				12,243.00 GSF	6.99	85,602.27
Ex. Social Services							
Ex. Social Services	***Power***	***Home Runs***					
Ex. Social Services	Power Home Runs /Feeders				12,243.00 GSF	4.39	53,807.30
Ex. Social Services							
Ex. Social Services	***Power Branch***						
Ex. Social Services	Power Branch				12,243.00 GSF	1.74	21,261.48
Ex. Social Services							
Ex. Social Services	***Building Grounding/Lightning Protection Systems***						
Ex. Social Services	Bldg. Ground/Lightning Protection				12,243.00 GSF	0.76	9,340.55
Ex. Social Services							
Ex. Social Services	***Lighting Fixtures***						
Ex. Social Services	Interior Luminaries				12,243.00 GSF	14.21	174,027.54
Ex. Social Services							
Ex. Social Services	***Lighting Wiring Devices***						
Ex. Social Services	Lighting & Wiring Devices				12,243.00 GSF	4.04	49,404.91
Ex. Social Services							
Ex. Social Services	***Lighting Home Runs***						
Ex. Social Services	Lighting Home Runs				12,243.00 GSF	3.88	47,527.37
Ex. Social Services							
Ex. Social Services	***Lighting Branch***						
Ex. Social Services	Lighting Branch				12,243.00 GSF	3.20	39,168.85
Ex. Social Services							
Ex. Social Services	***Lighting Home Run and Branch Boxes***						
Ex. Social Services	Lighting Home Run/Branch boxes				12,243.00 GSF	0.17	2,115.96
Ex. Social Services							
Ex. Social Services	***Electrical Contractor Direct Cost***						
Ex. Social Services	Cutting/Patching/Fire Stopping				1.00 LS	6,572.72	6,572.72
Ex. Social Services	Testing & Marking				1.00 LS	5,703.88	5,703.88
Ex. Social Services	Temp Construction Lighting and Power				12,243.00 GSF	1.64	20,062.60
Ex. Social Services	Coordinated / BIM Drawings				12,243.00 GSF	1.09	13,379.64
Ex. Social Services	General Conditions / Commissioning				1.00 LS	85,960.50	85,960.50
Ex. Social Services							

	Description			Quantity US	Unit Cost	Extension
Ex. Social Services	***COMMUNICATIONS SYSTEMS WORK***					
Ex. Social Services	***Wiring Accessories***					
Ex. Social Services	Wire and Cable Management			12,243.00 GSF	0.64	7,835.81
Ex. Social Services						
Ex. Social Services	***Voice & Data Systems***					
Ex. Social Services	Voice & Data Systems			12,243.00 GSF	4.14	50,648.61
Ex. Social Services						
Ex. Social Services	***A.V. System***					
Ex. Social Services	A.V. System			12,243.00 GSF	3.47	42,533.41
Ex. Social Services	***Security***					
Ex. Social Services	Security Systems			12,243.00 GSF	4.37	53,490.45
Ex. Social Services						
Ex. Social Services	***DAS Antenna System***					
Ex. Social Services	DAS Antenna System			12,243.00 GSF	1.72	21,010.46
Ex. Social Services						
Ex. Social Services	***Fire alarm system***					
Ex. Social Services	Fire alarm system			12,243.00 GSF	3.57	43,721.22
	D 50 - ELECTRICAL TOTAL					**$986,669.50**
	E10 -EQUIPMENT		**Section Not Used**			
Ex. Social Services						
	E10 -EQUIPMENT TOTAL					**$0.00**
	E20 - FURNISHINGS					
Ex. Social Services	***Casework***					
Ex. Social Services	Counter tops	Solid Surface w/ 4" backsplash		43.00 LF	155.36	6,680.30
Ex. Social Services	Counter tops	vanity		12.00 LF	52.87	634.50
Ex. Social Services	Base cabinet- PLAM			43.00 LF	515.54	22,168.43
Ex. Social Services	Wall cabinet- PLAM			23.00 LF	378.82	8,712.93
	E20 - FURNISHINGS TOTAL					**$38,196.16**
	F10 - SPECIAL CONSTRUCTION		**Section Not Used**			
Ex. Social Services						
	F10 - SPECIAL CONSTRUCTION TOTAL					**$0.00**
	F20 - EXISTING CONDITIONS / DEMO					
Ex. Social Services	***Interior Demolition***					
Ex. Social Services	Interior demo of walls and finishes		(gut bldg.- inc haul & dump)	12,243.00 SF	6.27	76,711.21
Ex. Social Services	Demo window	units	manual	0.00 SF	2.50	0.00
Ex. Social Services						
Ex. Social Services	Demo HVAC				SEE HVAC DIV.	
Ex. Social Services	Demo plumbing				SEE PLUMBING DIV.	
Ex. Social Services	Demo sprinkler				SEE FIRE PROTECTION DIV.	
Ex. Social Services	Demo electrical				SEE ELECT DIV.	
Ex. Social Services						
Ex. Social Services	Dumpster 30 CY	demo only, general daily use in General Conditi		11.00 PULL	773.80	8,511.79
Ex. Social Services						
	F20 - EXISTING CONDITIONS / DEMO TOTAL					**$85,223.00**

	Description				Quantity US	Unit Cost	Extension
	G10 - Site Preparation						
Ex. Social Services	***Site Demolition***						
Ex. Social Services	Misc site demo				90 CY	140.62	12,655.44
Ex. Social Services	Load debris in dump truck - landfill disposal				90 CY	19.84	1,786.05
Ex. Social Services							
Ex. Social Services	***Haul/Dispose of Site Debris***			Cycle Time in Hours			
Ex. Social Services	Dump truck to landfill 2 axle/10 CY			2	18 EHR	230.00	4,139.91
Ex. Social Services	Dump fees assume 1 ton per CY				90 CY	118.30	10,646.64
Ex. Social Services							
Ex. Social Services	***Erosion and Sediment Controls***						
Ex. Social Services	Dust control				1 LS	3,040.93	3,040.93
Ex. Social Services	Temporary seeding				1 LS	3,943.20	3,943.20
Ex. Social Services	Silt fence				500 LF	3.28	1,637.70
Ex. Social Services	Super silt fence				600 LF	13.34	8,002.40
Ex. Social Services	Gravel construction entrance				95 TNS	44.21	4,199.95
Ex. Social Services	Wash rack				1 EA	1,008.19	1,008.19
Ex. Social Services	Inlet/outlet protection				3 EA	104.73	314.18
Ex. Social Services	Maintenance/removal of E&S measures				1 LS	5,821.88	5,821.88
Ex. Social Services							
Ex. Social Services	***Dewatering***						
Ex. Social Services	6" Centrifugal pump, attended 8 hrs				30 DAY	1,339.54	40,186.27
Ex. Social Services							
Ex. Social Services	***Topsoil/Fine Grade***						
Ex. Social Services	Topsoil strip/stockpile onsite				648 CY	5.64	3,656.41
Ex. Social Services	Topsoil respread/fine grade onsite				648 CY	7.34	4,754.29
Ex. Social Services							
Ex. Social Services	***Cut/Fill***						
Ex. Social Services	Cut directly to fill, using onsite soils				1,481 CY	22.21	32,902.38
Ex. Social Services	Import fill - purchase, import, place, compact				3,704 CY	45.38	168,083.38
Ex. Social Services							
Ex. Social Services	***Undercut and Replace with Suitable Soils***				Excluded		
Ex. Social Services							
	G10 - Site Preparation TOTAL						**$306,779.20**
	G20 - EXTERIOR SITE IMPROVMENTS						
Ex. Social Services	***Asphalt Paving***						
Ex. Social Services	Fine grade				30,960 SF	0.58	17,858.70
Ex. Social Services		SF	Inch depth	CF			
Ex. Social Services	Gravel base	30,960	8.00	20,640	1,084 TON	45.33	49,116.71
Ex. Social Services	Asphalt base	30,960	4.00	10,320	753 TON	137.35	103,471.42
Ex. Social Services	Asphalt topcoat	30,960	2.00	5,160	379 TON	141.47	53,653.34
Ex. Social Services							
Ex. Social Services	***Paving Specialties***						
Ex. Social Services	Mill asphalt				2,500 SF	2.46	6,152.01
Ex. Social Services	Haul and dispose of millings				24 CY	23.77	561.14
Ex. Social Services	Overlay asphalt/tie into existing entrance roads				31 TON	126.87	3,963.11
Ex. Social Services	Traffic control				20 DAY	1,577.28	31,545.60
Ex. Social Services	Paint striping				1,375 LF	1.68	2,316.34
Ex. Social Services	Paint symbols				4 EA	105.00	420.02
Ex. Social Services	Crosswalk marking 12"				250 LF	3.33	832.99
Ex. Social Services							
Ex. Social Services	***Curb & Gutter***				Excluded		
Ex. Social Services							
Ex. Social Services	***Site Concrete***			Inch depth			
Ex. Social Services	Sidewalks, concrete, broom finish			4	652 SF	4.18	2,724.16
Ex. Social Services	Gravel base for concrete sidewalk			4	652 SF	1.73	1,128.08
Ex. Social Services	Reinforcement			WWF	652 SF	0.77	501.72
Ex. Social Services	Replace concrete site walls/steps/railing				1 LS	60,000.00	60,000.00
Ex. Social Services							
Ex. Social Services	***Site Graphics***						
Ex. Social Services	Signage, H/C, traffic, firelane				6 EA	236.15	1,416.90
Ex. Social Services							
Ex. Social Services	***Landscaping***						
Ex. Social Services	Allowance for planting strips and lawn areas				1 LS	30,000.00	30,000.00
	G20 - EXTERIOR SITE IMPROVMENTS TOTAL						**$365,662.25**

	Description	Quantity US	Unit Cost	Extension
	G30 -SITE MECHANICAL UTILITIES			
Ex. Social Services	***Primary Utilities***			
Ex. Social Services	Relocate overhead power poles and lines	1 LS	50,000.00	50,000.00
Ex. Social Services				
	G30 -SITE MECHANICAL UTILITIES TOTAL			**$50,000.00**
	G40 -SITE ELECTRICAL UTILITIES			
Ex. Social Services	***Site Lighting Systems***			
Ex. Social Services	Pole and light, 20' pole, LED, double lamp	3 EA	5,019.98	15,059.95
Ex. Social Services	Pole and light, 20' pole, LED, single lamp	8 EA	3,627.46	29,019.71
Ex. Social Services	Pole base foundation excavation and concrete fill	11 EA	816.37	8,980.03
Ex. Social Services	Site lighting control	1 EA	1,292.82	1,292.82
Ex. Social Services	PVC conduit, 1"	1,200 LF	4.78	5,739.22
Ex. Social Services	Wiring	1,200 LF	7.69	9,228.70
Ex. Social Services	Chain trenching	1,200 LF	2.15	2,578.70
Ex. Social Services				
Ex. Social Services	***Storm Sewer Systems***			
Ex. Social Services	Dry pond	1 LS	40,000.00	40,000.00
	G40 -SITE ELECTRICAL UTILITIES TOTAL			**$111,899.13**
Ex. Social Services	**MARK-UPS**			
Ex. Social Services				
Ex. Social Services	SUBTOTAL			$4,016,887
Ex. Social Services	DESIGN CONTINGENCY	12.00%		$482,026
Ex. Social Services	SUBTOTAL			$4,498,914
Ex. Social Services	GROSS RECEIPTS TAX	0.00%		$0
Ex. Social Services	SUBTOTAL			$4,498,914
Ex. Social Services	INSURANCE	0.54%		$24,294
Ex. Social Services	SUBTOTAL			$4,523,208
Ex. Social Services	OVERHEAD & PROFIT	5.50%		$248,776
Ex. Social Services	SUBTOTAL			$4,771,984
Ex. Social Services	BONDS	1.28%		$61,081
Ex. Social Services	SUBTOTAL			$4,833,066
Ex. Social Services	ESCALATION TO MID POINT	9.63%		$465,183
Ex. Social Services	TOTAL			$5,298,248

Revision 2

Report: Progress Cost report
Project: Fluvanna Government Buildings
Location: Fluvanna County, VA
Status: Concept
Documents Received: October 24, 2025

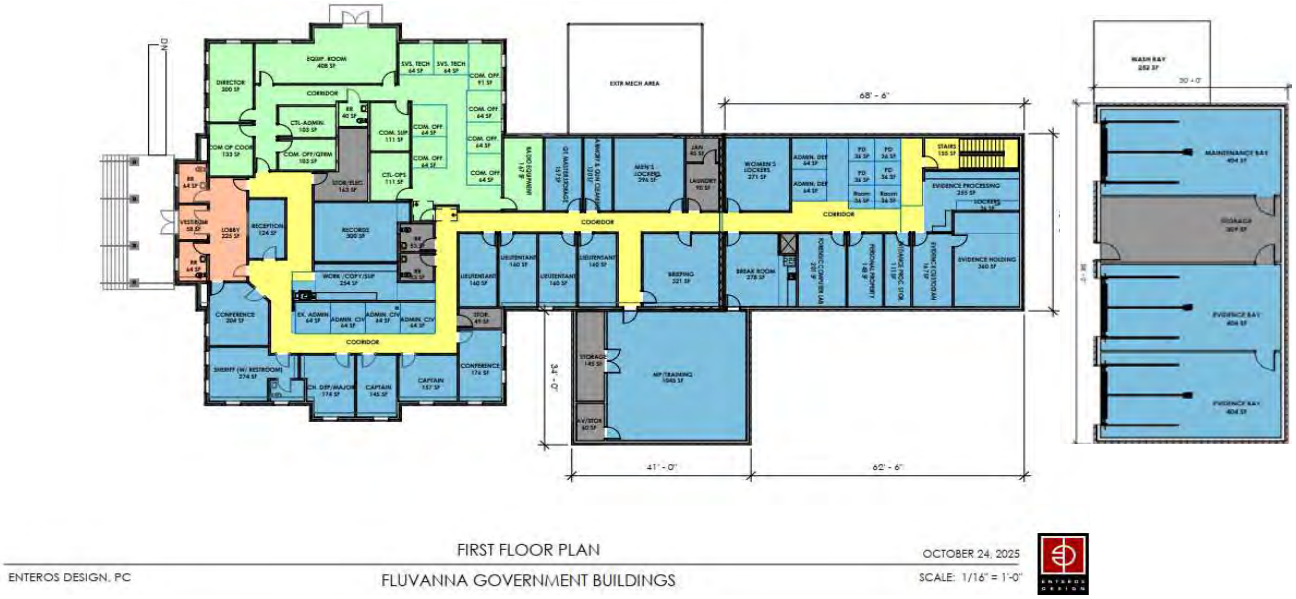
DOWNEY & SCOTT
Construction Management Services

Submission Date: November 13, 2025
D&S Job no.: 2025231
Revision Date: November 19, 2025

Client: Enteros Design
Owner/Entity: Fluvanna County

Prep by: DR/CT/MV
Checked by: SM/JA

EXISTING PUBLIC SAFETY BUILDING AND ADDTION



HARD CONSTRUCTION COST SUMMARY

	Cost	Cost/SF
Public Safety Building New Construction	**$4,218,349**	**$600.56**
Public Safety Building Renovation	**$2,988,883**	**$327.55**
Sitework	**$765,950**	
Auxiliary Storage Building	**$965,505**	**$554.89**
Total Hard Constructio Total Hard Construction Costs	**$8,938,688**	

Revision 2

Report: Progress Cost report
Project: Fluvanna Government Buildings
Status: Concept
D&S Job no.: 2025231

DOWNEY & SCOTT
Construction Management Services

PROJECT STATISTICS	
Aux. Storage Bldg.	1,740
Renovation	9,125
Addition	7,024
TOTAL Add GSF	7,024
TOTAL Renov GSF	9,125
TOTAL Comb. GSF	16,149

	UNIFORMAT DIVISION SUMMARY	AUX. STORAGE BLG. SUBTOTAL	SITEWORK SUBTOTAL	RENOVATION SUBTOTAL	NEW CONST SUBTOTAL	NEW CONST COST per SF
	GENERAL REQUIREMENTS	112,691		180,306	157,768	22.46
A10	FOUNDATIONS	55,963		9,299	173,389	24.69
A20	BASEMENT CONSTRUCTION	0		0	0	0.00
B10	SUPERSTRUCTURE	96,641		0	274,221	39.04
B20	EXTERIOR ENCLOSURE	168,863		120,415	572,052	81.44
B30	ROOFING	27,456		0	62,976	8.97
C10	INTERIOR CONSTRUCTION	22,753		165,788	246,493	35.09
C20	STAIRS	0		0	36,656	5.22
C30	INTERIOR FINISHES	7,860		108,051	87,997	12.53
D10	CONVEYING EQUIPMENT	0		0	0	0.00
D20	PLUMBING	29,629		197,878	166,069	23.64
D30	HVAC	84,855		572,573	432,211	61.53
D40	FIRE SUPPRESSION	12,537		132,007	67,726	9.64
D50	ELECTRICAL	112,752		637,716	771,708	109.87
E10	EQUIPMENT	0		50,311	120,718	17.19
E20	FURNISHINGS	0		26,777	28,172	4.01
F10	SPECIAL CONSTRUCTION	0		0	0	0.00
F20	SELECTIVE BUILDING DEMO	0		64,913	0	0.00
G10	SITE PREPERATION		275,424			
G20	SITE IMPROVEMENTS		80,283			
G30	SITE MECHANICAL UTILITIES		150,000			
G40	SITE ELECTRICAL UTILITIES		75,000			

SUBTOTAL			732,002	580,708	2,266,033	3,198,157
DESIGN CONTINGENCY		12.00%	87,840	69,685	271,924	383,779
SUBTOTAL			819,842	650,393	2,537,957	3,581,936
GROSS RECEIPTS TAX		0.00%	0	-	0	0
SUBTOTAL			819,842	650,393	2,537,957	3,581,936
INSURANCE	Bldr's Risk	0.54%	4,427	3,512	13,705	19,342
SUBTOTAL			824,269	653,905	2,551,662	3,601,279
OVERHEAD & PROFIT		5.50%	45,335	35,965	140,341	198,070
SUBTOTAL			869,604	689,869	2,692,004	3,799,349
BONDS		1.28%	11,131	8,830	34,458	48,632
SUBTOTAL			880,735	698,700	2,726,462	3,847,981
ESCALATION OF 30 MONTHS		9.63%	84,771	67,250	262,422	370,368
TOTAL	Compounded percentage	31.90%	965,505	765,950	2,988,883	4,218,349

TOTAL PROJECT HARD CONSTRUCTION COSTS **$8,938,687.53**

Revision 2

Report: Progress Cost report
Project: Fluvanna Government Buildings

DOWNEY & SCOTT
Construction Management Services

D&S Job no.: 2025231
Status: Concept

	Description		Quantity US	Unit Cost	Extension
	GENERAL CONDITIONS	**GC Self Performed**			
Public Safety	***General Requirements for Construction***				
Public Safety	***Office Project Management***				
Public Safety	Senior Project Manager		3.96 MOS	14,700.00	58,212.00
Public Safety					
Public Safety	***Field Supervision***				
Public Safety	Onsite Project Superintendent		12.00 MOS	13,720.00	164,640.00
Public Safety	Super's laborer		12.00 MOS	5,698.28	68,379.36
Public Safety					
Public Safety	***Super's equipment***				
Public Safety	Super's pick-up truck		12.00 MOS	1,547.60	18,571.20
Public Safety	Super's small tool package gang box		12.00 MOS	129.32	1,551.84
Public Safety					
Public Safety	***Trailers temporary***				
Public Safety	Trailer field office GC rental	(1) units	12.00 MOS	689.00	8,268.00
Public Safety	40' trailer field stor rental	(1) units	12.00 MOS	238.50	2,862.00
Public Safety	Trailer set-up		1.00 EA	278.25	278.25
Public Safety	Trailer del/set/rtrn		2.00 TRIP	213.33	426.65
Public Safety					
Public Safety	***Toilets temporary***				
Public Safety	Toilet temporary rental	(4) units	12.00 MOS	636.00	7,632.00
Public Safety	Toilet del/set/rtrn		4.00 LS	185.50	742.00
Public Safety					
Public Safety	***Equipment temporary***				
Public Safety	Rental equipment, miscellaneous, temporary, install & remove		1.00 LS	19,930.00	19,930.00
Public Safety					
Public Safety	***Site graphics temporary***				
Public Safety	Sign, project, custom, install & remove		1.00 EA	935.00	935.00
Public Safety	Sign, GC install & remove pro-rata		1.00 EA	829.00	829.00
Public Safety					
Public Safety	***Utilities temporary***				
Public Safety	Phone usage mobile Cell		12.00 MOS	174.90	2,098.80
Public Safety	Internet access		12.00 MOS	159.00	1,908.00
Public Safety	Electric service connection		By electrician	0.00	0.00
Public Safety	Electric service phase 1 trailer		12.00 MOS	132.50	1,590.00
Public Safety	Electric temp lighting and power		12.00 MOS	164.30	1,971.60
Public Safety	Water sewer usage		12.00 MOS	132.50	1,590.00
Public Safety					
Public Safety	***Services by GC [or designated sub]***				
Public Safety	Inspections All Services		1.00 LS	5,830.00	5,830.00
Public Safety	Temporary Protection		1.00 LS	4,028.00	4,028.00
Public Safety	Layout		1.00 LS	5,565.00	5,565.00
Public Safety	CPM as-planned schedule		1.00 LS	3,068.70	3,068.70
Public Safety	CPM schedule updates		11.00 MOS	450.50	4,955.50
Public Safety	Surveyor stake out all services inc Existing Utility Survey		1.00 LS	2,968.00	2,968.00
Public Safety	Surveyor as-built design dwg		1.00 LS	3,710.00	3,710.00
Public Safety					
Public Safety	***Protection temporary***				
Public Safety	Safety misc. allowance		1.00 LS	5,300.00	5,300.00
Public Safety	Fencing rental contract		200.00 LF	12.72	2,544.00
Public Safety					
Public Safety	***Clean-up & Punchlist***				
Public Safety	Clean streets machine		12.00 MOS	1,182.30	14,187.60
Public Safety	Final punchlist		1.00 LS	6,870.00	6,870.00
Public Safety	Final clean-up, cleaning subcontractor		17,889.00 GSF	0.54	9,681.53
Public Safety	Final clean-up laborer		160.00 HRS	35.70	5,712.00
Public Safety	Dumpster 30 CY general daily use		18.00 PULL	773.80	13,928.40
Public Safety					
Public Safety	***Permits***		By Owner		
	GENERAL CONDITIONS Div. TOTAL				**$450,764.43**

		Description					Quantity US		Unit Cost	Extension
							ADDITION			
		A10 - FOUNDATIONS								
Public Safety	Addition	***CIP Foundations***								
Public Safety	Addition									
Public Safety	Addition	**Excavation**								EXCAVATION ONLY
Public Safety	Addition									
Public Safety	Addition	***Con't Exterior Footing Excavation***					Soil	Concrete		
Public Safety	Addition	Footing Excavation		Length	Width	Depth	CY	CY		EXCAVATION ONLY
Public Safety	Addition			330.00	3.00	1.00	110.00	36.67	38.36	4,219.06
Public Safety	Addition									
Public Safety	Addition	***Column Footing Excavation***				Total	Soil	Concrete		
Public Safety	Addition	Count		Length	Width	Depth	CY	CY		EXCAVATION ONLY
Public Safety	Addition		28.00	6.00	6.00	2.00	149.33	74.67	38.36	5,727.70
Public Safety	Addition									
Public Safety	Addition	***Column Piers Calculator***					Concrete			
Public Safety	Addition	Count		Height	Width	Depth	Cubic Yds			
Public Safety	Addition		28.00	2.00	2.00	2.00	8.30			
Public Safety	Addition		28.00							
Public Safety	Addition									
Public Safety	Addition	***Backfill Interior & Exterior Footing***								
Public Safety	Addition	Backfill machine con't wall ftgs					36.30	CY	45.56	1,653.85
Public Safety	Addition	Backfill machine column ftgs					64.21	CY	46.13	2,962.33
Public Safety	Addition	Backfill hand col ftgs					10.37	CY	60.19	624.42
Public Safety	Addition	Earth spoils disposal					259.33	CY	30.73	7,969.73
Public Safety	Addition									
Public Safety	Addition	**Foundation Formwork**								
Public Safety	Addition	Formwork footings Col footings					1,209.60	SF	4.55	5,499.37
Public Safety	Addition	Formwork footings Cont. wall footings					1,372.80	SF	4.55	6,241.35
Public Safety	Addition	Formwork Col Piers					336.00	SF	5.12	1,719.86
Public Safety	Addition	Formwork piers multi-uses					448.00	SF	7.02	3,144.98
Public Safety	Addition									
Public Safety	Addition	**Foundation Reinforcement**								
Public Safety	Addition	Bar #		Unit weight						
Public Safety	Addition			Lbs. per foot			Total LF			
Public Safety	Addition	3		0.376			504.00			
Public Safety	Addition	4		0.668			560.00			
Public Safety	Addition	5		1.043			1980.00			
Public Safety	Addition	6		1.502			560.00			
Public Safety	Addition	7		2.044			0.00			
Public Safety	Addition	8		2.670			4032.00			
Public Safety	Addition	Black stl Reinforcement					7.12	TNS	4,953.20	35,255.10
Public Safety	Addition	Chairs and Accessories					0.14	TNS	4,953.20	705.10
Public Safety	Addition									
Public Safety	Addition	**Foundation Placement**								
Public Safety	Addition	Place con't exterior wall footings					36.67	CY	287.24	10,532.08
Public Safety	Addition	Place column footings					74.67	CY	287.24	21,447.15
Public Safety	Addition	Place Col Piers					8.30	CY	287.24	2,383.02
Public Safety	Addition									
Public Safety	Addition	**Pumping & / or Mechanical Placement**								
Public Safety	Addition	Pumping premium per CY					119.63	CY	29.26	3,500.51
Public Safety	Addition									
Public Safety	Addition	***Misc. Foundation Items***								
Public Safety	Addition	Drainage foundation gravel/filter cloth					330.00	LF	11.73	3,869.66
Public Safety	Addition	Daylight at suitable outfall pipe only					150.00	LF	10.25	1,537.88
Public Safety	Addition	Anchor bolts for lev pl set by conc sub					112.00	EA	5.95	666.12
Public Safety	Addition	Stl plates leveling set by conc sub					28.00	EA	78.22	2,190.06
Public Safety	Addition									
Public Safety	Addition	***Slab-On-Grade***				4" SOG	3,127.00	SF		
Public Safety	Addition				Sallyport	8" SOG	864.00	SF		
Public Safety	Addition	**SOG Prep.**								
Public Safety	Addition	Fine grade to subgrade					3,991.00	SF	0.48	1,931.79
Public Safety	Addition	Perim insul 2" polystyrene					1,320.00	SF	1.96	2,590.33
Public Safety	Addition	Porous fill gravel				note: 4"	71.24	TNS	83.24	5,929.62
Public Safety	Addition	Moist barrier		15 mil			4,190.55	SF	0.92	3,870.70
Public Safety	Addition	Joints control sawn					199.55	LF	1.28	254.59
Public Safety	Addition									
Public Safety	Addition	**Formwork**								
Public Safety	Addition	Formwork diamonds 4"					224.00	SF	3.29	736.79

		Description				Quantity US	Unit Cost	Extension
Public Safety	Addition							
Public Safety	Addition	**Slab-On-Grade Reinforcing**						
Public Safety	Addition	Mesh 6x6-10/10 W2.1/W2.1	6 gauge	SOG		4,789.20 SF	1.98	9,459.59
Public Safety	Addition							
Public Safety	Addition	Bar #	Unit weight					
Public Safety	Addition		Lbs per foot			Total LF		
Public Safety	Addition	3	0.376					
Public Safety	Addition	4	0.668			134.10		
Public Safety	Addition							
Public Safety	Addition	Black stl small quant				0.04 TNS	4,690.32	210.07
Public Safety	Addition	Chairs and Accessories				0.03 TNS	4,690.32	161.44
Public Safety	Addition	Mas rebar black stl						
Public Safety	Addition					1.88 TONS		
Public Safety	Addition	**Placement**	See below for pumping					
Public Safety	Addition	Place SOG			3,500 PSI	59.56 CY	267.52	15,934.42
Public Safety	Addition	Isolation boxes at columns			28.00	2.07 CY	281.83	584.53
Public Safety	Addition							
Public Safety	Addition	**Pumping & / or Mechanical Placement**						
Public Safety	Addition	Pumping premium per CY				61.64 CY	29.26	1,803.57
Public Safety	Addition							
Public Safety	Addition	***SOG Finishing***						
Public Safety	Addition	Trowel slabs fine				3,991.00 SF	1.50	6,005.20
Public Safety	Addition	Protect & cure slabs				3,991.00 SF	0.08	333.27
Public Safety	Addition	Seal slabs				3,991.00 SF	0.43	1,734.23
		A10 - FOUNDATIONS TOTAL						**$173,389.48**
		A20 - BASEMENT CONSTRUCTION						
Public Safety	Addition	***Section not used***						
		A20 - BASEMENT CONSTRUCTION TOTAL						**$0.00**
		B10 - Superstructure						
Public Safety	Addition	***Elevated Slabs and Slab-On-Deck FLOORING***				3,094.00 GSF		
Public Safety	Addition							
Public Safety	Addition	***Slab-On-Deck Reinforcing***						
Public Safety	Addition	Mesh 6x6-10/10 W2.1/W2.1		SOD		3,712.80 SF	1.83	6,799.92
Public Safety	Addition							
Public Safety	Addition	***Placement***	See below for pumping					
Public Safety	Addition	Place SOD		4" total	3,500 PSI	37.82 CY	267.52	10,116.51
Public Safety	Addition							
Public Safety	Addition	***Pumping***	***& / or Mechanical Placement***					
Public Safety	Addition	Pumping premium per CY				37.82 CY	29.26	1,106.53
Public Safety	Addition							
Public Safety	Addition	***Slab-On-Deck Finishing***						
Public Safety	Addition	Trowel slabs fine				3,094.00 SF	1.50	4,655.50
Public Safety	Addition	Protect & cure slabs				3,094.00 SF	0.08	258.37
Public Safety	Addition							
Public Safety	Addition	**Superstructure**						
Public Safety	Addition	***Columns For Floor & Roof Support Systems***						
Public Safety	Addition	Columns				7.44 TNS	6,149.68	45,749.03
Public Safety	Addition							
Public Safety	Addition	***Floor frame***						
Public Safety	Addition	Horizontal floor frame				14.77 TNS	6,149.68	90,854.50
Public Safety	Addition							
Public Safety	Addition	***Roof frame***						
Public Safety	Addition	Roof frame				12.27 TNS	5,978.55	73,370.69
Public Safety	Addition							
Public Safety	Addition	***Metal Decking***						
Public Safety	Addition	1 1/2" metal floor deck				3,094.00 SF	5.83	18,040.15
Public Safety	Addition	1 1/2" metal roof deck				3,991.00 SF	5.83	23,270.27
		B10 - Superstructure TOTAL						**$274,221**

		Description		Quantity US		Unit Cost	Extension
		B20 Exterior Enclosure					
Public Safety	Addition						
Public Safety	Addition	**MASONRY**	**Subcontracted**				
Public Safety	Addition	Brick veneer		6,889.34 SF		34.79	239,695.40
Public Safety							
Public Safety	Addition	***CMU backup***					
Public Safety	Addition	08/08/16 reg		616.00 SF		26.36	16,235.65
Public Safety	Addition						
Public Safety	Addition	**LIGHT GAUGE STRUCTURAL STEEL FRAMING**					
Public Safety	Addition	***Framed Walls***					
Public Safety	Addition	**Table**		Wall area UM			
Public Safety	Addition	Insert LF >		6,524.00			
Public Safety	Addition	Track 6" -18 Ga		978.60 LF		11.12	10,885.40
Public Safety	Addition	Stud 6" -18 Ga		5,480.16 LF		12.75	69,867.89
Public Safety	Addition	Exterior Sheeting Qty.		6,889.34 SF	Refer to Wood and Plastics Div.		
Public Safety	Addition	GWB on inside face of exterior LGSSF		6,889.34 SF	See Gypsum Wall Board On Exterior Walls in Div. 9 "Finishes" for cost		
Public Safety	Addition						
Public Safety	Addition	***Gypsum Exterior Sheathing (DensGlass)***					
Public Safety	Addition	1/2" x 4' x 8'		6,889.34 SF		3.39	23,356.55
Public Safety	Addition						
Public Safety	Addition	***Exterior Wall Insulation***					
Public Safety	Addition	Foam Insulation		6,889.34 SF		4.91	33,857.63
Public Safety	Addition	6" Batt insulation R-19		0.00 SF		2.58	0.00
Public Safety	Addition						
Public Safety	Addition	***Waterproofing***					
Public Safety	Addition	Modified Bitumen sheet moisture barrier		616.00 SF		4.45	2,738.24
Public Safety	Addition						
Public Safety	Addition	***Misc. shop fabrications***					
Public Safety	Addition	Misc. support for equipment		1.00 LS		36,750.62	36,750.62
Public Safety	Addition						
Public Safety	Addition	***Window Blocking***					
Public Safety	Addition	***Pressure treated lumber***					
Public Safety	Addition	2x4 gr 2		432.00 LF		2.89	1,248.81
Public Safety	Addition						
Public Safety	Addition	***Sealants***					
Public Safety	Addition	Sealants Total Exterior Building System		7,024.00 GSF		0.55	3,858.41
Public Safety	Addition						
Public Safety	Addition	***Exterior Doors and Frames***					
Public Safety	Addition	Single type frame, slab, and hardware	SGL	2.00 EA		3,392.52	6,785.04
Public Safety	Addition	Double type frame, slab, and hardware	DBL	0.00 EA		5,280.17	0.00
Public Safety	Addition						
Public Safety	Addition	***Specialty Doors***					
Public Safety	Addition	OH, Door - Sallyport 20' wide		1.00 EA		17,087.20	17,087.20
Public Safety	Addition						
Public Safety	Addition	***Window Units***					
Public Safety	Addition	Window alum clad wood units		1,377.87 SF		79.61	109,685.28
		B20 Exterior Enclosure TOTAL					**$572,052.13**
		B30 - Roofing					
Public Safety	Addition						
Public Safety	Addition	***Shingle roofing system***					
Public Safety	Addition	Shingles - Architectural type	20-30 year roof	4,789.20 SF		13.15	62,976.09
Public Safety	Addition						
Public Safety	Addition						
		B30 - Roofing TOTAL					**$62,976.09**

		Description			Quantity US	Unit Cost	Extension
		C10 - Interior Construction					
Public Safety	Addition						
Public Safety	Addition	***Partition block***					
Public Safety	Addition	08/08/16 rated			1,918.00 SF	26.52	50,861.40
Public Safety	Addition						
Public Safety	Addition	***Grout fill at Partition***					
Public Safety	Addition	Walls (8")			5.75 CY	230.32	1,325.26
Public Safety	Addition						
Public Safety	Addition	***Interior Carpentry***					
Public Safety	Addition	Blocking	toilet accessories	#fixtures	0.00 FIXT	87.59	0.00
Public Safety	Addition	Blocking	Total Building System		7,024.00 GSF	0.09	641.40
Public Safety	Addition						
Public Safety	Addition	***Sealants***					
Public Safety	Addition	Sealants Total Interior Building System			7,024.00 GSF	0.25	1,743.85
Public Safety	Addition						
Public Safety	Addition	**DOORS AND WINDOWS**					
Public Safety	Addition	***Interior Doors and Frames***					
Public Safety	Addition	Single type frame, slab, and hardware		SGL	11.00 EA	2,762.75	30,390.30
Public Safety	Addition	Double type frame, slab, and hardware		DBL	1.00 EA	4,382.53	4,382.53
Public Safety	Addition						
Public Safety	Addition	***Special HM***					
Public Safety	Addition	Interior cashier windows - ballistic rated			0.00 SF	791.13	0.00
Public Safety	Addition	Interior HM windows			18.00 SF	64.66	1,163.91
Public Safety	Addition						
Public Safety	Addition	***Detention Doors And Frames***					
Public Safety	Addition	3/0 x 7/0 x 2" Detention Door And Frames			5.00 EA	5,487.62	27,438.10
Public Safety	Addition						
Public Safety	Addition	***Gypsum Wall Board On Wall Systems***					
Public Safety	Addition	GWB partitions			5,182.00 SF	11.17	57,886.95
Public Safety	Addition						
Public Safety	Addition	***Metal Framed Shaft Walls Complete***					
Public Safety	Addition	Total for metal framed shaft wall as described above			280.00 SF	15.61	4,370.57
Public Safety	Addition						
Public Safety	Addition	**SPECIALTIES**	***Subcontracted***				
Public Safety	Addition						
Public Safety	Addition	***Toilet acces***					
Public Safety	Addition	Holder 36" mop/broom			1.00 EA	141.53	141.53
Public Safety	Addition						
Public Safety	Addition	***Mirrors***					
Public Safety	Addition	Mirrors			40.00 EA	158.62	6,344.69
Public Safety	Addition						
Public Safety	Addition	Visual display MB & TB			7,024.00 GSF	0.89	6,270.87
Public Safety	Addition						
Public Safety	Addition	***Signage graphics***					
Public Safety	Addition	Interior Door/Hall mntd Signage	custom w/ braille		13.00 EA	65.01	845.18
Public Safety	Addition	Exterior signage & graphics allowance			1.00 LS	10,200.00	10,200.00
Public Safety	Addition						
Public Safety	Addition	***Partitions***	***toilet***				
Public Safety	Addition	Partitions floor mntd st stl standard			7.00 EA	2,167.47	15,172.31
Public Safety	Addition	Partitions floor mntd st stl ADA			10.00 EA	2,574.94	25,749.36
Public Safety	Addition	Partitions head rail bracing			17.00 EA	55.36	941.04
Public Safety	Addition						
Public Safety	Addition	***Folding Partitions***					
Public Safety	Addition	Folding partitions- manual			0.00 SF	67.46	0.00
Public Safety	Addition						
Public Safety	Addition	***Fire Extinguishers Cabinets***					
Public Safety	Addition	Cabinet fire ext. stainless stl 10# 9"deep			2.00 EA	246.70	493.40
Public Safety	Addition	Extinguisher 10# ABC for cabinet			2.00 EA	65.07	130.15
Public Safety	Addition						
Public Safety	Addition	***Defibrillator***					
Public Safety	Addition	AED and Cabinet					
		C10 - Interior Construction TOTAL					**$246,493**

Revision 2
Report: Progress Cost report
Project: Fluvanna Government Buildings

DOWNEY & SCOTT
Construction Management Services

D&S Job no.: 2025231
Status: Concept

		Description	Quantity US	Unit Cost	Extension
		C20 - Stairs			
Public Safety	Addition	***Stair Construction***			
Public Safety	Addition	***Stairs***			
Public Safety	Addition	Egress Stairs with railings	1.00 FLT	36,655.99	36,655.99
		C20 - Stairs TOTAL			**$36,655.99**
		C -30 INTERIOR FINISHES	***GC Self Performed***		
Public Safety	Addition	***Ceiling Systems***			
Public Safety	Addition	GWB ceilings/bulkheads	7,024.00 GSF	0.42	2,950.08
Public Safety	Addition	Acoustic ceiling, avg	7,024.00 GSF	3.45	24,232.80
Public Safety	Addition				
Public Safety	Addition	Acoustic panels - Allowance	0.00 SF	11.25	0.00
Public Safety	Addition				
Public Safety	Addition	***Flooring***			
Public Safety	Addition	Resilient Flooring	6,752.00 SF	3.87	26,146.95
Public Safety	Addition	Resilient Flooring - static dissipative	0.00 SF	10.72	0.00
Public Safety	Addition	Wall base 4" base	1,545.28 LF	3.69	5,702.57
Public Safety	Addition	Epoxy (resinous)Terrazzo	0.00 SF	3.87	0.00
Public Safety	Addition	Carpet	0.00 SY	35.00	0.00
Public Safety	Addition				
Public Safety	Addition	CT floor, base, walls in restrooms	272.00 SF	12.50	3,400.00
Public Safety	Addition	CT wainscot- restrooms	536.00 SF	12.85	6,887.60
Public Safety	Addition				
Public Safety	Addition	***Painting***			
Public Safety	Addition	Interior assembled unit cost building	7,024.00 GSF	1.82	12,783.68
Public Safety	Addition	Dr & frm incl caulking	2.00 EA	134.16	268.31
Public Safety	Addition	Concrete Stain & Sealer	2,201.00 SF	2.20	4,852.59
Public Safety	Addition	Coatings high performance	7,024.00 GSF	0.11	772.64
		C -30 INTERIOR FINISHES TOTAL			**$87,997.22**
		D10 - CONVEYING			
Public Safety	Addition	***Section not used***			
		CONVEYANCE WORK Div. TOTAL			**$0.00**
		D - 20 PLUMBING			
Public Safety	Addition	***Plumbing Equipment***			
Public Safety	Addition	Plumbing Equipment/Fixtures	7,024.00 GSF	4.86	34,153.14
Public Safety	Addition				
Public Safety	Addition	***Domestic Water Supply***			
Public Safety	Addition	Domestic Water Supply	7,024.00 GSF	3.83	26,889.09
Public Safety	Addition				
Public Safety	Addition	***DWV***			
Public Safety	Addition	Plumbing Drain Waste And Vents System	7,024.00 GSF	3.53	24,800.27
Public Safety	Addition				
Public Safety	Addition	***Storm Drain Piping***			
Public Safety	Addition	Storm Drain Piping System	7,024.00 GSF	2.15	15,122.53
Public Safety	Addition				
Public Safety	Addition	**PLUMBING INSULATION DIV.**			
Public Safety	Addition	***Insulation***			
Public Safety	Addition	Plumbing Insulation System	7,024.00 GSF	2.54	17,825.87
Public Safety	Addition				
Public Safety	Addition	***Plumbing Division Direct Cost***			
Public Safety	Addition	Cutting/Patching/Fire Stopping	1.00 LS	12,036.60	12,036.60
Public Safety	Addition	Testing & Marking / System Cleaning and Chlorination	1.00 LS	17,978.76	17,978.76
Public Safety	Addition	Coordinated Drawings/Submittals etc.	7,024.00 GSF	0.45	3,130.14
Public Safety	Addition	General Conditions / Commissioning / warranties etc.	1.00 LS	14,132.36	14,132.36
Public Safety	Addition				
		D - 20 PLUMBING TOTAL			**$166,068.76**

		Description		Quantity US	Unit Cost	Extension
		D - 30 HVAC				
Public Safety	Addition	***HVAC Equipment***				
Public Safety	Addition	HVAC Equipment	AHU/VAV/DSS	7,024.00 GSF	24.66	173,224.48
Public Safety	Addition					
Public Safety	Addition	***Mechanical Piping***				
Public Safety	Addition	Mechanical Piping		7,024.00 GSF	2.99	20,984.79
Public Safety	Addition					
Public Safety	Addition	**SHEET METAL CONTRACTOR DIV.**				
Public Safety	Addition	HVAC Ductwork and Acc.		7,024.00 GSF	11.09	77,924.47
Public Safety	Addition					
Public Safety	Addition	***Air Inlets/Outlets***				
Public Safety	Addition	HVAC R&G		7,024.00 GSF	1.26	8,867.94
Public Safety	Addition					
Public Safety	Addition	***Ductwork Accessories***				
Public Safety	Addition	HVAC Ductwork Accessories		7,024.00 GSF	0.83	5,796.59
Public Safety	Addition					
Public Safety	Addition	**MECHANICAL / INSULATION DIV.**				
Public Safety	Addition	***Insulation***				
Public Safety	Addition	HVAC Insulation system		7,024.00 GSF	2.69	18,860.97
Public Safety	Addition					
Public Safety	Addition	***Controls and Instrumentation***				
Public Safety	Addition	Control System, complete		7,024.00 GSF	9.17	64,442.39
Public Safety	Addition					
Public Safety	Addition	***Systems Testing and Balancing***				
Public Safety	Addition	HVAC Test & Balance system		7,024.00 GSF	0.68	4,744.04
Public Safety	Addition					
Public Safety	Addition	***Mechanical Division Direct Cost***				
Public Safety	Addition	Cutting/Patching/Fire Stopping		1.00 LS	3,859.11	3,859.11
Public Safety	Addition	Testing & Marking		1.00 LS	5,929.47	5,929.47
Public Safety	Addition	Duct Cleaning		7,024.00 GSF	0.99	6,962.45
Public Safety	Addition	Coordinated / BIM Drawings		7,024.00 GSF	0.55	3,833.73
Public Safety	Addition	General Conditions / Commissioning / warranties etc.		1.00 LS	36,780.96	36,780.96
		D - 30 HVAC TOTAL				**$432,211.40**

		Description			Quantity US		Unit Cost	Extension
		D40 - Fire Protection						
Public Safety	Addition	*Data: Sprinklered area:*			7,024.00	GSF		
Public Safety	Addition	# heads [sprinklered area / SF per hd			63			
Public Safety	Addition							
Public Safety	Addition	***Wet Pipe Sprinkler System Aboveground***						
Public Safety	Addition	Pipe blk stl.sch 10, 6"			42	LF	41.50	1,742.96
Public Safety	Addition	Fittings grooved-joint, 6"			3	EA	170.22	510.65
Public Safety	Addition	Couplings grooved-joint, 6"			9	EA	137.59	1,238.30
Public Safety	Addition	Pipe blk stl.sch 10, 4"			186	LF	26.29	4,890.82
Public Safety	Addition	Fittings grooved-joint, 4"			13	EA	117.46	1,526.92
Public Safety	Addition	Couplings grooved-joint, 4"			35	EA	90.16	3,182.54
Public Safety	Addition	Thread-o-let 4"x 2"			11	EA	55.01	605.07
Public Safety	Addition	Thread-o-let 4"x 1"			13	EA	48.69	632.93
Public Safety	Addition	Pipe blk stl sch 40, threaded 1"			504	LF	10.91	5,497.34
Public Safety	Addition	Pipe blk stl sch 40, threaded 1-1/4" thru 2"			355	LF	15.54	5,518.43
Public Safety	Addition	Fittings threaded black CI, 1"			126	EA	22.28	2,807.84
Public Safety	Addition	Fittings threaded black CI 1-1/4" thru 2"			74	EA	54.19	4,010.37
Public Safety	Addition							
Public Safety	Addition	***Piping Specialties and Valves***						
Public Safety	Addition	Zone Valves			2	EA	835.74	1,671.49
Public Safety	Addition	Elevator zone control			1	EA	684.22	684.22
Public Safety	Addition	Sprinkler Heads			63	EA	46.24	2,913.23
Public Safety	Addition	Backflow Preventer -6"			1	EA	9,158.72	9,158.72
Public Safety	Addition	Fire Department Connection			1	EA	1,208.36	1,208.36
Public Safety	Addition	Check Valve Alarm			1	EA	774.59	774.59
Public Safety	Addition	Check w/auto ball drip -4"			1	EA	369.86	369.86
Public Safety	Addition	Test Valve for BFP			1	EA	805.00	805.00
Public Safety	Addition	Inspectors test station			1	EA	705.97	705.97
Public Safety	Addition	Tamper switch			4	EA	156.71	626.85
Public Safety	Addition	Flow switch			4	EA	186.50	746.01
Public Safety	Addition	Pipe riser valve assembly OS&Y valve & Siamese /Fire Hose Cabinet			1	EA	1,444.72	1,444.72
Public Safety	Addition							
Public Safety	Addition	***Fire Protection Division Direct Cost***						
Public Safety	Addition	Cutting/Patching/Fire Stopping			1	LS	1,681.67	1,681.67
Public Safety	Addition	Testing & Marking / System Cleaning			1	LS	1,842.70	1,842.70
Public Safety	Addition	Coordinated Drawings/Submittals etc.			7,024	GSF	0.74	5,164.87
Public Safety	Addition	General Conditions / Commissioning / Mock-up			1	LS	5,763.43	5,763.43
		D40 - Fire Protection TOTAL						**$67,725.86**
		D 50 - ELECTRICAL						
Public Safety	Addition	***Site Electric***	***Utilities***		See Site Work Elect Utilities Section			
Public Safety	Addition							
Public Safety	Addition	**Exterior Lighting**			See Site Work Elect Utilities Section			
Public Safety	Addition							
Public Safety	Addition	***Switchboards***						
Public Safety	Addition	CT section	1,200.00	AMP	1.00	EA	30,306.51	30,306.51
Public Safety	Addition	Main switch	1,200.00	AMP	1.00	EA	15,862.54	15,862.54
Public Safety	Addition	Distribution section	1,200.00	AMP	1.00	EA	15,327.42	15,327.42
Public Safety	Addition	Breakers for distribution section			12.00	EA	2,287.40	27,448.79
Public Safety	Addition	Overcurrent protection study			1.00	LS	12,702.96	12,702.96
Public Safety	Addition							
Public Safety	Addition	***Panelboards***						
Public Safety	Addition	Panelboards			7,024.00	GSF	1.05	7,394.50
Public Safety	Addition							
Public Safety	Addition	***Bus Duct & Transformers***						
Public Safety	Addition	Bus Duct & Transformers			7,024.00	GSF	0.75	5,269.88
Public Safety	Addition							
Public Safety	Addition	***Packaged Engine Gen. System***						
Public Safety	Addition	Generator, 350 kw diesel with belly tank, sound attenuator & muffler			1.00	EA	129,262.55	129,262.55
Public Safety	Addition	Automatic transfer switch	400.00	AMP	2.00	EA	11,869.52	23,739.05
Public Safety	Addition	Automatic transfer switch	100.00	AMP	1.00	EA	2,975.97	2,975.97
Public Safety	Addition							
Public Safety	Addition							
Public Safety	Addition	***Power***	***wiring***	***devices***				
Public Safety	Addition	Power & Wiring Devices			7,024.00	GSF	1.43	10,021.76
Public Safety	Addition							
Public Safety	Addition	***Cabinets & Enclosures (safety switches)***						
Public Safety	Addition	Cabinets & Enclosures (safety switches)			7,024.00	GSF	0.35	2,437.07

		Description		Quantity US	Unit Cost	Extension
Public Safety	Addition					
Public Safety	Addition	***Power Feeders and Entrance Secondary/Gen.***				
Public Safety	Addition	Power Feeders		7,024.00 GSF	6.74	47,357.38
Public Safety	Addition					
Public Safety	Addition	***Power Home Runs***				
Public Safety	Addition	Power Home Runs /Feeders		7,024.00 GSF	4.24	29,767.59
Public Safety	Addition					
Public Safety	Addition	***Power Branch***				
Public Safety	Addition	Power Branch		7,024.00 GSF	1.67	11,762.40
Public Safety	Addition					
Public Safety	Addition	***Building Grounding/Lightning Protection Systems***				
Public Safety	Addition	Bldg. Ground/Lightning Protection		7,024.00 GSF	0.74	5,167.43
Public Safety	Addition					
Public Safety	Addition	***Lighting Fixtures***				
Public Safety	Addition	Interior Luminaries		7,024.00 GSF	13.71	96,276.51
Public Safety	Addition					
Public Safety	Addition	***Lighting Wiring Devices***				
Public Safety	Addition	Lighting & Wiring Devices		7,024.00 GSF	3.89	27,332.07
Public Safety	Addition					
Public Safety	Addition	***Lighting Home Runs***				
Public Safety	Addition	Lighting Home Runs		7,024.00 GSF	3.74	26,293.37
Public Safety	Addition					
Public Safety	Addition	***Lighting Branch***				
Public Safety	Addition	Lighting Branch		7,024.00 GSF	3.09	21,669.22
Public Safety	Addition					
Public Safety	Addition	***Lighting Home Run and Branch Boxes***				
Public Safety	Addition	Lighting Home Run/Branch boxes		7,024.00 GSF	0.17	1,170.60
Public Safety	Addition					
Public Safety	Addition	***Electrical Contractor Direct Cost***				
Public Safety	Addition	Cutting/Patching/Fire Stopping		1.00 LS	6,337.98	6,337.98
Public Safety	Addition	Testing & Marking		1.00 LS	5,500.17	5,500.17
Public Safety	Addition	Temp Construction Lighting and Power		7,024.00 GSF	1.58	11,099.15
Public Safety	Addition	Coordinated / BIM Drawings		7,024.00 GSF	1.05	7,401.96
Public Safety	Addition	General Conditions / Commissioning		1.00 LS	70,534.29	70,534.29
Public Safety	Addition					
Public Safety	Addition	***Communications Systems Work***				
Public Safety	Addition	***Wiring Accessories***				
Public Safety	Addition	Wire and Cable Management		7,024.00 GSF	0.62	4,334.97
Public Safety	Addition					
Public Safety	Addition	***Voice & Data Systems***				
Public Safety	Addition	Voice & Data Systems		7,024.00 GSF	3.99	28,020.11
Public Safety	Addition					
Public Safety	Addition	***A.V. System***				
Public Safety	Addition	A.V. System		7,024.00 GSF	3.35	23,530.58
Public Safety	Addition					
Public Safety	Addition	***Security***				
Public Safety	Addition	Security Systems		7,024.00 GSF	4.21	29,592.29
Public Safety	Addition					
Public Safety	Addition	***DAS Antenna System***				
Public Safety	Addition	DAS Antenna System		7,024.00 GSF	1.65	11,623.53
Public Safety	Addition					
Public Safety	Addition	***Fire alarm system***				
Public Safety	Addition	Fire alarm system		7,024.00 GSF	3.44	24,187.71
		D 50 - ELECTRICAL TOTAL				**$771,708.31**
		E10 -EQUIPMENT				
Public Safety	Addition					
Public Safety	Addition	***Appliances***				
Public Safety	Addition	Misc. Residential Appliances - Allowance		1.00 LS	20,891.92	20,891.92
Public Safety	Addition					
Public Safety	Addition	***AV Equipment and Special Accessories***				
Public Safety	Addition	AV Equipment and Accessories Allowance		7,024.00 GSF	3.50	24,584.00
Public Safety	Addition					
Public Safety	Addition	***Miscellaneous Equipment***				
Public Safety	Addition	Evidence lockers	Allowance	3.00 EA	11,153.76	33,461.28
Public Safety	Addition	Lockers	Allowance	1.00 LS	11,683.83	11,683.83
Public Safety	Addition	Holding cell detention equipment	Allowance	1.00 LS	30,097.38	30,097.38
		E10 -EQUIPMENT TOTAL				**$120,718.40**

		Description			Quantity US	Unit Cost	Extension
		E20 - FURNISHINGS					
Public Safety	Addition						
Public Safety	Addition	***Blinds***					
Public Safety	Addition	Horizontal	window SF	Allowance	1,377.87 SF	8.09	11,149.97
Public Safety	Addition						
Public Safety	Addition	***Floor mats***					
Public Safety	Addition	Floor mats - Allowance			0.00 SF	67.57	0.00
Public Safety	Addition						
Public Safety	Addition	***Casework***	***method***	***by the LF***	***factory fabricated- field installed***		
Public Safety	Addition	Counter tops	Solid Surface w/ 4" backsplash		11.00 LF	155.36	1,708.91
Public Safety	Addition	Counter tops	Self-supported		31.67 LF	172.88	5,475.11
Public Safety	Addition	Counter tops	vanity		0.00 LF	52.87	0.00
Public Safety	Addition	Base cabinet- PLAM			11.00 LF	515.54	5,670.99
Public Safety	Addition	Wall cabinet- PLAM			11.00 LF	378.82	4,167.05
Public Safety	Addition						
		E20 - FURNISHINGS TOTAL					**$28,172.04**
		F10 - SPECIAL CONSTRUCTION	**Section Not Used**				
Public Safety	Addition						
Public Safety	Addition						
Public Safety	Addition						
Public Safety	Addition						
		F10 - SPECIAL CONSTRUCTION TOTAL					**$0.00**
		F20 - EXISTING CONDITIONS / DEMO					
Public Safety	Addition						
Public Safety	Addition						
		F20 - EXISTING CONDITIONS / DEMO TOTAL					**$0.00**

		Description			Quantity US		Unit Cost	Extension
		RENOVATION						
		A10 - FOUNDATIONS						
Public Safety	Reno							
Public Safety	Reno	***Misc.***						
Public Safety	Reno	General floor patching of renovations		Allowance	9,125.00 GSF		1.02	9,299.12
Public Safety	Reno							
Public Safety	Reno							
		A10 - FOUNDATIONS TOTAL						**$9,299.12**
		A20 - BASEMENT CONSTRUCTION						
Public Safety	Reno							
Public Safety	Reno	***Section not used***						
Public Safety	Reno							
		A20 - BASEMENT CONSTRUCTION TOTAL						**$0.00**
		B10 - Superstructure						
Public Safety								
Public Safety	Reno	***Section not used***						
Public Safety	Reno							
Public Safety								
		B10 - Superstructure TOTAL						**$0**
		B20 Exterior Enclosure						
Public Safety	Reno							
Public Safety	Reno	**MASONRY**	**Subcontracted**					
Public Safety	Reno	***Regular brick***						
Public Safety	Reno	Brick repair and point up	Allowance	30%	2,060.52 SF		28.83	59,409.90
Public Safety	Reno	Brick veneer infill			178.00 SF		36.74	6,540.23
Public Safety	Reno							
Public Safety	Reno							
Public Safety	Reno	**LIGHT GAUGE STRUCTURAL STEEL FRAMING**						
Public Safety	Reno	***Framed Walls***						
Public Safety	Reno	**Table**			Wall area UM			
Public Safety	Reno	Insert LF >			178.10			
Public Safety	Reno	Track 6" -18 Ga			54.60 LF		11.12	607.34
Public Safety	Reno	Stud 6" -18 Ga			149.60 LF		12.75	1,907.34
Public Safety	Reno	Exterior Sheeting Qty.			188.07 SF	Refer to Wood and Plastics Div.		
Public Safety	Reno	GWB on inside face of exterior LGSSF			188.07 SF	See Gypsum Wall Board On Exterior Walls in Div. 9 "Finishes" for cost		
Public Safety	Reno							
Public Safety	Reno	***Gypsum Exterior Sheathing (DensGlass)***						
Public Safety	Reno	1/2" x 4' x 8'			188.07 SF		3.39	637.62
Public Safety	Reno							
Public Safety	Reno	***Exterior Wall Insulation***						
Public Safety	Reno	Foam Insulation			188.07 SF		4.91	924.29
Public Safety	Reno	6" Batt insulation R-19			0.00 SF		2.58	0.00
Public Safety	Reno							
Public Safety	Reno	***Misc. shop fabrications***						
Public Safety	Reno	Misc. support for equipment			1.00 LS		44,295.28	44,295.28
Public Safety	Reno							
Public Safety	Reno	***Window Blocking***						
Public Safety	Reno	***Pressure treated lumber***						
Public Safety	Reno	2x4 gr 2			360.00 LF		2.89	1,040.68
Public Safety	Reno							
Public Safety	Reno	***Sealants***						
Public Safety	Reno	Sealants Total Exterior Building System			7,024.00 GSF		0.55	3,858.41
Public Safety	Reno							
Public Safety	Reno	***Exterior Doors and Frames***						
Public Safety	Reno	Single type frame, slab, and hardware		SGL	0.00 EA		3,392.52	0.00
Public Safety	Reno	Double type frame, slab, and hardware		DBL	0.00 EA		5,280.17	0.00
Public Safety	Reno							
Public Safety	Reno	***Window Units***						
Public Safety	Reno	Window alum clad wood units			15.00 SF		79.61	1,194.08
		B20 Exterior Enclosure TOTAL						**$120,415.16**

		Description			Quantity US	Unit Cost	Extension
		B30 - Roofing					
Public Safety	Reno						
Public Safety	Reno	***Shingle roofing system***			Existing to remain		
Public Safety	Reno						
Public Safety	Reno						
		B30 - Roofing TOTAL					**$0.00**
		C10 - Interior Construction					
Public Safety	Reno						
Public Safety	Reno	***Interior Carpentry***					
Public Safety	Reno	Blocking	Total Building System		9,125.00 GSF	0.09	833.25
Public Safety	Reno						
Public Safety	Reno	***Sealants***					
Public Safety	Reno	Sealants Total Interior Building System			9,125.00 GSF	0.25	2,265.47
Public Safety	Reno						
Public Safety	Reno	**DOORS AND WINDOWS**					
Public Safety	Reno	***Interior Doors and Frames***					
Public Safety	Reno	Single type frame, slab, and hardware		SGL	11.00 EA	2,762.75	30,390.30
Public Safety	Reno	Double type frame, slab, and hardware		DBL	1.00 EA	4,382.53	4,382.53
Public Safety	Reno						
Public Safety	Reno	***Special HM***					
Public Safety	Reno	Interior HM windows			18.00 SF	64.66	1,163.91
Public Safety	Reno						
Public Safety	Reno	***Gypsum Wall Board On Wall Systems***					
Public Safety	Reno	GWB partitions			9,212.00 SF	11.17	102,905.16
Public Safety	Reno	GWB on Studs/Furring- Inside Face EXTERIOR WALL			188.07 SF	3.81	715.63
Public Safety	Reno						
Public Safety	Reno	**SPECIALTIES**	***Subcontracted***				
Public Safety	Reno						
Public Safety	Reno	***Toilet acces***					
Public Safety	Reno	Grab bars 18"			6.00 EA	70.26	421.57
Public Safety	Reno	Grab bars 36"			6.00 EA	92.61	555.63
Public Safety	Reno	Grab bars 42"			6.00 EA	103.78	622.67
Public Safety	Reno	TP dispen			0.00 EA	42.64	0.00
Public Safety	Reno	Holder 36" mop/broom			1.00 EA	141.53	141.53
Public Safety	Reno						
Public Safety	Reno	***Mirrors***					
Public Safety	Reno	Mirrors			6.00 EA	158.62	951.70
Public Safety	Reno						
Public Safety	Reno	Visual display MB & TB			9,125.00 GSF	0.89	8,146.60
Public Safety	Reno						
Public Safety	Reno	***Signage graphics***					
Public Safety	Reno	Interior Door/Hall mntd Signage		custom w/ braille	13.00 EA	65.01	845.18
Public Safety	Reno	Exterior signage & graphics allowance			1.00 LS	10,200.00	10,200.00
Public Safety	Reno						
Public Safety	Reno	***Fire Extinguishers Cabinets***					
Public Safety	Reno	Cabinet fire ext. stainless stl 10# 9"deep			4.00 EA	246.70	986.81
Public Safety	Reno	Extinguisher 10# ABC for cabinet			4.00 EA	65.07	260.30
Public Safety	Reno						
Public Safety	Reno	***Defibrillator***					
Public Safety	Reno	AED and Cabinet					
		C10 - Interior Construction TOTAL					**$165,788**
		C20 - Stairs					
Public Safety	Reno						
		C20 - Stairs TOTAL					**$0.00**

		Description	Quantity US	Unit Cost	Extension
		C -30 INTERIOR FINISHES	***GC Self Performed***		
Public Safety	Reno	***Ceiling Systems***			
Public Safety	Reno	GWB ceilings/bulkheads	9,125.00 GSF	0.42	3,832.50
Public Safety	Reno	Acoustic ceiling, avg	9,125.00 GSF	3.45	31,481.25
Public Safety	Reno				
Public Safety	Reno				
Public Safety	Reno	***Flooring***			
Public Safety	Reno	Resilient Flooring	8,853.00 SF	3.87	34,283.02
Public Safety	Reno	Resilient Flooring - static dissipative	0.00 SF	10.72	0.00
Public Safety	Reno	Wall base 4" base	1,545.28 LF	3.69	5,702.57
Public Safety	Reno	Epoxy (resinous)Terrazzo	0.00 SF	3.87	0.00
Public Safety	Reno	Carpet	0.00 SY	35.00	0.00
Public Safety	Reno				
Public Safety	Reno	CT floor, base, walls in restrooms	272.00 SF	12.50	3,400.00
Public Safety	Reno	CT wainscot- restrooms	536.00 SF	12.85	6,887.60
Public Safety	Reno				
Public Safety	Reno	***Painting***			
Public Safety	Reno	Interior assembled unit cost building	9,125.00 GSF	1.82	16,607.50
Public Safety	Reno	Dr & frm incl caulking	0.00 EA	134.16	0.00
Public Safety	Reno	Concrete Stain & Sealer	2,201.00 SF	2.20	4,852.59
Public Safety	Reno	Coatings high performance	9,125.00 GSF	0.11	1,003.75
		C -30 INTERIOR FINISHES TOTAL			**$108,050.78**
		D10 - CONVEYING			
Public Safety	Reno	***Section not used***			
		CONVEYANCE WORK Div. TOTAL			**$0.00**
		D - 20 PLUMBING			
Public Safety	Reno				
Public Safety	Reno	***Demolition***			
Public Safety	Reno	Demolition Crew	9,125 GSF	1.40	12,784.09
Public Safety	Reno				
Public Safety	Reno	***Plumbing Equipment***			
Public Safety	Reno	Plumbing Equipment/Fixtures	9,125 GSF	4.86	44,368.93
Public Safety	Reno				
Public Safety	Reno	***Domestic Water Supply***			
Public Safety	Reno	Domestic Water Supply	9,125.00 GSF	3.83	34,932.08
Public Safety	Reno				
Public Safety	Reno	***DWV***			
Public Safety	Reno	Plumbing Drain Waste And Vents System	9,125.00 GSF	3.53	32,218.46
Public Safety	Reno				
Public Safety	Reno	***Storm Drain Piping***			
Public Safety	Reno	Storm Drain Piping System	9,125.00 GSF	2.15	19,645.94
Public Safety	Reno				
Public Safety	Reno	**PLUMBING INSULATION DIV.**			
Public Safety	Reno	***Insulation***			
Public Safety	Reno	Plumbing Insulation System	9,125.00 GSF	2.54	23,157.89
Public Safety	Reno				
Public Safety	Reno	***Plumbing Division Direct Cost***			
Public Safety	Reno	Cutting/Patching/Fire Stopping	1.00 LS	3,871.80	3,871.80
Public Safety	Reno	Testing & Marking / System Cleaning and Chlorination	1.00 LS	5,992.92	5,992.92
Public Safety	Reno	Coordinated Drawings/Submittals etc.	9,125.00 GSF	0.45	4,066.42
Public Safety	Reno	General Conditions / Commissioning / warranties etc.	1.00 LS	16,839.30	16,839.30
Public Safety	Reno				
		D - 20 PLUMBING TOTAL			**$197,877.84**

		Description		Quantity US	Unit Cost	Extension
		D - 30 HVAC				
Public Safety	Reno					
Public Safety	Reno	***Demolition***				
Public Safety	Reno	Demolition Crew		9,125 GSF	1.56	14,279.71
Public Safety	Reno					
Public Safety	Reno	***HVAC Equipment***				
Public Safety	Reno	HVAC Equipment	AHU/VAV/DSS	9,125.00 GSF	24.66	225,038.93
Public Safety	Reno					
Public Safety	Reno	***Mechanical Piping***				
Public Safety	Reno	Mechanical Piping		9,125.00 GSF	2.99	27,261.70
Public Safety	Reno					
Public Safety	Reno	**SHEET METAL CONTRACTOR DIV.**				
Public Safety	Reno	HVAC Ductwork and Acc.		9,125.00 GSF	11.09	101,233.02
Public Safety	Reno					
Public Safety	Reno	***Air Inlets/Outlets***				
Public Safety	Reno	HVAC R&G		9,125.00 GSF	1.26	11,520.50
Public Safety	Reno					
Public Safety	Reno	***Ductwork Accessories***				
Public Safety	Reno	HVAC Ductwork Accessories		9,125.00 GSF	0.83	7,530.45
Public Safety	Reno					
Public Safety	Reno	**MECHANICAL / INSULATION DIV.**				
Public Safety	Reno	***Insulation***				
Public Safety	Reno	HVAC Insulation system		9,125.00 GSF	2.69	24,502.61
Public Safety	Reno					
Public Safety	Reno	***Controls and Instrumentation***				
Public Safety	Reno	Control System, complete		9,125.00 GSF	9.17	83,718.23
Public Safety	Reno					
Public Safety	Reno	***Systems Testing and Balancing***				
Public Safety	Reno	HVAC Test & Balance system		9,125.00 GSF	0.68	6,163.07
Public Safety	Reno					
Public Safety	Reno	***Mechanical Division Direct Cost***				
Public Safety	Reno	Cutting/Patching/Fire Stopping		1.00 LS	3,859.11	3,859.11
Public Safety	Reno	Testing & Marking		1.00 LS	5,929.47	5,929.47
Public Safety	Reno	Duct Cleaning		9,125.00 GSF	0.99	9,045.04
Public Safety	Reno	Coordinated / BIM Drawings		9,125.00 GSF	0.55	4,980.47
Public Safety	Reno	General Conditions / Commissioning / warranties etc.		1.00 LS	47,510.44	47,510.44
Public Safety	Reno					
		D - 30 HVAC TOTAL				**$572,572.75**

		Description	Quantity US	Unit Cost	Extension
		D40 - Fire Protection			
Public Safety	Reno	*Data: Sprinklered area:*	9,125 GSF		
Public Safety	Reno	# heads [sprinklered area / SF per hd	82		
Public Safety	Reno				
Public Safety	Reno	***Wet Pipe Sprinkler System Aboveground***			
Public Safety	Reno	Pipe blk stl.sch 10, 6"	21 LF	41.50	871.48
Public Safety	Reno	Fittings grooved-joint, 6"	2 EA	170.22	340.43
Public Safety	Reno	Couplings grooved-joint, 6"	6 EA	137.59	825.53
Public Safety	Reno	Pipe blk stl.sch 10, 4"	196 LF	26.29	5,153.76
Public Safety	Reno	Fittings grooved-joint, 4"	14 EA	117.46	1,644.38
Public Safety	Reno	Couplings grooved-joint, 4"	38 EA	90.16	3,407.94
Public Safety	Reno	Thread-o-let 4"x 2"	14 EA	55.01	770.09
Public Safety	Reno	Thread-o-let 4"x 1"	17 EA	48.69	827.67
Public Safety	Reno	Pipe blk stl sch 40, threaded 1"	656 LF	10.91	7,155.26
Public Safety	Reno	Pipe blk stl sch 40, threaded 1-1/4" thru 2"	462 LF	15.54	7,181.73
Public Safety	Reno	Fittings threaded black CI, 1"	164 EA	22.28	3,654.65
Public Safety	Reno	Fittings threaded black CI 1-1/4" thru 2"	96 EA	54.19	5,202.64
Public Safety	Reno				
Public Safety	Reno	***Piping Specialties and Valves***			
Public Safety	Reno	Zone Valves	1 EA	835.74	835.74
Public Safety	Reno	Sprinkler Heads	82 EA	46.24	3,791.83
Public Safety	Reno	Backflow Preventer -6"	1 EA	9,158.72	9,158.72
Public Safety	Reno	Fire Department Connection	1 EA	1,208.36	1,208.36
Public Safety	Reno	Check Valve Alarm	1 EA	774.59	774.59
Public Safety	Reno	Check w/auto ball drip -4"	1 EA	369.86	369.86
Public Safety	Reno	Test Valve for BFP	1 EA	805.00	805.00
Public Safety	Reno	Inspectors test station	1 EA	705.97	705.97
Public Safety	Reno	Tamper switch	3 EA	156.71	470.14
Public Safety	Reno	Flow switch	4 EA	186.50	746.01
Public Safety	Reno	Pipe riser valve assembly OS&Y valve & Siamese /Fire Hose Cabinet	1 EA	1,444.72	1,444.72
Public Safety	Reno				
Public Safety	Reno	***FM 200 Fire Suppression System***			
Public Safety	Reno	Piping and FM 200 System / Control's	3,600 CF	14.05	50,562.95
Public Safety	Reno				
Public Safety	Reno	***Fire Protection Division Direct Cost***			
Public Safety	Reno	Cutting/Patching/Fire Stopping	1 LS	3,112.67	3,112.67
Public Safety	Reno	Testing & Marking / System Cleaning	1 LS	3,041.28	3,041.28
Public Safety	Reno	Coordinated Drawings/Submittals etc.	9,125 GSF	0.74	6,709.78
Public Safety	Reno	General Conditions / Commissioning / Mock-up	1 LS	11,233.72	11,233.72
Public Safety	Reno				
		D40 - Fire Protection TOTAL			**$132,006.91**
		D 50 - ELECTRICAL			
Public Safety	Reno				
Public Safety	Reno	***Demolition***			
Public Safety	Reno	Demolition Crew	9,125 GSF	1.42	12,966.89
Public Safety	Reno				
Public Safety	Reno	***Site Electric Utilities***	See Site Work Elect Utilities Section		
Public Safety	Reno				
Public Safety	Reno	**Exterior Lighting**	See Site Work Elect Utilities Section		
Public Safety	Reno				
Public Safety	Reno	***Switchboards***	See Addition		
Public Safety	Reno				
Public Safety	Reno	***Panelboards***			
Public Safety	Reno	Panelboards	9,125.00 GSF	1.05	9,606.32
Public Safety	Reno				
Public Safety	Reno	***Bus Duct & Transformers***			
Public Safety	Reno	Bus Duct & Transformers	9,125.00 GSF	0.75	6,846.19
Public Safety	Reno				
Public Safety	Reno	***Packaged Engine Gen. System***	See Addition		
Public Safety	Reno				
Public Safety	Reno	***Power wiring devices***			
Public Safety	Reno	Power & Wiring Devices	9,125.00 GSF	1.43	13,019.44
Public Safety	Reno				
Public Safety	Reno	***Cabinets & Enclosures (safety switches)***			
Public Safety	Reno	Cabinets & Enclosures (safety switches)	9,125.00 GSF	0.35	3,166.04
Public Safety	Reno				

		Description		Quantity US	Unit Cost	Extension
Public Safety	Reno	***Power Feeders and Entrance Secondary/Gen.***				
Public Safety	Reno	Power Feeders		9,125.00 GSF	6.74	61,522.79
Public Safety	Reno					
Public Safety	Reno	***Power Home Runs***				
Public Safety	Reno	Power Home Runs /Feeders		9,125.00 GSF	4.24	38,671.59
Public Safety	Reno					
Public Safety	Reno	***Power Branch***				
Public Safety	Reno	Power Branch		9,125.00 GSF	1.67	15,280.73
Public Safety	Reno					
Public Safety	Reno	***Building Grounding/Lightning Protection Systems***				
Public Safety	Reno	Bldg. Ground/Lightning Protection		9,125.00 GSF	0.74	6,713.10
Public Safety	Reno					
Public Safety	Reno	***Lighting Fixtures***				
Public Safety	Reno	Interior Luminaries		9,125.00 GSF	13.71	125,074.49
Public Safety	Reno					
Public Safety	Reno	***Lighting Wiring Devices***				
Public Safety	Reno	Lighting & Wiring Devices		9,125.00 GSF	3.89	35,507.57
Public Safety	Reno					
Public Safety	Reno	***Lighting Home Runs***				
Public Safety	Reno	Lighting Home Runs		9,125.00 GSF	3.74	34,158.17
Public Safety	Reno					
Public Safety	Reno	***Lighting Branch***				
Public Safety	Reno	Lighting Branch		9,125.00 GSF	3.09	28,150.86
Public Safety	Reno					
Public Safety	Reno	***Lighting Home Run and Branch Boxes***				
Public Safety	Reno	Lighting Home Run/Branch boxes		9,125.00 GSF	0.17	1,520.75
Public Safety	Reno					
Public Safety	Reno	***Electrical Contractor Direct Cost***				
Public Safety	Reno	Cutting/Patching/Fire Stopping		1.00 LS	6,337.98	6,337.98
Public Safety	Reno	Testing & Marking		1.00 LS	5,500.17	5,500.17
Public Safety	Reno	Temp Construction Lighting and Power		9,125.00 GSF	1.58	14,419.10
Public Safety	Reno	Coordinated / BIM Drawings		9,125.00 GSF	1.05	9,616.02
Public Safety	Reno	General Conditions / Commissioning		1.00 LS	52,069.29	52,069.29
Public Safety	Reno					
Public Safety	Reno	***Wiring Accessories***				
Public Safety	Reno	Wire and Cable Management		9,125 GSF	0.62	5,631.64
Public Safety	Reno					
Public Safety	Reno	***Voice & Data Systems***				
Public Safety	Reno	Voice & Data Systems		9,125.00 GSF	3.99	36,401.41
Public Safety	Reno					
Public Safety	Reno	***A.V. System***				
Public Safety	Reno	A.V. System		9,125.00 GSF	3.35	30,568.98
Public Safety	Reno					
Public Safety	Reno	***Security***				
Public Safety	Reno	Security Systems		9,125 GSF	4.21	38,443.86
Public Safety	Reno					
Public Safety	Reno	***DAS Antenna System***				
Public Safety	Reno	DAS Antenna System		9,125.00 GSF	1.65	15,100.32
Public Safety	Reno					
Public Safety	Reno	***Fire alarm system***				
Public Safety	Reno	Fire alarm system		9,125.00 GSF	3.44	31,422.67
Public Safety	Reno					
		D 50 - ELECTRICAL TOTAL				**$637,716.37**
		E10 -EQUIPMENT				
Public Safety	Reno					
Public Safety	Reno	***Appliances***				
Public Safety	Reno	Misc. Residential Appliances - Allowance		1.00 LS	6,689.59	6,689.59
Public Safety	Reno					
Public Safety	Reno	***AV Equipment and Special Accessories***				
Public Safety	Reno	AV Equipment and Accessories Allowance		9,125.00 GSF	3.50	31,937.50
Public Safety	Reno					
Public Safety	Reno	***Miscellaneous Equipment***				
Public Safety	Reno	Lockers	Allowance	1.00 LS	11,683.83	11,683.83
Public Safety	Reno					
		E10 -EQUIPMENT TOTAL				**$50,310.92**

		Description				Quantity US		Unit Cost	Extension
		E20 - FURNISHINGS							
Public Safety	Reno								
Public Safety	Reno	***Blinds***							
Public Safety	Reno	Horizontal	window SF		Allowance	360.00	SF	8.09	2,913.19
Public Safety	Reno								
Public Safety	Reno	***Floor mats***							
Public Safety	Reno	Floor mats - Allowance				58.00	SF	67.57	3,918.99
Public Safety	Reno								
Public Safety	Reno	***Casework***	***method***	***by the LF***	***factory fabricated- field installed***				
Public Safety	Reno	Counter tops	Solid Surface w/ 4" backsplash			19.00	LF	155.36	2,951.76
Public Safety	Reno	Counter tops	Self-supported			0.00	LF	172.88	0.00
Public Safety	Reno	Counter tops	vanity			0.00	LF	52.87	0.00
Public Safety	Reno	Base cabinet- PLAM				19.00	LF	515.54	9,795.35
Public Safety	Reno	Wall cabinet- PLAM				19.00	LF	378.82	7,197.64
Public Safety	Reno								
		E20 - FURNISHINGS TOTAL							**$26,776.93**
		F10 - SPECIAL CONSTRUCTION	**Section Not Used**						
Public Safety	Reno								
Public Safety	Reno								
Public Safety	Reno								
Public Safety	Reno								
		F10 - SPECIAL CONSTRUCTION TOTAL							**$0.00**
		F20 - EXISTING CONDITIONS / DEMO							
Public Safety	Reno	***Interior Demolition***							
Public Safety	Reno	Interior demo of walls and finishes		(gut bldg.- inc haul & dump)		9,125.00	SF	6.27	57,174.70
Public Safety	Reno	Demo window	units		manual	0.00	SF	2.50	0.00
Public Safety	Reno								
Public Safety	Reno	Demo HVAC						SEE HVAC DIV.	
Public Safety	Reno	Demo plumbing						SEE PLUMBING DIV.	
Public Safety	Reno	Demo sprinkler						SEE FIRE PROTECTION DIV.	
Public Safety	Reno	Demo electrical						SEE ELECT DIV.	
Public Safety	Reno								
Public Safety	Reno	Dumpster 30 CY	Demo only			10.00	PULL	773.80	7,737.99
		F20 - EXISTING CONDITIONS / DEMO TOTAL							**$64,912.68**

Auxiliary Storage Building

		A10 - FOUNDATIONS							
Public Safety	Aux. Bldg.	***CIP Foundations***							
Public Safety	Aux. Bldg.								
Public Safety	Aux. Bldg.	**Excavation**						EXCAVATION ONLY	
Public Safety	Aux. Bldg.								
Public Safety	Aux. Bldg.	***Con't Exterior Footing Excavation***				Soil	Concrete		
Public Safety	Aux. Bldg.	Footing Excavation	Length	Width	Depth	CY	CY	EXCAVATION ONLY	
Public Safety	Aux. Bldg.		170.00	3.00	1.00	56.67	18.89	38.36	2,173.46
Public Safety	Aux. Bldg.								
Public Safety	Aux. Bldg.	***Column Footing Excavation***			Total	Soil	Concrete		
Public Safety	Aux. Bldg.	Count	Length	Width	Depth	CY	CY	EXCAVATION ONLY	
Public Safety	Aux. Bldg.	15.00	3.00	3.00	1.00	10.00	5.00	38.36	383.55
Public Safety	Aux. Bldg.								
Public Safety	Aux. Bldg.	***Column Piers Calculator***				Concrete			
Public Safety	Aux. Bldg.	Count	Height	Width	Depth	Cubic Yds			
Public Safety	Aux. Bldg.	15.00	1.50	1.50	1.00	1.25			
Public Safety	Aux. Bldg.	15.00							
Public Safety	Aux. Bldg.								
Public Safety	Aux. Bldg.	***Backfill Interior & Exterior Footing***							
Public Safety	Aux. Bldg.	Backfill machine con't wall ftgs				18.70	CY	45.56	851.98
Public Safety	Aux. Bldg.	Backfill machine column ftgs				4.30	CY	46.13	198.37
Public Safety	Aux. Bldg.	Backfill hand col ftgs				2.67	CY	60.19	160.52
Public Safety	Aux. Bldg.	Earth spoils disposal				66.67	CY	30.73	2,048.77
Public Safety	Aux. Bldg.								
Public Safety	Aux. Bldg.	**Foundation Formwork**							
Public Safety	Aux. Bldg.	Formwork footings Col footings				648.00	SF	4.55	2,946.09
Public Safety	Aux. Bldg.	Formwork footings Cont. wall footings				707.20	SF	4.55	3,215.24
Public Safety	Aux. Bldg.	Formwork Col Piers				97.50	SF	5.12	499.07
Public Safety	Aux. Bldg.	Formwork piers multi-uses				120.00	SF	7.02	842.40
Public Safety	Aux. Bldg.								

		Description			Quantity US		Unit Cost	Extension
Public Safety	Aux. Bldg.	**Foundation Reinforcement**						
Public Safety	Aux. Bldg.	Bar #	Unit weight					
Public Safety	Aux. Bldg.		Lbs. per foot		Total LF			
Public Safety	Aux. Bldg.	3	0.376		270.00			
Public Safety	Aux. Bldg.	4	0.668		225.00			
Public Safety	Aux. Bldg.	5	1.043		1020.00			
Public Safety	Aux. Bldg.	6	1.502		225.00			
Public Safety	Aux. Bldg.	7	2.044		0.00			
Public Safety	Aux. Bldg.	8	2.670		540.00			
Public Safety	Aux. Bldg.	Black stl Reinforcement			1.55	TNS	4,953.20	7,666.14
Public Safety	Aux. Bldg.	Chairs and Accessories			0.03	TNS	4,953.20	153.32
Public Safety	Aux. Bldg.							
Public Safety	Aux. Bldg.	**Foundation Placement**						
Public Safety	Aux. Bldg.	Place con't exterior wall footings			18.89	CY	287.24	5,425.62
Public Safety	Aux. Bldg.	Place column footings			5.00	CY	287.24	1,436.19
Public Safety	Aux. Bldg.	Place Col Piers			1.25	CY	287.24	359.05
Public Safety	Aux. Bldg.							
Public Safety	Aux. Bldg.	**Pumping & / or Mechanical Placement**						
Public Safety	Aux. Bldg.	Pumping premium per CY			25.14	CY	29.26	735.59
Public Safety	Aux. Bldg.							
Public Safety	Aux. Bldg.	***Misc. Foundation Items***						
Public Safety	Aux. Bldg.	Drainage foundation gravel/filter cloth			170.00	LF	11.73	1,993.46
Public Safety	Aux. Bldg.	Daylight at suitable outfall pipe only			20.00	LF	10.25	205.05
Public Safety	Aux. Bldg.	Anchor bolts for lev pl set by conc sub			60.00	EA	5.95	356.85
Public Safety	Aux. Bldg.	Stl plates leveling set by conc sub			15.00	EA	78.22	1,173.25
Public Safety	Aux. Bldg.							
Public Safety	Aux. Bldg.	***Slab-On-Grade***		5" SOG	1,740.00	SF		
Public Safety	Aux. Bldg.							
Public Safety	Aux. Bldg.	**SOG Prep.**						
Public Safety	Aux. Bldg.	Fine grade to subgrade			1,740.00	SF	0.48	842.22
Public Safety	Aux. Bldg.	Perim insul 2" polystyrene			680.00	SF	1.96	1,334.41
Public Safety	Aux. Bldg.	Porous fill gravel		note: 4"	31.06	TNS	83.24	2,585.20
Public Safety	Aux. Bldg.	Moist barrier	15 mil		1,827.00	SF	0.92	1,687.55
Public Safety	Aux. Bldg.	Joints control sawn			87.00	LF	1.28	111.00
Public Safety	Aux. Bldg.							
Public Safety	Aux. Bldg.	**Formwork**						
Public Safety	Aux. Bldg.	Formwork diamonds 4"			120.00	SF	3.29	394.71
Public Safety	Aux. Bldg.							
Public Safety	Aux. Bldg.	**Slab-On-Grade Reinforcing**						
Public Safety	Aux. Bldg.	Mesh 6x6-10/10 W2.1/W2.1	6 gauge SOG		2,088.00	SF	1.98	4,124.20
Public Safety	Aux. Bldg.							
Public Safety	Aux. Bldg.	Bar #	Unit weight					
Public Safety	Aux. Bldg.		Lbs per foot		Total LF			
Public Safety	Aux. Bldg.	3	0.376					
Public Safety	Aux. Bldg.	4	0.668		58.46			
Public Safety	Aux. Bldg.							
Public Safety	Aux. Bldg.	Black stl small quant			0.02	TNS	4,690.32	91.59
Public Safety	Aux. Bldg.	Chairs and Accessories			0.02	TNS	4,690.32	70.39
Public Safety	Aux. Bldg.	Mas rebar black stl						
Public Safety	Aux. Bldg.				0.82	TONS		
Public Safety	Aux. Bldg.	**Placement**	See below for pumping					
Public Safety	Aux. Bldg.	Place SOG		3,500 PSI	27.07	CY	267.52	7,240.94
Public Safety	Aux. Bldg.	Isolation boxes at columns		15.00	1.11	CY	281.83	313.14
Public Safety	Aux. Bldg.							
Public Safety	Aux. Bldg.	**Pumping & / or Mechanical Placement**						
Public Safety	Aux. Bldg.	Pumping premium per CY			28.18	CY	29.26	824.52
Public Safety	Aux. Bldg.							
Public Safety	Aux. Bldg.	***SOG Finishing***						
Public Safety	Aux. Bldg.	Trowel slabs fine			1,740.00	SF	1.50	2,618.15
Public Safety	Aux. Bldg.	Protect & cure slabs			1,740.00	SF	0.08	145.30
Public Safety	Aux. Bldg.	Seal slabs			1,740.00	SF	0.43	756.09
		A10 - FOUNDATIONS TOTAL						**$55,963.40**
		A20 - BASEMENT CONSTRUCTION						
Public Safety	Aux. Bldg.	***Section not used***						
		A20 - BASEMENT CONSTRUCTION TOTAL						**$0.00**

		Description			Quantity US	Unit Cost	Extension
		B10 - Superstructure					
Public Safety	Aux. Bldg.						
Public Safety	Aux. Bldg.	***Roof frame***					
Public Safety	Aux. Bldg.	Roof frame			12.27 TNS	5,978.55	73,370.69
Public Safety	Aux. Bldg.						
Public Safety	Aux. Bldg.	***Metal Decking***					
Public Safety	Aux. Bldg.	1 1/2" metal roof deck			3,991.00 SF	5.83	23,270.27
		B10 - Superstructure TOTAL					**$96,641**
		B20 Exterior Enclosure					
Public Safety	Aux. Bldg.						
Public Safety	Aux. Bldg.	**MASONRY**	**Subcontracted**				
Public Safety	Aux. Bldg.						
Public Safety	Aux. Bldg.	***CMU backup***					
Public Safety	Aux. Bldg.	08/08/16 reg			2,380.00 SF	7.46	17,745.44
Public Safety	Aux. Bldg.						
Public Safety	Aux. Bldg.	***Bond beam at Partitions***					
Public Safety	Aux. Bldg.	08/08/16			113.39 SF	26.12	2,962.09
Public Safety	Aux. Bldg.				*2,493.39*		
Public Safety	Aux. Bldg.						
Public Safety	Aux. Bldg.	***Substructure***					
Public Safety	Aux. Bldg.	***Foundation block***					
Public Safety	Aux. Bldg.	04/08/16 reg			255.00 SF	15.74	4,012.92
Public Safety	Aux. Bldg.	08/08/16 reg			255.00 SF	26.21	6,683.05
Public Safety	Aux. Bldg.						
Public Safety	Aux. Bldg.	***Regular brick***					
Public Safety	Aux. Bldg.	Brick veneer			2,380.00 SF	34.79	82,805.43
Public Safety	Aux. Bldg.						
Public Safety	Aux. Bldg.	***Exterior Wall Insulation***					
Public Safety	Aux. Bldg.	Foam Insulation			2,380.00 SF	4.91	11,696.49
Public Safety	Aux. Bldg.						
Public Safety	Aux. Bldg.	***Misc. shop fabrications***					
Public Safety	Aux. Bldg.	Misc. support for equipment			1.00 LS	3,120.39	3,120.39
Public Safety	Aux. Bldg.						
Public Safety	Aux. Bldg.	***Sealants***					
Public Safety	Aux. Bldg.	Sealants Total Exterior Building System			1,740.00 GSF	0.55	955.81
Public Safety	Aux. Bldg.						
Public Safety	Aux. Bldg.	***Exterior Doors and Frames***					
Public Safety	Aux. Bldg.	Single type frame, slab, and hardware		SGL	1.00 EA	3,392.52	3,392.52
Public Safety	Aux. Bldg.						
Public Safety	Aux. Bldg.	***Specialty Doors***					
Public Safety	Aux. Bldg.	OH, Door - 10' wide			3.00 EA	11,829.60	35,488.80
		B20 Exterior Enclosure TOTAL					**$168,862.94**
		B30 - Roofing					
Public Safety	Aux. Bldg.						
Public Safety	Aux. Bldg.	***Shingle roofing system***					
Public Safety	Aux. Bldg.	Shingles - Architectural type	20-30 year roof		2,088.00 SF	13.15	27,456.37
Public Safety	Aux. Bldg.						
		B30 - Roofing TOTAL					**$27,456.37**

		Description			Quantity US	Unit Cost	Extension
		C10 - Interior Construction					
Public Safety	Aux. Bldg.						
Public Safety	Aux. Bldg.	***Interior Carpentry***					
Public Safety	Aux. Bldg.	Blocking	Total Building System		1,740.00 GSF	0.09	158.89
Public Safety	Aux. Bldg.						
Public Safety	Aux. Bldg.	***Sealants***					
Public Safety	Aux. Bldg.	Sealants Total Interior Building System			1,740.00 GSF	0.25	431.99
Public Safety	Aux. Bldg.						
Public Safety	Aux. Bldg.	**DOORS AND WINDOWS**					
Public Safety	Aux. Bldg.	***Interior Doors and Frames***					
Public Safety	Aux. Bldg.	Single type frame, slab, and hardware		SGL	3.00 EA	2,762.75	8,288.26
Public Safety	Aux. Bldg.						
Public Safety	Aux. Bldg.	***Gypsum Wall Board On Wall Systems***					
Public Safety	Aux. Bldg.	GWB partitions			1,176.00 SF	11.17	13,136.83
Public Safety	Aux. Bldg.						
Public Safety	Aux. Bldg.	**SPECIALTIES**	***Subcontracted***				
Public Safety	Aux. Bldg.	***Signage graphics***					
Public Safety	Aux. Bldg.	Interior Door/Hall mntd Signage		custom w/ braille	3.00 EA	65.01	195.04
Public Safety	Aux. Bldg.	Exterior signage & graphics allowance			1.00 LS	300.00	300.00
Public Safety	Aux. Bldg.						
Public Safety	Aux. Bldg.	***Fire Extinguishers***					
Public Safety	Aux. Bldg.	Extinguisher 10# ABC w/full length strap style bracket			4.00 EA	60.46	241.85
Public Safety	Aux. Bldg.						
		C10 - Interior Construction TOTAL					**$22,753**
		C20 - Stairs		**Section Not Used**			
Public Safety	Aux. Bldg.						
Public Safety	Aux. Bldg.						
		C20 - Stairs TOTAL					**$0.00**
		C -30 INTERIOR FINISHES		***GC Self Performed***			
Public Safety	Aux. Bldg.	***Ceiling Systems***					
Public Safety	Aux. Bldg.	GWB ceilings/bulkheads			308.00 GSF	0.42	129.36
Public Safety	Aux. Bldg.						
Public Safety	Aux. Bldg.	***Painting***					
Public Safety	Aux. Bldg.	Interior assembled unit cost building			1,740.00 GSF	1.82	3,166.80
Public Safety	Aux. Bldg.	Dr & frm incl caulking			4.00 EA	134.16	536.62
Public Safety	Aux. Bldg.	Concrete Stain & Sealer			1,740.00 SF	2.20	3,836.21
Public Safety	Aux. Bldg.	Coatings high performance			1,740.00 GSF	0.11	191.40
		C -30 INTERIOR FINISHES TOTAL					**$7,860**
		D10 - CONVEYING		**Section Not Used**			
Public Safety	Aux. Bldg.						
		CONVEYANCE WORK Div. TOTAL					**$0.00**

		Description	Quantity US	Unit Cost	Extension
		D - 20 PLUMBING			
Public Safety	Aux. Bldg.	***Plumbing Equipment***			
Public Safety	Aux. Bldg.	Plumbing Equipment/Fixtures	1,740.00 GSF	2.36	4,103.09
Public Safety	Aux. Bldg.				
Public Safety	Aux. Bldg.	***Domestic Water Supply***			
Public Safety	Aux. Bldg.	Domestic Water Supply	1,740.00 GSF	3.83	6,661.02
Public Safety	Aux. Bldg.				
Public Safety	Aux. Bldg.	***DWV***			
Public Safety	Aux. Bldg.	Plumbing Drain Waste And Vents System	1,740.00 GSF	3.53	6,143.57
Public Safety	Aux. Bldg.				
Public Safety	Aux. Bldg.	***Storm Drain Piping***			
Public Safety	Aux. Bldg.	Storm Drain Piping System	1,740.00 GSF	2.15	3,746.19
Public Safety	Aux. Bldg.				
Public Safety	Aux. Bldg.	**PLUMBING INSULATION DIV.**			
Public Safety	Aux. Bldg.	***Insulation***			
Public Safety	Aux. Bldg.	Plumbing Insulation System	1,740.00 GSF	2.54	4,415.86
Public Safety	Aux. Bldg.				
Public Safety	Aux. Bldg.	***Plumbing Division Direct Cost***			
Public Safety	Aux. Bldg.	Cutting/Patching/Fire Stopping	1.00 LS	774.36	774.36
Public Safety	Aux. Bldg.	Testing & Marking / System Cleaning and Chlorination	1.00 LS	488.16	488.16
Public Safety	Aux. Bldg.	Coordinated Drawings/Submittals etc.	1,740.00 GSF	0.45	775.40
Public Safety	Aux. Bldg.	General Conditions / Commissioning / warranties etc.	1.00 LS	2,521.42	2,521.42
Public Safety	Aux. Bldg.				
		D - 20 PLUMBING TOTAL			**$29,629**
		D - 30 HVAC			
Public Safety	Aux. Bldg.	***HVAC Equipment***			
Public Safety	Aux. Bldg.	HVAC Equipment	1,740.00 GSF	16.43	28,594.38
Public Safety	Aux. Bldg.				
Public Safety	Aux. Bldg.	***Mechanical Piping***			
Public Safety	Aux. Bldg.	Mechanical Piping	1,740.00 GSF	4.19	7,284.37
Public Safety	Aux. Bldg.				
Public Safety	Aux. Bldg.	**SHEET METAL CONTRACTOR DIV.**			
Public Safety	Aux. Bldg.	HVAC Ductwork and Acc.	1,740.00 GSF	11.09	19,303.61
Public Safety	Aux. Bldg.				
Public Safety	Aux. Bldg.	***Air Inlets/Outlets***			
Public Safety	Aux. Bldg.	HVAC R&G	1,740.00 GSF	1.26	2,196.78
Public Safety	Aux. Bldg.				
Public Safety	Aux. Bldg.	***Ductwork Accessories***			
Public Safety	Aux. Bldg.	HVAC Ductwork Accessories	1,740.00 GSF	0.83	1,435.94
Public Safety	Aux. Bldg.				
Public Safety	Aux. Bldg.	**MECHANICAL / INSULATION DIV.**			
Public Safety	Aux. Bldg.	***Insulation***			
Public Safety	Aux. Bldg.	HVAC Insulation system	1,740.00 GSF	2.69	4,672.28
Public Safety	Aux. Bldg.				
Public Safety	Aux. Bldg.	***Controls and Instrumentation***			
Public Safety	Aux. Bldg.	Control System, complete	1,740.00 GSF	6.30	10,959.02
Public Safety	Aux. Bldg.				
Public Safety	Aux. Bldg.	***Systems Testing and Balancing***			
Public Safety	Aux. Bldg.	HVAC Test & Balance system	1,740.00 GSF	0.68	1,175.20
Public Safety	Aux. Bldg.				
Public Safety	Aux. Bldg.	***Mechanical Division Direct Cost***			
Public Safety	Aux. Bldg.	Cutting/Patching/Fire Stopping	1.00 LS	488.16	488.16
Public Safety	Aux. Bldg.	Testing & Marking	1.00 LS	574.43	574.43
Public Safety	Aux. Bldg.	Coordinated / BIM Drawings	1,740.00 GSF	0.55	949.70
Public Safety	Aux. Bldg.	General Conditions / Commissioning / warranties etc.	1.00 LS	7,221.12	7,221.12
		D - 30 HVAC TOTAL			**$84,855**

		Description	Quantity US	Unit Cost	Extension
		D40 - Fire Protection			
Public Safety	Aux. Bldg.	*Data: Sprinklered area:*	1,740.00 GSF		
Public Safety	Aux. Bldg.	# heads [sprinklered area / SF per hd	16		
Public Safety	Aux. Bldg.				
Public Safety	Aux. Bldg.	***Wet Pipe Sprinkler System Aboveground***			
Public Safety	Aux. Bldg.	Pipe blk stl.sch 10, 4"	48 LF	26.29	1,262.15
Public Safety	Aux. Bldg.	Fittings grooved-joint, 4"	4 EA	117.46	469.82
Public Safety	Aux. Bldg.	Couplings grooved-joint, 4"	10 EA	90.16	937.63
Public Safety	Aux. Bldg.	Thread-o-let 4"x 2"	3 EA	55.01	165.02
Public Safety	Aux. Bldg.	Thread-o-let 4"x 1"	4 EA	48.69	194.75
Public Safety	Aux. Bldg.	Pipe blk stl sch 40, threaded 1"	128 LF	10.91	1,396.15
Public Safety	Aux. Bldg.	Pipe blk stl sch 40, threaded 1-1/4" thru 2"	90 LF	15.54	1,399.04
Public Safety	Aux. Bldg.	Fittings threaded black CI, 1"	32 EA	22.28	713.10
Public Safety	Aux. Bldg.	Fittings threaded black CI 1-1/4" thru 2"	19 EA	54.19	1,029.69
Public Safety	Aux. Bldg.				
Public Safety	Aux. Bldg.	***Piping Specialties and Valves***			
Public Safety	Aux. Bldg.	Sprinkler Heads	16 EA	46.24	739.87
Public Safety	Aux. Bldg.				
Public Safety	Aux. Bldg.	***Fire Protection Division Direct Cost***			
Public Safety	Aux. Bldg.	Cutting/Patching/Fire Stopping	1 LS	983.93	983.93
Public Safety	Aux. Bldg.	Testing & Marking / System Cleaning	1 LS	751.36	751.36
Public Safety	Aux. Bldg.	Coordinated Drawings/Submittals etc.	1,740 GSF	0.74	1,279.45
Public Safety	Aux. Bldg.	General Conditions / Commissioning / Mock-up	1 LS	1,215.13	1,215.13
		D40 - Fire Protection TOTAL			**$12,537.09**
		D 50 - ELECTRICAL			
Public Safety	Aux. Bldg.	***Site Electric Utilities***	See Site Work Elect Utilities Section		
Public Safety	Aux. Bldg.				
Public Safety	Aux. Bldg.	**Exterior Lighting**	See Site Work Elect Utilities Section		
Public Safety	Aux. Bldg.				
Public Safety	Aux. Bldg.	***Switchboards***			
Public Safety	Aux. Bldg.	Switchboards/ Incoming Service	1,740.00 GSF	0.63	1,095.66
Public Safety	Aux. Bldg.				
Public Safety	Aux. Bldg.	***Panelboards***			
Public Safety	Aux. Bldg.	Panelboards	1,740.00 GSF	1.05	1,831.78
Public Safety	Aux. Bldg.				
Public Safety	Aux. Bldg.	***Bus Duct & Transformers***			
Public Safety	Aux. Bldg.	Bus Duct & Transformers	1,740.00 GSF	0.75	1,305.47
Public Safety	Aux. Bldg.				
Public Safety	Aux. Bldg.	***Power wiring devices***			
Public Safety	Aux. Bldg.	Power & Wiring Devices	1,740.00 GSF	1.43	2,482.61
Public Safety	Aux. Bldg.				
Public Safety	Aux. Bldg.	***Cabinets & Enclosures (safety switches)***			
Public Safety	Aux. Bldg.	Cabinets & Enclosures (safety switches)	1,740.00 GSF	0.35	603.72
Public Safety	Aux. Bldg.				
Public Safety	Aux. Bldg.	***Power Feeders and Entrance Secondary/Gen.***			
Public Safety	Aux. Bldg.	Power Feeders	1,740.00 GSF	6.74	11,731.47
Public Safety	Aux. Bldg.				
Public Safety	Aux. Bldg.	***Power Home Runs***			
Public Safety	Aux. Bldg.	Power Home Runs /Feeders	1,740.00 GSF	4.24	7,374.09
Public Safety	Aux. Bldg.				
Public Safety	Aux. Bldg.	***Power Branch***			
Public Safety	Aux. Bldg.	Power Branch	1,740.00 GSF	1.67	2,913.81
Public Safety	Aux. Bldg.				
Public Safety	Aux. Bldg.	***Building Grounding/Lightning Protection Systems***			
Public Safety	Aux. Bldg.	Bldg. Ground/Lightning Protection	1,740.00 GSF	0.74	1,280.09
Public Safety	Aux. Bldg.				
Public Safety	Aux. Bldg.	***Lighting Fixtures***			
Public Safety	Aux. Bldg.	Interior Luminaries	1,740.00 GSF	13.71	23,849.82
Public Safety	Aux. Bldg.				
Public Safety	Aux. Bldg.	***Lighting Wiring Devices***			
Public Safety	Aux. Bldg.	Lighting & Wiring Devices	1,740.00 GSF	3.89	6,770.76
Public Safety	Aux. Bldg.				
Public Safety	Aux. Bldg.	***Lighting Home Runs***			
Public Safety	Aux. Bldg.	Lighting Home Runs	1,740.00 GSF	3.74	6,513.45
Public Safety	Aux. Bldg.				
Public Safety	Aux. Bldg.	***Lighting Branch***			
Public Safety	Aux. Bldg.	Lighting Branch	1,740.00 GSF	3.09	5,367.94
Public Safety	Aux. Bldg.				

		Description	Quantity US	Unit Cost	Extension
Public Safety	Aux. Bldg.	***Lighting Home Run and Branch Boxes***			
Public Safety	Aux. Bldg.	Lighting Home Run/Branch boxes	1,740.00 GSF	0.17	289.98
Public Safety	Aux. Bldg.				
Public Safety	Aux. Bldg.	***Electrical Contractor Direct Cost***			
Public Safety	Aux. Bldg.	Cutting/Patching/Fire Stopping	1.00 LS	488.16	488.16
Public Safety	Aux. Bldg.	Testing & Marking	1.00 LS	452.39	452.39
Public Safety	Aux. Bldg.	Temp Construction Lighting and Power	1,740.00 GSF	1.58	2,749.50
Public Safety	Aux. Bldg.	Coordinated / BIM Drawings	1,740.00 GSF	1.05	1,833.63
Public Safety	Aux. Bldg.	General Conditions / Commissioning	1.00 LS	9,601.18	9,601.18
Public Safety	Aux. Bldg.				
Public Safety	Aux. Bldg.	***Communications Systems Work***			
Public Safety	Aux. Bldg.	***Wiring Accessories***			
Public Safety	Aux. Bldg.	Wire and Cable Management	1,740.00 GSF	0.62	1,073.87
Public Safety	Aux. Bldg.				
Public Safety	Aux. Bldg.	***Voice & Data Systems***			
Public Safety	Aux. Bldg.	Voice & Data Systems	1,740.00 GSF	3.99	6,941.20
Public Safety	Aux. Bldg.				
Public Safety	Aux. Bldg.	***Security***			
Public Safety	Aux. Bldg.	Security Systems	1,740.00 GSF	4.21	7,330.67
Public Safety	Aux. Bldg.				
Public Safety	Aux. Bldg.	***DAS Antenna System***			
Public Safety	Aux. Bldg.	DAS Antenna System	1,740.00 GSF	1.65	2,879.40
Public Safety	Aux. Bldg.				
Public Safety	Aux. Bldg.	***Fire alarm system***			
Public Safety	Aux. Bldg.	Fire alarm system	1,740.00 GSF	3.44	5,991.83
		D 50 - ELECTRICAL TOTAL			**$112,752.46**
		E10 -EQUIPMENT	**Section Not Used**		
Public Safety	Aux. Bldg.				
Public Safety	Aux. Bldg.				
		E10 -EQUIPMENT TOTAL			**$0.00**
		E20 - FURNISHINGS	**Section Not Used**		
Public Safety	Aux. Bldg.				
Public Safety	Aux. Bldg.				
		E20 - FURNISHINGS TOTAL			**$0.00**
		F10 - SPECIAL CONSTRUCTION	**Section Not Used**		
Public Safety	Aux. Bldg.				
Public Safety	Aux. Bldg.				
Public Safety	Aux. Bldg.				
Public Safety	Aux. Bldg.				
		F10 - SPECIAL CONSTRUCTION TOTAL			**$0.00**
		F20 - EXISTING CONDITIONS / DEMO	**Section Not Used**		
Public Safety	Aux. Bldg.				
Public Safety	Aux. Bldg.				
		F20 - EXISTING CONDITIONS / DEMO TOTAL			**$0.00**
Public Safety	Aux. Bldg.				
Public Safety	Aux. Bldg.				

		Description		Quantity US	Unit Cost	Extension
		G10 - Site Preparation				
Public Safety	Sitework	***Site Demolition***				
Public Safety	Sitework	Misc site demo		90 CY	140.62	12,655.44
Public Safety	Sitework	Load debris in dump truck - landfill disposal		90 CY	19.84	1,786.05
Public Safety	Sitework					
Public Safety	Sitework	***Haul/Dispose of Site Debris***	Cycle Time in Hours			
Public Safety	Sitework	Dump truck to landfill 2 axle/10 CY	2	18 EHR	230.00	4,139.91
Public Safety	Sitework	Dump fees assume 1 ton per CY		90 CY	118.30	10,646.64
Public Safety	Sitework					
Public Safety	Sitework	***Erosion and Sediment Controls***				
Public Safety	Sitework	Dust control		1 LS	3,040.93	3,040.93
Public Safety	Sitework	Temporary seeding		1 LS	3,943.20	3,943.20
Public Safety	Sitework	Silt fence		1,200 LF	3.28	3,930.48
Public Safety	Sitework	Super silt fence		900 LF	13.34	12,003.61
Public Safety	Sitework	Gravel construction entrance		95 TNS	44.21	4,199.95
Public Safety	Sitework	Wash rack		1 EA	1,008.19	1,008.19
Public Safety	Sitework	Inlet/outlet protection		3 EA	104.73	314.18
Public Safety	Sitework	Maintenance/removal of E&S measures		1 LS	7,476.45	7,476.45
Public Safety	Sitework					
Public Safety	Sitework	***Dewatering***				
Public Safety	Sitework	6" Centrifugal pump, attended 8 hrs		45 DAY	1,339.54	60,279.40
Public Safety	Sitework					
Public Safety	Sitework	***Grading***				
Public Safety	Sitework	Earthwork scope for aux bldg, additions, parking, regrading to improve drainag		1 LS	120,000.00	120,000.00
Public Safety	Sitework					
Public Safety	Sitework	***Special Foundations***				
Public Safety	Sitework	Tiebacks/underpinning		1 LS	30,000.00	30,000.00
Public Safety	Sitework					
Public Safety	Sitework	***Undercut and Replace with Suitable Soils***		Excluded		
		G10 - Site Preparation TOTAL				**$275,424.41**
		G20 - EXTERIOR SITE IMPROVMENTS				
Public Safety	Sitework	***Paving Specialties***				
Public Safety	Sitework	Mill asphalt		2,500 SF	2.46	6,144.20
Public Safety	Sitework	Haul and dispose of millings		24 CY	23.73	560.32
Public Safety	Sitework	Overlay asphalt/tie into existing entrance roads		31 TON	126.83	3,961.76
Public Safety	Sitework	Add parking spaces		4 EA	7,886.40	31,545.60
Public Safety	Sitework					
Public Safety	Sitework	***Curb & Gutter***		Excluded		
Public Safety	Sitework					
Public Safety	Sitework	***Site Concrete***	Inch depth			
Public Safety	Sitework	Sidewalks, concrete, broom finish	4	2,500 SF	4.17	10,414.14
Public Safety	Sitework	Gravel base for concrete sidewalk	4	2,500 SF	1.73	4,322.00
Public Safety	Sitework	Reinforcement	WWF	2,500 SF	0.77	1,919.47
Public Safety	Sitework					
Public Safety	Sitework	***Site Graphics***				
Public Safety	Sitework	Signage, H/C, traffic, firelane		6 EA	235.96	1,415.75
Public Safety	Sitework					
Public Safety	Sitework	***Landscaping***				
Public Safety	Sitework	Allowance for plantings and lawn areas		1 LS	20,000.00	20,000.00
		G20 - EXTERIOR SITE IMPROVMENTS TOTAL				**$80,283.24**

		Description	Quantity US	Unit Cost	Extension
		G30 -SITE MECHANICAL UTILITIES			
Public Safety	Sitework	***Primary Utilities***			
Public Safety	Sitework	Primary electrical wiring and transformers	Assumed furnished to meter by public utility unless otherwise noted		
Public Safety	Sitework	Primary telephone	Assumed furnished to meter by public utility unless otherwise noted		
Public Safety	Sitework	Water and sewer tap fees	Excluded		
Public Safety	Sitework	Inspections - TV camera	Refer to General Conditions		
Public Safety	Sitework	***Auxiliary Storage Building***			
Public Safety	Sitework	Allowance for utilities to auxiliary building	1 LS	70,000.00	70,000.00
Public Safety	Sitework				
Public Safety	Sitework				
Public Safety	Sitework	***Sanitary Sewer***			
Public Safety	Sitework	Relocate sanitary sewer pipes and structures	1 LS	30,000.00	30,000.00
Public Safety	Sitework				
Public Safety	Sitework	***Storm Sewer Systems***			
Public Safety	Sitework	Relocate storm sewer pipes and structures	1 LS	50,000.00	50,000.00
		G30 -SITE MECHANICAL UTILITIES TOTAL			**$150,000.00**
		G40 -SITE ELECTRICAL UTILITIES			
Public Safety	Sitework	***Site Electrical Utilities***	Telecomm wiring, primary wiring and transformers are assumed to be provided/installed by utility company		
Public Safety	Sitework	Relocate underground electric	1 LS	50,000.00	50,000.00
Public Safety	Sitework	Relocate underground fiber optic	1 LS	25,000.00	25,000.00
Public Safety	Sitework				
		G40 -SITE ELECTRICAL UTILITIES TOTAL			**$75,000.00**

Public Safety	**MARK-UPS**		
Public Safety			
Public Safety	SUBTOTAL		$6,776,900
Public Safety	DESIGN CONTINGENCY	12.00%	$813,228
Public Safety	SUBTOTAL		$7,590,128
Public Safety	GROSS RECEIPTS TAX	0.00%	$0
Public Safety	SUBTOTAL		$7,590,128
Public Safety	INSURANCE	0.54%	$40,987
Public Safety	SUBTOTAL		$7,631,115
Public Safety	OVERHEAD & PROFIT	5.50%	$419,711
Public Safety	SUBTOTAL		$8,050,826
Public Safety	BONDS	1.28%	$103,051
Public Safety	SUBTOTAL		$8,153,877
Public Safety	ESCALATION TO MID POINT	9.63%	$784,811
Public Safety	TOTAL		$8,938,688

Revision 1

Report: Progress Cost report
Project: Fluvanna Government Buildings
Location: Fluvanna County, VA
Status: Concept
Documents Received: October 24, 2025

DOWNEY & SCOTT
Construction Management Services

Submission Date: November 13, 2025
D&S Job no.: 2025231
Revision Date: November 19, 2025

Client: Enteros Design
Owner/Entity: Fluvanna County

Prep by: DR/CT/MV
Checked by: SM/JA

NEW ADMIN BUILDING

HARD CONSTRUCTION COST SUMMARY

	Cost	Cost/SF
New Administration Building Construction	$29,694,963	$445.95
Sitework	$5,280,821	
Total Hard Construction Costs	$34,975,784	

Revision 1

Report: Progress Cost report
Project: Fluvanna Government Buildings
Status: Concept
D&S Job no.: 2025231

DOWNEY & SCOTT
Construction Management Services

PROJECT STATS

Addition	66,588
TOTAL Add GSF	66,588
TOTAL Renov GSF	0
TOTAL Comb. GSF	66,588

	UNIFORMAT DIVISION SUMMARY	SITEWORK SUBTOTAL	NEW CONST SUBTOTAL	NEW CONST COST per SF
	GENERAL REQUIREMENTS		947,567	14.23
A10	FOUNDATIONS		788,333	11.84
A20	BASEMENT CONSTRUCTION		260,656	3.91
B10	SUPERSTRUCTURE		3,028,484	45.48
B20	EXTERIOR ENCLOSURE		2,198,752	33.02
B30	ROOFING		872,565	13.10
C10	INTERIOR CONSTRUCTION		2,635,664	39.58
C20	STAIRS		593,751	8.92
C30	INTERIOR FINISHES		985,846	14.81
D10	CONVEYING EQUIPMENT		272,314	4.09
D20	PLUMBING		1,296,136	19.47
D30	HVAC		3,825,749	57.45
D40	FIRE SUPPRESSION		474,168	7.12
D50	ELECTRICAL		3,630,003	54.51
E10	EQUIPMENT		255,498	3.84
E20	FURNISHINGS		447,864	6.73
F10	SPECIAL CONSTRUCTION		0	0.00
F20	SELECTIVE BUILDING DEMO		0	0.00
G10	SITE PREPERATION	1,207,304		
G20	SITE IMPROVEMENTS	1,559,520		
G30	SITE MECHANICAL UTILITIES	878,013		
G40	SITE ELECTRICAL UTILITIES	358,837		

SUBTOTAL			4,003,675	22,513,350
DESIGN CONTINGENCY		12.00%	480,441	2,701,602
SUBTOTAL			4,484,116	25,214,952
GROSS RECEIPTS TAX		0.00%	-	0
SUBTOTAL			4,484,116	25,214,952
INSURANCE	Bldr's Risk	0.54%	24,214	136,161
SUBTOTAL			4,508,330	25,351,113
OVERHEAD & PROFIT		5.50%	247,958	1,394,311
SUBTOTAL			4,756,288	26,745,424
BONDS		1.28%	60,880	342,341
SUBTOTAL			4,817,169	27,087,766
ESCALATION OF 30 MONTHS		9.63%	463,652	2,607,197
TOTAL	Compounded percentage	31.90%	5,280,821	29,694,963

TOTAL PROJECT HARD CONSTRUCTION COSTS **$34,975,784**

	Description		Quantity US	Unit Cost	Extension
	GENERAL CONDITIONS	**GC Self Performed**			
New Admin	***General Requirements for Construction***				
New Admin	***Office Project Management***				
New Admin	Senior Project Manager		6.94 MOS	14,700.00	102,018.00
New Admin					
New Admin	***Field Supervision***				
New Admin	Onsite Project Superintendent		18.00 MOS	13,720.00	246,960.00
New Admin	Onsite Asst. Project Superintendent		18.00 MOS	11,760.00	211,680.00
New Admin	Super's laborer		18.00 MOS	5,698.28	102,569.04
New Admin					
New Admin	***Super's equipment***				
New Admin	Super's pick-up truck		18.00 MOS	1,547.60	27,856.80
New Admin	Super's small tool package gang box		18.00 MOS	129.32	2,327.76
New Admin					
New Admin	***Trailers temporary***				
New Admin	Trailer field office GC rental	(1) units	18.00 MOS	689.00	12,402.00
New Admin	40' trailer field stor rental	(1) units	18.00 MOS	238.50	4,293.00
New Admin	Trailer set-up		1.00 EA	278.25	278.25
New Admin	Trailer del/set/rtrn		2.00 TRIP	213.33	426.65
New Admin					
New Admin	***Toilets temporary***				
New Admin	Toilet temporary rental	(4) units	18.00 MOS	636.00	11,448.00
New Admin	Toilet del/set/rtrn		4.00 LS	185.50	742.00
New Admin					
New Admin	***Equipment temporary***				
New Admin	Rental equipment, miscellaneous, temporary, install & remove		1.00 LS	40,600.00	40,600.00
New Admin					
New Admin	***Site graphics temporary***				
New Admin	Sign, project, custom, install & remove		1.00 EA	935.00	935.00
New Admin	Sign, GC install & remove pro-rata		1.00 EA	829.00	829.00
New Admin					
New Admin	***Utilities temporary***				
New Admin	Phone usage mobile Cell		18.00 MOS	174.90	3,148.20
New Admin	Internet access		18.00 MOS	159.00	2,862.00
New Admin	Electric service connection		By electrician	0.00	0.00
New Admin	Electric service phase 1 trailer		18.00 MOS	132.50	2,385.00
New Admin	Electric temp lighting and power		18.00 MOS	164.30	2,957.40
New Admin	Water sewer usage		18.00 MOS	132.50	2,385.00
New Admin					
New Admin	***Services by GC [or designated sub]***				
New Admin	Inspections All Services		1.00 LS	30,210.00	30,210.00
New Admin	Temporary Protection		1.00 LS	4,028.00	4,028.00
New Admin	Layout		1.00 LS	9,010.00	9,010.00
New Admin	CPM as-planned schedule		1.00 LS	3,068.70	3,068.70
New Admin	CPM schedule updates		17.00 MOS	450.50	7,658.50
New Admin	Surveyor stake out all services inc Existing Utility Survey		1.00 LS	12,720.00	12,720.00
New Admin	Surveyor as-built design dwg		1.00 LS	10,070.00	10,070.00
New Admin					
New Admin	***Protection temporary***				
New Admin	Safety misc. allowance		1.00 LS	5,300.00	5,300.00
New Admin	Fencing rental contract		950.00 LF	12.72	12,084.00
New Admin					
New Admin	***Clean-up & Punchlist***				
New Admin	Clean streets machine		18.00 MOS	1,182.30	21,281.40
New Admin	Final punchlist		1.00 LS	6,870.00	6,870.00
New Admin	Final clean-up, cleaning subcontractor		66,588.00 GSF	0.54	36,037.43
New Admin	Final clean-up laborer		120.00 HRS	35.70	4,284.00
New Admin	Dumpster 30 CY general daily use		72.00 PULL	773.80	55,713.60
New Admin					
New Admin	***Permits***		By Owner		
	GENERAL CONDITIONS Div. TOTAL				**$997,438.73**

	Description				Quantity US		Unit Cost	Extension
	A10 - FOUNDATIONS							
New Admin	***CIP Foundations***							
New Admin	**Excavation**							EXCAVATION ONLY
New Admin			LF of Wall	Total SF				
New Admin	Excavate by mch Elev Pit		60.00	158.27	35.17	CY	44.31	1,558.52
New Admin								
New Admin	***Con't Exterior Footing Excavation***				Soil	Concrete		
New Admin	Footing Excavation	Length	Width	Depth	CY	CY		EXCAVATION ONLY
New Admin		418.00	3.00	1.00	139.33	46.44	38.36	5,344.15
New Admin		283.00	12.00	2.00	754.67	251.56	38.36	28,945.34
New Admin								
New Admin	***Column Footing Excavation***			Total	Soil	Concrete		
New Admin	Count	Length	Width	Depth	CY	CY		EXCAVATION ONLY
New Admin	100.00	6.00	6.00	2.00	533.33	266.67	38.36	20,456.07
New Admin								
New Admin	***Column Piers Calculator***				Concrete			
New Admin	Count	Height	Width	Depth	Cubic Yds			
New Admin	100.00	2.00	2.00	2.00	29.63			
New Admin	100.00							
New Admin								
New Admin	***Backfill Interior & Exterior Footing***							
New Admin	Backfill machine con't wall ftgs				295.02	CY	45.56	13,441.25
New Admin	Backfill machine column ftgs				229.33	CY	46.13	10,579.76
New Admin	Backfill hand col ftgs				58.50	CY	60.19	3,521.38
New Admin	Earth spoils disposal				1,462.50	CY	30.73	44,945.12
New Admin								
New Admin	**Foundation Formwork**							
New Admin	Formwork footings Col footings				4,320.00	SF	4.55	19,640.60
New Admin	Formwork footings Cont. wall footings				2,916.16	SF	4.55	13,258.13
New Admin	Formwork Col Piers				1,200.00	SF	5.12	6,142.34
New Admin	Formwork piers multi-uses				1,600.00	SF	7.02	11,232.06
New Admin								
New Admin	**Foundation Reinforcement**							
New Admin	Bar #	Unit weight						
New Admin		Lbs. per foot			Total LF			
New Admin	3	0.376			1800.00			
New Admin	4	0.668			2000.00			
New Admin	5	1.043			4206.00			
New Admin	6	1.502			2000.00			
New Admin	7	2.044			0.00			
New Admin	8	2.670			14400.00			
New Admin	Black stl Reinforcement				23.93	TNS	4,953.20	118,509.41
New Admin	Chairs and Accessories				0.48	TNS	4,953.20	2,370.19
New Admin								
New Admin	**Foundation Placement**							
New Admin	Place con't exterior wall footings				298.00	CY	287.24	85,597.09
New Admin	Place column footings				266.67	CY	287.24	76,596.95
New Admin	Place Col Piers				29.63	CY	287.24	8,510.77
New Admin								
New Admin	**Pumping & / or Mechanical Placement**							
New Admin	Pumping premium per CY				594.30	CY	29.26	17,389.82
New Admin								
New Admin	***Misc. Foundation Items***							
New Admin	Drainage foundation gravel/filter cloth				701.00	LF	11.73	8,220.10
New Admin	Daylight at suitable outfall pipe only				150.00	LF	10.25	1,537.88
New Admin	Anchor bolts for lev pl set by conc sub				400.00	EA	5.95	2,378.99
New Admin	Stl plates leveling set by conc sub				100.00	EA	78.22	7,821.64
New Admin								
New Admin	***Slab-On-Grade***	includes loading area		4" SOG	22,925.00	SF		
New Admin				8" SOG	1,015.00	SF		
New Admin	**SOG Prep.**							
New Admin	Fine grade to subgrade				23,940.00	SF	0.48	11,587.83
New Admin	Perim insul 2" polystyrene				2,804.00	SF	1.96	5,502.50
New Admin	Porous fill gravel			note: 4"	427.33	TNS	83.24	35,568.84
New Admin	Moist barrier	15 mil			25,137.00	SF	0.92	23,218.37
New Admin	Joints control sawn				1,197.00	LF	1.28	1,527.15
New Admin								
New Admin	**Formwork**							
New Admin	Formwork diamonds 4"				800.00	SF	3.29	2,631.40
New Admin								

	Description				Quantity US	Unit Cost	Extension
New Admin	**Slab-On-Grade Reinforcing**						
New Admin	Mesh 6x6-10/10 W2.1/W2.1	6 gauge	SOG		28,728.00 SF	1.98	56,743.35
New Admin							
New Admin	Bar #	Unit weight					
New Admin		Lbs per foot			Total LF		
New Admin	3	0.376					
New Admin	4	0.668			804.38		
New Admin							
New Admin	Black stl small quant				0.27 TNS	4,690.32	1,260.12
New Admin	Chairs and Accessories				0.21 TNS	4,690.32	968.41
New Admin	Mas rebar black stl						
New Admin					11.25 TONS		
New Admin	**Placement**	See below for pumping					
New Admin	Place SOG			3,500 PSI	305.27 CY	267.52	81,666.27
New Admin	Isolation boxes at columns			100.00	7.41 CY	281.83	2,087.61
New Admin							
New Admin	**Pumping & / or Mechanical Placement**						
New Admin	Pumping premium per CY				312.68 CY	29.26	9,149.28
New Admin							
New Admin	***SOG Finishing***						
New Admin	Trowel slabs fine				23,940.00 SF	1.50	36,022.17
New Admin	Protect & cure slabs				23,940.00 SF	0.08	1,999.15
New Admin	Seal slabs				23,940.00 SF	0.43	10,402.78
	A10 - FOUNDATIONS TOTAL						**$788,332.79**
	A20 - BASEMENT CONSTRUCTION						
New Admin	***CIP Foundation Reinforce Concrete Walls, Cheek Wall***						
New Admin							
New Admin	***CIP Foundation Wall Excavation With 1:1 Cutback***				Mass		
New Admin		Length	Width	Height	Excavation		
New Admin	12" Wide Wall	283.00	1.00	16.00	1,341.63	43.50	58,367.34
New Admin							
New Admin	Earth spoils disposal Assumed Unsuitable Backfill				1,341.63 CY	7.33	9,833.10
New Admin	Backfill of Walls Allowance of Import Soils/57 Gravel				1,073.30 CY	45.17	48,481.90
New Admin							
New Admin	**CIP Foundation Wall Form Work**						
New Admin	Formwork walls multi-uses				9,056.00 SF	2.13	19,277.98
New Admin	Formwork Elev pit walls				720.00 SF	5.18	3,731.05
New Admin	Formwork Elev sump boxout				2.00 EA	86.14	172.27
New Admin							
New Admin	**CIP Foundation Wall Reinforcement**						
New Admin	Bar #	Unit weight					
New Admin		Lbs. per foot			Total LF		
New Admin	4	0.668			9056.00		
New Admin	5	1.043					
New Admin	6	1.502			9056.00		
New Admin	Black stl small quant				9.83 TNS	4,953.20	48,668.95
New Admin	Chairs and Accessories				0.20 TNS	4,953.20	973.38
New Admin							
New Admin	**CIP Foundation Wall Placement**						
New Admin	Place walls			3,500 PSI	167.70 CY	318.71	53,448.64
New Admin	Place elev pit Walls 12" wide			3,500 PSI	13.33 CY	290.41	3,872.13
New Admin	Place Elev Pit / slab			3,500 PSI	5.86 CY	267.52	1,568.18
New Admin							
New Admin	**Pumping & / or Mechanical Placement**						
New Admin	Pumping premium per CY				186.90 CY	29.26	5,468.88
New Admin							
New Admin	**CIP Foundation Wall Finishing**						
New Admin	Rub/Fill and Inspect walls				4888.00 SF	0.81	3,979.83
New Admin	Finish tops of walls				283.00 LF	3.33	942.91
New Admin							
New Admin	**CIP Foundation Walls Misc. Items**						
New Admin	Water stops				283.00 LF	6.60	1,869.12
New Admin							
New Admin							
	A20 - BASEMENT CONSTRUCTION TOTAL						**$260,655.67**

	Description				Quantity US		Unit Cost	Extension
	B10 - Superstructure							
New Admin	***Elevated Slabs and Slab-On-Deck FLOORING***				42,648.00 GSF			
New Admin								
New Admin	***Slab-On-Deck Reinforcing***							
New Admin	Mesh 6x6-10/10 W2.1/W2.1		SOD		51,177.60 SF		1.83	93,730.75
New Admin								
New Admin	***Placement***	See below for pumping						
New Admin	Place SOD		4" total	3,500 PSI	521.25 CY		267.52	139,447.03
New Admin								
New Admin	***Pumping***	***& / or Mechanical Placement***						
New Admin	Pumping premium per CY				521.25 CY		29.26	15,252.49
New Admin								
New Admin	***Slab-On-Deck Finishing***							
New Admin	Trowel slabs fine				42,648.00 SF		1.50	64,171.82
New Admin	Protect & cure slabs				42,648.00 SF		0.08	3,561.39
New Admin								
New Admin	**Superstructure**							
New Admin	***Columns For Floor & Roof Support Systems***							
New Admin	Columns				69.92 TNS		6,149.68	429,969.87
New Admin								
New Admin	***Floor frame***							
New Admin	Horizontal floor frame				203.64 TNS		6,149.68	1,252,347.33
New Admin								
New Admin	***Roof frame***							
New Admin	Roof frame				73.62 TNS		5,978.55	440,113.83
New Admin	Roof trusses - massard roof				33.73 TNS		5,978.55	201,636.11
New Admin								
New Admin	***Metal Decking***							
New Admin	1 1/2" metal floor deck				42,648.00 SF		5.83	248,667.14
New Admin	1 1/2" metal roof deck				23,940.00 SF		5.83	139,586.65
	B10 - Superstructure TOTAL							**$3,028,484**
	B20 Exterior Enclosure							
New Admin								
New Admin	**MASONRY**	**Subcontracted**						
New Admin	Brick veneer				25,502.40 SF		34.79	887,284.48
New Admin								
New Admin	**LIGHT GAUGE STRUCTURAL STEEL FRAMING**							
New Admin	***Framed Walls***							
New Admin	**Table**				Wall area UM			
New Admin	Insert LF >				24,150.00			
New Admin	Track 6" -18 Ga				3,622.50 LF		11.12	40,294.68
New Admin	Stud 6" -18 Ga				20,286.00 LF		12.75	258,631.15
New Admin	Exterior Sheeting Qty.				25,502.40 SF	Refer to Wood and Plastics Div.		
New Admin	GWB on inside face of exterior LGSSF				25,502.40 SF	See Gypsum Wall Board On Exterior Walls in Div. 9 "Finishes" for cost		
New Admin								
New Admin	***Gypsum Exterior Sheathing (DensGlass)***							
New Admin	1/2" x 4' x 8'				25,502.40 SF		3.39	86,459.32
New Admin								
New Admin	***Exterior Wall Insulation***							
New Admin	Foam Insulation				25,502.40 SF		4.91	125,331.34
New Admin	6" Batt insulation R-19				66,588.00 SF		2.58	171,857.64
New Admin								
New Admin	***Waterproofing***							
New Admin	Waterproofg elastomeric sheet- EPDM 60 mil				9,776.00 SF		4.49	43,913.25
New Admin	Modified Bitumen sheet moisture barrier				0.00 SF		4.45	0.00
New Admin	Protection/Drainage Board				9,776.00 SF		2.05	20,028.49
New Admin								
New Admin	***Misc. shop fabrications***							
New Admin	Misc. support for equipment				1.00 LS		44,295.28	44,295.28
New Admin								
New Admin	***Railings***	***utility***						
New Admin	Terrace guardrail				38.00 LF		143.82	5,465.32

	Description		Quantity US	Unit Cost	Extension
New Admin					
New Admin	***Window Blocking***				
New Admin	***Pressure treated lumber***				
New Admin	2x4 gr 2		432.00 LF	2.89	1,248.81
New Admin					
New Admin	***Sealants***				
New Admin	Sealants Total Exterior Building System		66,588.00 GSF	0.55	36,578.04
New Admin					
New Admin	***Exterior Doors and Frames***				
New Admin	Single type frame, slab, and hardware	SGL	10.00 EA	3,392.52	33,925.21
New Admin	Double type frame, slab, and hardware	DBL	3.00 EA	5,280.17	15,840.50
New Admin					
New Admin	***Aluminum & Glass Storefront Wall Systems***				
New Admin	Storefront		5,100.48 SF	83.83	427,598.29
	B20 Exterior Enclosure TOTAL				**$2,198,751.82**
	B30 - Roofing				
New Admin					
New Admin	***Misc. roofing***				
New Admin	Walkway pads		500.00 SF	4.90	2,448.32
New Admin					
New Admin	Terrace Paver		184.00 SF	28.00	5,151.69
New Admin					
New Admin	***PVC Roofing Fully Adhered***				
New Admin	PVC roofing system including cover board, 5" insulation, vapor barrier		23,940.00 SF	30.11	720,739.65
New Admin					
New Admin	***Shingle roofing system***				
New Admin	Shingles - Architectural type	20-30 year roof	10,968.00 SF	13.15	144,224.87
New Admin					
New Admin					
New Admin					
	B30 - Roofing TOTAL				**$872,564.52**
	C10 - Interior Construction				
New Admin					
New Admin	***Partition block***				
New Admin	08/08/16 rated		9,618.00 SF	26.52	255,049.49
New Admin					
New Admin	***Grout fill at Partition***				
New Admin	Walls (8")		28.85 CY	230.32	6,645.65
New Admin					
New Admin	***Interior Carpentry***				
New Admin	Blocking	Total Building System	66,588.00 GSF	0.09	6,080.52
New Admin					
New Admin	***Sealants***				
New Admin	Sealants Total Interior Building System		66,588.00 GSF	0.25	16,531.86
New Admin					
New Admin	**DOORS AND WINDOWS**				
New Admin	***Interior Doors and Frames***				
New Admin	Single type frame, slab, and hardware	SGL	269.00 EA	2,762.75	743,181.02
New Admin	Double type frame, slab, and hardware	DBL	3.00 EA	4,382.53	13,147.58
New Admin					
New Admin	***Special HM***				
New Admin	Interior cashier windows - ballistic rated		276.00 SF	791.13	218,351.97
New Admin	Interior HM windows		96.00 SF	64.66	6,207.50
New Admin					
New Admin	***Storefront anod alum***				
New Admin	Storefront anod alum 1/2" tempered Interior		1,688.00 SF	73.32	123,763.67
New Admin	Door, Interior storefront		18.00 LEAF	4,646.89	83,644.02
New Admin					
New Admin	***Gypsum Wall Board On Wall Systems***				
New Admin	GWB partitions		79,028.00 SF	11.17	882,803.86
New Admin	GWB on Studs/Furring- Inside Face EXTERIOR WALL		25,502.40 SF	3.81	97,037.72
New Admin					
New Admin	***Metal Framed Shaft Walls Complete***				
New Admin	Total for metal framed shaft wall as described above		700.00 SF	15.61	10,926.43
New Admin					

	Description		Quantity US	Unit Cost	Extension
New Admin	**SPECIALTIES**	***Subcontracted***			
New Admin					
New Admin	***Toilet acces***				
New Admin	Grab bars 18"		30.00 EA	70.26	2,107.83
New Admin	Grab bars 36"		30.00 EA	92.61	2,778.17
New Admin	Grab bars 42"		30.00 EA	103.78	3,113.34
New Admin	Grab bars 18"x 30"		1.00 EA	87.50	87.50
New Admin	Grab bars 36"x 54"		1.00 EA	154.97	154.97
New Admin	TP dispen		37.00 EA	42.64	1,577.74
New Admin	Holder 36" mop/broom		9.00 EA	141.53	1,273.73
New Admin	Towel bar regular		1.00 EA	46.89	46.89
New Admin	Curtain/rod at shower		1.00 EA	90.49	90.49
New Admin					
New Admin	***Mirrors***				
New Admin	Mirrors		40.00 EA	158.62	6,344.69
New Admin					
New Admin	Visual display MB & TB		66,588.00 GSF	0.89	59,448.28
New Admin					
New Admin	***Signage graphics***				
New Admin	Interior Door/Hall mntd Signage	custom w/ braille	275.00 EA	65.01	17,878.77
New Admin	Exterior signage & graphics allowance		1.00 LS	10,200.00	10,200.00
New Admin					
New Admin	***Partitions***	***toilet***			
New Admin	Partitions floor mntd st stl standard		7.00 EA	2,167.47	15,172.31
New Admin	Partitions floor mntd st stl ADA		10.00 EA	2,574.94	25,749.36
New Admin	Partitions head rail bracing		17.00 EA	55.36	941.04
New Admin					
New Admin	***Folding Partitions***				
New Admin	Folding partitions- manual		320.00 SF	67.46	21,586.72
New Admin					
New Admin	***Fire Extinguishers Cabinets***				
New Admin	Cabinet fire ext. stainless stl 10# 9"deep		12.00 EA	246.70	2,960.42
New Admin	Extinguisher 10# ABC for cabinet		12.00 EA	65.07	780.90
New Admin					
New Admin	***Defibrillator***				
New Admin	AED and Cabinet				
	C10 - Interior Construction TOTAL				**$2,635,664**
	C20 - Stairs				
New Admin	***Stair Construction***				
New Admin	***Stairs***				
New Admin	Monumental Stair with railings		2.00 FLT	131,923.70	263,847.40
New Admin	Main Entrance Stairs with railings		0.00 FLT	64,647.45	0.00
New Admin	Egress Stairs with railings		9.00 FLT	36,655.99	329,903.88
	C20 - Stairs TOTAL				**$593,751.28**

	Description	Quantity US	Unit Cost	Extension
	C -30 INTERIOR FINISHES	***GC Self Performed***		
New Admin	***Ceiling Systems***			
New Admin	GWB ceilings/bulkheads	66,588.00 GSF	0.42	27,966.96
New Admin	Acoustic ceiling, avg	66,588.00 GSF	3.45	229,728.60
New Admin				
New Admin	Acoustic panels - Allowance	2,320.40 SF	11.25	26,104.50
New Admin				
New Admin	***Flooring***			
New Admin	Resilient Flooring	27,688.00 SF	3.87	107,221.10
New Admin	Resilient Flooring - static dissipative	772.00 SF	10.72	8,275.84
New Admin	Wall base 4" base	14,649.36 LF	3.69	54,060.71
New Admin	Epoxy (resinous)Terrazzo	8,912.00 SF	15.96	142,277.96
New Admin	Carpet	2,728.67 SY	35.00	95,503.33
New Admin	Carpet - County Admin. Suite	99.33 SY	40.00	3,973.33
New Admin	Carpet - Board of Supervisors meeting room	239.67 SY	45.00	10,785.00
New Admin				
New Admin	CT floor, base, walls in restrooms	1,607.00 SF	12.50	20,087.50
New Admin	CT wainscot- restrooms	9,840.00 SF	12.85	126,444.00
New Admin				
New Admin	***Painting***			
New Admin	Interior assembled unit cost building	66,588.00 GSF	1.82	121,190.16
New Admin	Dr & frm incl caulking	16.00 EA	134.16	2,146.49
New Admin	Concrete Stain & Sealer	1,250.00 SF	2.20	2,755.90
New Admin	Coatings high performance	66,588.00 GSF	0.11	7,324.68
	C -30 INTERIOR FINISHES TOTAL			**$985,846.07**
	D10 - CONVEYING			
New Admin	***Hydraulic Passenger***			
New Admin	Elevator hydraulic, high speed - 3 stop	2.00 EA	136,156.89	272,313.77
	CONVEYANCE WORK Div. TOTAL			**$272,313.77**
	D - 20 PLUMBING			
New Admin	***Plumbing Equipment***			
New Admin	Plumbing Equipment/Fixtures	66,588.00 GSF	4.86	323,774.10
New Admin				
New Admin	***Domestic Water Supply***			
New Admin	Domestic Water Supply	66,588.00 GSF	3.83	254,910.41
New Admin				
New Admin	***DWV***			
New Admin	Plumbing Drain Waste And Vents System	66,588.00 GSF	3.53	235,108.24
New Admin				
New Admin	***Storm Drain Piping***			
New Admin	Storm Drain Piping System	66,588.00 GSF	2.15	143,362.63
New Admin				
New Admin	**PLUMBING INSULATION DIV.**			
New Admin	***Insulation***			
New Admin	Plumbing Insulation System	66,588.00 GSF	2.54	168,990.46
New Admin				
New Admin	***Plumbing Division Direct Cost***			
New Admin	Cutting/Patching/Fire Stopping	1.00 LS	12,036.60	12,036.60
New Admin	Testing & Marking / System Cleaning and Chlorination	1.00 LS	17,978.76	17,978.76
New Admin	Coordinated Drawings/Submittals etc.	66,588.00 GSF	0.45	29,673.94
New Admin	General Conditions / Commissioning / warranties etc.	1.00 LS	110,300.46	110,300.46
New Admin				
	D - 20 PLUMBING TOTAL			**$1,296,135.60**

	Description		Quantity US	Unit Cost	Extension
	D - 30 HVAC				
New Admin	***HVAC Equipment***				
New Admin	HVAC Equipment	RTU/VAV	66,588.00 GSF	24.30	1,618,358.08
New Admin					
New Admin	***Mechanical Piping***				
New Admin	Mechanical Piping		66,588.00 GSF	0.73	48,763.84
New Admin					
New Admin	**SHEET METAL CONTRACTOR DIV.**				
New Admin	HVAC Ductwork and Acc.		66,588.00 GSF	11.09	738,729.27
New Admin					
New Admin	***Air Inlets/Outlets***				
New Admin	HVAC R&G		66,588.00 GSF	1.26	84,068.68
New Admin					
New Admin	***Ductwork Accessories***				
New Admin	HVAC Ductwork Accessories		66,588.00 GSF	0.83	54,952.08
New Admin					
New Admin	**MECHANICAL / INSULATION DIV.**				
New Admin	***Insulation***				
New Admin	HVAC Insulation system		66,588.00 GSF	2.69	178,803.26
New Admin					
New Admin	***Controls and Instrumentation***				
New Admin	Control System, complete		66,588.00 GSF	9.17	610,918.26
New Admin					
New Admin	***Systems Testing and Balancing***				
New Admin	HVAC Test & Balance system		66,588.00 GSF	0.68	44,973.87
New Admin					
New Admin	***Mechanical Division Direct Cost***				
New Admin	Cutting/Patching/Fire Stopping		1.00 LS	10,260.54	10,260.54
New Admin	Testing & Marking		1.00 LS	8,003.41	8,003.41
New Admin	Duct Cleaning		66,588.00 GSF	0.99	66,004.52
New Admin	Coordinated / BIM Drawings		66,588.00 GSF	0.55	36,344.06
New Admin	General Conditions / Commissioning / warranties etc.		1.00 LS	325,569.23	325,569.23
	D - 30 HVAC TOTAL				**$3,825,749.11**

	Description			Quantity US	Unit Cost	Extension
	D40 - Fire Protection					
New Admin	*Data: Sprinklered area:*			66,588.00 GSF		
New Admin	# heads [sprinklered area / SF per hd			595		
New Admin						
New Admin	***Wet Pipe Sprinkler System Aboveground***					
New Admin	Pipe blk stl.sch 10, 6"			174 LF	41.50	7,220.82
New Admin	Fittings grooved-joint, 6"			12 EA	170.22	2,042.59
New Admin	Couplings grooved-joint, 6"			33 EA	137.59	4,540.42
New Admin	Pipe blk stl.sch 10, 4"			1,107 LF	26.29	29,108.25
New Admin	Fittings grooved-joint, 4"			74 EA	117.46	8,691.72
New Admin	Couplings grooved-joint, 4"			203 EA	90.16	18,333.44
New Admin	Thread-o-let 4"x 2"			100 EA	55.01	5,500.68
New Admin	Thread-o-let 4"x 1"			119 EA	48.69	5,793.71
New Admin	Pipe blk stl sch 40, threaded 1"			4,760 LF	10.91	51,919.29
New Admin	Pipe blk stl sch 40, threaded 1-1/4" thru 2"			3,347 LF	15.54	52,028.71
New Admin	Fittings threaded black Cl, 1"			1,190 EA	22.28	26,518.50
New Admin	Fittings threaded black Cl 1-1/4" thru 2"			695 EA	54.19	37,664.96
New Admin						
New Admin	***Piping Specialties and Valves***					
New Admin	Zone Valves			4 EA	835.74	3,342.98
New Admin	Elevator zone control			1 EA	684.22	684.22
New Admin	Sprinkler Heads			595 EA	46.24	27,513.88
New Admin	Backflow Preventer -6"			1 EA	9,158.72	9,158.72
New Admin	Fire Department Connection			1 EA	1,208.36	1,208.36
New Admin	Check Valve Alarm			1 EA	774.59	774.59
New Admin	Check w/auto ball drip -4"			1 EA	369.86	369.86
New Admin	Test Valve for BFP			1 EA	805.00	805.00
New Admin	Inspectors test station			1 EA	705.97	705.97
New Admin	Tamper switch			6 EA	156.71	940.27
New Admin	Flow switch			4 EA	186.50	746.01
New Admin	Pipe riser valve assembly OS&Y valve & Siamese /Fire Hose Cabinet			1 EA	1,444.72	1,444.72
New Admin						
New Admin	***FM 200 Fire Suppression System***					
New Admin	Piping and FM 200 System / Control's			6,000 CF	14.05	84,271.59
New Admin						
New Admin	***Fire Protection Division Direct Cost***					
New Admin	Cutting/Patching/Fire Stopping			1 LS	1,681.67	1,681.67
New Admin	Testing & Marking / System Cleaning			1 LS	1,842.70	1,842.70
New Admin	Coordinated Drawings/Submittals etc.			66,588 GSF	0.74	48,963.35
New Admin	General Conditions / Commissioning / Mock-up			1 LS	40,351.49	40,351.49
	D40 - Fire Protection TOTAL					**$474,168.45**
	D 50 - ELECTRICAL					
New Admin	***Site Electric*** ***Utilities***			See Site Work Elect Utilities Section		
New Admin						
New Admin	**Exterior Lighting**			See Site Work Elect Utilities Section		
New Admin						
New Admin	***Switchboards***					
New Admin	CT section	1,600.00	AMP	1.00 EA	40,408.68	40,408.68
New Admin	Main switch	1,600.00	AMP	1.00 EA	21,150.05	21,150.05
New Admin	Distribution section	1,600.00	AMP	1.00 EA	20,436.56	20,436.56
New Admin	Breakers for distribution section			18.00 EA	2,287.40	41,173.19
New Admin	Overcurrent protection study			1.00 LS	12,702.96	12,702.96
New Admin						
New Admin	***Panelboards***					
New Admin	Panelboards			66,588.00 GSF	1.05	70,100.38
New Admin						
New Admin	***Bus Duct & Transformers***					
New Admin	Bus Duct & Transformers			66,588.00 GSF	0.75	49,958.84
New Admin						
New Admin	***Packaged Engine Gen. System***					
New Admin	Generator, 200 kw diesel with belly tank, sound attenuator & muffler			1.00 EA	107,797.55	107,797.55
New Admin	Automatic transfer switch	400.00	AMP	2.00 EA	11,869.52	23,739.05
New Admin	Automatic transfer switch	100.00	AMP	1.00 EA	2,975.97	2,975.97
New Admin						
New Admin						
New Admin	***Power*** ***wiring*** ***devices***					
New Admin	Power & Wiring Devices			66,588.00 GSF	1.43	95,006.96

	Description	Quantity US	Unit Cost	Extension
New Admin				
New Admin	***Cabinets & Enclosures (safety switches)***			
New Admin	Cabinets & Enclosures (safety switches)	66,588.00 GSF	0.35	23,103.61
New Admin				
New Admin	***Power Feeders and Entrance Secondary/Gen.***			
New Admin	Power Feeders	66,588.00 GSF	6.74	448,951.21
New Admin				
New Admin	***Power Home Runs***			
New Admin	Power Home Runs /Feeders	66,588.00 GSF	4.24	282,198.75
New Admin				
New Admin	***Power Branch***			
New Admin	Power Branch	66,588.00 GSF	1.67	111,508.31
New Admin				
New Admin	***Building Grounding/Lightning Protection Systems***			
New Admin	Bldg. Ground/Lightning Protection	66,588.00 GSF	0.74	48,987.63
New Admin				
New Admin	***Lighting Fixtures***			
New Admin	Interior Luminaries	66,588.00 GSF	13.71	912,707.93
New Admin				
New Admin	***Lighting Wiring Devices***			
New Admin	Lighting & Wiring Devices	66,588.00 GSF	3.89	259,109.89
New Admin				
New Admin	***Lighting Home Runs***			
New Admin	Lighting Home Runs	66,588.00 GSF	3.74	249,262.92
New Admin				
New Admin	***Lighting Branch***			
New Admin	Lighting Branch	66,588.00 GSF	3.09	205,425.67
New Admin				
New Admin	***Lighting Home Run and Branch Boxes***			
New Admin	Lighting Home Run/Branch boxes	66,588.00 GSF	0.17	11,097.39
New Admin				
New Admin	***Electrical Contractor Direct Cost***			
New Admin	Cutting/Patching/Fire Stopping	1.00 LS	11,295.72	11,295.72
New Admin	Testing & Marking	1.00 LS	11,858.94	11,858.94
New Admin	Temp Construction Lighting and Power	66,588.00 GSF	1.58	105,220.69
New Admin	Coordinated / BIM Drawings	66,588.00 GSF	1.05	70,171.10
New Admin	General Conditions / Commissioning	1.00 LS	393,653.43	393,653.43
	D 50 - ELECTRICAL TOTAL			**$3,630,003.37**
	E10 -EQUIPMENT			
New Admin				
New Admin	***Appliances***			
New Admin	Misc. Residential Appliances - Allowance	1.00 LS	20,891.92	20,891.92
New Admin				
New Admin	***AV Equipment and Special Accessories***			
New Admin	AV Equipment and Accessories Allowance	66,588.00 GSF	3.50	233,058.00
New Admin				
New Admin	***Miscellaneous Equipment***			
New Admin	Thru-wall drop safe	1.00 EA	1,548.13	1,548.13
New Admin				
	E10 -EQUIPMENT TOTAL			**$255,498.04**

	Description				Quantity US	Unit Cost	Extension
	E20 - FURNISHINGS						
New Admin							
New Admin	***Blinds***						
New Admin	Horizontal	window SF		Allowance	6,788.48 SF	8.09	54,933.64
New Admin							
New Admin	***Floor mats***						
New Admin	Floor mats - Allowance				36.00 SF	67.57	2,432.48
New Admin							
New Admin	***Casework***	***method***	***by the LF***	***factory fabricated- field installed***			
New Admin	Counter tops	Solid Surface w/	4" backsplash		442.00 LF	155.36	68,667.31
New Admin	Counter tops	Self-supported	Solid Surface		18.00 LF	172.88	3,111.84
New Admin	Counter tops	vanity			56.00 LF	52.87	2,960.99
New Admin	Base cabinet- PLAM				442.00 LF	515.54	227,870.84
New Admin	Wall cabinet- PLAM				232.00 LF	378.82	87,886.93
New Admin							
	E20 - FURNISHINGS TOTAL						**$447,864.02**
	F10 - SPECIAL CONSTRUCTION		**Section Not Used**				
New Admin							
New Admin							
New Admin							
	F10 - SPECIAL CONSTRUCTION TOTAL						**$0.00**
	F20 - EXISTING CONDITIONS / DEMO		**Section Not Used**				
New Admin							
New Admin							
	F20 - EXISTING CONDITIONS / DEMO TOTAL						**$0.00**

	Description		Quantity US	Unit Cost	Extension
	G10 - Site Preparation				
New Admin	***Site Demolition***				
New Admin	Misc site demo		120 CY	140.62	16,873.92
New Admin	Load debris in dump truck - landfill disposal		120 CY	19.84	2,381.40
New Admin					
New Admin	***Haul/Dispose of Site Debris***	Cycle Time in Hours			
New Admin	Dump truck to landfill 2 axle/10 CY	2	24 EHR	230.00	5,519.88
New Admin	Dump fees assume 1 ton per CY		120 CY	118.30	14,195.52
New Admin					
New Admin	***Erosion and Sediment Controls***				
New Admin	Dust control		1 LS	3,040.93	3,040.93
New Admin	Temporary seeding		1 LS	3,943.20	3,943.20
New Admin	Silt fence		2,500 LF	3.28	8,188.50
New Admin	Super silt fence		1,000 LF	13.34	13,337.34
New Admin	Gravel construction entrance		95 TNS	44.21	4,199.95
New Admin	Wash rack		1 EA	1,008.19	1,008.19
New Admin	Inlet/outlet protection		8 EA	104.73	837.82
New Admin	Tree protection		500 LF	4.69	2,345.06
New Admin	Diversion dike		800 LF	6.24	4,991.66
New Admin	Maintenance/removal of E&S measures		1 LS	11,012.74	11,012.74
New Admin					
New Admin	***Foundation Drainage***				
New Admin	Drainage foundation gravel/filter cloth		650 LF	33.74	21,930.86
New Admin	Daylight at suitable outfall pipe only		163 LF	17.16	2,788.93
New Admin					
New Admin	***Dewatering***				
New Admin	6" Centrifugal pump, attended 8 hrs		90 DAY	1,339.54	120,558.80
New Admin					
New Admin	***Site Clearing***				
New Admin	Clear and grub		5 ACRE	13,356.93	61,326.56
New Admin					
New Admin	***Topsoil/Fine Grade***				
New Admin	Topsoil strip/stockpile onsite		4,167 CY	5.64	23,505.49
New Admin	Topsoil respread/fine grade onsite		4,167 CY	7.34	30,563.31
New Admin	Building pad fine grade	SF	23,000 SF	0.26	5,929.21
New Admin					
New Admin	***Cut/Fill***				
New Admin	Cut directly to fill, using onsite soils		19,581 CY	22.21	434,876.52
New Admin	Cut and haul off-site - cut, load, haul, dispose		5,617 CY	34.97	196,435.40
New Admin					
New Admin	***Undercut and Replace with Suitable Soils***				
New Admin	Undercut and haul - cut, load, haul, dispose		2,500 CY	34.97	87,428.97
New Admin	Import fill - purchase, import, place, compact		2,500 CY	52.03	130,084.26
New Admin					
New Admin	***Rock Excavation***		Excluded		
New Admin					
New Admin	***Special Foundations***		Excluded		
New Admin					
	G10 - Site Preparation TOTAL				**$1,207,304.42**

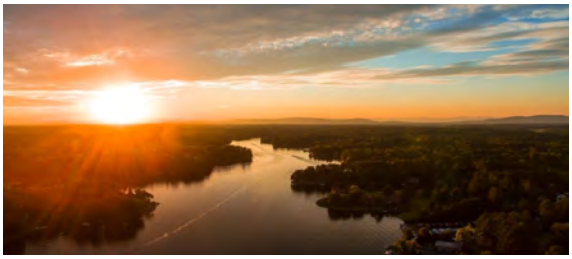
	Description				Quantity US	Unit Cost	Extension
	G20 - EXTERIOR SITE IMPROVMENTS						
New Admin	***Asphalt Paving***						
New Admin	Fine grade				78,030 SF	0.57	44,766.33
New Admin		SF	Inch depth	CF			
New Admin	Gravel base	78,030	8.00	52,020	2,731 TON	45.29	123,700.79
New Admin	Asphalt base	78,030	4.00	26,010	1,899 TON	137.28	260,660.06
New Admin	Asphalt topcoat	78,030	2.00	13,005	956 TON	141.39	135,150.47
New Admin							
New Admin	***Paving Specialties***						
New Admin	Paint striping				2,500 LF	1.68	4,209.18
New Admin	Paint symbols				15 EA	104.88	1,573.19
New Admin							
New Admin	***Curb & Gutter***						
New Admin	Curb and gutter, concrete				2,910 LF	31.03	90,311.61
New Admin	Curb and gutter, premium for curves				1,019 LF	4.98	5,071.97
New Admin							
New Admin	***Heavy Duty Concrete***			Inch depth	1,200 SF		
New Admin	Poured in place concrete			8	1,200 SF	11.22	13,468.85
New Admin	Gravel bedding			6	1,200 SF	1.94	2,333.88
New Admin	Reinforcement			rebar	0.80 TN	3,342.17	2,687.11
New Admin							
New Admin	***Site Concrete***			Inch depth			
New Admin	Sidewalks, concrete, broom finish			4	23,300 SF	4.17	97,059.78
New Admin	Gravel base for concrete sidewalk			4	23,300 SF	1.73	40,281.06
New Admin	Reinforcement			WWF	23,300 SF	0.77	17,889.46
New Admin	ADA sidewalk cut				6 EA	1,577.28	9,463.68
New Admin	Utility pad, concrete				650 SF	16.17	10,508.63
New Admin	Concrete steps on grade				160 LF	42.48	6,797.25
New Admin							
New Admin	***Fencing/Railing***						
New Admin	Wall mounted rail, galvanized				120 LF	53.69	6,442.74
New Admin	2 Pipe rail, galvanized				150 LF	94.59	14,188.86
New Admin							
New Admin	***Site and Retaining Walls***						
New Admin	Concrete retaining walls				8,960 SF	52.69	472,082.01
New Admin	Wall footing - concrete, 3' wide				340 LF	46.33	15,753.89
New Admin	Wall footing - concrete, 5' wide				670 LF	77.22	51,740.71
New Admin							
New Admin	Screen wall footing				40 LF	46.33	1,853.40
New Admin	Screen wall, CMU/brick veneer				440 SF	81.12	35,694.13
New Admin	Precast wall cap				40 SF	25.96	1,038.24
New Admin							
New Admin	***Specialties***						
New Admin	Flagpole				3 EA	3,949.09	11,847.26
New Admin	Flagpole foundation				3 EA	699.71	2,099.12
New Admin	Bollards, incl foundation				16 EA	2,324.19	37,187.10
New Admin							
New Admin	***Site Graphics***						
New Admin	Signage, H/C, traffic, firelane				15 EA	235.96	3,539.36
New Admin	Signage, main entrance			non-LED	1 EA	6,537.00	6,537.00
New Admin							
New Admin	***Seed & Sod***						
New Admin	Hydroseed		SF	35,000	3,889 SY	0.92	3,582.91
New Admin							
New Admin	***Landscaping***						
New Admin	Allowance for plantings				1 LS	30,000.00	30,000.00
New Admin							
	G20 - EXTERIOR SITE IMPROVMENTS TOTAL						**$1,559,520.04**

	Description	Quantity US	Unit Cost	Extension
	G30 -SITE MECHANICAL UTILITIES			
New Admin	***Primary Utilities***			
New Admin	Primary electrical wiring and transformers	Assumed furnished to meter by public utility unless otherwise noted		
New Admin	Primary telephone	Assumed furnished to meter by public utility unless otherwise noted		
New Admin	Water and sewer tap fees	Excluded		
New Admin	Inspections - TV camera	Refer to General Conditions		
New Admin	Utility relocations	1 LS	75,000.00	75,000.00
New Admin				
New Admin	***Water Supply Systems***			
New Admin	Wet tap	1 EA	5,517.38	5,517.38
New Admin	Concrete meter vault	1 EA	6,151.28	6,151.28
New Admin	Meter and valve assembly	1 EA	8,200.59	8,200.59
New Admin	4" DIP, push-on joint	100 LF	66.99	6,698.93
New Admin	6" DIP, push-on joint	250 LF	53.59	13,396.57
New Admin	8" DIP, push-on joint	900 LF	77.11	69,401.18
New Admin	6" Gate valve	3 EA	2,206.10	6,618.31
New Admin	8" Gate valve	4 EA	3,356.20	13,424.82
New Admin	Tee	4 EA	2,212.96	8,851.86
New Admin	Elbow/bend	8 EA	1,083.32	8,666.56
New Admin	Fire hydrant	3 EA	5,174.68	15,524.03
New Admin	Thrust blocks	15 EA	213.53	3,202.92
New Admin				
New Admin	Excavation & backfill	833 CY	18.99	15,824.00
New Admin	Pipe bedding	83 CY	54.07	4,505.81
New Admin	Spoils removal	167 CY	28.47	4,744.21
New Admin				
New Admin	***Sanitary Sewer Systems***			
New Admin	Tie into existing manhole	1 LOC	1,321.20	1,321.20
New Admin	Manholes, precast	3 EA	5,778.56	17,335.69
New Admin	Oil/water separator	1 EA	27,075.09	27,075.09
New Admin	Cleanout	2 EA	399.65	799.29
New Admin	6" PVC	150 LF	28.75	4,312.84
New Admin	8" PVC	150 LF	42.78	6,417.44
New Admin				
New Admin	Excavation & backfill	352 CY	13.44	4,729.56
New Admin	Pipe bedding	35 CY	54.07	1,903.26
New Admin	Spoils removal	70 CY	28.47	2,003.95
New Admin				
New Admin	***Storm Sewer Systems***			
New Admin	Grate inlet	4 EA	7,541.17	30,164.70
New Admin	Curb inlet, includes top and manhole	12 EA	9,734.48	116,813.77
New Admin	Manholes, precast, 48"	4 EA	5,778.56	23,114.25
New Admin	Trash rack/outlet structure	1 EA	5,381.31	5,381.31
New Admin	Allowance for SWM treatment/detention/filtration	1 LS	200,000.00	200,000.00
New Admin	6" PVC	900 LF	28.75	25,877.07
New Admin	12" RCP	200 LF	54.54	10,907.00
New Admin	15" RCP	500 LF	64.21	32,103.72
New Admin	18" RCP	300 LF	73.94	22,181.65
New Admin	24" RCP	200 LF	110.72	22,144.93
New Admin				
New Admin	Excavation & backfill	2,352 CY	13.44	31,595.67
New Admin	Pipe bedding	235 CY	54.07	12,714.64
New Admin	Spoils removal	470 CY	28.47	13,387.35
	G30 -SITE MECHANICAL UTILITIES TOTAL			**$878,012.86**

	Description		Quantity US	Unit Cost	Extension
	G40 -SITE ELECTRICAL UTILITIES				
New Admin	***Site Lighting Systems***				
New Admin	Pole and light, 20' pole, LED, double lamp		8 EA	5,019.98	40,159.87
New Admin	Pole and light, 20' pole, LED, single lamp		25 EA	3,627.46	90,686.60
New Admin	Pole base foundation excavation and concrete fill		33 EA	816.37	26,940.09
New Admin	Site lighting control		2 EA	1,292.82	2,585.65
New Admin	PVC conduit, 1"		3,000 LF	4.78	14,348.04
New Admin	Wiring		3,000 LF	7.69	23,071.74
New Admin	Chain trenching		3,000 LF	2.15	6,446.76
New Admin	Bollard light		15 EA	2,395.88	35,938.21
New Admin	Uplight		3 EA	686.91	2,060.72
New Admin					
New Admin	***Site Electrical Utilities***		Telecomm wiring, primary wiring and transformers are assumed to be provided/installed by utility company		
New Admin	Direct bury primary elec (2) 6" pvc conduit		300 LF	81.75	24,526.26
New Admin	Duct bank EB pvc conduit (15) 4"	secondary	60 LF	315.84	18,950.57
New Admin	Duct bank EB pvc conduit (10) 4"	generator	60 LF	210.56	12,633.72
New Admin	Duct bank EB pvc conduit (2) 4"	telecomm	300 LF	42.11	12,633.72
New Admin	Excavation & backfill		249 CY	23.11	5,752.84
New Admin	Concrete fill		50 CY	316.00	15,729.86
New Admin	Spoils removal		50 CY	30.91	1,538.78
New Admin	Electric wiring for 4" conduits		1,500 LF	16.56	24,833.98
New Admin					
	G40 -SITE ELECTRICAL UTILITIES TOTAL				**$358,837.40**

New Admin	**MARK-UPS**		
New Admin			
New Admin	SUBTOTAL		$26,566,897
New Admin	DESIGN CONTINGENCY	12.00%	$3,188,028
New Admin	SUBTOTAL		$29,754,924
New Admin	GROSS RECEIPTS TAX	0.00%	$0
New Admin	SUBTOTAL		$29,754,924
New Admin	INSURANCE	0.54%	$160,677
New Admin	SUBTOTAL		$29,915,601
New Admin	OVERHEAD & PROFIT	5.50%	$1,645,358
New Admin	SUBTOTAL		$31,560,959
New Admin	BONDS	1.28%	$403,980
New Admin	SUBTOTAL		$31,964,939
New Admin	ESCALATION TO MID POINT	9.63%	$3,076,625
New Admin	TOTAL		$35,041,565

ATTACHMENT C | DRAWINGS



Government Facilities Study November 20, 2025

FLUVANNA

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SUITE 100
RICHMOND, VIRGINIA 23223
804.861.1200
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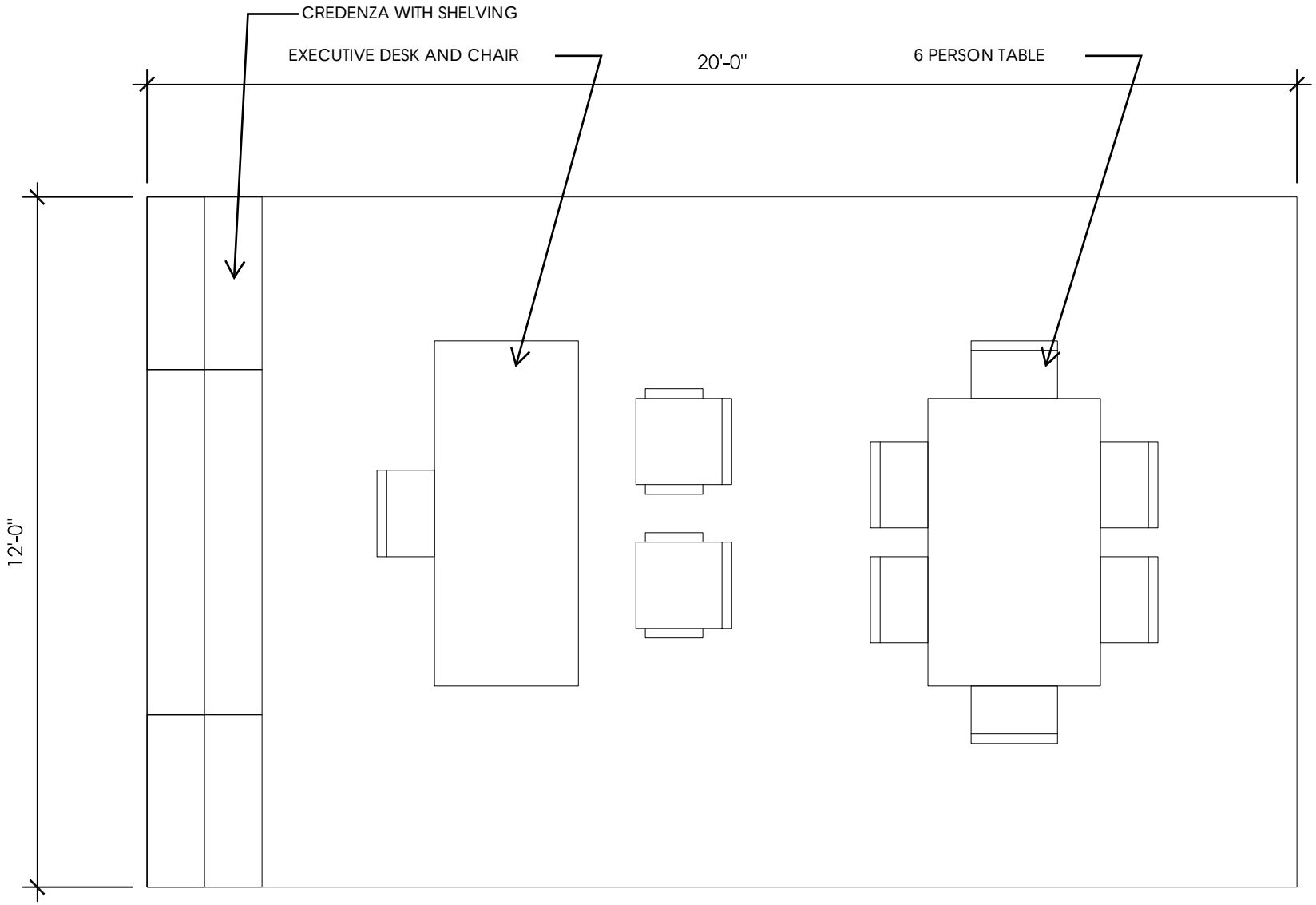
TYPICAL OFFICE LAYOUTS

The following 15 pages illustrate typical office layouts of varying size, purposes, and occupancy. These drawings are for reference only.



COUNTY ADMINISTRATOR OFFICE: +240 SF

SCALE: 3/8" = 1'-0"

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NOVEMBER 20, 2025

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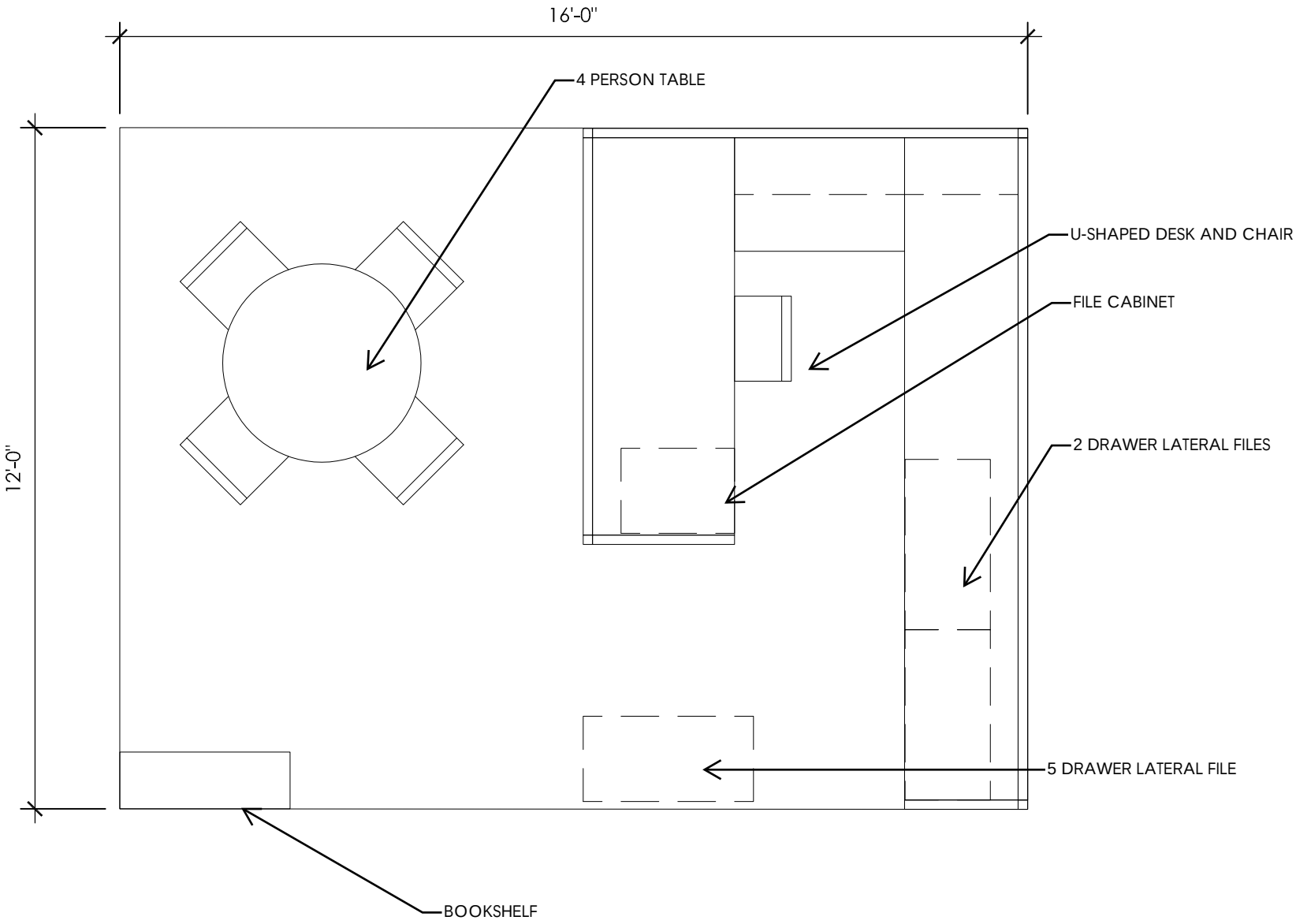

DIRECTOR'S OFFICE: 192 SF

SCALE: 3/8" = 1'-0"

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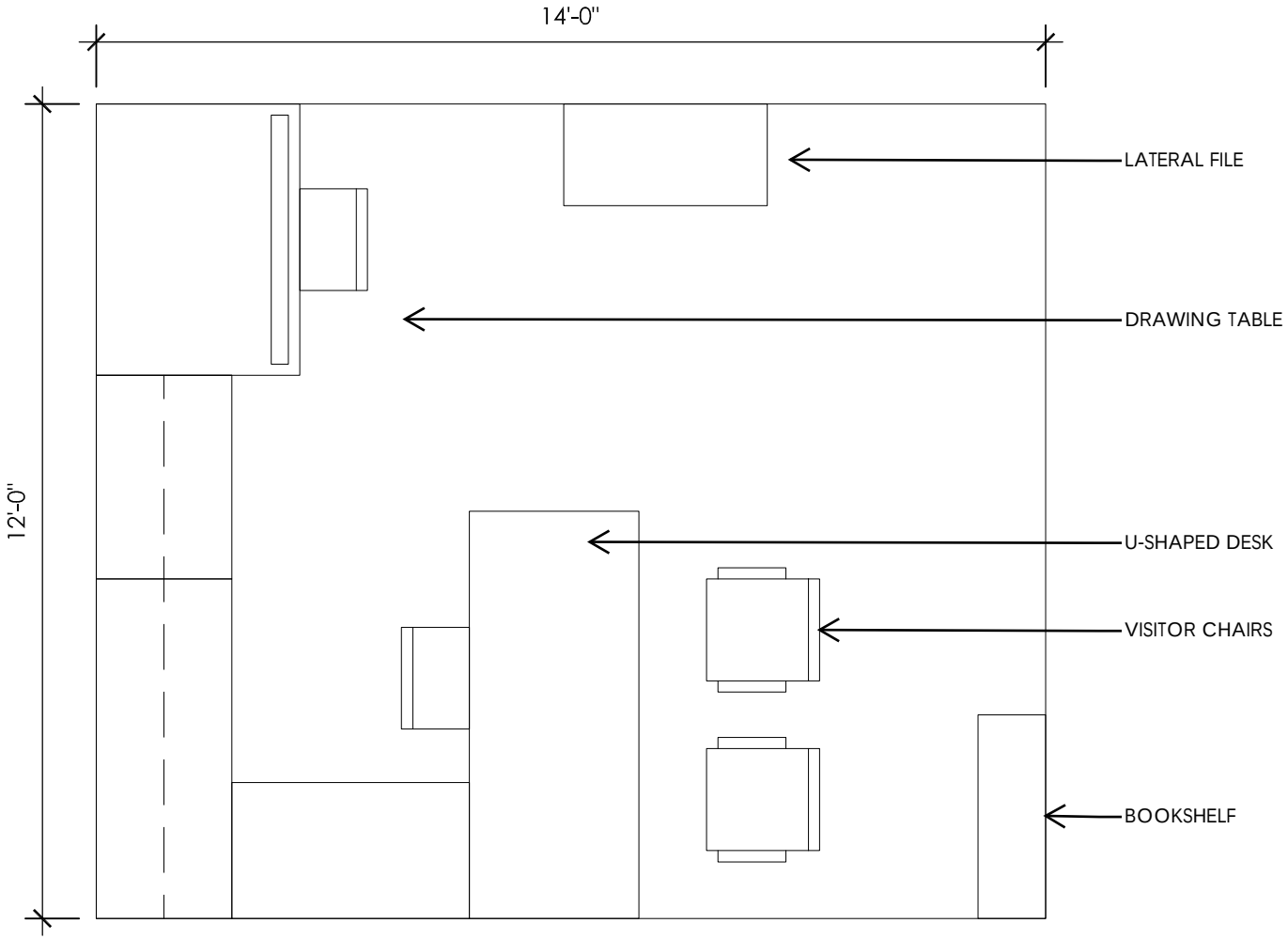

MANAGER / SUPERVISOR OFFICE : 168 SF

SCALE: 3/8" = 1'-0"

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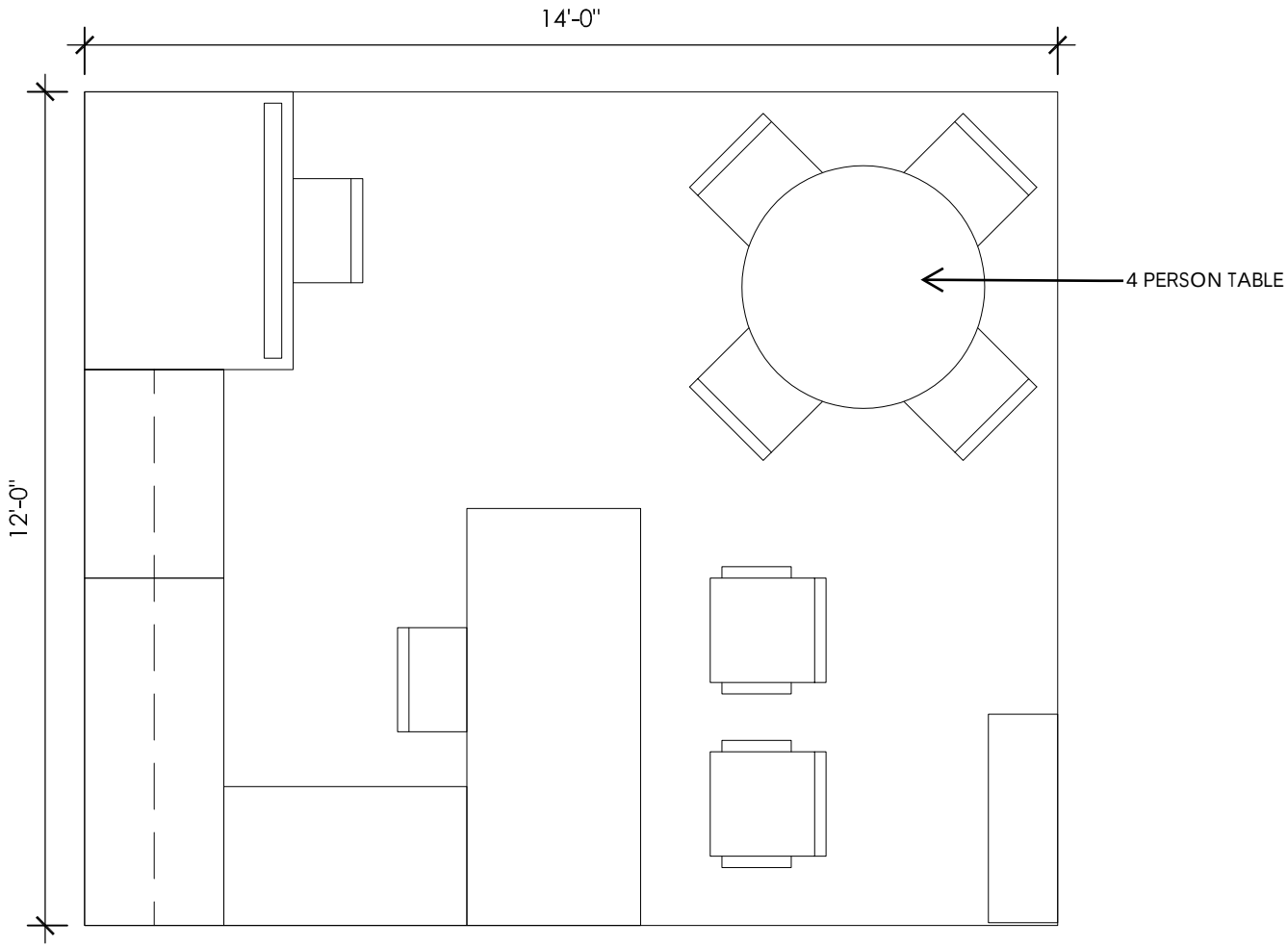

MANAGER / SUPERVISOR OFFICE : 168 SF

SCALE: 3/8" = 1'-0"

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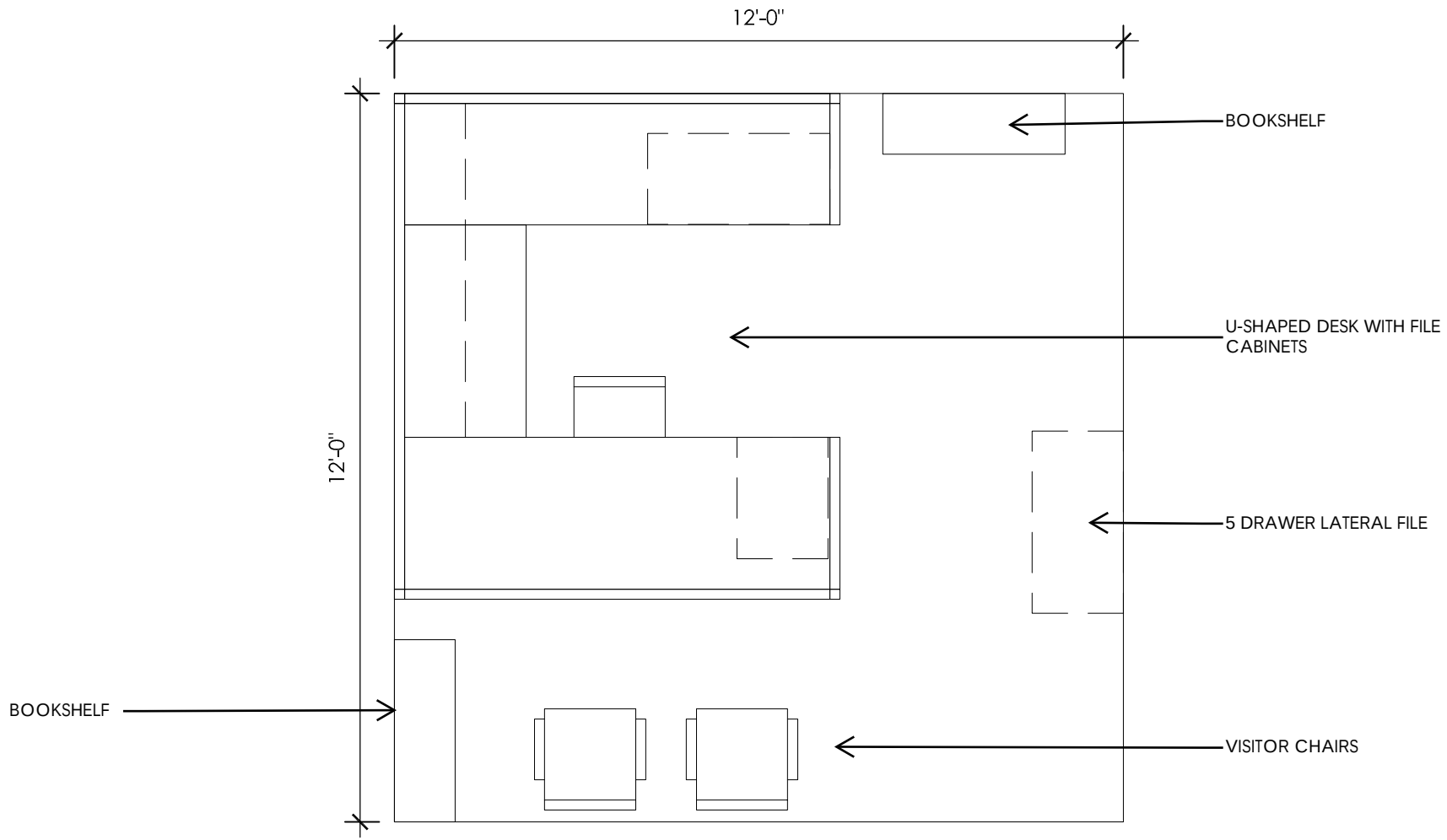

144 SF OFFICE

SCALE: 3/8" = 1'-0"

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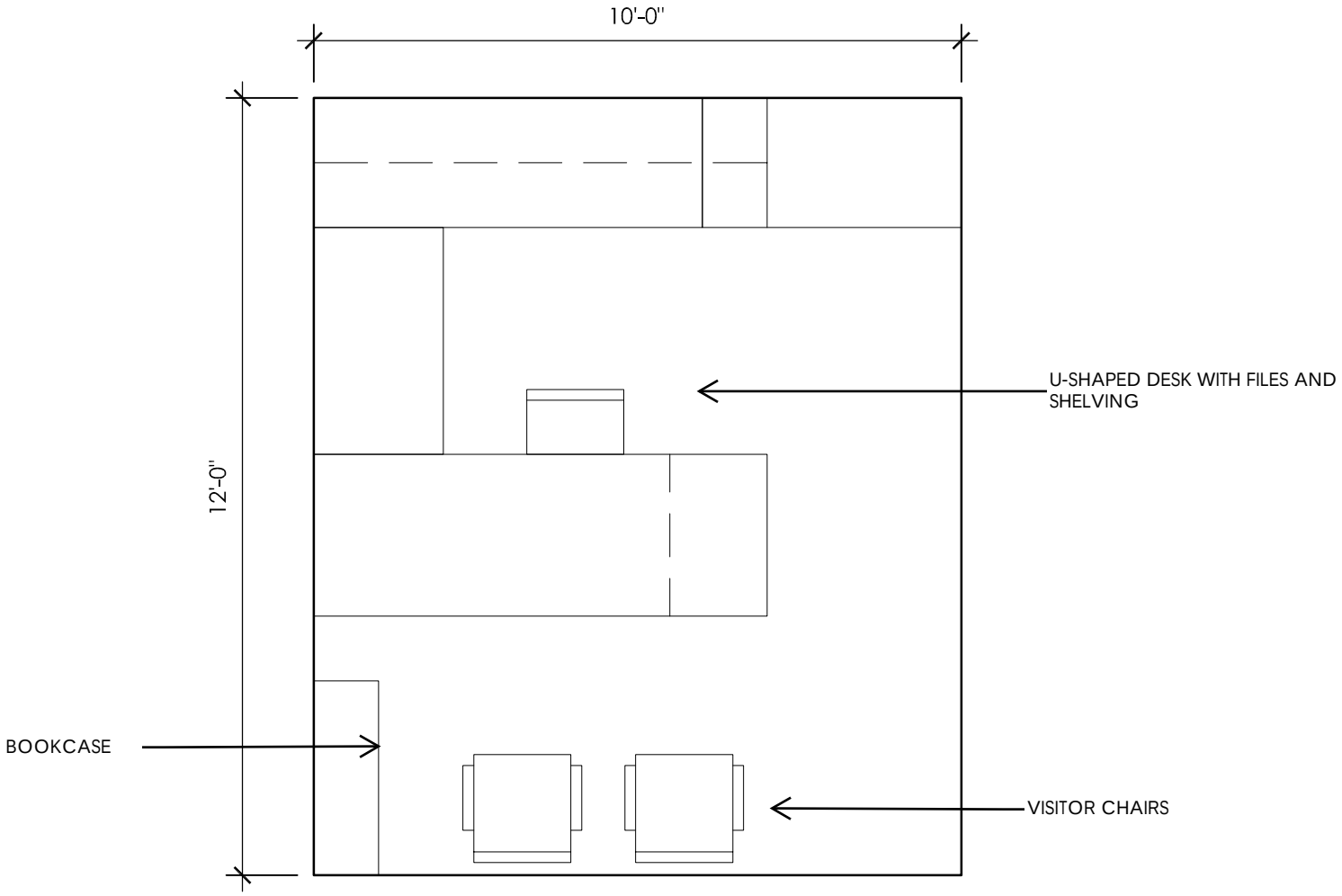

120 SF OFFICE

SCALE: 3/8" = 1'-0"

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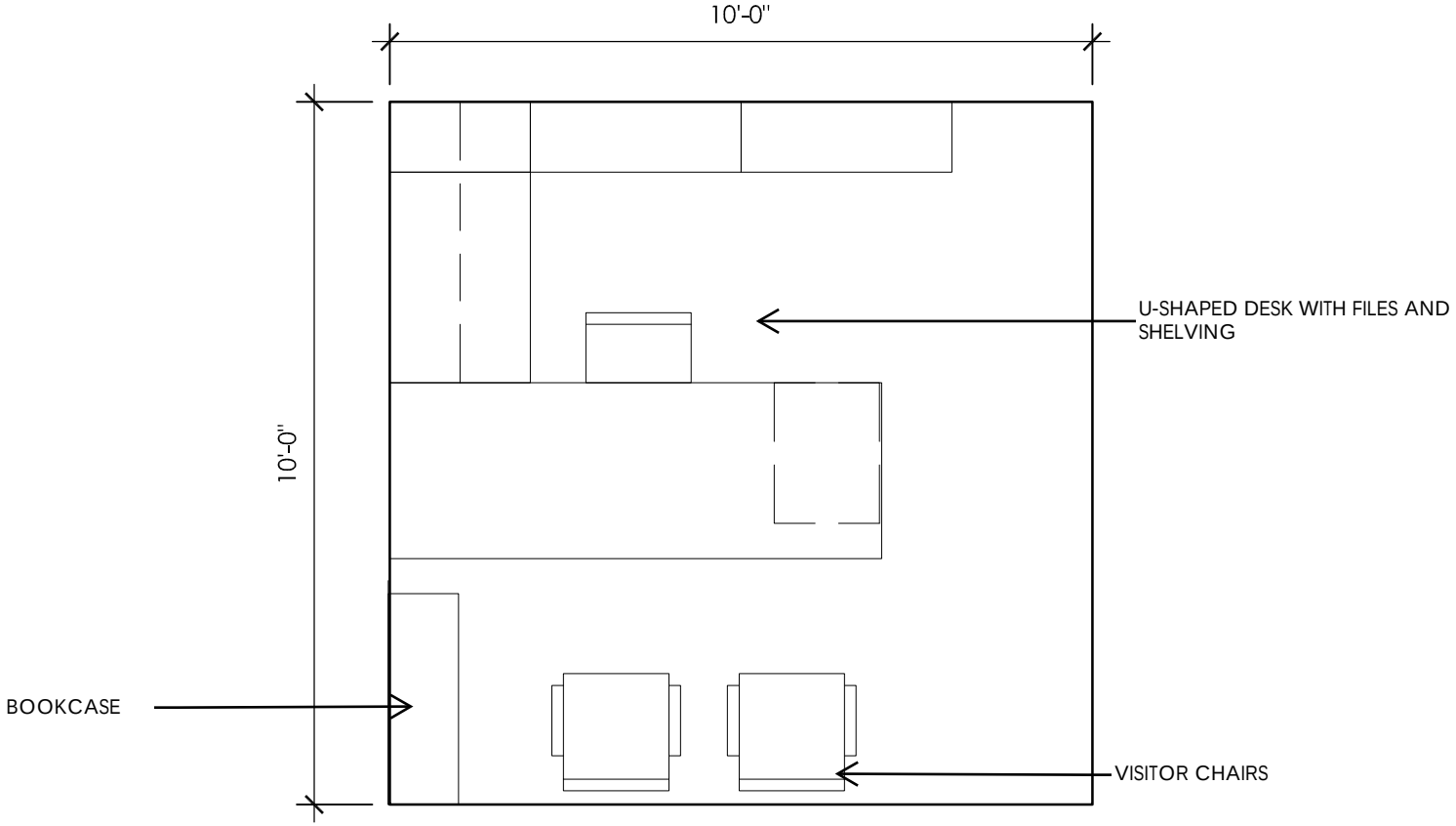

100 SF OFFICE

SCALE: 3/8" = 1'-0"

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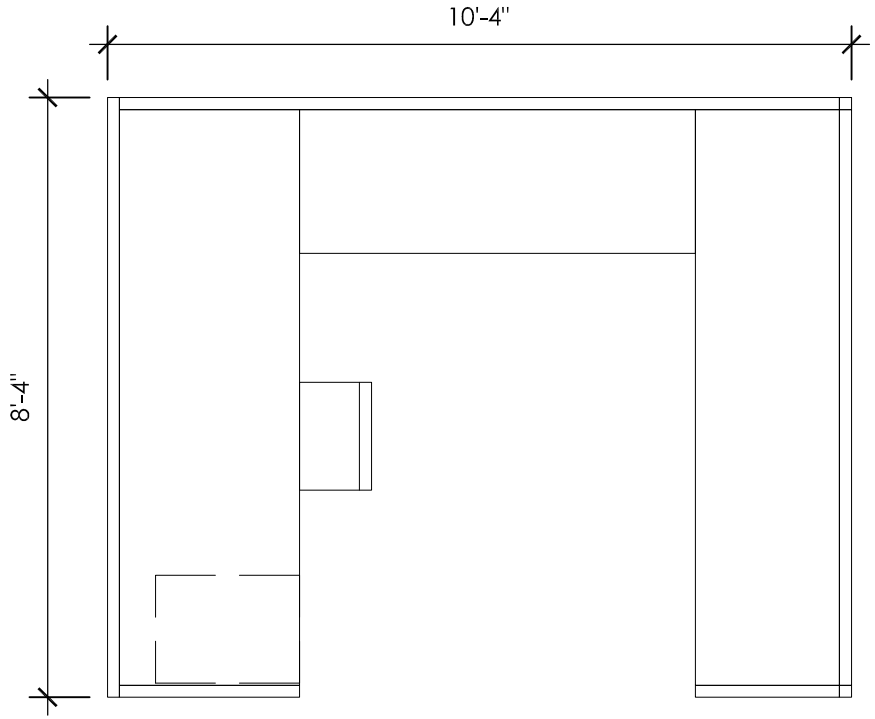

80 SF CUBICLE

SCALE: 3/8" = 1'-0"

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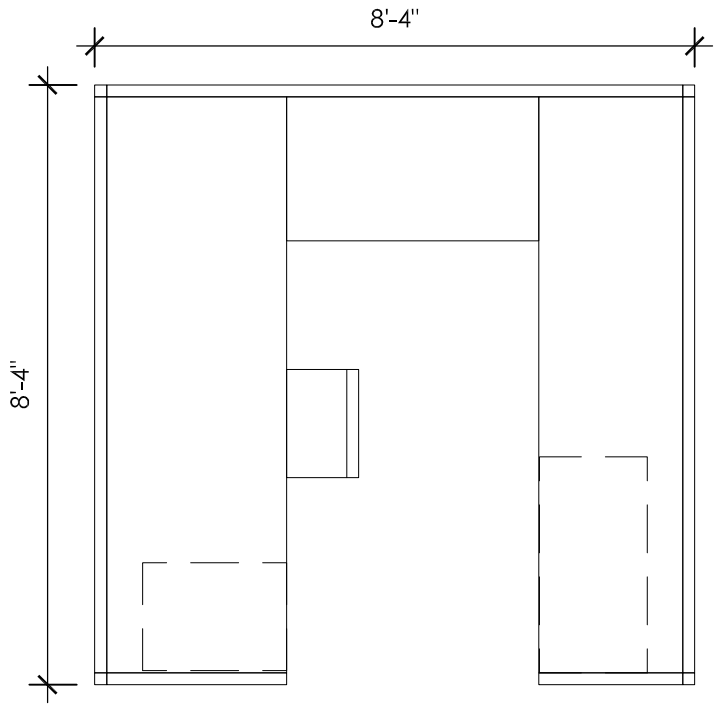

64 SF CUBICLE

SCALE: 3/8" = 1'-0"

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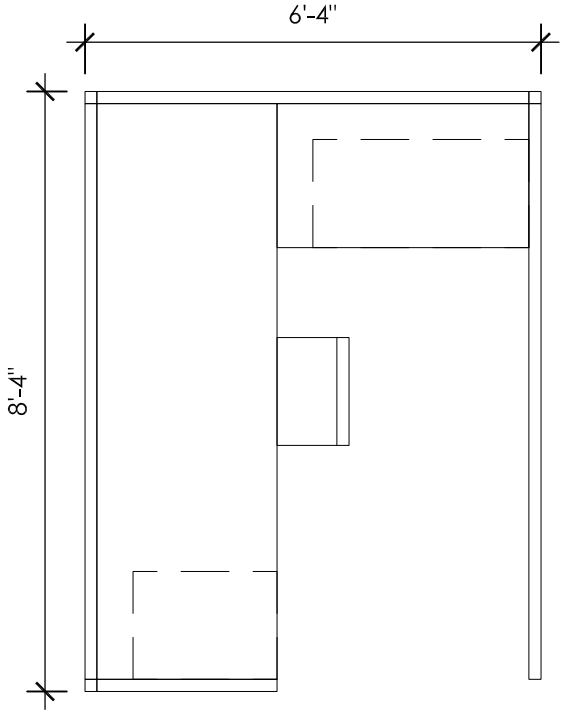

48 SF CUBICLE

SCALE: 3/8" = 1'-0"

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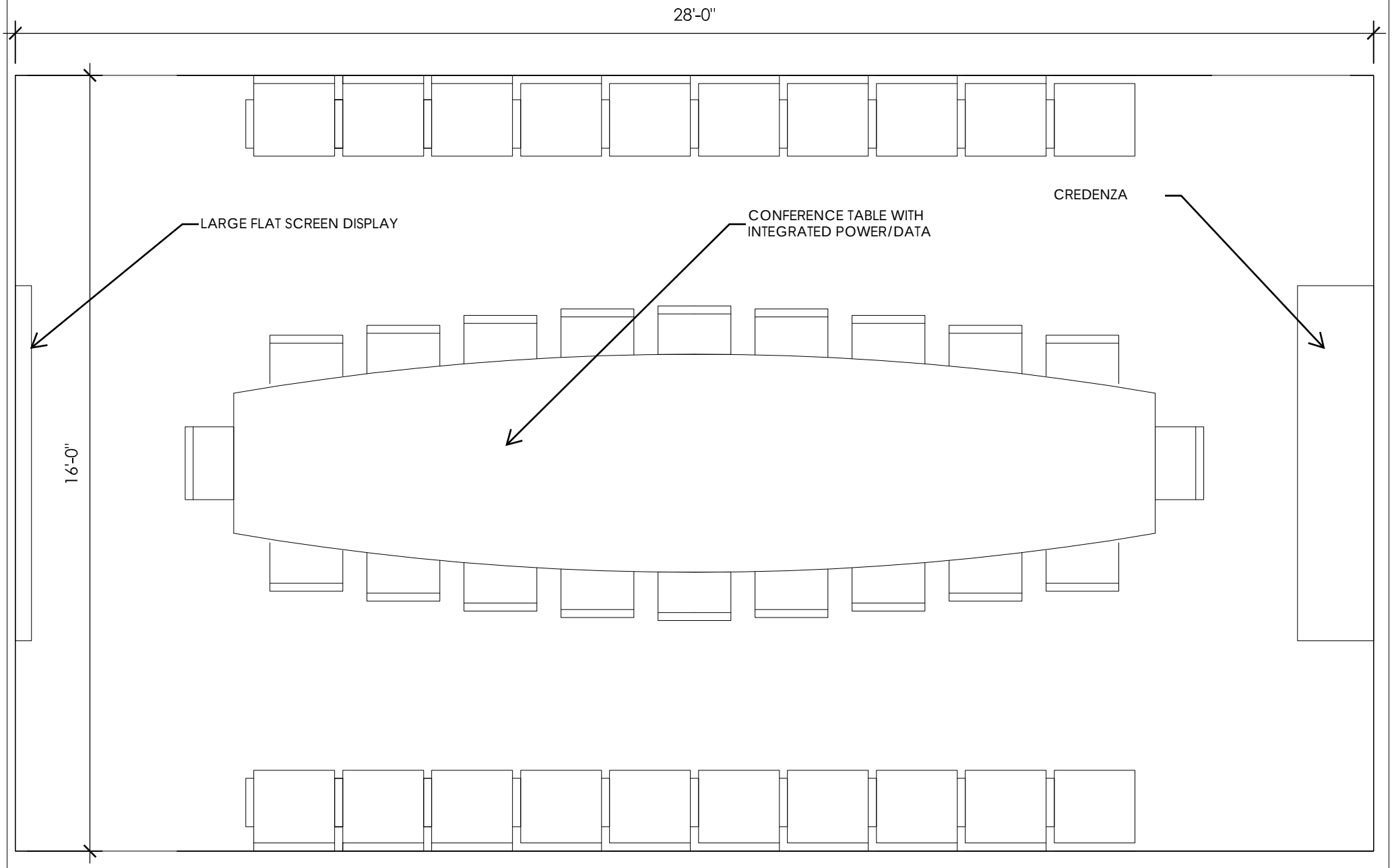

20 PERSON CONFRENCE 450 SF

SCALE: 3/8" = 1'-0"

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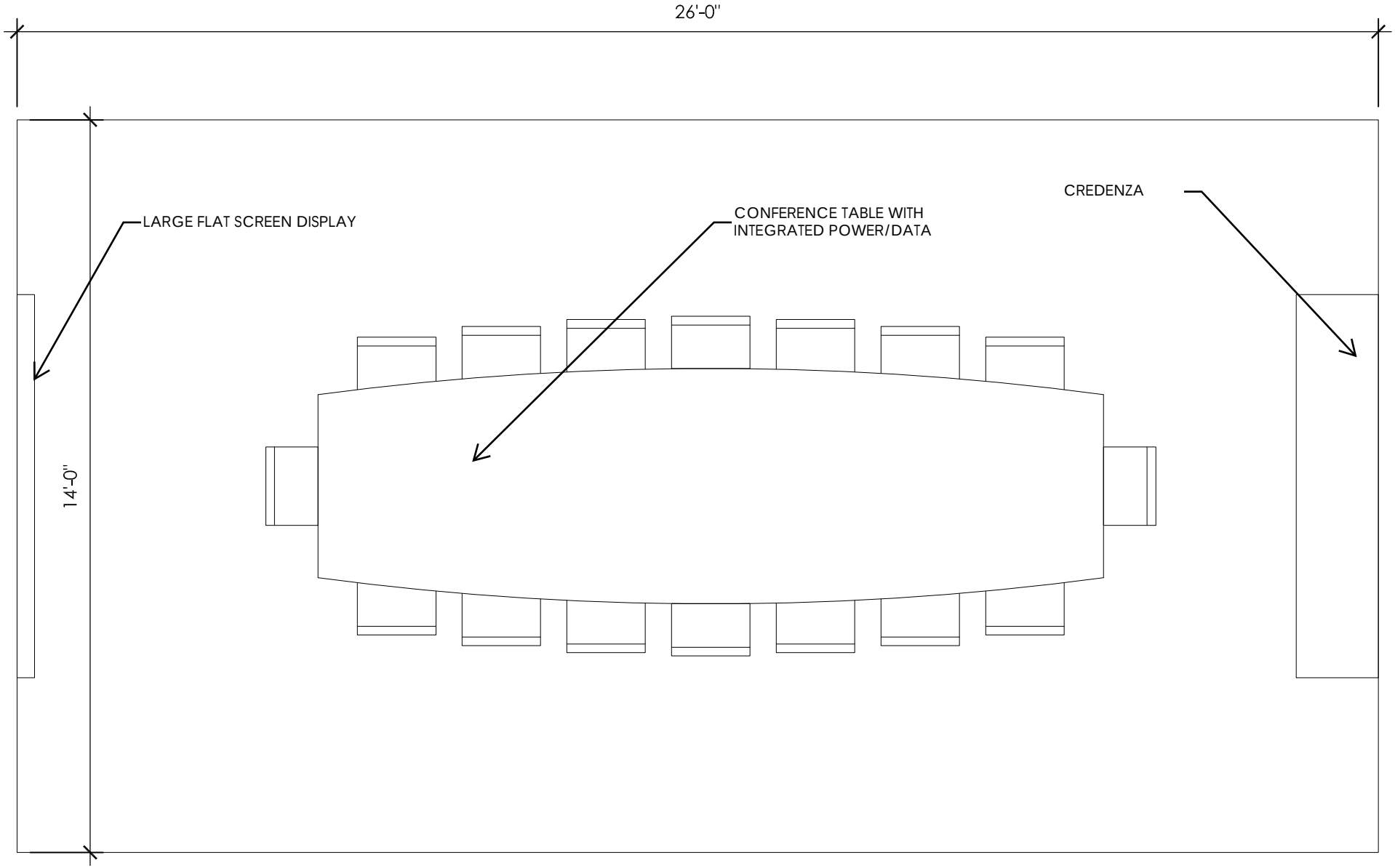

16 PERSON CONFRENCE - 360 SF

SCALE: 3/8" = 1'-0"

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NOVEMBER 20, 2025

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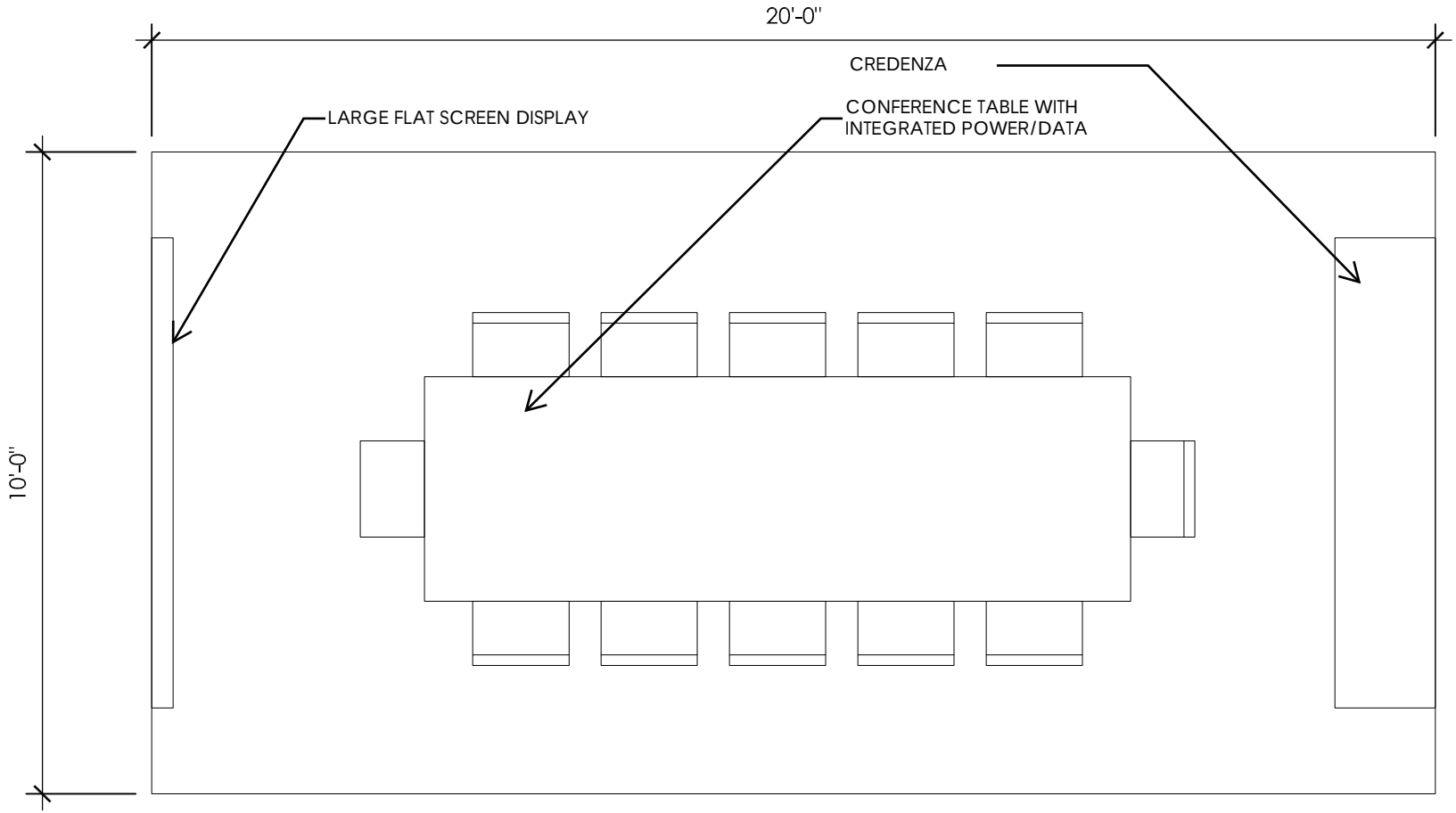

12 PERSON CONFRENCE ROOM 200 SF

SCALE: 3/8" = 1'-0"

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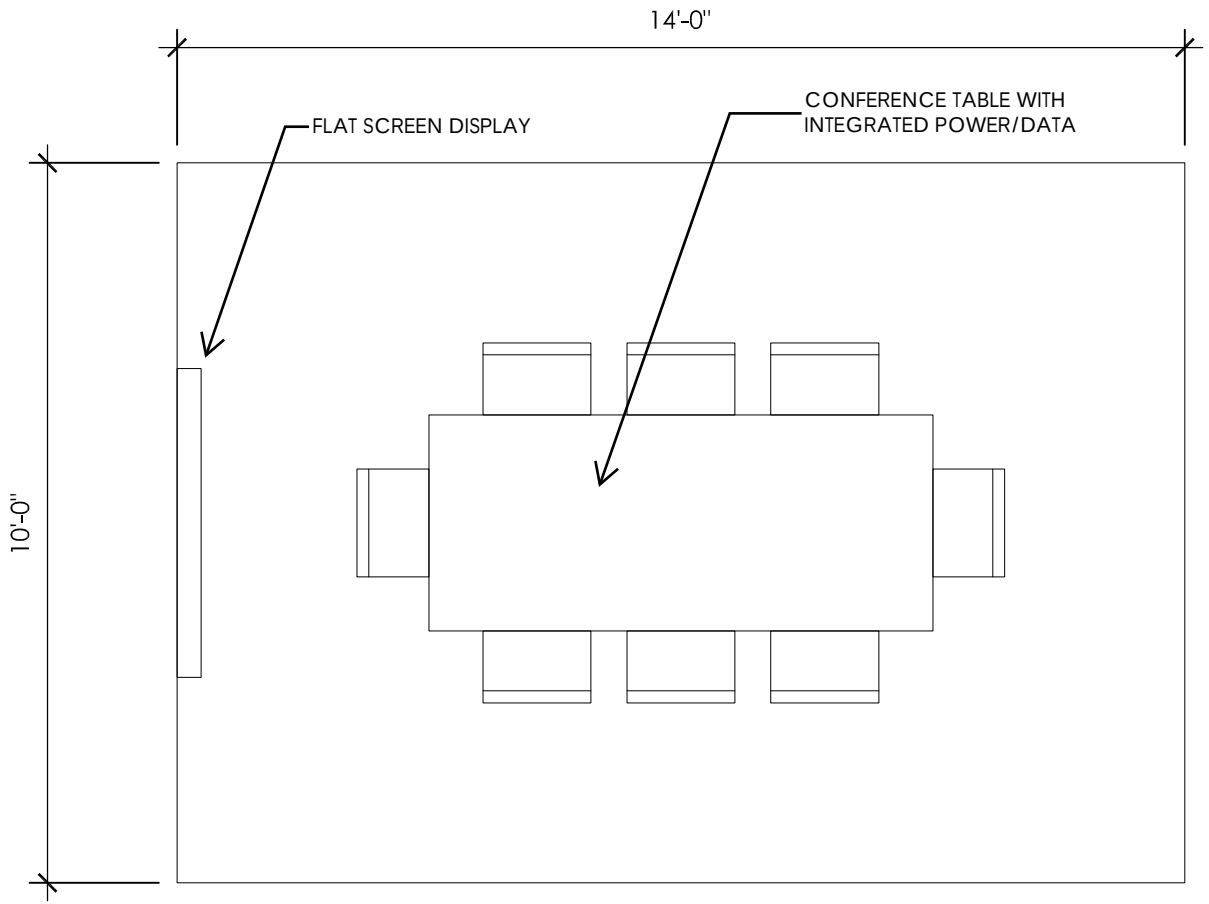

8 PERSON CONFRENCE ROOM 140 SF

SCALE: 3/8" = 1'-0"

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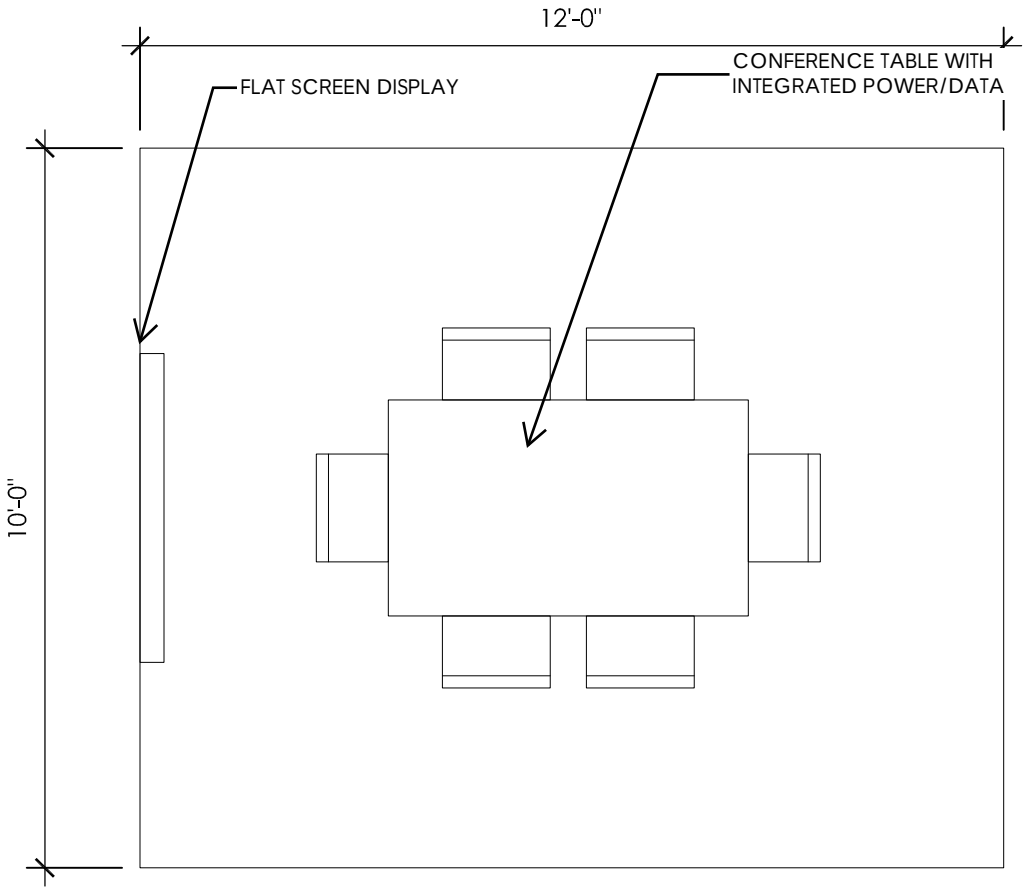

6 PERSON CONFRENCE ROOM 120 SF

SCALE: 3/8" = 1'-0"

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FLUVANNA GOVERNMENT BUILDINGS

NOVEMBER 20, 2025

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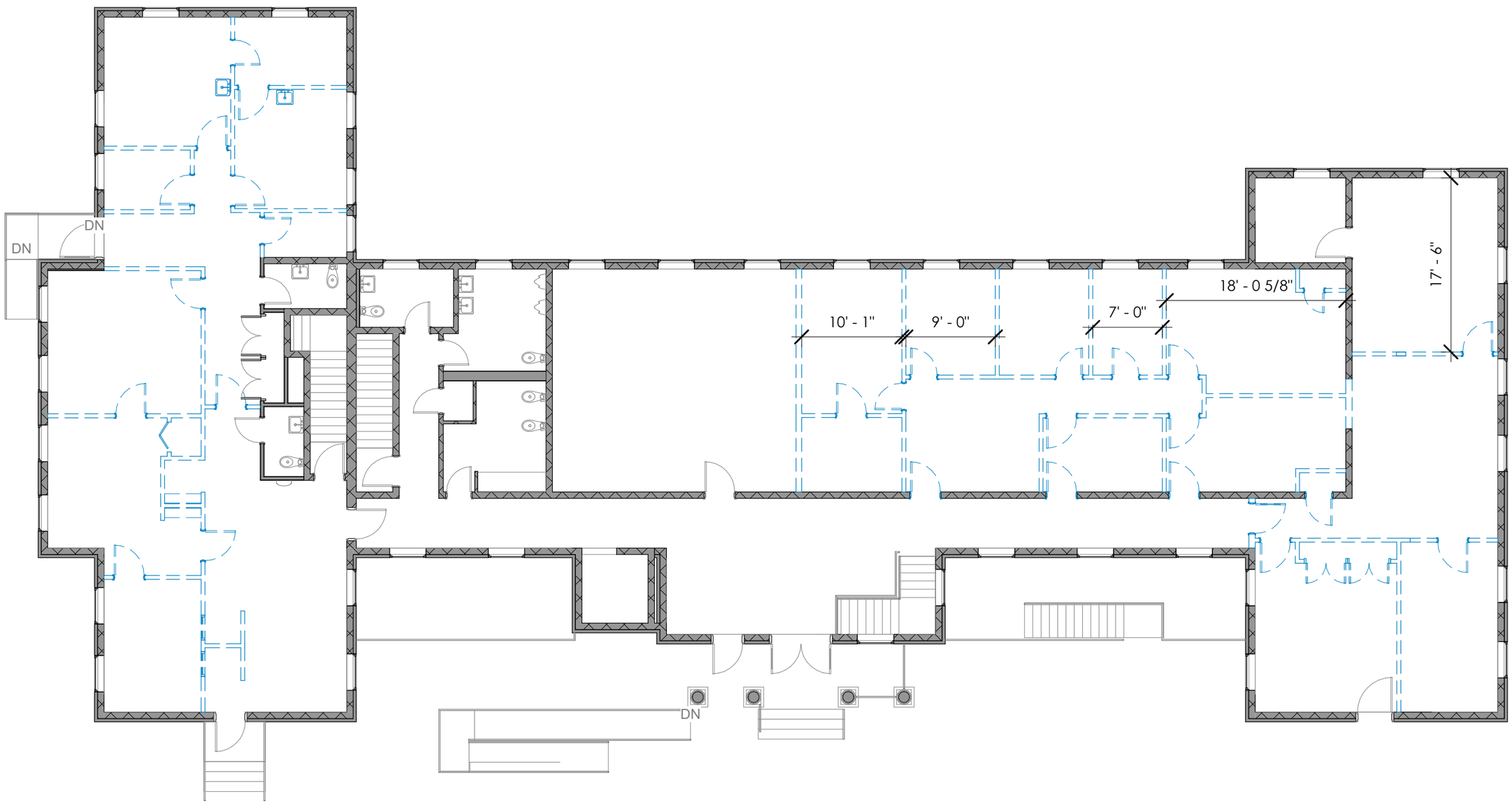
DRAWINGS

The following pages include existing floor plans, demolition plans, proposed new floor plans, exterior renderings, and civil drawings.



MAIN FLOOR

NOVEMBER 20, 2025

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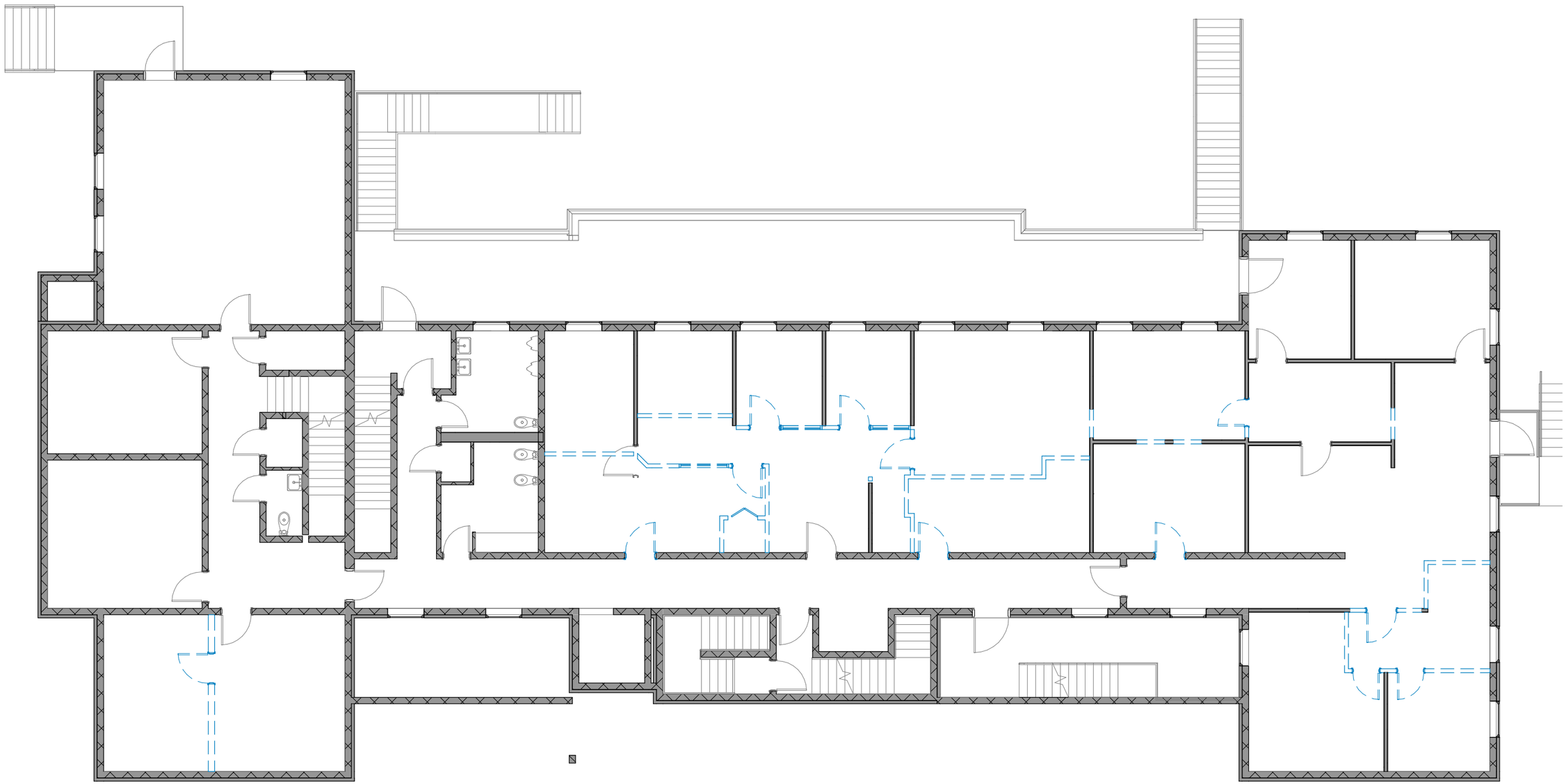
EXISTING ADMINISTRATION DEMOLITION PLAN

SCALE: 3/32" = 1'-0"



LOWER LEVEL

NOVEMBER 20, 2025

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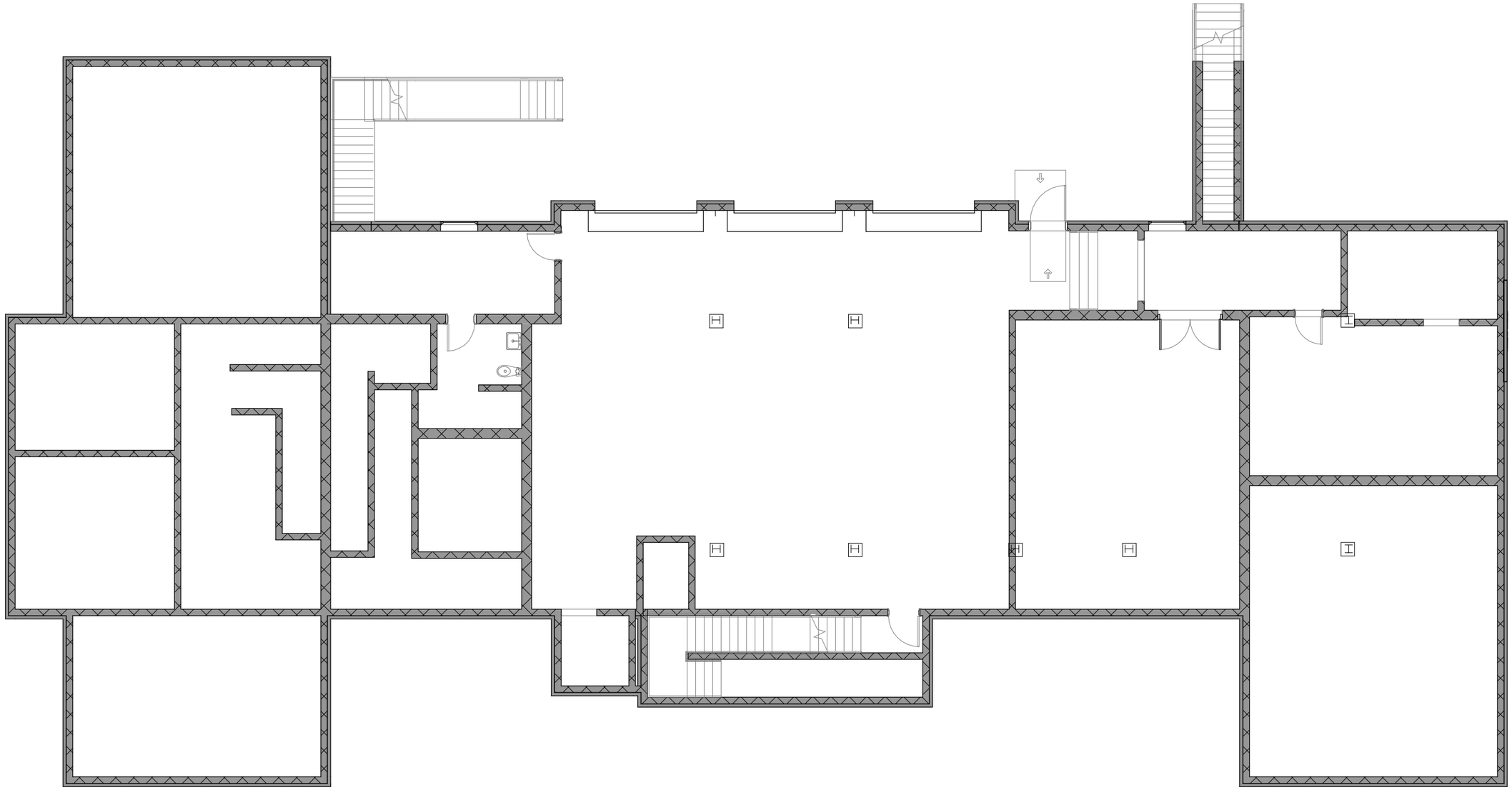
EXISTING ADMINISTRATION DEMOLITION PLAN

SCALE: 3/32" = 1'-0"



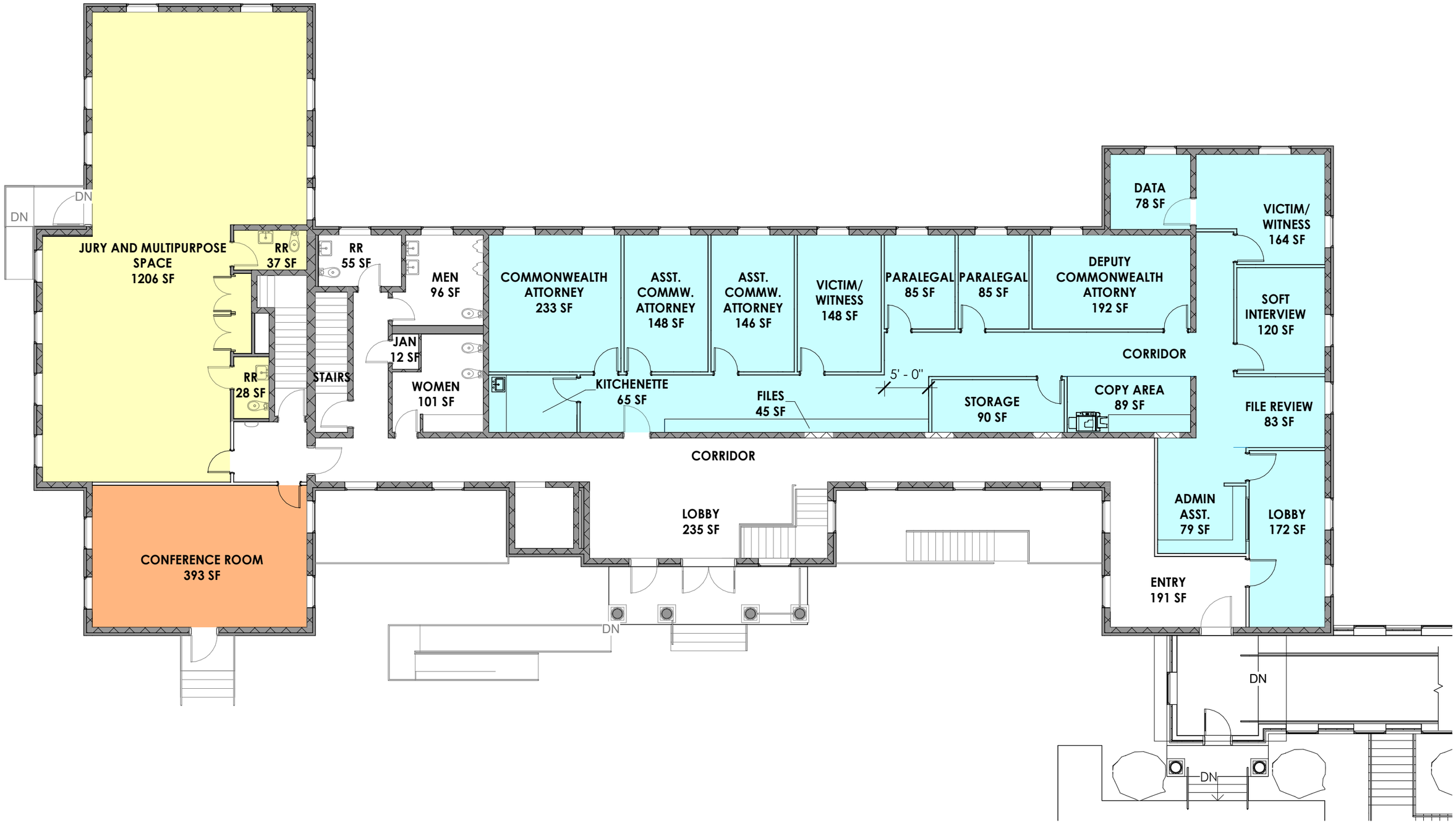
FIREHOUSE LEVEL

NOVEMBER 20, 2025

ENTEROS DESIGN, PC

EXISTING ADMINISTRATION DEMOLITION PLAN

SCALE: 3/32" = 1'-0"



MAIN LEVEL FLOOR PLAN

NOVEMBER 20, 2025

ENTEROS DESIGN, PC

EXISTING ADMINISTRATION PROPOSED PLAN

SCALE: 3/32" = 1'-0"

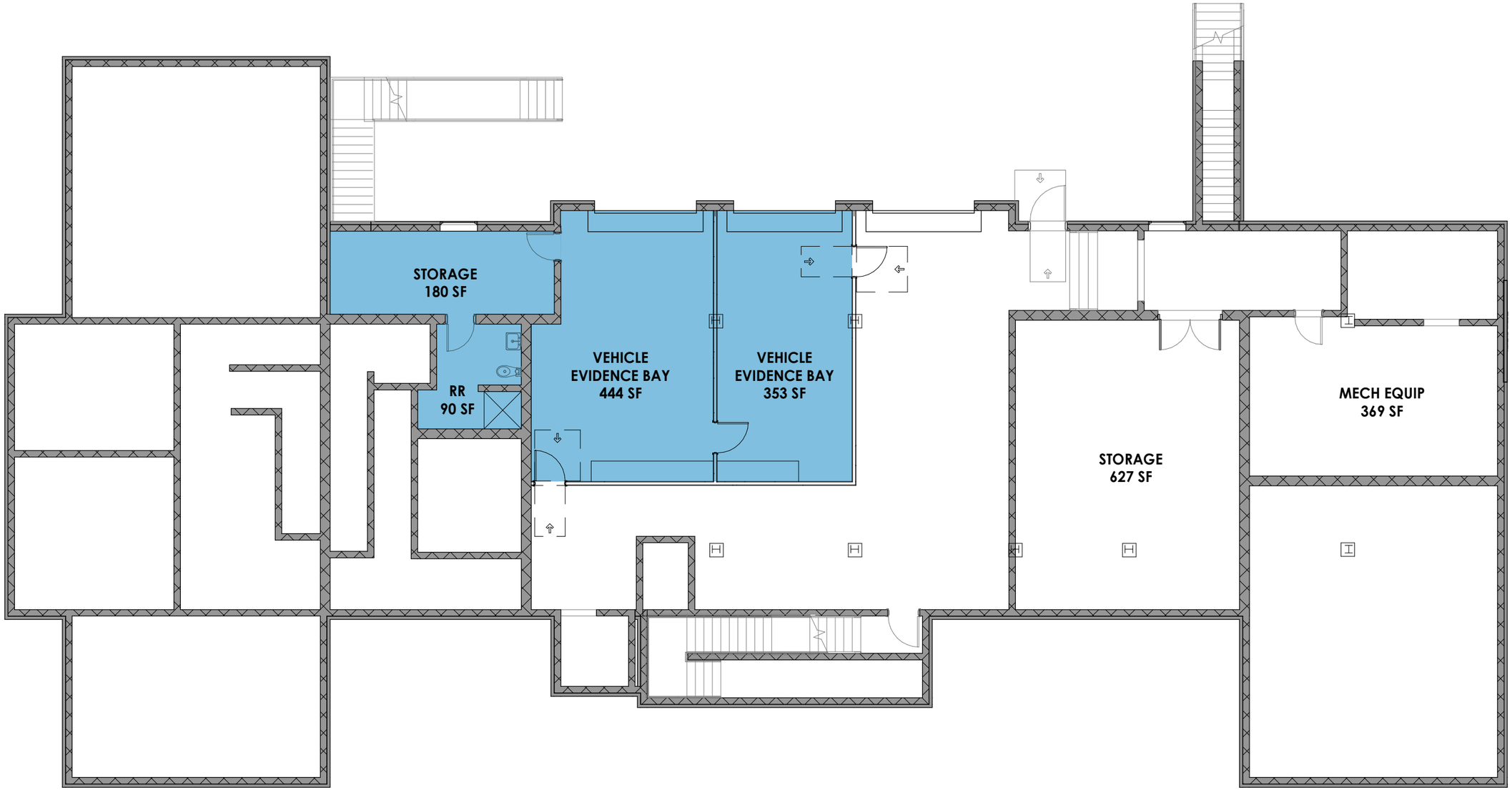
LOWER LEVEL FLOOR PLAN

NOVEMBER 20, 2025

ENTEROS DESIGN, PC

EXISTING ADMINISTRATION PROPOSED PLAN

SCALE: 3/32" = 1'-0"



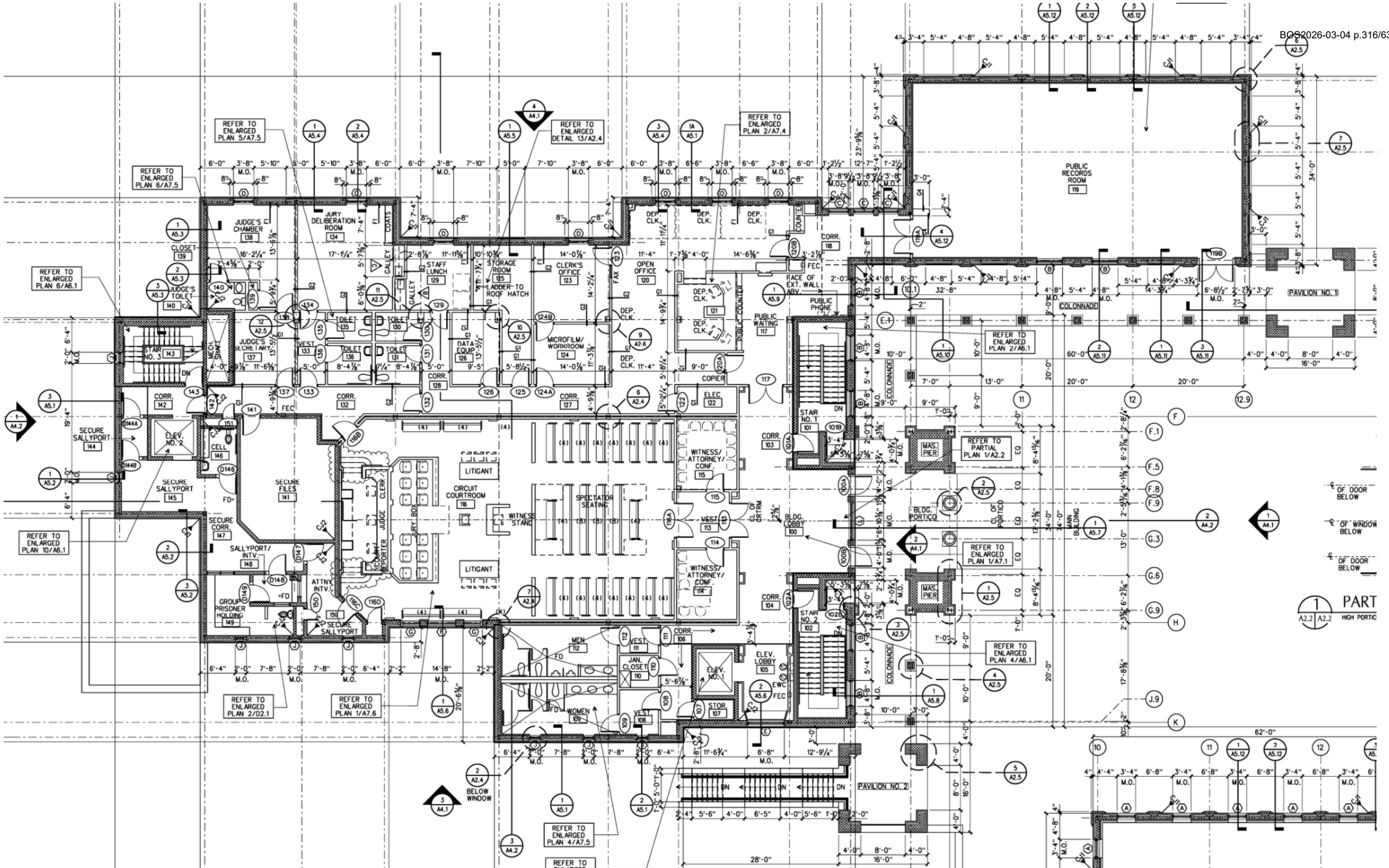
FIREHOUSE LEVEL FLOOR PLAN

NOVEMBER 20, 2025

ENTEROS DESIGN, PC

EXISTING ADMINISTRATION PROPOSED PLAN

SCALE: 3/32" = 1'-0"



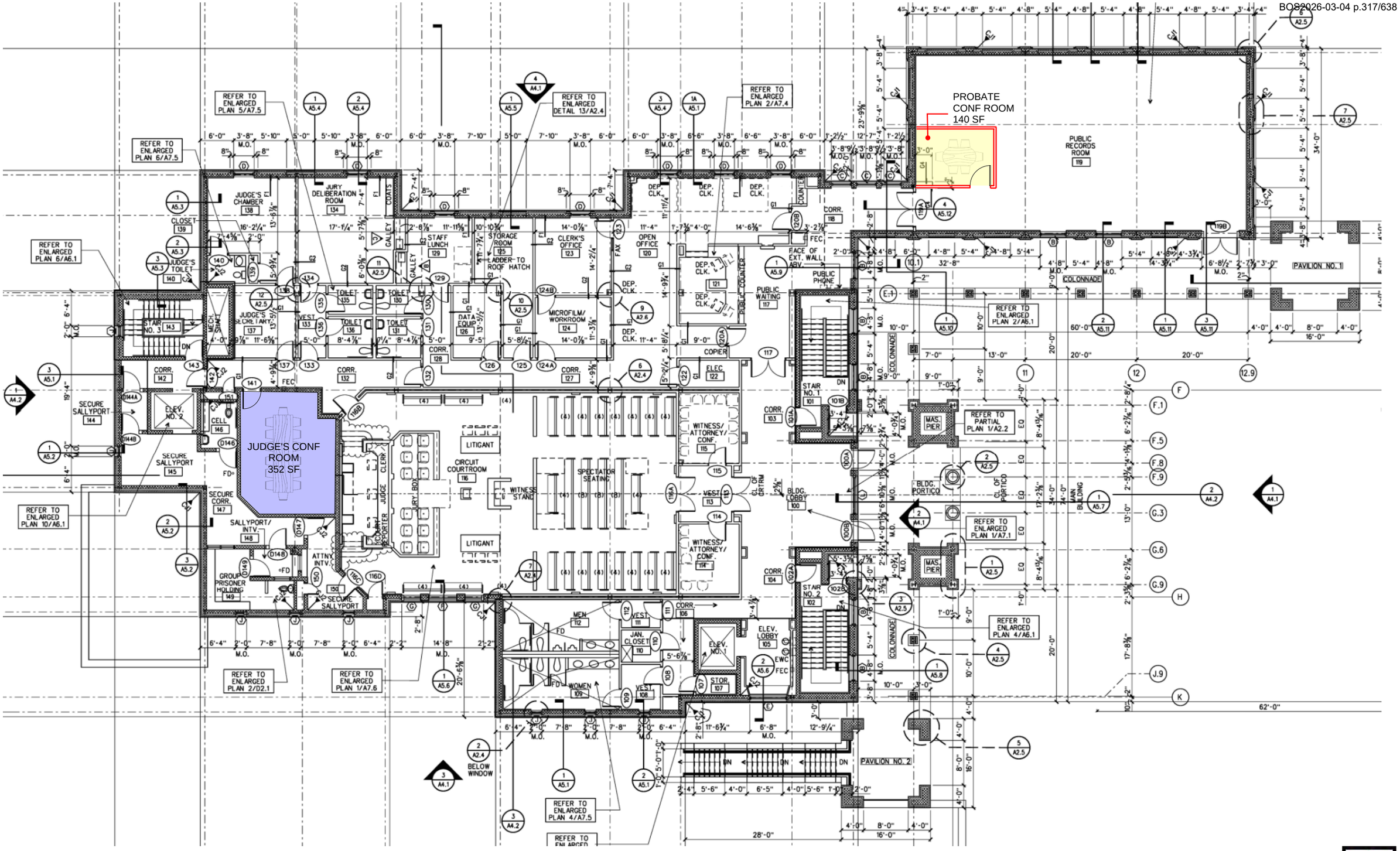
CONCEPT DIAGRAM LEVEL 1

EXISTING COURTS PLAN

NOVEMBER 20, 2025

SCALE: 1/16= 1'-0"

ENTEROS DESIGN, PC



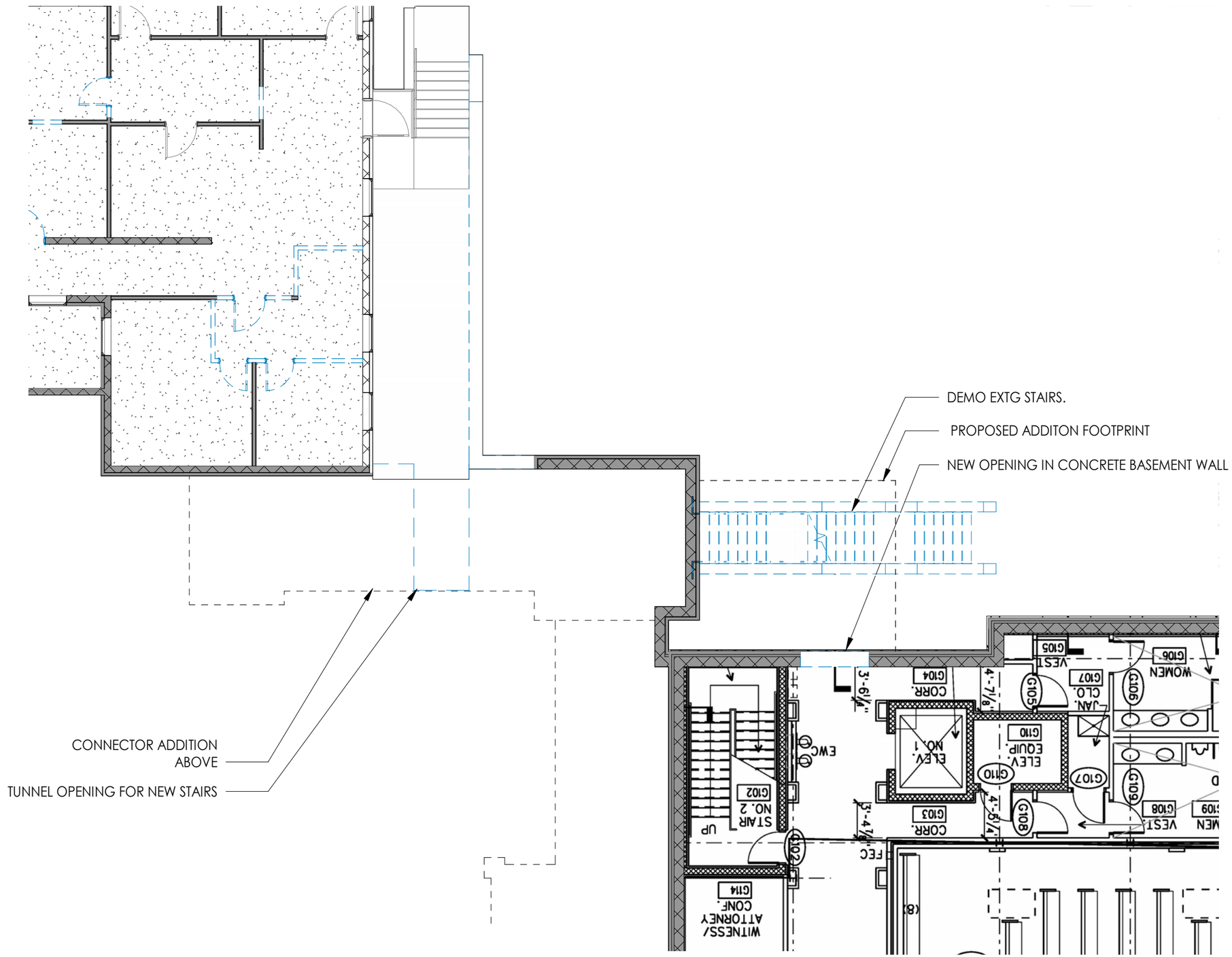
CONCEPT DIAGRAM LEVEL 1

EXISTING COURTS PROPOSED PLAN

ENTEROS DESIGN, PC

NOVEMBER 20, 2025

SCALE: 1/16= 1'-0"



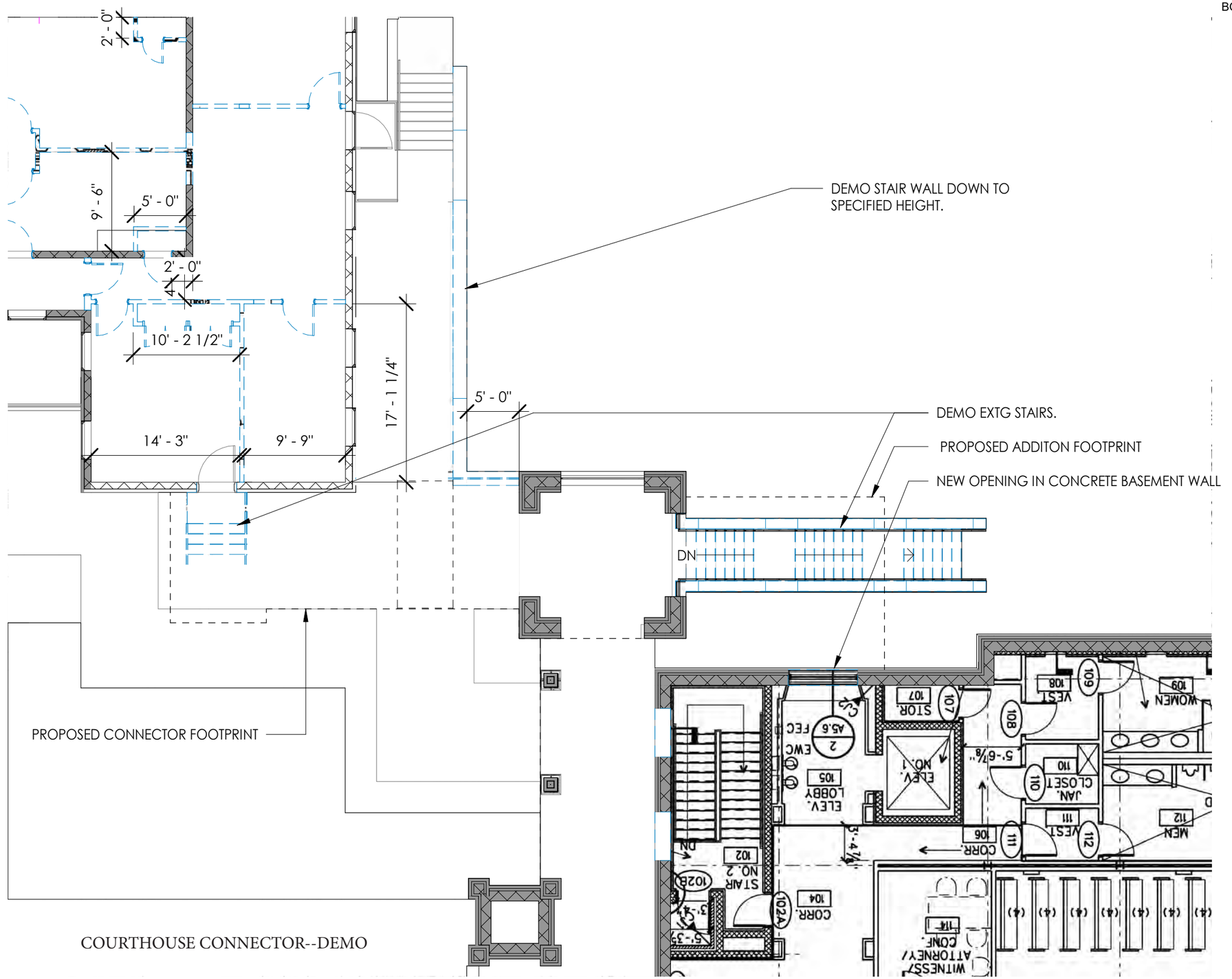
LOWER FLOOR

NOVEMBER 20, 2025

ENTEROS DESIGN, PC

COURTHOUSE CONNECTOR DEMOLITION PLAN

SCALE: 1" = 10'-0"



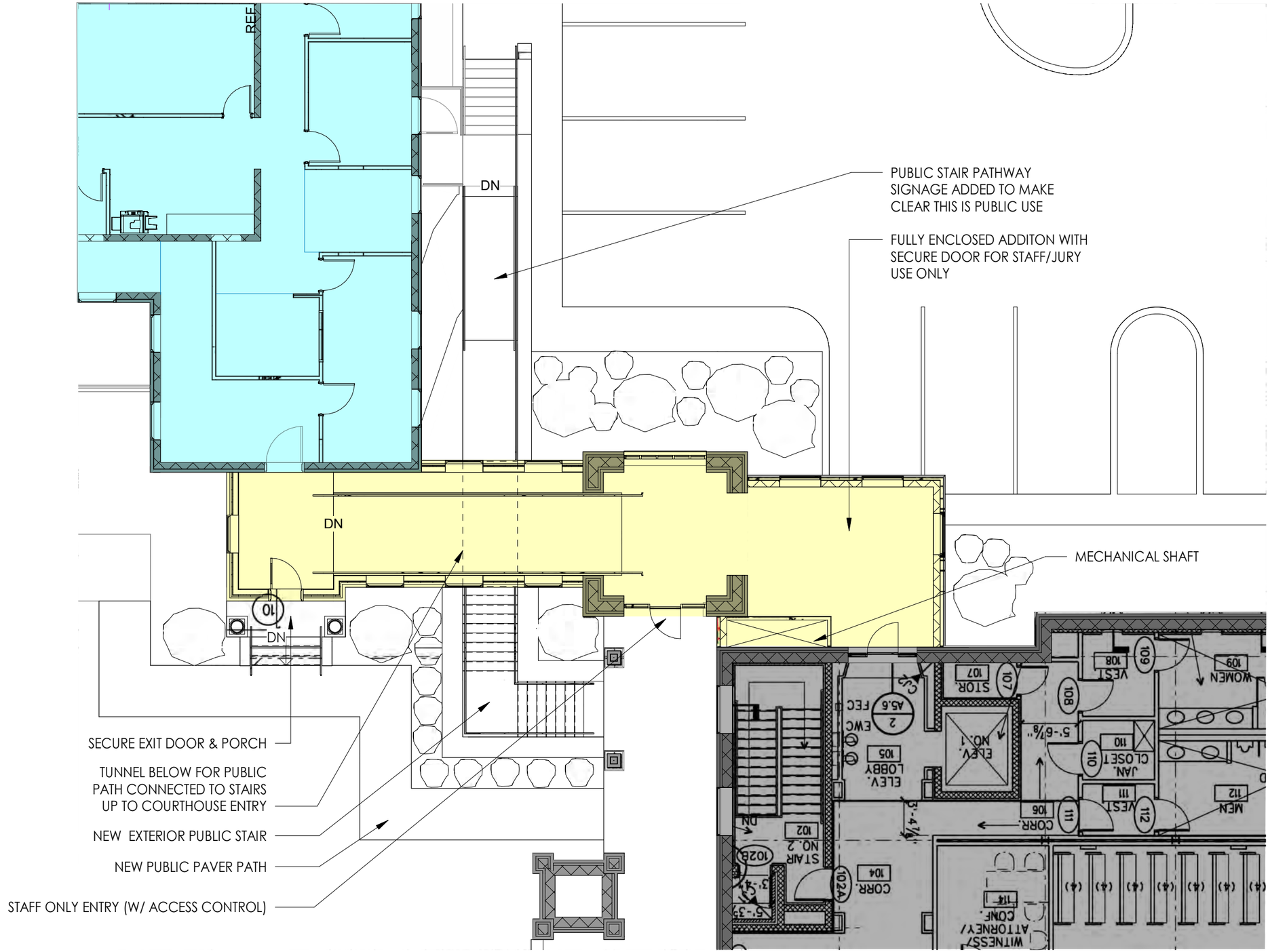
FIRST FLOOR

NOVEMBER 20, 2025

ENTEROS DESIGN, PC

COURTHOUSE CONNECTOR DEMOLITION PLAN

SCALE: 1" = 10'-0"



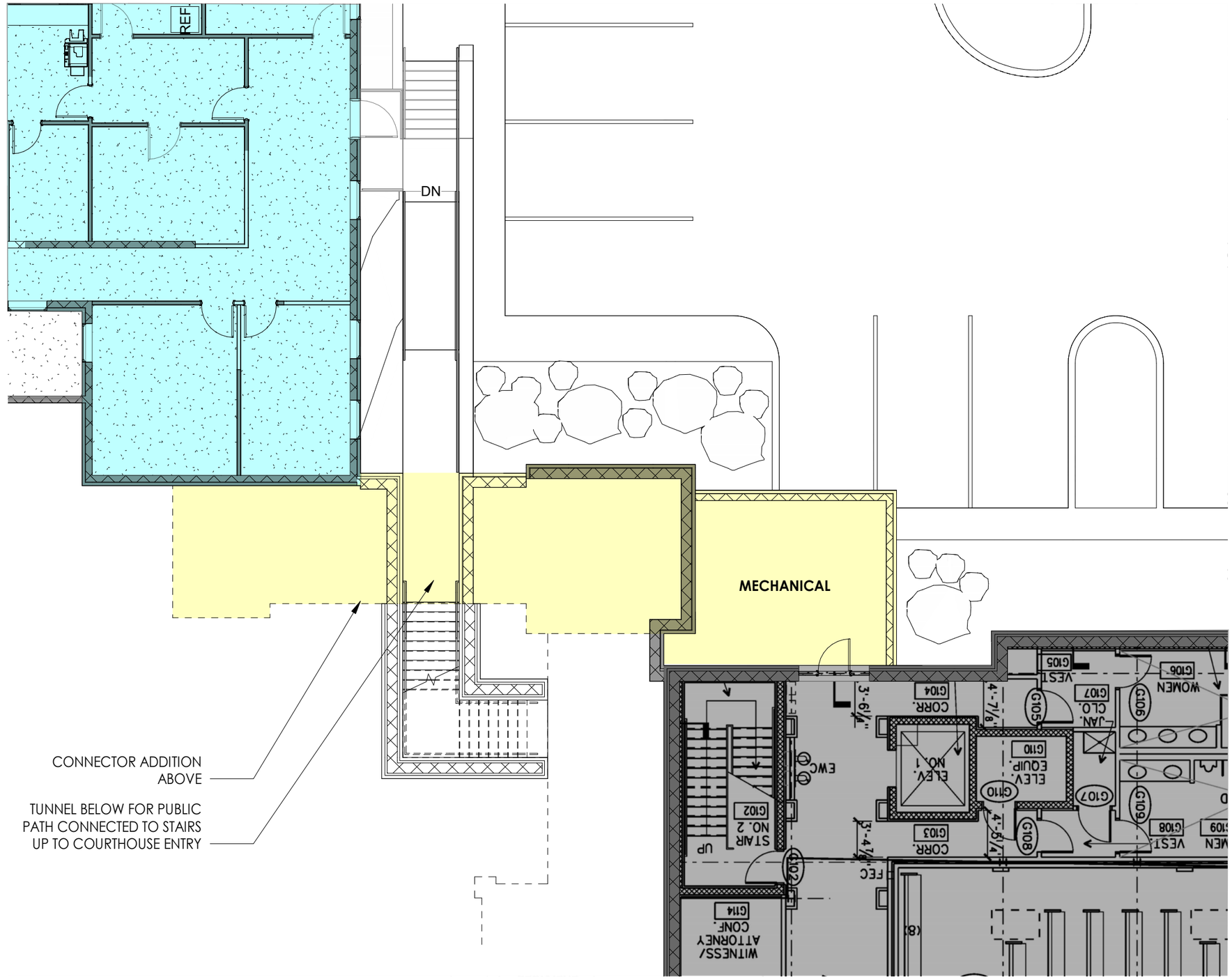
FIRST FLOOR

NOVEMBER 20, 2025

ENTEROS DESIGN, PC

COURTHOUSE CONNECTOR PROPOSED PLAN

SCALE: 1" = 10'-0"



LOWER LEVEL

NOVEMBER 20, 2025

ENTEROS DESIGN, PC

COURTHOUSE CONNECTOR PROPOSED PLAN

SCALE: 1" = 10'-0"

COURTHOUSE CONNECTOR FRONT VIEW

NOVEMBER 20, 2025

ENTEROS DESIGN, PC

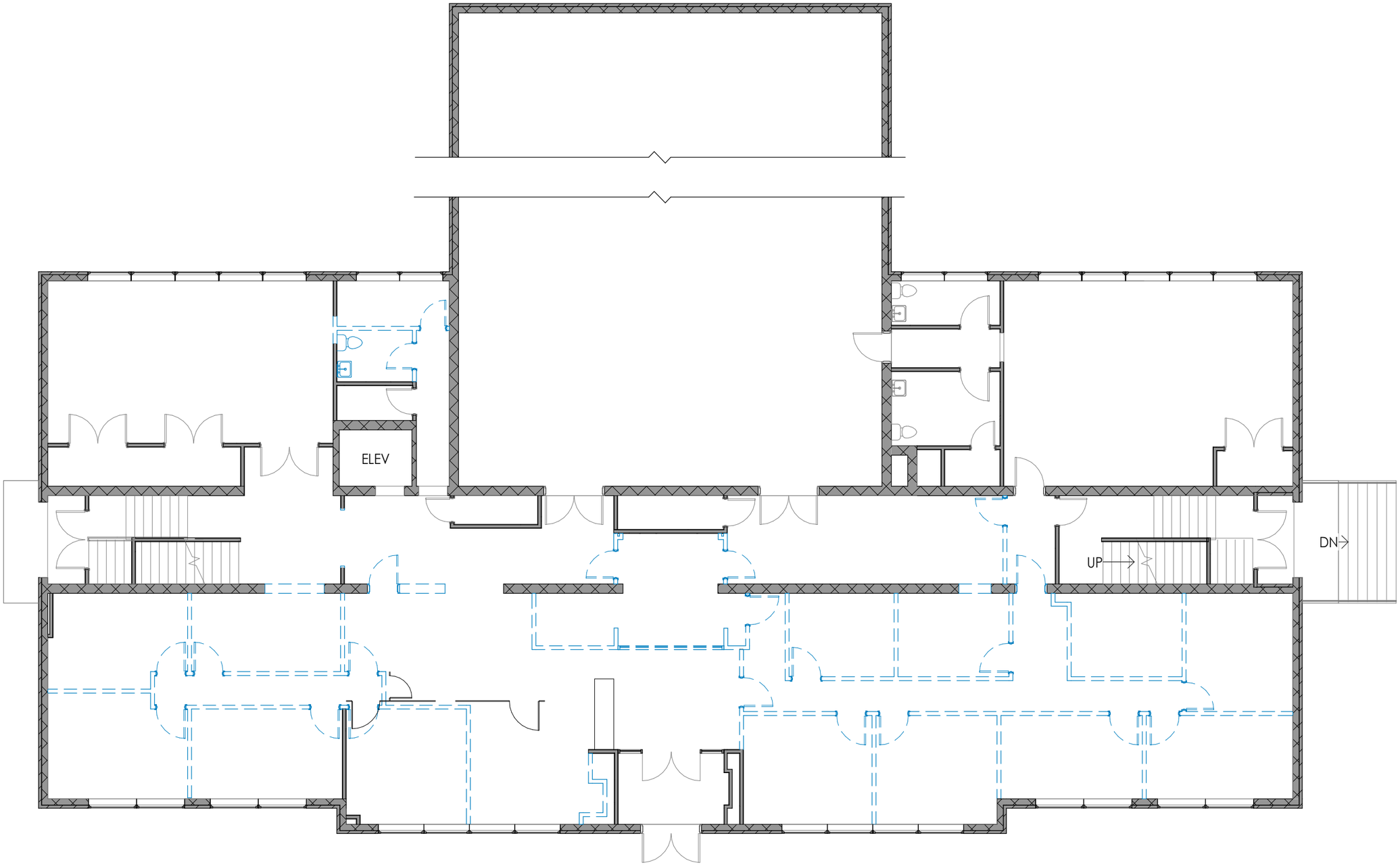
FLUVANNA GOVERNMENT BUILDINGS

COURTHOUSE CONNECTOR REAR VIEW

NOVEMBER 20, 2025

ENTEROS DESIGN, PC

FLUVANNA GOVERNMENT BUILDINGS



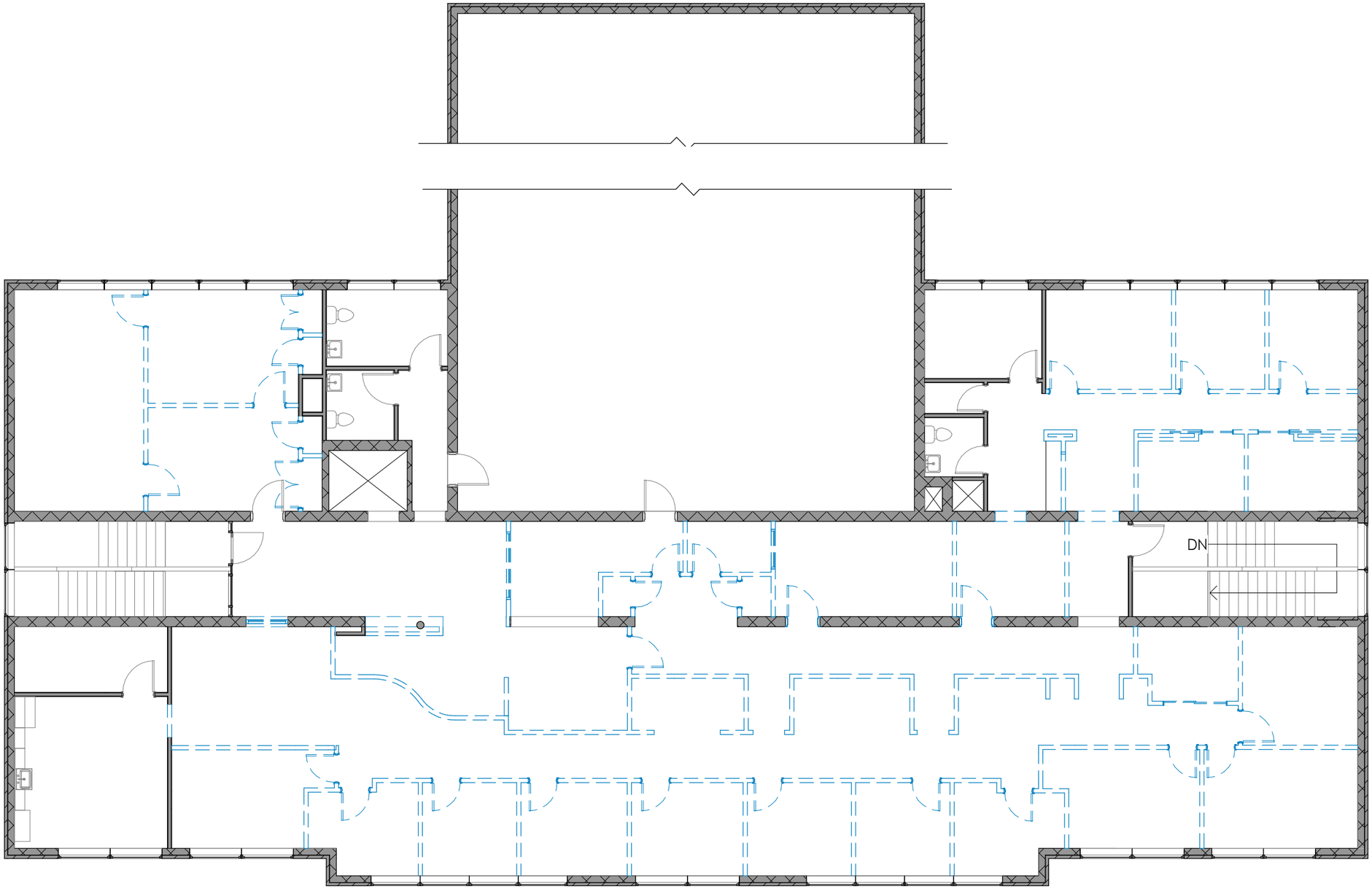
MAIN FLOOR

NOVEMBER 20, 2025

ENTEROS DESIGN, PC

EXISTING SOCIAL SERVICES DEMOLITION PLAN

SCALE: 3/32" = 1'-0"



SECOND FLOOR

NOVEMBER 20, 2025

ENTEROS DESIGN, PC

EXISTING SOCIAL SERVICES DEMOLITION PLAN

SCALE: 3/32" = 1'-0"

MAIN FLOOR

NOVEMBER 20, 2025

ENTEROS DESIGN, PC

EXISTING SOCIAL SERVICES PROPOSED PLAN

SCALE: 3/32" = 1'-0"

SECOND FLOOR

NOVEMBER 20, 2025

ENTEROS DESIGN, PC

EXISTING SOCIAL SERVICES PROPOSED PLAN

SCALE: 3/32" = 1'-0"

ENTEROS DESIGN

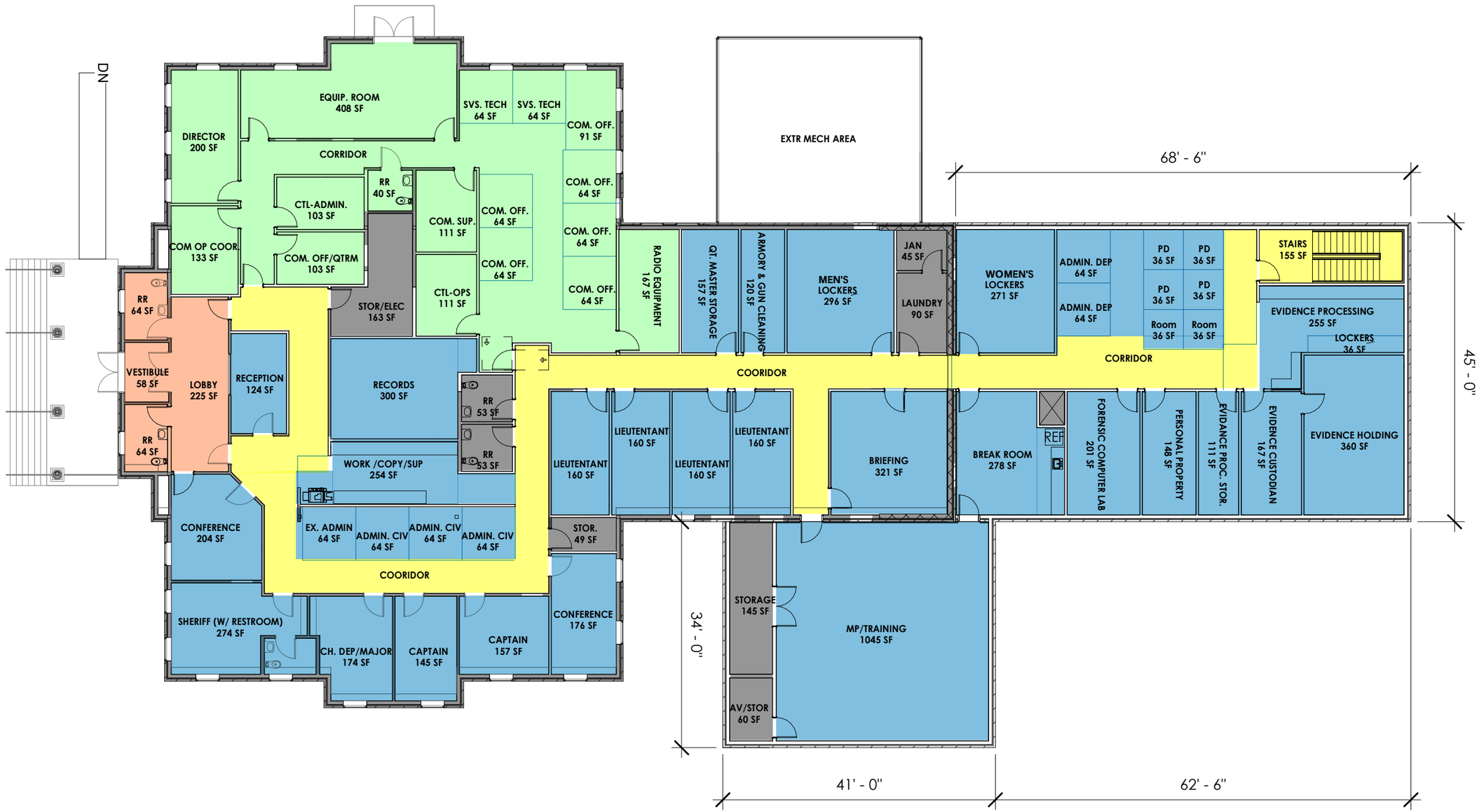
DEMOLITION FLOOR PLAN

NOVEMBER 20, 2025

ENTEROS DESIGN, PC

PUBLIC SAFETY BUILDING PROPOSED PLAN

SCALE: 1/16" = 1'-0"



FIRST FLOOR PLAN

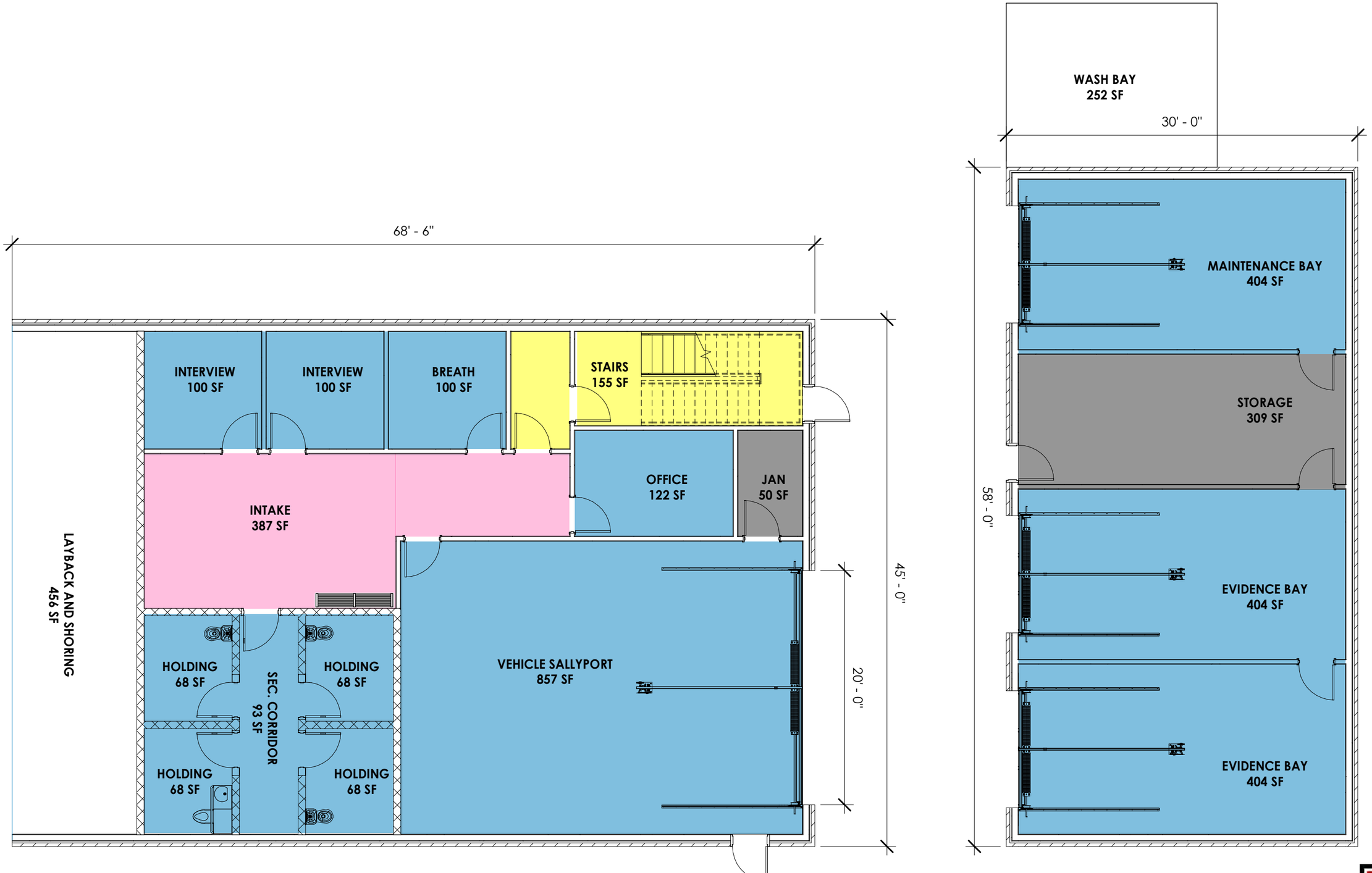
NOVEMBER 20, 2025

ENTEROS DESIGN, PC

PUBLIC SAFETY BUILDING PROPOSED PLAN

SCALE: 1/16" = 1'-0"

ENTEROS DESIGN



LOWER LEVEL FLOOR PLAN

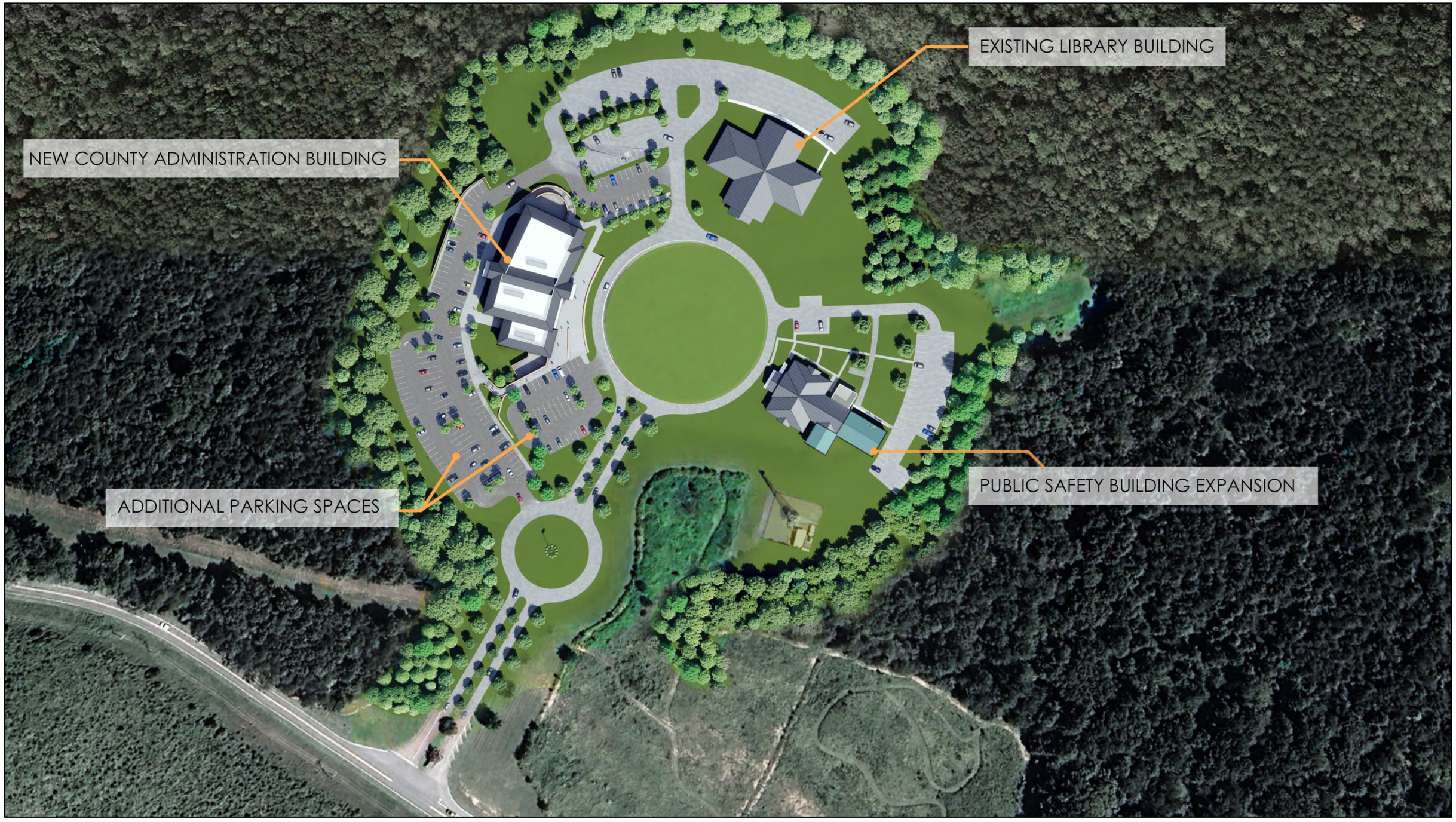
NOVEMBER 20, 2025

ENTEROS DESIGN, PC

PUBLIC SAFETY BUILDING PROPOSED PLAN

SCALE: 1/8" = 1'-0"

ENTEROS DESIGN



CONCEPT AERIAL VIEW

NOVEMBER 20, 2025

ENTEROS DESIGN, PC

NEW ADMINISTRATION BUILDING PROPOSED PLAN

CONCEPT DIAGRAM GROUND LEVEL

NEW ADMINISTRATION BUILDING PROPOSED PLAN

ENTEROS DESIGN, PC

NOVEMBER 20, 2025

SCALE: 1/16" = 1'-0"

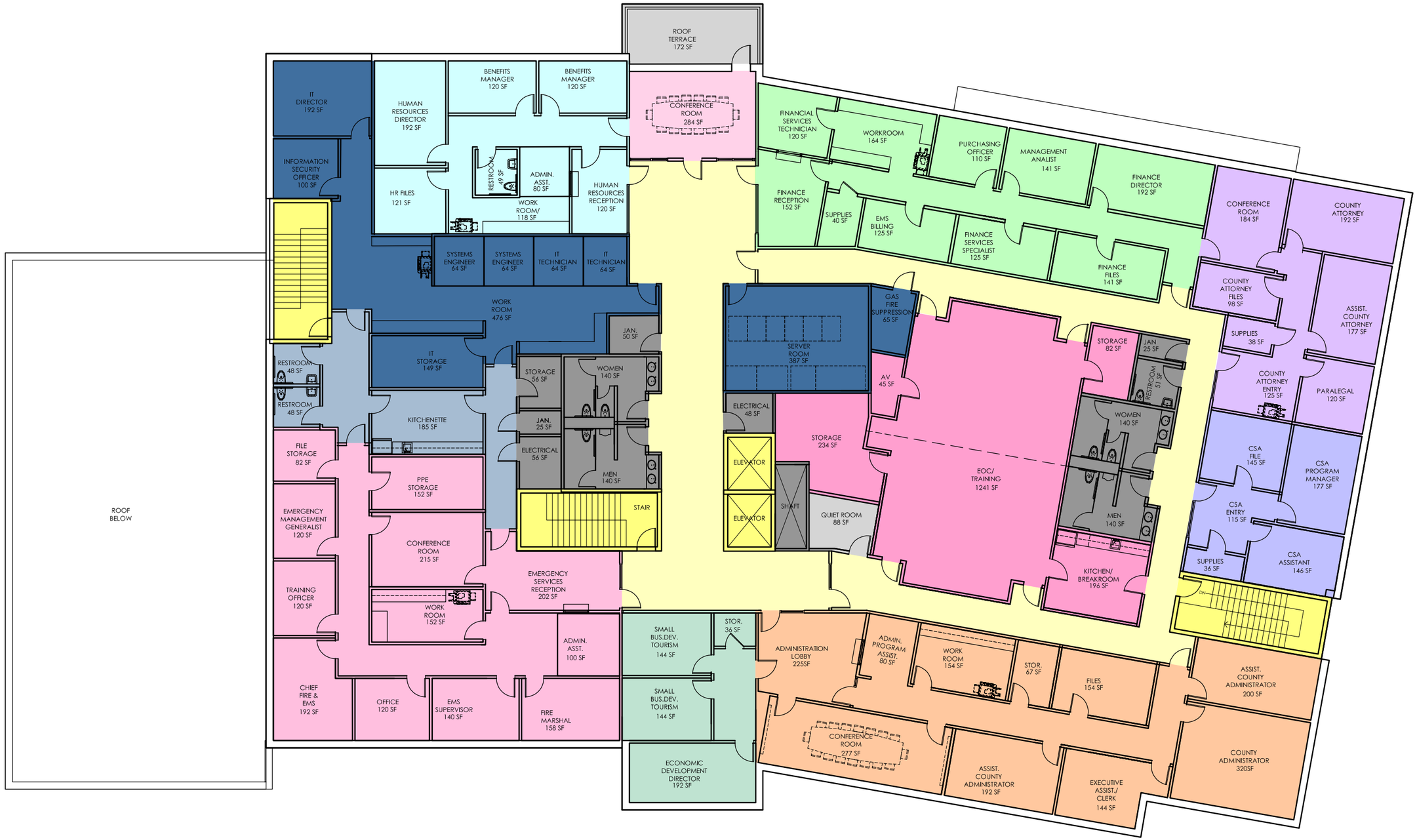
CONCEPT DIAGRAM LEVEL 1

ENTEROS DESIGN, PC

NOVEMBER 20, 2025

SCALE: 1/16" = 1'-0"

NEW ADMINISTRATION BUILDING PROPOSED PLAN



CONCEPT DIAGRAM LEVEL 2

NEW ADMINISTRATION BUILDING PROPOSED PLAN

ENTEROS DESIGN, PC

NOVEMBER 20, 2025

SCALE: 1/16" = 1'-0"

CONCEPT VIEW 1

NOVEMBER 20, 2025

ENTEROS DESIGN, PC

FLUVANNA COUNTY ADMINISTRATION BUILDING

CONCEPT VIEW 2

NOVEMBER 20, 2025

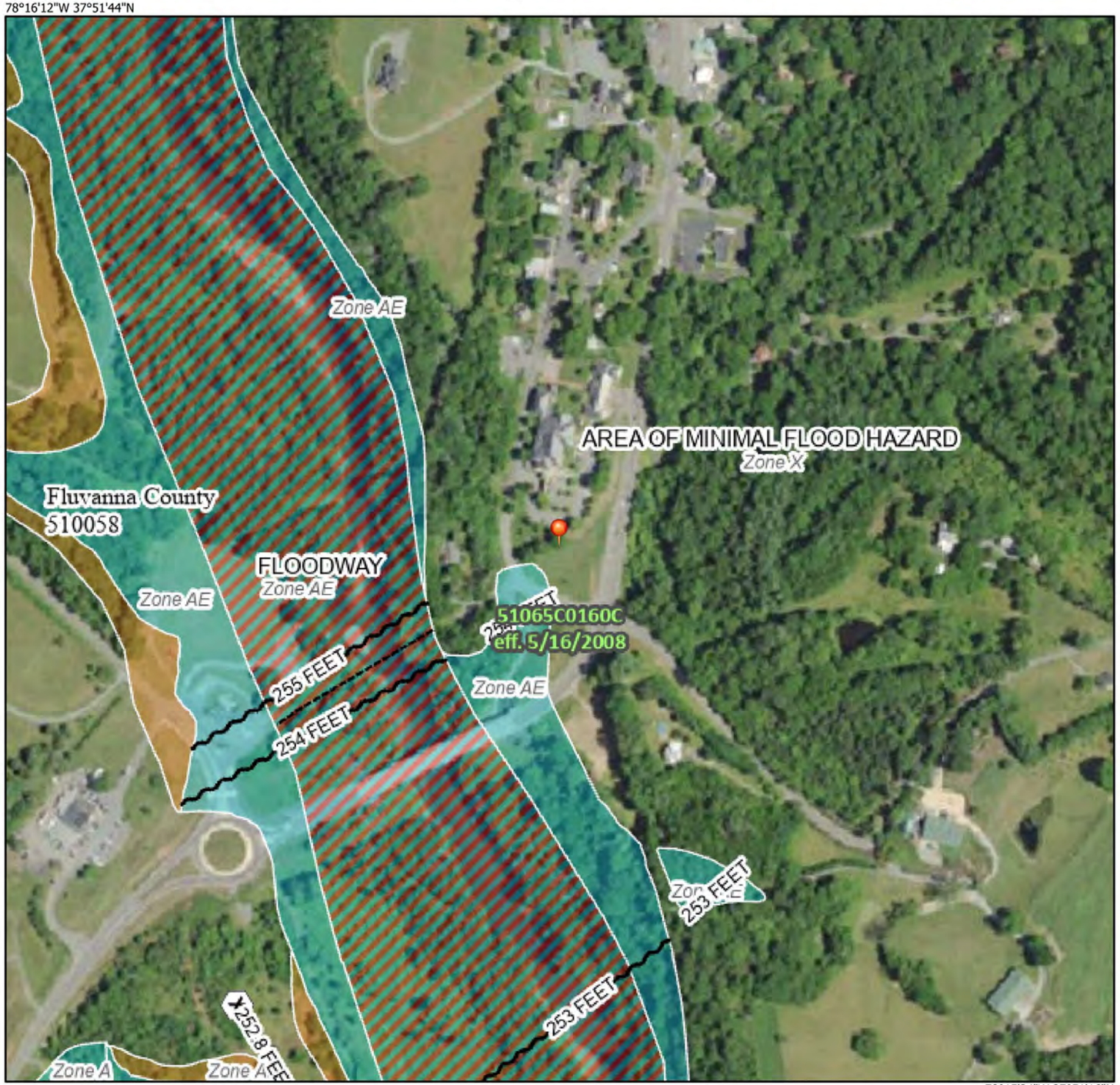
ENTEROS DESIGN, PC

FLUVANNA COUNTY ADMINISTRATION BUILDING

National Flood Hazard Layer FIRMette

FEMA

78°16'12"W 37°51'44"N



78°15'34"W 37°51'16"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- B 20.2 / 17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
- 8 Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 7/3/2025 at 8:14 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

United States Department of Agriculture

NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for

Fluvanna County, Virginia

July 3, 2025

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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Contents

Preface.....2
How Soil Surveys Are Made.....5
Soil Map.....8
Soil Map.....9
Legend.....10
Map Unit Legend.....11
Map Unit Descriptions.....11
Fluvanna County, Virginia.....13
M—Made land.....13
Me—Manteo silt loam, hilly phase.....13
Mg—Manteo silt loam, steep phase.....14
Mh—Manteo silt loam, undulating phase.....15
References.....17

How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

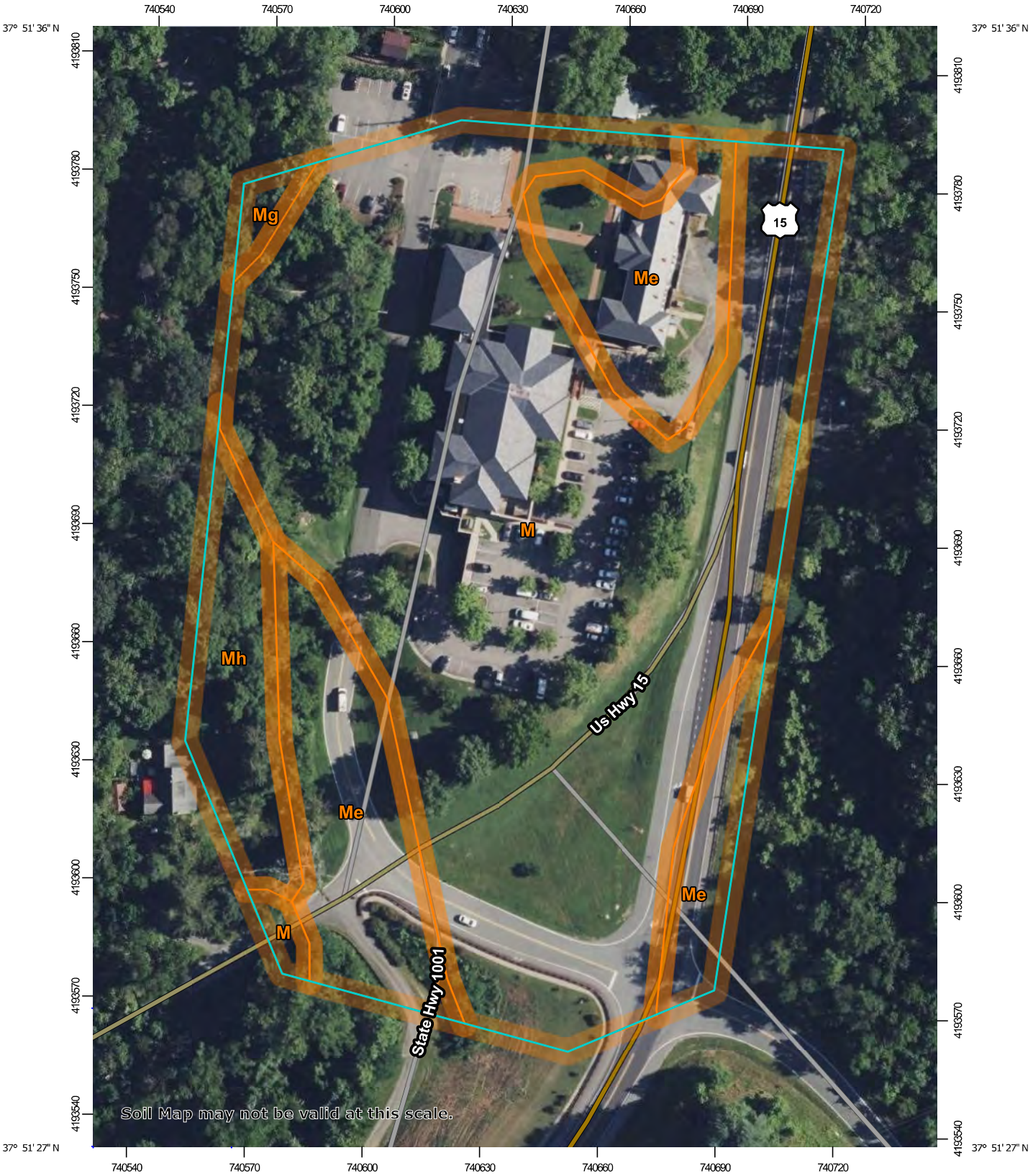
After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report
Soil Map



Map Scale: 1:1,390 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 20 40 80 120

Feet: 0 50 100 200 300

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features

- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features

- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Fluvanna County, Virginia
Survey Area Data: Version 19, Aug 28, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 19, 2022—Jul 1, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
M	Made land	5.5	71.0%
Me	Manteo silt loam, hilly phase	1.7	21.6%
Mg	Manteo silt loam, steep phase	0.1	0.8%
Mh	Manteo silt loam, undulating phase	0.5	6.5%
Totals for Area of Interest		**7.8**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The

delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Fluvanna County, Virginia

M—Made land

Map Unit Setting

National map unit symbol: 42r8
Mean annual precipitation: 24 to 58 inches
Mean annual air temperature: 55 to 58 degrees F
Frost-free period: 153 to 205 days
Farmland classification: Not prime farmland

Map Unit Composition

Made land: 100 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Made Land

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 8s
Hydric soil rating: Unranked

Me—Manteo silt loam, hilly phase

Map Unit Setting

National map unit symbol: 42rf
Elevation: 350 to 1,000 feet
Mean annual precipitation: 24 to 58 inches
Mean annual air temperature: 55 to 58 degrees F
Frost-free period: 153 to 205 days
Farmland classification: Not prime farmland

Map Unit Composition

Manteo and similar soils: 85 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Manteo

Setting

Landform: Hillslopes
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Linear
Across-slope shape: Convex
Parent material: Residuum weathered from mica schist

Typical profile

H1 - 0 to 6 inches: silt loam
H2 - 6 to 15 inches: very channery silt loam
H3 - 15 to 25 inches: bedrock

Properties and qualities

Slope: 15 to 25 percent
Depth to restrictive feature: 10 to 20 inches to lithic bedrock
Drainage class: Somewhat excessively drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Very low to high (0.00 to 5.95 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Very low (about 1.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7e
Hydrologic Soil Group: D
Ecological site: F136XY370VA - Mesic temperature regime, acidic upland woodland, depth restriction, dry
Hydric soil rating: No

Mg—Manteo silt loam, steep phase

Map Unit Setting

National map unit symbol: 42rh
Elevation: 350 to 1,000 feet
Mean annual precipitation: 24 to 58 inches
Mean annual air temperature: 55 to 58 degrees F
Frost-free period: 153 to 205 days
Farmland classification: Not prime farmland

Map Unit Composition

Manteo and similar soils: 85 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Manteo

Setting

Landform: Hillslopes
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Linear
Across-slope shape: Convex
Parent material: Residuum weathered from mica schist

Typical profile

H1 - 0 to 6 inches: silt loam
H2 - 6 to 15 inches: very channery silt loam
H3 - 15 to 25 inches: bedrock

Properties and qualities

Slope: 25 to 50 percent
Depth to restrictive feature: 10 to 20 inches to lithic bedrock

Drainage class: Somewhat excessively drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Very low to high (0.00 to 5.95 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Very low (about 1.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7e
Hydrologic Soil Group: D
Ecological site: F136XY380VA - Mesic temperature regime, acidic high hills and isolated ridges, depth restriction, dry
Hydric soil rating: No

Mh—Manteo silt loam, undulating phase

Map Unit Setting

National map unit symbol: 42rj
Elevation: 350 to 1,000 feet
Mean annual precipitation: 24 to 58 inches
Mean annual air temperature: 55 to 58 degrees F
Frost-free period: 153 to 205 days
Farmland classification: Not prime farmland

Map Unit Composition

Manteo and similar soils: 85 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Manteo

Setting

Landform: Hillslopes
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Residuum weathered from mica schist

Typical profile

H1 - 0 to 6 inches: silt loam
H2 - 6 to 15 inches: very channery silt loam
H3 - 15 to 25 inches: bedrock

Properties and qualities

Slope: 2 to 8 percent
Depth to restrictive feature: 10 to 20 inches to lithic bedrock
Drainage class: Somewhat excessively drained
Runoff class: Low

Capacity of the most limiting layer to transmit water (Ksat): Very low to high (0.00 to 5.95 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Very low (about 1.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: D
Ecological site: F136XY370VA - Mesic temperature regime, acidic upland woodland, depth restriction, dry
Hydric soil rating: No

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U.S. Fish and Wildlife Service
National Wetlands Inventory

Wetlands

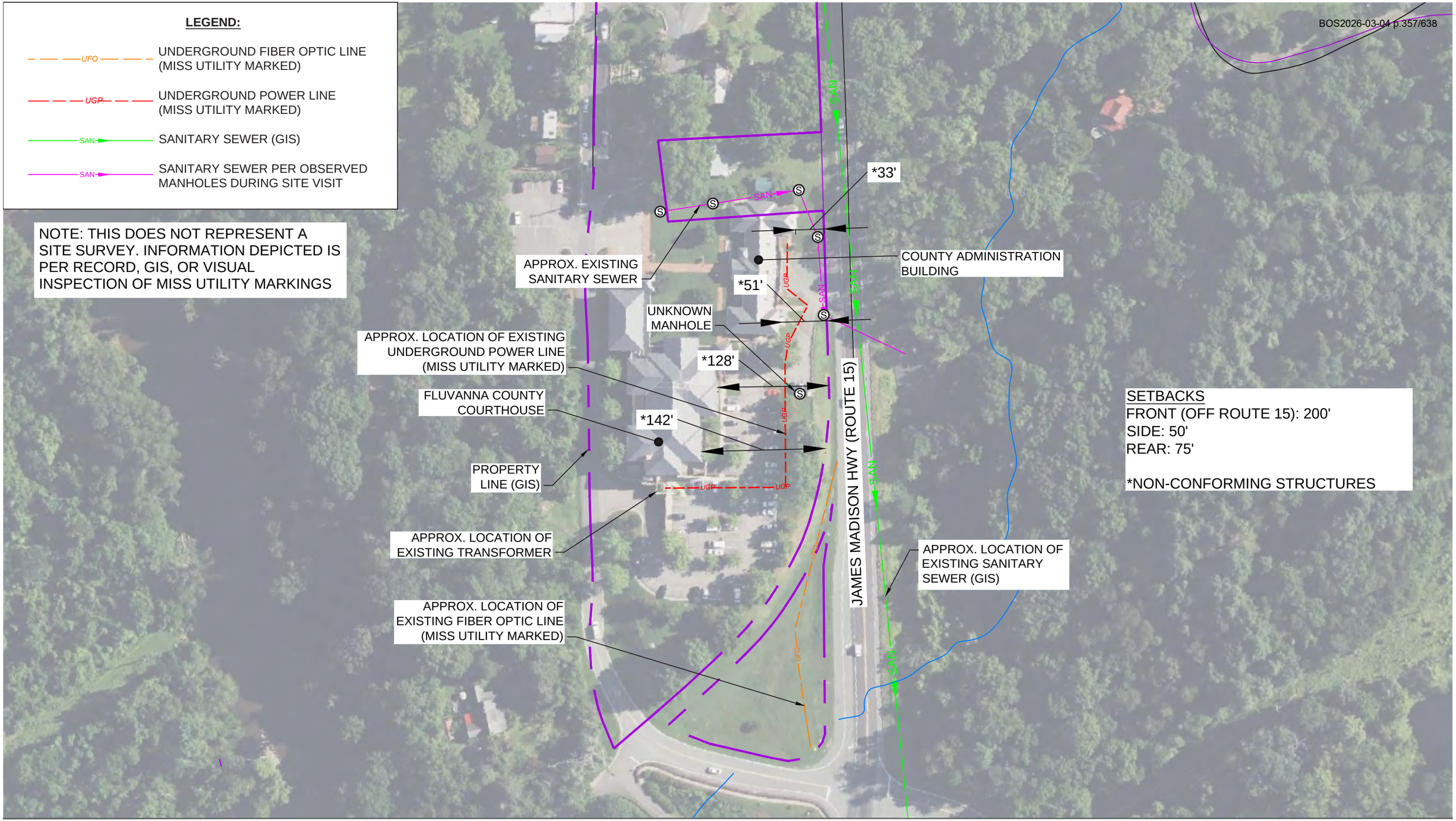
July 3, 2025

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Wetlands Inventory (NWI)
This page was produced by the NWI mapper



FLUVANNA COURTHOUSE SITE

EXISTING UTILITIES

NAD 83

SCALE 1"=100'

0 100' 200'

TIMMONS GROUP
ENGINEERING | DESIGN | TECHNOLOGY

S:\103\72315-Fluvanna_County_Admi\DWG\Sheet\Exhibit\2025-05-30 Updated for Power & Comm\2025-05-30 Updated Power & Comm.dwg | Plotted on 6/5/2025 9:17 AM | by Tess Bowles

STORM SEWER SCHEDULE:

(1) CATCH BASIN W/NEENAH R-2525-F FRAME & GRATE (REFER TO DETAIL ON SHEET C-8)
TOP=288.60 INV OUT=286.25

(1) TO (3) 67 LF - 12" CLASS III RCP @ 1.97% SLOPE

(2) CATCH BASIN W/NEENAH R-2525-F FRAME & GRATE
TOP=288.60 INV OUT=286.25

(2) TO (3) 38 LF - 12" CLASS III RCP @ 3.47% SLOPE

(3) MH-1
TOP=288.05
INV IN=284.93(1) INV IN=284.93(2) INV. OUT=284.83

(3) TO (4) 68 LF - 12" CLASS III RCP @ 6.59% SLOPE

(4) MH-1
TOP=288.00 (FLUSH W/FINISHED GRADE)
INV IN=280.35 INV OUT=280.25

(4) TO (6) 199 LF - 12" CLASS III RCP @ 9.87% SLOPE

(5) DI-5 (WATCH FOR FIBER OPTIC LINE)
TOP=265.50
INV OUT=263.42

(5) TO (6) 16 LF - 15" CLASS III RCP @ 2.63% SLOPE

(6) MH-1
TOP=268.00
INV IN=260.60(4) INV IN=263.00(5) INV OUT=260.50

(6) TO (11) 108 LF - 15" CLASS III RCP @ 10.17% SLOPE

(8) DI-3A
TOP=268.00
INV OUT=264.00

(8) TO (9) 100 LF - 15" CLASS III RCP @ 1% SLOPE

(9) MH-1
TOP=269.00 (FLUSH W/FINISHED GRADE)
INV IN=263.44(7) INV IN=263.00(8) INV OUT=261.00

(9) TO (10) 54 LF - 15" CLASS III RCP @ 14% SLOPE

(10) DI-3A
TOP=266.75
INV IN=253.44 INV OUT=251.32

(10) TO (11) 18 LF - 15" CLASS III RCP @ 10% SLOPE

(11) MH-1
TOP=258.20
INV IN=249.52(6) INV IN=249.52(10) INV OUT=249.42

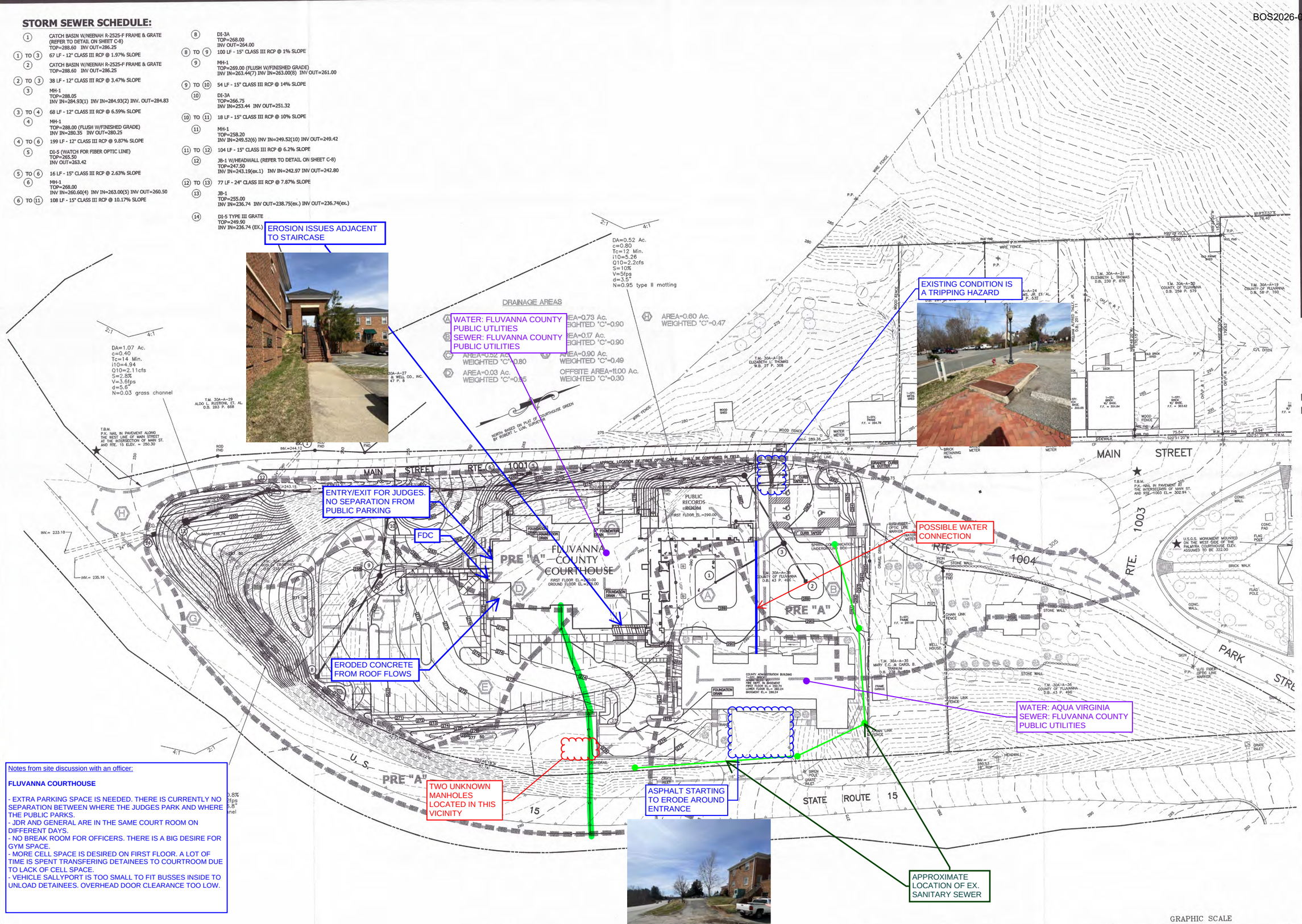
(11) TO (12) 104 LF - 15" CLASS III RCP @ 6.2% SLOPE

(12) JB-1 W/HEADWALL (REFER TO DETAIL ON SHEET C-8)
TOP=247.50
INV IN=243.19(ex.1) INV IN=242.97 INV OUT=242.80

(12) TO (13) 77 LF - 24" CLASS III RCP @ 7.87% SLOPE

(13) JB-1
TOP=255.00
INV IN=236.74 INV OUT=238.75(ex.) INV OUT=236.74(ex.)

(14) DI-5 TYPE III GRATE
TOP=249.90
INV IN=236.74 (EX.)



Notes from site discussion with an officer:

FLUVANNA COURTHOUSE

- EXTRA PARKING SPACE IS NEEDED. THERE IS CURRENTLY NO SEPARATION BETWEEN WHERE THE JUDGES PARK AND WHERE THE PUBLIC PARKS.
- JDR AND GENERAL ARE IN THE SAME COURT ROOM ON DIFFERENT DAYS.
- NO BREAK ROOM FOR OFFICERS. THERE IS A BIG DESIRE FOR GYM SPACE.
- MORE CELL SPACE IS DESIRED ON FIRST FLOOR. A LOT OF TIME IS SPENT TRANSFERING DETAINEES TO COURTROOM DUE TO LACK OF CELL SPACE.
- VEHICLE SALLYPORT IS TOO SMALL TO FIT BUSSES INSIDE TO UNLOAD DETAINEES. OVERHEAD DOOR CLEARANCE TOO LOW.

MOSELEY HARRIS & McCLINTOCK
ARCHITECTURE
ENGINEERING
PLANNING
INTERIOR DESIGN
CONSTRUCTION SERVICES
601 SOUTHLAKE BOULEVARD
RICHMOND, VIRGINIA 23236
(804) 794-7555

COMMONWEALTH OF VIRGINIA
GLENN W. CUSTIS
CERTIFICATE No. 8039
CERTIFIED PROFESSIONAL ENGINEER

FLUVANNA COUNTY COURTHOUSE

FLUVANNA COUNTY, VIRGINIA

COMMISSION NO.: 35682
DATE: JULY 26, 1999
REVISED: OCTOBER 6, 1999
DRAWN BY: SEK
REVIEWED BY: GWC

DRAINAGE

National Flood Hazard Layer FIRMette

FEMA

78°14'46"W 37°48'55"N

78°14'8"W 37°48'27"N

Feet

0 250 500 1,000 1,500 2,000

1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- B 20.2 17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
- 8 Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 7/3/2025 at 8:16 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

United States Department of Agriculture

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Fluvanna County, Virginia

July 3, 2025

Custom Soil Resource Report
Soil Map

Map Scale: 1:2,390 if printed on A landscape (11" x 8.5") sheet.

Meters: 0, 35, 70, 140, 210

Feet: 0, 100, 200, 400, 600

N

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

BOS2026-03-04 p.361/638

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features

- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features

- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Fluvanna County, Virginia
Survey Area Data: Version 19, Aug 28, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 19, 2022—Jul 1, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Ah	Appling sandy loam, rolling phase	0.1	0.8%
Ak	Appling sandy loam, undulating phase	1.6	13.5%
Cg	Colfax sandy loam	2.5	21.7%
M	Made land	6.9	59.4%
Ng	Nason silt loam, undulating phase	0.5	4.6%
Totals for Area of Interest		**11.6**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Fluvanna County, Virginia

Ah—Appling sandy loam, rolling phase

Map Unit Setting

National map unit symbol: 42pt
Elevation: 210 to 440 feet
Mean annual precipitation: 24 to 58 inches
Mean annual air temperature: 55 to 58 degrees F
Frost-free period: 153 to 205 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

Appling and similar soils: 85 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Appling

Setting

Landform: Hillslopes
Landform position (two-dimensional): Shoulder
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Residuum weathered from granite and gneiss

Typical profile

H1 - 0 to 9 inches: sandy loam
H2 - 9 to 47 inches: clay
H3 - 47 to 79 inches: sandy loam

Properties and qualities

Slope: 8 to 15 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: High (about 9.2 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: B
Ecological site: F136XY320VA - Mesic temperature regime, acidic upland forest, moist
Hydric soil rating: No

Ak—Appling sandy loam, undulating phase

Map Unit Setting

National map unit symbol: 42pv
Elevation: 200 to 480 feet
Mean annual precipitation: 24 to 58 inches
Mean annual air temperature: 55 to 58 degrees F
Frost-free period: 153 to 205 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Appling and similar soils: 85 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Appling

Setting

Landform: Hillslopes
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Residuum weathered from granite and gneiss

Typical profile

H1 - 0 to 9 inches: sandy loam
H2 - 9 to 47 inches: clay
H3 - 47 to 79 inches: sandy loam

Properties and qualities

Slope: 2 to 8 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: High (about 9.2 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2e
Hydrologic Soil Group: B
Ecological site: F136XY320VA - Mesic temperature regime, acidic upland forest, moist
Hydric soil rating: No

Cg—Colfax sandy loam

Map Unit Setting

National map unit symbol: 42q7
Elevation: 150 to 400 feet
Mean annual precipitation: 24 to 58 inches
Mean annual air temperature: 55 to 58 degrees F
Frost-free period: 153 to 205 days
Farmland classification: Not prime farmland

Map Unit Composition

Colfax and similar soils: 85 percent
Minor components: 3 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Colfax

Setting

Landform: Hillslopes
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Residuum weathered from granite and gneiss

Typical profile

H1 - 0 to 12 inches: sandy loam
H2 - 12 to 30 inches: sandy clay loam
H3 - 30 to 46 inches: sandy clay loam
H4 - 46 to 50 inches: clay loam
H5 - 50 to 60 inches: sandy loam

Properties and qualities

Slope: 2 to 8 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Somewhat poorly drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 6 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Low (about 4.1 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3w
Hydrologic Soil Group: C/D
Ecological site: F136XY310VA - Mesic temperature regime, acidic upland forest, seasonally wet
Hydric soil rating: No

Minor Components

Worsham

Percent of map unit: 3 percent
Landform: Hillslopes, depressions
Landform position (two-dimensional): Shoulder
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Convex
Hydric soil rating: Yes

M—Made land

Map Unit Setting

National map unit symbol: 42r8
Mean annual precipitation: 24 to 58 inches
Mean annual air temperature: 55 to 58 degrees F
Frost-free period: 153 to 205 days
Farmland classification: Not prime farmland

Map Unit Composition

Made land: 100 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Made Land

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 8s
Hydric soil rating: Unranked

Ng—Nason silt loam, undulating phase

Map Unit Setting

National map unit symbol: 42rv
Elevation: 250 to 540 feet
Mean annual precipitation: 24 to 58 inches
Mean annual air temperature: 55 to 58 degrees F
Frost-free period: 153 to 205 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

Nason and similar soils: 85 percent
Minor components: 3 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Nason

Setting

Landform: Hillslopes
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Residuum weathered from schist

Typical profile

H1 - 0 to 5 inches: silt loam
H2 - 5 to 40 inches: clay
H3 - 40 to 60 inches: silt loam
H4 - 60 to 64 inches: bedrock

Properties and qualities

Slope: 2 to 8 percent
Depth to restrictive feature: 40 to 60 inches to paralithic bedrock
Drainage class: Well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: High (about 10.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2e
Hydrologic Soil Group: B
Ecological site: F136XY320VA - Mesic temperature regime, acidic upland forest, moist
Hydric soil rating: No

Minor Components

Worsham

Percent of map unit: 3 percent
Landform: Hillslopes, depressions
Landform position (two-dimensional): Shoulder
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Convex
Hydric soil rating: Yes

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U.S. Fish and Wildlife Service
National Wetlands Inventory

Wetlands

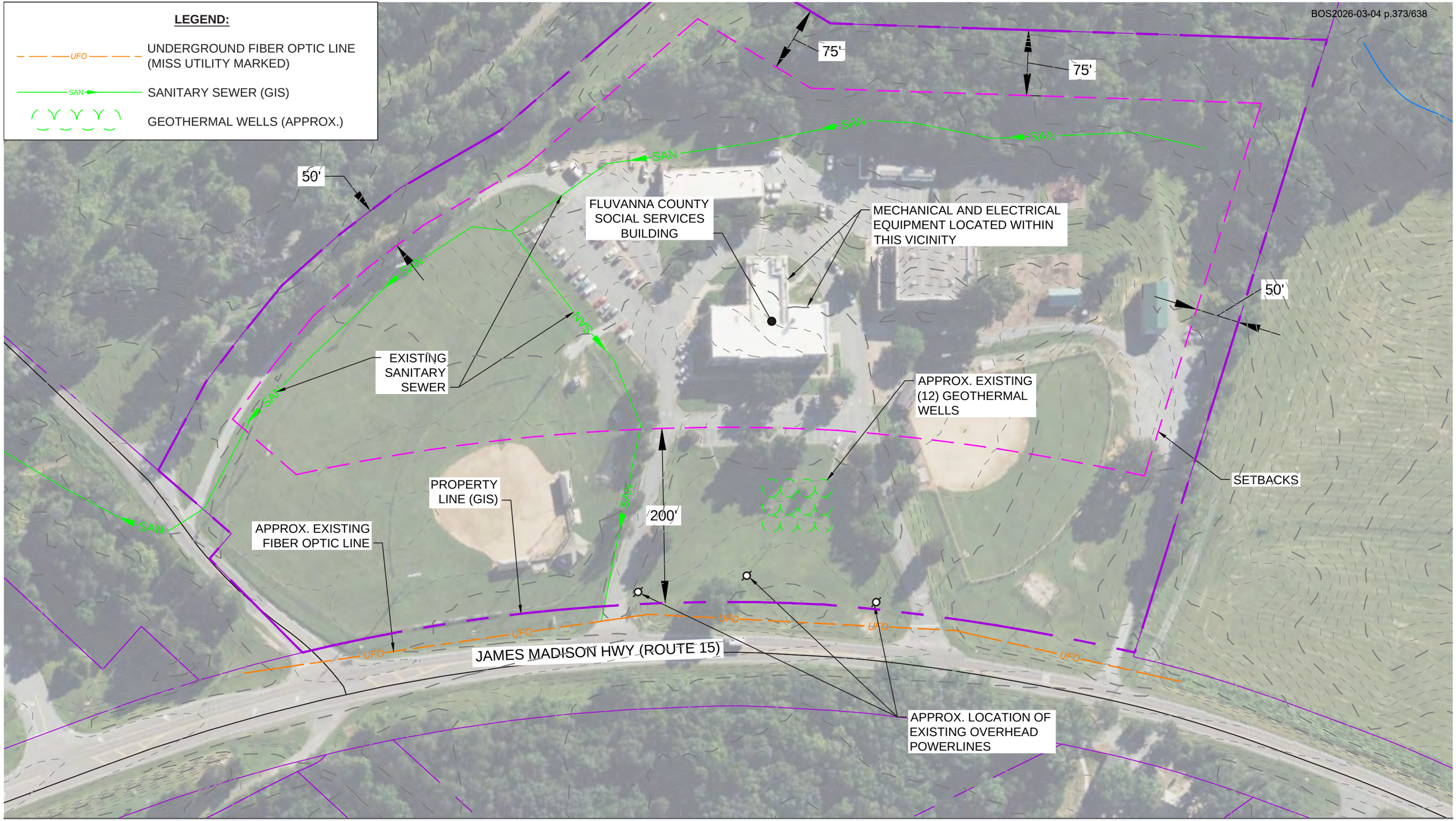
July 3, 2025

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Wetlands Inventory (NWI)
This page was produced by the NWI mapper



FLUVANNA ADMIN & SOCIAL SERVICES SITE

EXISTING UTILITIES - September 24, 2025

NAD 83

SCALE 1"=100'

0 100' 200'

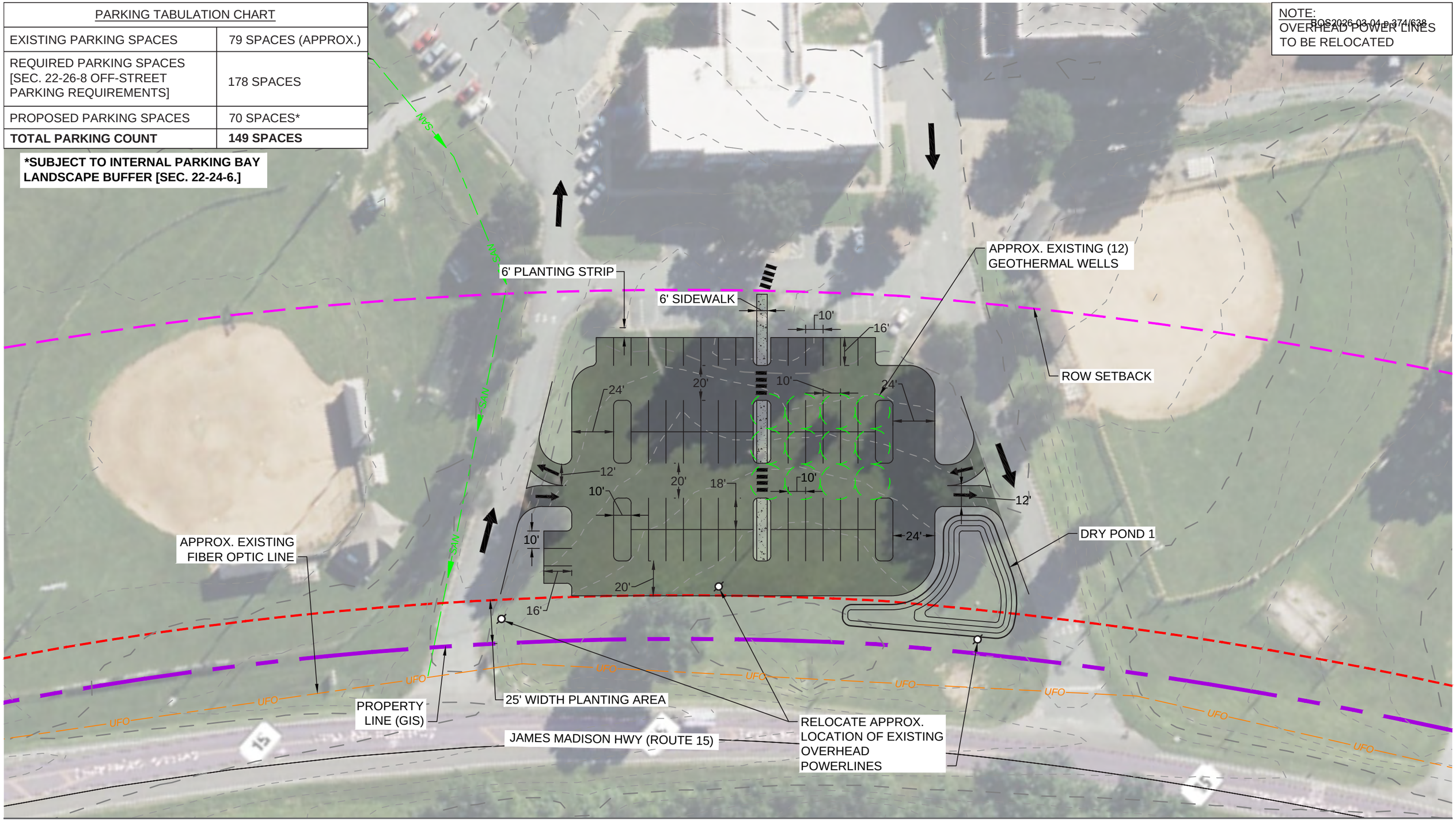
TIMMONS GROUP
ENGINEERING | DESIGN | TECHNOLOGY

PARKING TABULATION CHART	
EXISTING PARKING SPACES	79 SPACES (APPROX.)
REQUIRED PARKING SPACES [SEC. 22-26-8 OFF-STREET PARKING REQUIREMENTS]	178 SPACES
PROPOSED PARKING SPACES	70 SPACES*
TOTAL PARKING COUNT	**149 SPACES**

***SUBJECT TO INTERNAL PARKING BAY LANDSCAPE BUFFER [SEC. 22-24-6.]**

NOTE:
OVERHEAD POWER LINES TO BE RELOCATED

BOS2026-03-04 p.374/638



FLUVANNA ADMIN AND SOCIAL SERVICES SITE

OPTION #1 - TWO-WAY PARKING CIRCULATION - September 24, 2025

SCALE 1"=50'

0 50' 100'

NAD 83

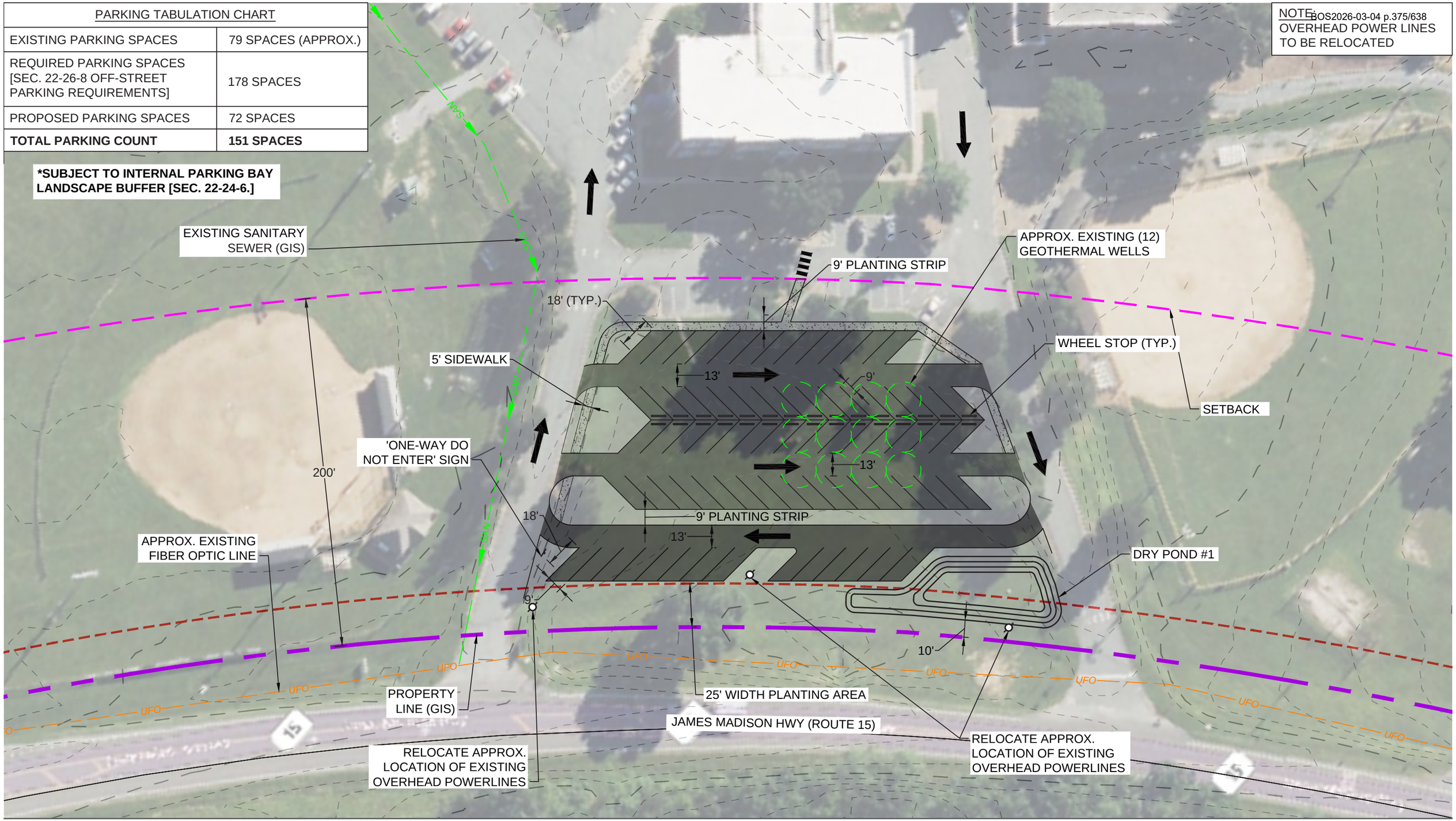
TIMMONS GROUP
ENGINEERING | DESIGN | TECHNOLOGY

S:\103\72315-Fluvanna_County_Admi\DWG\Sheet\Exhibit\2025-05-16 Parking & Stormwater Exhibits\2025-06-05 Social Services Site - Option #1.dwg | Plotted on 9/24/2025 1:35 PM | by Tess Bowles

PARKING TABULATION CHART	
EXISTING PARKING SPACES	79 SPACES (APPROX.)
REQUIRED PARKING SPACES [SEC. 22-26-8 OFF-STREET PARKING REQUIREMENTS]	178 SPACES
PROPOSED PARKING SPACES	72 SPACES
TOTAL PARKING COUNT	**151 SPACES**

***SUBJECT TO INTERNAL PARKING BAY LANDSCAPE BUFFER [SEC. 22-24-6.]**

NOTE:
OVERHEAD POWER LINES TO BE RELOCATED



FLUVANNA ADMIN AND SOCIAL SERVICES SITE

OPTION #2 - ONE-WAY PARKING CIRCULATION - September 24, 2025

SCALE 1"=50'

0 50' 100'

NAD 83

TIMMONS GROUP
ENGINEERING | DESIGN | TECHNOLOGY

S:\103\72315-Fluvanna_County_Admi\DWG\Sheet\Exhibit\2025-05-16 Parking & Stormwater Exhibits\2025-05-20 Social Services Site - Option #2.dwg | Plotted on 9/24/2025 1:07 PM | by Tess Bowles

National Flood Hazard Layer FIRMette

FEMA

78°17'2"W 37°52'11"N

78°16'24"W 37°51'42"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- B 20.2 17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
- 8 Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 7/3/2025 at 6:20 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

United States Department of Agriculture

NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Fluvanna County, Virginia

July 3, 2025

Custom Soil Resource Report
Soil Map

Map Scale: 1:2,670 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 35 70 140 210

Feet: 0 100 200 400 600

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features

- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features

- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Fluvanna County, Virginia
Survey Area Data: Version 19, Aug 28, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 19, 2022—Jul 1, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Me	Manteo silt loam, hilly phase	2.1	13.7%
Mf	Manteo silt loam, rolling phase	7.4	48.7%
Ng	Nason silt loam, undulating phase	3.8	25.3%
Tb	Tatum silt loam, rolling phase	0.3	1.8%
Tc	Tatum silt loam, undulating phase	1.6	10.5%
Wf	Worsham silt loam	0.0	0.0%
Totals for Area of Interest		**15.2**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Fluvanna County, Virginia

Me—Manteo silt loam, hilly phase

Map Unit Setting

National map unit symbol: 42rf
Elevation: 350 to 1,000 feet
Mean annual precipitation: 24 to 58 inches
Mean annual air temperature: 55 to 58 degrees F
Frost-free period: 153 to 205 days
Farmland classification: Not prime farmland

Map Unit Composition

Manteo and similar soils: 85 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Manteo

Setting

Landform: Hillslopes
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Linear
Across-slope shape: Convex
Parent material: Residuum weathered from mica schist

Typical profile

H1 - 0 to 6 inches: silt loam
H2 - 6 to 15 inches: very channery silt loam
H3 - 15 to 25 inches: bedrock

Properties and qualities

Slope: 15 to 25 percent
Depth to restrictive feature: 10 to 20 inches to lithic bedrock
Drainage class: Somewhat excessively drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Very low to high (0.00 to 5.95 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Very low (about 1.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7e
Hydrologic Soil Group: D
Ecological site: F136XY370VA - Mesic temperature regime, acidic upland woodland, depth restriction, dry
Hydric soil rating: No

Mf—Manteo silt loam, rolling phase

Map Unit Setting

National map unit symbol: 42rg
Elevation: 350 to 1,000 feet
Mean annual precipitation: 24 to 58 inches
Mean annual air temperature: 55 to 58 degrees F
Frost-free period: 153 to 205 days
Farmland classification: Not prime farmland

Map Unit Composition

Manteo and similar soils: 85 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Manteo

Setting

Landform: Hillslopes
Landform position (two-dimensional): Shoulder
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Residuum weathered from mica schist

Typical profile

H1 - 0 to 6 inches: silt loam
H2 - 6 to 15 inches: very channery silt loam
H3 - 15 to 25 inches: bedrock

Properties and qualities

Slope: 8 to 15 percent
Depth to restrictive feature: 10 to 20 inches to lithic bedrock
Drainage class: Somewhat excessively drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Very low to high (0.00 to 5.95 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Very low (about 1.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6e
Hydrologic Soil Group: D
Ecological site: F136XY370VA - Mesic temperature regime, acidic upland woodland, depth restriction, dry
Hydric soil rating: No

Ng—Nason silt loam, undulating phase

Map Unit Setting

National map unit symbol: 42rv
Elevation: 250 to 540 feet
Mean annual precipitation: 24 to 58 inches
Mean annual air temperature: 55 to 58 degrees F
Frost-free period: 153 to 205 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

Nason and similar soils: 85 percent
Minor components: 3 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Nason

Setting

Landform: Hillslopes
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Residuum weathered from schist

Typical profile

H1 - 0 to 5 inches: silt loam
H2 - 5 to 40 inches: clay
H3 - 40 to 60 inches: silt loam
H4 - 60 to 64 inches: bedrock

Properties and qualities

Slope: 2 to 8 percent
Depth to restrictive feature: 40 to 60 inches to paralithic bedrock
Drainage class: Well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: High (about 10.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2e
Hydrologic Soil Group: B
Ecological site: F136XY320VA - Mesic temperature regime, acidic upland forest, moist
Hydric soil rating: No

Minor Components

Worsham

Percent of map unit: 3 percent
Landform: Hillslopes, depressions
Landform position (two-dimensional): Shoulder
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Convex
Hydric soil rating: Yes

Tb—Tatum silt loam, rolling phase

Map Unit Setting

National map unit symbol: 42s7
Elevation: 230 to 520 feet
Mean annual precipitation: 24 to 58 inches
Mean annual air temperature: 55 to 58 degrees F
Frost-free period: 153 to 205 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

Tatum and similar soils: 85 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Tatum

Setting

Landform: Hillslopes
Landform position (two-dimensional): Shoulder
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Residuum weathered from granite and gneiss

Typical profile

H1 - 0 to 4 inches: silt loam
H2 - 4 to 48 inches: silty clay loam
H3 - 48 to 62 inches: bedrock

Properties and qualities

Slope: 8 to 15 percent
Depth to restrictive feature: 40 to 60 inches to paralithic bedrock
Drainage class: Well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None

Available water supply, 0 to 60 inches: Moderate (about 7.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3e
Hydrologic Soil Group: B
Ecological site: F136XY320VA - Mesic temperature regime, acidic upland forest, moist
Hydric soil rating: No

Tc—Tatum silt loam, undulating phase

Map Unit Setting

National map unit symbol: 42s9
Elevation: 250 to 540 feet
Mean annual precipitation: 24 to 58 inches
Mean annual air temperature: 55 to 58 degrees F
Frost-free period: 153 to 205 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

Tatum and similar soils: 85 percent
Minor components: 3 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Tatum

Setting

Landform: Hillslopes
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Residuum weathered from granite and gneiss

Typical profile

H1 - 0 to 4 inches: silt loam
H2 - 4 to 48 inches: silty clay loam
H3 - 48 to 62 inches: bedrock

Properties and qualities

Slope: 2 to 8 percent
Depth to restrictive feature: 40 to 60 inches to paralithic bedrock
Drainage class: Well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Moderate (about 7.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2e
Hydrologic Soil Group: B
Ecological site: F136XY320VA - Mesic temperature regime, acidic upland forest, moist
Hydric soil rating: No

Minor Components

Worsham

Percent of map unit: 3 percent
Landform: Hillslopes, depressions
Landform position (two-dimensional): Shoulder
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Convex
Hydric soil rating: Yes

Wf—Worsham silt loam

Map Unit Setting

National map unit symbol: 42sl
Elevation: 210 to 520 feet
Mean annual precipitation: 24 to 58 inches
Mean annual air temperature: 55 to 58 degrees F
Frost-free period: 153 to 205 days
Farmland classification: Not prime farmland

Map Unit Composition

Worsham and similar soils: 85 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Worsham

Setting

Landform: Hillslopes, depressions
Landform position (two-dimensional): Shoulder
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Residuum weathered from granite and gneiss

Typical profile

H1 - 0 to 18 inches: silt loam
H2 - 18 to 28 inches: clay
H3 - 28 to 36 inches: sandy loam

Properties and qualities

Slope: 0 to 8 percent

Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr)
Depth to water table: About 0 to 12 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Low (about 4.7 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: D
Ecological site: F136XY300VA - Mesic temperature regime, acidic upland depressions and heads of drains, wet
Hydric soil rating: Yes

Soil Information for All Uses

Soil Reports

The Soil Reports section includes various formatted tabular and narrative reports (tables) containing data for each selected soil map unit and each component of each unit. No aggregation of data has occurred as is done in reports in the Soil Properties and Qualities and Suitabilities and Limitations sections.

The reports contain soil interpretive information as well as basic soil properties and qualities. A description of each report (table) is included.

Soil Physical Properties

This folder contains a collection of tabular reports that present soil physical properties. The reports (tables) include all selected map units and components for each map unit. Soil physical properties are measured or inferred from direct observations in the field or laboratory. Examples of soil physical properties include percent clay, organic matter, saturated hydraulic conductivity, available water capacity, and bulk density.

Engineering Properties

This table gives the engineering classifications and the range of engineering properties for the layers of each soil in the survey area.

Hydrologic soil group is a group of soils having similar runoff potential under similar storm and cover conditions. The criteria for determining Hydrologic soil group is found in the National Engineering Handbook, Chapter 7 issued May 2007(http://directives.sc.egov.usda.gov/OpenNonWebContent.aspx?content=17757.wba). Listing HSGs by soil map unit component and not by soil series is a new concept for the engineers. Past engineering references contained lists of HSGs by soil series. Soil series are continually being defined and redefined, and the list of soil series names changes so frequently as to make the task of maintaining a single national list virtually impossible. Therefore, the criteria is now used to calculate the HSG using the component soil properties and no such national series lists will be maintained. All such references are obsolete and their use should be discontinued. Soil properties that influence runoff potential are those that influence the minimum rate of infiltration for a bare soil after prolonged wetting and when not frozen. These properties are depth to a seasonal high water table, saturated hydraulic conductivity after prolonged wetting, and depth to a layer with a very slow water transmission

rate. Changes in soil properties caused by land management or climate changes also cause the hydrologic soil group to change. The influence of ground cover is treated independently. There are four hydrologic soil groups, A, B, C, and D, and three dual groups, A/D, B/D, and C/D. In the dual groups, the first letter is for drained areas and the second letter is for undrained areas.

The four hydrologic soil groups are described in the following paragraphs:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

Depth to the upper and lower boundaries of each layer is indicated.

Texture is given in the standard terms used by the U.S. Department of Agriculture. These terms are defined according to percentages of sand, silt, and clay in the fraction of the soil that is less than 2 millimeters in diameter. "Loam," for example, is soil that is 7 to 27 percent clay, 28 to 50 percent silt, and less than 52 percent sand. If the content of particles coarser than sand is 15 percent or more, an appropriate modifier is added, for example, "gravelly."

Classification of the soils is determined according to the Unified soil classification system (ASTM, 2005) and the system adopted by the American Association of State Highway and Transportation Officials (AASHTO, 2004).

The Unified system classifies soils according to properties that affect their use as construction material. Soils are classified according to particle-size distribution of the fraction less than 3 inches in diameter and according to plasticity index, liquid limit, and organic matter content. Sandy and gravelly soils are identified as GW, GP, GM, GC, SW, SP, SM, and SC; silty and clayey soils as ML, CL, OL, MH, CH, and OH; and highly organic soils as PT. Soils exhibiting engineering properties of two groups can have a dual classification, for example, CL-ML.

The AASHTO system classifies soils according to those properties that affect roadway construction and maintenance. In this system, the fraction of a mineral soil that is less than 3 inches in diameter is classified in one of seven groups from A-1 through A-7 on the basis of particle-size distribution, liquid limit, and plasticity index. Soils in group A-1 are coarse grained and low in content of fines (silt and clay). At the other extreme, soils in group A-7 are fine grained. Highly organic soils are classified in group A-8 on the basis of visual inspection.

If laboratory data are available, the A-1, A-2, and A-7 groups are further classified as A-1-a, A-1-b, A-2-4, A-2-5, A-2-6, A-2-7, A-7-5, or A-7-6. As an additional refinement, the suitability of a soil as subgrade material can be indicated by a group

index number. Group index numbers range from 0 for the best subgrade material to 20 or higher for the poorest.

Percentage of rock fragments larger than 10 inches in diameter and 3 to 10 inches in diameter are indicated as a percentage of the total soil on a dry-weight basis. The percentages are estimates determined mainly by converting volume percentage in the field to weight percentage. Three values are provided to identify the expected Low (L), Representative Value (R), and High (H).

Percentage (of soil particles) passing designated sieves is the percentage of the soil fraction less than 3 inches in diameter based on an ovendry weight. The sieves, numbers 4, 10, 40, and 200 (USA Standard Series), have openings of 4.76, 2.00, 0.420, and 0.074 millimeters, respectively. Estimates are based on laboratory tests of soils sampled in the survey area and in nearby areas and on estimates made in the field. Three values are provided to identify the expected Low (L), Representative Value (R), and High (H).

Liquid limit and *plasticity index* (Atterberg limits) indicate the plasticity characteristics of a soil. The estimates are based on test data from the survey area or from nearby areas and on field examination. Three values are provided to identify the expected Low (L), Representative Value (R), and High (H).

References:

American Association of State Highway and Transportation Officials (AASHTO). 2004. Standard specifications for transportation materials and methods of sampling and testing. 24th edition.

American Society for Testing and Materials (ASTM). 2005. Standard classification of soils for engineering purposes. ASTM Standard D2487-00.

Absence of an entry indicates that the data were not estimated. The asterisk '*' denotes the representative texture; other possible textures follow the dash. The criteria for determining the hydrologic soil group for individual soil components is found in the National Engineering Handbook, Chapter 7 issued May 2007(http://directives.sc.egov.usda.gov/OpenNonWebContent.aspx?content=17757.wba). Three values are provided to identify the expected Low (L), Representative Value (R), and High (H).

Engineering Properties–Fluvanna County, Virginia														
Map unit symbol and soil name	Pct. of map unit	Hydrologic group	Depth	USDA texture	Classification		Pct Fragments		Percentage passing sieve number—				Liquid limit	Plasticity index
					Unified	AASHTO	>10 inches	3-10 inches	4	10	40	200		
			In				*L-R-H*	*L-R-H*	*L-R-H*	*L-R-H*	*L-R-H*	*L-R-H*	*L-R-H*	*L-R-H*
Me—Manteo silt loam, hilly phase														
Manteo	85	D	0-6	Silt loam, gravelly silt loam	CL, GC, GM, ML, CL-ML	A-4	0- 3- 5	0- 5- 15	60-75-90	50-90-95	45-85-95	35-70-85	13-22-31	NP-6-10
			6-15	Very channery silt loam, channery silt loam, channery clay loam	CL, GC, GM, ML	A-1, A-2, A-4, A-6	0- 3- 5	0-10- 35	40-65-90	30-40-75	27-40-75	21-35-68	16-27-38	2-8 -14
			15-25	Bedrock	—	—	—	—	—	—	—	—	—	—
Mf—Manteo silt loam, rolling phase														
Manteo	85	D	0-6	Silt loam, gravelly silt loam	CL, GC, GM, ML, CL-ML	A-4	0- 3- 5	0- 5- 15	60-75-90	50-90-95	45-85-95	35-70-85	13-22-31	NP-6-10
			6-15	Very channery silt loam, channery silt loam, channery clay loam	ML, GM, GC, CL	A-1, A-2, A-4, A-6	0- 3- 5	0-10- 35	40-65-90	30-40-75	27-40-75	21-35-68	16-27-38	2-8 -14
			15-25	Bedrock	—	—	—	—	—	—	—	—	—	—

Engineering Properties–Fluvanna County, Virginia														
Map unit symbol and soil name	Pct. of map unit	Hydrologic group	Depth	USDA texture	Classification		Pct Fragments		Percentage passing sieve number—				Liquid limit	Plasticity index
					Unified	AASHTO	>10 inches	3-10 inches	4	10	40	200		
			In				*L-R-H*	*L-R-H*	*L-R-H*	*L-R-H*	*L-R-H*	*L-R-H*	*L-R-H*	*L-R-H*
Ng—Nason silt loam, undulating phase														
Nason	85	B	0-5	Silt loam, loam	CL-ML, CL, ML	A-4	0- 0- 0	0- 0- 2	95-98-100	85-95-100	70-90-100	50-75-90	16-24-31	2-6 -10
			5-40	Silty clay loam, silty clay, clay	CH, CL, ML	A-7-6	0- 0- 0	0- 0- 2	95-98-100	85-95-100	75-90-100	65-80-95	38-45-52	14-18-22
			40-60	Channery silt loam, silt loam, silty clay loam	CL, CL-ML, GC-GM, SC, ML	A-4, A-6	0- 0- 0	0- 3- 5	75-95-95	55-85-95	50-80-95	40-70-90	16-23-38	2-6 -14
			60-64	Bedrock	—	—	—	—	—	—	—	—	—	—
Tb—Tatum silt loam, rolling phase														
Tatum	85	B	0-4	Silt loam	CL, CL-ML	A-4, A-6	0- 0- 0	0- 3- 5	85-93-100	80-85-100	72-85-100	56-76-90	20-27-34	5-10-15
			4-48	Silty clay loam, silty clay, clay	CH, MH	A-7	0- 0- 0	0- 3- 5	75-88-100	75-85-100	71-85-100	64-81-95	50-65-80	20-33-45
			48-62	Bedrock	—	—	—	—	—	—	—	—	—	—
Tc—Tatum silt loam, undulating phase														
Tatum	85	B	0-4	Silt loam	CL, CL-ML	A-4, A-6	0- 0- 0	0- 3- 5	85-93-100	80-85-100	72-85-100	56-76-90	20-27-34	5-10-15
			4-48	Silty clay loam, silty clay, clay	CH, MH	A-7	0- 0- 0	0- 3- 5	75-88-100	75-85-100	71-85-100	64-81-95	50-65-80	20-33-45
			48-62	Bedrock	—	—	—	—	—	—	—	—	—	—

Engineering Properties–Fluvanna County, Virginia														
Map unit symbol and soil name	Pct. of map unit	Hydrologic group	Depth	USDA texture	Classification		Pct Fragments		Percentage passing sieve number—				Liquid limit	Plasticity index
					Unified	AASHTO	>10 inches	3-10 inches	4	10	40	200		
			In				*L-R-H*	*L-R-H*	*L-R-H*	*L-R-H*	*L-R-H*	*L-R-H*	*L-R-H*	*L-R-H*
Wf—Worsham silt loam														
Worsham	85	D	0-18	Silt loam	CL, SC	A-2-4, A-4	0- 0- 0	0- 0- 0	90-98-100	85-95-100	50-60-85	25-35-55	21-26-35	4-8 -11
			18-28	Clay loam, sandy clay, clay	CH, CL, SC	A-7-6	0- 0- 0	0- 0- 0	90-98-100	85-95-100	70-90-100	40-80-95	43-50-62	21-27-36
			28-36	Sandy loam, sandy clay loam, clay loam	CL, SC	A-2-6, A-4, A-6, A-7	0- 0- 0	0- 0- 0	90-98-100	85-95-100	50-60-100	25-30-80	21-34-48	4-14-25

References

American Association of State Highway and Transportation Officials (AASHTO). 2004. Standard specifications for transportation materials and methods of sampling and testing. 24th edition.

American Society for Testing and Materials (ASTM). 2005. Standard classification of soils for engineering purposes. ASTM Standard D2487-00.

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U.S. Fish and Wildlife Service
National Wetlands Inventory

Wetlands

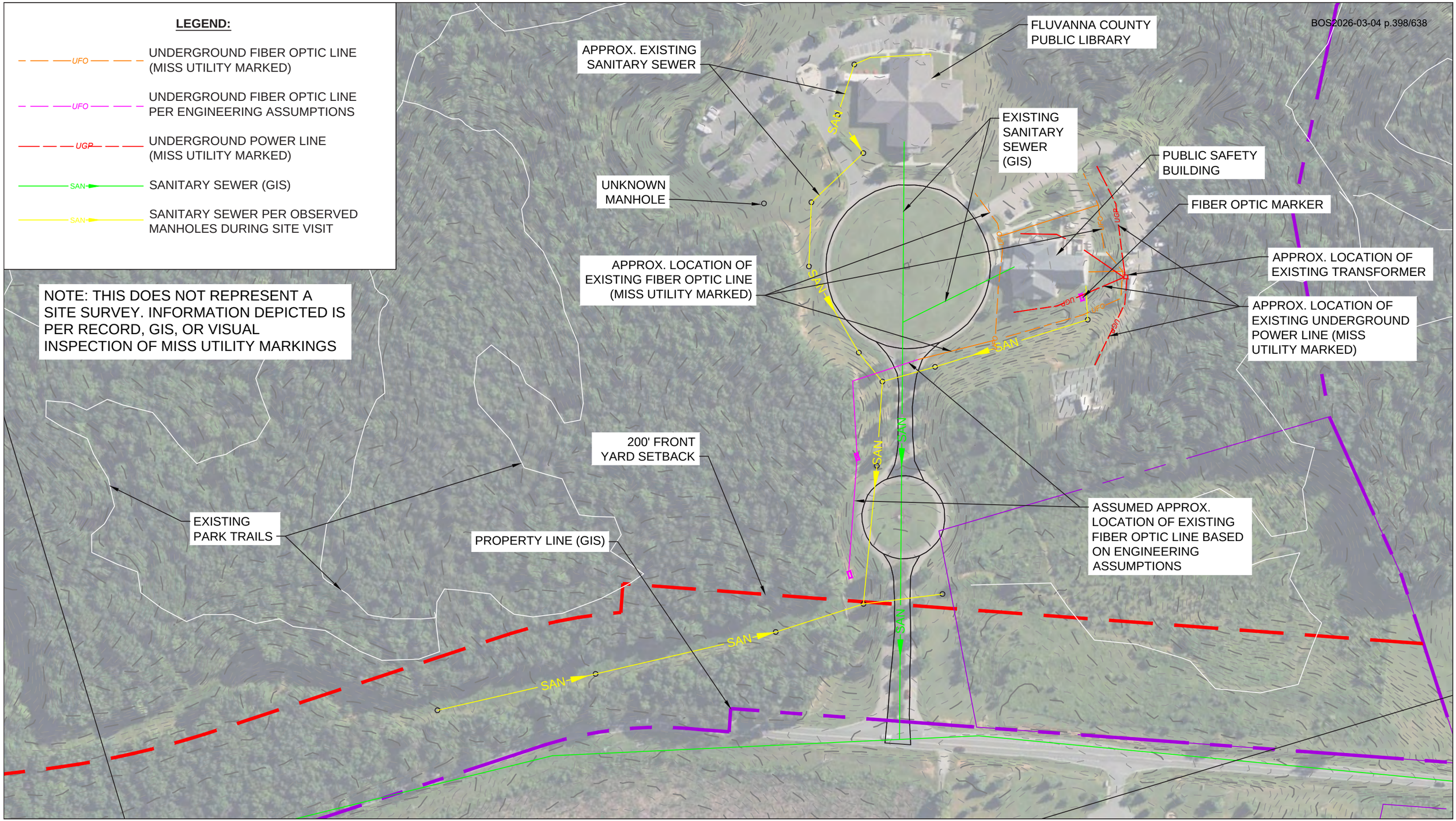
July 3, 2025

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Wetlands Inventory (NWI)
This page was produced by the NWI mapper

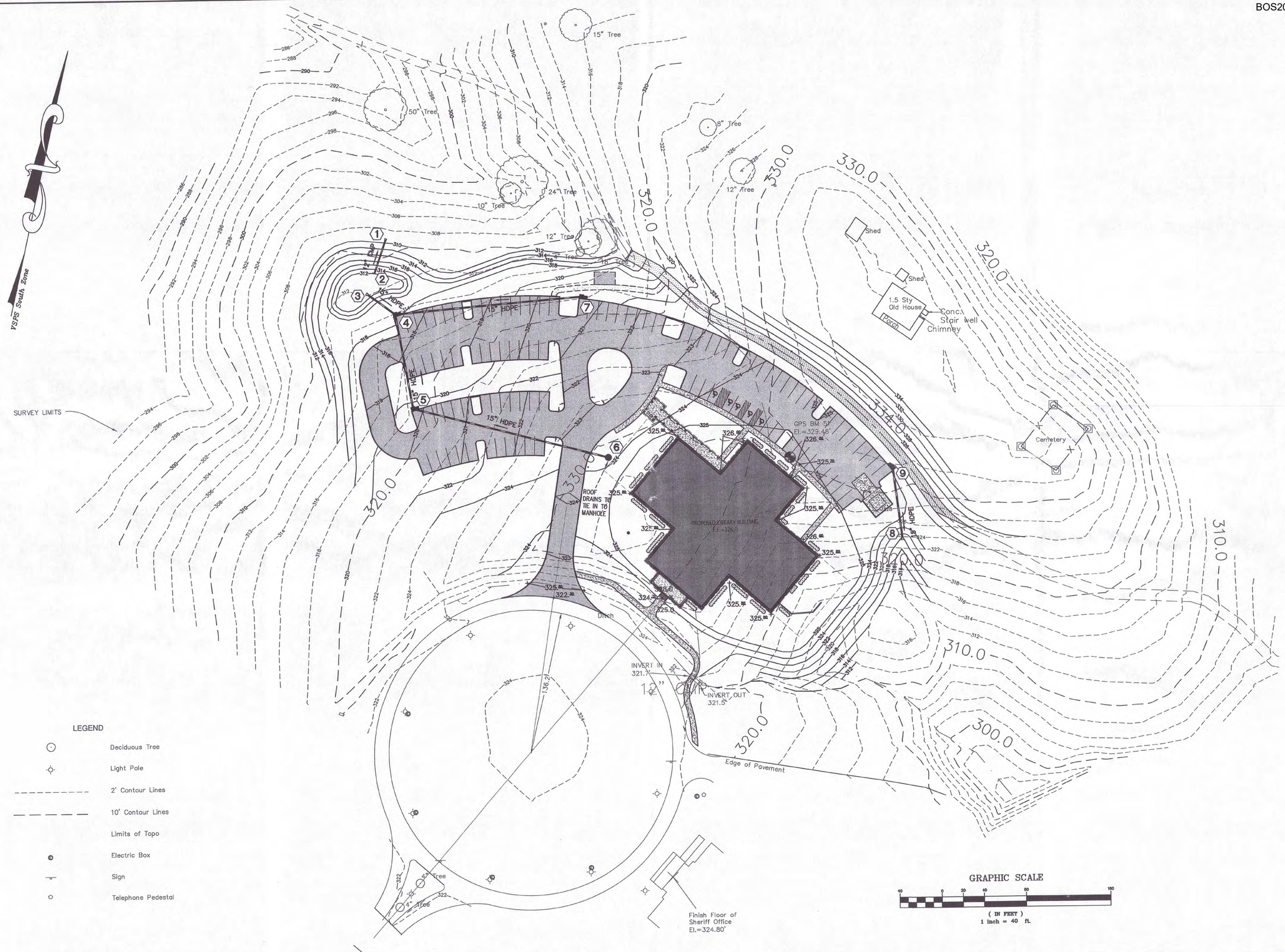


FLUVANNA PUBLIC LIBRARY & PUBLIC SAFETY BUILDING SITE

EXISTING UTILITIES EXHIBIT

TIMMONS GROUP
ENGINEERING | DESIGN | TECHNOLOGY

S:\103\72315-Fluvanna_County_Admi\DWG\Sheet\Exhibit\2025-05-30 Updated for Power & Comm\2025-05-30 Updated Power & Comm.dwg | Plotted on 6/5/2025 9:16 AM | by Tess Bowles



LEGEND

- Deciduous Tree
- Light Pole
- 2' Contour Lines
- 10' Contour Lines
- Limits of Topo
- Electric Box
- Sign
- Telephone Pedestal

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

COMMONWEALTH OF VIRGINIA
GLENN W. CUSTIS
No. 8039
2/21/07
PROFESSIONAL ENGINEER

Draper Aden Associates
Engineering • Surveying • Environmental Services
Charlottesville, VA
700 Harris Street, Suite E
Charlottesville, VA 22903
434-295-0700 Fax: 434-295-2103
www.dae.com
Blacksburg, VA
Richmond, VA
Hampton Roads, VA

GRADING & STORMWATER MANAGEMENT PLAN
FLUVANNA COUNTY PUBLIC LIBRARY

FLUVANNA COUNTY, VIRGINIA

REVISIONS

2/9/07
PRELIMINARY SUBMISSION

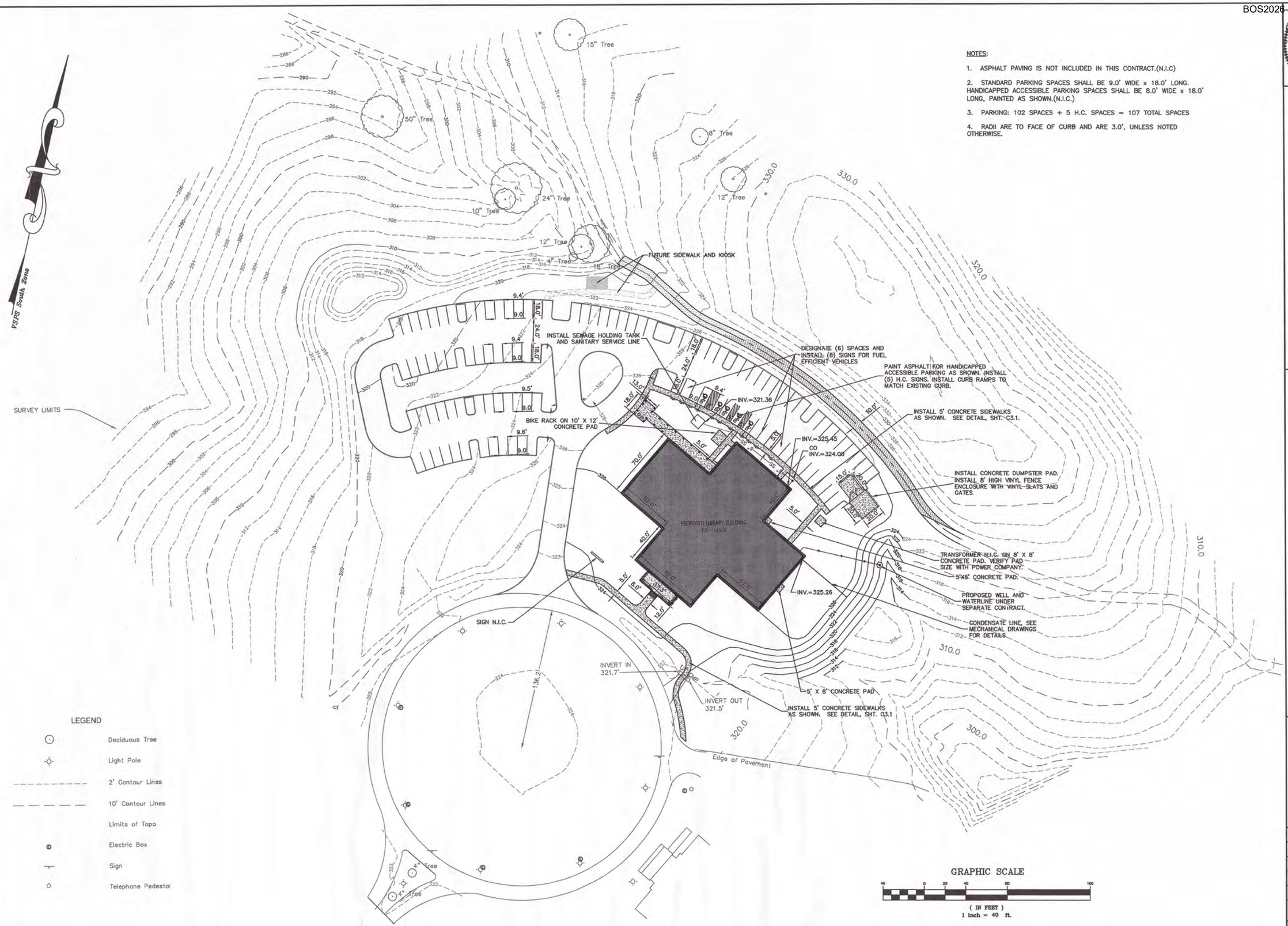
2/19/07
PER E&S COMMENTS

DESIGNED BY:	DAA
DRAWN BY:	JAC
CHECKED BY:	GWC
SCALE:	1" = 40'
DATE:	FEBRUARY 19, 2007
PROJECT NUMBER:	CV06175-01

C2.1

NOTES:

1. ASPHALT PAVING IS NOT INCLUDED IN THIS CONTRACT.(N.I.C)
2. STANDARD PARKING SPACES SHALL BE 9.0' WIDE x 18.0' LONG. HANDICAPPED ACCESSIBLE PARKING SPACES SHALL BE 8.0' WIDE x 18.0' LONG, PAINTED AS SHOWN.(N.I.C.)
3. PARKING: 102 SPACES + 5 H.C. SPACES = 107 TOTAL SPACES
4. RADII ARE TO FACE OF CURB AND ARE 3.0', UNLESS NOTED OTHERWISE.



COMMONWEALTH OF VIRGINIA
GLENN W. CUSTIS
Lic. No. 008039
9/12/07
PROFESSIONAL ENGINEER

Draper Aden Associates
Engineering • Surveying • Environmental Services

Charlottesville, VA
700 Harris Street, Suite E
Charlottesville, VA 22903
434-295-0700 Fax: 434-295-2165
www.dabai.com

Blacksburg, VA
Richmond, VA
Hampton Roads, VA

SITE DIMENSIONAL PLAN
FLUVANNA COUNTY PUBLIC LIBRARY
FLUVANNA COUNTY, VIRGINIA

REVISIONS

DESIGNED BY:	DAA
DRAWN BY:	JAC
CHECKED BY:	GWC
SCALE:	1" = 40'
DATE:	SEPTEMBER 12, 2007
PROJECT NUMBER:	CV06175-01

C2.1

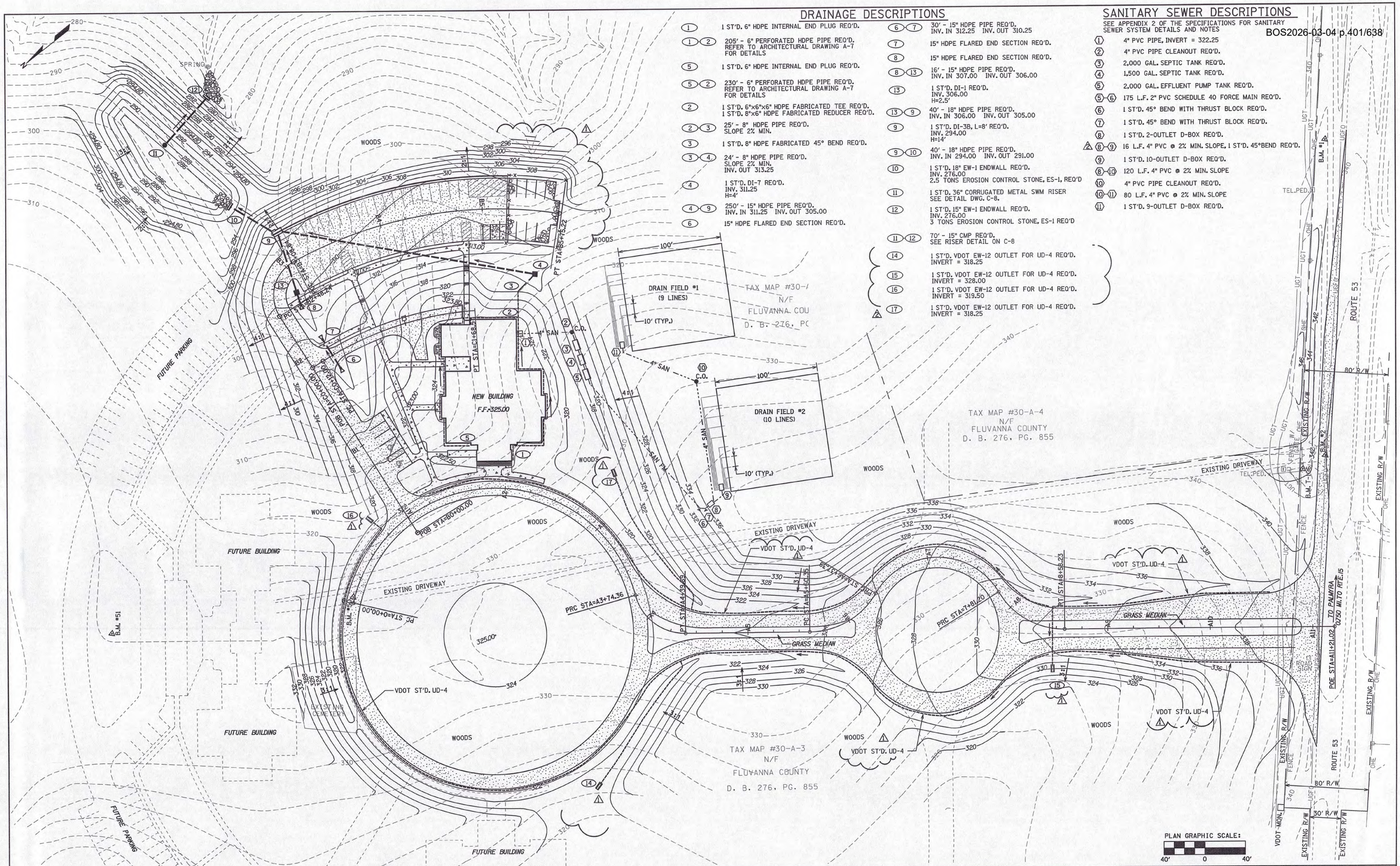
DRAINAGE DESCRIPTIONS

- (1) 1 ST'D. 6" HDPE INTERNAL END PLUG REQ'D.
- (1)(2) 205' - 6" PERFORATED HDPE PIPE REQ'D. REFER TO ARCHITECTURAL DRAWING A-7 FOR DETAILS
- (5) 1 ST'D. 6" HDPE INTERNAL END PLUG REQ'D.
- (5)(2) 230' - 6" PERFORATED HDPE PIPE REQ'D. REFER TO ARCHITECTURAL DRAWING A-7 FOR DETAILS
- (2) 1 ST'D. 6"x6"x6" HDPE FABRICATED TEE REQ'D. 1 ST'D. 8"x6" HDPE FABRICATED REDUCER REQ'D.
- (2)(3) 25' - 8" HDPE PIPE REQ'D. SLOPE 2% MIN.
- (3) 1 ST'D. 8" HDPE FABRICATED 45° BEND REQ'D.
- (3)(4) 24' - 8" HDPE PIPE REQ'D. SLOPE 2% MIN. INV. OUT 313.25
- (4) 1 ST'D. DI-7 REQ'D. INV. 311.25 H=4'
- (4)(9) 250' - 15" HDPE PIPE REQ'D. INV. IN 311.25 INV. OUT 305.00
- (6) 15" HDPE FLARED END SECTION REQ'D.
- (6)(7) 30' - 15" HDPE PIPE REQ'D. INV. IN 312.25 INV. OUT 310.25
- (7) 15" HDPE FLARED END SECTION REQ'D.
- (8) 15" HDPE FLARED END SECTION REQ'D.
- (8)(13) 16' - 15" HDPE PIPE REQ'D. INV. IN 307.00 INV. OUT 306.00
- (13) 1 ST'D. DI-1 REQ'D. INV. 306.00 H=2.5'
- (13)(9) 40' - 18" HDPE PIPE REQ'D. INV. IN 306.00 INV. OUT 305.00
- (9) 1 ST'D. DI-3B, L=8' REQ'D. INV. 294.00 H=14'
- (9)(10) 40' - 18" HDPE PIPE REQ'D. INV. IN 294.00 INV. OUT 291.00
- (10) 1 ST'D. 18" EW-1 ENDWALL REQ'D. INV. 276.00 2.5 TONS EROSION CONTROL STONE, ES-1, REQ'D
- (11) 1 ST'D. 36" CORRUGATED METAL SWM RISER SEE DETAIL DWG. C-8.
- (12) 1 ST'D. 15" EW-1 ENDWALL REQ'D. INV. 276.00 3 TONS EROSION CONTROL STONE, ES-1 REQ'D
- (11)(12) 70' - 15" CMP REQ'D. SEE RISER DETAIL ON C-8
- (14) 1 ST'D. VDOT EW-12 OUTLET FOR UD-4 REQ'D. INVERT = 318.25
- (15) 1 ST'D. VDOT EW-12 OUTLET FOR UD-4 REQ'D. INVERT = 328.00
- (16) 1 ST'D. VDOT EW-12 OUTLET FOR UD-4 REQ'D. INVERT = 319.50
- (17) 1 ST'D. VDOT EW-12 OUTLET FOR UD-4 REQ'D. INVERT = 318.25

SANITARY SEWER DESCRIPTIONS

SEE APPENDIX 2 OF THE SPECIFICATIONS FOR SANITARY SEWER SYSTEM DETAILS AND NOTES

- (1) 4" PVC PIPE, INVERT = 322.25
- (2) 4" PVC PIPE CLEANOUT REQ'D.
- (3) 2,000 GAL. SEPTIC TANK REQ'D.
- (4) 1,500 GAL. SEPTIC TANK REQ'D.
- (5) 2,000 GAL. EFFLUENT PUMP TANK REQ'D.
- (5)(6) 175 L.F. 2" PVC SCHEDULE 40 FORCE MAIN REQ'D.
- (6) 1 ST'D. 45° BEND WITH THRUST BLOCK REQ'D.
- (7) 1 ST'D. 45° BEND WITH THRUST BLOCK REQ'D.
- (8) 1 ST'D. 2-OUTLET D-BOX REQ'D.
- (2) (8)(9) 16 L.F. 4" PVC @ 2% MIN. SLOPE, 1 ST'D. 45°BEND REQ'D.
- (9) 1 ST'D. 10-OUTLET D-BOX REQ'D.
- (8)(10) 120 L.F. 4" PVC @ 2% MIN. SLOPE
- (10) 4" PVC PIPE CLEANOUT REQ'D.
- (10)(11) 80 L.F. 4" PVC @ 2% MIN. SLOPE
- (11) 1 ST'D. 9-OUTLET D-BOX REQ'D.

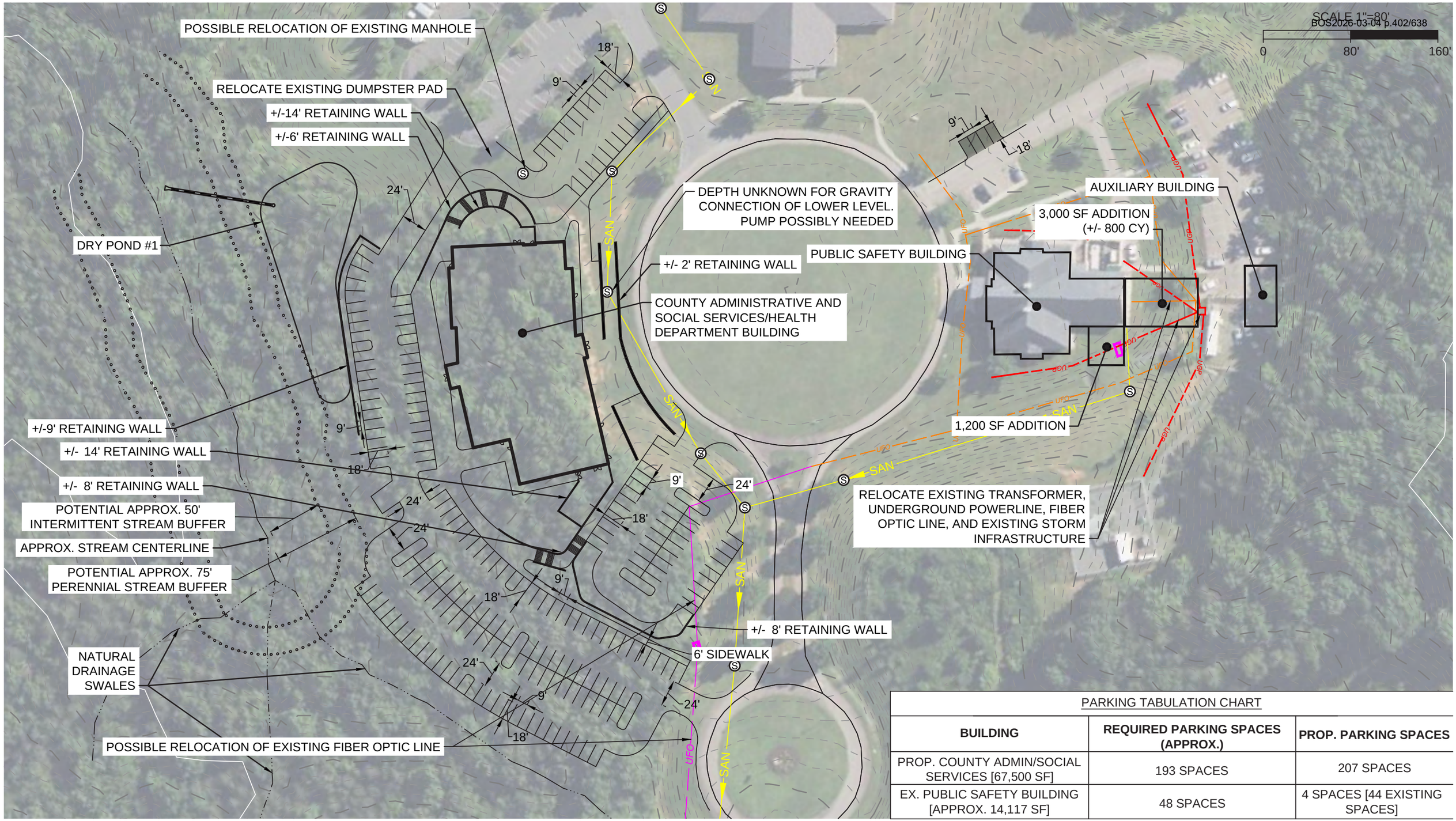


REV.	DATE	BY	APP.	DESCRIPTION
1	11-12-01	MPM	TAG	ADDENDUM #1: REVISED GRADING, MOVED DUMPSTER PAD, EXTENDED PARKING LOT, ADDED UD-4, EW-12
2	11-20-01	MPM	TAG	ADDENDUM #2: ADDED VDOT EW-12 AND SANITARY SEWER PIPE LENGTH DATA (8)-(9)

COMMONWEALTH OF VIRGINIA
MICHAEL P. MURON
No. 020525
10/23/01
PROFESSIONAL ENGINEER

Wiley & Wilson
ARCHITECTS ENGINEERS PLANNERS
2310 LANGHORNE ROAD
LYNCHBURG, VIRGINIA
24501
P.O. BOX 877
LYNCHBURG, VIRGINIA
24505-0877

DESIGNED MPM	DRAWN MPM	PROJECT	FLUVANNA COUNTY NEW PUBLIC SAFETY BUILDING FLUVANNA COUNTY, VA
CHECKED FWK	REVIEWED RCG		
COMM. NO. 201087.00	FILE NO.	REFERENCE	CIVIL
CADD NO. 201087C2.DGN		TITLE	GRADING PLAN
DATE 10/26/01		DWG. NO. C-2	SHEET NO. 3 OF 48 REV. 2



PARKING TABULATION CHART

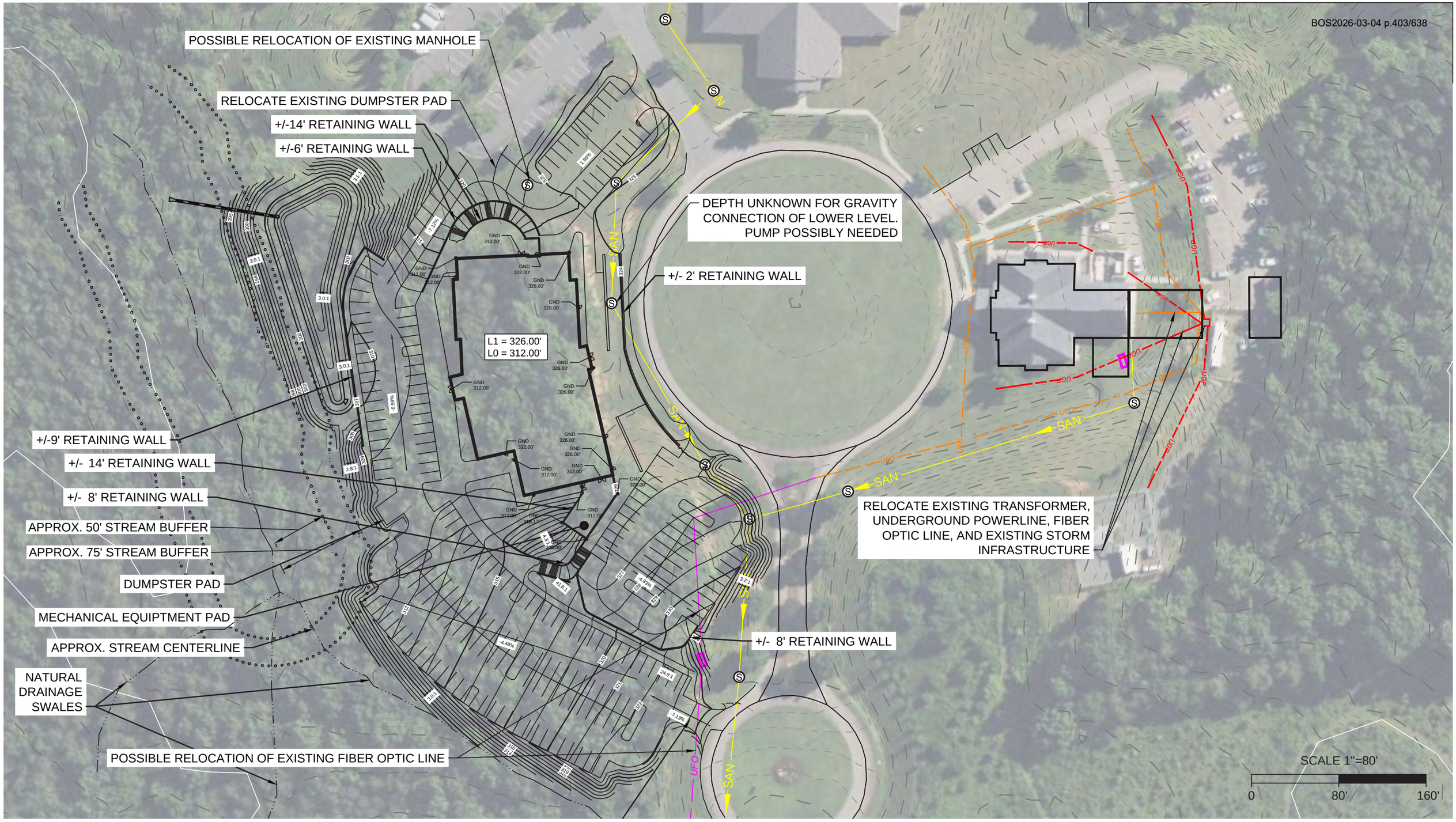
BUILDING	REQUIRED PARKING SPACES (APPROX.)	PROP. PARKING SPACES
PROP. COUNTY ADMIN/SOCIAL SERVICES [67,500 SF]	193 SPACES	207 SPACES
EX. PUBLIC SAFETY BUILDING [APPROX. 14,117 SF]	48 SPACES	4 SPACES [44 EXISTING SPACES]

FLUVANNA PUBLIC LIBRARY & PUBLIC SAFETY BUILDING SITE

OVERALL CONCEPTUAL LAYOUT - September 24, 2025

TIMMONS GROUP
ENGINEERING | DESIGN | TECHNOLOGY

S:\103\72315-Fluvanna_County_Admi\DWG\Sheet\Exhibit\2025-06-13 Updated Prop. County Admin Building\2025-06-13 Updated Prop.County Admin.dwg | Plotted on 9/30/2025 3:30 PM | by Tess Bowles



FLUVANNA PUBLIC LIBRARY & PUBLIC SAFETY BUILDING SITE

OVERALL CONCEPTUAL GRADING - September 24, 2025

TIMMONS GROUP
ENGINEERING | DESIGN | TECHNOLOGY

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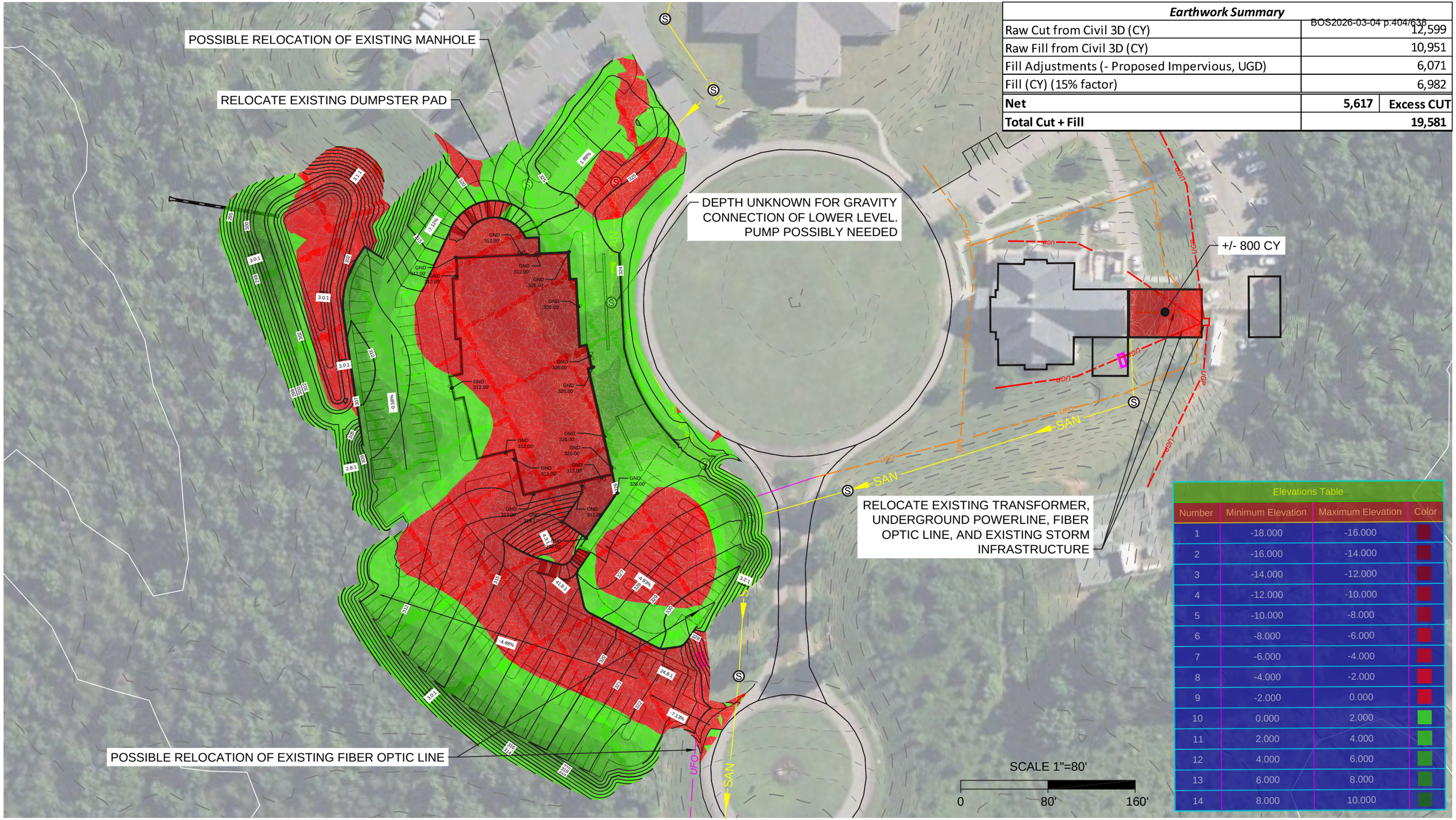
Earthwork Summary		
Raw Cut from Civil 3D (CY)		12,599
Raw Fill from Civil 3D (CY)		10,951
Fill Adjustments (- Proposed Impervious, UGD)		6,071
Fill (CY) (15% factor)		6,982
Net	**5,617**	**Excess CUT**
Total Cut + Fill		**19,581**



Elevations Table			
Number	Minimum Elevation	Maximum Elevation	Color
1	-18.000	-16.000	
2	-16.000	-14.000	
3	-14.000	-12.000	
4	-12.000	-10.000	
5	-10.000	-8.000	
6	-8.000	-6.000	
7	-6.000	-4.000	
8	-4.000	-2.000	
9	-2.000	0.000	
10	0.000	2.000	
11	2.000	4.000	
12	4.000	6.000	
13	6.000	8.000	
14	8.000	10.000	

FLUVANNA PUBLIC LIBRARY & PUBLIC SAFETY BUILDING SITE

OVERALL EARTHWORK - September 24, 2025

TIMMONS GROUP
ENGINEERING | DESIGN | TECHNOLOGY

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FLUVANNA COUNTY BOARD OF SUPERVISORS
AGENDA ITEM STAFF REPORT

TAB C

MEETING DATE:	March 4, 2026				
AGENDA TITLE:	Pleasant Grove Park and Commons Blvd. Water and Sewer Evaluation				
MOTION(s):	**N/A**				
BOS WORKPLAN?	Yes	No	**If yes, which item(s):**	2a	
	X				
AGENDA CATEGORY:	Presentation	Action Matter	Public Hearing	Consent Agenda	Other
	X				
STAFF CONTACT(S):	Eric Dahl, County Administrator and Bobby Popowicz, Director of Utilities				
PRESENTER(S):	Ryan Bogese, Dewberry Engineers				
RECOMMENDATION:	Information only				
TIMING:	Routine				
DISCUSSION:	Pleasant Grove Park has additional amenities planned for the site, to include a splash pad park and some additional plumbed restroom facilities near the multi-purpose fields and playground area. Currently, the necessary water and sewer infrastructure is not in place for those amenities. In June 2024, the Board approved Project Agreement 03 to authorize the Proposal for Professional Engineering Services for Pleasant Grove Park Water and Sewer Service Evaluation. In October 2024, the Board approved to expand the preliminary engineering report for water and sewer evaluation to also include the new proposed County buildings at Commons Blvd, the Sheriff's Office and the Library as well. This water and sewer infrastructure will also be necessary at Commons Blvd. for any new government buildings proposed at that location. Dewberry Engineers evaluated the current well and capacity to see if there can be additional capacity obtained and/or where additional wells can be placed to augment the capacity. Dewberry will also evaluate the plausibility and possible location of a sewer force main and grinder station that could be connected to the current Palmyra sewer system. Dewberry Engineers will present and provide a summary of the outcome and findings of the final Pleasant Grove Park and Commons Blvd. Water and Sewer Evaluation.				
FISCAL IMPACT:	None				
POLICY IMPACT:	N/A				
LEGISLATIVE HISTORY:	N/A				

ENCLOSURES:	• Pleasant Grove Park and County Administration Building Water and Sewer Evaluation				
REVIEWS COMPLETED:	Legal	Finance	Purchasing	HR	Other
		X			**X**

REFERENCE NO. 50182905

PLEASANT GROVE PARK AND COUNTY ADMINISTRATION BUILDING

Water and Sewer Service Evaluation

JANUARY 2026

Dewberry®

SUBMITTED BY
Dewberry Engineers Inc.
4805 Lake Brook Drive, Suite 200
Richmond, Virginia 23060

SUBMITTED TO
County of Fluvanna
132 Main Street
Palmyra, Virginia 22963

PLEASANT GROVE PARK AND COUNTY ADMINISTRATION BUILDING WATER AND SEWER EVALUATION

Table of Contents

1. Introduction 4
2. Existing Facilities 4
2.1 Pleasant Grove Park 4
2.1.1 High School Well 4
2.2 Commons Boulevard 4
3. Future Facilities 4
3.1 Pleasant Grove Park 4
3.2 Commons Boulevard 5
4. Water and Sewer Demand Projections 6
4.1 Existing Demands 6
4.2 Proposed Demands 6
5. Water Evaluation 9
5.1 Well Evaluation 9
5.1.1 Preliminary Hydrogeologic Analysis 9
5.1.2 Groundwater Exploration 10
5.1.3 Potential Well Siting 10
5.1.4 Location of the Water Treatment Facility 10
5.2 Well Treatment Facility 10
5.2.1 Backwash Pump Station for Well Treatment Facility 12

5.2.2 Power Requirements 12
5.2.3 Ground Storage Tank 12
5.3 Fire Flow 14
5.4 Water Distribution System 14
6. Sewer Evaluation 14
6.1 Gravity Sewer 14
6.2 Grinder Stations and Force Main 15
6.3 WWTP Considerations 15
7. Next Steps 17
8. Opinion of Probable Construction Costs 18
8.1 Water 18
8.2 Sewer 24
9. Summary 25

Table of Tables

Table 3.1. Pleasant Grove Park Facilities 5
Table 3.2. Commons Boulevard Building 5
Table 4.1. Water Demand Projections 7
Table 4.2. Sewer Demand Projections 8
Table 5.1. Statistical Analysis of Water Supply Well Data in Central Piedmont Region by WSP 9
Table 5.2. Pros and Cons of Locations for the Water Treatment Facility 10
Table 5.3. Initial Ground Storage Tank Sizing 14
Table 6.1. Palmyra WWTP Flows 17
Table 7.1. Well Testing Estimated Cost 17
Table 8.1. Well Treatment Facility 19
Table 8.2. Well Construction (Each well) 20

Table 8.3. Water Transmission Mains – Option 1 21

Table 8.4. Water Transmission Mains – Option 2 22

Table 8.5. Summary of Water Construction Cost 23

Table 8.6. Estimated Cost to add Sewer to Ball Field Bathrooms 24

Table 9.1. Summary of Total Estimated Cost 25

Table of Figures

Figure 5-1. Proposed Locations of Well, Well Treatment Facility and Water Transmission Mains 11

Figure 5-2. Well Treatment Facility Layout 13

Figure 6-1. Proposed Sewer Pump Stations and Force Mains 16

Figure 9-1. Overall Proposed Water and Sewer System for Pleasant Grove Park and Commons Blvd 26

Appendix

Appendix A Detailed Groundwater Well Exploration Report, WSP, May 2025

Appendix B Preliminary Hydrogeologic Analysis and Recommended Geophysical Survey Locations, WSP, April 2025

Appendix C Preliminary Equipment Selection

Appendix D Palmyra WWTP VPDES Permit Fact Sheet

Appendix E Sheriff's Office Well Completion Report

Appendix F Fluvanna County High School Well Engineering Description Sheet

1. Introduction

Fluvanna County (Fluvanna) contracted with Dewberry Engineers Inc. (Dewberry) to evaluate providing water and sewer service to Pleasant Grove Park and the buildings on Commons Boulevard (Blvd) for County Administration, Department of Social Services, School Board, County Library, and Public Safety. The facilities at Pleasant Grove Park that Fluvanna intends to serve are two existing public bathroom facilities, Pleasant Grove House, irrigation, a future recreation center, and splash pad. An existing well located at Pleasant Grove Park serves the Fluvanna County High School, Pleasant Grove House and park irrigation. Based on discussions with the County, the existing well is at capacity with serving the high school and is not capable of serving Pleasant Grove House and the irrigation system. The existing Public Safety Building and County Library are served by individual non-potable wells and are connected to the existing gravity sewer system. The County intends to abandon the existing non-potable wells and provide water service from a new well(s) to Pleasant Grove Park and the Commons Blvd. buildings. Existing gravity sewer runs parallel to Thomas Jefferson Parkway (Pkwy) through a sewer easement and along Commons Blvd. The existing sewer serves the Pleasant Grove House and Commons Blvd. buildings.

The purpose of this Technical Memorandum is to evaluate and identify the best way to serve these areas with potable water and sewer service. The results of this evaluation will allow the County to plan and budget for the design and construction of the recommended water and sewer facilities.

2. Existing Facilities

2.1 Pleasant Grove Park

Pleasant Grove Park is located at 271 Pleasant Grove Drive in Palmyra, Virginia and consists of the Pleasant Grove House, community gardens, soccer and baseball fields, disc golf, and trails. The park is also home to the County's Fair. Water is provided to the Pleasant Grove House and soccer field irrigation by the High School Well. Gravity sewer serves the Pleasant Grove House. The other existing bathroom facilities at the soccer and baseball fields have storage tanks which are pumped out on a regular basis and not connected to the sewer system. The Community Gardens are served by a separate well and are not included in this evaluation.

2.1.1 High School Well

The High School Well (Waterworks Operation Permit No. 2065256) is located on Competition Park Drive near the Disc Golf Course and has a design capacity of 46,400 gallons per day (gpd). The High School Well is connected to Fluvanna County High School, Pleasant Grove House, and the soccer field irrigation system. From discussions with the County, the High School Well is at capacity on serving the school and is not capable of providing service to any other facilities. The Pleasant Grove House and park irrigation system will need to be served by the new wells. A copy of the well permit is included in **Appendix F**.

2.2 Commons Boulevard

Commons Boulevard is located to the east of Pleasant Grove Park and has County's Public Library and Public Safety Building (Sheriff's Office). Each building's bathrooms are served by an individual non-potable well. The Public Safety Building Well has a capacity of 2 gallons per minute (gpm) and the well information sheet is included in **Appendix E**. Capacity of the Public Library Well is not available. The wells serve the buildings' non-potable needs, while potable water is brought in. Both buildings are connected to the gravity sewer system. It is anticipated that these wells would be abandoned when a new water service is provided.

3. Future Facilities

3.1 Pleasant Grove Park

The County intends to add facilities to Pleasant Grove Park including bathrooms, concession stand, recreation center, and a splash pad. It is our understanding from our discussions with the County that the existing irrigation system does not have enough water to function properly. The County would like to provide water and sewer to the proposed park facilities. **Table 3.1** summarizes the existing and proposed Pleasant Grove Park facilities to be included in the water and sewer evaluation.

Table 3.1. Pleasant Grove Park Facilities

Facility	Status	Existing Service
Pleasant Grove House	Existing	Connected to High School Well; insufficient capacity Connected to existing gravity sewer system
Community Gardens	Existing	Served by individual well and not included in this evaluation
Field Irrigation	Existing	Connected to High School Well; insufficient capacity
Ball Field Bathrooms	Existing	Not served by public water or sewer
Ball Field Bathrooms	Proposed	N/A
Recreation Center	Proposed	N/A
Splash Pad	Proposed	N/A

3.2 Commons Boulevard

One additional building is currently in the design phase to be constructed along Commons Blvd, an Administration and Social Services Building. A School Board Building may be constructed in the future. Commons Blvd. has existing gravity sewer that can service the proposed buildings. The County intends to provide potable water service to the existing and proposed buildings along Commons Blvd. **Table 3.2** summarizes the existing and proposed buildings located at Commons Blvd to be included in the water and sewer evaluation.

Table 3.2. Commons Boulevard Building

Facility	Status	Existing Service
County Library	Existing	Connected to individual non-potable well Connected to existing gravity sewer system
Public Safety Building	Existing	Connected to individual non-potable well Connected to existing gravity sewer system
Administration and Social Services Building	Proposed	N/A
School Board Building	Future	N/A

The following section evaluates the water and sewer capacity requirements for Pleasant Grove Park and the buildings along Commons Blvd.

4. Water and Sewer Demand Projections

4.1 Existing Demands

The County provided water billing data for the existing Administration Building and Social Services Building from January 2025 to September 2025. The monthly billed usage was divided by the number of days in the billing period to calculate an average daily demand. The daily demand for the Administration Building ranged from 620 gpd to 1,250 gpd with an average daily demand of 930 gpd. The daily demand for the Social Services Building ranged from 30 gpd to 1,700 gpd with an average daily demand of 530 gpd. Currently, the Administration Building has 52 employees and the Social Services Building has 34 employees. This was used to calculate an average daily demand per employee. The average daily demand was 18 gpd per person and 16 gpd per person for the Administration Building and Social Services Building respectively. A demand of 25 gpd per person was used to calculate the proposed demands for the Commons Boulevard Buildings.

4.2 Proposed Demands

Water and sewer demand projections were calculated based on Virginia Sewage Collection and Treatment (VSCAT) regulations (9VAC25-790-460) *Table 3 - Contributing Sewage Flow Estimates to be Used as a Basis for New Sewage Works* and water meter billing data. Meter data was provided as described in **Section 4.1** which was used to calculate the proposed building demands. The County Library has 5 employees and was assumed to have 200 visitors per day, with demands per visitor being accounted for similar to bathrooms. Bathrooms were assumed to have similar demands to interstate restrooms, 5 gpd per person. Per discussions with the County's irrigation contractor, it was determined that for the irrigation to function properly a flow of 55 gpm is needed for a two-hour interval. Due to the seasonal variations in irrigation demand and to reduce the number of wells required, it was determined that the best approach to handle the irrigation demand is by having sufficient ground storage. The County is also interested in adding a splash pad. Through research of typical splash pad water usage may potentially require up to 10,000 gallons per day. Due to the potential large demand for the splash pad, it was agreed that this demand will be accounted for with a ground storage tank integral with the splash pad design in the future. The projected demands and number of users were reviewed and confirmed by the County. The water system will be sized for a maximum day demand (MDD) of 33 gpm with a peaking factor of 2.0 (average day demand times 2). The sewer system will be designed based on peak hour demand (PHD) of 65 gpm with a peaking factor of 4.0 (average day demand times 4). **Table 4.1** and **Table 4.2** summarize the projected water and sewer demands.

Table 4.1. Water Demand Projections

Fluvanna Pleasant Grove Park and County Administration Building Water and Sewer Evaluation
Water Demand Estimate
1/14/2026

Status	Item	Building Area (sq ft)	Number of Employees	VSCAT Reg. (9VAC25-790-460)	Average Day Demand (gpd)	Average Day Demand (gpm)	Max Day Demand (gpm)[1]	Other Demands (gpm)[3]	Notes
Commons Boulevard									
Proposed	Administration/Social Services Building	67,000	131		3,275	2.3	4.5		Building area and # of employees per County 11/21/2025
Future	School Board Building	15,000	30		750	0.5	1.0		Building area estimated per Building and Program Feasibility Study and Assessment, 9/9/2019. Number of Employees provided by Fluvanna County 9/4/2025.
Existing	County Library	17,780	5		1,125	0.8	1.6		Building area per Fluvanna County Public Library Drawings, 9/12/2007. Number of Employees provided by Fluvanna County 9/4/2025. Assumes 200 visitors per day with a water usage of 5 gpd per person.
Existing	Public Safety Building	8,602	37		925	0.6	1.3		Building area per New Public Safety Building Drawings, 10/26/2001. Number of Employees provided by Fluvanna County 9/4/2025.
Pleasant Grove Park									
Existing	Pleasant Grove House & Bathrooms	N/A	N/A	5 gpd per person[2]	2,500	1.7	3.5		Assumed 500 people per day.
Existing	Community Gardens	N/A	N/A	N/A	N/A	N/A	N/A		Currently served by separate well and does not need to be included in demand projections per call 4/9/2025.
Existing	Soccer Field Irrigation	N/A	N/A	N/A	N/A	N/A	N/A	55	Per call with County's irrigation contractor 3/18/2025, soccer field irrigation has a maximum demand of 55 gpm. Runs 2x per day, 4-6 am and 9-11 pm.
Existing	Waterless Ball Field Bathrooms (Pump and Haul)	N/A	N/A	5 gpd per person[2]	2,500	1.7	3.5		Per call with County 4/9/2025, assume 1,000 people per day (max day).
Future	Ball Field Bathrooms	N/A	N/A	5 gpd per person[2]	2,500	1.7	3.5		Per call with County 4/9/2025, assume 1,000 people per day (max day).
Recreation Center									
Future	Recreation Center	48,000	N/A	200 gpd/1,000 sqft[1]	9,600	6.7	13.3		Building area based on sketch provided by County on 4/9/2025.
Future	Splash Pad	N/A	N/A	N/A	3,500	N/A	N/A	7	Typical Splash pads range from 5,000 to 26,000 gpd. Assumed 10,000 gpd. Assumed future splash pad will have its own storage/recycle system.
				Total	**26,675**	**16.1**	**32.2**		

1. Maximum Day Demand assumed to have a peaking factor of 2.
2. Interstate Rest Rooms: 5 gpd per person
3. Irrigation and splash pad demands are periodic/seasonal and not included in average day demands for well sizing. These demands will be accounted for in the sizing of the ground storage tank.
4. Future facilities - locations to be determined.
5. Commons Boulevard Buildings based on billing data from 1/15/2025-9/12/2025 and current number of employees - 25 gpd/employee average day.

Table 4.2. Sewer Demand Projections

Fluvanna Pleasant Grove Park and County Administration Building Water and Sewer Evaluation
Sewer Demand Estimate
1/14/2026

Status	Item	Building Area (sq ft)	Number of Employees	VSCAT Reg. (9VAC25-790-460)	Average Day Flow (gpd)	Average Day Flow (gpm)	Peak Hour Flow (gpm)[1]	Other Demands (gpm)[3]	Notes
Commons Boulevard									
Proposed	Administration/Social Services Building	24,023	131		3,275	2.3	9.1		Building area and # of employees per County 11/21/2025
Future	School Board Building	15,000	30		750	0.5	2.1		Building area estimated per Building and Program Feasibility Study and Assessment, 9/9/2019. Number of Employees provided by Fluvanna County 9/4/2025.
Existing	County Library	17,780	5		1,125	0.8	3.1		Building area per Fluvanna County Public Library Drawings, 9/12/2007. Number of Employees provided by Fluvanna County 9/4/2025. Assumes 200 visitors per day with a water usage of 5 gpd per person.
Existing	Public Safety Building	8,602	37		925	0.6	2.6		Building area per New Public Safety Building Drawings, 10/26/2001. Number of Employees provided by Fluvanna County 9/4/2025.
Pleasant Grove Park									
Existing	Pleasant Grove House & Bathrooms	N/A	N/A	5 gpd per person[2]	2,500	1.7	6.9		Assumed 500 people per day.
Existing	Community Gardens	N/A	N/A	N/A	N/A	N/A	N/A		Currently served by separate well and does not need to be included in demand projections per call 4/9/2025.
Existing	Soccer Field Irrigation	N/A	N/A	N/A	N/A	N/A	N/A		Per call with County's irrigation contractor 3/18/2025, soccer field irrigation has a maximum demand of 55 gpm. Runs 2x per day, 4-6 am and 9-11 pm.
Existing	Waterless Ball Field Bathrooms (Pump and Haul)	N/A	N/A	5 gpd per person[2]	2,500	1.7	6.9		Per call with County 4/9/2025, assume 1,000 people per day (max day).
Future	Ball Field Bathrooms	N/A	N/A	5 gpd per person[2]	2,500	1.7	6.9		Per call with County 4/9/2025, assume 1,000 people per day (max day).
Recreation Center									
Future	Recreation Center	48,000	N/A	300 gpd/1,000 sqft[1]	9,600	6.7	26.7		Building area based on sketch provided by County on 4/9/2025.
Future	Splash Pad	N/A	N/A	N/A	3,500	N/A	N/A	7	Typical Splash pads range from 5,000 to 26,000 gpd. Assumed 10,000 gpd. Assumed future splash pad will have its own storage/recycle system.
Water Treatment									
Future	Backwash of Filters				952				Backwash per Vessel
				Total	**27,627**	**16.1**	**64.4**		

1. Peak hour flow assumed to have a peaking factor of 4.
2. Interstate Rest Rooms: 5 gpd per person
3. Irrigation and splash pad demands are periodic/seasonal and not included in average day demands for well sizing. These demands will be accounted for in the sizing of the ground storage tank.
4. Future facilities - locations to be determined.
5. Commons Boulevard Buildings based on billing data from 1/15/2025-9/12/2025 and current number of employees - 25 gpd/employee average day.
6. County Library, Public Safety Building and Pleasant Grove House are connected to the existing gravity sewer system.

5. Water Evaluation

5.1 Well Evaluation

5.1.1 Preliminary Hydrogeologic Analysis

A Preliminary Hydrogeologic Analysis was completed by WSP USA Inc. (WSP) to locate favorable groundwater exploration areas for geophysical testing and is included in **Appendix A**. WSP identified favorable groundwater exploration areas based on the length and orientation of mapped lineaments, bedrock geology, topography, proximity to future planned infrastructure, and access to the geophysical lines. **Section 5.1.2** includes the results of geophysical testing.

The analysis looked at reported water supply wells completed in the CZpm and OZIII geologic units with information on well depth, yield, water depth, and total iron content. A summary of these findings is included in **Table 5.1**.

Table 5.1. Statistical Analysis of Water Supply Well Data in Central Piedmont Region by WSP

	Well Depth (ft)	Well Yield (gpm)	Depth to Bedrock (ft, bls)	Depth to Water (ft, bls)	Total Iron (mg/l)
Geologic Formation: Metagraywacke and Schist (CZpm)					
Min	32	1	5	1	0.01
Max	630	114	115	250	13
Average	***173***	***16***	***55***	***30***	***0.45***
Median	145	8	58	30	0.10
90 Percentile	312	40	96.8	40	0.70
# of Wells	219	135	93	97	63
Geologic Formation: Mine Run Complex (OZIII)					
Min	35	1	3	4	0.01
Max	490	150	180	295	7.71
Average	***149***	***18***	***71***	***34***	***0.92***
Median	125	12	80	30	0.10
90 Percentile	300	36.5	123.4	46.5	2.67
# of Wells	161	108	77	98	25

This data was used to preliminarily size the Water Treatment Facility in **Section 5.2**.

5.1.2 Groundwater Exploration

Electrical resistivity imaging (ERI) was completed by WSP on April 16, 17, and 18 for seven favorable groundwater exploration areas and the results are included in **Appendix B**. Based on the results of the geologic and geophysical analysis of the project area, eight exploratory test well sites were recommended. WSP ranked the eight recommended exploratory test well sites in descending order of favorability based on hydrogeologic attributes including topographic position, underlying geology, proximately to fracture traces, proximity and nature of the targeted low resistivity zone, and proximately and accessibility of sites to the proposed well treatment facility.

5.1.3 Potential Well Siting

Based on other wells in the area, it is anticipated that two (2) to three (3) wells will be required to meet the projected demands. Based on discussions with the County and WSP, Test Well No. 2 (TW5-33) and Test Well No. 8 (TW1-15) were selected as the two preferred well locations. The actual locations and number of wells will be determined with future well testing. **Figure 5-1** shows the well locations, well treatment facility and water transmission mains.

5.1.4 Location of the Water Treatment Facility

The County selected two potential locations for the water treatment facility. It is preferred that the Water Treatment Facility is not visible to the public park users. Option 1 is located at the end of Competition Park Drive next to the park's maintenance building. Option 2 is in a wooded area off Completion Park Drive near Soccer Fields. **Table 5.2** includes considerations for selecting the Water Treatment Facility location. Estimated construction costs for both options are included in **Section 7**.

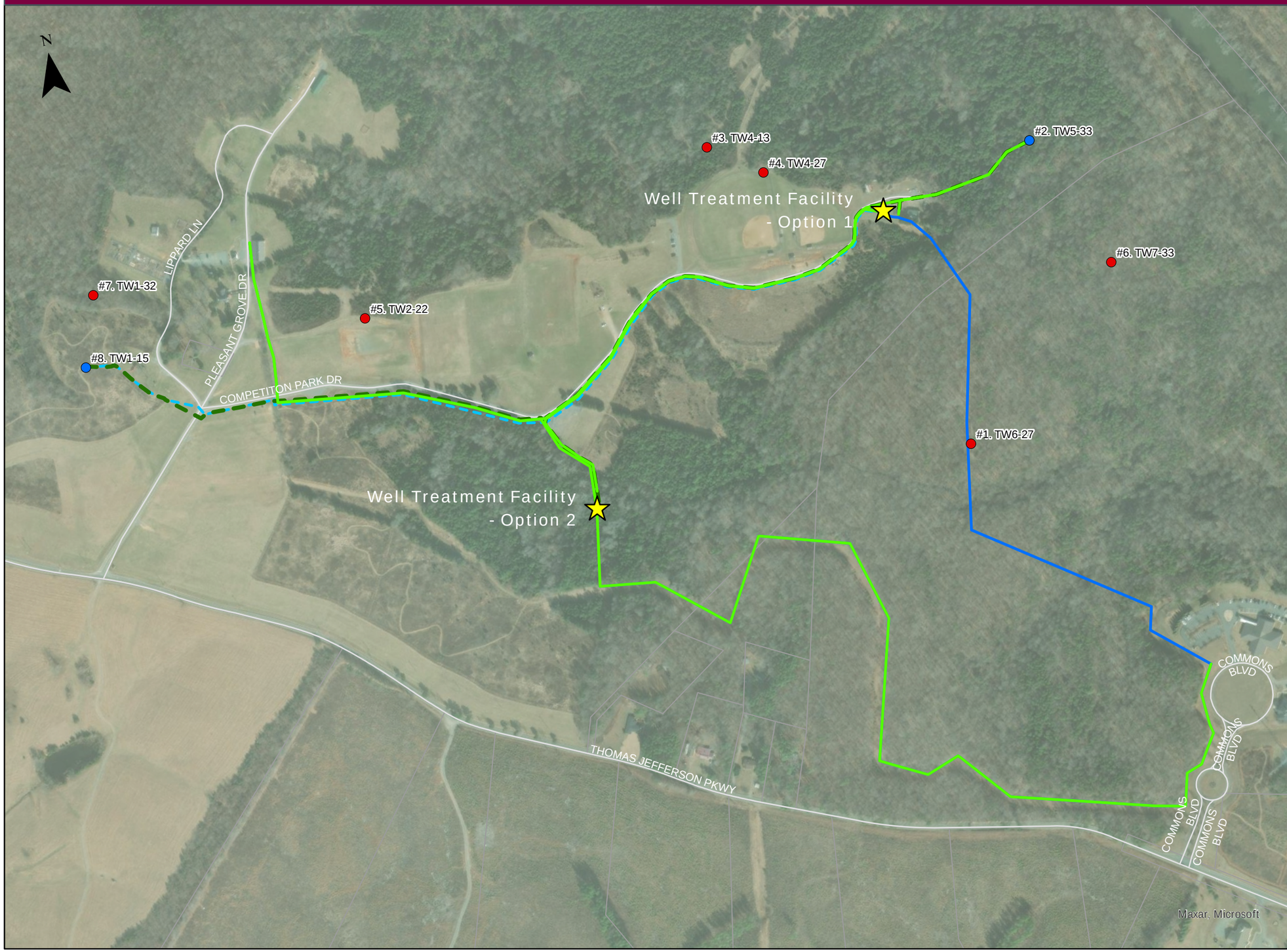
Table 5.2. Pros and Cons of Locations for the Water Treatment Facility

	Option 1: End of Competition Park Drive (near Maintenance Building)	Option 2: Wooded Area off Competition Park Drive
Pros	• Water Treatment Facility Site is cleared • County owns all property; no easements required	• Uses existing sewer easement for water transmission main to Commons Blvd. Buildings • Located centrally between two proposed wells
Cons	• Distance from Well # 8 • Requires clearing and stream crossing for water transmission main to Commons Blvd Buildings	• Water Treatment Facility Site Requires clearing • May conflict with location of future recreation facility • Potentially requires one easement to widen sewer easement to allow for the water transmission main to be installed

5.2 Well Treatment Facility

It is anticipated that treatment for iron and manganese will be required based on existing wells in the area. Water quality testing will need to be performed to determine the extent of the treatment required. A greensand filtration system, would be recommended to treat iron and manganese and be sized for the projected maximum day demand of 33 gpm. There would be two (2) filter vessels with diameters of 4 feet With a filter loading rate of 1.5 gpm/ft with both filters operating and 2.9 gpm/ft with one filter operating. Two pressure filters would be required to provide redundancy and allow for backwash of the vessels. For the purposes of this report, Tonka was used as the basis for the greensand filtration system. **Appendix C** includes information and drawings for the Tonka Water VertaCell™ Vertical Pressure System.

Figure 5.1 - Proposed Locations of Well, Well Treatment Facility and Water Transmission Mains



Legend

- Well Treatment Facility
- Preferred Well Locations
- Other Potential Well Locations
- Water Main - Option 2
- Raw Water - Option 2
- Water Main - Option 1
- Raw - Option 1

0 225 450 900 Feet

1 inch equals 450 feet

PLEASANT GROVE PARK - WATER AND SEWER EVALUATION

Dewberry

Since water quality data is not available at this time, future data could affect the design of this water treatment facility. Preliminary sizing is based on the projected demands and iron and manganese data for existing wells in the central piedmont region.

The greensand filtration system would be installed in a precast building, such as a Smith Midland Building, with approximate dimensions of 30 ft x 40 ft x 14 ft. Following pumping from the wells, the water will flow through a 3-inch ductile iron pipe (DIP) into the greensand filter unit for iron and manganese removal. After filtration, the water will enter the ground storage tank (GST). Booster pumps will be installed in the well facility to pump water from the GST into a hydro-pneumatic tank. The hydro-pneumatic tank will help regulate pressure and will serve the water demands for the park and Commons Blvd Buildings. A preliminary layout for the well treatment facility located at Option 1 is shown in **Figure 5-2**.

5.2.1 Backwash Pump Station for Well Treatment Facility

The water treatment facility will include a backwash pump station to store and send the estimated backwash flow of 950 gallons per vessel to the existing gravity sewer. The backwash pump station wet well will be sized to hold up to three backwashes for a total storage capacity of approximately 3,000 gallons. Each submersible backwash pump would be sized for 25 gpm to pump out the wet well in two (2) hours. The 2-inch force main will run parallel to Competition Park Drive and will tie into the existing gravity sewer near the intersection of Pleasant Grove Drive and Competition Park Drive.

5.2.2 Power Requirements

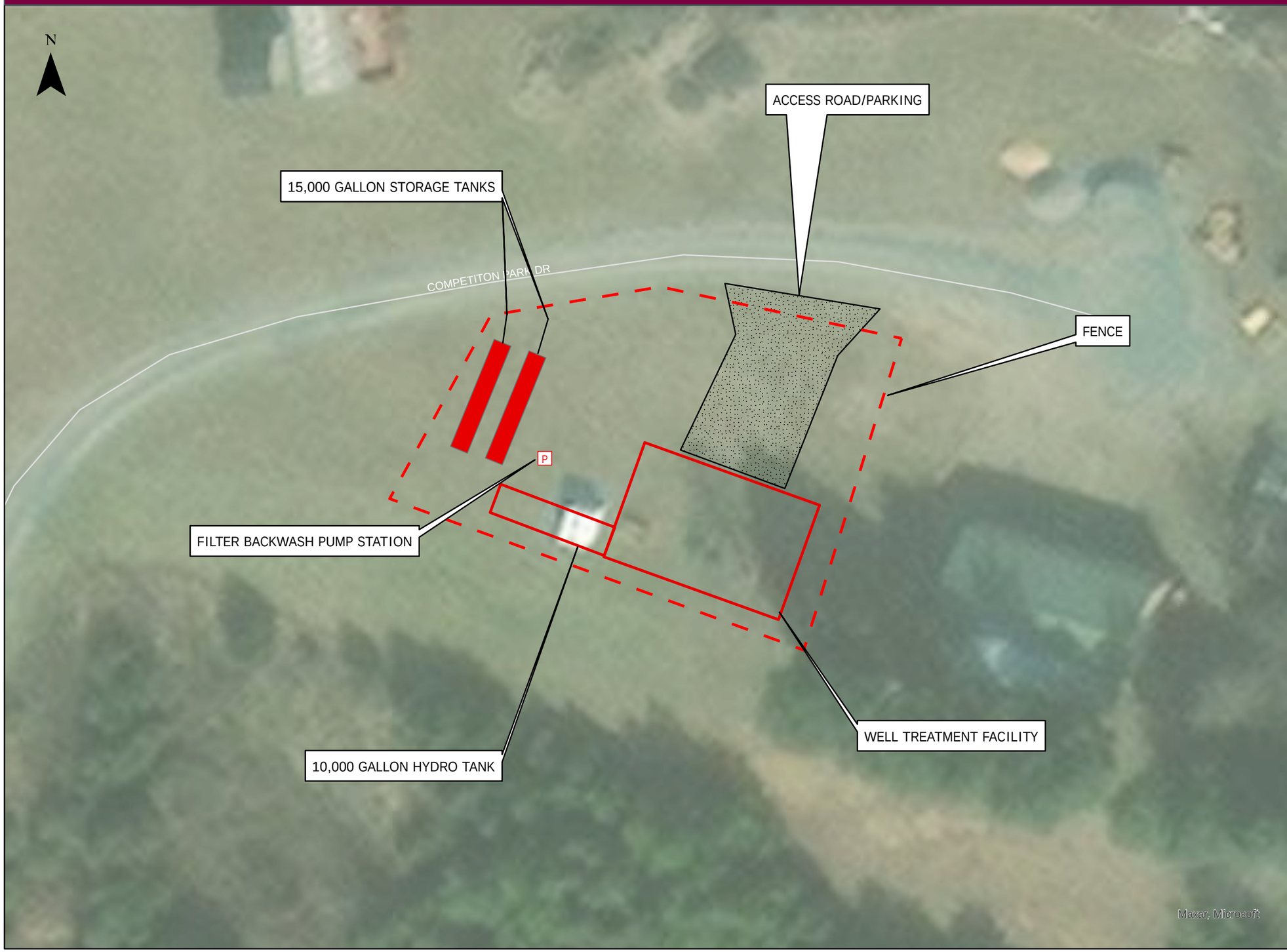
The water treatment facility will require 3-phase power. Central Virginia Electric Cooperative (CVEC) has existing 3-phase overhead facilities running along Thomas Jefferson Parkway directly adjacent to Pleasant Grove Park. CVEC provided a high-level planning cost to extend 3-phase power along Pleasant Grove Drive and Competition Park Drive to the water treatment facility at the end of Competition Park Drive (Option 1). The estimated cost for underground construction of 3-phase power from Thomas Jefferson Parkway to the end of Competition Park Drive is approximately $425,000. It is assumed that underground service is preferred although overhead power would have significant cost savings.

In the design phase, depending on the final locations of the wells, pump stations, and water treatment facilities, additional service connections may be required. Additional power and meter allowances for CVEC are included in the costs for the wells and sewer pump stations. Additional connections will be determined based on distance between facilities.

5.2.3 Ground Storage Tank

The ground storage tank will be sized for the maximum day demands and the irrigation demand for a two hour period. The school board building, recreation center, and splash pad are anticipated to be constructed in the future; therefore, storage capacity for these facilities can be handled in the future with additional ground storage tankage. **Table 5.3** includes the maximum day demands for the existing and proposed facilities in the planning stages. The initial storage requirement is 32,250 gallons, which will be achieved with two (2) 15,000 gallon storage tanks. Additional storage to meet the initial maximum day demand will be included in the hydro-pneumatic tank. Ultimately, the maximum day demand will be approximately 60,000 gpd. Considerations will be made in the design phase to be able to add additional storage when future facilities are constructed.

Figure 5.2 - Well Treatment Facility Layout



0 25 50 Feet

1 inch equals 25 feet

PLEASANT GROVE PART - WATER AND SEWER EVALUATION

Dewberry

Table 5.3. Initial Ground Storage Tank Sizing

Facility	Maximum Day Demand (gpd)
Administration and Social Services Building	6,550
County Library	2,250
Public Safety Building	1,850
Pleasant Grove House and Bathrooms	5,000
Ball Field Bathrooms (existing)	5,000
Ball Field Bathrooms (future)	5,000
Irrigation (Running for 2 hours at 55 gpm)	6,600
TOTAL	**32,250**

5.3 Fire Flow

The proposed Administration and Social Services Building will be approximately 67,000 square feet and will have a sprinkler system based on information provided by Fluvanna County. According to the 2021 International Fire Code (IFC), for Type IIB Construction of a building 65,401 to 70,600 square feet, the required fire flow is 5,500 gpm. Per Section 903.3.1.1 of the International Fire Code, the minimum fire flow requirement can be reduced to 25% of the required fire flow for the same duration if the building has an automatic sprinkler system. This reduces the minimum fire flow requirement to 1,375 gpm for four (4) hours. The fire flow requirements will need to be confirmed with the team responsible for designing the new administration building once it is complete.

For the water system to meet this minimum fire flow requirement, the recommended storage tank would need to be a minimum of 400,000 gallons. An elevated storage tank (EST) or a separate offline GST with booster pumps would be needed along with an estimated 12-inch waterline. Due to water quality concerns for seasons with lower water usage, it is recommended that the fire storage and piping be a separate system than the potable water system. The location and storage tank type will be further evaluated in the design phase. For planning purposes, the fire system including the storage tank, booster pump station, and piping is estimated to cost approximately $4.2 - $7.1 M depending on the selected location and tank selection. The ground storage tank is the least expensive of the two tank options.

5.4 Water Distribution System

From the water treatment facility, a 4-inch water line would be required to serve Commons Boulevard and the Pleasant Grove Park facilities. Depending on the location of the water treatment facility, the 4-inch water line to Commons Boulevard would be installed either through the woods crossing one stream and then reaching Commons Boulevard behind the proposed Administration Building or along the existing sewer easement parallel to Thomas Jefferson Parkway.

6. Sewer Evaluation

6.1 Gravity Sewer

Pleasant Grove Park

The Pleasant Grove House is served by an existing 8-inch gravity sewer that runs parallel to Pleasant Grove Dr and connects to the existing 12-inch gravity sewer located in a sewer easement parallel to Thomas Jefferson Parkway, as shown in **Figure 6-1.**

Commons Boulevard

The Public Safety Building and Public Library are served by existing 8-inch gravity sewer connections to an existing 12-inch gravity sewer along Commons Boulevard, as shown in **Figure 6-1**. The existing 12-inch gravity sewer connects to the existing 12-inch gravity sewer parallel to Thomas Jefferson Parkway. The proposed Administration and Social Services Building and School Board Building will connect to the existing 12-inch gravity sewer along Commons Blvd.

Ultimately the 12-inch gravity sewer flows to the Palmyra Area Wastewater Treatment Plant (WWTP) for treatment.

6.2 Grinder Stations and Force Main

Grinder stations are recommended to serve the existing and proposed ball field restrooms. One package grinder station will be located at the baseball fields to serve the ball field restrooms and one package grinder station will be located at the soccer fields to serve the ball field restrooms, as shown in **Figure 6-1**. The two grinder stations will share a common 2-inch force main along Competition Park Dr and will discharge to the existing 12-inch gravity sewer.

Each grinder station will consist of a 48-inch diameter fiberglass basin and duplex submersible pumps.

The location of the future splash pad and recreation facility is not known. The 12-inch gravity sewer parallel to Thomas Jefferson Pkwy will have capacity for the projected demands for these facilities as shown in **Section 4**.

6.3 WWTP Considerations

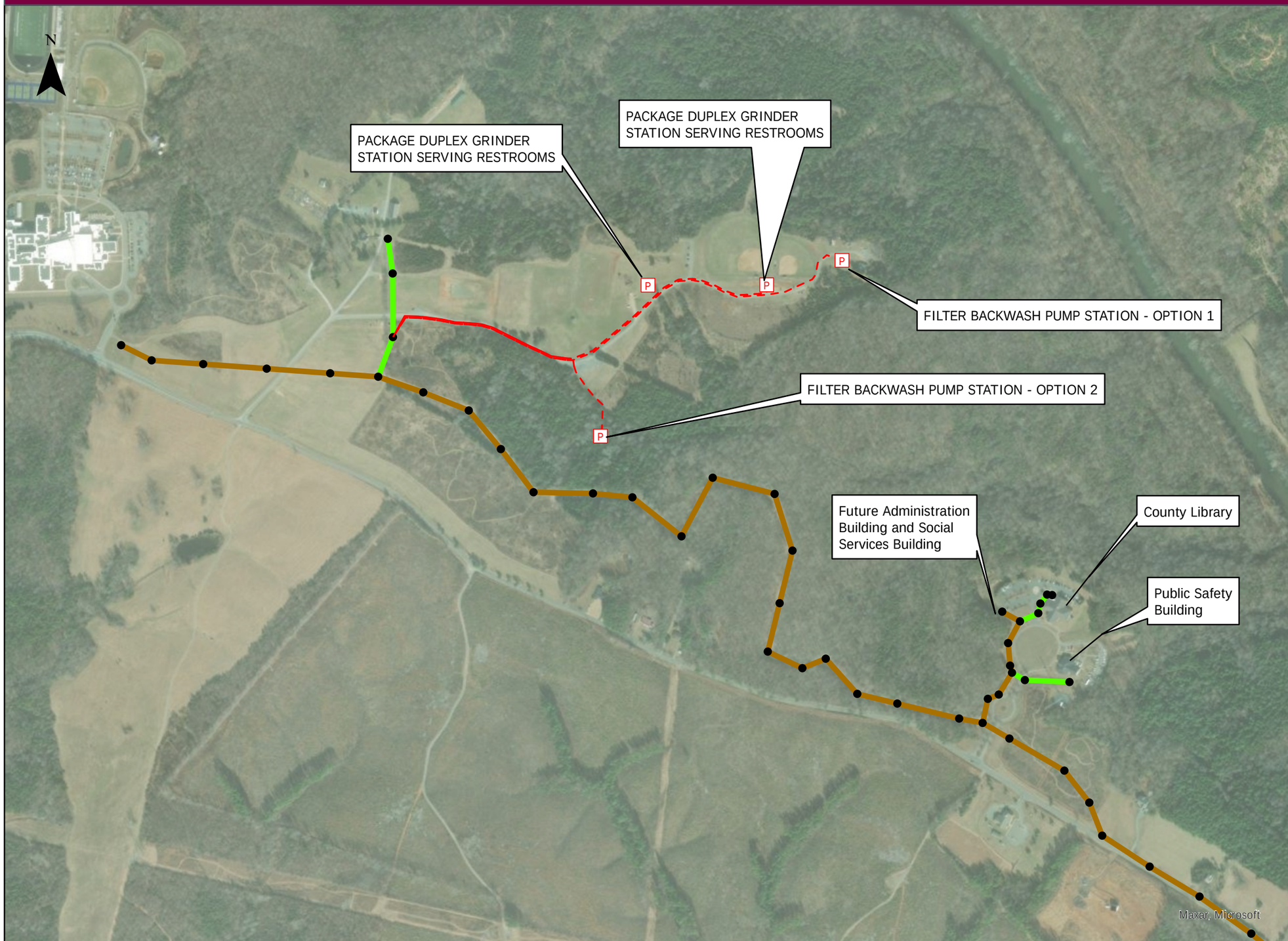
The sewer system is treated by the Palmyra Area WWTP (VPDES No. VA0091146) located at 12964 James Madison Highway. The WWTP permit has three tiers, 0.0399 MGD, 0.1 MGD, and 0.15 MGD. The plant is currently operating in the 0.0399 MGD tier. The County provided Discharge Monitoring Reports (DMRs) for the Palmyra Area WWTP from August 1, 2024 to August 30, 2025. Over this time period, the average daily flow was 13,730 gpd and maximum daily flow was 72,130 gpd.

The short-term average day flows estimate approximately an additional 8,000 gpd since some of the facilities are already discharging to the plant. This additional flow would bring the total projected average daily flow to approximately 21,730 gpd which is within the current WWTP tier capacity limit of 39,900 gpd. However, this report did not evaluate the condition of the existing facility and its ability to treat an additional 8,000 gpd. The total future projected average day sewer demand is approximately 35,580 gpd and approaches the capacity of the existing facility. The existing WWTP facility may require an expansion or upgrades depending on the actual demands, wastewater loading, and facility condition. Flow projections and sewer capacity should be revisited in the design phase for the recreation center and splash pad. Once the average daily flows at the WWTP reach 95%, expansion of the WWTP will be required. **Table 6.1** includes the existing average daily flow to the Palmyra Area WWTP and short term and long term additional flows.

The scope of this report did not include evaluation of the WWTP. It is recommended that the WWTP is evaluated for treatment considerations, equipment condition, expansions options, and budgetary construction costs.

A copy of the permit fact sheet is included in **Appendix D**.

Figure 6.1 - Proposed Sewer Pump Stations and Force Mains



Legend

- Sewer Pump Station
- Manholes
- Forcemain

Existing Gravity Sewer

- 8-inch
- 12-inch

0 312.5 625 1,250 Feet

1 inch equals 625 feet

PLEASANT GROVE PARK - WATER AND SEWER EVALUATION

Dewberry

Table 6.1. Palmyra WWTP Flows

	Average Daily Flow (gpd)	Pleasant Grove/Commons Blvd Facilities Included
Existing (August 2024 to August 2025)	13,730	Includes County Library, Public Safety Building, existing Administration Building, Pleasant Grove House
Short Term Additional Flows to the Sewer	8,000	Includes water treatment facility backwash pump station, social services building, ball field bathrooms
Short Term Total	**21,730**	
Long Term Additional Flows to the Sewer	13,850	Includes school board building, recreation center
Future Total to Palmyra WWTP	**35,580**	

7. Next Steps

Prior to design, well testing needs to be completed to determine the locations of wells, well yields, and well water quality. **Table 7.1** includes the estimated cost to complete three (3) test wells. Depending on the results, additional test wells may be required to locate wells with sufficient yield and water quality to supply the proposed facilities. A separate line item is included as an allowance for site clearing to access the well test locations. Site clearing may be completed by the County or a County selected contractor prior to well testing.

Table 7.1. Well Testing Estimated Cost

Scope	Estimated Fee
• Drill 3 test wells • Yield and drawdown tests • Water quality testing • Review water quality results versus regulatory requirements	$300,000
• Allowance for site clearing to access well test locations	$10,000

8. Opinion of Probable Construction Costs

The high-level construction cost estimates are included for budgetary purposes. The cost estimates include a range of options depending on the location of the well treatment facility and number of wells required. It is assumed that all work will be completed on County owned property, with the exception that Option 2 for the well treatment facility may require one easement for the water transmission main to Commons Blvd.

8.1 Water

Table 8.1 includes the well treatment facility for either location. This cost estimate includes the well treatment facility, vertical green sand pressure filters, two 15,000 gallon ground storage tanks, one 10,000 gallon hydropneumatic tank, 3-phase power extension to the well treatment facility, booster pumps, filter backwash pump station that discharges to gravity sewer, force main from filter backwash pump station, electrical, instrumentation and controls, HVAC, and engineering.

Table 8.1. Well Treatment Facility

Description	Unit	Quantity	Unit Price	Total Price
Mobilization (5%)	1	LS	$106,000	$106,00
General Conditions (10%)	1	LS	$212,000	$212,000
Site Work	1	LS	$25,000	$25,000
Access Road/Parking	1	LS	$15,000	$15,000
Vertical Greensand Pressure Filter	1	LS	$351,000	$351,000
15,000 gallon Ground Storage Tank	2	EA	$80,000	$160,000
10,000 gallon Hydropneumatic Tank	1	LS	$62,000	$62,000
30’ x 40’ Precast Building	1	LS	$225,000	$225,000
Booster Pumps	2	EA	$10,000	$20,000
Filter Backwash Pump Station/Force Main	1	LS	$313,000	$313,000
Generator	1	LS	$125,000	$125,000
Piping Valves, Fittings	1	LS	$75,000	$75,000
Electrical/Instrumentation and Controls Allowance	1	LS	$250,000	$250,000
Three-phase Power from CVEC[1]	1	LS	$425,000	$425,000
HVAC Allowance	1	LS	$75,000	$75,000
			Subtotal	$2,439,000
			Contractor Overhead and Profit (15%)	$366,000
			Subtotal	$2,805,000
			Construction Contingency (30%)	$842,000
			Total Estimated Construction Cost	**$3,647,000**
			Estimated Engineering (20%)	$729,000
			Total Estimated Cost	**$4,376,000**

1. Based on underground power, the cost to install overhead power would be approximately $190,000.

Table 8.2 includes the cost for construction of each well including the well, gravel access driveway, 3-inch water line from the well to the well treatment facility, fence, electrical, instrumentation and controls, and engineering. Since the final well locations are unknown, average quantities are estimated. Based on other well yields in the area, it is assumed that two to three wells will be required.

Table 8.2. Well Construction (Each well)

Description	Unit	Quantity	Unit Price	Total Price
Mobilization (5%)	1	LS	$25,000	$25,000
General Conditions (10%)	1	LS	$51,000	$51,000
Site Work	1	LS	$12,000	$12,000
Well Pump and Piping	1	EA	$50,000	$50,000
Fence	1	LS	$5,000	$5,000
10-Foot Wide Gravel Access Driveway	1	LS	$10,000	$10,000
3-inch DIP from Well to Well Treatment Facility	2,400	LF	$125	$300,000
Generator	1	LS	$15,000	$15,000
Electrical/Instrumentation and Controls Allowance	1	LS	$100,000	$100,000
CVEC Power and Meter Allowance	1	LS	$25,000	$25,000
			Subtotal	$593,000
			Contractor Overhead and Profit (15%)	$89,000
			Subtotal	$682,000
			Construction Contingency (30%)	$205,000
			Total Estimated Construction Cost	**$887,000**
			Estimated Engineering (20%)	$177,000
			Total Estimated Cost per Well	**$1,064,000**

Table 8.3 includes the water transmission mains to serve Pleasant Grove Park and the Commons Boulevard Buildings for the well treatment facility located at the end of Competition Park Drive, Option 1.

Table 8.3. Water Transmission Mains – Option 1

Description	Unit	Quantity	Unit Price	Total Price
Mobilization (5%)	1	LS	$57,000	$57,000
General Conditions (10%)	1	LS	$113,00	$114,000
4-inch DIP	7,000	LF	$150	$1,050,000
Allowance for Air Release Valves (ARV) and Vaults	1	LS	$20,000	$20,000
Stream Crossing	1	LS	$15,000	$15,000
Clearing/E&S/Site Restoration Allowance	1	LS	$50,000	$50,000
			Subtotal	$1,306,000
			Contractor Overhead and Profit (15%)	$196,000
			Subtotal	$1,502,000
			Construction Contingency (30%)	$451,000
			Total Estimated Construction Cost	**$1,953,000**
			Estimated Engineering (15%)	$293,000
			Total Estimated Cost	**$2,246,000**

Table 8.4 includes the water transmission mains to serve Pleasant Grove Park and the Commons Boulevard Buildings for the well treatment facility located in the wooded Area off of Competition Park Drive, Option 2.

Table 8.4. Water Transmission Mains – Option 2

Description	Unit	Quantity	Unit Price	Total Price
Mobilization (5%)	1	LS	$58,000	$58,000
General Conditions (10%)	1	LS	$115,000	$115,000
4-inch DIP	7,500	LF	$150	$1,125,000
Allowance for Air Release Valves (ARV) and Vaults	1	LS	$20,000	$20,000
Easement Allowance	1	LS	$5,000	$5,000
Clearing/E&S/Site Restoration Allowance	1	LS	$50,000	$50,000
			Subtotal	$1,373,000
			Contractor Overhead and Profit (15%)	$206,000
			Subtotal	$1,579,000
			Construction Contingency (30%)	$474,000
			Total Estimated Construction Cost	**$2,053,000**
			Estimated Engineering (15%)	$308,000
			Total Estimated Cost	**$2,361,000**

Table 8.5 summarizes the total anticipated cost for water service to Pleasant Grove Park and Commons Blvd. Cost does not include well testing that is anticipated to be completed prior to beginning design of the well water system.

Table 8.5. Summary of Water Construction Cost

	Total Estimated Cost

• Well Treatment Facility located at Option 1
  ○ Vertical Pressure Greensand Filters
  ○ Two - 15,000 gallon ground storage tanks
  ○ 10,000 gallon hydropneumatic tank
• Filter backwash Pump Station and Force Main
• Two (2) Wells
• Water Transmission Mains to Commons Blvd and Pleasant Grove Park
	$8,750,000[1]

• Well Treatment Facility located at Option 2
  ○ Vertical Pressure Greensand Filters
  ○ Two - 15,000 gallon ground storage tanks
  ○ 10,000 gallon hydropneumatic tank
• Filter backwash Pump Station and Force Main
• Two (2) Wells
• Water Transmission Mains to Commons Blvd and Pleasant Grove Park
	$8,865,000[1]

• Fire Flow System	$4,200,000 - $7,100,000[2]

1. Two (2) to three (3) wells are anticipated. If a third well is required to meet the projected demands, add approximately $1.06M to construct a third well.
2. $4.2 M for the GST and $7.1 M for the EST option

8.2 Sewer

Table 8.6 includes the cost to extend sewer service to both ball field bathrooms. The buildings on Commons Blvd and the Pleasant Grove House have existing sewer service and are not included in the sewer cost estimate. The sewer cost does not include the upgrades to the Palmyra WWTP that may be required with the additional sewer flows.

Table 8.6. Estimated Cost to add Sewer to Ball Field Bathrooms

Description	Unit	Quantity	Unit Price	Total Price
Mobilization (5%)	1	LS	$29,000	$29,300
General Conditions (10%)	1	LS	$58,000	$58,600
Ball Field Bathroom @ Baseball Fields				
Duplex Package Pump Station	1	LS	$90,000	$90,000
2-inch Force Main to Soccer Field Common Force Main	900	LF	$70	$63,000
Ball Field Bathroom @ Soccer Fields				
Duplex Package Pump Station	1	LS	$90,000	$90,000
2-inch Force Main to Soccer Field Common Force Main	2,100	LF	$70	$147,000
Generator	2	EA	$20,000	$40,000
Electrical/Instrumentation and Controls Allowance	1	LS	$150,000	$150,000
CVEC Power and Meter Allowance	1	LS	$5,000	$5,000
			Subtotal	$672,900
			Contractor Overhead and Profit (15%)	$100,900
			Subtotal	$773,800
			Construction Contingency (30%)	$232,100
			Total Estimated Construction Cost	**$1,005,900**
			Estimated Engineering (20%)	$201,200
			Total Estimated Cost	**$1,207,100**

9. Summary

Water and sewer service for Pleasant Grove Park and Commons Blvd was evaluated. On Commons Blvd, the Public Safety Building and Library are served by separate non-potable wells. The Pleasant Grove House, Fluvanna County High School, and park soccer field irrigation are served by the High School well which does not have the capacity to serve additional facilities. The Pleasant Grove House and Commons Blvd. are served by gravity sewer.

A new well water system will be required to serve Pleasant Grove Park and Commons Blvd. The water system is anticipated to include two (2) to three (3) wells, a well treatment facility, ground storage tank, hydro-pneumatic tank, generator, backwash pump station and force main, three-phase power extension from CVEC, and water transmission mains. The cost for the water system improvements is estimated to be in the range of $8.8M to $9.9M. Two well treatment facility locations were evaluated, one at the end of Competition Park Drive and one near the intersection of Pleasant Grove Drive and Competition Park Drive. Once well testing is completed and the well locations are finalized, a well treatment facility location can be determined.

The proposed Administration and Social Services Building requires a minimum fire flow of 1,375 gpm for four (4) hours based on the 2021 International Fire Code. A separate fire flow system will include a 400,000 gallon storage tank, booster pump station and piping. The fire flow system will be further evaluated in the design phase and is estimated to cost $4.2 – $7.1 M.

The existing gravity sewer system has capacity for the estimated additional flow. However, the additional estimated flows will exceed the current capacity of the WWTP. The Commons Blvd buildings will be connected to the existing gravity sewer. To serve the proposed park bathrooms, individual grinder pump stations are recommended with a common force main to the gravity sewer for an estimated cost of $1.2M.

Table 9.1. Summary of Total Estimated Cost

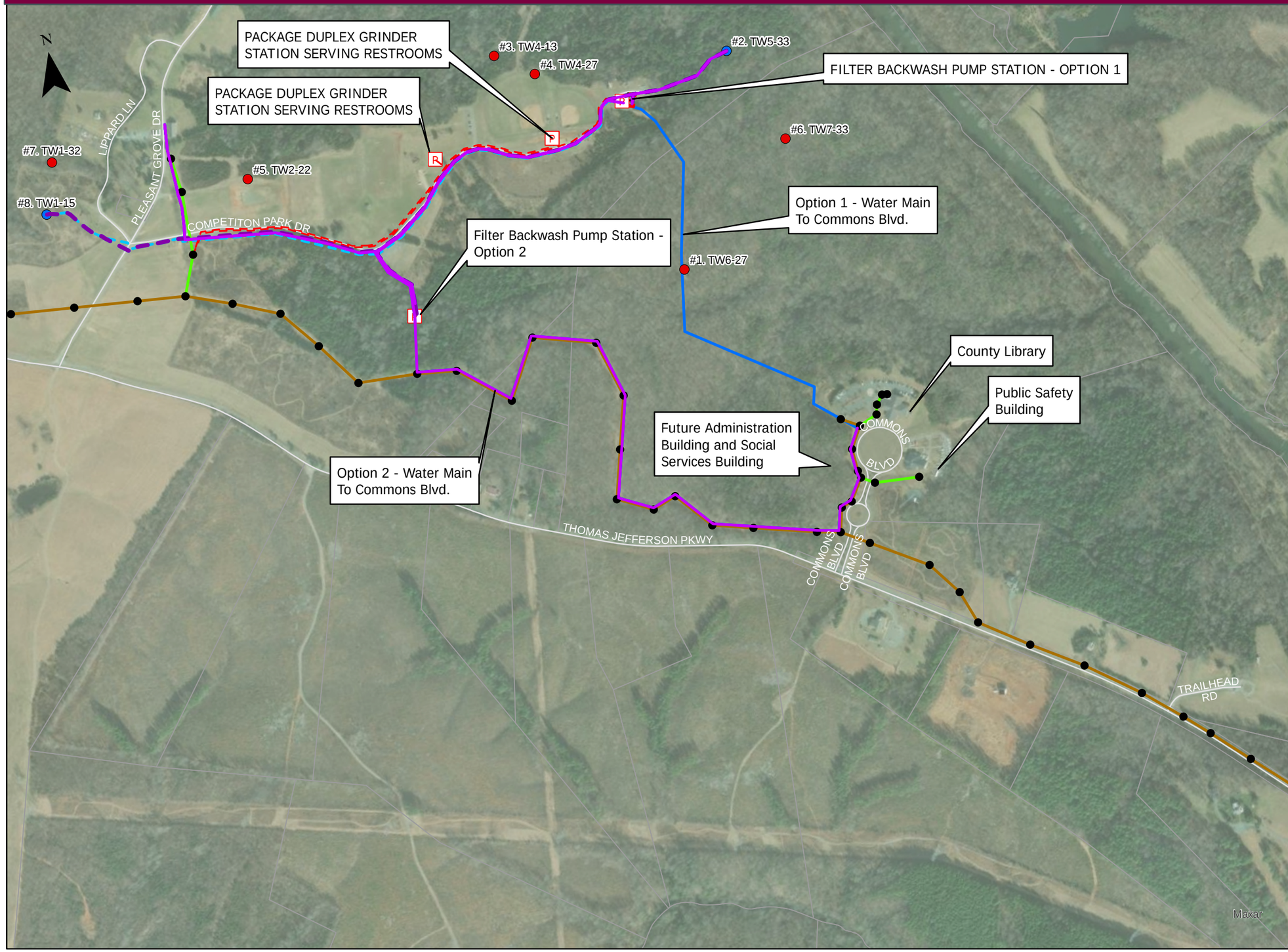
	Estimated Cost
Well Testing	$300,000
Water System Improvements	$8.8 M – $9.9 M
Fire Flow System	$4.2 - $7.1 M
Sewer System Improvements	$1.2 M
Total Estimated Cost[1]	$14.5 M - $18.5 M

1. Does not include improvements to the Palmyra WWTP

Figure 9-1 shows the overall proposed water and sewer system to service Pleasant Grove Park and Commons Blvd.

The recommended next steps include performing well testing and conducting an evaluation for expansion of the WWTP. The well testing will determine the potential yield as well as quantify the existing water quality parameters. Clearing will be required prior to well testing to allow for a well drilling rig to be able to access the sites.

Figure 9.1 - Overall Proposed Water and Sewer System for Pleasant Grove Park and Commons Blvd



Legend

- Sewer Pump Station
- Manhole
- Preferred Well Locations
- Other Potential Well Locations
- Forcemain

Existing Gravity Sewer

- 8-inch
- 12-inch

Water Mains

- Water Main - Option 1
- Raw Water - Option 1
- Water Main - Option 2
- Raw Water - Option 2

0 312.5 625 1,250 Feet

1 inch equals 625 feet

PLEASANT GROVE PARK - WATER AND SEWER EVALUATION

Dewberry

Appendix A
Detailed Groundwater Well Exploration Report
WSP, May 2025

1100 Boulders Parkway
Suite 503
Richmond, Virginia 23225
+1 (804) 355-2067

wsp.com

April 8, 2025

Mr. Ryan Bogese
Senior Associate, Senior Project Manager
Dewberry
4805 Lake Brook Drive, Suite 200
Glen Allen, VA 23060
Submitted by email: pbogese@Dewberry.com

SUBJECT: PRELIMINARY HYDROGEOLOGIC ANALYSIS AND RECOMMENDED GEOPHYSICAL SURVEY LOCATIONS PLEASANT GROVE PARK, FLUVANNA COUNTY, VIRGINIA

Dear Mr. Bogese:

WSP USA Inc. (WSP) is pleased to present the following report documenting our preliminary hydrogeologic evaluation of the Pleasant Grove Park and the Government Complex site located near Palmyra in Fluvanna County, Virginia. The purpose of the study is to help optimize the location and development of public water wells to support a community water system for these properties. We have been successful in locating and developing water supply wells in various geologic settings throughout Virginia including a similar geologic setting in Zion Crossroads area. Please note, however, that based on our experience, the study area is underlain by bedrock aquifers that have a low to moderate yield and the groundwater will likely require ion-exchange filtration water treatment. It should be anticipated that multiple well sites may be required to develop sufficient yield to meet the County's needs and a central water treatment system for iron and potentially manganese will likely be required.

Description of Study Area

Fluvanna County is interested in developing a public water supply for current and future facilities at Pleasant Grove Park and the Government Complex, which currently includes the Sheriff's office and the Library. The County and their engineer, Dewberry, envision that wells would be located around the park and water from these wells will be conveyed to a centralized water treatment plant located near the park maintenance building at the end of Pleasant Grove Drive. The total acreage of Pleasant Grove Park and the Government Complex properties are approximately 645 acres bounded by the Rivanna River to the north and Route 53 Thomas Jefferson Parkway to the south. Figure 1 illustrates the location of the study area.

Bedrock Geology

The property is situated in the Piedmont Physiographic province of Virginia which is characterized by gently rolling topography underlain primarily by deeply weathered, crystalline igneous and metamorphic rocks. Deeply weathered, dendritic and rectangular drainage patterns within the Piedmont suggest that stream positions are predominantly controlled by differential weathering of the weaker (fracture and fault) zones present within the underlying bedrock. These fracture zones are important targets for locating water supply wells in the Piedmont.

There are two main bedrock formations mapped across the study area and are labeled CZpm and OZIII. CZpm represents undifferentiated late Precambrian metamorphosed graywacke and quartz-mica schists that are bounded to the northwest by a regional shear zone known as the Mountain Run Fault, which separates rocks of the Blue Ridge anticlinorium to the northwest from rocks of the Virginia Piedmont and the Mine Run Complex (mélange zone) to the southeast. These rocks formed as fine-grained marine sediments that subsequently have gone through several episodes of deformation and have schistose and mylonitic fabrics with chevron folds and may contain large blocks of meta-gabbro.

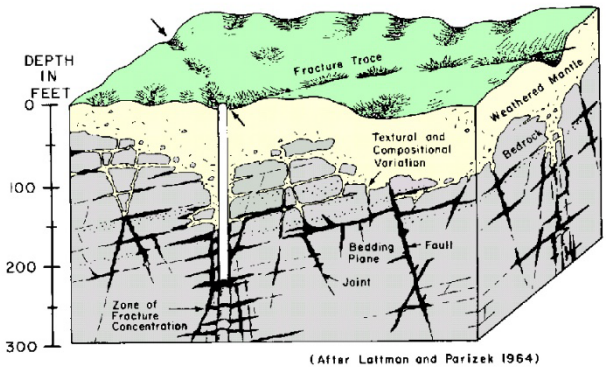
OZIII is part of the Mine Run Complex which is a large-scale breccia or mélange zone likely associated thrust-faulted terranes. The Complex consists of metaplutonic, metavolcanic, metamafic, and ultramafic blocks several meters and larger in size, enclosed in a matrix of phyllite, schist, metasandstone, or metagraywacke. Rocks of the Mine Run Complex represent metamorphosed siltstones and mudstones deposited in an ocean basin over 500 million years ago. These rocks have been

extensively deformed and sheared obliterating most original sedimentological bedding and stratigraphic relationships but generally trend northeast with a southeasterly dip.

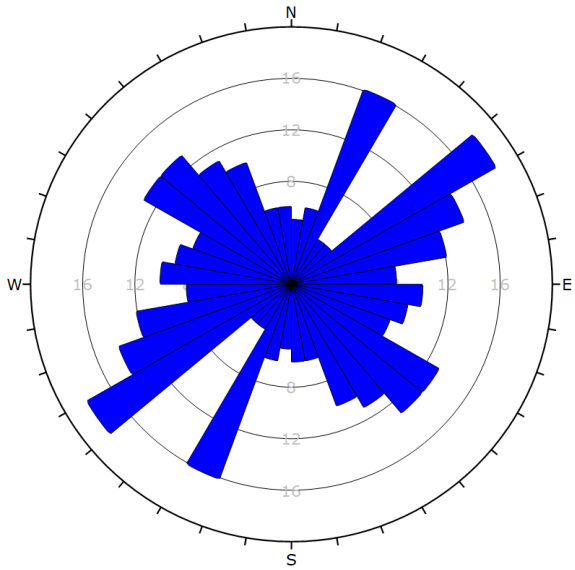
Bedrock Lineament Analysis

Subsurface geologic features such as resistant or non-resistant rock formations, fracture zones, geologic contacts, and faults often have ground surface expressions that can be detected through remote sensing analysis of photographic and topographic images (Lattman and Parizek, 1964). Fracture zones are probably the most important hydrogeologic feature(s), because they represent potential areas of increased, localized fracture concentrations. Fracture zones are typically narrow (5 to 60 feet wide), long (100s to 1000s of feet), linear, and vertical to near-vertical zones of increased fracture density. These zones typically have enhanced porosity and permeability and therefore represent important pathways for groundwater flow in bedrock. Because fracture zones are typically less resistant to weathering, they are often expressed as natural topographic lows, such as straight stream valley segments, swales, aligned depressions and gaps in ridges; or as linear tonal or vegetative alignments due to variations in soil thickness and moisture (see Inset 1). These surface manifestations are referred to as lineaments or fracture traces and were identified for this project using topographic maps and shaded relief maps of digital elevation data.

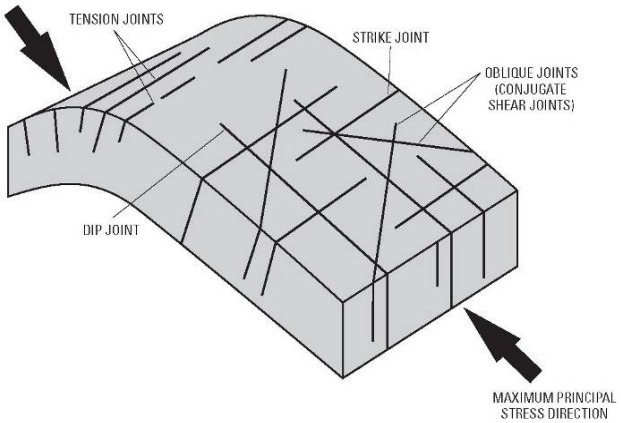
Figure 1 illustrates the lineaments (i.e., potential subsurface bedrock fracture zones) mapped by experienced WSP personnel. A total of 173 lineaments were mapped. Most coincide with linear topographic depressions and straight stream segments. Mapped lineaments range from 300 to 8,610 feet in length and average 1,490 feet. The dominant orientation is northeast (N20-30°E and N50-60°E) parallel to geologic strike and referred to as strike joints, and northwest (N40-60°W) perpendicular to geologic strike and are referred to as dip joints and oblique joints. A rose diagram of the mapped lineaments is provided in Inset 2 and a diagram illustrating the types of fracture discontinuities (i.e., strike, dip and oblique joints) is presented in Inset 3.



Inset 1. Schematic diagram illustrating the "fracture trace" method of groundwater exploration.



Inset 2 – Rose diagram of mapped lineament orientations (n=173).



Inset 3 - Schematic diagram showing the typical joint patterns in folded and thrust-faulted rocks in the Appalachians (modified from the USGS).

Hydrogeologic Significance of Bedrock Formations and Structures

Groundwater is stored in and flows through fractures found within the rock formations found beneath the study area. These fractures include joints, faults, and bedding plane partings. The occurrence and characteristics of fractures (size, orientation, spacing) are dependent on the lithology of the rock and the type of stresses exhibited on them. Understanding the occurrence and hydrogeologic significance of bedrock fractures therefore is an important aspect of understanding the occurrence and movement of groundwater beneath the site. Fine-grained meta-sedimentary rocks such as metagraywacke, phyllite, and mica schists typically have less favorable water-producing characteristics. Fractures are typically relatively short and disconnected, with small aperture openings and are smooth and will close depth, or are often filled with secondary mineral coatings, clay or impermeable gouge. These fracture characteristics result in an aquifer that does not have the ability to readily store and transmit the water to a pumping well or receive substantial recharge. Well in these rock formations typically have low sustainable yields. Higher yields may be found at contacts with more competent igneous rocks such as diabase dikes and metagabbro blocks.

Inventory of Existing Water Well Data

An inventory of reported water supply wells completed in CZpm and OZIII geologic units with information on well depth, yield, water depth, and total iron content is provided in Table 1. The well inventory was gathered from several sources, including the EPA STORET database, DEQ, and VDH. The inventory is not comprehensive due to incomplete well records at these various agencies. For the CZpm geologic unit (western side of study area), reported well depths range up to 630 feet and well yield range up to 114 gpm. The median well depth is only 145 feet, and the median well yield is 8 gpm. Total iron concentrations range up to 13 mg/l and average 0.45 mg/l. The secondary drinking water standard for iron is 0.3 mg/l so the average well has iron concentrations that will require treatment for iron. For the OZIII unit (eastern side of study area), reported well depths range up to 490 feet and well yield range up to 150 gpm. The median well depth is only 125 feet, and the median well yield is 12 gpm. Total iron concentrations range up to 7.7 mg/l and average 0.92 mg/l. Based on the well yield analysis, wells completed in the Mine Run Complex are slightly more favorable as far as maximum and average well yield, but contain higher concentrations of iron, although wells in both formations on average will require water treatment.

Table 1. Statistical Analysis of Water Supply Well Data in Central Piedmont Region

	Well Depth (ft)	Well Yield (gpm)	Depth to Bedrock (ft, bls)	Depth to Water (ft, bls)	Total Iron (mg/l)
Geologic Formation: Metagraywacke and Schist (CZpm)					
Min	32	1	5	1	0.01
Max	630	114	115	250	13
Average	173	16	55	30	0.45
Median	145	8	58	30	0.10
90 Percentile	312	40	96.8	40	0.70
# of Wells	219	135	93	97	63
Geologic Formation: Mine Run Complex (OZIII)					
Min	35	1	3	4	0.01
Max	490	150	180	295	7.71
Average	149	18	71	34	0.92
Median	125	12	80	30	0.10
90 Percentile	300	36.5	123.4	46.5	2.67
# of Wells	161	108	77	98	25

Favorable Groundwater Exploration Areas

We have identified 5 favorable groundwater exploration areas based on the length and orientation of mapped lineaments, bedrock geology, topography, proximity to future planned infrastructure, and access to the geophysical lines (i.e., in cleared areas or along trials if in the woods). The five favorable groundwater exploration areas are represented by geophysical lines ERI Line 1 through ERI Line 5 and are shown on Figures 2a with an aerial photographic base and Figure 2b with a topographic base.

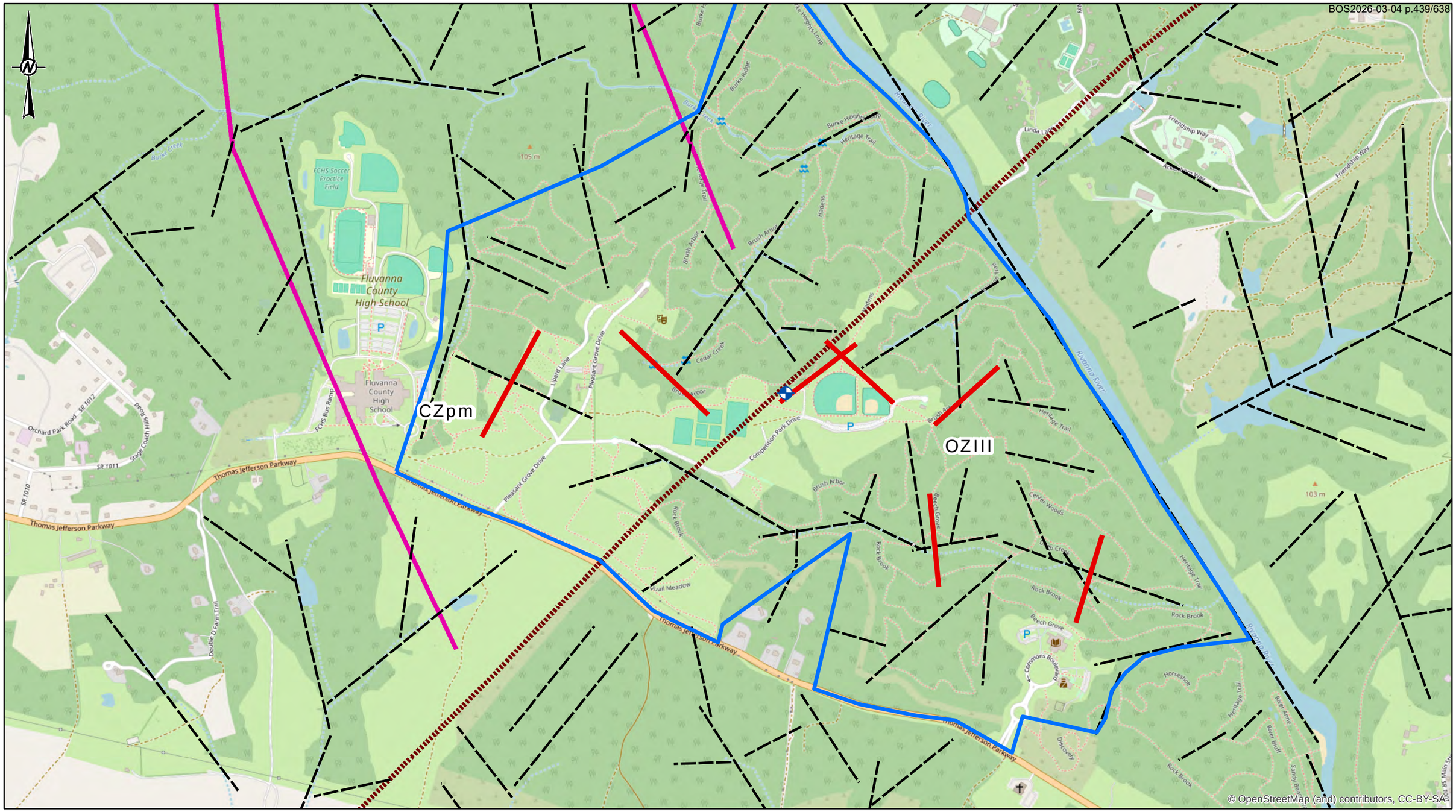
CLOSING

We will schedule the proposed geophysical testing of the identified favorable groundwater exploration areas once we have received input and comments from Dewberry and Fluvanna County on our recommended survey line locations.

Sincerely,
WSP USA Inc. Earth & Environment

Mac Morrow
Senior Project Scientist

Brent B. Waters, PG
Senior Vice President, Geologist



LEGEND

- Study Area
- ERI Lines
- Lineament
- High School Well

Geology

- CZpm-Metagraywacke, schist
- OZIII-Mine Run Complex Melange
- Diabase Dike

NOTE(S)

REFERENCE(S)
SOURCE: AERIAL PHOTOGRAPHY/DIGITAL TOPOGRAPHY PROVIDED BY ESRI ONLINE SERVERS (WWW.ESRI.COM).
PROJECTION: NAD 83 STATE PLANE FOR VIRGINIA SOUTH IN FEET

0 300 600 1,200 1,800 2,400 Feet
1 inch = 833 feet

CLIENT
DEWBERRY &
FLUVANNA COUNTY GOVERNMENT

CONSULTANT
1100 BOULDERS PKWY, SUITE 503
RICHMOND, VIRGINIA, USA, 23225

YYYY-MM-DD	2025-04-08
DESIGNED	BBW
PREPARED	MGM
REVIEWED	PWN
APPROVED	BBW

PROJECT
GROUNDWATER DEVELOPMENT PROGRAM
PLEASANT HILL PARK & GOVERNMENT COMPLEX

TITLE
FAVORABLE GROUNDWATER EXPLORATION AREAS - LINEAMENT ANALYSIS AND PROPOSED GEOPHYSICAL LINES

PROJECT NO.	PHASE	REV.	FIGURE
US0043949.0827	100	01	1

PATH: C:\Users\usbw69f7\S3\WSP O365\Richmond Office Earth & Environment - RVA GIS\Project Data\Fluvanna\MXD\SF\Figure 1-GWEA Map.mxd

IF THIS MEASUREMENT DOES NOT MATCH WHAT IS SHOWN, THE SHEET SIZE HAS BEEN MODIFIED FROM: ANSI B

LEGEND

- Study Area
- ERI Lines
- Lineament
- High School Well

Geology

- CZpm-Metagraywacke, schist
- OZIII-Mine Run Complex Melange
- Diabase Dike

NOTE(S)

REFERENCE(S)
SOURCE: AERIAL PHOTOGRAPHY/DIGITAL TOPOGRAPHY PROVIDED BY ESRI ONLINE SERVERS (WWW.ESRI.COM).
PROJECTION: NAD 83 STATE PLANE FOR VIRGINIA SOUTH IN FEET

0 200 400 800 1,200 1,600 Feet
1 inch = 500 feet

CLIENT
DEWBERRY &
FLUVANNA COUNTY GOVERNMENT

CONSULTANT
1100 BOULDERS PKWY, SUITE 503
RICHMOND, VIRGINIA, USA, 23225

YYYY-MM-DD	2025-04-08
DESIGNED	BBW
PREPARED	MGM
REVIEWED	PWN
APPROVED	BBW

PROJECT
GROUNDWATER DEVELOPMENT PROGRAM
PLEASANT GROVE PARK & GOVERNMENT COMPLEX

TITLE
PROPOSED GEOPHYSICAL LINES - PHOTOGRAPHIC IMAGERY BASE

PROJECT NO.	PHASE	REV.	FIGURE
US0043949.0827	100	01	**2a**

PATH: C:\Users\sdzw697\S\RWSP O365\Richmond Office Earth & Environment - RVA GIS\Project Data\Fluvanna\MXDs\Figure 2a-Proposed ERI Lines Photo.mxd

IF THIS MEASUREMENT DOES NOT MATCH WHAT IS SHOWN, THE SHEET SIZE HAS BEEN MODIFIED FROM: ANSI B
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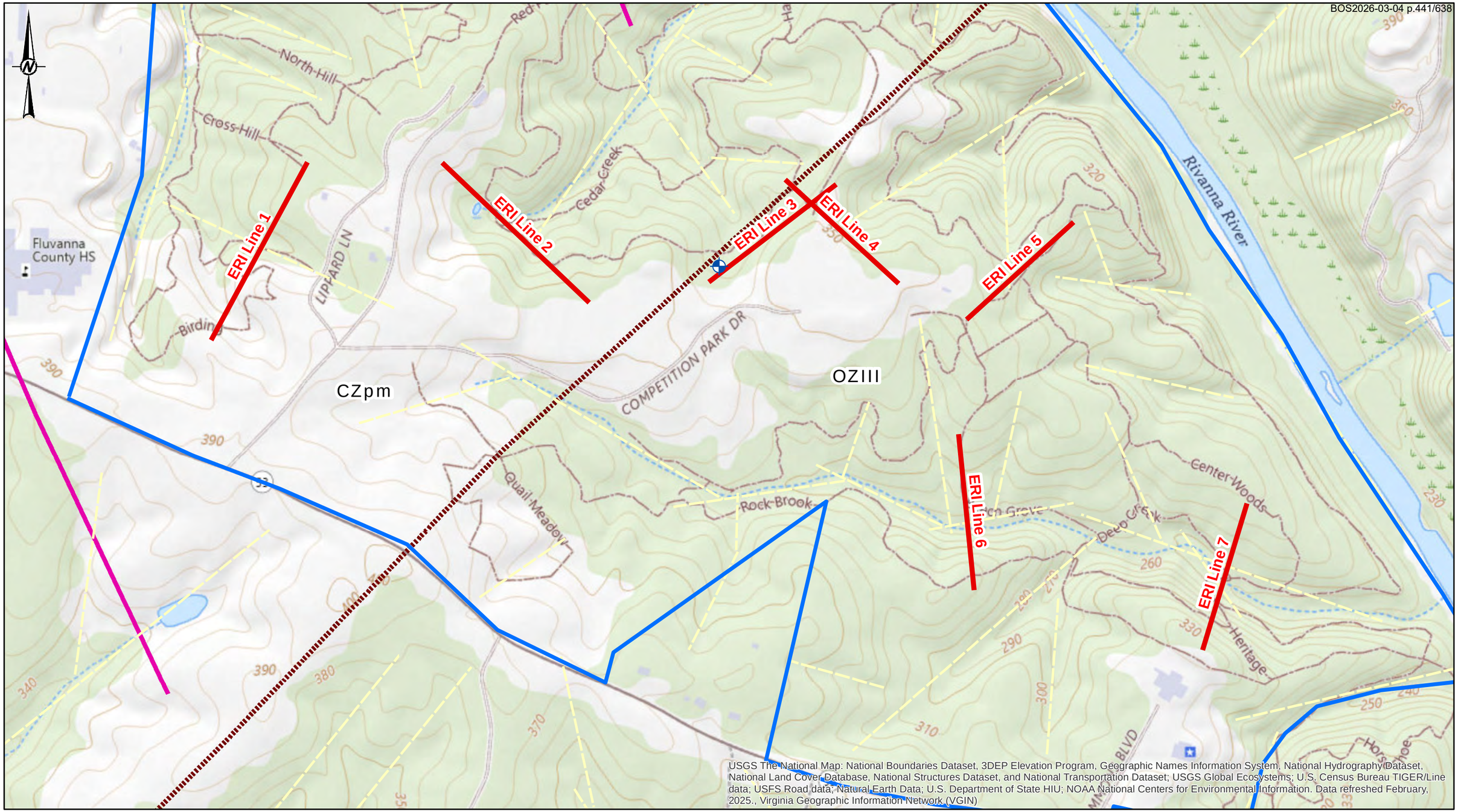

USGS The National Map: National Boundaries Dataset, 3DEP Elevation Program, Geographic Names Information System, National Hydrography Dataset, National Land Cover Database, National Structures Dataset, and National Transportation Dataset; USGS Global Ecosystems; U.S. Census Bureau TIGER/Line data; USFS Road data; Natural Earth Data; U.S. Department of State HIU; NOAA National Centers for Environmental Information. Data refreshed February, 2025., Virginia Geographic Information Network (VGIN)

LEGEND

- Study Area
- ERI Lines
- Lineament
- High School Well

Geology

- CZpm-Metagraywacke, schist
- OZIII-Mine Run Complex Melange
- Diabase Dike

NOTE(S)

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SOURCE: AERIAL PHOTOGRAPHY/DIGITAL TOPOGRAPHY PROVIDED BY ESRI ONLINE SERVERS (WWW.ESRI.COM).
PROJECTION: NAD 83 STATE PLANE FOR VIRGINIA SOUTH IN FEET

0 200 400 800 1,200 1,600 Feet
1 inch = 500 feet

CLIENT
DEWBERRY &
FLUVANNA COUNTY GOVERNMENT

CONSULTANT
1100 BOULDERS PKWY, SUITE 503
RICHMOND, VIRGINIA, USA, 23225

YYYY-MM-DD	2025-04-08
DESIGNED	BBW
PREPARED	MGM
REVIEWED	PWN
APPROVED	BBW

PROJECT
GROUNDWATER DEVELOPMENT PROGRAM
PLEASANT GROVE PARK & GOVERNMENT COMPLEX

TITLE
PROPOSED GEOPHYSICAL LINES - TOPOGRAPHIC MAP BASE

PROJECT NO.	PHASE	REV.	FIGURE
US0043949.0827	100	01	2b

IF THIS MEASUREMENT DOES NOT MATCH WHAT IS SHOWN, THE SHEET SIZE HAS BEEN MODIFIED FROM: ANSI B
25mm
0

PATH: C:\Users\usbw697S3\BWSP O365\Richmond Office Earth & Environment - RVA GIS\Project Data\Fluvanna\MXD\sf\Figure 2b-Proposed ERI Lines Topo.mxd

Appendix B
Preliminary Hydrogeologic Analysis and Recommended Geophysical Survey Locations
WSP, April 2025

DETAILED GROUNDWATER WELL EXPLORATION REPORT

PLEASANT GROVE PARK, FLUVANNA COUNTY, VIRGINIA

1 INTRODUCTION 1
1.1 Description of Study Area 1
1.2 Bedrock Geology 1
1.3 Bedrock Lineament Analysis 2
1.4 Hydrogeology 3
1.5 Inventory of Existing Water Well Data 4
2 GEOPHYSICAL SURVEY PROCEDURES 5
2.1 Scope of Work Completed 5
2.2 Factors Affecting Resistivity 5
2.3 ERI Field Procedures 6
2.4 Data Analysis Procedures 8
3 GEOPHYSICAL SURVEY RESULTS 8
3.1 Electrical Resistivity Imaging Results 8
3.2 Limitations of Geophysical Methods 9
4 RECOMMENDATIONS 9
5 REFERENCES 10

TABLES

Table 1. Statistical Analysis of Water Supply Well Data in Central Piedmont Region 4
Table 2. Resistivity Values of Common Rock and Soil Materials 6
Table 3. Recommended Exploratory Test Wells in Descending Order of Favorability 10

FIGURES

(Provided at the end of the report)

Figure 1. Geophysical Survey Lines and Recommended Test Well Location Map
Figure 2. Modeled ERI Profiles 1 & 2
Figure 3. Modeled ERI Profiles 3 & 4
Figure 4. Modeled ERI Profile 5 & 6
Figure 5. Modeled ERI Profile 7

1 INTRODUCTION

WSP USA Inc. (WSP) is pleased to present this technical report on the detailed groundwater exploration study we completed at Pleasant Grove Park and the Government Complex site located near Palmyra in Fluvanna County, Virginia. The purpose of the study is to help optimize the location and development of public water wells to support a community water system for these properties. Advanced geophysical techniques were used to characterize the underlying geology and hydrogeology of the site in areas identified as favorable to groundwater development in our Preliminary Hydrogeologic Analysis Report dated April 8, 2025. The geophysical techniques allow us to identify and delineate potential low resistivity, water-bearing bedrock fracture zones that may act as preferred groundwater flow pathways within the underlying fractured bedrock aquifer. Drilled water wells that intersect such water-bearing fracture zones are more likely to have higher than average well yield and often have better water quality as well.

1.1 DESCRIPTION OF STUDY AREA

Fluvanna County is interested in developing a public water supply for current and future facilities at Pleasant Grove Park and the Government Complex, which currently includes the Sheriff's office and the Library. The County and their engineer, Dewberry, envision that wells would be located around the park and water from these wells will be conveyed to a centralized water treatment plant located near the park maintenance building at the end of Pleasant Grove Drive. The total acreage of Pleasant Grove Park and the Government Complex properties are approximately 645 acres bounded by the Rivanna River to the north and Route 53 Thomas Jefferson Parkway to the south.

1.2 BEDROCK GEOLOGY

The property is situated in the Piedmont Physiographic province of Virginia which is characterized by gently rolling topography underlain primarily by deeply weathered, crystalline igneous and metamorphic rocks. Deeply weathered, dendritic and rectangular drainage patterns within the Piedmont suggest that stream positions are predominantly controlled by differential weathering of the weaker (fracture and fault) zones present within the underlying bedrock. These fracture zones are important targets for locating water supply wells in the Piedmont.

There are two main bedrock formations mapped across the study area and are labeled CZpm and OZIII. CZpm represents undifferentiated late Precambrian metamorphosed graywacke and quartz-mica schists that are bounded to the northwest by a regional shear zone known as the Mountain Run

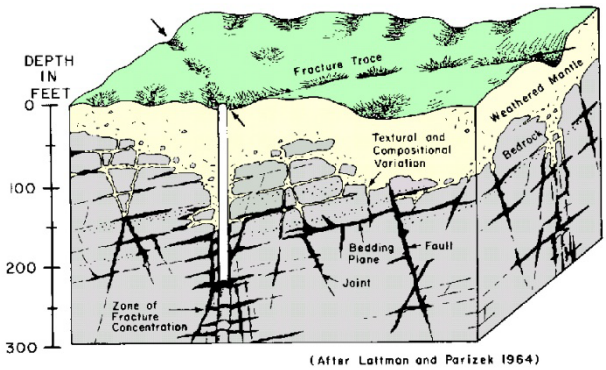
Fault, which separates rocks of the Blue Ridge anticlinorium to the northwest from rocks of the Virginia Piedmont and the Mine Run Complex (mélange zone) to the southeast. These rocks formed as fine-grained marine sediments that subsequently have gone through several episodes of deformation and have schistose and mylonitic fabrics with chevron folds and may contain large blocks of meta-gabbro.

OZIII is part of the Mine Run Complex which is a large-scale breccia or mélange zone likely associated thrust-faulted terranes. The Complex consists of metaplutonic, metavolcanic, metamafic, and ultramafic blocks several meters and larger in size, enclosed in a matrix of phyllite, schist, metasandstone, or metagraywacke. Rocks of the Mine Run Complex represent metamorphosed siltstones and mudstones deposited in an ocean basin over 500 million years ago. These rocks have been extensively deformed and sheared obliterating most original sedimentological bedding and stratigraphic relationships but generally trend northeast with a southeasterly dip.

1.3 BEDROCK LINEAMENT ANALYSIS

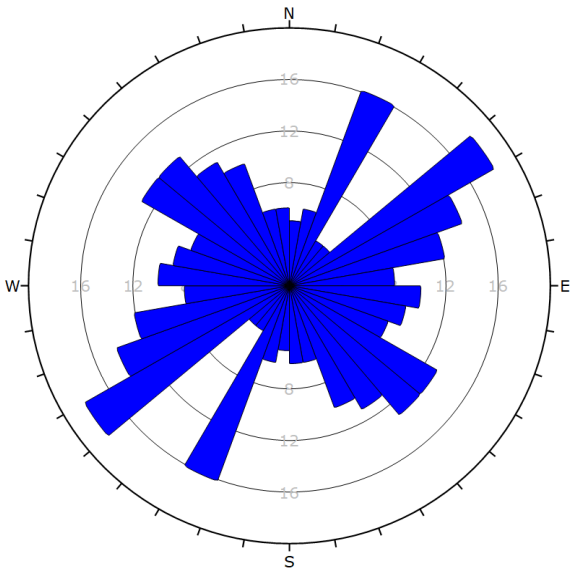
Subsurface geologic features such as resistant or non-resistant rock formations, fracture zones, geologic contacts, and faults often have ground surface expressions that can be detected through remote sensing analysis of photographic and topographic images (Lattman and Parizek, 1964). Fracture zones are probably the most important hydrogeologic feature(s), because they represent potential areas of increased, localized fracture concentrations. Fracture zones are typically narrow (5 to 60 feet wide), long (100s to 1000s of feet), linear, and vertical to near-vertical zones of increased fracture density. These zones typically have enhanced porosity and permeability and therefore represent important pathways for groundwater flow in bedrock. Because fracture zones are typically less resistant to weathering, they are often expressed as natural topographic lows, such as straight stream valley segments, swales, aligned depressions and gaps in ridges; or as linear tonal or vegetative alignments due to variations in soil thickness and moisture (see Inset 1). These surface manifestations are referred to as lineaments or fracture traces and were identified for this project using topographic maps and shaded relief maps of digital elevation data.

Figure 1 illustrates the lineaments (i.e., potential subsurface bedrock fracture zones) mapped by experienced WSP personnel. A total of 173 lineaments were mapped. Most coincide with linear topographic depressions and straight stream segments. Mapped lineaments range from 300 to 8,610 feet in length and average 1,490 feet. The dominant orientation is

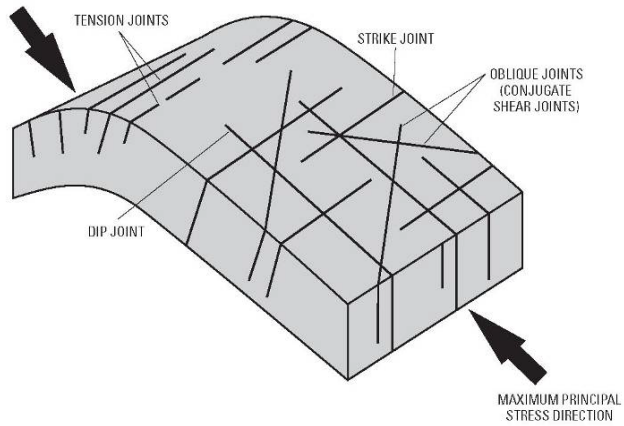


Inset 1. Schematic diagram illustrating the "fracture trace" method of groundwater exploration.

northeast (N20-30°E and N50-60°E) parallel to geologic strike and referred to as strike joints, and northwest (N40-60°W) perpendicular to geologic strike and are referred to as dip joints and oblique joints. A rose diagram of the mapped lineaments is provided in Inset 2 and a diagram illustrating the types of fracture discontinuities (i.e., strike, dip and oblique joints) is presented in Inset 3.



Inset 2 – Rose diagram of mapped lineament orientations (n=173).



Inset 3 - Schematic diagram showing the typical joint patterns in folded and thrust-faulted rocks in the Appalachians (modified from the USGS).

1.4 HYDROGEOLOGY

Groundwater is stored in and flows through fractures found within the rock formations found beneath the study area. These fractures include joints, faults, and bedding plane partings. The occurrence and characteristics of fractures (size, orientation, spacing) are dependent on the lithology of the rock and the type of stresses exhibited on them. Understanding the occurrence and hydrogeologic significance of bedrock fractures therefore is an important aspect of understanding the occurrence and movement of groundwater beneath the site. Fine-grained meta-sedimentary rocks such as metagraywacke, phyllite, and mica schists typically have less favorable water-producing characteristics. Fractures are typically relatively short and disconnected, with small aperture openings and are smooth and will close depth, or are often filled with secondary mineral coatings, clay or impermeable gouge. These fracture characteristics result in an aquifer that does not have the ability to readily store and transmit the water to a pumping well or receive substantial recharge. Well in these rock formations typically have low sustainable yields. Higher yields may be found at contacts with more competent igneous rocks such as diabase dikes and metagabbro blocks.

1.5 INVENTORY OF EXISTING WATER WELL DATA

An inventory of reported water supply wells completed in CZpm and OZIII geologic units with information on well depth, yield, water depth, and total iron content is provided in Table 1. The well inventory was gathered from several sources, including the EPA STORET database, DEQ, and VDH. The inventory is not comprehensive due to incomplete well records at these various agencies. For the CZpm geologic unit (western side of study area), reported well depths range up to 630 feet and well yield range up to 114 gpm. The median well depth is only 145 feet, and the median well yield is 8 gpm. Total iron concentrations range up to 13 mg/l and average 0.45 mg/l. The secondary drinking water standard for iron is 0.3 mg/l so the average well has iron concentrations that will require treatment for iron. For the OZIII unit (eastern side of study area), reported well depths range up to 490 feet and well yield range up to 150 gpm. The median well depth is only 125 feet, and the median well yield is 12 gpm. Total iron concentrations range up to 7.7 mg/l and average 0.92 mg/l. Based on the well yield analysis, wells completed in the Mine Run Complex are slightly more favorable as far as maximum and average well yield, but contain higher concentrations of iron, although wells in both formations on average will require water treatment.

Table 1. Statistical Analysis of Water Supply Well Data in Central Piedmont Region

	Well Depth (ft)	Well Yield (gpm)	Depth to Bedrock (ft, bls)	Depth to Water (ft, bls)	Total Iron (mg/l)
Geologic Formation: Metagraywacke and Schist (CZpm)					
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Median	125	12	80	30	0.10
90 Percentile	300	36.5	123.4	46.5	2.67
# of Wells	161	108	77	98	25

2 GEOPHYSICAL SURVEY PROCEDURES

WSP conducted electrical resistivity imaging (ERI) surveys at the Site in order to identify, characterize, and attain greater precision in locating hydrogeologic features in the subsurface including characterizing the thickness and lithology of the overburden material, delineating the top of bedrock, and identifying bedrock fracture zones that may act as potential flow pathways in the fractured bedrock aquifer underlying the site. The electrical resistivity of a geological formation is a measure of the resistance to an applied electrical current. Under saturated conditions, the resistivity of bedrock aquifers with high fracture porosity and interconnectivity is decreased significantly compared to unfractured rock which is dry and typically highly resistive to current flow. Due to the contrasting electrical properties of the subsurface material, ERI surveys are useful for identifying hydrogeologic features including saturated and unsaturated soils, the top of bedrock surface, changes in bedrock lithology, fault zones, and subsurface voids filled with air, water, or mud.

2.1 SCOPE OF WORK COMPLETED

We have identified 7 favorable groundwater exploration areas based on the length and orientation of mapped lineaments, bedrock geology, topography, proximity to future planned infrastructure, and access to the geophysical lines (i.e., in cleared areas or along trials if in the woods). The seven favorable groundwater exploration areas are represented by geophysical lines ERI Line 1 through ERI Line 7 and are shown in Figure 1. An electrical resistivity imaging (ERI) survey was completed along each recommended survey line location. The ERI survey lines were 820 to 1,100 feet in length and consisted of 42 to 56 individual electrodes. The geophysical survey was performed on April 16, 17, and 18, 2025.

2.2 FACTORS AFFECTING RESISTIVITY

Electrical resistivity geophysical surveys determine variations in the electrical properties of subsurface materials by measuring electrical potentials at the surface. Electrical resistivity is a fundamental property of a material that describes how easily the material can transmit electrical current. High values of resistivity imply that the material is resistant to the flow of electricity; low values of resistivity imply that the material transmits electrical current very easily. The primary properties that affect the resistivity of subsurface materials are porosity, water content, clay mineral and metal content, pore interconnectivity, and pore water salinity. Resistivity values of common rocks and soil materials are provided in Table 2. Since most soil and rock-forming minerals are essentially nonconductive, most current flow takes place through the material's pore water. Therefore, resistivity decreases with increasing porosity and water saturation and increases with lower porosity and pore water interconnections. Clay minerals and certain metallic minerals tend to be conductive because of the availability of free ions. Similarly, dissolved ions in groundwater makes the water more conductive to

electric current. Thus, electrical resistivity decreases with increasing clay content and ionic strength of the pore fluids. Bedrock fracture zones karst voids filled with water will have a lower electrical resistivity than the surrounding dry unfractured rocks.

2.3 ERI FIELD PROCEDURES

Resistivity measurements are made by injecting current into the ground through two current electrodes (C1 and C2) and measuring the resulting voltage difference at two potential electrodes (P1 and P2). The apparent resistivity of the earth material between the electrodes is calculated on the basis of the measured potential drop, the applied current, and the electrode spacing. The electrodes are then moved down a survey line to determine the lateral variations in resistivity at a given depth of penetration. Because the electrode spacing controls the depth of penetration, the spacing can be progressively increased to determine resistivity variations with depth. By combining both horizontal and depth profiling methods, a cross-section of the lateral and vertical variations in apparent resistivity along that survey line can be constructed, and by completing multiple survey lines, a three-dimensional image of the aquifer resistivity can be conceptualized.

Table 2. Resistivity Values of Common Rock and Soil Materials

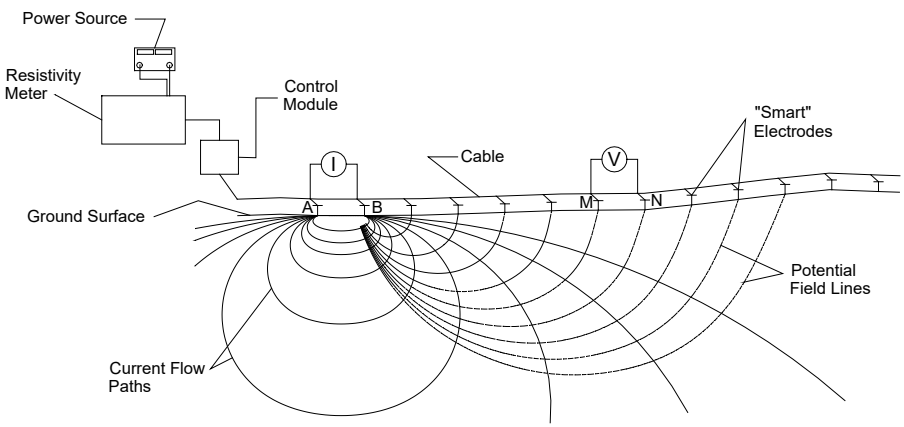
Material	Resistivity (ohms-m)
Bedrock	
Granite	5000 - 10^6
Basalt	1000 - 10^6
Sandstone	100 - 4000
Shale	20 - 2000
Porous Limestone	100 - 1000
Dense Limestone	1000 - 10^6
Soils and Water	
Clay	1 - 20
Sand (wet to moist)	20 - 200
Dry Loose Sand	500 - 10^5
Groundwater (fresh)	10 - 100
Sea Water	0.2

Numerous configurations of electrode placement are commonly employed (i.e., Wenner, Schlumberger, Dipole-Dipole, etc.), each with unique data characteristics. The configuration utilized for this study are the dipole-dipole array, which is more sensitive to lateral changes in resistivity, and the and the strong gradient (modified wenner) array, which is more stable in high noise areas. For the dipole-dipole array, current is applied to two adjacent electrodes positioned a predetermined distance apart (distance *a*). The voltage across two other electrodes is measured simultaneously with the applied current. The two sets of electrodes are always spaced distance *a* apart and the

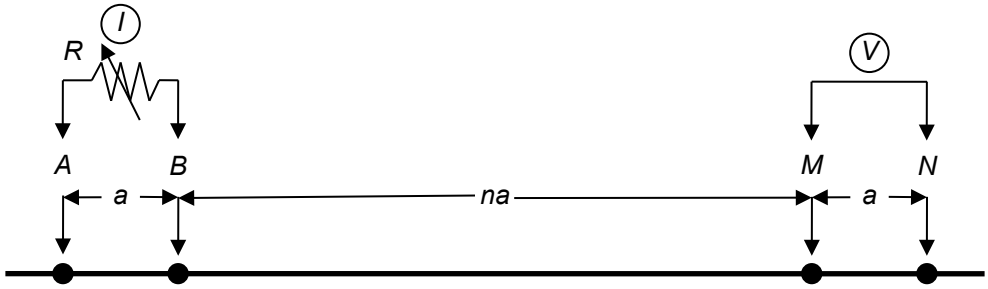
distance between the current and voltage electrodes is always a multiple of *a* (*n•a*). To obtain resistivity values, the voltage and current measurements are input into the following formula for dipole-dipole surveys:

$$\rho = 2\pi(n+1)\cdot(n+2)\cdot a\cdot\frac{V}{I}$$

Resistivity is typically expressed in ohm-meters (ohm-m). An example of dipole-dipole electrode configuration is shown below.



"DIPOLE-DIPOLE" ARRAY



Schematic 1: Dipole-Dipole array

For this project, the electrical resistivity surveys were conducted using a 56-electrode SuperSting™ R8/IP 8-channel automatic resistivity imaging system manufactured by Advanced Geosciences, Inc. of Austin, Texas. Using this system, multiple electrodes are connected to stainless steel stakes that are pounded into the ground. The electrodes are attached to a multi-core cable, which is connected to an electronic switching unit. The switching unit automatically selects the appropriate four electrodes for each measurement. The number of electrodes used and the spacing between

electrodes vary based on desired resolution, depth of penetration and the length of survey line possible on each site. Measurements are initiated at one end of the line and are incrementally moved through the electrodes until readings have been taken at every position along the line. Typically, between 760 and 1600 separate measurements are collected during a 56-electrode ERI survey.

2.4 DATA ANALYSIS PROCEDURES

Once the resistivity data is collected, it is downloaded to a laptop computer, processed and interpreted. The resistivity value measured in the field is not the true resistivity of the subsurface, but an “apparent resistivity” value because it is a combination of all the subsurface material and contained fluids along the entire path of the electrical current. To determine the true subsurface resistivity, apparent resistivity values have to be processed using inversion and forward modeling techniques. This was completed using the RES2DINV™ and Earth Imager™ computer programs. Both use a least-squares linear inversion technique to generate a model of actual two-dimensional resistivity values along the profile. These programs produce an image of modeled resistivity values along the profile, which can then be contoured to evaluate spatial trends in subsurface resistivity values.

3 GEOPHYSICAL SURVEY RESULTS

3.1 ELECTRICAL RESISTIVITY IMAGING RESULTS

Overall, the geophysical results for this project were good. Low contact resistance between the stakes and the ground allowed a relatively large amount of current to be injected into the subsurface. Also, there was little to moderate cultural noise from underground utilities and overhead power lines. Apparent resistivity data calculated from the modeled resistivity profiles compared closely with data measured in the field with root mean square (RMS) errors between 2 and 5 percent and L2 norm statistics (measurement of data misfit) generally less than 2. Low RMS error, quick data convergence and low data misfit indicate that modeled resistivity profiles are good representations of subsurface electrical properties at the project site.

The interpretative results of the electrical resistivity imaging profiles (i.e., 2-D vertical cross sections of electrical resistivity values) using dipole-dipole and strong gradient arrays combined are illustrated in Figures 2 through 5. All profiles have the same electrical resistivity scale for ease of comparison. Modeled resistivity values range from below 5 ohm-meters to over 11,180 ohm-meters, generally increasing with depth reflecting the transition from saturated soil to weathered bedrock to competent bedrock.

Generally, three characteristic layers can be distinguished in the ERI profiles based on the electrical properties of the subsurface geologic materials. They include:

- A shallow discontinuous to continuous moderately high resistivity surficial layer representing unsaturated soil and weathered bedrock above the groundwater table
- A continuous low resistivity layer representing saturated clayey soil and weathered bedrock below the water table
- A high resistivity layer representing competent unfractured bedrock

Areas below the suspected bedrock interface with low resistivity values in the range of the overlying soil/saprolite material are likely indicative of zones of increased fracture concentrations (e.g., saturated bedrock fracture zones). Such zones have higher saturated porosity and clay concentrations and are therefore more electrically conductive than the surrounding less fractured, drier bedrock. The geometry of bedrock low resistivity zones varies from sub-vertical narrow zones possibly representing vertical to steeply dipping joint fracture zones.

3.2 LIMITATIONS OF GEOPHYSICAL METHODS

Geophysical methods provide information about the physical properties of the earth's subsurface. Accurate interpretation of geophysical data relies on the site-specific correlation of information with that obtained from drilling or other direct observation methods. The geophysical methods employed on this project may not detect all subsurface features, geologic contacts, or hydrogeologic/ geotechnical features. It is possible that interpreted features may upon intrusive sampling prove to have been misinterpreted and the depth of investigation may not accurately resolve desired features at depth.

4 RECOMMENDATIONS

Eight recommended exploratory test well sites have been located based on the results of the geologic and geophysical analysis of this property and are shown in Figure 1 and their locations are summarized in Table 3. The test well sites have been ranked in descending order of favorability based on hydrogeologic attributes including topographic position, underlying geology, proximity to fracture traces, proximity and nature of the targeted low resistivity zone, and proximity and accessibility of sites to planned water treatment and storage facilities near the existing maintenance building. It is recommended that exploratory 6-inch diameter test wells be drilled at each of these sites progressively until a well yield sufficient to meet the needs of the development is discovered. The test well should be converted into an 8-inch Class IIB public water supply well that meets the minimum Virginia Department of Health well construction requirements.

Table 3. Recommended Exploratory Test Wells in Descending Order of Favorability

Ranking	Well ID	Northing	Easting	Latitude	Longitude
1	**TW6-27**	3840039.82	11546170.36	37.86899017	-78.28087930
2	**TW5-33**	3841346.96	11546669.44	37.87257654	-78.27913982
3	**TW4-13**	3841569.72	11545225.09	37.87319746	-78.28414175
4	**TW4-27**	3841413.13	11545457.69	37.87276596	-78.28333720
5	**TW2-22**	3841075.72	11543565.86	37.87185113	-78.28989370
6	**TW7-33**	3840739.53	11546938.82	37.87090672	-78.27821158
7	**TW1-32**	3841392.37	11542371.80	37.87272792	-78.29402784
8	**TW1-15**	3841075.65	11542281.94	37.87185872	-78.29434156

* - NAD83 VA State Plane South ft

5 REFERENCES

Lattman, L.H. and Parizek, R.R. (1964). Relationship between fracture traces and the occurrence of groundwater in carbonate rocks. Jour. of Hydrology, vol 2, p. 73-91.

Rader, E.K. and Evans, N.H., editors, 1993, Geologic map of Virginia- expanded explanation. Virginia Division of Mineral Resources, scale 1:500,000, 80 p.

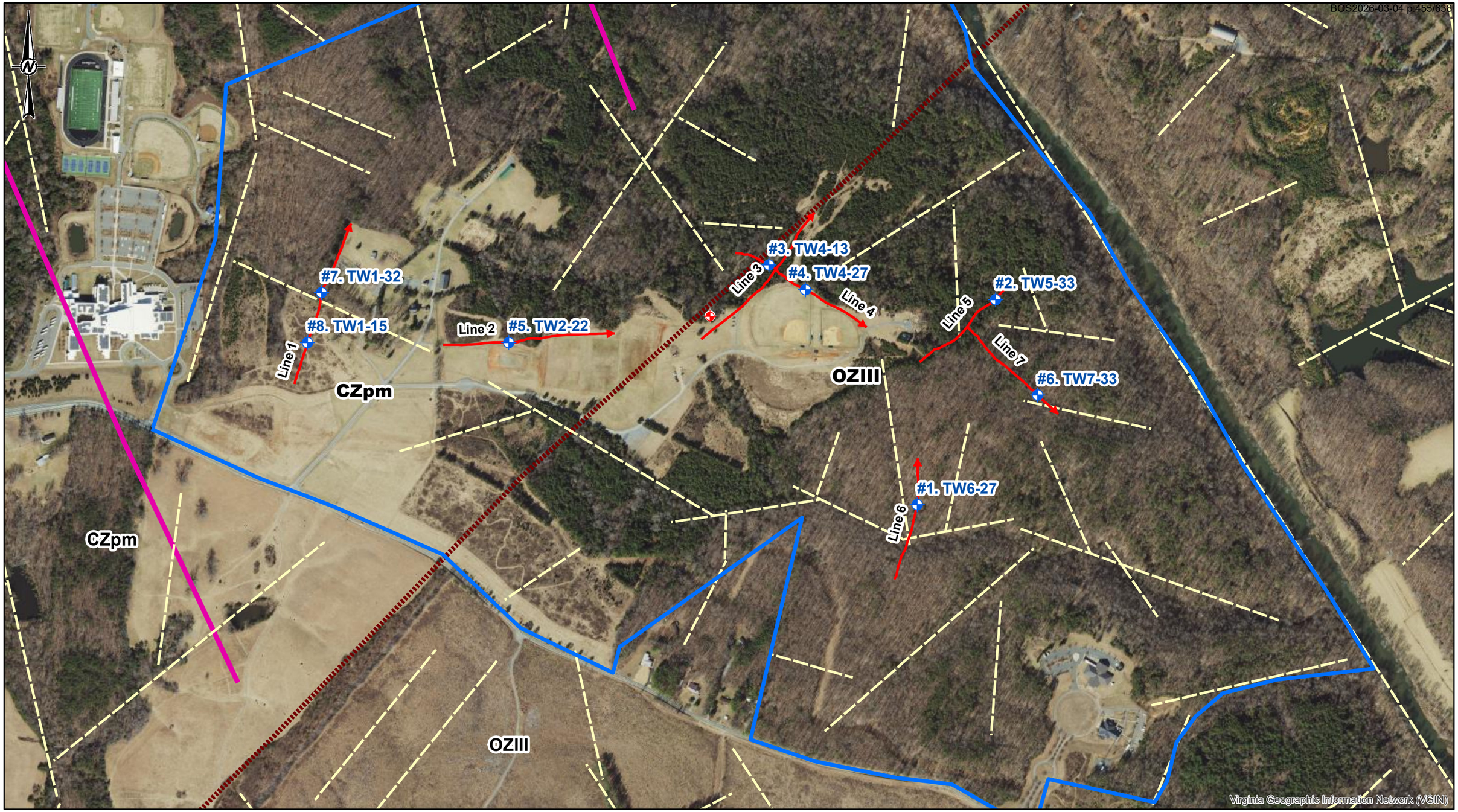
CLOSING

We hope that the result of this study provides valuable insight into the subsurface conditions at the subject property. Please do not hesitate to contact us if you have any questions or would like to discuss our findings in more detail.

Sincerely,
WSP USA Inc.

Mac G. Morrow
Senior Project Scientist

Brent B. Waters, PG
Principal Hydrogeologist, Senior Vice President



LEGEND

- Study Area
- ERI Lines
- Lineament
- Proposed Test Wells
- High School Well
- Diabase Dike

Geology

- CZpm-Metagraywacke, schist
- OZIII-Mine Run Complex Melange

NOTE(S)

REFERENCE(S)
SOURCE: AERIAL PHOTOGRAPHY/DIGITAL TOPOGRAPHY PROVIDED BY ESRI ONLINE SERVERS (WWW.ESRI.COM).
PROJECTION: NAD 83 STATE PLANE FOR VIRGINIA SOUTH IN FEET

0 250 500 1,000 1,500 2,000 Feet
1 inch = 583 feet

CLIENT
DEWBERRY &
FLUVANNA COUNTY GOVERNMENT

CONSULTANT
1100 BOULDERS PKWY, SUITE 503
RICHMOND, VIRGINIA, USA, 23225

YYYY-MM-DD	2025-05-30
DESIGNED	MGM
PREPARED	MGM
REVIEWED	BBW
APPROVED	BBW

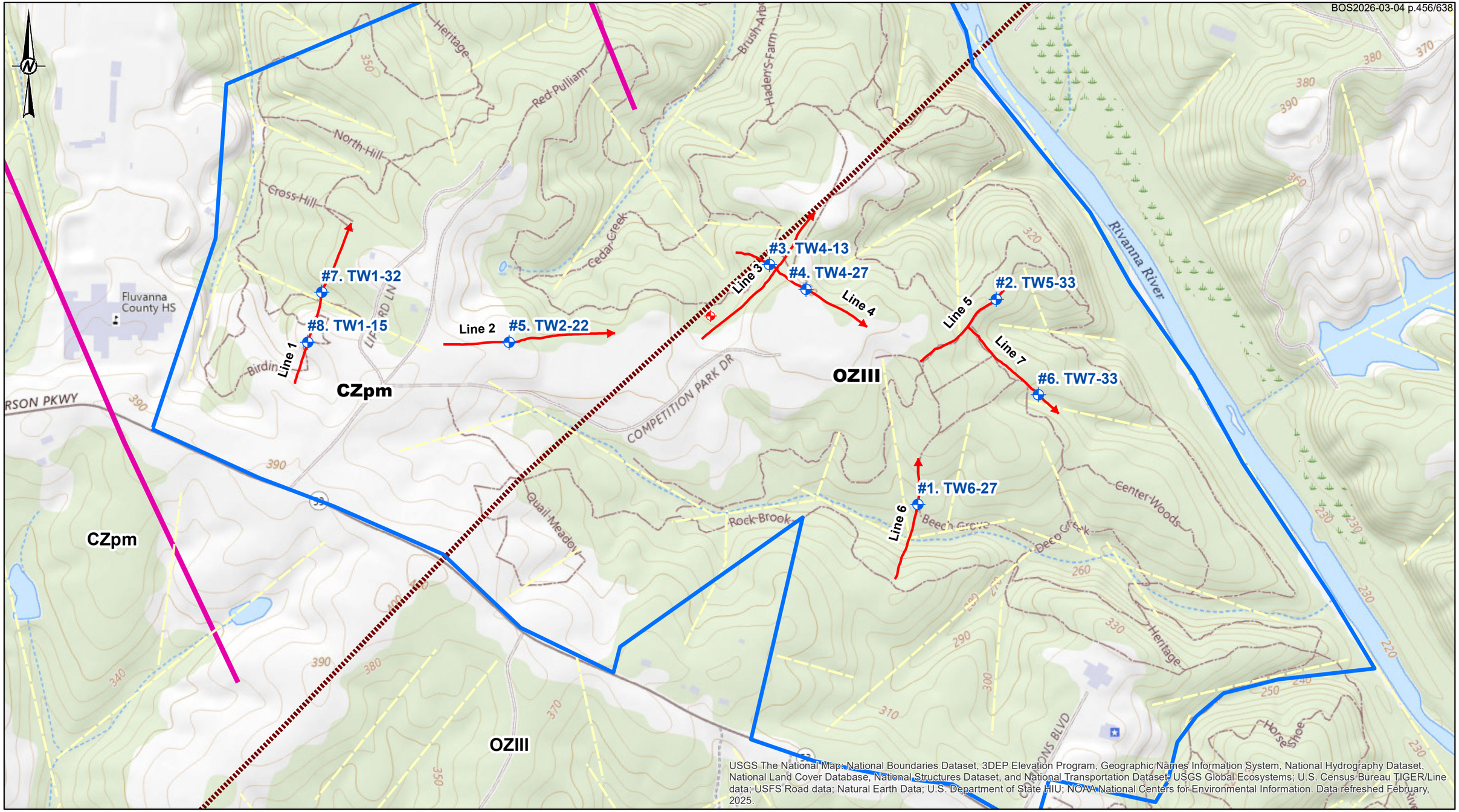
PROJECT
GROUNDWATER DEVELOPMENT PROGRAM
PLEASANT GROVE PARK & GOVERNMENT COMPLEX

TITLE
GEOPHYSICAL SURVEY LINES AND RECOMMENDED TEST WELL LOCATIONS

PROJECT NO.	PHASE	REV.	FIGURE
US0043949.0827	100	01	1a

PATH: C:\Users\usbw697.S16\WSP O365\Richmond Office Earth & Environment - RVA GIS\Project Data\Fluvanna\MXDs\Figure 1a-Proposed Test Wells Aerial.mxd

IF THIS MEASUREMENT DOES NOT MATCH WHAT IS SHOWN, THE SHEET SIZE HAS BEEN MODIFIED FROM: ANSI B
25mm
0



LEGEND

- Study Area
- ERI Lines
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- Proposed Test Wells
- High School Well
- Diabase Dike

Geology

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NOTE(S)

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SOURCE: AERIAL PHOTOGRAPHY/DIGITAL TOPOGRAPHY PROVIDED BY ESRI ONLINE SERVERS (WWW.ESRI.COM).
PROJECTION: NAD 83 STATE PLANE FOR VIRGINIA SOUTH IN FEET

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1 inch = 583 feet

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RICHMOND, VIRGINIA, USA, 23225

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PROJECT
GROUNDWATER DEVELOPMENT PROGRAM
PLEASANT GROVE PARK & GOVERNMENT COMPLEX

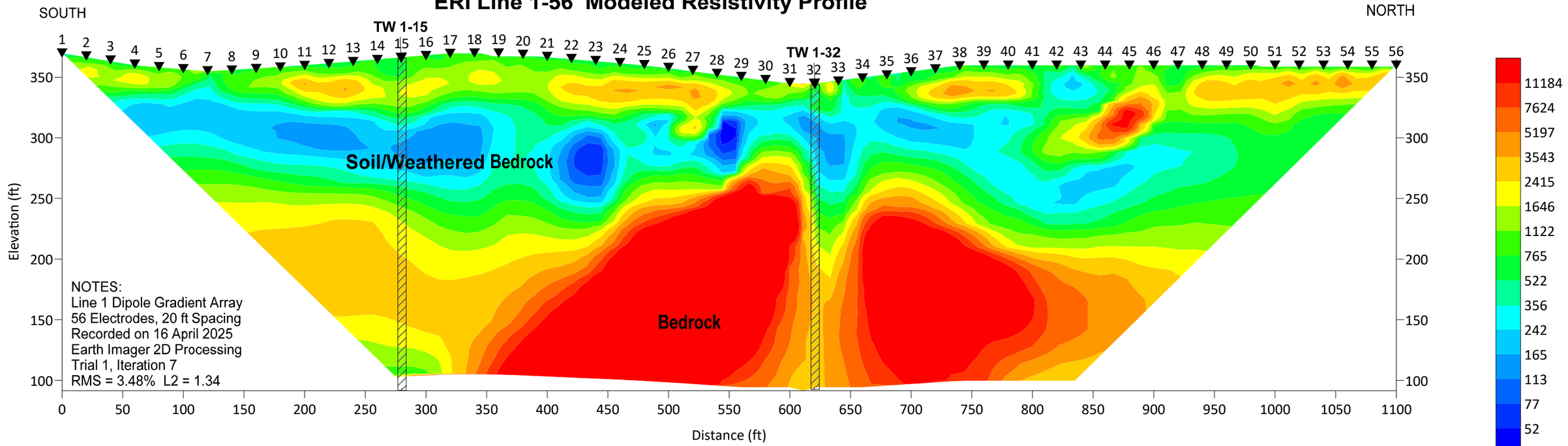
TITLE
GEOPHYSICAL SURVEY LINES AND RECOMMENDED TEST WELL LOCATIONS

PROJECT NO.	PHASE	REV.	FIGURE
US0043949.0827	100	01	1b

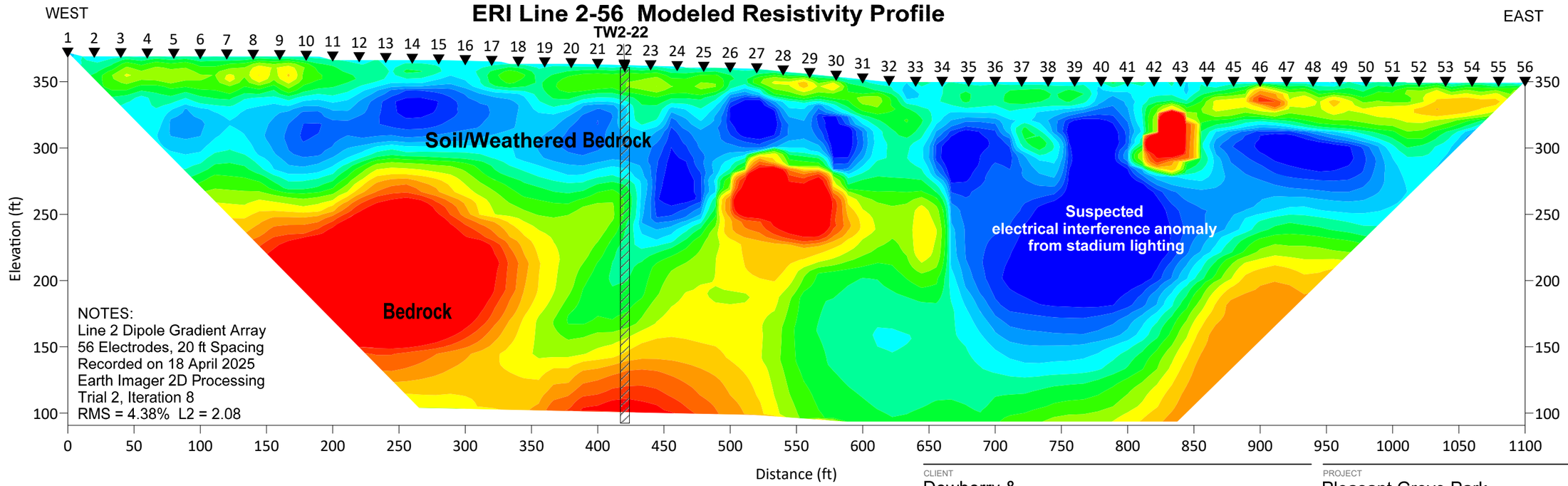
PATH: C:\Users\sbbw697\3\6\WSP O365\Richmond Office Earth & Environment - RVA GIS\Project Data\Fluvanna\MXDs\Figure 1b-Proposed Test Wells Topo.mxd

IF THIS MEASUREMENT DOES NOT MATCH WHAT IS SHOWN, THE SHEET SIZE HAS BEEN MODIFIED FROM: ANSI B

ERI Line 1-56 Modeled Resistivity Profile



ERI Line 2-56 Modeled Resistivity Profile



NOTES: Electric resistivity profiles were derived through reverse modeling techniques using AGI's EARTHIMAGER software package. Resistivity data was collected using AGI's SuperSting R8 56 electrode automatic resistivity system.

Legend

Electrode = ▼

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Dewberry &
Fluvanna County Government

CONSULTANT
1100 Boulders Parkway
Richmond, VA 23225

YYYY-MM-DD	05-30-2025
PREPARED	MGM
DESIGN	MGM
REVIEW	BBW
APPROVED	BBW

PROJECT
Pleasant Grove Park
Fluvanna County, Virginia

TITLE
Modeled ERI Profiles 1 and 2

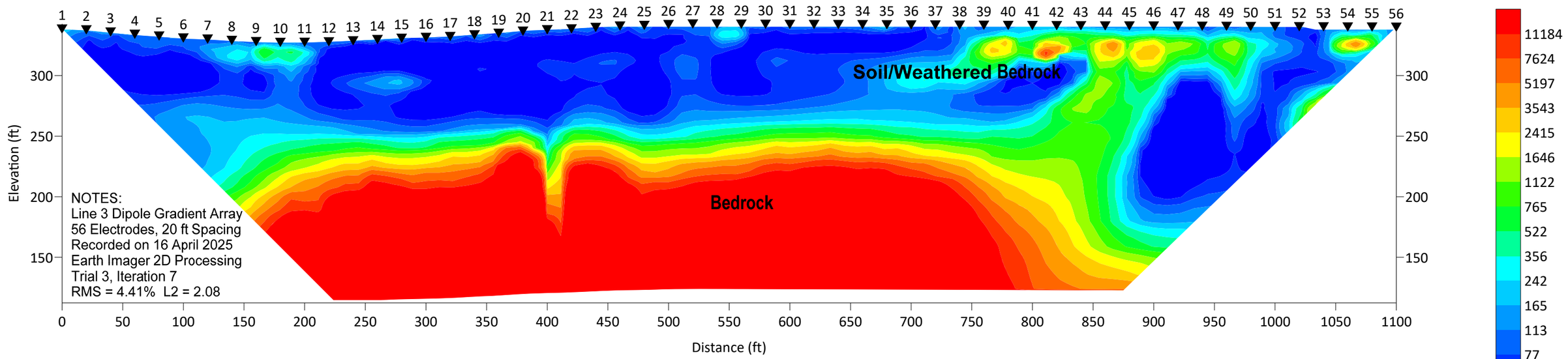
PROJECT No.	Task	Rev.	Figure #
US0043949.0827	02.LBR	1	2

IF THIS MEASUREMENT DOES NOT MATCH WHAT IS SHOWN, THE SHEET SIZE HAS BEEN MODIFIED FROM: ANSI B

WEST

EAST

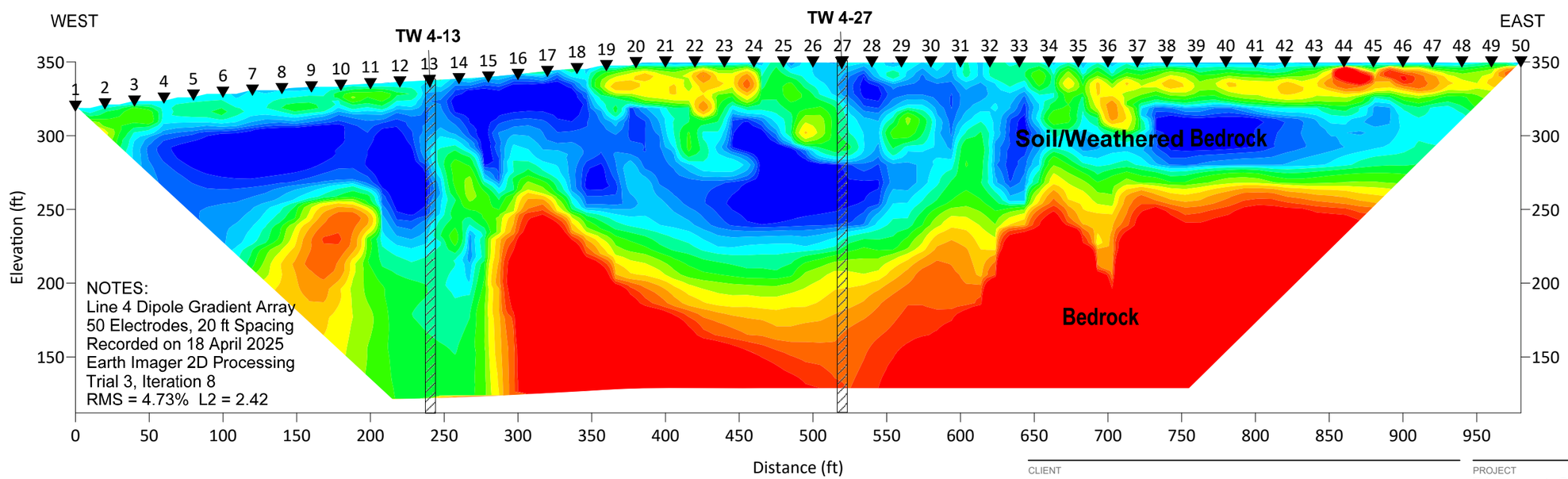
ERI Line 3-56 Modeled Resistivity Profile



ERI Line 4-50 Modeled Resistivity Profile

WEST

EAST



NOTES: Electric resistivity profiles were derived through reverse modeling techniques using AGI's EARTHIMAGER software package. Resistivity data was collected using AGI's SuperSting R8 56 electrode automatic resistivity system.

Legend

Electrode = ▼

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Fluvanna County Government

CONSULTANT
1100 Boulders Parkway
Richmond, VA 23225

YYYY-MM-DD	05-30-2025
PREPARED	MGM
DESIGN	MGM
REVIEW	BBW
APPROVED	BBW

PROJECT
Pleasant Grove Park
Fluvanna County, Virginia

TITLE
Modeled ERI Profiles 3 and 4

PROJECT No.	Task	Rev.	Figure #
US0043949.0827	02.LBR	1	3

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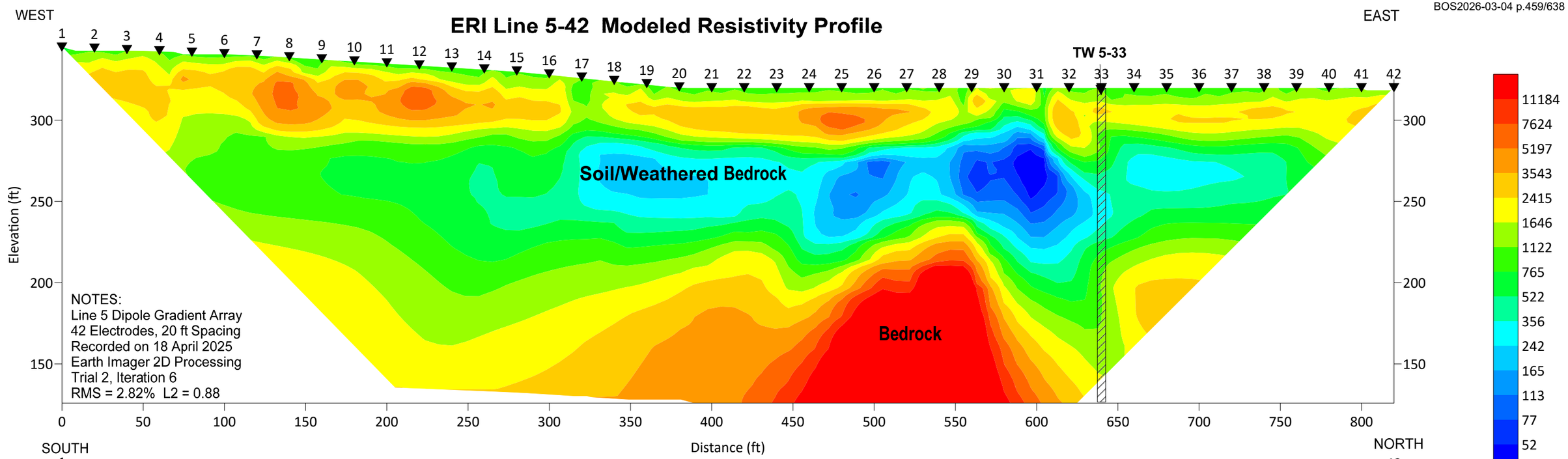

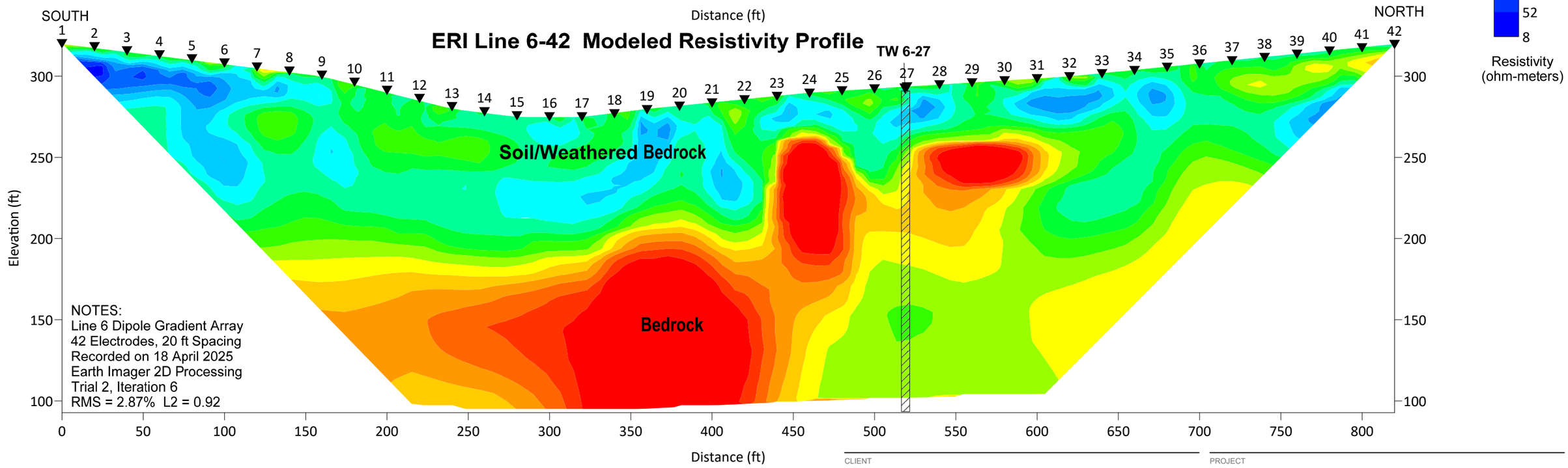

NOTES: Electric resistivity profiles were derived through reverse modeling techniques using AGI's EARTHIMAGER software package. Resistivity data was collected using AGI's SuperSting R8 56 electrode automatic resistivity system.

Legend

Electrode = ▼

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Dewberry &
Fluvanna County Government

CONSULTANT
1100 Boulders Parkway
Richmond, VA 23225

YYYY-MM-DD	05-30-2025
PREPARED	MGM
DESIGN	MGM
REVIEW	BBW
APPROVED	BBW

PROJECT
Pleasant Grove Park
Fluvanna County, Virginia

TITLE
Modeled ERI Profiles 5 and 6

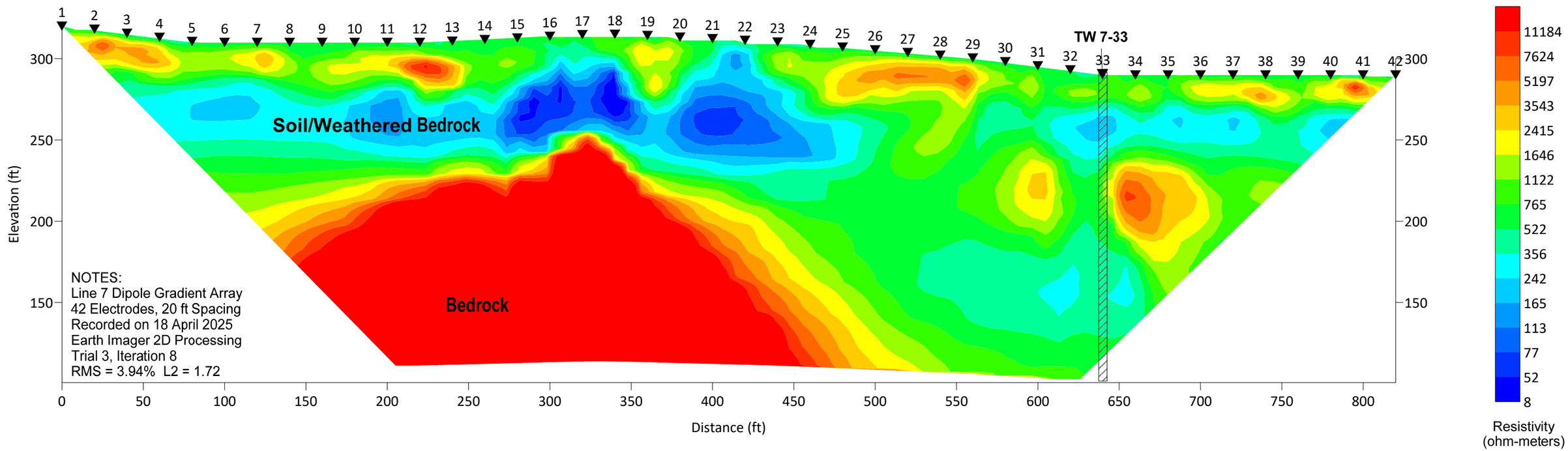
PROJECT No.	Task	Rev.	Figure #
US0043949.0827	02.LBR	1	4

IF THIS MEASUREMENT DOES NOT MATCH WHAT IS SHOWN, THE SHEET SIZE HAS BEEN MODIFIED FROM: ANSI B

WEST

ERI Line 7-42 Modeled Resistivity Profile

EAST



NOTES: Electric resistivity profiles were derived through reverse modeling techniques using AGI's EARTHIMAGER software package. Resistivity data was collected using AGI's SuperSting R8 56 electrode automatic resistivity system.

Legend

Electrode = ▼

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Fluvanna County Government

CONSULTANT
1100 Boulders Parkway
Richmond, VA 23225

YYYY-MM-DD	05-30-2025
PREPARED	MGM
DESIGN	MGM
REVIEW	BBW
APPROVED	BBW

PROJECT
Pleasant Grove Park
Fluvanna County, Virginia

TITLE
Modeled ERI Profile 7

PROJECT No.	Task	Rev.	Figure #
US0043949.0827	02.LBR	1	5

IF THIS MEASUREMENT DOES NOT MATCH WHAT IS SHOWN, THE SHEET SIZE HAS BEEN MODIFIED FROM: ANSI B

Appendix C
Preliminary Equipment Selection

Tonka Water VertaCell Vertical Pressure Filter System

Wilson, Rachel M.

From: Rick MANN <r.mann@kurita-water.com>
Sent: Tuesday, October 21, 2025 2:51 PM
To: Hunter Ritchie; Wilson, Rachel M.
Subject: Pleasant Grove VA

[CAUTION] External Email. DO NOT click links or open attachments unless expected. Please use the "Phish Alert" button to report all suspicious emails.

Rachel, Hunter,
My apologies for such the overdue design for the 37gpm system.
Full redundand vessels.
Budget $351,000

Two 4'diam VPF with Simul-wash
Electric Bray valves
PLC controls

Details below.

TONKAWATER
Trusted systems. Resourceful thinking.

Project:	XYZ	**Date:**	########
Engineer:	XYZ	**Product:**	Vertical Pressure Filter

Total Design Flow:	37 gpm
Filter Loading Rate:	1.5 gpm/sft
Filter Loading Rate w/one Vessel Offline:	2.9 gpm/sft
Number of Active Vessels:	1
Number of Redundant Vessels:	1
Total Number of Vessels:	2
Dimensions:	4'-0'' diameter
Working Pressure:	100 psi
Test Pressure:	130 psi
Approx. Shipping Weight Per Vessel:	3,404 lbs
Media - Depth:	30 inches
Media - Approx. Total Bags Per Project:	102 bags
Gravel - Depth:	15 inches
Gravel - Approx. Total Bags Per Project:	30 bags
Approx. Operating Weight Per Vessel:	12,627 lbs
Airwash Flow Rate:	38 cfm
Blower HP:	HP
Backwash Volume/Vessel*:	952 gals
Backwash Volume Total*:	1,903 gals
Water saved per vessel by using Simul-Wash™ (gal)*:	938 gals
Total Water saved by using Simul-Wash™ (gal)*:	1,877 gals

*Excludes Filter-to-Waste.

Valves: Bray

Function	Size (in.)	Quantity	Actuator
Raw Water Influent (RWI):	2	2	Electric
Filtered Water Effluent (FWE):	3	2	Electric
Backwash Effluent (BWE):	3	2	Electric
Simul-Wash™ Rate Set (SRS):	2	1	Electric
Backwash Influent Rate Set (BRS):	3	1	Electric
Airwash Influent (AWI):	3	2	Electric
Combination Air Release (ARV):	2	2	Automatic
Filter-to-Waste (FTW):	2	2	Electric

Media Type: Greensand Dual Media (GRN-AT)

Drain Down Volume:	120 gals		
Simul-Wash™ Rate:	3 gpm/sf	38	gpm
Airwash Rate:	3 cfm/sf	38	cfm
Simul-Wash™ Time:	10 minutes		
Purge Time:	2 minutes		
Restratification Rate:	10 gpm/sf	126	gpm
Restratification Time:	3 minutes		
Filter to Waste Rate:	2.93650793650794 gpm/sft	37	gpm
Filter to Waste Estimated Time:	3 minutes		
Backwash Volume/Vessel*:	952 gals	*Excludes Filter-to-Waste.	
Backwash Volume Total*:	1,903 gals		
Water saved per vessel by using Simul-Wash™ (gal)*:	938 gals		
Total Water saved by using Simul-Wash™ (gal)*:	1,877 gals		

Notes:

Rick Mann

Senior Territory Manager

Mobile 612 289 0014 | r.mann@kurita-water.com

Kurita America Inc. | Tonka Water, a Kurita brand | www.kuritaamerica.com

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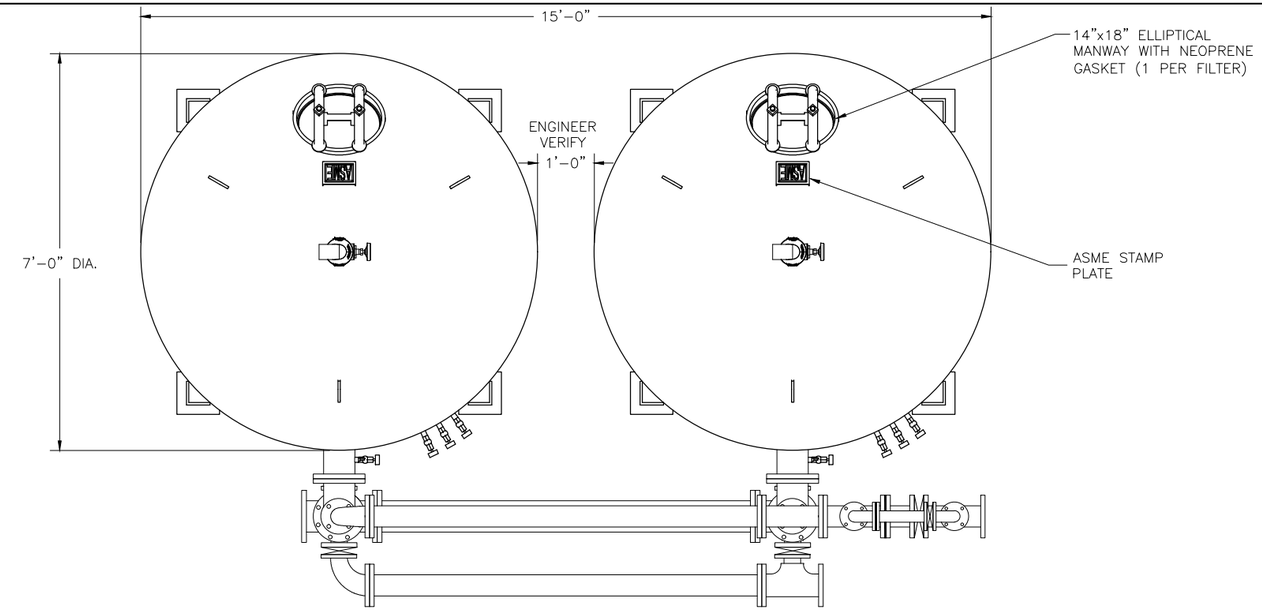
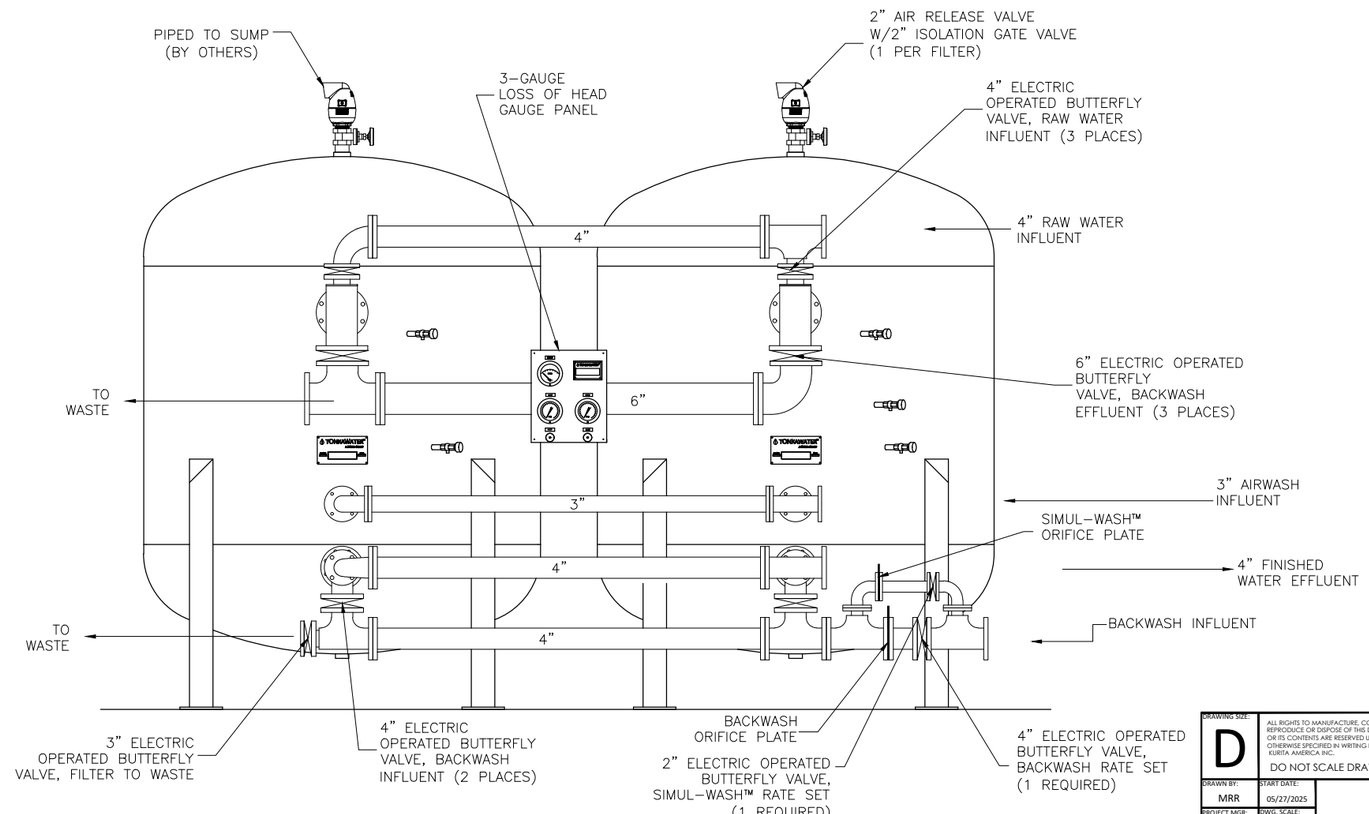


PLAN VIEW
SCALE: 3/4"=1'-0"



FRONT ELEVATION
SCALE: 3/4"=1'-0"

SPECIFICATIONS:

NUMBER OF FILTERS:
TWO (2)

FILTRATION AREA:
38.5 SQ. FT. PER FILTER

FILTRATION RATE:
84 GPM (1.1 GPM WITH ALL VESSELS IN SERVICE)
(2.2 GPM WITH ONE VESSEL OFF LINE)

SIMUL-WASH™ RATE:
WATER: 116 GPM (3 GPM/FT /CELL)
AIR: 116 CFM/CELL @ 5 PSI
(3 CFM/FT /CELL)

BACKWASH/RESTRATIFICATION RATE:
385 GPM (15 GPM/SQ. FT./CELL)
(APPROXIMATE – ACTUAL GPM TO BE DETERMINED IN FIELD DURING START-UP)

SUPPORT GRAVELS:
4" – 3/4" x 1/2" GRADED GRAVEL
4" – 1/2" x 1/4" GRADED GRAVEL
4" – 1/4" x 1/8" GRADED GRAVEL
3" – 0.8-1.2 mm TORPEDO SAND WITH UNIFORMITY COEFFICIENT LESS THAN 1.6

FILTER MEDIA:
18" – GREENSAND PLUS
12" – ANTHRACITE

PIPE:
CLASS 53 DUCTILE IRON AND SCHEDULE 80 PVC

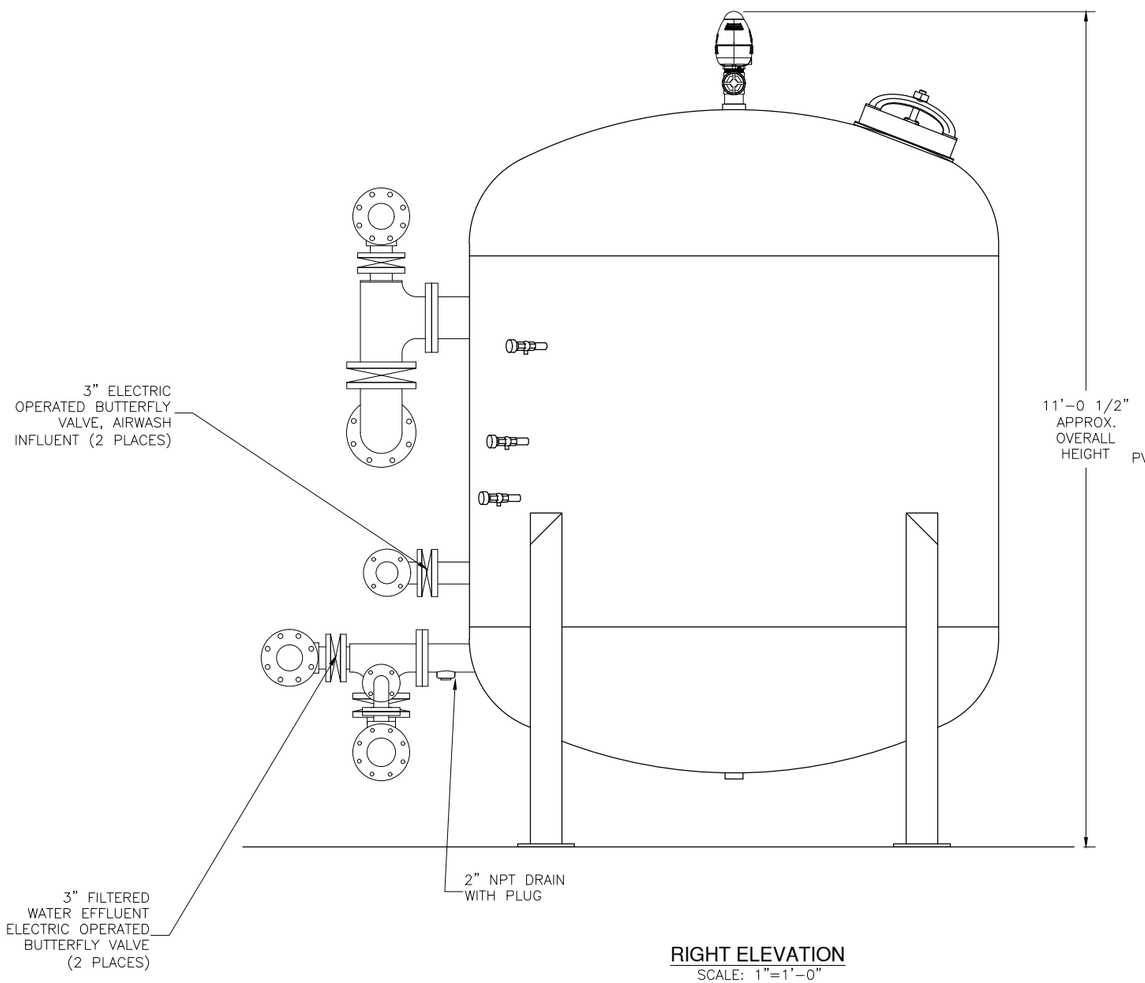
FLANGES:
150 LBS. SLIP ON FLANGE – BOLT HOLES ON SPLIT CENTERS

COUPLINGS:
300 LB. NPT

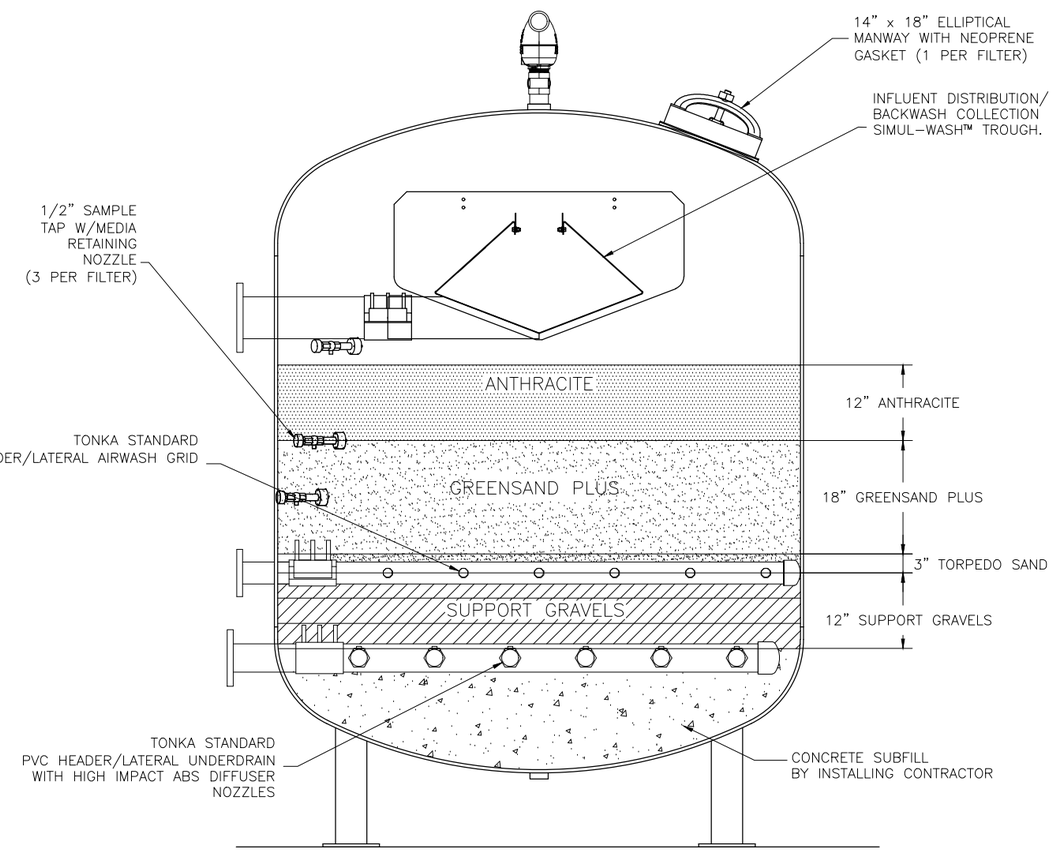
CONSTRUCTION:
7'-0" DIA.
WORKING PRESSURE – 100 PSI
HYDROSTATIC TEST PRESSURE – 130 PSI
ASME CODE, STAMPED

UNDERDRAIN DESIGN:
TONKA PVC HEADER/LATERAL UNDERDRAIN COLLECTION/BACKWASH WATER DISTRIBUTION SYSTEM WITH TONKA ABS DIFFUSER NOZZLES

DRAWING SIZE: D	ALL RIGHTS TO MANUFACTURE, COPY, REPRODUCE OR DISPOSE OF THIS DRAWING OR ITS CONTENTS ARE RESERVED UNLESS OTHERWISE SPECIFIED IN WRITING BY KURITA AMERICA INC. DO NOT SCALE DRAWING	TONKAWATER a Kurita brand	6600 94th Avenue North Minneapolis, MN 55445 www.kuritaamerica.com
DRAWN BY: MRR	START DATE: 05/27/2025	VERTACELL™ PRESSURE FILTER 7'-0" DIA. PROPOSAL DRAWING FLUVANNA (PLEASANT GROVE), VA	SHEET NUMBER: 1 OF 2 / REV: 0
PROJECT MGR: RPM	DWG. SCALE: AS NOTED		DRAWING NUMBER: 150486
APPR. BY:	APPR. DATE:		PROJECT NUMBER: 23868



RIGHT ELEVATION
SCALE: 1"=1'-0"



TYPICAL SECTION
SCALE: 1"=1'-0"

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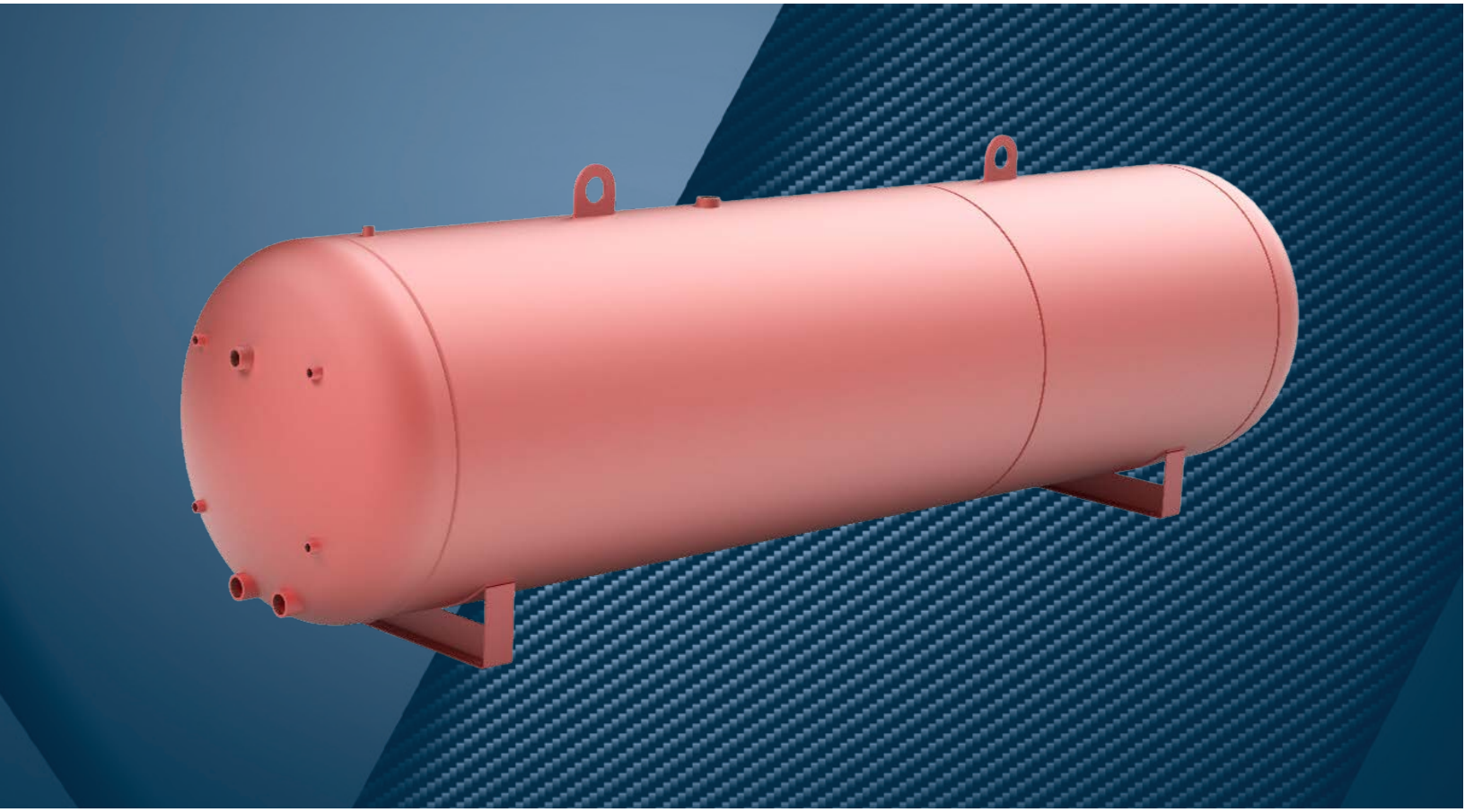
DRAWN BY: MRR	START DATE: 05/27/2025	VERTACELL™ PRESSURE FILTER 7'-0" DIA. PROPOSAL DRAWING FLUVANNA (PLEASANT GROVE), VA	SHEET NUMBER: 2 OF 2 / REV: 0
PROJECT MGR: RPM	DWG. SCALE: AS NOTED		DRAWING NUMBER: 150486
APPR. BY:	APPR. DATE:		PROJECT NUMBER: 23868

Storage Tanks

Hydro-Pneumatic Tanks

For Domestic Water Systems



RECO
Commercial Systems

a **nudyne** company

RECO
Commercial Systems

Hydro-Pneumatic **Tanks** for Domestic Water Systems

Storage to 30,000 Gallons

The RECO CS Hydro-Pneumatic Tanks

Reco CS hydro-pneumatic tanks are designed to store both water and compressed air. Without an internal bladder to separate the two, the compressed air is in direct contact with the stored water and acts to either absorb or exert pressure on the water.

Applications

Schools, Sports Centers, Commercial Laundry, Sub Divisions, Plant Sites, Trailer Parks, Camp Ground, Office Complexes, Truck Stops, Apartment Buildings, Fire Protection.

We are RECO Commercial Systems

The Water Heater and Pressure Vessel Experts

We are recognized as one of the country's leading suppliers of water heaters and pressure vessels for the commercial, institutional , industrial, pulp and paper, oil and gas, power generation and chemical industries.

In fact, it is hard to find an industry, market, or application today that doesn't rely on the quality, safety, and convenience that RECO Commercial Systems brings to their most critical services and processes.

RECO CS hydro-pneumatic tanks are used in well water systems, fire protection systems, or as buffer tanks in large pumping systems. They improve performance in three ways:

- **Pressurization** – maintains a minimum positive pressure throughout the system. This provides a rapid response to demands for water without having to continuously run the system pumps.
- **Pulsation Dampening** – dampens pressure fluctuations and any hydraulic shock (water hammer) caused by pump cycling or rapid valve closures. This helps extend the life of those components.
- **Safety** – serves as a back-up safety device, supplying water for critical needs during unplanned power outages.

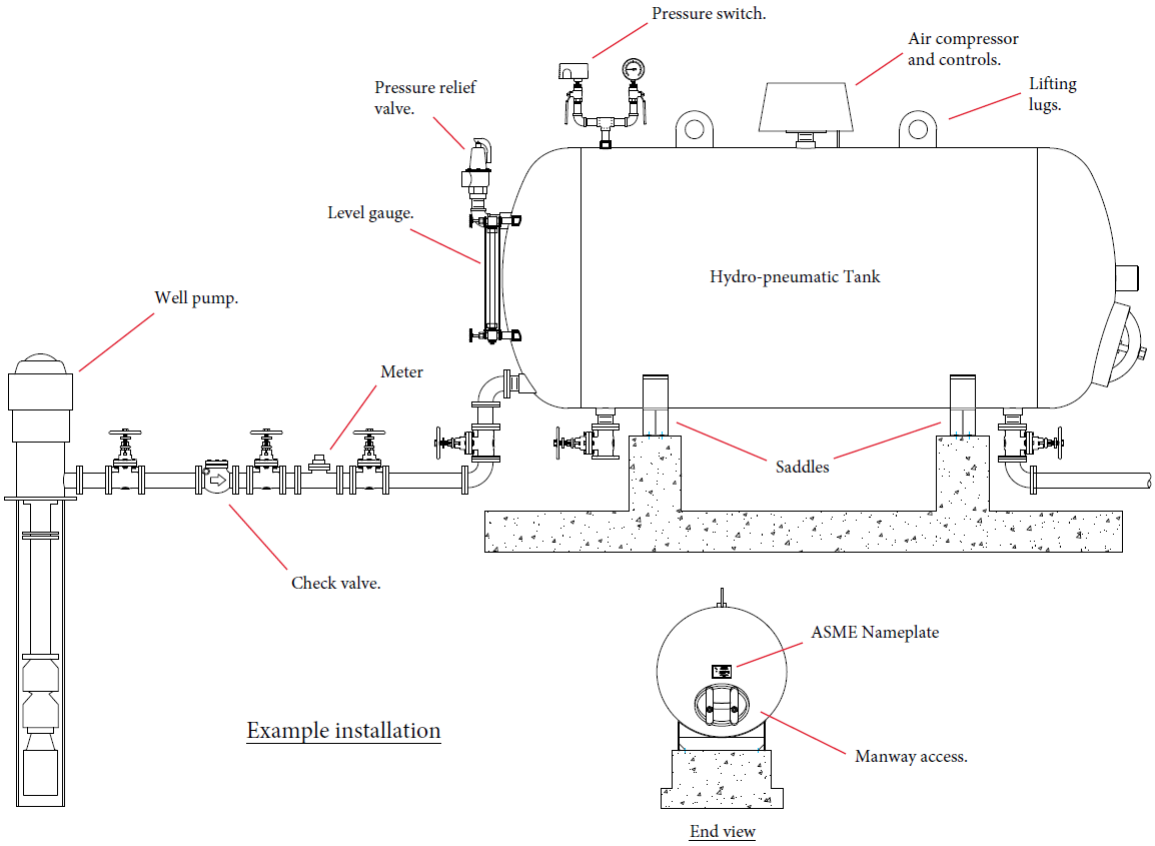
Typical Hydro-pneumatic Tank Installation

A hydro-pneumatic tank contains pressurized air and water. It does not have a bladder and air is in direct contact with the water. The compressed air acts as a cushion exerting or absorbing pressure. This type of tank serves three main functions:

1. Delivers water within a selected pressure range so the well pump is not continuously running.
2. Prevents a pump from starting up every time there is a minor call for water from the distribution system.
3. Minimizes pressure surges (water hammer).

Well pumps and booster pumps work with the tank to maintain a consistent pressure range in the system. The tank helps maintain the pumping-cycle rate required to avoid overheating the pump motor and premature motor failure.

Hydro-pneumatic tanks work best with an air cushion of ¼ to ½ the tank capacity. This cushion decreases as water absorbs air and the tank loses its ability to pressurize the system. To keep that from happening, there should be an automatic system to replenish the air volume.



RECO

RECO Commercial Systems Hydro-Pneumatic Tanks

Standard hydro-pneumatic tanks are available from stock and ready for immediate delivery in 1,000, 2,000, 3,000 and 5,000 gallon sizes.

KEY FEATURES	
Materials	Carbon steel vessel and connections are standard.
Specifications	Designed to ASME B & PV Code, Section VIII, Division I.
Ratings	Standard vessels are rated to 125 psig @ 250°F.
Connections	All standard connections are NPTF. Flanged connections are optional.
Interiors	Sandblasted per SSPC-SP 6, with a red oxide primer or (3) coat paint system applied to a 10 to 15 mils final dry film thickness.
Orientation	Horizontal or vertical.

All tanks include connections for a sight glass and separate relief valve, air inlet, vent, and drain. A 12" x 16" manway is included as standard. interiors are epoxy lined to prevent corrosion.

- Epoxy lining is NSF 61 certified.
- Vessels can be designed for higher pressure rating or with additional corrosion allowances.
- Custom sizes and connections are available.
- We are able to offer special exterior coatings and colors.
- Supports can be provided to suit specific seizmic requirements.
- Internal piping can be provided to optimize water circulation.

HPH 125 — 5000 — NS — PR — SC

Model
HPH - Horizontal
HPV - Vertical

Rating
100 - 100 psig
125 - 125 psig
150 - 150 psig
200 - 200 psig

Capacity
1000 - 1,000 gallons
2000 - 2,000 gallons
3000 - 3,000 gallons
5000 - 5,000 gallons

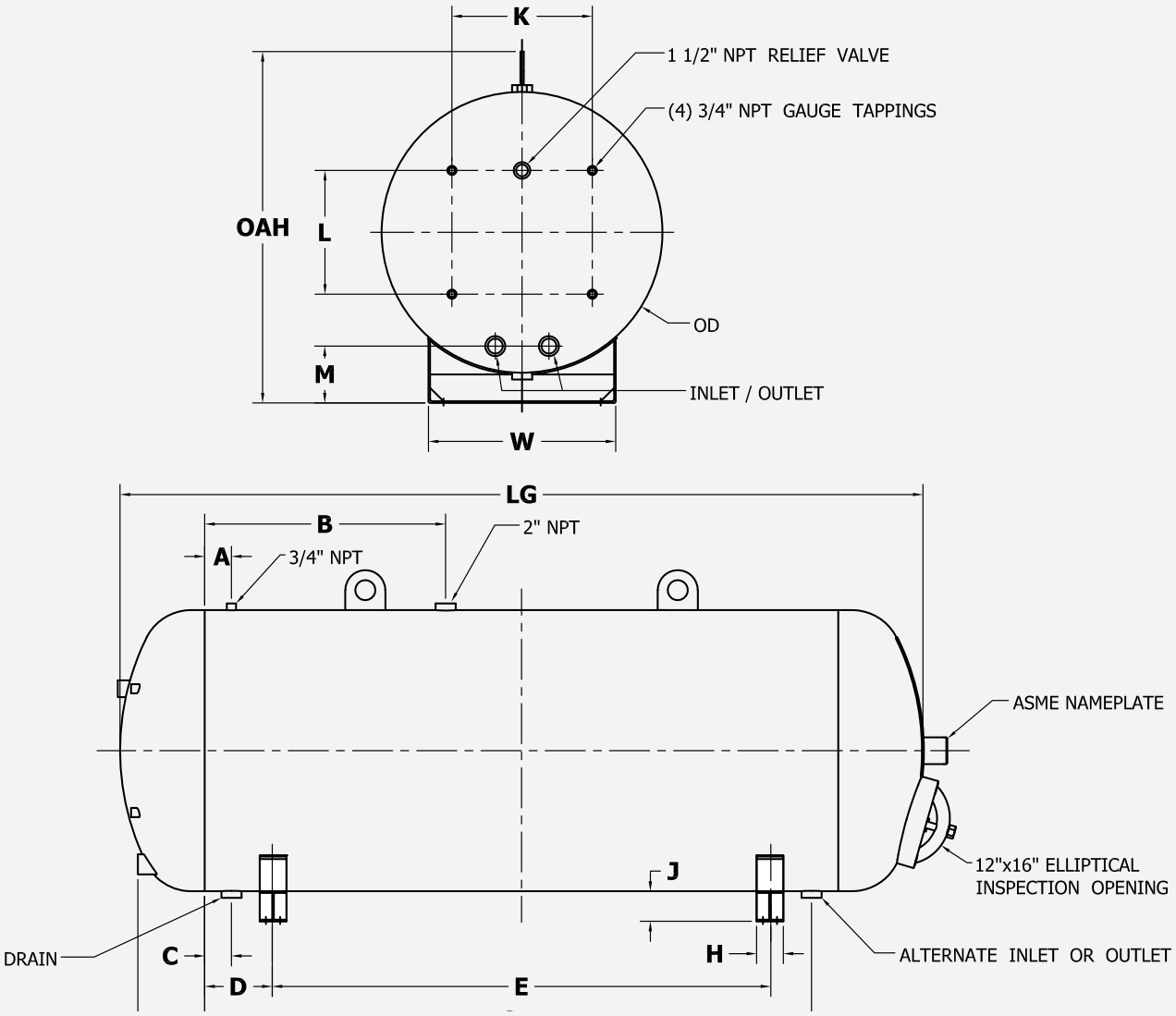
Supports
NS - No supports
SL - Saddles (loose)
SW - Saddles (welded)
LG - Legs (vertical)
RB - Ring Base (vertical)

Exterior coating
PR - Primer coat
ES - Epoxy (3 coat)
XX - Custom

Connections
SC - Standard
XX - Custom

RECO

Dimensions of standard tanks



Capacity (Gals.)	Water Inlet/ Outlet	A	B	C	D	E	F	G	H	J	K	L	M	W	OAH	OD	LG	Weight (lbs)
1,000	2" NPT	4	54	4	10.4	121.75	10	138.7	4	4.5	21	19.5	8.5	28	54	42	168	1,891
2,000	3" NPT	4	54	4	14.9	103.75	13.1	129.6	4	4.75	30	26.5	10.8	40	72	60	168	3,944
3,000	3" NPT	4	54	4	16.6	133.5	14.5	162.6	4	4.75	33	29	11.8	44	78	66	204	5,122
5,000	4" NPT	4	54	6	20.2	207.25	16.1	241.6	4	4.75	36	31.5	13.3	48	84	72	288	8,316

RECO

To learn more, contact us or any one of our North American sales representatives.

1839 Dunbar Road
Cayce, SC 29033

803.794.3360
sales@reco-cs.com
RECO-CS.com

INTERIOR
SANDBLAST PER SSPC-SP-10 (NEAR-WHITE BLAST CLEAN)
1ST COAT - TNEMEC POTA-POX N140F, 1255 BEIGE (4.0-5.0 MILS DFT)
2ND COAT - TNEMEC POTA-POX N140F, 00WH WHITE (4.0-5.0 MILS DFT)

EXTERIOR
SANDBLAST PER SSPC-SP-06 (COMMERCIAL BLAST CLEAN)
1ST COAT - ROSE TALBERT 9001 QD, RED OXIDE PRIMER (2.0-4.0 MILS DFT)

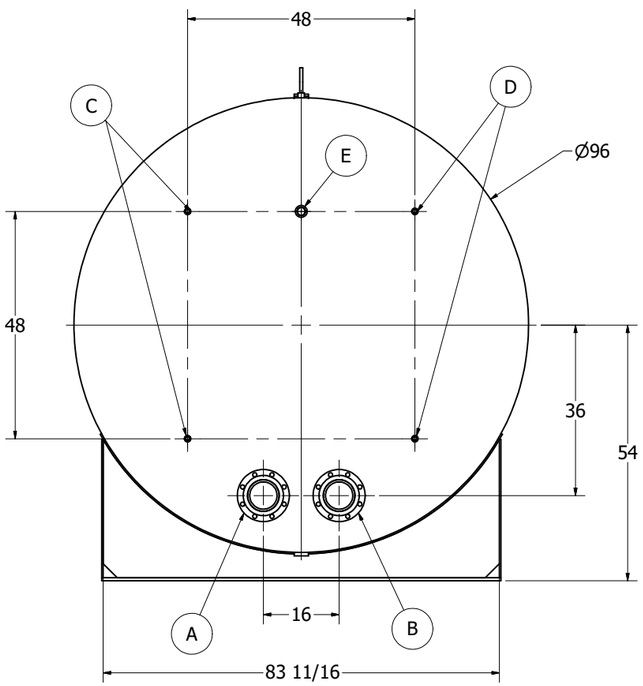
MATERIAL SPECIFICATION	
SHELL	SA-516-70
HEAD	SA-516-70
MANWAY	SA-675-70
COUPLINGS	SA-105
FLANGES	SA-105
NOZZLES	SA-53-B/SA-106-B
GASKETS	NEOPRENE
SUPPORTS	CARBON STEEL

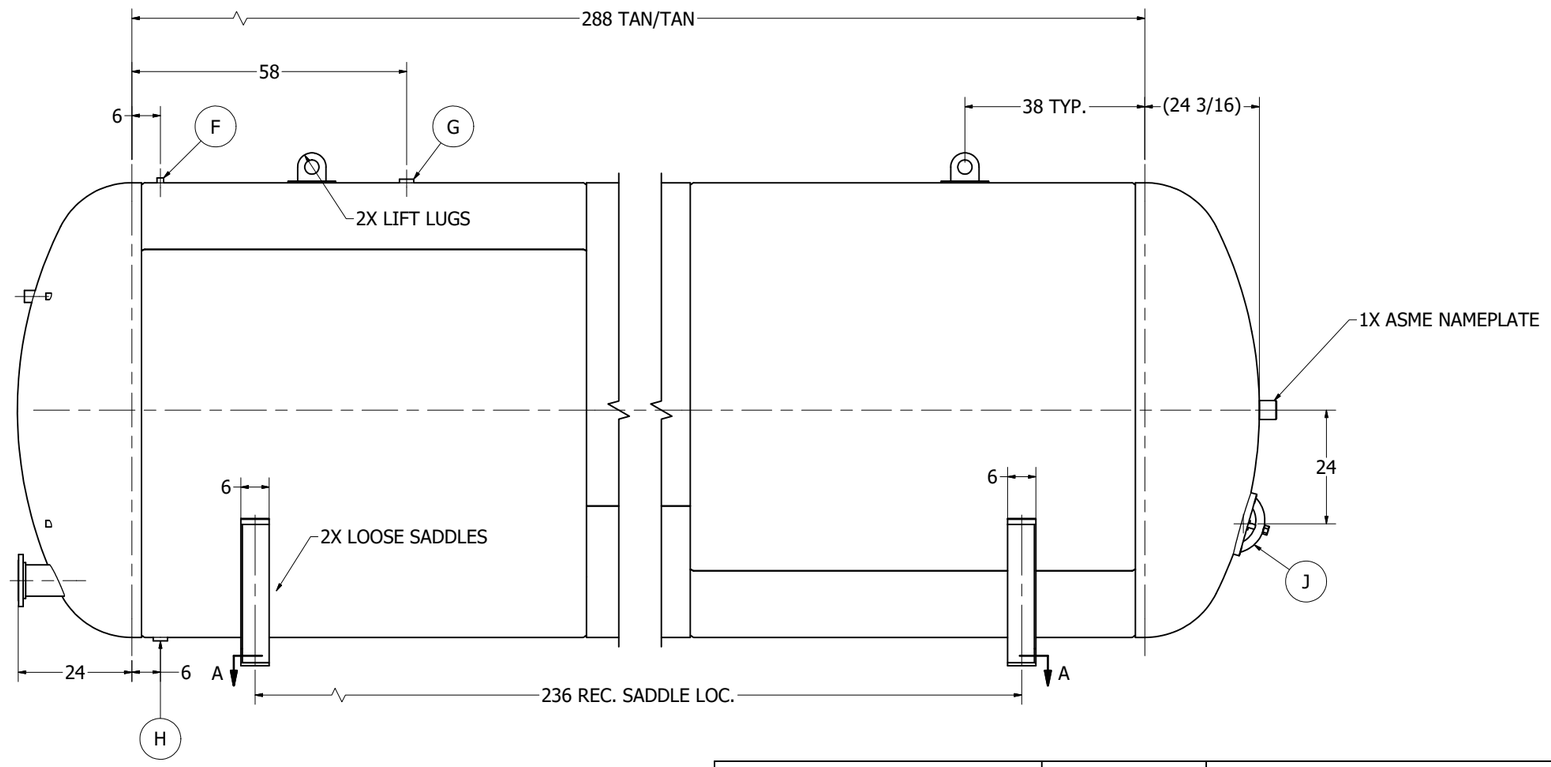
NOZZLE SCHEDULE

MARK	QTY	SIZE	NOZZLE SCHEDULE	RATING	FLANGE & FACING	SERVICE
A	1	6	SCH 80	150#	RFSO	INLET/OUTLET
B	1	6	SCH 80	150#	RFSO	INLET/OUTLET
C	2	0.75	---	3000#	FNPT	LEVEL
D	2	0.75	---	3000#	FNPT	GAGE
E	1	1.5	---	3000#	FNPT	RELIEF
F	1	0.75	---	3000#	FNPT	PRESSURE
G	1	2	---	3000#	FNPT	AIR
H	1	2	---	3000#	FNPT	DRAIN
J	1	12X16	0.75	300#	ELLIP.	MANWAY

DESIGN DATA	
DESIGN FAB & STAMP	ASME SECT. VIII, DIV1, 23 ED.
DESIGN PRESSURE	125 PSIG
DESIGN TEMPERATURE	250° F
CORROSION ALLOWANCE	NONE
RADIOGRAPHIC EXAM	SPOT
JOINT EFFICIENCY	SHELL 0.85; HEAD 1.00
TEST PRESSURE	163 PSIG
PWHT	N/A
MDMT	-20° F
EMPTY WEIGHT	12000 LBS
SHIPPING WEIGHT	12200 LBS
CAPACITY	10000 GAL
SEISMIC CODE	NONE SPECIFIED
WIND CODE	NONE SPECIFIED

NOTES:
1. BOLT HOLES STRADDLE NATURAL VESSEL CENTERLINES U.N.O.
2. MAX SLING ANGLE: 15°
3. ALL RE-PADS / WEAR PLATES / POISON PADS REQUIRE 1/4" TEST TAPS
4. SADDLES SHIP LOOSE





WELD PROCEDURES

- P1 ASA
- P1 FCAW-GS
- P1 TIG
- P8 ASA
- P8 FCAW-GS
- P8 TIG
- P1-P8 FCAW-GS
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X.XX +/- 0.015 ANGLES +/- 1/2°

APPLIES TO:

RECO Commercial Systems

HPH-125-10000-SL-PR-SC

QC CHECK BY	DATE	SHEET	TOTAL SHEETS
		1	3
JOB NUMBER	DRAWN BY	DATE	DRAWING NUMBER / REV
STANDARD	aarms	4/24/24	HPH-125-10000-SL-PR-SC 0
	CHECKED BY	APPROVED BY	

REV	DESCRIPTION	DATE	APPROVED
0	ISSUE FOR FABRICATION	4/24/2024	ARA

REVISION HISTORY

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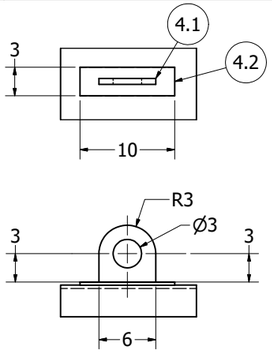
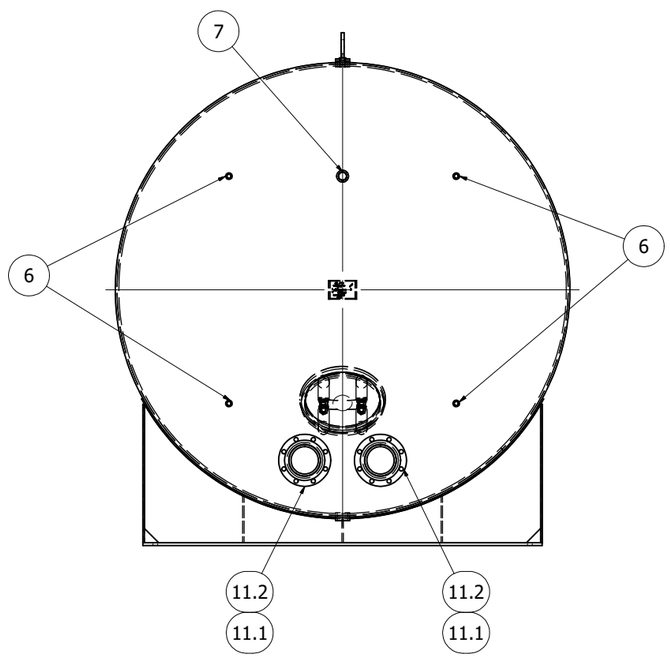
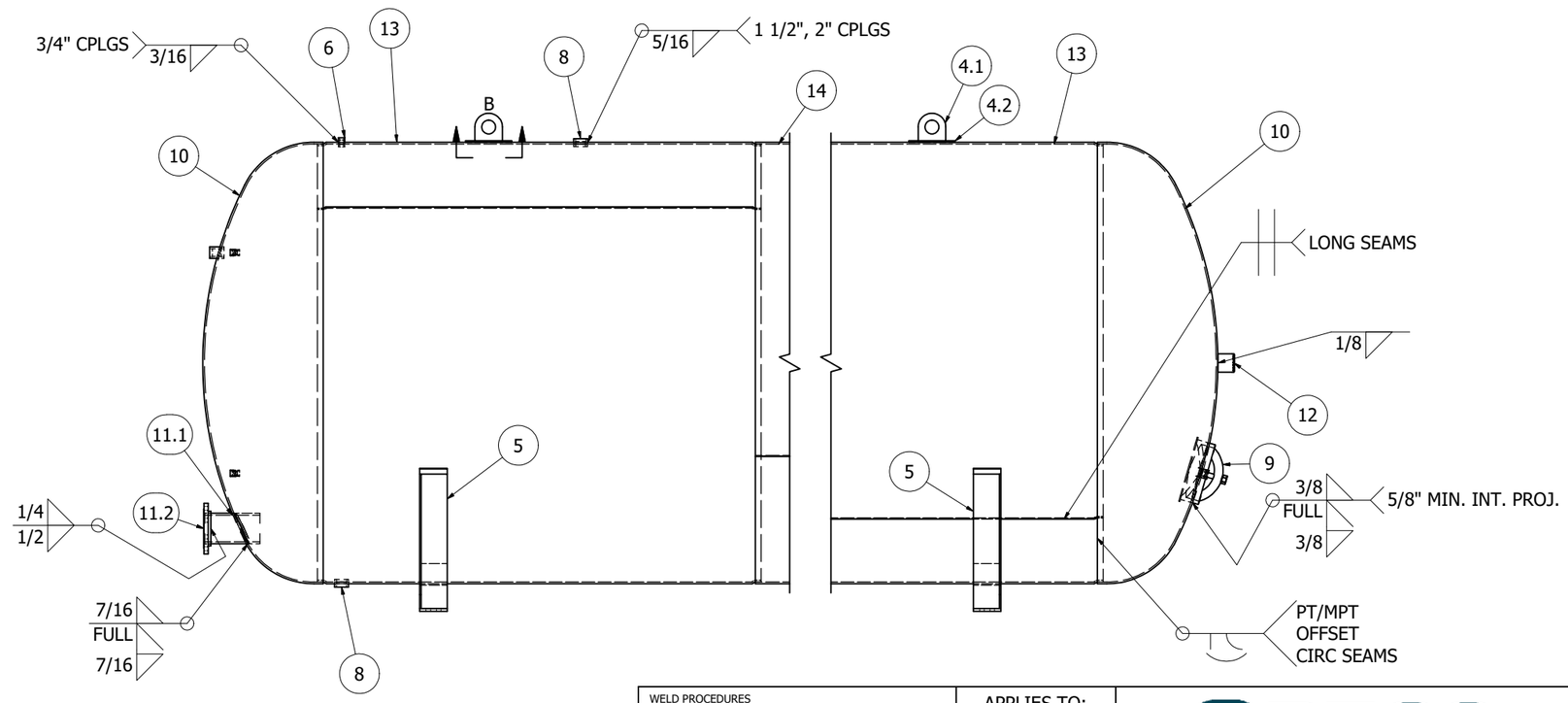


LIFT LUG
DETAIL B
SCALE 1 / 8

PARTS LIST

ITEM	ITEM QTY	QTY	PART NUMBER	DESCRIPTION	STOCK NUMBER
1	1	6 gal	10K.EXT	PAINT, ROSE TALBERT 9001 QD RED OXIDE METAL PRIMER, COLOR:	RED OXIDE PRIMER
2	1	6 gal	10K.INT1	PAINT, TNEMEC POTA-POX PLUS SERIES N140F 1255 BEIGE, COLOR:	TNEMEC-N140F - 1255 BEIGE
3	1	6 gal	10K.INT2	PAINT, TNEMEC POTA-POX PLUS SERIES N140F 00WH WHITE, COLOR:	TNEMEC-N140F - 00WH WHITE
4	2	2	10K_LL	10K HYDRO LIFT LUG WELDMENT	*
4.1	1	0.333 ft^2	10K.LIFT LUG	LIFTING LUG, PLATE - 0.625 X 8 X 6 - SA-516-70	PLATE-0.625-51670
4.2	1	0.21 ft^2	10K.PT-LLRP	PLATE - 0.3125 X 10 X 3.125 - SA-516 70	PLATE-0.3125-51670
5	2	2	10000GAL_SADDLE	10000 GAL HYDRO SADDLE	*
6	5	5	CF3-075-NPT-SA105	3/4" FULL 3000# C/S NPT COUPLING, ASME B16.11	CF3-075-NPT-A105
7	1	1	CF3-150-NPT-SA105	1 1/2" FULL 3000# C/S NPT COUPLING, ASME B16.11	CF3-150-NPT-A105
8	2	2	CH3-200-NPT-SA105	2" HALF 3000# C/S NPT COUPLING, ASME B16.11	CH3-200-NPT-A105
9	1	1	ELLIPMW-12X16X075X4-CS-NEOPRENE	12" X 16" X 3/4" X 4" Elliptical Manway, SA-675-70	ELLIPMW-12X16X075X4
10	2	2	HEAD-21EL-96-0.375-0.3125-SA-516-70-SF2	2:1 Elliptical Head, 96" O.D., 0.375" NOMINAL THK., 0.3125" MIN. THK. SA-516-70	96" HEAD
11	2	2	HPH125-10K-RFSO-150-6-SCH 80-11.75	6 SCH 80 Raised Face Slip-on Nozzle	*
11.2	1	1	RFSO-6-150-SA105	6" 150# ASME B16.5 RFSO FLANGE	RFSO-6-150-SA105
11.1	1	1.00 ft	PIPE-6-SCH 80-12-SA-106-B	6" SCH 80 Pipe, 12" LG., SA-106-B	PIPE-6-SCH 80-SA 106B
12	1	1	NAMEPLATE-ASME-BRKT	Standard ASME Nameplate and Bracket, SA-240 304/304L	NAMEPLATE.ASSEMBLY
13	2	403 ft^2	PLATE-0.375-96.5-300.375-OFFSET-OFFSET	ROLLED PLATE, 96" OD X 94" SEAM/SEAM, 0.375" THK. SA-516-70	PLATE-0.375-51670
14	1	200 ft^2	PLATE-0.375-96-300.375-NONE-NONE	ROLLED PLATE, 96" OD X 96" SEAM/SEAM, 0.375" THK. SA-516-70	PLATE-0.375-51670





WELD PROCEDURES

- P1 ASA
- P1 FCAW-GS
- P1 TIG
- P8 ASA
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APPLIES TO:

RECO Commercial Systems

HPH-125-10000-SL-PR-SC

QC CHECK BY	DATE	SHEET	TOTAL SHEETS	
		2	3	
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STANDARD	aarms	4/24/24	HPH-125-10000-SL-PR-SC	0
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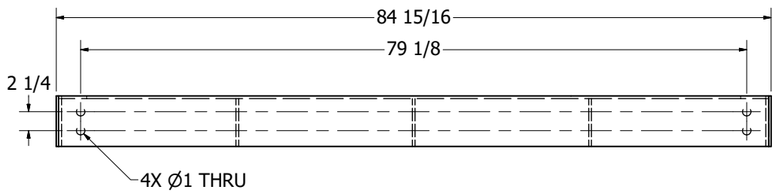
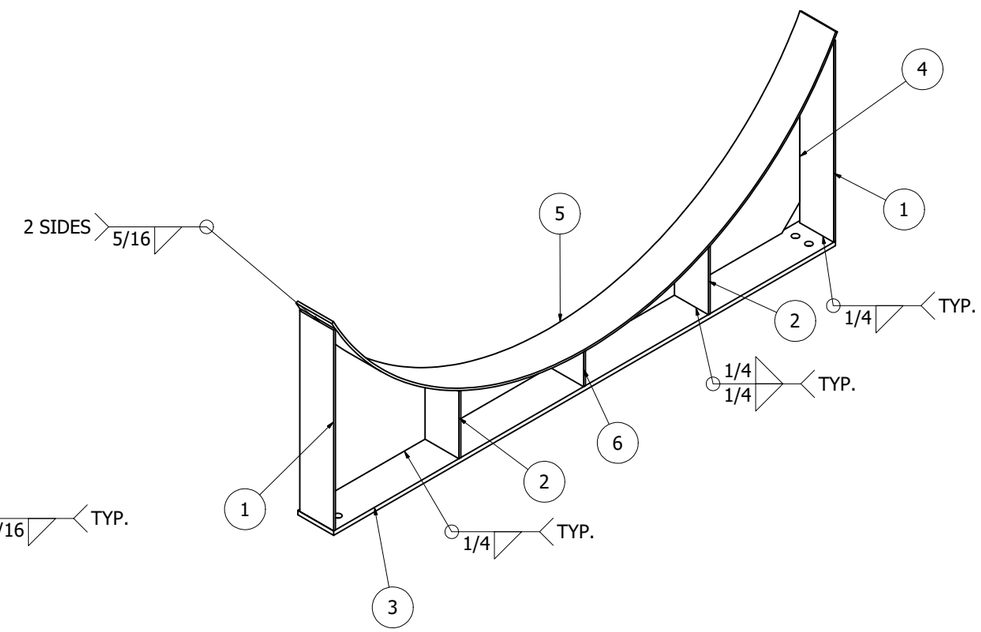
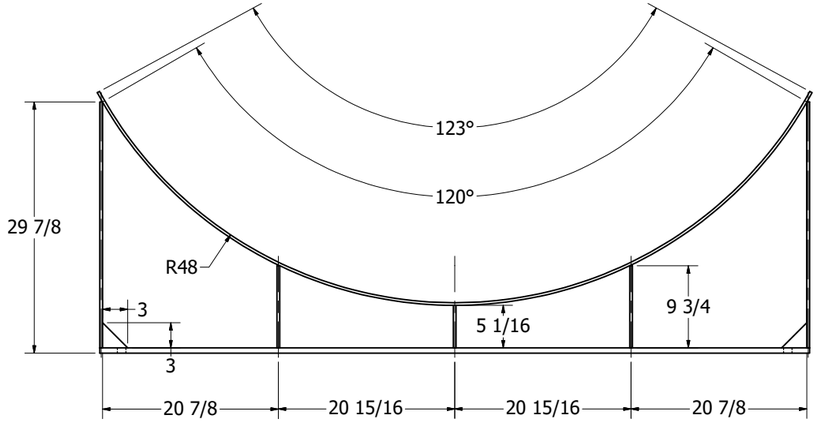
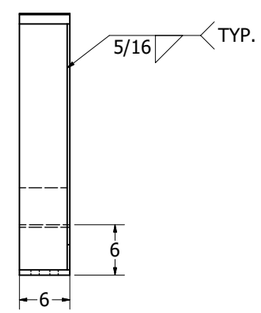
PARTS LIST

ITEM	ITEM QTY	QTY	PART NUMBER	DESCRIPTION	STOCK NUMBER
1	2	2.31 ft^2	10K.PT-ORIB	PLATE - 0.3125 X 5.75 X 29.25 - SA-516 70	PLATE-0.3125-51670
2	2	0.76 ft^2	10K.PT-MRIB	PLATE - 0.3125 X 5.75 X 9.875 - SA-516 70	PLATE-0.3125-51670
3	1	3.51 ft^2	10K.PT-BASEPLATE	PLATE - 0.625 X 84.375 X 6 - SA-516 70	PLATE-0.625-51670
4	1	17.11 ft^2	10K.PT-WEB PLATE	PLATE - 0.3125 X 29.25 X 83.75 - SA-516 70	PLATE-0.3125-51670
5	1	4.31 ft^2	10K.PT-WEAR PLATE	PLATE - 0.3125 X 103.375 X 6 - SA-516 70	PLATE-0.3125-51670
6	1	0.20 ft^2	10K.PT-CRIB	PLATE - 0.3125 X 5.125 X 5.75 - SA-516 70	PLATE-0.3125-51670









WELD PROCEDURES

- P1 ASA
- P1 FCAW-GS
- P1 TIG
- P8 ASA
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RECO Commercial Systems

HPH-125-10000-SL-PR-SC

QC CHECK BY	DATE	SHEET	TOTAL SHEETS
		3	3
JOB NUMBER	DRAWN BY	DATE	DRAWING NUMBER / REV
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Well Pump

WEBTROL

There when you need us most

WS SERIES 4” SUBMERSIBLE PUMPS

All Stainless Steel Water Well Pumps

WS Series

The all stainless steel WS Series 4” pumps are designed to provide you with reliable solutions for the most demanding residential, commercial, and municipal applications.

The quality and performance you expect, along with industry best lead times and personalized service, only from Webtrol!

Features and Benefits

- All 304 stainless steel components
- Stamped and welded discharge head
- Top diffuser includes built-in, jam free stainless steel check valve
- Buna-N rubber bearings in each diffuser stage
- Enclosed strainer to stop debris from entering pump
- Standard NEMA motor mount

C US
Drinking Water
NSF/ANSI 61
NSF/ANSI 372

Performance

HP Range: .5 - 10 HP, 60Hz.

Capacities to 75 GPM

Heads to 1,200’

Typical Services

- Residential
- Commercial
- Agricultural
- Municipal

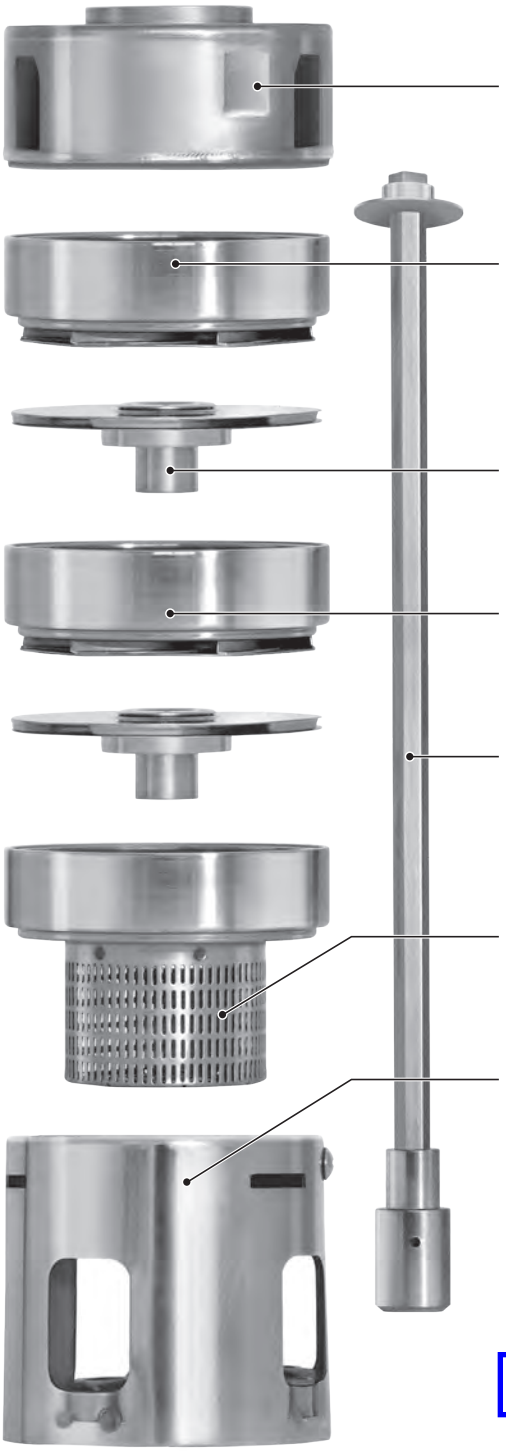
WEBTROL

There when you need us most

WS Series

4” SUBMERSIBLE PUMPS

Construction and Design Features



Discharge Head: Precision stamped and welded 304 stainless steel discharge head* provides a smooth flow transition with a minimum amount of restriction.

Top Diffuser: Top diffuser is made entirely out of 304 stainless steel and includes a built in, jam free, stainless steel check valve to prevent back flow of water.

Check Valve

Impeller: A 304 stainless steel impeller, precision made to ensure optimal performance and offers superior resistance to abrasion.

Diffuser: Each diffuser is crafted out of 304 stainless steel with a Buna-N rubber bearing in each stage.

Pump Shaft: The pump shaft is constructed from heavy duty, cold drawn, 304 stainless steel. Each shaft is produced to the highest standards for straightness and cut to precise lengths.

Strainer: Every pump has a 304 stainless steel strainer to stop debris from entering the pump.

Motor Bracket: The motor bracket is made entirely of 304 stainless and allows mounting on a standard 4” NEMA motor.

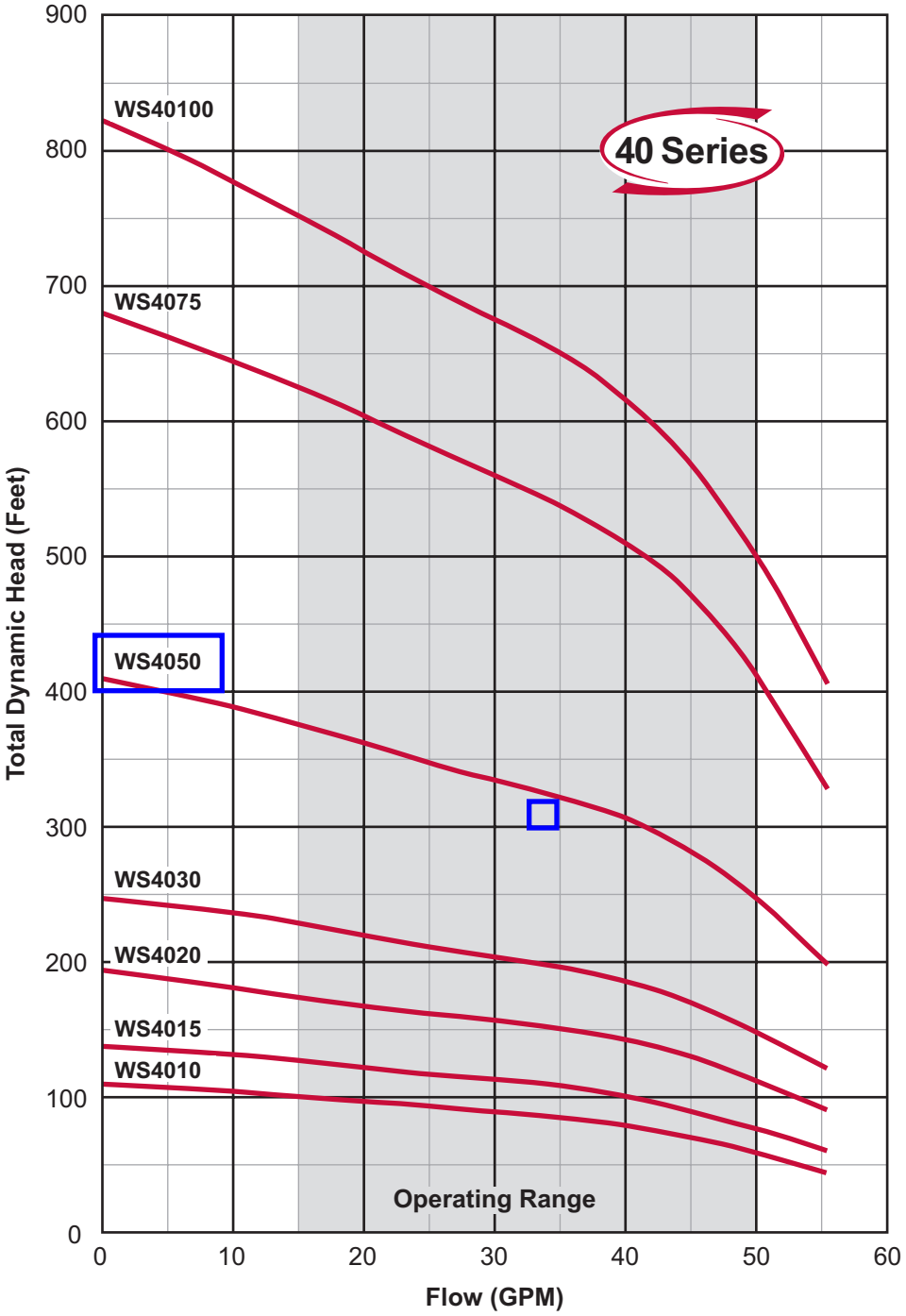
Series	*Discharge
WS05 - WS18	1-1/4” NPT
WS25	1-1/2” NPT
WS40 - WS75	2” NPT

WEBTROL

There when you need us most

4" SUBMERSIBLE CURVES

WS Series



MODEL NO.: **WS40752C3**

Series/Nominal Rated Flow (GPM)

Horsepower
Divide by 10 for Rated Motor Horsepower
(Example 75 ÷ 10 = 7.5 or 7.5HP)

Voltage
1 = 115V 8 = 200V 2 = 230V 4 = 460V 5 = 575V

Wire/Control
Blank = 2 wire C = Optional Control

Phase (PH)
Blank = 1PH 3 = 3PH

PEI_{CL}: 0.99 **Impeller Dia.:** 2.92 (in.)

Note:
These curves are based on factory tests when pumping clear, fresh, non-aerated water at a temperature not exceeding 85°F.
Due to production tolerances, these curves can vary plus or minus five percent.

Booster Pump

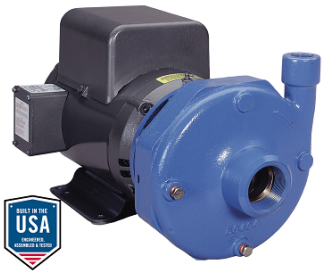
xylem
Let's Solve Water

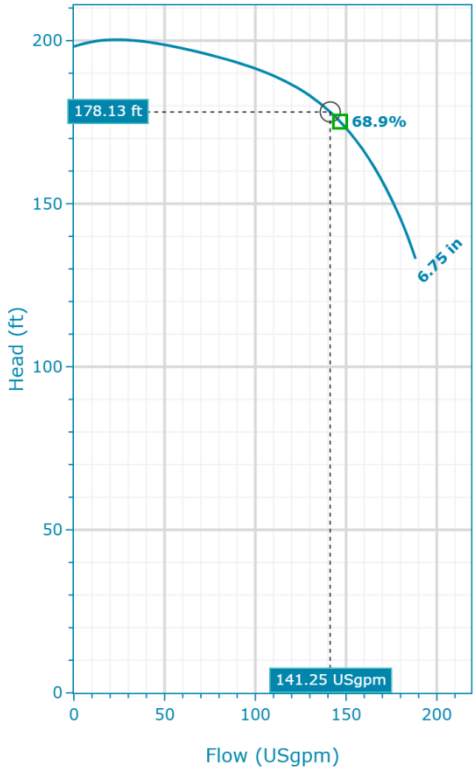
5BF1M9C0

xylem
Let's Solve Water

GOULDS WATER TECHNOLOGY
a xylem brand

5BF1M9C0 | Configuration Summary





Performance according to ISO 9906:2012

The 3656 and 3756 S Group pumps from Goulds Water Technology have been designed with technical benefits to meet the needs of users in a variety of water supply, recirculation, and cooling applications.

PUMP

Pump Size 1 1/2 x 2 - 8	Max Allowable Working Pressure 175 psi
Installation Close Coupled	

MATERIALS

Construction
BF (Bronze Fitted)

SEAL

Seal Design Mechanical Seal	Rotating Face Carbon
Type of Seal Type 21	Stationary Face Ceramic
	Elastomers BUNA-N
	Metal Components 316 SS

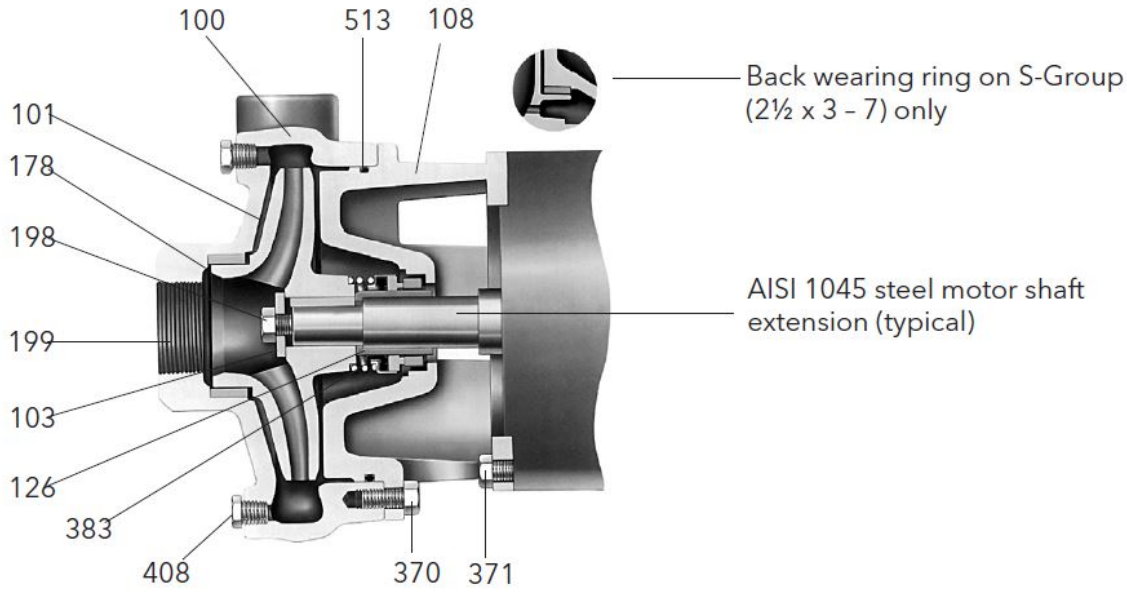
STANDARD OPTIONS

Casing Rotation 12 o'clock	Connection Threaded

MOTOR

Frequency (Hz) 60	Power 15 hp
Poles 2	Phase (~) 3
Enclosure TEPE	Voltage 230/460 V
Frame Size 215JM	Sizing Method Max Shaft Power Across Curve
	Service Factor 1.15
	Allow Service Factor Usage No
	Upsize No

5BF1M9C0 | Product Details



Construction Materials

Casing (100)
Cast Iron ASTM A48 CL20

Impeller (101)
Silicon Bronze ASTM B584, C87500

Casing wear ring (103)
Bizmuth Brass

Adapter (108)
Cast Iron ASTM A48 CL30

Shaft sleeve (126)
AISI 316 Stainless Steel

Impeller bolt (198)
AISI 316 Stainless Steel

Impeller washer (199)
AISI 316 Stainless Steel

Impeller Key (178)
Carbon Steel

Hex head cap screw (adapter to case) (370)
Steel SAE 1200 Grade 5

Hex head cap screw (adapter to motor) (371)
Steel SAE 1200 Grade 5

Mechanical seal (383)
See Mechanical Section

Pipe plug 1/4" or 3/8" (408)
Steel

O-ring (513)
BUNA-N

Motor

Enclosure
TEPE

Speed
3,600 rpm

Rated Power
15 hp

Rated Voltage
230/460 V

Frame Size
215JM

Phase
3

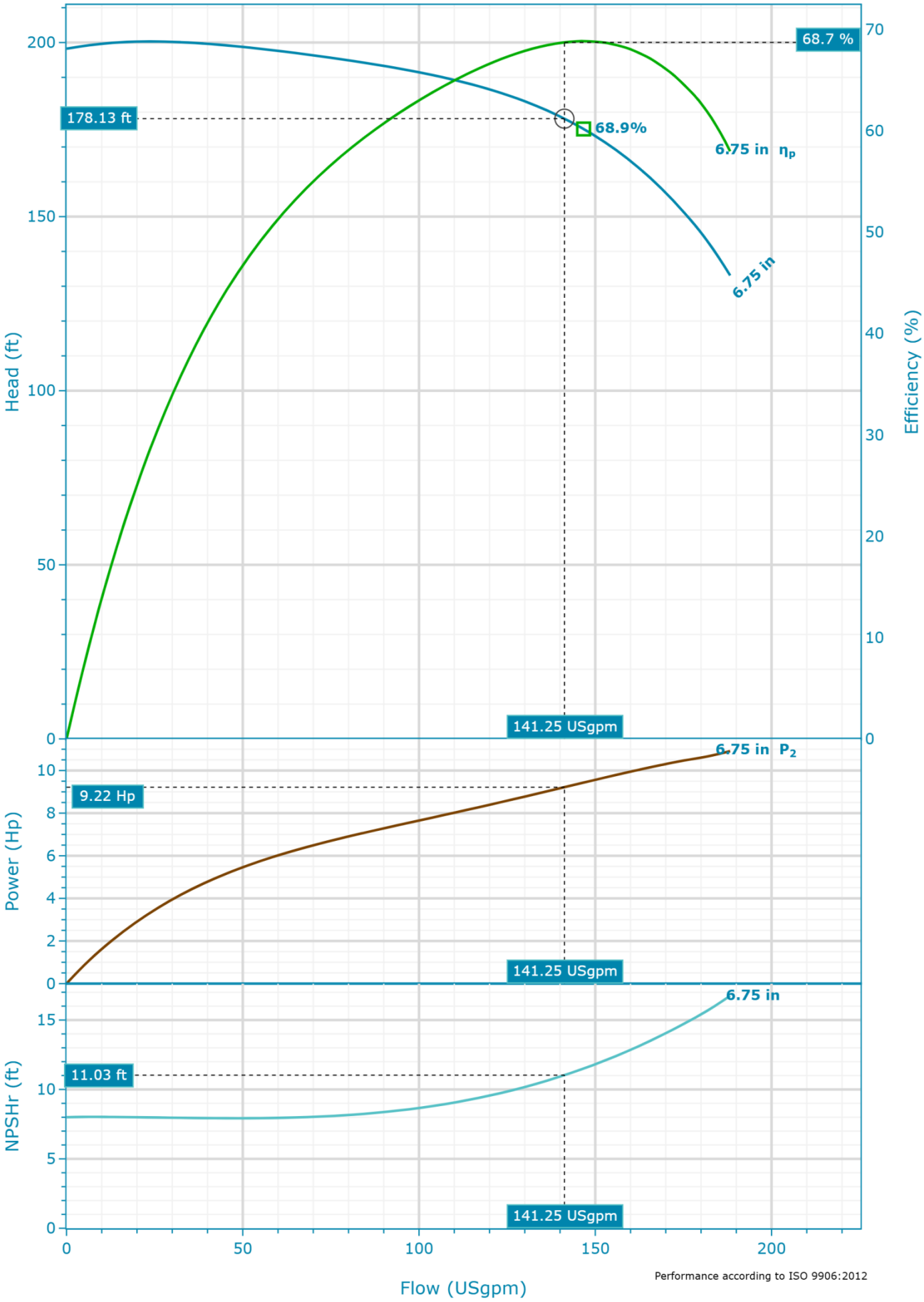
FLA
34/17

SLA
39.2/19.6

xylem
Let's Solve Water

GOULDS WATER TECHNOLOGY a xylem brand

5BF1M9C0 | Hydraulic Data & Performance Curve



Performance according to ISO 9906:2012

Project:	Created By:	Last Update:
5BF1M9C0	Christian Workman	-

Selection

Series 3656/3756 S Group	Total Flow 140.00 USgpm
Name 5BF 3500rpm	Total Head 175.00 ft
Stages 1	Pump Flow 140.00 USgpm
Frequency 60 Hz	Pump Head 175.00 ft
Impeller Diameters 1x 6.75"	Acceptance Grade Manufacturer's Standard
Max Impeller Diameter (ref) 8.062 in	System Type Single Pump
Min Impeller Diameter (ref) 5.75 in	Operating Pumps 1
	Standby Pumps No Standby Pump

Fluid

Fluid Type Water	Density 62.428 lb/ft³
Fluid Temperature 39.2 °F	Dynamic Viscosity 1.567212 cP
Specific Gravity 1	Fluid Vapor Pressure 0.118 psi

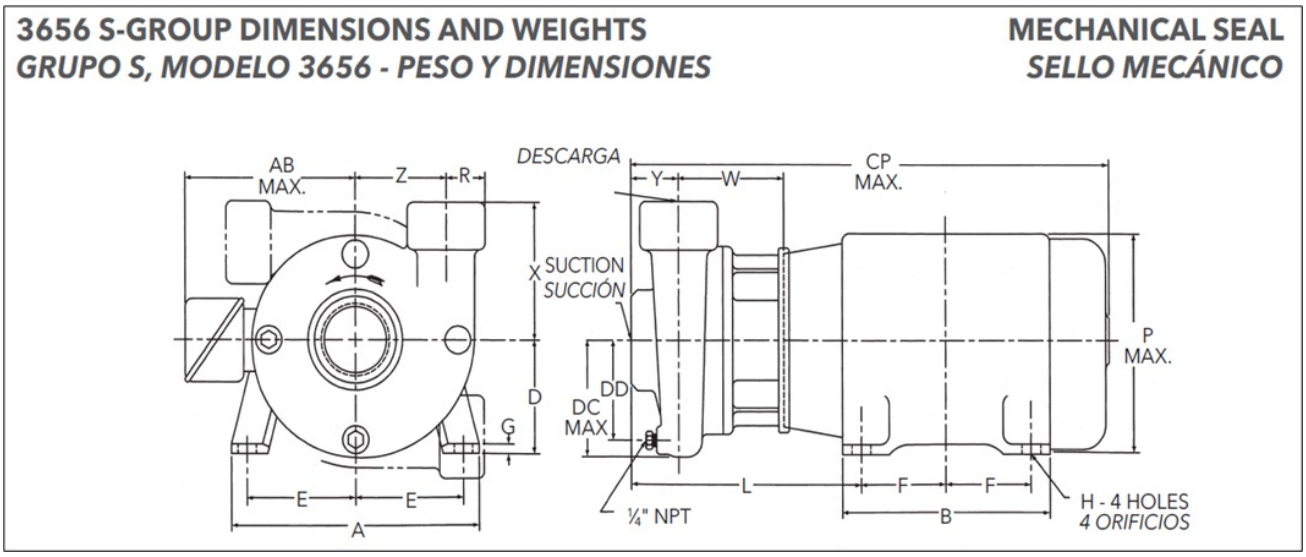
Design Point

Flow 141.25 USgpm	NPSHR 11.03 ft
Head 178.13 ft	Flow To BEP Ratio 96.3 %
Pump Efficiency (ηp) 68.75 %	
Shaft power (P2) 9.22 Hp	
NPSHR 11.03 ft	

Design Curve

Rated Speed 3,500 RPM	BEP Flow 146.68 USgpm
Max Flow 188.26 USgpm	BEP Head 175.17 ft
H@QMin 198.22 ft	Max Operating Pressure 86.71 psi
H@QMax 133.1 ft	Max P2 10.91 Hp
BEP 68.9 %	

5BF1M9C0 | Dimensional Data & Drawing



Dimensions

Suction 2 in	Y 2.625 in	Z 4.25 in	P Max. 11.25 in
Discharge 1.5 in	M 11.375 in	DD 4.625 in	A 9.75 in
W 4.25 in	CP 29.125 in	DC Max. 5.375 in	AB 9.625 in
X 5 in	R 1.25 in	Max Weight 54 lb	B 9.57 in
D (Motor) 5.25 in	H 0.44 in		
E 4.25 in	Weight (Motor) 179 lb		
F 3.5 in			
G 0.63 in			

Company	Tencarva Machinery
Contact	Christian Workman
Phone No.	8044023530
Email	cworkman@tencarva.com

xylem
Let's Solve Water

Filter Backwash Pump Station Pumps

Contact	Rachel Wilson, PE	**Date**	June 3, 2025
Company		**Quote Number**	
Project	Fluvanna Pleasant Grove Pump Selection		Filter Backwash PS
Engineer	Dewberry	**Quote firm for**	Call to Confirm
Salesman	*Christian Workman*	**Attachments**	Terms & Conditions

Item	Qty	Unit Price	Manufacturer and Description	Extended Price
1	2		**Razor XZSGV, Phase: 3, Voltage: 208-240, Impeller Trim: 4.50, Seal: Silcar/Silcar/Buna-N, Movable Fitting: Break Away Fitting 1220, Cord Length: 30, Temperature Sensor: Inline Thermal Sensor, Moisture Sensors: Yes, 5 Year Warranty: Yes, Performance Test Standard, Head 50, Flow 33, Approval Standard, one day onsite start up.** **Duplex Intrinsically Safe NEMA 4X float control panel**	
2	1		**Additional onsite start up**	**$1,800 / day**
State and Local Tax Excluded				$38,403.66

TENCARVA will do no construction or unloading.

Delivery Terms:	**FOB Factory Freight Allowed,**		
Credit Terms:	Net 30 Days from Date of Invoices, No Retainages Allowed, 1-1/2% monthly on unpaid balance.		
Notes:	**Guide Rails, Spare parts, spare pump, wet well, anchor bolts, external piping, telemetry, generator, trash basket, or anything not specifically mentioned above is not included.** **Due to the volatility of the supply chain, lead times are subject to change.**		
Quote Accepted By:		**Quote Submitted By:**	*Christian Workman*
Date Quote Accepted:		**Date Quote Submitted:**	June 3, 2025

TERMS AND CONDITIONS

Project	Customer	TMC Job#

1. **TERMS:** The terms of payment for equipment, subject to credit approval, of this proposal are strictly **Net 30 days** from date of shipment. **No Retainageis allowed**. Failure to comply with these terms will result in suspension of further goods or services which may be due on this order. Interest in the amount of1.5% per month will be added to all invoices not paid within 30 days from the date of the invoice and will continue to apply after any Court Judgement obtained against the customer. If the customer's offer is not received during the period stated in the QUOTATION, the seller reserves the right to void
the QUOTATION. In the event seller retains an attorney to enforce it's rights, customer agrees to pay reasonable attorney's fees, plus other fees and expenses related thereto.

SPECIFICATIONS AND GENERAL CONDITIONS: The equipment will comply with any specifications listed in the Purchase Order. Any project general conditions or specifications are specifically not included in these terms and conditions.

2. **CHANGES:** Complete submittal data (including installation instructions) on all equipment will be provided for engineering approval, showing general arrangement and approximate dimensions. Any change in layouts or design required by the customer after engineering approval and release to manufacturer for production will be made at Customer's expense and will require a written Change Order.

3. **DELIVERY:** Unless otherwise specified, delivery times quoted are figured from the date of receipt of complete technical data and approved drawings. Statements as to expected shipping dates from the factory represent our best judgement based on information supplied to us. The Seller will notbe held liable for damages, either direct or indirect, consequential, incidental, special, or liquidated, arising from delay in shipment or delivery. Any loss, damage or delay caused by fire, flood, weather, or other acts of the elements, breakdowns, lockouts, strikes or labor disputes, the failure of suppliers to meet their contractual obligations or any other cause beyond the reasonable control of the Seller, are hereby waived, as are all claims for loss or damage due to delay. It is agreed and understood that the Equipment will be billed on the date the equipment is ready for shipment and payment will be due thirty
(30) days from that date
(subject to credit approval). Storage charges will begin to accrue 30 days from the invoice date, and become first due sixty (60) days after the invoice date. Storage charges shall continue to accrue until delivery.

4. **SHIPMENT:** Shipment terms are F.O.B. place of manufacture with freight allowed to the job site. The buyer will have the responsibility for unloading the equipment from the carrier and for storing the same prior to installation. The Customer will store and install the equipment after delivery and shall bear full responsibility for the equipment during this period. Risk of damage and loss, as well as title, shall pass to Customer after delivery to thecarrier.

5. **START-UP::** The Seller will provide the number of days start-up services as stated in the quotation. Additional time for start-up services above the quoted number of days (other than warranty work) will be on a per diem basis and will require a written Purchase Order. The Seller requires 14 days noticeto assure being on the job site for start-up at a specific time.

6. **WARRANTY:** All equipment is warranted by the manufacturer, Tencarva Machinery Company makes no additional warranties. The warranty covers defects in materials and workmanship only, and does not cover items consumed in normal operation or maintenance**. SELLER MAKES NO OTHER WARRANTIES, EXPRESS OR IMPLIED, AS TO ANY MATTER WHATSOEVER, INCLUDING WITHOUT LIMITATION, THE CONDITION OF THE EQUIPMENT, IT'S MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE. SELLER SHALL NOTBE LIABLE FOR ANY DAMAGES BY REASON OF FAILURE OF THE EQUIPMENT TO OPERATE OR OF FAULTY OPERATION OF THE EQUIPMENT. SELLER SHALL NOT BE HELD RESPONSIBLE FOR ANY DIRECT, INCIDENTAL, LIQUIDATED OR CONSEQUENTAIL DAMAGES, OR LOSSES RESULTING FROM THE INSTALLATION, OPERATION OR USE OF THE
EQUIPMENT.** Seller's liability for breach of warranty hereunder is limited solely and exclusively to THE repair or replacement of the equipment, in Seller's sole discretion. This shall constitute Customer's sole and exclusive remedy for any breach by Seller of it's warranty. In any event, no claim of any kind, whether as to the Equipment delivered of later delivery or non-delivery, shall be greater than the amount of the purchase price of the Equipment.

1. **OFFER AND ACCEPTANCE:** This proposal is an invitation to deal and is not intended by the Seller as an offer to sell. The buyer may offer to buy the equipment by executing the offer to purchase below which may be accepted by the Seller. The Seller reserves any and all rights and remedies provided for by law, specifically including all lien and bond rights. Orders may be cancelled only with Seller's written consent and on terms which will indemnify Seller against loss. The general conditions and specifications and other condition of Seller's Terms and Conditions shall control where there is any inconsistency between terms and conditions contained in the Seller's Terms and Conditions and any terms, conditions or provisions of Buyer's Contactdocuments. The Seller is not responsible for and does not agree to any liquidated damage or penalty provisions. These terms and conditions will supersedeall other terms and conditions pertaining to this proposal.

OFFER TO PURCHASE: Buyer hereby offers to purchase the equipment goods and services described herein in accordance with the terms and condition set fourth above.	**ACCEPTANCE:** Seller hereby accepts Buyer's offer to purchase.
BY:	BY:
DATE	DATE:

Company: Dewberry
Name: Pleasant Grove PS
Date: 05/08/2025

Filter Backwash PS- Option 1

BARNES®

Pump:

Size:	XZSGV	Dimensions:	
Type:	Grinder XP - 3C	Suction:	---
Synch Speed:	3600 rpm	Discharge:	1.25 in
Dia:	4.5 in		
Curve:	---		

Fluid:

Name:	Water		
SG:	1	Vapor Pressure:	0.256 psi a
Density:	62.4 lb/ft³	Atm Pressure:	14.7 psi a
Viscosity:	1.1 cP		
Temperature:	60 °F	Margin Ratio:	1

Pump Limits:

Temperature:	104 °F	Sphere Size:	---
Wkg Pressure:	---		

Search Criteria:

Flow:	25 US gpm	Near Miss:	---
Head:	53 ft	Static Head:	0 ft

Motor:

Motor is integral to the pump except in 4A, 4B, and 5B catalog sections.

Pump Selection Warnings:

None

--- Duty Point ---

Flow:	26.3 US gpm
Head:	58.7 ft
Eff:	---
Power:	--- hp
NPSHr:	---
Speed:	3450 rpm

--- Design Curve ---

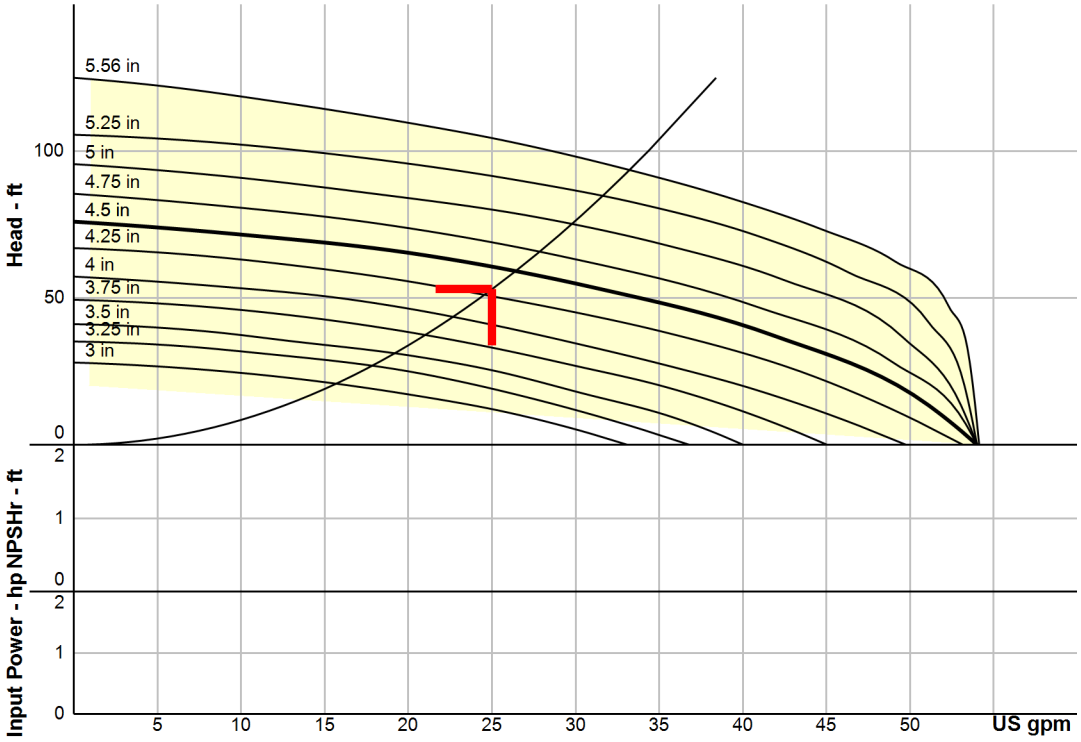
Shutoff Head:	76 ft
Shutoff dP:	32.9 psi
Min Flow:	--- US gpm

BEP: --- %

NOL Power:

--- Max Curve ---

Max Power:



Temp. 160ï¿½F (71ï¿½C) Intermittent.

Performance Evaluation:

Flow	Speed	Head	Efficiency	Power	NPSHr
US gpm	rpm	ft	%	hp	ft
30	3450	54.7	---	---	---
25	3450	60.1	---	---	---
20	3450	65.4	---	---	---
15	3450	68.5	---	---	---
10	3450	71.6	---	---	---

Package Duplex Grinder Station

Contact	Rachel Wilson, PE	**Date**	June 3, 2025
Company		**Quote Number**	
Project	Fluvanna Pleasant Grove Pump Selection		Duplex Station No. 1
Engineer	Dewberry	**Quote firm for**	Call to Confirm
Salesman	*Christian Workman*	**Attachments**	Terms & Conditions

Item	Qty	Unit Price	Manufacturer and Description	Extended Price
1	1		**Explosion Proof Basin Package - C-Channel – Station Type: Duplex, Station Diameter: 48, Station Depth: 144, WiringType: Job-Site Wired, Level Control Type: Indiv. Floats, Cover Type: Aluminum, Pump Voltage / Phase: 240 Volt/ 3 Phase, Sensor Options : Moisture and Temp. Sensors, Inlet Type : 4" Caulking Hub, Lifting Device: SS Chain, Lock Options: Cover, Cable Length: Job Site Wired (No Cable), Alarm Light and Horn: Alarm Light/Horn, Moisture Sensor: Yes** **Razor XZSGV, Phase: 3, Voltage: 208-240, Impeller Trim: 4.50, Seal: Silcar/Silcar/Buna-N, Movable Fitting: Brass, Cord Length: 30, Temperature Sensor: Inline Thermal Sensor, Moisture Sensors: Yes, 5 Year Warranty: Yes, Performance Test Standard, Head 50, Flow 33, Approval Standard** **Duplex Intrinsically Safe NEMA 4X float control panel**	
2	1		**Additional onsite start up**	**$1,800 / day**
State and Local Tax Excluded				$55,547.31

TENCARVA will do no construction or unloading.

Delivery Terms:	**FOB Factory Freight Allowed, Estimated Weeks upon approved submittal.**
Credit Terms:	Net 30 Days from Date of Invoices, No Retainages Allowed, 1-1/2% monthly on unpaid balance.
Notes:	**Guide Rails, Spare parts, spare pump, wet well, anchor bolts, external piping, telemetry, generator, trash basket, or anything not specifically mentioned above is not included.** **Due to the volatility of the supply chain, lead times are subject to change.**

Quote Accepted By:		**Quote Submitted By:**	*Christian Workman*
Date Quote Accepted:		**Date Quote Submitted:**	June 3, 2025

TERMS AND CONDITIONS

Project	Customer	TMC Job#

1. **TERMS:** The terms of payment for equipment, subject to credit approval, of this proposal are strictly **Net 30 days** from date of shipment. **No Retainageis allowed**. Failure to comply with these terms will result in suspension of further goods or services which may be due on this order. Interest in the amount of1.5% per month will be added to all invoices not paid within 30 days from the date of the invoice and will continue to apply after any Court Judgement obtained against the customer. If the customer's offer is not received during the period stated in the QUOTATION, the seller reserves the right to void
the QUOTATION. In the event seller retains an attorney to enforce it's rights, customer agrees to pay reasonable attorney's fees, plus other fees and expenses related thereto.

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3. **DELIVERY:** Unless otherwise specified, delivery times quoted are figured from the date of receipt of complete technical data and approved drawings. Statements as to expected shipping dates from the factory represent our best judgement based on information supplied to us. The Seller will notbe held liable for damages, either direct or indirect, consequential, incidental, special, or liquidated, arising from delay in shipment or delivery. Any loss, damage or delay caused by fire, flood, weather, or other acts of the elements, breakdowns, lockouts, strikes or labor disputes, the failure of suppliers to meet their contractual obligations or any other cause beyond the reasonable control of the Seller, are hereby waived, as are all claims for loss or damage due to delay. It is agreed and understood that the Equipment will be billed on the date the equipment is ready for shipment and payment will be due thirty
(30) days from that date
(subject to credit approval). Storage charges will begin to accrue 30 days from the invoice date, and become first due sixty (60) days after the invoice date. Storage charges shall continue to accrue until delivery.

4. **SHIPMENT:** Shipment terms are F.O.B. place of manufacture with freight allowed to the job site. The buyer will have the responsibility for unloading the equipment from the carrier and for storing the same prior to installation. The Customer will store and install the equipment after delivery and shall bear full responsibility for the equipment during this period. Risk of damage and loss, as well as title, shall pass to Customer after delivery to thecarrier.

5. **START-UP::** The Seller will provide the number of days start-up services as stated in the quotation. Additional time for start-up services above the quoted number of days (other than warranty work) will be on a per diem basis and will require a written Purchase Order. The Seller requires 14 days noticeto assure being on the job site for start-up at a specific time.

6. **WARRANTY:** All equipment is warranted by the manufacturer, Tencarva Machinery Company makes no additional warranties. The warranty covers defects in materials and workmanship only, and does not cover items consumed in normal operation or maintenance**. SELLER MAKES NO OTHER WARRANTIES, EXPRESS OR IMPLIED, AS TO ANY MATTER WHATSOEVER, INCLUDING WITHOUT LIMITATION, THE CONDITION OF THE EQUIPMENT, IT'S MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE. SELLER SHALL NOTBE LIABLE FOR ANY DAMAGES BY REASON OF FAILURE OF THE EQUIPMENT TO OPERATE OR OF FAULTY OPERATION OF THE EQUIPMENT. SELLER SHALL NOT BE HELD RESPONSIBLE FOR ANY DIRECT, INCIDENTAL, LIQUIDATED OR CONSEQUENTAIL DAMAGES, OR LOSSES RESULTING FROM THE INSTALLATION, OPERATION OR USE OF THE
EQUIPMENT.** Seller's liability for breach of warranty hereunder is limited solely and exclusively to THE repair or replacement of the equipment, in Seller's sole discretion. This shall constitute Customer's sole and exclusive remedy for any breach by Seller of it's warranty. In any event, no claim of any kind, whether as to the Equipment delivered of later delivery or non-delivery, shall be greater than the amount of the purchase price of the Equipment.

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OFFER TO PURCHASE: Buyer hereby offers to purchase the equipment goods and services described herein in accordance with the terms and condition set fourth above.	**ACCEPTANCE:** Seller hereby accepts Buyer's offer to purchase.
BY:	BY:
DATE	DATE:

Company: Dewberry
Name: Pleasant Grove PS
Date: 05/08/2025

Package Station #1

BARNES®

Pump:

Size:	XZSGV	Dimensions:	
Type:	Grinder XP - 3C	Suction:	---
Synch Speed:	3600 rpm	Discharge:	1.25 in
Dia:	3.25 in		
Curve:	---		

Fluid:

Name:	Water		
SG:	1	Vapor Pressure:	0.256 psi a
Density:	62.4 lb/ft³	Atm Pressure:	14.7 psi a
Viscosity:	1.1 cP		
Temperature:	60 °F	Margin Ratio:	1

Pump Limits:

Temperature:	104 °F	Sphere Size:	---
Wkg Pressure:	---		

Search Criteria:

Flow:	20 US gpm	Near Miss:	---
Head:	19 ft	Static Head:	0 ft

Motor:

Motor is integral to the pump except in 4A, 4B, and 5B catalog sections.

Pump Selection Warnings:

None

--- Duty Point ---

Flow:	21.9 US gpm
Head:	22.7 ft
Eff:	---
Power:	--- hp
NPSHr:	---
Speed:	3450 rpm

--- Design Curve ---

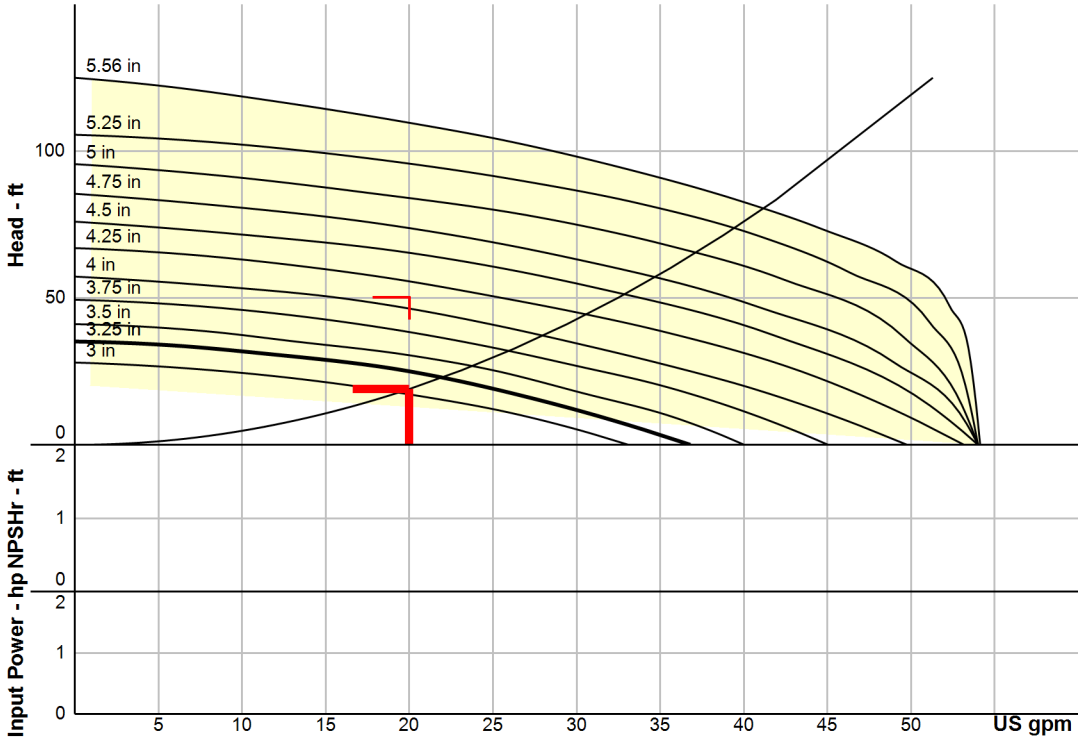
Shutoff Head:	35.2 ft
Shutoff dP:	15.2 psi
Min Flow:	--- US gpm

BEP: --- %

NOL Power:

--- Max Curve ---

Max Power:



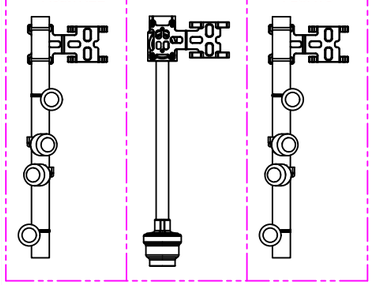
Temp. 160ï¿½F (71ï¿½C) Intermittent.

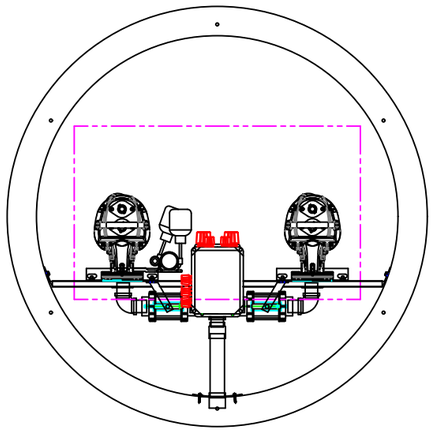
Performance Evaluation:

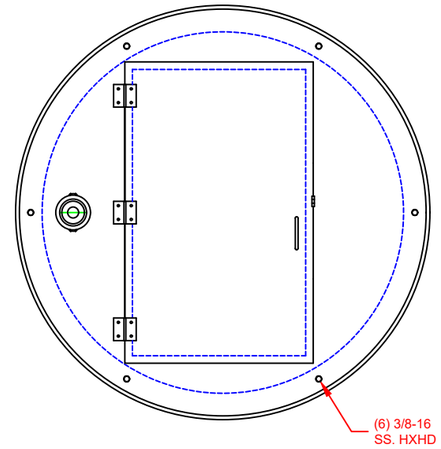
Flow	Speed	Head	Efficiency	Power	NPSHr
US gpm	rpm	ft	%	hp	ft
24	3450	20	---	---	---
20	3450	25	---	---	---
16	3450	27.8	---	---	---
12	3450	30.6	---	---	---
8	3450	32.8	---	---	---

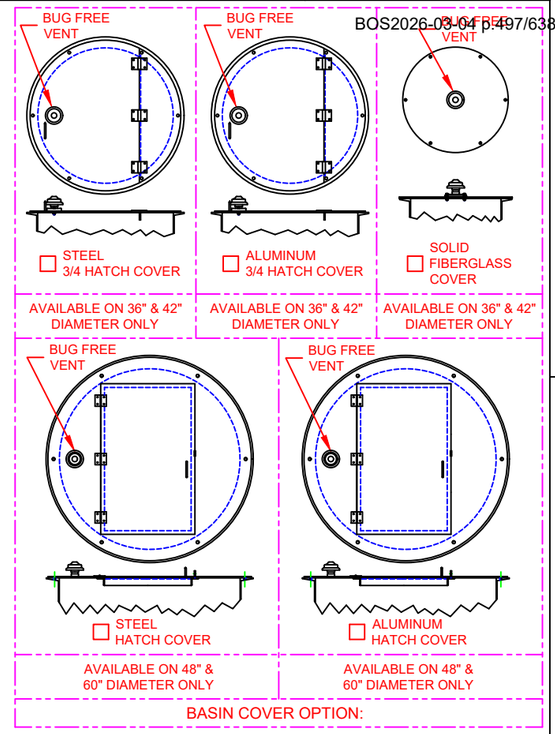
LEVEL CONTROL OPTION:

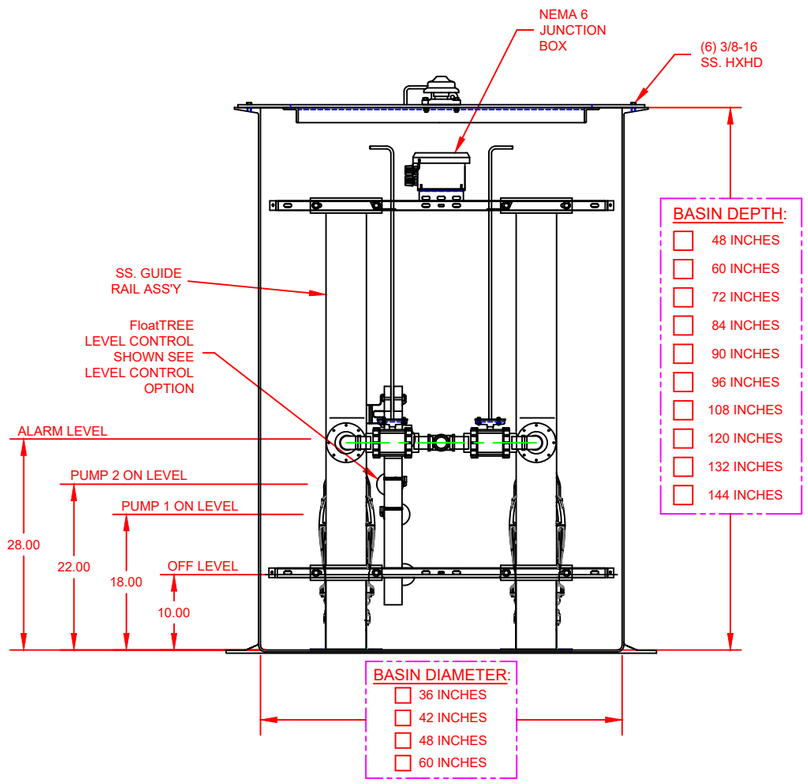
- ☐ UNIVERSAL FloatTREE
- ☐ ESPS-200
- ☐ INDIVIDUAL FLOATS

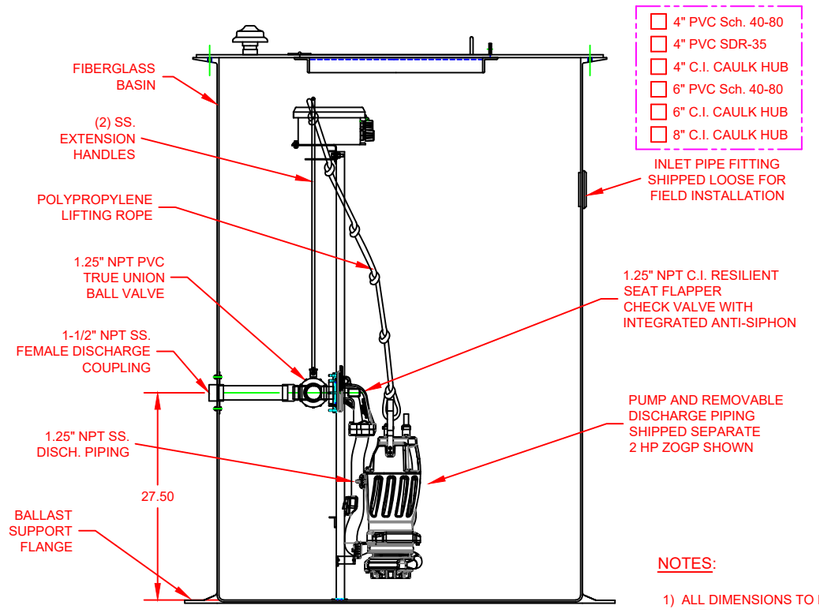




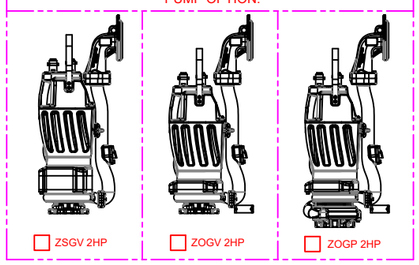








PUMP OPTION:



NOTES:

1) ALL DIMENSIONS TO BE ± 1/4" UNLESS OTHERWISE SPECIFIED.
2) INTERMEDIATE SUPPORT SUPPLIED FOR DEPTHS 12 FT. AND DEEPER.
3) CONSULT FACTORY FOR OTHER DEPTHS.

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SHEET 1 OF 1

TITLE: DUPLEX, JBOX, ZSGV, ZOGV, ZOGP

CAGE NO: 96046

DWG NO: CD116910-RAZOR

REV: A

CRANE® PUMPS & SYSTEMS

BARNES® PRESSURE SYSTEMS

Appendix D
Palmyra WWTP VPDES Permit Fact Sheet

VPDES PERMIT FACT SHEET

This document gives pertinent information concerning the proposed Virginia Pollutant Discharge Elimination System (VPDES) permit action listed below. The effluent limitations contained in this permit will maintain the Water Quality Standards (WQS) of 9VAC25-260.

1. Proposed Permit Action: Reissuance, including revisions to the permit, as needed, due to changes in applicable laws, guidance, and available technical information.

2. Permit Classification: Minor Municipal

3. Permit No. VA0091146; Expiration Date: October 31, 2017

4. Facility Name: Palmyra Area WWTP
   Mailing Address: PO Box 540, Palmyra, VA 22963
   Location: 12964 James Madison Highway, Palmyra, VA 22963
   Contact Name: J. Wayne Stephens, PE
   Title: Director of Public Works & County Engineer
   Telephone No: 434-591-1925
   Email: wstephens@fluvannacounty.gov

5. Owner Name: Fluvanna County
   Contact Name: J. Wayne Stephens, PE
   Title: Director of Public Works & County Engineer
   Telephone No: 434-591-1925
   Email: wstephens@fluvannacounty.gov

6. Description of Discharge: The discharge will result from the operation of a sewage treatment plant serving the residents and businesses in the Palmyra Community Planning Area (SIC Code: 4952 - Sewerage Systems).

7. Description of Treatment Works Treating Domestic Sewage: Palmyra Area WWTP receives sewage wastewater generated by residents and businesses in the Palmyra Community Planning Area. The treatment units comprising the WWTF are shown in the schematics included in the permit reissuance application.

   Average Discharge Flow (July 2015 – June 2017) = 0.0166 MGD
   Design Average Flow = 0.0399 MGD
   Total Number of Outfalls: 1

8. Application Complete Date: June 1, 2017

   Permit Writer: Keith Showman Date: August 22, 2017
   Reviewed By: Dawn Jeffries Date: August 24, 2017

   Public Comment Period: September 7, 2017 to October 9, 2017

9. Receiving Stream Name: Rivanna River
   River Mile: Outfall 001: 15.71
   Use Impairment: No
   Special Standards: None
   Tidal Waters: No
   Watershed Name: VAV-H31-R (Lower Rivanna River/Ballinger Creek)
   Basin: James; Subbasin: N/A
   Section: 10; Class: III

10. Operator License Requirements per 9VAC25-31-200.C: 0.0399 MGD Design Flow: Class IV
    0.10 MGD & 0.15 MGD Design Flows: Class III

11. Reliability Class per 9VAC25-790: Class II (assigned November 22, 2001 with issuance of VPDES Permit)

12. Permit Characterization:
    ☐ Private ☐ Federal ☐ State ☑ POTW ☐ PVOTW
    ☐ Possible Interstate Effect ☐ Interim Limits in Other Document (attach copy of CSO)

13. Discharge Location Description and Receiving Waters Information: Appendix A

14. Antidegradation (AD) Review & Comments per 9VAC25-260-30:
    Tier Designation: Tier 2

    The State Water Control Board's WQS include an AD policy. All state surface waters are provided one of three levels of AD protection. For Tier 1 or existing use protection, existing uses of the water body and the water quality to protect these uses must be maintained. Tier 2 waters have water quality that is better than the WQS. Significant lowering of the water quality of Tier 2 waters is not allowed without an evaluation of the economic and social impacts. Tier 3 waters are exceptional waters and are so designated by regulatory amendment. The AD policy prohibits new or expanded discharges into exceptional waters.

    The antidegradation review begins with a Tier determination. The Rivanna River in the immediate vicinity of the discharge is determined to be a Tier 2 water because there are no data available to indicate water quality criteria (WQC) are being violated. Since the quality of Tier 2 waters is better than that required by the standards, no significant degradation of the existing quality will be allowed.

    The DO AD baseline was set at 5.5 mg/L during this permit reissuance. All other AD baseline values for toxic parameters are included in the WQC-WLA spreadsheet in Appendix B of this fact sheet.

15. Impaired Use Status Evaluation per 9VAC 25-31-220.D: None

16. Site Inspection: Performed by Noel Thomas on June 12, 2017

17. Effluent Screening and Effluent Limitations: Appendix B

18. Antibacksliding Review per 9VAC25-31-220.L: This permit complies with the antibacksliding provisions of the VPDES Permit Regulation.

19. Bases for Special Conditions: Appendix C

20. Effluent toxicity testing requirements included per 9VAC25-31-220.D: ☐Yes ☑ No
    This is a municipal facility with a design flow < 1.0 MGD, no Significant Industrial Users (SIUs) or Categorical Industrial Users (CIUs), and is not deemed to have the potential to cause or contribute to instream toxicity.

21. Management of Sewage Sludge: Sludge is pumped and hauled to Moores Creek Advanced Water Resource Recovery Facility for further treatment and disposal in accordance with the Sludge Management Plan to be approved with the reissuance of the permit.

22. Material Storage per 9VAC25-31-280.B.2: This permit requires that the facility's O&M Manual include information to address the management of wastes, fluids, and pollutants which may be present at the facility, to avoid unauthorized discharge of such materials.

23. Regulation of Users per 9VAC25-31-280.B.9: N/A – This facility is owned by a municipality.

24. Stormwater Management per 9VAC25-31-120: Application Required? ☐ Yes ☑ No
This facility does not have a design flow ≥ 1.0 MGD, nor is it required to have an approved POTW pretreatment program under 9VA 25-31-10 et seq.

25. Compliance Schedule per 9VAC25-31-250: There is no compliance schedule required for this discharge.

26. Variances/Alternative Limits or Conditions per 9VAC25-31-280.B, 100.K, and 100 N: Monitoring data were not submitted for fecal coliform as part of the permit application; however, the permittee has requested a waiver for this parameter. The waiver request has been approved based on the justification provided by the permittee.

27. Financial Assurance Applicability per 9VAC25-650-10: N/A – This facility is owned by a municipality.

28. Virginia Environmental Excellence Program (VEEP) Evaluation per § 10.1-1187.1-7: At the time of this reissuance, is this facility considered by DEQ to be a participant in the Virginia Environmental Excellence Program in good standing at either the Exemplary Environmental Enterprise (E3) level or the Extraordinary Environmental Enterprise (E4) level? ☐ Yes ☑ No

29. Nutrient Trading Regulation per 9VAC25-820: General Permit Required: ☑ Yes ☐ No – (VAN040106)
This facility is required to maintain coverage under the General VPDES Watershed Permit Regulation for Total Nitrogen (TN) and Total Phosphorus (TP) Discharges and Nutrient Trading in the Chesapeake Bay Watershed in Virginia ("WGP"; 9VAC25-820) because the permit authorizes expansion to 0.040 MGD or more (or an equivalent industrial load) that is subject to an offset or technology-based requirement.

30. Nutrient monitoring included per Guidance Memo No. 14-2011: ☐ Yes ☑ No
Effluent sampling for TN and TP was performed at this facility as part of DEQ's Non-Significant Dischargers Special Study. Because this effluent sampling has been performed, the nutrient monitoring outlined in Guidance Memo No. 14-2011 has not been included in the permit.

31. Threatened and Endangered (T&E) Species Screening per 9VAC25-260-20 B.8: Because this is not an issuance or reissuance that allows increased discharge flows, T&E screening is not automatically required. However, in accordance with the VPDES Memorandum of Understanding, T&E screening was coordinated on June 8, 2017 through DCR, DGIF, and USFWS at their request. Comments were received from DCR on July 6, 2017, from DGIF on August 3, 2017, and from USFWS on July 3, 2017 and are included in the permit processing file. Comments were considered in the drafting of the permit and were also forwarded to the permittee.

32. Public Notice Information per 9VAC25-31-280.B: All pertinent information is on file, and may be inspected and copied by contacting Keith Showman at: DEQ-Valley Regional Office, P.O. Box 3000, Harrisonburg, Virginia 22801, Telephone No. (540) 574-7836, keith.showman@deq.virginia.gov.

    Persons may comment in writing or by email to the DEQ on the proposed permit action, and may request a public hearing, during the comment period. Comments shall include the name, address, and telephone number of the writer, and shall contain a complete, concise statement of the factual basis for comments. Only those comments received within this period will be considered. The DEQ may decide to hold a public hearing if public response is significant. Requests for public hearings shall state the reason why a hearing is requested, the nature of the issues proposed to be raised in the public hearing and a brief explanation of how the requester's interests would be directly and adversely affected by the proposed permit action. Following the comment period, the Board will make a determination regarding the proposed permit action. This determination will become effective, unless the DEQ grants a public hearing. Due notice of any public hearing will be given.

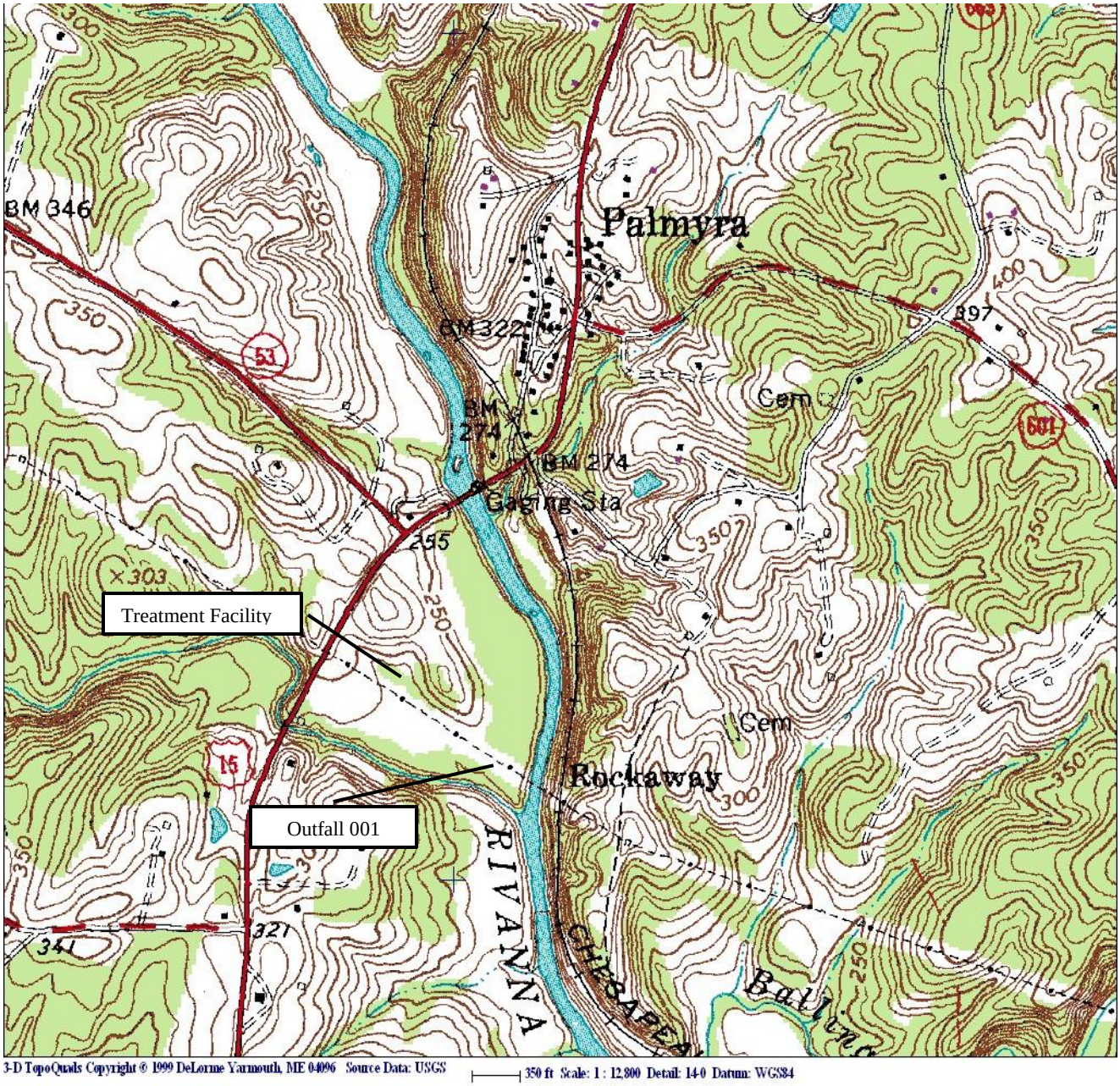
33. Historical Record:

EVENT	DATE
VPDES Permit No. VA0091146 was issued with a facility name of Lower Rivanna Water Reclamation Facility. The permit contained design flow tiers of 0.0399 MGD, 0.10 MGD and 0.15 MGD.	November 22, 2001
A Certificate to Construct (CTC) for the 0.0399 MGD facility was issued.	October 25, 2006
The permit was modified to change the facility name to Palmyra Area WWTP.	May 31, 2007
A Certificate to Operate (CTO) for the 0.0399 MGD facility was issued.	July 16, 2008

APPENDIX A

DISCHARGE LOCATION DESCRIPTION AND RECEIVING WATERS INFORMATION

Palmyra Area WWTP discharges to the Rivanna River in Fluvanna County. The topographical map below shows the location of the treatment facility and Outfall 001.



PLANNING INFORMATION

Relevant points of interest within the watershed and in the vicinity of the discharge are shown on the Water Quality Assessments Review table below.

WATER QUALITY ASSESSMENTS REVIEW
MIDDLE JAMES RIVER BASIN
6/13/2017

IMPAIRED SEGMENTS

SEGMENT ID	STREAM	SEGMENT START	SEGMENT END	SEGMENT LENGTH	PARAMETER
H32R-04-BEN	X-trib to North Fork Cunningham Creek	.0.59	0.00	0.59	Benthic
H32R-05-BEN	Cunningham Creek North Fork	4.19	0.00	4.19	Benthics
H32R-06-BEN	Cunningham Creek	5.56	0.00	5.56	Benthics

PERMITS

PERMIT	FACILITY	STREAM	RIVER MILE	LAT	LONG	WBID
VA0091146	**Palmyra Area WWTP**	**Rivanna River**	**15.71**	**375114**	**0781552**	**VAV-H31R**
VA0030767	Central WWTP	Raccoon Creek X Trib	1.59	374933	0781637	VAV-H31R
VA0082228	Carysbrook WWTP	Rivanna River	12.57	374930	0781440	VAV-H31R
VA0090905	Tenaska Virginia Generating Station - 004	Rivanna River	15.55	375107	0781554	VAV-H32R

MONITORING STATIONS

STREAM	NAME	RIVER MILE	RECORD	LAT	LONG
Ballinger Creek	2-BAG002.25	2.25	7/3/17	375111	0781422
Cunninghams Creek	2-CXB005.39	5.39	7/1/91	375131	0781947
Rivanna River	2-RVN015.97	15.97	5/7/74	375126	0781600
Cunninghams Creek	2-CXB000.86	0.86	10/22/08	375110	0781615
Raccoon Creek	2-RCC000.91	0.91	5/19/08	375031	0781626
Rivanna River	2-RVN012.05	12.05	8/29/01	374948	0781414
Rivanna River	2-RVN012.84	12.84	6/4/07	374932	0781444

PUBLIC WATER SUPPLY INTAKES

OWNER	STREAM	RIVER MILE
None		

WATER QUALITY MANAGEMENT PLANNING REGULATION

Is this discharge addressed in the WQMP regulation? **No**

If Yes, what effluent limitations or restrictions does the WQMP regulation impose on this discharge?

PARAMETER	ALLOCATION

WATERSHED NAME

VAV-H31R Lower Rivanna River/Ballinger Creek

FLOW FREQUENCY DETERMINATION

In December 2010, Tenaska Virginia Generating Station (VA0090905) began discharging through a new Outfall 004 (Design Flow = 1.73 MGD) which discharges to the Rivanna River just downstream of Palmyra Area WWTP Outfall 001. This has no effect on the Flow Frequency Determination for Palmyra Area WWTP.

The USGS and VDEQ have operated a continuous record gage on the Rivanna River at Palmyra, VA (#02034000) since 1933. Flows at this gage have been regulated by reservoirs since 1967, and the flow frequencies for the gage have been determined using the regulated period of record. The gage is located at the U.S. Route 15 bridge, approximately 1000 feet upstream of the discharge point. Since there are no sizable tributaries to the Rivanna River between the gage and the outfall, and the intervening drainage area is negligible, the flow frequencies for the gage should be applied directly to the discharge point. The flow frequencies for the gage were determined for the reservoir regulated period of record using the DFLOW 4 statistical program in EPA's BASINS 4.1 software package and are presented below:

Rivanna River at Palmyra, VA (#02034000) and discharge point:

Drainage Area = 663 mi^2

1Q30 =	12.7 cfs	(8.21 mgd)	High Flow 1Q10 =	129 cfs	(83.4 mgd)
1Q10 =	22.2 cfs	(14.3 mgd)	High Flow 7Q10 =	146 cfs	(94.4 mgd)
7Q10 =	25.6 cfs	(16.5 mgd)	High Flow 30Q10 =	200 cfs	(129 mgd)
30Q10 =	38.9 cfs	(25.1 mgd)	HM =	225 cfs	(145 mgd)
30Q5 =	55.7 cfs	(36.0 mgd)			

The high flow months are December through May.

EFFLUENT/STREAM MIXING EVALUATION

Mixing zone predictions were made with the Virginia DEQ Mixing Zone Analysis Version 2.1 program. The predictions are based on the discharge and receiving stream characteristics, and are presented below.

Effluent Flow = 0.0399 MGD Stream 7Q10 = 16.5 MGD Stream 30Q10 = 25.1 MGD Stream 1Q10 = 14.3 MGD Stream slope = 0.0005 ft/ft Stream width = 90 ft Bottom scale = 2 Channel scale = 1 ---------- Mixing Zone Predictions @ 7Q10 Depth = .8012 ft Length = 12641.92 ft Velocity = .3551 ft/sec Residence Time = .4121 days Recommendation: A complete mix assumption is appropriate for this situation and the entire 7Q10 may be used. ---------- Mixing Zone Predictions @ 30Q10 Depth = 1.0321 ft Length = 10202.62 ft Velocity = .419 ft/sec Residence Time = .2819 days Recommendation: A complete mix assumption is appropriate for this situation and the entire 30Q10 may be used. ---------- Mixing Zone Predictions @ 1Q10 Depth = .735 ft Length = 13596.69 ft Velocity = .3356 ft/sec Residence Time = 11.2556 hours Recommendation: A complete mix assumption is appropriate for this situation providing no more than 8.88% of the 1Q10 is used. ---------- Virginia DEQ Mixing Zone Analysis Version 2.1	Effluent Flow = 0.10 MGD Stream 7Q10 = 16.5 MGD Stream 30Q10 = 25.1 MGD Stream 1Q10 = 14.3 MGD Stream slope = 0.0005 ft/ft Stream width = 90 ft Bottom scale = 2 Channel scale = 1 ---------- Mixing Zone Predictions @ 7Q10 Depth = .803 ft Length = 12618.53 ft Velocity = .3556 ft/sec Residence Time = .4107 days Recommendation: A complete mix assumption is appropriate for this situation and the entire 7Q10 may be used. ---------- Mixing Zone Predictions @ 30Q10 Depth = 1.0336 ft Length = 10190.4 ft Velocity = .4193 ft/sec Residence Time = .2813 days Recommendation: A complete mix assumption is appropriate for this situation and the entire 30Q10 may be used. ---------- Mixing Zone Predictions @ 1Q10 Depth = .7369 ft Length = 13568.72 ft Velocity = .3361 ft/sec Residence Time = 11.2138 hours Recommendation: A complete mix assumption is appropriate for this situation providing no more than 8.92% of the 1Q10 is used. ---------- Virginia DEQ Mixing Zone Analysis Version 2.1

Effluent Flow = 0.15 MGD Stream 7Q10 = 16.5 MGD Stream 30Q10 = 25.1 MGD Stream 1Q10 = 14.3 MGD Stream slope = 0.0005 ft/ft Stream width = 90 ft Bottom scale = 2 Channel scale = 1 ---------- Mixing Zone Predictions @ 7Q10 Depth = .8044 ft Length = 12599.11 ft Velocity = .356 ft/sec Residence Time = .4096 days Recommendation: A complete mix assumption is appropriate for this situation and the entire 7Q10 may be used. ---------- Mixing Zone Predictions @ 30Q10 Depth = 1.0348 ft Length = 10179.75 ft Velocity = .4197 ft/sec Residence Time = .2807 days Recommendation: A complete mix assumption is appropriate for this situation and the entire 30Q10 may be used. ---------- Mixing Zone Predictions @ 1Q10 Depth = .7384 ft Length = 13544.24 ft Velocity = .3366 ft/sec Residence Time = 11.1782 hours Recommendation: A complete mix assumption is appropriate for this situation providing no more than 8.95% of the 1Q10 is used. ---------- Virginia DEQ Mixing Zone Analysis Version 2.1	

APPENDIX B

EFFLUENT SCREENING AND EFFLUENT LIMITATIONS

EFFLUENT LIMITATIONS
A comparison of technology and water quality-based limits was performed and the most stringent limits were selected, as summarized in the table below.

Outfall 001 **Final Limits** **Flow Tier: 0.0399 MGD**

PARAMETER	BASIS FOR LIMITS	EFFLUENT LIMITATIONS				MONITORING REQUIREMENTS	
		Monthly Average		Maximum		Frequency	Sample Type
Flow (MGD)	1	NL		NL		1/Day	Estimate
---------	---------	Monthly Average		Weekly Average		---------	---------
BOD_5	2,3,4	30 mg/L	4.5 kg/d	45 mg/L	6.8 kg/d	1/Month	Grab
TSS	2	30 mg/L	4.5 kg/d	45 mg/L	6.8 kg/d	1/Month	Grab
Effluent Chlorine (TRC)(mg/L)*	3	0.31		0.38		1/Day	Grab
E. coli (N/100 mL) (geometric mean)	3	126		NA		4/Month in any month of each calendar year* or 4/Month** 10 am to 4 pm	Grab
---------	---------	Minimum		Maximum		---------	---------
pH (S.U.)	2,3	6.0		9.0		1/Day	Grab
Contact Chlorine (TRC)(mg/L)*	3,5	1.0		NA		1/Day	Grab

Refer to permit for definitions of monitoring frequencies and sample types
** Applicable only when chlorination is used for disinfection*
*** Applicable if an alternative to chlorination is used for disinfection*

BASIS DESCRIPTIONS
1. *VPDES Permit Regulation (9VAC25-31)*
2. *Federal Effluent Requirements (Secondary Treatment Regulation - 40CFR133)*
3. *Water Quality Standards (9VAC25-260)*
4. *Regional Stream Model (v.4.11)*
5. *Professional Judgment (PJ)*

Outfall 001 **Final Limits** **Flow Tier: 0.10 MGD**

PARAMETER	BASIS FOR LIMITS	EFFLUENT LIMITATIONS				MONITORING REQUIREMENTS	
		Monthly Average		Maximum		Frequency	Sample Type
Flow (MGD)	1	NL		NL		Continuous	TIRE
---	---	Monthly Average		Weekly Avg.		---	---
BOD_5	2,3,4	30 mg/L	11 kg/d	45 mg/L	17 kg/d	1/Week	4 HC
TSS	2	30 mg/L	11 kg/d	45 mg/L	17 kg/d	1/Month	4 HC
Effluent Chlorine (TRC)(mg/L)*	3	0.12		0.14		3/Day at 4-hour intervals	Grab
E. coli (N/100 mL) (geometric mean)	3	126		NA		4/Month in any month of each calendar year* or 2/Week** (10 am to 4 pm)	Grab
---	---	Annual Average		Maximum		---	---
TP – Year to Date (mg/L)	6	NL		NA		1/Month	Calculated
TP – Calendar Year (mg/L)	6,7	1.0		NA		1/Year	Calculated
TN – Year to Date (mg/L)	6	NL		NA		1/Month	Calculated
TN – Calendar Year (mg/L)	6,7	8.0		NA		1/Year	Calculated
---	---	Minimum		Maximum		---	---
pH (S.U.)	3	6.0		9.0		1/Day	Grab
Dissolved Oxygen (mg/L)	3,4,5	7.0		NA		1/Day	Grab
Contact Chlorine (TRC)(mg/L)*	3,5	1.0		NA		3/Day at 4-hour intervals	Grab

Refer to permit for definitions of monitoring frequencies and sample types
** Applicable only when chlorination is used for disinfection*
*** Applicable if an alternative to chlorination is used for disinfection*

BASIS DESCRIPTIONS

1. *VPDES Permit Regulation (9VAC25-31)*
2. *Federal Effluent Requirements (Secondary Treatment Regulation - 40CFR133)*
3. *Water Quality Standards (9VAC25-260)*
4. *Rivanna River - Part II - DEQ Stream Model*
5. *Professional Judgment (PJ)*
6. *Guidance Memo No. 07-2008, Amendment No. 2*
7. *Technology Regulation (9 VAC 25-40)*

Outfall 001 **Final Limits** **Flow Tier: 0.15 MGD**

PARAMETER	BASIS FOR LIMITS	EFFLUENT LIMITATIONS				MONITORING REQUIREMENTS	
		Monthly Average		Maximum		Frequency	Sample Type
Flow (MGD)	1	NL		NL		Continuous	TIRE
---------	---------	Monthly Average		Weekly Avg.		---------	---------
BOD_5	2,3,4	30 mg/L	17 kg/d	45 mg/L	26 kg/d	3/Week	8 HC
TSS	2	30 mg/L	17 kg/d	45 mg/L	26 kg/d	1/Month	8HC
Effluent Chlorine (TRC)(mg/L)*	3	0.083		0.094		3/Day at 4-hour intervals	Grab
E. coli (N/100 mL) (geometric mean)	3	126		NA		4/Month in any month of each calendar year* or 3/Week** (10 am to 4 pm)	Grab
----------	------	Annual Average		Maximum		----------	----------
TP – Year to Date (mg/L)	6	NL		NA		1/Month	Calculated
TP – Calendar Year (mg/L)	6,7	1.0		NA		1/Year	Calculated
TN – Year to Date (mg/L)	6	NL		NA		1/Month	Calculated
TN – Calendar Year (mg/L)	6,7	8.0		NA		1/Year	Calculated
---------	---------	Minimum		Maximum		---------	---------
pH (S.U.)	3	6.0		9.0		1/Day	Grab
Dissolved Oxygen (mg/L)	3,4,5	7.0		NA		1/Day	Grab
Contact Chlorine (TRC)(mg/L)*	3,5	1.0		NA		3/Day at 4-hour intervals	Grab

Refer to permit for definitions of monitoring frequencies and sample types
** Applicable only when chlorination is used for disinfection*
*** Applicable if an alternative to chlorination is used for disinfection*

BASIS DESCRIPTIONS

1. *VPDES Permit Regulation (9VAC25-31)*
2. *Federal Effluent Requirements (Secondary Treatment Regulation - 40CFR133)*
3. *Water Quality Standards (9VAC25-260)*
4. *Rivanna River - Part II - DEQ Stream Model*
5. *Professional Judgment (PJ)*
6. *Guidance Memo No. 07-2008, Amendment No. 2*
7. *Technology Regulation (9 VAC 25-40)*

LIMITING FACTORS – OVERVIEW:
The following potential limiting factors have been considered in developing this permit and fact sheet:

Water Quality Management Plan Regulation (WQMP) (9VAC25-720)	
A. TMDL limits	None
B. Non-TMDL WLAs	None
C. CBP (TN & TP) WLAs	TN and TP via GP VAN040106
Federal Effluent Guidelines	BOD_5, TSS, pH
PJ/Agency Guidance limits	TRC (contact)
Water Quality-based Limits - numeric	BOD_5, DO, TRC (effluent), E. coli, pH, Ammonia-N
Water Quality-based Limits - narrative	None
Technology-based Limits (9VAC25-40-70)	TN, TP
Whole Effluent Toxicity (WET)	Not Applicable
Stormwater Limits	Not applicable

EVALUATION OF THE EFFLUENT – CONVENTIONAL POLLUTANTS:
The Palmyra Area WWTP is included in the Rivanna River Part II model that was updated as part of this reissuance to include updated stream and effluent information. The model is maintained in the DEQ-Valley Regional Office and is available upon request.

As a result of the updated model, the DO baseline in the vicinity of the Palmyra Area WWTP was revised from 5.3 mg/L to 5.5 mg/L. This baseline was determined by subtracting 0.2 mg/L from the predicted DO concentration just upstream from the Palmyra WWTP discharge point. This DO baseline must be maintained in the Rivanna River under any expanded design flow scenarios.

The limits below were demonstrated to maintain the DO baseline downstream of the Palmyra WWTP discharge point and are protective of water quality and downstream concentrations.

	0.0399 MGD	0.10 MGD	0.15 MGD
$CBOD_5$ (mg/L)	25	25	25
TKN (mg/L)	20	20	20
DO (mg/L)	0	7.0	7.0

Because a $CBOD_5$ concentration of 25 mg/L is equivalent to a BOD_5 concentration of 30 mg/L, a BOD_5 permit limit of 30 mg/L has been carried forward from the previous permit.

Because the model showed that an effluent DO of 0 mg/L was protective at the 0.0399 MGD flow tier, a DO limit was not included for that flow tier. The DO limits have been carried forward from the previous permit for the 0.10 MGD and 0.15 MGD flow tiers.

Based on the model, it was determined that no TKN limits were needed because based on effluent TKN data, this facility is not expected to discharge effluent with TKN concentrations greater than 20 mg/L.

The TSS limits are consistent with the Secondary Treatment Regulation and have been carried forward from the previous permit for all flow tiers.

The pH limits reflect the current WQS for pH in the receiving stream and have been carried forward from the previous permit for all flow tiers.

EVALUATION OF THE EFFLUENT – DISINFECTION:
The E. coli limits and monitoring frequencies have been carried forward from the previous permit. Should the facility need to utilize chlorine disinfection:

- Effluent and "Contact" chlorine monitoring and limits are specified in the permit.
- In accordance with Guidance Memo No. 14-2003, E. coli monitoring at a frequency of 4/Month sampling during at least 1 month in each calendar year of the permit term has been imposed to demonstrate compliance with the monthly geometric mean limit and to ensure adequate disinfection.

EVALUATION OF THE EFFLUENT – NUTRIENTS:
In accordance with the State Water Control Law (§ 62.1-44.19:14.C.5), this Significant Discharger has submitted a Registration Statement and DEQ has recognized that they are covered under the General Virginia Pollutant Discharge Elimination System (VPDES) Watershed Permit Regulation for TN and TP Discharges and Nutrient Trading in the Chesapeake Bay Watershed in Virginia (9VAC25-820)(WGP). The load limit for TN is 0 pounds per calendar year and TP is 0 pounds per calendar year, effective upon facility expansion.

The Regulation for Nutrient Enriched Waters and Dischargers within the Chesapeake Bay Watershed (9VAC25-40-70) stipulates the inclusion of technology-based effluent concentration limits in the individual permit for any facility that has installed technology for the control of nitrogen and phosphorous whether by new construction, expansion, or upgrade. Technology based annual average effluent concentration limits of TN = 8.0 mg/L and TP = 1.0 mg/L have been required for both the 0.10 MGD and 0.15 MGD flow tiers. The CTC/CTO requirement and the permit reopener condition ensure that the facility will receive appropriate concentration limits when necessary for expanded or upgraded facilities.

The Certificate to Construct (CTC) for the 0.0399 MGD facility was issued after July 1, 2005; therefore, there are no nutrient allocations for this facility. Nutrient requirements do not apply to the design flow tier of 0.0399 MGD since it was discharging prior to December 31, 2010 and is < 0.04 MGD. Prior to issuance of a CTO for a facility expansion for a design flow ≥ 0.04 MGD, the permittee must demonstrate that sufficient WLAs have been acquired to offset any increase in the delivered TN and delivered TP loads.

EVALUATION OF THE EFFLUENT – TOXICS:

Stream: The Rivanna River model predicts a stream temperature of 25.3° Centigrade just upstream from the Palmyra WWTP discharge point. The temperature was used as the 90th Percentile Temperature (Annual). Water quality data for the other parameters shown below were obtained from Ambient Monitoring Station No. 2-RVN015.97. A Flow Frequency Determination for the receiving stream was generated January 31, 2017, and is included in Appendix A.

Stream Information			
90% Annual Temp (°C) =	25.3	90% pH (SU) =	8.1
Mean Hardness (mg/L) =	24.8	10% pH (SU) =	6.8

All toxic pollutants, including Ammonia-N and TRC, are assumed absent in the receiving stream because there are no data for these parameters directly above the discharge.

Discharge: The temperature and pH values were obtained from the monthly Discharge Monitoring Reports (DMRs) submitted by the permittee. Because no site specific effluent data were available for hardness, a default hardness of 25 mg/L was used per PJ.

Effluent Information			
90% Annual Temp (°C) =	24.0	90% pH (SU) =	7.8
Mean Hardness (mg/L) =	25.0	10% pH (SU) =	6.9

WQC and WLAs were calculated for the WQS parameters for which data are available. The resulting WQC and WLAs are presented in this appendix. Current agency guidance recommends the evaluation of toxic pollutant limits for TRC and Ammonia-N be based on default effluent concentrations of 20 mg/L and 9 mg/L, respectively. The effluent data were analyzed per the protocol for evaluation of effluent toxic pollutants included in this appendix with the following results:

- TRC: More stringent TRC limits were determined to be necessary at all three of the flow tiers. The facility is currently equipped with ultraviolet disinfection; therefore, no schedule of compliance for meeting the more stringent limits is included.
- Ammonia-N: No limits were determined to be necessary at any of the three flow tiers.
- A complete WQS toxics scan has been required for the 0.10 MGD and 0.15 MGD flow tiers. This monitoring must be performed within 1 year of the issuance of the CTO for the 0.10 MGD or 0.15 MGD facility and must be reported using Attachment A of the permit.

WQC-WLA SPREADSHEET INPUT – 0.0399 MGD

WATER QUALITY CRITERIA / WASTE LOAD ALLOCATION ANALYSIS

Facility Name: Palmyra Area WWTP
Receiving Stream: Rivanna River
Permit No.: VA0091146
Version: OWP Guidance Memo 00-2011 (8/24/00)

Stream Information			Stream Flows			Mixing Information				Effluent Information		
Mean Hardness (as CaCO3) =	24.8	mg/L	1Q10 (Annual) =	14.3	MGD	Annual	- 1Q10 Flow =	8.88	%	Mean Hardness (as CaCO3) =	25.0	mg/L
90% Temperature (Annual) =	25.3	deg C	7Q10 (Annual) =	16.5	MGD		- 7Q10 Flow =	100	%	90% Temp (Annual) =	24.0	deg C
90% Temperature (Wet season) =		deg C	30Q10 (Annual) =	25.1	MGD		- 30Q10 Flow =	100	%	90% Temp (Wet season) =		deg C
90% Maximum pH =	8.1	SU	1Q10 (Wet season) =	0	MGD	Wet Season	- 1Q10 Flow =		%	90% Maximum pH =	7.8	SU
10% Maximum pH =	6.8	SU	30Q10 (Wet season) =	0	MGD		- 30Q10 Flow =		%	10% Maximum pH =	6.9	SU
Tier Designation =	2		30Q5 =	36.0	MGD					1992 Discharge Flow =	0.0000	MGD
Public Water Supply (PWS) Y/N? =	N		Harmonic Mean =	145	MGD					Discharge Flow for Limit Analysis =	0.0399	MGD
V(alley) or P(iedmont)? =	P											
Trout Present Y/N? =	N											
Early Life Stages Present Y/N? =	Y											

Footnotes:

1. All concentrations expressed as micrograms/liter (ug/l), unless noted otherwise.
2. All flow values are expressed as Million Gallons per Day (MGD).
3. Discharge volumes are highest monthly average or 2C maximum for Industries and design flows for Municipals.
4. Hardness expressed as mg/l CaCO3. Standards calculated using Hardness values in the range of 25-400 mg/l CaCO3.
5. "Public Water Supply" protects for fish & water consumption. "Other Surface Waters" protects for fish consumption only.
6. Carcinogen "Y" indicates carcinogenic parameter.
7. Ammonia WQSs selected from separate tables, based on pH and temperature.
8. Metals measured as Dissolved, unless specified otherwise.
9. WLA = Waste Load Allocation (based on standards).
10. WLA = Waste Load Allocation (based on standards).
11. WLAs are based on mass balances (less background, if data exist).
12. Acute - 1 hour avg. concentration not to be exceeded more than 1/3 years.
13. Chronic - 4 day avg. concentration (30 day avg. for Ammonia) not to be exceeded more than 1/3 years.
14. Mass balances employ 1Q10 for Acute, 30Q10 for Chronic Ammonia, 7Q10 for Other Chronic, 30Q5 for Non-carcinogens, and Harmonic Mean for Carcinogens. Actual flows employed are a function of the mixing analysis and may be less than the actual flows.
15. Effluent Limitations are calculated elsewhere using the minimum WLA and EPA's statistical approach (Technical Support Document).

WQC-WLA SPREADSHEET OUTPUT – 0.0399 MGD

Facility Name: Palmyra Area WWTP
Permit No.: VA0091146
Receiving Stream: Rivanna River

		PRE - DISCHARGE WATER QUALITY CRITERIA (0.000 MGD Discharge Flow - 100% Stream Mix)				INSTREAM BASELINES			ANTIDEGRADATION WASTE LOAD ALLOCATIONS (0.040 MGD Discharge - 100% Stream Mix)		
		Aquatic Protection		Human Health					Aquatic Protection		Human
Toxic Parameter and Form	Carcinogen?	Acute	Chronic	Public Water Supplies	Other Surface Waters	Acute	Chronic	H-Health	Acute	Chronic	Health
Ammonia-N (Annual)	N	6.9E+00 mg/L	1.0E+00 mg/L	None	None	1.7E+00 mg/L	2.6E-01 mg/L	None	6.2E+02 mg/L	1.6E+02 mg/L	N/A
Chlorine, Total Residual	N	1.9E-02 mg/L	1.1E-02 mg/L	None	None	4.8E-03 mg/L	2.8E-03 mg/L	None	1.7E+00 mg/L	1.1E+00 mg/L	N/A

Facility Name: Palmyra Area WWTP
Receiving Stream: Rivanna River

	POST - DISCHARGE WATER QUALITY CRITERIA (0.040 MGD Discharge Flow - Mix per "Mixer")				NON-ANTIDEGRADATION WASTE LOAD ALLOCATIONS (0.040 MGD Discharge - Mix per "Mixer")			MOST RESTRICTIVE WASTE LOAD ALLOCATIONS (0.040 MGD Discharge Flow)		
	Aquatic Protection		Human Health		Aquatic Protection		Human	Aquatic Protection		Human
Toxic Parameter and Form	Acute	Chronic	Public Water Supplies	Other Surface Waters	Acute	Chronic	Health	Acute	Chronic	Health
Ammonia-N (Annual)	7.1E+00 mg/L	1.0E+00 mg/L	None	None	2.3E+02 mg/L	6.6E+02 mg/L	N/A	2.3E+02 mg/L	1.6E+02 mg/L	N/A
Chlorine, Total Residual	1.9E-02 mg/L	1.1E-02 mg/L	None	None	6.2E-01 mg/L	4.6E+00 mg/L	N/A	6.2E-01 mg/L	1.1E+00 mg/L	N/A

STAT.EXE RESULTS – 0.0399 MGD

Ammonia-N	**Total Residual Chlorine**
Chronic averaging period = 30 WLAa = 230 WLAc = 160 Q.L. = 0.2 # samples/mo. = 1 # samples/wk. = 1 Summary of Statistics: # observations = 1 Expected Value = 9 Variance = 29.16 C.V. = 0.6 97th percentile daily values = 21.9007 97th percentile 4 day average = 14.9741 97th percentile 30 day average= 10.8544 # < Q.L. = 0 Model used = PJ Assumptions, type 2 data No Limit is required for this material The data are: 9	Chronic averaging period = 30 WLAa = 0.62 WLAc = 1.1 Q.L. = 0.1 # samples/mo. = 30 # samples/wk. = 7 Summary of Statistics: # observations = 1 Expected Value = 20 Variance = 144 C.V. = 0.6 97th percentile daily values = 48.6683 97th percentile 4 day average = 33.2758 97th percentile 30 day average= 24.1210 # < Q.L. = 0 Model used = PJ Assumptions, type 2 data A limit is needed based on Acute Toxicity Maximum Daily Limit = 0.62 Average Weekly Limit = 0.378638468186258 Average Monthly Limit = 0.307285121597961 The data are: 20

Fact Sheet – VPDES Permit No. VA0091146 – Palmyra Area WWTP

WQC-WLA SPREADSHEET INPUT – 0.10 MGD

WATER QUALITY CRITERIA / WASTE LOAD ALLOCATION ANALYSIS

Facility Name: Palmyra Area WWTP
Receiving Stream: Rivanna River
Permit No.: VA0091146
Version: OWP Guidance Memo 00-2011 (8/24/00)

Stream Information			Stream Flows			Mixing Information			Effluent Information		
Mean Hardness (as CaCO3) =	24.8	mg/L	1Q10 (Annual) =	14.3	MGD	Annual	- 1Q10 Flow =	8.92 %	Mean Hardness (as CaCO3) =	25.0	mg/L
90% Temperature (Annual) =	25.3	deg C	7Q10 (Annual) =	16.5	MGD		- 7Q10 Flow =	100 %	90% Temp (Annual) =	24.0	deg C
90% Temperature (Wet season) =		deg C	30Q10 (Annual) =	25.1	MGD		- 30Q10 Flow =	100 %	90% Temp (Wet season) =		deg C
90% Maximum pH =	8.1	SU	1Q10 (Wet season) =	0	MGD	Wet Season	- 1Q10 Flow =	%	90% Maximum pH =	7.8	SU
10% Maximum pH =	6.8	SU	30Q10 (Wet season) =	0	MGD		- 30Q10 Flow =	%	10% Maximum pH =	6.9	SU
Tier Designation =	2		30Q5 =	36.0	MGD				1992 Discharge Flow =	0.00	MGD
Public Water Supply (PWS) Y/N? =	N		Harmonic Mean =	145	MGD				Discharge Flow for Limit Analysis =	0.10	MGD
V(alley) or P(iedmont)? =	P										
Trout Present Y/N? =	N										
Early Life Stages Present Y/N? =	Y										

Footnotes:

1. All concentrations expressed as micrograms/liter (ug/l), unless noted otherwise.
2. All flow values are expressed as Million Gallons per Day (MGD).
3. Discharge volumes are highest monthly average or 2C maximum for Industries and design flows for Municipals.
4. Hardness expressed as mg/l CaCO3. Standards calculated using Hardness values in the range of 25-400 mg/l CaCO3.
5. "Public Water Supply" protects for fish & water consumption. "Other Surface Waters" protects for fish consumption only.
6. Carcinogen "Y" indicates carcinogenic parameter.
7. Ammonia WQSs selected from separate tables, based on pH and temperature.
8. Metals measured as Dissolved, unless specified otherwise.
9. WLA = Waste Load Allocation (based on standards).
10. WLA = Waste Load Allocation (based on standards).
11. WLAs are based on mass balances (less background, if data exist).
12. Acute - 1 hour avg. concentration not to be exceeded more than 1/3 years.
13. Chronic - 4 day avg. concentration (30 day avg. for Ammonia) not to be exceeded more than 1/3 years.
14. Mass balances employ 1Q10 for Acute, 30Q10 for Chronic Ammonia, 7Q10 for Other Chronic, 30Q5 for Non-carcinogens, and Harmonic Mean for Carcinogens. Actual flows employed are a function of the mixing analysis and may be less than the actual flows.
15. Effluent Limitations are calculated elsewhere using the minimum WLA and EPA's statistical approach (Technical Support Document).

WQC-WLA SPREADSHEET OUTPUT – 0.10 MGD

Facility Name: Palmyra Area WWTP
Permit No.: VA0091146
Receiving Stream: Rivanna River

		PRE - DISCHARGE WATER QUALITY CRITERIA (0.000 MGD Discharge Flow - 100% Stream Mix)				INSTREAM BASELINES			ANTIDEGRADATION WASTE LOAD ALLOCATIONS (0.100 MGD Discharge - 100% Stream Mix)		
		Aquatic Protection		Human Health					Aquatic Protection		Human
Toxic Parameter and Form	Carcinogen?	Acute	Chronic	Public Water Supplies	Other Surface Waters	Acute	Chronic	H-Health	Acute	Chronic	Health
Ammonia-N (Annual)	N	6.9E+00 mg/L	1.0E+00 mg/L	None	None	1.7E+00 mg/L	2.6E-01 mg/L	None	2.5E+02 mg/L	6.6E+01 mg/L	N/A
Chlorine, Total Residual	N	1.9E-02 mg/L	1.1E-02 mg/L	None	None	4.8E-03 mg/L	2.8E-03 mg/L	None	6.8E-01 mg/L	4.6E-01 mg/L	N/A

Facility Name: Palmyra Area WWTP
Receiving Stream: Rivanna River

	POST - DISCHARGE WATER QUALITY CRITERIA (0.100 MGD Discharge Flow - Mix per "Mixer")				NON-ANTIDEGRADATION WASTE LOAD ALLOCATIONS (0.100 MGD Discharge - Mix per "Mixer")			MOST RESTRICTIVE WASTE LOAD ALLOCATIONS (0.100 MGD Discharge Flow)		
	Aquatic Protection		Human Health		Aquatic Protection		Human	Aquatic Protection		Human
Toxic Parameter and Form	Acute	Chronic	Public Water Supplies	Other Surface Waters	Acute	Chronic	Health	Acute	Chronic	Health
Ammonia-N (Annual)	7.4E+00 mg/L	1.0E+00 mg/L	None	None	1.0E+02 mg/L	2.6E+02 mg/L	N/A	1.0E+02 mg/L	6.6E+01 mg/L	N/A
Chlorine, Total Residual	1.9E-02 mg/L	1.1E-02 mg/L	None	None	2.6E-01 mg/L	1.8E+00 mg/L	N/A	2.6E-01 mg/L	4.6E-01 mg/L	N/A

STAT.EXE RESULTS – 0.10 MGD

Ammonia-N	**Total Residual Chlorine**
Chronic averaging period = 30 WLAa = 100 WLAc = 66 Q.L. = 0.2 # samples/mo. = 4 # samples/wk. = 1 Summary of Statistics: # observations = 1 Expected Value = 9 Variance = 29.16 C.V. = 0.6 97th percentile daily values = 21.9007 97th percentile 4 day average = 14.9741 97th percentile 30 day average= 10.8544 # < Q.L. = 0 Model used = PJ Assumptions, type 2 data No Limit is required for this material The data are: 9	Chronic averaging period = 30 WLAa = 0.26 WLAc = 0.46 Q.L. = 0.1 # samples/mo. = 90 # samples/wk. = 21 Summary of Statistics: # observations = 1 Expected Value = 20 Variance = 144 C.V. = 0.6 97th percentile daily values = 48.6683 97th percentile 4 day average = 33.2758 97th percentile 30 day average= 24.1210 # < Q.L. = 0 Model used = PJ Assumptions, type 2 data A limit is needed based on Acute Toxicity Maximum Daily Limit = 0.26 Average Weekly Limit = 0.135384800231324 Average Monthly Limit = 0.119556495015095 The data are: 20

WQC-WLA SPREADSHEET INPUT – 0.15 MGD

WATER QUALITY CRITERIA / WASTE LOAD ALLOCATION ANALYSIS

Facility Name: Palmyra Area WWTP
Receiving Stream: Rivanna River
Permit No.: VA0091146
Version: OWP Guidance Memo 00-2011 (8/24/00)

Stream Information			Stream Flows			Mixing Information			Effluent Information		
Mean Hardness (as CaCO3) =	24.8	mg/L	1Q10 (Annual) =	14.3	MGD	Annual	- 1Q10 Flow =	8.95 %	Mean Hardness (as CaCO3) =	25.0	mg/L
90% Temperature (Annual) =	25.3	deg C	7Q10 (Annual) =	16.5	MGD		- 7Q10 Flow =	100 %	90% Temp (Annual) =	24.0	deg C
90% Temperature (Wet season) =		deg C	30Q10 (Annual) =	25.1	MGD		- 30Q10 Flow =	100 %	90% Temp (Wet season) =		deg C
90% Maximum pH =	8.1	SU	1Q10 (Wet season) =	0	MGD	Wet Season	- 1Q10 Flow =	%	90% Maximum pH =	7.8	SU
10% Maximum pH =	6.8	SU	30Q10 (Wet season) =	0	MGD		- 30Q10 Flow =	%	10% Maximum pH =	6.9	SU
Tier Designation =	2		30Q5 =	36.0	MGD				1992 Discharge Flow =	0.00	MGD
Public Water Supply (PWS) Y/N? =	N		Harmonic Mean =	145	MGD				Discharge Flow for Limit Analysis =	0.15	MGD
V(alley) or P(iedmont)? =	P										
Trout Present Y/N? =	N										
Early Life Stages Present Y/N? =	Y										

Footnotes:

1. All concentrations expressed as micrograms/liter (ug/l), unless noted otherwise.
2. All flow values are expressed as Million Gallons per Day (MGD).
3. Discharge volumes are highest monthly average or 2C maximum for Industries and design flows for Municipals.
4. Hardness expressed as mg/l CaCO3. Standards calculated using Hardness values in the range of 25-400 mg/l CaCO3.
5. "Public Water Supply" protects for fish & water consumption. "Other Surface Waters" protects for fish consumption only.
6. Carcinogen "Y" indicates carcinogenic parameter.
7. Ammonia WQSs selected from separate tables, based on pH and temperature.
8. Metals measured as Dissolved, unless specified otherwise.
9. WLA = Waste Load Allocation (based on standards).
10. WLA = Waste Load Allocation (based on standards).
11. WLAs are based on mass balances (less background, if data exist).
12. Acute - 1 hour avg. concentration not to be exceeded more than 1/3 years.
13. Chronic - 4 day avg. concentration (30 day avg. for Ammonia) not to be exceeded more than 1/3 years.
14. Mass balances employ 1Q10 for Acute, 30Q10 for Chronic Ammonia, 7Q10 for Other Chronic, 30Q5 for Non-carcinogens, and Harmonic Mean for Carcinogens. Actual flows employed are a function of the mixing analysis and may be less than the actual flows.
15. Effluent Limitations are calculated elsewhere using the minimum WLA and EPA's statistical approach (Technical Support Document).

WQC-WLA SPREADSHEET OUTPUT – 0.15 MGD

Facility Name: Palmyra Area WWTP
Permit No.: VA0091146
Receiving Stream: Rivanna River

	PRE - DISCHARGE WATER QUALITY CRITERIA (0.000 MGD Discharge Flow - 100% Stream Mix)				INSTREAM BASELINES			ANTIDEGRADATION WASTE LOAD ALLOCATIONS (0.150 MGD Discharge - 100% Stream Mix)		
	Aquatic Protection		Human Health					Aquatic Protection		Human
Toxic Parameter and Form	Carcinogen?	Acute	Chronic	Public Water Supplies	Other Surface Waters	Acute	Chronic	H-Health	Acute	Chronic	Health
Ammonia-N (Annual)	N	6.9E+00 mg/L	1.0E+00 mg/L	None	None	1.7E+00 mg/L	2.6E-01 mg/L	None	1.7E+02 mg/L	4.4E+01 mg/L	N/A
Chlorine, Total Residual	N	1.9E-02 mg/L	1.1E-02 mg/L	None	None	4.8E-03 mg/L	2.8E-03 mg/L	None	4.6E-01 mg/L	3.1E-01 mg/L	N/A

Facility Name: Palmyra Area WWTP
Receiving Stream: Rivanna River

	POST - DISCHARGE WATER QUALITY CRITERIA (0.150 MGD Discharge Flow - Mix per "Mixer")				NON-ANTIDEGRADATION WASTE LOAD ALLOCATIONS (0.150 MGD Discharge - Mix per "Mixer")			MOST RESTRICTIVE WASTE LOAD ALLOCATIONS (0.150 MGD Discharge Flow)		
	Aquatic Protection		Human Health		Aquatic Protection		Human	Aquatic Protection		Human
Toxic Parameter and Form	Acute	Chronic	Public Water Supplies	Other Surface Waters	Acute	Chronic	Health	Acute	Chronic	Health
Ammonia-N (Annual)	7.5E+00 mg/L	1.1E+00 mg/L	None	None	7.2E+01 mg/L	1.8E+02 mg/L	N/A	7.2E+01 mg/L	4.4E+01 mg/L	N/A
Chlorine, Total Residual	1.9E-02 mg/L	1.1E-02 mg/L	None	None	1.8E-01 mg/L	1.2E+00 mg/L	N/A	1.8E-01 mg/L	3.1E-01 mg/L	N/A

STAT.EXE RESULTS – 0.15 MGD

Ammonia-N	**Total Residual Chlorine**
Chronic averaging period = 30 WLAa = 72 WLAc = 44 Q.L. = 0.2 # samples/mo. = 12 # samples/wk. = 3 Summary of Statistics: # observations = 1 Expected Value = 9 Variance = 29.16 C.V. = 0.6 97th percentile daily values = 21.9007 97th percentile 4 day average = 14.9741 97th percentile 30 day average= 10.8544 # < Q.L. = 0 Model used = PJ Assumptions, type 2 data No Limit is required for this material The data are: 9	Chronic averaging period = 30 WLAa = 0.18 WLAc = 0.31 Q.L. = 0.1 # samples/mo. = 90 # samples/wk. = 21 Summary of Statistics: # observations = 1 Expected Value = 20 Variance = 144 C.V. = 0.6 97th percentile daily values = 48.6683 97th percentile 4 day average = 33.2758 97th percentile 30 day average= 24.1210 # < Q.L. = 0 Model used = PJ Assumptions, type 2 data A limit is needed based on Acute Toxicity Maximum Daily Limit = 0.18 Average Weekly Limit = 9.37279386216858E-02 Average Monthly Limit = 8.27698811642968E-02 The data are: 20

PROTOCOL FOR THE EVALUATION OF EFFLUENT TOXIC POLLUTANTS – 0.0399 MGD

Toxic pollutants were evaluated in accordance with OWP Guidance Memo No. 00-2011. According to this guidance, STPs with a design flow ≤ 0.040 MGD are treated as if there are no toxic pollutants in their discharge unless there is actual evidence to indicate otherwise. This applies to all toxic pollutants with the exception of Ammonia and Total Residual Chlorine, which are evaluated in every STP discharge. Also, these smaller STPs are not required to monitor for any toxic pollutants unless there is reason to believe that such pollutants may be present.

Acute and Chronic WLAs (WLA_a and WLA_c) were analyzed according to the protocol below using a statistical approach (STAT.exe) to determine the necessity and magnitude of limits. Human Health WLAs (WLA_{hh}) were analyzed according to the same protocol through a simple comparison with the effluent data. If the WLA_{hh} exceeded the effluent datum or data mean, no limits were required. If the effluent datum or data mean exceeded the WLA_{hh}, the WLA_{hh} was imposed as the limit.

Since the discharge is to a dry ditch/intermittent stream, all upstream (background) pollutant concentrations are assumed to be "0".

The steps used in evaluating available effluent data from STPs with design flows ≤ 0.040 MGD are as follows:

A. If all data are reported as "below detection" or < the required Quantification Level (QL) (or, for metals, in a form other than "dissolved"), then the data are not suitable for analysis and no further monitoring is required.

B. If any data value is reported as detectable at or above the required QL, then the data are adequate to determine whether effluent limits are needed.

B.1. If the evaluation indicates that no limits are needed, then no further monitoring is required.

B.2. If the evaluation indicates that limits are needed, then the limits and associated requirements are specified in the draft permit.

Parameter	CASRN	QL	Data	Source of Data	Data Eval
Ammonia-N (mg/L)	766-41-7	0.2 mg/L	Default = 9 mg/L	a	B.1
TRC (mg/L)	7782-50-5	0.1 mg/L	Default = 20 mg/L	a	B.2

CASRN = Chemical Abstract Service Registry Number for each parameter is referenced in the current Water Quality Standards. A unique numeric identifier designating only one substance. The Chemical Abstract Service is a division of the American Chemical Society.

"Source of Data" codes:
a = default effluent concentration

"Data Evaluation" codes:
See section titled PROTOCOL FOR THE EVALUATION OF EFFLUENT TOXIC POLLUTANTS for an explanation of the code used.

PROTOCOL FOR THE EVALUATION OF EFFLUENT TOXIC POLLUTANTS – 0.10 MGD & 0.15 MGD

Toxic pollutants were evaluated in accordance with OWP Guidance Memo No. 00-2011. Acute and Chronic WLAs (WLA_a and WLA_c) were analyzed according to the protocol below using a statistical approach (STAT.exe) to determine the necessity and magnitude of limits. Human Health WLAs (WLA_{hh}) were analyzed according to the same protocol through a simple comparison with the effluent data. If the WLA_{hh} exceeded the effluent datum or data mean, no limits were required. If the effluent datum or data mean exceeded the WLA_{hh}, the WLA_{hh} was imposed as the limit. Since there are no data available for any toxic pollutants immediately upstream of this discharge, all upstream (background) pollutant concentrations are assumed to be "0".

The steps used in evaluating the effluent data are as follows:

A. If all data are reported as "below detection" and at least one detection level is ≤ the required Quantification Level (QL) or if all data are below the required QL then the pollutant is considered to be not significantly present in the discharge and no further monitoring is required.

B. If all data are reported as "below detection", and all detection levels are > the required QL, then an evaluation is performed in which the pollutant is assumed present at the lowest reported detection level.

B.1. If the evaluation indicates that no limits are needed, then the existing data set is adequate and no further monitoring is required.

B.2. If the evaluation indicates that limits are needed, then the existing data set is inadequate to make a determination and additional monitoring is required.

C. If any data value is reported as detectable at or above the required QL, then the data are adequate to determine whether effluent limits are needed.

C.1. If the evaluation indicates that no limits are needed, then no further monitoring is required.

C.2. If the evaluation indicates that limits are needed, then the limits and associated requirements are specified in the draft permit.

C.3. (Exception for Metals data only) If the evaluation indicates that limits are needed, but the data are reported as a form other than "Dissolved" (except for Selenium), then the existing data set is inadequate to make a determination and additional monitoring is required.

Parameter	CASRN	QL (ug/L)	Data (ug/L unless noted otherwise)	Source of Data	Data Eval
METALS					
Antimony, dissolved	7440-36-0	0.2	No data. Testing required	---	---
Arsenic, dissolved	7440-38-2	1.0	No data. Testing required	---	---
Barium, dissolved	7440-39-3	---	Applicable to PWS waters only	---	---
Cadmium, dissolved	7440-43-9	0.3	No data. Testing required	---	---
Chromium III, dissolved	16065-83-1	0.5	No data. Testing required	---	---
Chromium VI, dissolved	18540-29-9	0.5	No data. Testing required	---	---
Chromium, Total	7440-47-3	---	Applicable to PWS waters only	---	---
Copper, dissolved	7440-50-8	0.5	No data. Testing required	---	---
Iron, dissolved	7439-89-6	1.0	Applicable to PWS waters only	---	---
Lead, dissolved	7439-92-1	0.5	No data. Testing required	---	---
Mercury, dissolved	7439-97-6	1.0	No data. Testing required	---	---
Nickel, dissolved	7440-02-0	0.5	No data. Testing required	---	---
Selenium, total recoverable	7782-49-2	2.0	No data. Testing required	---	---
Silver, dissolved	7440-22-4	0.2	No data. Testing required	---	---
Thallium, dissolved	7440-28-0	---	No data. Testing required	---	---
Zinc, dissolved	7440-66-6	2.0	No data. Testing required	---	---
PESTICIDES/PCBS					
Aldrin [C]	309-00-2	0.05	No data. Testing required	---	---
Carbaryl	63-25-2	---	No data. Testing required	---	---
Chlordane [C]	57-74-9	0.2	No data. Testing required	---	---
Chlorpyrifos	2921-88-2	---	No data. Testing required	---	---
DDD [C]	72-54-8	0.1	No data. Testing required	---	---
DDE [C]	72-55-9	0.1	No data. Testing required	---	---
DDT [C]	50-29-3	0.1	No data. Testing required	---	---
Demeton	8065-48-3	---	No data. Testing required	---	---
Diazinon	333-41-5	---	No data. Testing required	---	---
Dieldrin [C]	60-57-1	0.1	No data. Testing required	---	---
Alpha-Endosulfan	959-98-8	0.1	No data. Testing required	---	---
Beta-Endosulfan	33213-65-9	0.1	No data. Testing required	---	---
Alpha-Endosulfan + Beta-Endosulfan		---	No data. Testing required	---	---
Endosulfan Sulfate	1031-07-8	0.1	No data. Testing required	---	---
Endrin	72-20-8	0.1	No data. Testing required	---	---
Endrin Aldehyde	7421-93-4	---	No data. Testing required	---	---
Guthion	86-50-0	---	No data. Testing required	---	---
Heptachlor [C]	76-44-8	0.05	No data. Testing required	---	---
Heptachlor Epoxide [C]	1024-57-3	---	No data. Testing required	---	---
Hexachlorocyclohexane Alpha-BHC [C]	319-84-6	---	No data. Testing required	---	---
Hexachlorocyclohexane Beta-BHC [C]	319-85-7	---	No data. Testing required	---	---
Hexachlorocyclohexane Gamma-BHC (synonym = Lindane)	58-89-9	---	No data. Testing required	---	---
Kepone	143-50-0	---	No data. Testing required	---	---
Malathion	121-75-5	---	No data. Testing required	---	---
Methoxychlor	72-43-5	---	No data. Testing required	---	---

Parameter	CASRN	QL (ug/L)	Data (ug/L unless noted otherwise)	Source of Data	Data Eval
Mirex	2385-85-5	---	No data. Testing required	---	---
Parathion	56-38-2	---	No data. Testing required	---	---
PCB Total [C]	1336-36-3	7.0	No data. Testing required	---	---
Toxaphene [C]	8001-35-2	5.0	No data. Testing required	---	---
BASE NEUTRAL EXTRACTABLES					
Acenaphthene	83-32-9	10.0	No data. Testing required	---	---
Anthracene	120-12-7	10.0	No data. Testing required	---	---
Benzidine [C]	92-87-5	---	No data. Testing required	---	---
Benzo (a) anthracene [C]	56-55-3	10.0	No data. Testing required	---	---
Benzo (b) fluoranthene [C]	205-99-2	10.0	No data. Testing required	---	---
Benzo (k) fluoranthene [C]	207-08-9	10.0	No data. Testing required	---	---
Benzo (a) pyrene [C]	50-32-8	10.0	No data. Testing required	---	---
Bis 2-Chloroethyl Ether [C]	111-44-4	---	No data. Testing required	---	---
Bis 2-Chloroisopropyl Ether	108-60-1	---	No data. Testing required	---	---
Bis-2-Ethylhexyl Phthalate [C]	117-81-7	10.0	No data. Testing required	---	---
Butyl benzyl phthalate	85-68-7	10.0	No data. Testing required	---	---
2-Chloronaphthalene	91-58-7	---	No data. Testing required	---	---
Chrysene [C]	218-01-9	10.0	No data. Testing required	---	---
Dibenz(a,h)anthracene [C]	53-70-3	20.0	No data. Testing required	---	---
1,2-Dichlorobenzene	95-50-1	10.0	No data. Testing required	---	---
1,3-Dichlorobenzene	541-73-1	10.0	No data. Testing required	---	---
1,4-Dichlorobenzene	106-46-7	10.0	No data. Testing required	---	---
3,3-Dichlorobenzidine [C]	91-94-1	---	No data. Testing required	---	---
Diethyl phthalate	84-66-2	10.0	No data. Testing required	---	---
Dimethyl phthalate	131-11-3	---	No data. Testing required	---	---
Di-n-Butyl Phthalate	84-74-2	10.0	No data. Testing required	---	---
2,4-Dinitrotoluene	121-14-2	10.0	No data. Testing required	---	---
1,2-Diphenylhydrazine [C]	122-66-7	---	No data. Testing required	---	---
Fluoranthene	206-44-0	10.0	No data. Testing required	---	---
Fluorene	86-73-7	10.0	No data. Testing required	---	---
Hexachlorobenzene [C]	118-74-1	---	No data. Testing required	---	---
Hexachlorobutadiene [C]	87-68-3	---	No data. Testing required	---	---
Hexachlorocyclopentadiene	77-47-4	---	No data. Testing required	---	---
Hexachloroethane [C]	67-72-1	---	No data. Testing required	---	---
Indeno(1,2,3-cd)pyrene [C]	193-39-5	20.0	No data. Testing required	---	---
Isophorone [C]	78-59-1	10.0	No data. Testing required	---	---
Nitrobenzene	98-95-3	10.0	No data. Testing required	---	---
N-Nitrosodimethylamine [C]	62-75-9	---	No data. Testing required	---	---
N-Nitrosodi-n-propylamine [C]	621-64-7	---	No data. Testing required	---	---
N-Nitrosodiphenylamine [C]	86-30-6	---	No data. Testing required	---	---
Pyrene	129-00-0	10.0	No data. Testing required	---	---
1,2,4-Trichlorobenzene	120-82-1	10.0	No data. Testing required	---	---

Parameter	CASRN	QL (ug/L)	Data (ug/L unless noted otherwise)	Source of Data	Data Eval
VOLATILES					
Acrolein	107-02-8	---	No data. Testing required	---	---
Acrylonitrile [C]	107-13-1	---	No data. Testing required	---	---
Benzene [C]	71-43-2	10.0	No data. Testing required	---	---
Bromoform [C]	75-25-2	10.0	No data. Testing required	---	---
Carbon Tetrachloride [C]	56-23-5	10.0	No data. Testing required	---	---
Chlorobenzene	108-90-7	50.0	No data. Testing required	---	---
Chlorodibromomethane [C]	124-48-1	10.0	No data. Testing required	---	---
Chloroform	67-66-3	10.0	No data. Testing required	---	---
Dichlorobromomethane [C]	75-27-4	10.0	No data. Testing required	---	---
1,2-Dichloroethane [C]	107-06-2	10.0	No data. Testing required	---	---
1,1-Dichloroethylene	75-35-4	10.0	No data. Testing required	---	---
1,2-trans-dichloroethylene	156-60-5	---	No data. Testing required	---	---
1,2-Dichloropropane [C]	78-87-5	---	No data. Testing required	---	---
1,3-Dichloropropene [C]	542-75-6	---	No data. Testing required	---	---
Ethylbenzene	100-41-4	10.0	No data. Testing required	---	---
Methyl Bromide	74-83-9	---	No data. Testing required	---	---
Methylene Chloride [C]	75-09-2	20.0	No data. Testing required	---	---
1,1,2,2-Tetrachloroethane [C]	79-34-5	---	No data. Testing required	---	---
Tetrachloroethylene	127-18-4	10.0	No data. Testing required	---	---
Toluene	10-88-3	10.0	No data. Testing required	---	---
1,1,2-Trichloroethane [C]	79-00-5	---	No data. Testing required	---	---
Trichloroethylene [C]	79-01-6	10.0	No data. Testing required	---	---
Vinyl Chloride [C]	75-01-4	10.0	No data. Testing required	---	---
RADIONUCLIDES					
Beta Particle & Photon Activity (mrem/yr)	N/A	---	Applicable to PWS waters only	---	---
Combined Radium 226 and 228 (pCi/L)	N/A	---	Applicable to PWS waters only	---	---
Gross Alpha Particle Activity (pCi/L)	N/A	---	Applicable to PWS waters only	---	---
Uranium	N/A	---	Applicable to PWS waters only	---	---
ACID EXTRACTABLES					
2-Chlorophenol	95-57-8	10.0	No data. Testing required	---	---
2,4-Dichlorophenol	120-83-2	10.0	No data. Testing required	---	---
2,4-Dimethylphenol	105-67-9	10.0	No data. Testing required	---	---
2,4-Dinitrophenol	51-28-5	---	No data. Testing required	---	---
2-Methyl-4,6-Dinitrophenol	534-52-1	---	No data. Testing required	---	---
Nonylphenol	104-40-51	---	No data. Testing required	---	---
Pentachlorophenol [C]	87-86-5	50.0	No data. Testing required	---	---
Phenol	108-95-2	10.0	No data. Testing required	---	---
2,4,6-Trichlorophenol [C]	88-06-2	10.0	No data. Testing required	---	---
MISCELLANEOUS					
Ammonia-N (mg/L)	766-41-7	0.2 mg/L	Default = 9 mg/L	a	C.1
Chloride (mg/L)	16887-00-6	---	No data. Testing required	---	---

Parameter	CASRN	QL (ug/L)	Data (ug/L unless noted otherwise)	Source of Data	Data Eval
TRC (mg/L)	7782-50-5	0.1 mg/L	Default = 20 mg/L	a	C.2
Cyanide, Free	57-12-5	10.0	No data. Testing required	---	---
2,4-Dichlorophenoxy acetic acid (synonym = 2,4-D)	94-75-7	---	Applicable to PWS waters only	---	---
Foaming Agents (as MBAS)	N/A	---	Applicable to PWS waters only	---	---
Sulfide, dissolved	18496-25-8	100	No data. Testing required	---	---
Nitrate as N (mg/L)	14797-55-8	---	Applicable to PWS waters only	---	---
Sulfate (mg/L)	N/A	---	Applicable to PWS waters only	---	---
Total Dissolved Solids (mg/L)	N/A	---	Applicable to PWS waters only	---	---
Tributyltin	60-10-5	---	No data. Testing required	---	---
2-(2,4,5-Trichlorophenoxy) propionic acid (synonym = Silvex)	93-72-1	---	Applicable to PWS waters only	---	---
Hardness (mg/L as $CaCO_3$)	471-34-1	---	No data. Testing required	---	---

The **superscript "C"** following the parameter name indicates that the substance is a known or suspected carcinogen; human health criteria at risk level 10^{-5}.

CASRN = Chemical Abstract Service Registry Number for each parameter is referenced in the current Water Quality Standards. A unique numeric identifier designating only one substance. The Chemical Abstract Service is a division of the American Chemical Society.

"Source of Data" codes:
a = default effluent concentration

"Data Evaluation" codes:
See section titled PROTOCOL FOR THE EVALUATION OF EFFLUENT TOXIC POLLUTANTS for an explanation of the code used.

APPENDIX C

BASES FOR PERMIT SPECIAL CONDITIONS

Tabulated below are the sections of the permit, with any changes and the reasons for the changes identified. Also provided is the basis for each of the permit special conditions.

Cover Page	• Content and format as prescribed by the Guidance Memo No. 14-2003.
Part I.A.1-3	**Effluent Limitations and Monitoring Requirements:** Bases for effluent limits are provided in previous pages of this fact sheet. Monitoring requirements are as prescribed by Guidance Memo No. 14-2003. *Updates Part I.A.1-3 of the previous permit with the following:* • Footnotes were updated to reflect current changes in the permit.
Part I.B	**Additional TRC and E. coli Limitations and Monitoring Requirements:** *Updates Part I.B of the previous permit with minor wording changes*. Required by the Sewage Collection and Treatment (SCAT) Regulations (9VAC25-790) and Water Quality Standards (9VAC25-260-170). Also, 40 CFR 122.41(e) requires the permittee, at all times, to properly operate and maintain all facilities and systems of treatment in order to comply with the permit. This ensures proper operation of chlorination equipment to maintain adequate disinfection.
Part I.C	**Effluent Limitations and Monitoring Requirements – Additional Instructions:** *Updates Part I.C of the previous permit with minor wording changes. Also, a definition of QL was added.* Authorized by the VPDES Permit Regulation (9VAC25-31-190 J.4 and 220.I). This condition is necessary when pollutants are monitored by the permittee and a maximum level of quantification and/or a specific analytical method is required in order to assess compliance with a permit limit or to compare effluent quality with a numeric criterion. The condition also establishes protocols for calculation of reported values.
Part I.D	**Pretreatment Program Requirements:** *Updates Part I.D of the previous permit with minor wording changes*. The VPDES Permit Regulation (9VAC25-31-730 through 900) and 40 CFR Part 403 require certain existing and new sources of pollution to meet specified regulations.
Part I.E.1	**95% Capacity Reopener:** *Updates Part I.E.1 of the previous permit with minor wording changes*. Required by the VPDES Permit Regulation (9VAC25-31-200.B.4) for Publicly Owned Treatment Works (POTW) and Privately Owned Treatment Works (PVOTW) permits.
Part I.E.2	**Indirect Dischargers:** *Identical to Part I.E.2 of the previous permit.* Required by the VPDES Permit Regulation (9VAC25-31-200.B.1 and B.2) for Publicly Owned Treatment Works (POTW) and Privately Owned Treatment Works (PVOTW) that receive waste from someone other than the owner of the treatment works.
Part I.E.3	**Materials Handling/Storage:** *Updates Part I.E.3 of the previous permit with minor wording changes*. The VPDES Permit Regulation (9VAC25-31-50.A) prohibits the discharge of any waste into State waters unless authorized by permit. The State Water Control Law (§62.1-44.16 and §62.1-44.17) authorizes the Board to regulate the discharge of industrial waste or other waste.
Part I.E.4	**O&M Manual Requirement:** *Updates Part I.E.4 of the previous permit with previous items h and i being combined into new item h.* Required by the State Water Control Law (§ 62.1-44.19), VPDES Permit Regulation (9VAC25-31-190.E), and Sewage Collection and Treatment Regulations (9VAC25-790) for all STPs.

Part I.E.5	**CTC/CTO Requirement:** *Identical to Part I.E.5 of the previous permit.* Required by the State Water Control Law (§62.1-44.19), VPDES Permit Regulation (9VAC25-31-190.E), and Sewage Collection and Treatment Regulations (9VAC25-790) for all STPs.
Part I.E.6	**SMP Requirement:** *Updates Part I.E.6 of the previous permit with minor wording changes.* The VPDES Permit Regulation (9VAC25-31-100.Q, 220.B.2, and 420 through 720), and 40 CFR Part 503 require all treatment works treating domestic sewage to submit information on their sludge use and disposal practices and to meet specified standards for sludge use and disposal. Technical requirements are derived from the Virginia Pollution Abatement Permit Regulation (9VAC25-32).
Part I.E.7	**Licensed Operator Requirement:** *Updates Part I.E.7 of the previous permit with minor wording changes.* The State Water Control Law (§54.1-2300 through 1-2302), VPDES Permit Regulation (9VAC25-31-200.C), and Board for Waterworks and Wastewater Works Operators and Onsite Sewage System Professionals Regulations (18VAC160-30), require licensure of operators.
Part I.E.8	**Reliability Class:** *Identical to Part I.E.8 of the previous permit.* Required by the SCAT Regulations (9VAC25-790) for all municipal facilities.
Part I.D.9	**Water Quality Criteria Monitoring:** *Updates Part I.E.9 of the previous permit with different parameters required to be monitored in Attachment A.* The State Water Control Law (§ 62.1-44.21) authorizes the Board to request information needed to determine the discharge's impact on State waters. States are required to review data on discharges to identify actual or potential toxicity problems, or the attainment of water quality goals, according to 40 CFR Part 131, Water Quality Standards, Subpart 131.11. To ensure that water quality standards are maintained, the permittee is required to analyze the facility's effluent for the substances noted in Attachment A of this VPDES permit.
Part I.E.10	**Treatment Works Closure Plan**. *Updates Part I.E.10 of the previous permit with minor wording changes.* This condition establishes the requirement to submit a closure plan for the treatment works if the treatment facility is being replaced or is expected to close. This is necessary to ensure treatment works are properly closed so that the risk of untreated waste water discharge, spills, leaks and exposure to raw materials is eliminated and water quality maintained. The State Water Control Law (§62.1-44.21) requires every owner to furnish when requested plans, specification, and other pertinent information as may be necessary to determine the effect of the wastes from his discharge on the quality of state waters, or such other information as may be necessary to accomplish the purposes of the State Water Control Law.

Part I.D.11	**Reopeners:** a. *Identical to Part I.D.11.a of the previous permit.* Section 303(d) of the Clean Water Act requires that total maximum daily loads (TMDLs) be developed for streams listed as impaired. This special condition is to allow the permit to be reopened if necessary to bring it into compliance with any applicable TMDL approved for the receiving stream. The reopener recognizes that, according to section 402(o)(1) of the Clean Water Act, limits and/or conditions may be either more or less stringent than those contained in this permit. Specifically, they can be relaxed if they are the result of a TMDL, basin plan, or other WLA prepared under section 303 of the Act. b. *Identical to Part I.D.11.b of the previous permit.* The VPDES Permit Regulation (9VAC25-40-70.A) authorizes DEQ to include technology-based annual concentration limits in the permits of facilities that have installed nutrient control equipment, whether by new construction, expansion or upgrade. c. *Updates Part I.D.11.c of the previous permit with minor wording changes.* The VPDES Permit Regulation (9VAC25-31-390.A) authorizes DEQ to modify VPDES permits to promulgate amended water quality standards. d. *Identical to Part I.11.d of the previous permit.* Required by the VPDES Permit Regulation (9VAC25-31-220.C) for all permits issued to treatment works treating domestic sewage.
Part I.E.12	**Offset Requirement:** *Identical to Part I.E.12 of the previous permit.* The Virginia General Assembly, in its 2005 session, enacted Article 4.02 (Chesapeake Bay Watershed Nutrient Credit Exchange Program) to the Code of Virginia to address nutrient loads to the Bay. The State Water Control Law (§62.1-44.19:15) sets forth the requirements for new and expanded dischargers, including the requirement that non-point load reductions acquired for the purpose of offsetting nutrient discharges be enforced through the individual VPDES permit.
Part I.E.13	**Suspension of concentration limits for E3/E4 facilities:** *Identical to Part I.E.13 of the previous permit.* The Regulation for Nutrient Enriched Waters and Dischargers within the Chesapeake Bay Watershed (9VAC25-40-70.B) authorizes DEQ to approve an alternate compliance method to the technology-based effluent concentration limitations as required by subsection A of this section. Such alternate compliance method shall be incorporated into the permit of an Exemplary Environmental Enterprise (E3) facility or an Extraordinary Environmental Enterprise (E4) facility to allow the suspension of applicable technology-based effluent concentration limitations during the period the E3 or E4 facility has a fully implemented environmental management system that includes operation of installed nutrient removal technologies at the treatment efficiency levels for which they were designed.
Part II	**Conditions Applicable to All VPDES Permits:** *Updates Part II of the previous permit.* The VPDES Permit Regulation (9VAC25-31-190) requires all VPDES permits to contain or specifically cite the conditions listed.
Deletions:	**None**

Appendix E
Sheriff's Office Well Completion Report

Commonwealth of Virginia
Uniform Water Well Completion Report

Owner FLUVANNA PSB / KENBRIDGE CONT.
Address
Phone 589-6556
Location PALMYRA TO RIGHT ON 53 1 1/2 MILES ON RIGHT

Tax Map ID
VDH Permit
VWCB Permit
VWCB ID

Well Data

County FLUVANNA

General Information
Drilling Method A R
Depth to Bedrock 25
Static Water Level
Well Disinfected (Y or N)

Date Completed 5/2/2002
Yield 2 GPM
Stabilized Water Level
Disinfectant Used

Total Depth of Well 305
Length of Test
Natural Flow
Amount Used

Casing
From +2 To 61
Size 6 Material T C
Weight Schedule 280

From To
Size Materials
Weight Schedule

From To
Size Materials
Weight Schedule

Gravel Pack
From N/A To N/A

From To

From To

Grout
From To
Bore Hole Size 10"
Type
Method

From To
Bore Hole Size
Type
Method

From To
Bore Hole Size
Type
Method

Water Zones or Screened Intervals
From 75 To 80
Mesh Size N/A Diam N/A

From To
Mesh Size Diam

From To
Mesh Size Diam

Use Data

Private Well: Domestic Agricultural Industrial Monitoring
Public Well: Community X Non Community

Abandonment Information

Bored or Dug Wells
Casing Removed, Y or N
If Y, Depth to which casing was removed:
Depth and Type of Fill:
Source of Fill:
Bentonite Plugs: From To From To
Method of permanently marking location:

Wells other than Bored Wells
Casing removed Y or N?
If Y, Depth to which casing was removed
If applicable, depth (s), and type of gravel/sand fill:
Source of gravel or sand:
Grouting: From To

RECEIVED
JAN 22 2003

Drillers Log

Depth	Description of Formation or Sediment	Remarks
0-10	RED DIRT	
10-25	BROWN DIRT	
25-65	BROWN SLATE	
65-305	BLUE SLATE	

Name C. R. Moore Well Drilling Co., Inc.
Address 2238 Richmond Road Charlottesville, Va. 22911
Phone co (804) 977-3818

I certify that the information contained here is true and that this well was installed and constructed in accordance with the permit and further that the well complies with all applicable state and local regulations, ordinances and laws.

Drillers Signature R. ELLIOTT

Date 5-3-2002 Representing C. R. Moore Well Drilling Co. Inc.

Virginia Contractors License Number 003400

Appendix F
Fluvanna County High School Well Engineering Description Sheet

COMMONWEALTH of VIRGINIA

Cynthia C. Romero, MD, FAAFP
State Health Commissioner

John J. Aulbach II, PE
Director, Office of Drinking Water

DEPARTMENT OF HEALTH
OFFICE OF DRINKING WATER
Lexington Field Office

131 Walker Street
Lexington, VA 24450
Phone: 540-463-7136
Fax: 540-463-3892

SUBJECT: Fluvanna County
Water – Fluvanna County High School

June 11, 2013

Mr. David Fields
Fluvanna County Public Schools
14455 James Madison Highway
Palmyra, VA 22963-4136

Dear Mr. Fields:

Enclosed please find Waterworks Operation Permit No. 2065256 with an effective date of June 3, 2013, issued by the Commonwealth of Virginia Department of Health, Office of Drinking Water. This permit is your authorization from the State Health Commissioner to operate the subject waterworks located in Fluvanna County, in accordance with the *Waterworks Regulations*. This permit is not transferable. This permit does not suspend, minimize, or otherwise alter this owner's obligation to comply with applicable federal, state, or local laws and regulations or permits.

You will note that the permit indicates that this waterworks has a design capacity of 46,400 gallons per day. This limit is based on the maximum capacity of the system and shall not be exceeded.

We look forward to your continued cooperation in the maintenance and operation of this public waterworks. If you have any questions concerning the permit please do not hesitate to contact me at 540-463-0424.

Sincerely,

Steven J. Kvech, P.E.
District Engineer

SJK/kl/130610_6
Enclosure
cc: Fluvanna County Administrator, Mr. Steve Nichols
Fluvanna County Building Official, Mr. Darius Lester
DEQ, Water Division – Attn: Mr. Todd Beach
Fluvanna County Health Department – Attn: Dr. Lilian Peake, MD, MPH
VDH – ODW – Richmond Central

Commonwealth of Virginia
Department of Health
Office of Drinking Water

Waterworks Operation Permit

Fluvanna County Schools is hereby granted permission to operate a Class VI nontransient noncommunity waterworks having a design capacity of 46,400 gallons per day at Fluvanna County High School located in Fluvanna County in accordance with Title 32.1 of the Code of Virginia, and the *Waterworks Regulations* of the Virginia Department of Health (12 VAC 5-590). This permit is issued in accordance with previously issued Construction Permit 202211 and with the understanding that this owner will operate the waterworks in accordance with Part II, "Operation Regulations for Waterworks," of the *Waterworks Regulations* of the Virginia Department of Health and any variances or special requirements noted below. This permit does not suspend, minimize, or otherwise alter this owner's obligation to comply with applicable federal, state, or local laws and regulations or permits.

Variances, Exemptions, or Special Permit Requirements issued: (X) None ( ) See Attached

An Engineering Description Sheet is attached dated June 3, 2013

PERMIT NO.: 2065256

EFFECTIVE DATE: June 3, 2013

APPROVED John J. Aulbach II, PE

John J. Aulbach II, P.E., Director, Office of Drinking Water
for the State Health Commissioner pursuant to VA Code § 2.2-604

VIRGINIA DEPARTMENT OF HEALTH
ENGINEERING DESCRIPTION SHEET

DATE: June 3, 2013

WATERWORKS NAME: Fluvanna County High School **WATERWORKS CLASS:** VI

COUNTY/CITY: Fluvanna County **TYPE:** Nontransient Noncommunity

LOCATION: On the north side of State Route 53 approximately 2 miles west of its intersection with U.S. Route 15.

OWNER: Fluvanna County Schools
Contact: Mr. David Fields
14455 James Madison Hwy.
Palmyra, VA 22963
Phone: 434-589-4343

OPERATOR: Licensed Class VI Operator Required

PERMIT NUMBER: 2065256

EFFECTIVE DATE: June 3, 2013

TYPE OF TREATMENT: Disinfection and corrosion control treatment

SOURCE: One drilled well

DESIGN CAPACITY: 46,400 gpd

DESCRIPTION OF THE WATERWORKS

The Fluvanna County High School waterworks consists of a single drilled well, a 50,000 gallon ground level storage tank, transfer booster pumps, pressure tank, treatment building with chlorination and pH adjustment equipment and associated piping and appurtenances.

Source

Well Number 1 (Ball Field Well) is located in the Pleasant Grove Park area approximately 3,000 feet northeast of the intersection of State Route 53 and the Pleasant Grove entrance road, behind the fenced baseball field. The existing well was reworked in January 2011 and is 10 inches in diameter to a depth of 50 feet and 6 inches in diameter from 50 feet to a depth of 205 feet. The well is cased with 6 inch diameter heavy steel casing and is cement grouted to a depth of 50 feet. The well casing extends 12 inches above a 7 foot by 7 foot concrete apron and is equipped with a pitless adapter unit, watertight well cap with screened casing vent, and airline for measuring the depth to water. A raw water sample tap and totalizing flow meter are located inside the treatment building. Water is pumped from the well by a 5.0 HP submersible pump (set at a depth of 160 feet) capable of delivering 55 gpm at 230 feet TDH through the treatment units and into the 50,000 gallon ground storage tank. A bladder type pressure tank is located on the well discharge line in the treatment building. Reliable well yield following a 48-hour yield test, conducted in January 2011, was determined to be 58 gpm with a drawdown of 22 feet.

Treatment

Treatment equipment is provided for corrosion control and disinfection.

Corrosion control via pH and alkalinity adjustment is achieved with a downflow calcite contactor unit. The skid mounted unit consists of two 30 inch diameter by 72 inch tall wound fiberglass wrapped polyethylene lined vessels. Media consists of 15 ft^3 of calcite media in each vessel supported by a gravel underbed. An automated backwash system activates based on a timer or sensed head loss through the media. The unit is designed for a continuous flow rate of 20 gpm per vessel with maximum loading rate of 55 gpm per vessel. A phosphate corrosion inhibitor feed system has been designed if required in the future, but it is not yet installed.

Disinfection is achieved by a sodium hypochlorite feed system. Equipment includes an electronic diaphragm metering pump rated for 14 gpd at 150 psi and a 35 gallon covered, polyethylene solution tank. Sodium hypochlorite solution is injected between the calcite contactor unit and the ground storage tank. The metering pump operates in conjunction with the submersible well pump.

Storage

Storage is provided by a factory coated, bolted steel ground storage tank located adjacent to the treatment building. The tank measures 21.5 feet in diameter by 20 feet tall (18.0 feet water depth) and provides 48,880 gallons of effective storage capacity. A 2 inch riser fill pipe discharges treated well water into the tank near the top, 16 inches above the overflow level. The tank is provided with a separate 4 inch diameter drain line and an 8 inch diameter overflow pipe that terminates with a flapper gate outlet approximately 12 inches above the concrete foundation slab. The tank is equipped with a float level sensor and manual float and cable style level indicator. Sealed sidewall manways and a lockable shoebox style roof hatch are also provided. A screened mushroom type ventilator assembly atop the roof provides for air exchange. An exterior ladder with safety cage permits access to the roof.

Transfer Pumps

Two 30 HP variable frequency drive booster pumps are provided inside the treatment building to transfer water from the ground level storage tank into the distribution system. The combined pumping capacity is 220 gpm at 70-80 psi. A 370 gallon bladder type pressure tank is provided to buffer system pressure. The tank contains a replaceable, flexible, heavy-duty membrane to separate air and water and is a part of the package transfer pump skid.

The transfer pumps, bladder tank and all treatment equipment are housed in a 20 foot by 12 foot treatment/pump building located on the northeast side of the school building adjacent to the rear parking lot. A 100,000 gallon fire storage tank and fire pump station are located adjacent to the treatment building. The fire storage and pumping system are separate from the potable water system.

CAPACITY EVALUATION OF THE WATERWORKS

Design Basis: Per *Waterworks Regulations*, high schools have a daily water demand of 16 gpd per person.

Definitions for Equivalent Residential Connection (ERC):

One ERC = 400 gpd (consumption)
One ERC requires 0.5 gpm (well yield)

1. Estimated Daily Water Demand: (1,650 staff and students) x (16 gpd/person) = 26,400 gpd

   Peak Hour Demand:
   Use Peak Factor = 4
   4 x (26,400 gpd) = 105,600 gpd
   105,600 gpd x (1 hr) / 10 hr/day = 10,560 gallons

2. Source Capacity:

Well ID	Yield, gpd = gpm ÷ (0.5 gpm/ERC) x 400 gpd/ERC		Well Pump, gpd = gpm x 1,440 min/day		Limiting Capacity, gpd
Well Number 1	58 gpm	46,400 gpd	55 gpm	79,200 gpd	46,400 gpd
Total	-	-	-	-	46,400 gpd

3. Transfer Pump Capacity:
   Combined pump capacity = 220 gpm, variable speed
   (220 gpm) x (1,440 min/day) = 316,800 gpd

4. Storage Capacity:
   48,880 gal + (⅓ x 370 gal) = 49,000 gallons

   Noncommunity systems are required to provide delivery capacity to meet peak hour demand.

   Estimated delivery capacity during 1 hour (including pressure storage):

   Booster pumps = (220 gpm) x (60 min/hr) = 13,200 gallons
   Bladder Tank Effective Storage = 123 gallons
   13,200 gallons + 123 gallons = 13,323 gallons

   Peak hour demand = 10,560 gallons < 13,323 gallons provided

5. Treatment Capacity – Calcite Contactor
   Nominal maximum capacity = 55 gpm
   55 gpm x 1,440 minutes per day = 79,200 gpd

Conclusion:

This waterworks is permitted for a design capacity of 46,400 gpd due to limited source capacity described above. This permit does not suspend, minimize, or otherwise alter this owner's obligation to comply with applicable federal, state, or local laws and regulations or permits.

SJK/kl

FLUVANNA COUNTY BOARD OF SUPERVISORS
AGENDA ITEM STAFF REPORT

TAB D

MEETING DATE:	March 4, 2026				
AGENDA TITLE:	Tenaska Special Use Permit (SUP) 25:04 Conditions Review				
MOTION(s):	**N/A**				
BOS WORKPLAN?	Yes	No	**If yes, which item(s):**		
		X			
AGENDA CATEGORY:	Presentation	Action Matter	Public Hearing	Consent Agenda	Other
	X				
STAFF CONTACT(S):	Dan Whitten, County Attorney and Todd Fortune, Director of Planning				
PRESENTER(S):	Dan Whitten, County Attorney and Todd Fortune, Director of Planning				
RECOMMENDATION:	Information only				
TIMING:	Routine				
DISCUSSION:	Review of Tenaska current Special Use Permit conditions.				
FISCAL IMPACT:	None				
POLICY IMPACT:	N/A				
LEGISLATIVE HISTORY:	N/A				
ENCLOSURES:	• Tenaska Project Expedition - Draft SUP Conditions - Revised 2/19/2026 for 2/24/2026 Planning Commission				
REVIEWS COMPLETED:	Legal	Finance	Purchasing	HR	Other
	X				**X**

Project Expedition (the "Project") on Tax Map Parcels 27-A-1 and 27-A-4 (the "Site")

1. The Zoning Administrator or his/her designee reserves the right to request entry to inspect the Project site at any reasonable time to ensure the operation of the Project meets the requirements of this special use permit and any other applicable permits.

2. The production of electrical power will occur through a combined cycle dual fuel gas turbine and steam turbine generating system that does not involve the use of burning coal or nuclear reaction.

3. The Applicant may access the overhead electric line and the gas pipeline by easement from the Tenaska Virginia Power (TVP) plant property, the width and location of which shall be more particularly shown and described on the sketch to be attached as Exhibit A to the First Amendment to Declaration of Restrictive Covenants for the TVP plant property. The Applicant shall not construct any off-site electrical transmission lines related to the Project other than those needed to connect to the point of interconnection.

4. The only use of the Site shall be electrical power production plant and accessory facilities with a nominal summer capacity of electrical generation of up to 1,540 megawatts. There shall be no other industrial uses, including data centers, on the Site.

Sound Conditions

5. Sound (the term "Sound" shall also include the term "Noise") attenuation measures shall be implemented to ensure that sound levels attributable to the Project operations will be kept to a one-hour Leq level of 60 dBA (A-weighted decibels) or less at the Project Boundary Lines (defined in Condition 12 below) and 50 dBA or less at any point within 100 feet of a dwelling in existence (at the time of SUP approval) during a realistic worst-case hour. "Realistic worst-case hour" includes both steady operations and occasional operations such as start-ups but excludes unplanned emergency events.

6. The sound level limits in these Sound Conditions apply to the sound attributable to Project operations alone. The protocol for performing any sound surveys or measurements to assess the sound levels of the Project against the limits provided in Condition 5 shall (a) include steps to isolate the sound of the Project from the background sound omni-present in the environment – both naturally occurring and man-made, unrelated to the Project; (b) follow recognized ANSI/ASTM/ISO measurement practices, document wind/speed/direction, temperature, calibration, and background conditions; and (c) include designated receptor locations (the "Protocol"). Sound testing required by these Sound Conditions shall produce a report provided to the County and Applicant.

7. In addition to a 300' vegetative buffer, the following sound attenuation measures shall be implemented:

(a) combustion turbine generators shall be housed in buildings or enclosures to limit sound levels;

(b) exhaust stacks shall be equipped with silencers;

(c) low noise fans shall be used on plant heat exchangers;

(d) emissions control technology will be used; and

(e) gas turbine air inlets shall be equipped with silencers.

8. During initial Project construction, activities that produce noise exceeding one-hour Leq level of 60 dBA (A-weighted decibels) at the Project Boundary Lines shall not be conducted between the hours of 9:00 p.m. and 7:00 a.m. on weekdays or between 6:00 p.m. and 9:00 a.m. on Saturdays, Sundays, and New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, and Christmas Day.

9. Prior to the Commercial Operation Date, a baseline sound test shall be conducted, and compliance testing shall be performed within six (6) months after the Commercial Operation Date to confirm that the sound levels of the Project are within the limits set out in these Sound Attenuation Conditions. Baseline and compliance sound testing shall be performed at designated receptor locations; a proposed testing location map shall be reviewed and approved by the Zoning Administrator prior to testing.

10. If additional sound compliance testing indicates an exceedance of applicable limits, the Applicant/Operator shall notify the Zoning Administrator within two (2) business days. Within sixty (60) days of such notification, the Applicant/Operator shall conduct further sound compliance testing in compliance with the Protocol and submit the results to the County. If exceedances are confirmed by testing in accordance with the Protocol, the Applicant/Operator shall (i) submit to the County a mitigation plan within sixty (60) days of report submission and (ii) implement mitigation as soon as commercially reasonable (subject to availability and acquisition of necessary components and equipment), using best efforts to complete mitigation within one hundred twenty (120) days, if possible.

11. Repeated or uncorrected exceedances of the sound limits established in these Sound Conditions during operation of the Project constitute substantial breach of SUP conditions and shall be subject to fines not to exceed [$1,000 per day] and potential SUP revocation proceedings pursuant to the Zoning Ordinance.

12. These Sound Conditions shall be conducted by an Institute of Noise Control Engineers (INCE) Board Certified acoustical practitioner approved by the County, such approval not to be unreasonably withheld or delayed, and retained by the Applicant at the Applicant's sole expense.

13. For all purposes in these conditions, the term "Commercial Operation Date" shall mean the formal date when the Project is fully constructed, tested, and capable of reliably delivering specified energy to the power grid.

14. For the purpose of these Sound Conditions, “Project Boundary Lines” means the Site's outer perimeter; provided, however, if the Applicant owns parcels adjacent to the Site, Project Boundary Lines means the outermost boundaries of all contiguous parcels owned by the Applicant.

Light

15. Exterior lighting shall be shielded to prevent any glare on adjacent properties and shall have a correlated color temperature of 3,000 Kelvin or less. In addition, security and area lighting shall utilize automatic controls (e.g., times, motion sensors, dimming after hours) to reduce illumination levels during periods of inactivity, except where continuous lighting is required for safety or regulatory compliance.

16. Light trespass shall be limited to and should not exceed 0.5 foot-candles at the Site boundaries. All exterior luminaries shall be of a "shoebox" design and utilize cut-off optics. All luminaries shall be equipped with I.E.S. (Illuminating Engineering Society) Type V lenses that give circular light distribution for a maximum coefficient of utilization.

17. Site lighting shall not exceed 5 foot-candles except where special requirements are approved by the Zoning Administrator.

18. Notwithstanding the foregoing conditions 13, 14, and 15, Site lighting shall comply with all applicable FAA or other federal state regulations; and, stack, obstruction, and aviation lighting shall be limited to the minimum intensity, color, and operating schedule required by applicable federal regulations and approvals.

19. Within 60 days of commencement of nighttime operations, the Applicant shall submit to the Zoning Administrator or his/her designee a lighting compliance report prepared by a qualified professional demonstrating that site lighting complies with all SUP requirements, including property-line light trespass limits.

Landscape and Buffer Provisions

20. Driveways and parking areas (excluding temporary construction laydown and parking areas) will have asphalt surface or better that meets VDOT requirements and shall be maintained in a manner that will keep dust to a minimum so as not to adversely impact adjacent properties. Any access road or utility easement shall be designed with curvature to effectively screen the development from ground level view from public roads.

21. The power production plant shall be centrally located on the northern Project parcel (Tax Map parcel 27-A-1) to greatest extent feasible and shall conform generally to the Special Use Permit Sketch Plan, dated August 26, 2025, prepared by Sargeant and Lundy.

22. A minimum of a 300-foot-wide tree buffer will be maintained between the Project and the Project Boundary Lines except for necessary access to electrical and gas utilities and access to the site. Where no existing trees are present within this buffer area, vegetation will be planted in accordance with the Landscape Details

attached to the Special Use Permit Sketch Plan. The buffer area will be kept in its natural state or maintained using good forestry practices to maximize its effect. Prior to issuance of any land-disturbing permit, the Applicant shall post landscape bonds or other County-approved financial security in accordance with Section 22-24-5.G of the Zoning Ordinance.

23. A chain link fence or similar security device at least six (6) feet in height shall be placed around the Project and will feature prominent "No Trespassing" signs that meet the requirements of Chapter 22, Article 15 of the County Code. Security fencing may be placed inside the 300-foot buffer and must be placed at least 100 feet from the Project Boundary Lines.

24. The impervious surface coverage of the Site shall not exceed 13% of the gross acreage of the Site, provided that storm water detention ponds or reservoirs shall be considered pervious surfaces. The balance of the Site shall be restricted from future development except for temporary construction laydown yards, other temporary construction needs, and parking as needed for maintenance, repair, and upgrades to the plant and its related facilities and structures, as well as public utilities, wells and sewage disposal systems, and stormwater detention and flood control devices. A restrictive covenant shall be recorded to preserve the Site beyond the plant site for the duration of Project operations. The undisturbed forested area, exclusive of the required 300' buffer area, shall be managed in accordance with a written forest management plan developed in consultation with the Virginia Department of Forestry. Forest management activities shall be consistent with applicable Best Management Practices as defined by the Virginia Department of Forestry.

25. There shall be only one (1) permanent detached sign for Project identification purposes (exclusive of directional signs), which will be a ground-mounted monument type sign with landscaping. Any sign lighting shall be from above and shielded away from adjacent properties.

26. Structures above the tree height shall be an earth tone, or a color with a light reflective value of 25 to 60 with non-glossy finish.

27. For the purpose of these Landscape and Buffer Provisions, "Project Boundary Lines" means the Site's outer perimeter; provided, however, if the Applicant owns parcels adjacent to the Site, Project Boundary Lines means the outermost boundaries of all contiguous parcels owned by the Applicant.

Traffic Management and Transportation Improvements

28. Project access shall comply with the location and other access requirements as approved by the Virginia Department of Transportation.

29. The Applicant shall reimburse the County for the actual cost of the traffic study and construction traffic management plan, prepared by TRC, dated January 13, 2025 (the "Traffic Study"), up to sixty thousand dollars ($60,000). Payment shall be remitted within thirty (30) days after receipt of an invoice from the County.

30. To minimize construction traffic impacts, the Applicant shall develop and implement a Construction Traffic Management Plan, subject to County review and approval, that includes the following measures: (a) scheduling construction worker shift arrivals and departures to avoid both county school start and dismissal times and peak travel periods; (b) designating preferred equipment delivery routes that minimize impacts to school zones and residential areas; and (c) establishing a liaison with the County and School Board to address traffic concerns that may arise during construction. The Plan shall be submitted to the County for approval at least 30 days prior to commencement of construction activities.

31. The Applicant shall comply with all VDOT requirements for temporary construction entrances and access roads, timing of "wide load" deliveries, and planning access routes to and from the Site to minimize conflicts. Subject to VDOT requirements, the Applicant will use best efforts to time wide load deliveries during off peak times.

32. The Traffic Study concludes that, without the Project ("background traffic"), 2028 traffic volume at the intersection of Thomas Jefferson Parkway (SR 53) at Ruritan Lake Road (SR 619) ("Intersection 1") will operate at Level of Service (LOS) F during both AM and PM peak hours, all other study intersections will operate at LOS C or better, and that construction of the Project will further degrade the operation of Intersection 1. To mitigate the Project's contribution to traffic delays at Intersection 1, the Applicant shall contribute to the County Capital Improvement Program up to $5,500,000 (the "Transportation Contribution") toward the design and construction of improvements to Intersection 1 (the "Road Improvements"). The Road Improvements shall consist of a roundabout, subject to VDOT approval, or such alternative improvement as VDOT may approve if a roundabout is not approved. Payment of the Transportation Contribution shall be made as follows:

(a) Within thirty (30) days following the later of (a) site plan approval or (b) receipt from the County of a quote for such ROW acquisition and site design for the Project, the Applicant shall contribute up to twenty percent (20%) of the overall project costs for the Road Improvements (the "Initial Contribution") to be used for the costs of acquiring right of way and design engineering for the Road Improvements; the Initial Contribution shall not exceed One Million One Hundred Thousand Dollars ($1,100,000); and

(b) Within thirty (30) days following the Applicant's issuance of Full Notice to Proceed to its general contractor to begin construction of the Project, the Applicant shall contribute the remaining Transportation Contribution (up to Four Million Four Hundred Thousand Dollars ($4,400,000)).

During construction of the Road Improvements, the Applicant shall (a) instruct its general contractor to take all reasonable efforts to cause workers traveling to and from the Site during construction of the Project to avoid Intersection 1 and (b) make all reasonable efforts to avoid routing deliveries through Intersection 1.

Environmental

33. All necessary permits shall be acquired from all applicable regulatory bodies of the state and federal government, and the Applicant shall maintain copies of such permits and periodic reports on Site. All permits and approvals shall be provided to the County. The Project may not operate until it has acquired approved permits from all applicable regulatory bodies of the state, federal, and local government according to the required timeframe. This Project shall utilize Best Available Control Technology (BACT) as determined by the Virginia Department of Environmental Quality (DEQ) for this Project to minimize impacts on air quality.

34. Prior to issuance of a building permit, the Applicant shall demonstrate that all wetland requirements, including any required wetland mitigation activities, have been addressed to the satisfaction of the U.S. Army Corps of Engineers and DEQ.

35. No on-site water wells shall be used for the power generation process. The Applicant shall submit to the Virginia Department of Health at least annually the results of testing requirements for any well on site.

Decommissioning

36. Prior to issuance of a building permit, the Applicant shall submit to the Zoning Administrator a decommissioning plan for County approval that addresses: (a) removal and demolition of all structures and equipment; (b) site stabilization and erosion control measures; (c) identification and removal of any hazardous materials in accordance with applicable federal, state, and local regulations; (d) restoration and native revegetation of disturbed areas; and (e) a timeline for completion of decommissioning activities. The decommissioning plan shall be accompanied by a cost estimate for decommissioning, which may deduct salvage value of equipment and improvements. The Applicant shall maintain financial assurance through a bond, letter or credit, or other County-approved instrument, in an amount sufficient to cover such net cost, to be updated every five (5) years.

Off-Site Conservation

37. To offset Project development in the Rural Residential and Rural Preservation planning areas and to further the county's goals set out in the Comprehensive Plan to preserve rural areas and open space and the natural environment generally, not later than eighteen (18) months after the issuance of a building permit for the Project, the Applicant shall record deeded conservation protections over Tax Map Parcels 27-A-11 and 27-A-12, comprising approximately 350 acres in the Rural Preservation planning area in close proximity to the Site (the "Conservation Land"). Such protections may be established by either of the following:

    a. A donation of a perpetual open-space easement to a public body under the Virginia Open-Space Land Act (Va. Code §§ 10.1-1700 to -1705.1) or a conservation easement to a qualified holder under the Virginia Conservation Easement Act (Va. Code §§ 10.1-1009 to -1016.1). The Applicant will use all reasonable efforts to donate the easement to a public body (e.g. Virginia Department of Forestry) or to the Virginia Outdoors

Foundation. If another public body or conservation easement holder is unwilling to take the easement within the designated time period, the Applicant will offer a conservation easement to the County by presenting a deed of easement to the Board of Supervisors for review and acceptance not later than twenty-four (24) months after the issuance of a building permit for the Project; provided, however, if the County expresses an interest in taking the conservation easement before the acceptance by another public body or entity within the 18-month period, the Applicant will offer the easement to the County as soon as practicable upon receipt of such information with an objective to record the easement within the designated time period. Such easement shall require, without limitation, the following conservation protections:

(i) The Conservation Land shall be managed in accordance with a written forest management plan developed in consultation with the Virginia Department of Forestry.

(ii) Forest management activities shall be consistent with applicable Best Management Practices as defined by the Virginia Department of Forestry.

(iii) Riparian buffers of at least seventy-five (75) feet shall be required along each side of any perennial stream and fifty (50) feet shall be required along each side of all intermittent streams; provided, however, that vegetation within the riparian buffers may be removed or managed, as appropriate, to (1) construct and maintain public trails and recreational areas; (2) restore and enhance wildlife habitat; (3) prevent and control fire, disease, and the proliferation of invasive species; (4) dispose of dead, diseased, and dying trees or other vegetation, including fallen trees that are blocking stream channels, or trees with undermined root systems in imminent danger of falling, where stream bank erosion is a current or potential problem that outweighs any positive effects the fallen tree or trees may have on the stream ecosystem; and (5) construct and maintain permanent or portable stream crossings for vehicles, farm machinery, pedestrians, and horses.

(iv) Any public trails and recreational areas shall be constructed and maintained so as to minimize erosion. If located within a riparian buffer, non-impervious ground cover shall be used.

(v) The number and size of building footprints shall be subject to limitations determined by the donee to be consistent with the conservation purposes of the easement.

b. A declaration of restrictive covenants, or similar encumbrance enforceable by the County, to impose upon the Conservation Land the same restrictions and conditions that apply to the southern Project parcel, Tax Map Parcel 27-A-4. The Applicant will use best efforts to donate a conservation easement. This subsection (b) is provided solely to ensure that the Conservation Land is preserved in the event that no qualified easement

holder defined in subsection (a), including the County, will take the easement by the designated deadline.

Compliance

38. If violations of any state or federal permit for the Project are reported to the County by the applicable regulatory agency, the Zoning Administrator and/or the County Administrator may request the Applicant to provide, at the Applicant's sole expense, the services of an appropriate firm to review the nature of the violation and any remedy, if any. This firm shall be selected by and report solely to the County.

39. A report will be prepared and provided to the County showing operational factors associated with the power plant that includes the name(s) and contact information for on-site supervisors, and verification of current, valid state and federal licenses and permits. The County will be notified of any changes within five (5) business days.

40. The Applicant will respond to any complaints or inquiries by the Board of Supervisors, County Administrator, or Zoning Administrator within five (5) business days. In the event the Applicant is notified of any alleged violation of applicable federal, state, or local laws, regulations, or permit conditions, the Applicant shall notify the Zoning Administrator in writing within two (2) business days of receiving such notice and fully inform the Zoning Administrator of the steps being taken to evaluate the alleged violation and, if verified, to correct and/or remediate the violation. Authorized county personnel or their authorized agents will be permitted to inspect the Project at any reasonable time to ensure that all physical structures and plant operations comply with local regulations.

41. Nothing in this approval shall be deemed to obligate the County to acquire any interest in property, to construct, maintain or operate any facility or to grant any permits or approvals except as may be directly related hereto.

Stack Height

42. The Board of Supervisors hereby waives Section 22-17-16.A(3)(b) of the Fluvanna County Code and authorizes the chimney or stack height not to exceed 199 feet above ground level unless a greater height is determined to be necessary to comply with applicable air quality regulations or by "good engineering practice" as determined by the State Air Pollution Control Board or the Department of Environmental Quality pursuant to applicable regulations addressing stack heights. In no event shall the stack height exceed 230 feet above ground level. Following receipt of all required approvals for air emissions permits, the Applicant will provide to the Director of Planning the final maximum stack height needed (in compliance with the foregoing parameters).

Public Safety

43. The Applicant shall maintain trained on-site personnel and equipment capable of providing initial emergency response and mitigation for incidents associated with facility operations and shall promptly notify and coordinate with Fluvanna County

Fire and Rescue and Emergency Services of any emergency incidents. Emergency response activities shall be conducted in accordance with applicable Incident Command System (ICS) protocols and in coordination with public safety agencies.

44. At the time of final Site Plan submission, the Applicant shall provide a security plan to the Fluvanna County Sheriff's Office that details any measures utilized in the security of the Project, such as security personnel staffing, vehicular site access controls, building access controls and security alarms, video surveillance system specifications, fencing details, and/or a photometric plan.

SUP Validity Period

45. The special use permit may be deemed abandoned by the governing body if the approved use has not been initiated within two (2) years from the date of approval. For the purposes of this condition, "initiated" means that the Applicant has diligently pursued required state and federal permits as well as the required County approvals and permits by submitting a site development plan.

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FLUVANNA COUNTY BOARD OF SUPERVISORS
AGENDA ITEM STAFF REPORT

TAB E

MEETING DATE:	March 4, 2026				
AGENDA TITLE:	Adoption of the Fluvanna County Board of Supervisors February 11, 2026 Meeting Minutes.				
MOTION(s):	**I move the meeting minutes of the Fluvanna County Board of Supervisors Regular Meeting on Wednesday February 11, 2026, be adopted.**				
BOS WORKPLAN?	Yes	No	**If yes, list item(s):**		
		X			
AGENDA CATEGORY:	Public Hearing	Action Matter	Presentation	Consent Agenda	Other
				XX	
STAFF CONTACT(S):	Caitlin Solis, Clerk to the Board				
PRESENTER(S):	Eric Dahl, County Administrator				
RECOMMENDATION:	Approve				
TIMING:	Routine				
DISCUSSION:	None.				
FISCAL IMPACT:	N/A				
POLICY IMPACT:	N/A				
LEGISLATIVE HISTORY:	N/A				
ENCLOSURES:	Draft Minutes February 11, 2026.				
REVIEWS COMPLETED:	Legal	Finance	Purchasing	HR	Other
					X

FLUVANNA COUNTY BOARD OF SUPERVISORS
REGULAR MEETING MINUTES
Morris Room, Fluvanna County Administration Bldg.
132 Main Street, Palmyra, VA 22963
February 11, 2026
Special Meeting/Closed Session 4:00pm
Budget Work Session 5:30pm

MEMBERS PRESENT: Tony O'Brien, Rivanna District, Chair *(entered meeting at 4:08pm)*
Timothy M. Hodge, Palmyra District, Vice Chair
Chris Fairchild, Cunningham District
Mike Goad, Fork Union District
John M. (Mike) Sheridan, Columbia District

ABSENT: None.

ALSO PRESENT: Eric M. Dahl, County Administrator
Kelly Harris, Assistant County Administrator
Dan Whitten, County Attorney
Caitlin Solis, Clerk for the Board of Supervisors

1 - CALL TO ORDER, PLEDGE OF ALLEGIANCE, & MOMENT OF SILENCE
At 4:07pm, Vice-Chair Hodge called to order the Special Called Meeting of February 11, 2026. After the recitation of the Pledge of Allegiance, a moment of silence was observed.

2 - CLOSED MEETING
- *At 4:08pm, Mr. O'Brien entered the meeting, and Mr. Hodge passed the gavel over to him.*

MOTION:	At 4:08pm, move the Fluvanna County Board of Supervisors enter into a closed meeting, pursuant to the provisions of Section 2.2-3711 A.8 of the Code of Virginia, 1950, as amended, for the purpose of discussing Legal Matters – Organizational Efficiency Study review, legal advice involving Special Called Meetings.				
MEMBER:	Mr. Fairchild	Mr. Goad	Mr. Hodge	Mr. O'Brien	Mr. Sheridan
ACTION:			Second		Motion
VOTE:	Yes	Absent	Yes	Yes	Yes
RESULT:	**4-0**				

MOTION:	At 5:29 pm, move Closed Meeting be adjourned and the Fluvanna County Board of Supervisors convene again in open session and "BE IT RESOLVED, the Board of Supervisors does hereby certify to the best of each member's knowledge (i) only public business matters lawfully exempted from open meeting requirements under Section 2.2-3711-A of the Code of Virginia, 1950, as amended, and (ii) only such public business matters as were identified in the motion by which the closed meeting was convened were heard, discussed, or considered in the meeting."				
MEMBER:	Mr. Fairchild	Mr. Goad	Mr. Hodge	Mr. O'Brien	Mr. Sheridan
ACTION:			Motion		Second
VOTE:	Yes	Abstain	Yes	Yes	Yes
RESULT:	**4-0-1**				

3 - CALL TO ORDER, PLEDGE OF ALLEGIANCE, & MOMENT OF SILENCE
At 5:32pm, Chair O'Brien called to order the Budget Work Session of February 11, 2026. After the recitation of the Pledge of Allegiance, a moment of silence was observed.

4 - BUDGET REVIEW – CONSTITUTIONAL OFFICER PRESENTATIONS
Commonwealth's Attorney – Jeff Haislip, Commonwealth's Attorney, gave the Board an overview of the Commonwealth's Attorney Office and presented data showing increased crime rates and workload, and requested two additional positions; one full-time assistant Commonwealth's attorney, and either a full-time paralegal or administrative assistant.

Sheriff – Eric Hess, Sheriff, Maj. Wells, presented an overview of operations and the FY27 budget request; including, equipment upgrades, communications equipment, and forensic tools. The office is working to address pay compression issues and develop a more structured career advancement plan.

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Clerk of the Circuit Court – Tristana Pace Treadway, Clerk to the Circuit Court, presented the FY27 Budget for the Clerk of the Circuit Court's office. The FY27 operations budget request of $149,105 total operation request, $40,000 as requested for Record Preservation can be reduced to $17,000

Treasurer – Deborah Rittenhouse, Treasurer, gave a brief update on delinquent taxes and collection rates, food and beverage tax, and presented the FY27 budget request for the Treasurer's office, including a locally funded Deputy II position to assist with the increased workload.

Commissioner of the Revenue – Lauren R. Sheridan, Commissioner of the Revenue, presented the FY27 budget request and highlighted an operating budget increase in new construction assessments, and valuation tools; and a personnel budget increase for a new Deputy Commissioner II to assist with workload increase and reduce revenue delays.

6 - BUDGET REVIEW – COUNTY AGENCIES PRESENTATIONS

Cooperative Extension – Kim Mayo, Senior Extension Agent/Unit Coordinator, gave an overview of the Virginia Cooperative Extension program highlighting their focus on water quality, youth empowerment, and local food systems; and presented the FY27 budget including a 2% budget increase for operations and supplies.

Social Services – Kim Mabe, Director, gave an overview of services including Child Protective Services, Adult Protective Services and Adult Services, and presented the Social Services FY27 Budget Request of $1,879,331, including a request for an Assistant Director position to address growing operational demands and strategic goals.

Registrar – Joyce Pace, Registrar and Dan Graff, Electoral Board Member, gave a brief overview of the FY27 budget discussion including, April Special Election, changes in election procedures, redistricting, early voting, June primary elections, and staffing needs.

Fire and Rescue Association – Chief Constantino, Chief Pullen, and John Lye, discussed FY27 budget requests and staffing challenges. They agreed to consider implementing part-time paid staff at the Kent Store fire station as a pilot program to augment volunteer firefighters. The group also discussed the need for additional funding and equipment maintenance.

7 - CLOSED MEETING

MOTION:	At 8:52pm, move the Fluvanna County Board of Supervisors enter into a closed meeting, pursuant to the provisions of Section 2.2-3711 A.8 of the Code of Virginia, 1950, as amended, for the purpose of discussing Legal Matters – legal advice involving Special Called Meetings.				
MEMBER:	Mr. Fairchild	Mr. Goad	Mr. Hodge	Mr. O'Brien	Mr. Sheridan
ACTION:			Motion		Second
VOTE:	Yes	Absent	Yes	Yes	Yes
RESULT:	**5-0**				

MOTION:	At 11:11 pm, move Closed Meeting be adjourned and the Fluvanna County Board of Supervisors convene again in open session and "BE IT RESOLVED, the Board of Supervisors does hereby certify to the best of each member's knowledge (i) only public business matters lawfully exempted from open meeting requirements under Section 2.2-3711-A of the Code of Virginia, 1950, as amended, and (ii) only such public business matters as were identified in the motion by which the closed meeting was convened were heard, discussed, or considered in the meeting."				
MEMBER:	Mr. Fairchild	Mr. Goad	Mr. Hodge	Mr. O'Brien	Mr. Sheridan
ACTION:			Motion		Second
VOTE:	Yes	Yes	Yes	Yes	Yes
RESULT:	**5-0**				

MOTION TO EXTEND

- *At 11:11pm, a motion was made to extend the Board of Supervisors meeting.*

MOTION:	Approve a motion to extend the February 11, 2026 Budget Work Session to 11:15pm.				
MEMBER:	Mr. Fairchild	Mr. Goad	Mr. Hodge	Mr. O'Brien	Mr. Sheridan
ACTION:			Second		Motion
VOTE:	Yes	Yes	Yes	Yes	Yes
RESULT:	**5-0**				

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8 - ADJOURN

MOTION:	Adjourn Budget Work Session of Wednesday, February 11, 2026 at 11:12pm.				
MEMBER:	Mr. Fairchild	Mr. Goad	Mr. Hodge	Mr. O'Brien	Mr. Sheridan
ACTION:			Second		Motion
VOTE:	Yes	Yes	Yes	Yes	Yes
RESULT:	**5-0**				

ATTEST: FLUVANNA COUNTY BOARD OF SUPERVISORS

_____ _____

Caitlin Solis
Clerk to the Board

Anthony O'Brien
Chair

DRAFT

FLUVANNA COUNTY BOARD OF SUPERVISORS
AGENDA ITEM STAFF REPORT

TAB F

MEETING DATE:	March 4, 2026				
AGENDA TITLE:	Adoption of the Fluvanna County Board of Supervisors February 18, 2026 Meeting Minutes.				
MOTION(s):	**I move the meeting minutes of the Fluvanna County Board of Supervisors Regular Meeting on Wednesday February 18, 2026, be adopted.**				
BOS WORKPLAN?	Yes	No	**If yes, list item(s):**		
		X			
AGENDA CATEGORY:	Public Hearing	Action Matter	Presentation	Consent Agenda	Other
				XX	
STAFF CONTACT(S):	Caitlin Solis, Clerk to the Board				
PRESENTER(S):	Eric Dahl, County Administrator				
RECOMMENDATION:	Approve				
TIMING:	Routine				
DISCUSSION:	None.				
FISCAL IMPACT:	N/A				
POLICY IMPACT:	N/A				
LEGISLATIVE HISTORY:	N/A				
ENCLOSURES:	Draft Minutes February 18, 2026.				
REVIEWS COMPLETED:	Legal	Finance	Purchasing	HR	Other
					X

FLUVANNA COUNTY BOARD OF SUPERVISORS
REGULAR MEETING MINUTES
Circuit Courtroom, Fluvanna Courts Building
72 Main Street, Palmyra, VA 22963
February 18, 2026
Budget Work Session 5:00pm
Regular Meeting 6:00pm

MEMBERS PRESENT: Tony O'Brien, Rivanna District, Chair
Timothy M. Hodge, Palmyra District, Vice Chair
Chris Fairchild, Cunningham District
Mike Goad, Fork Union District
John M. (Mike) Sheridan, Columbia District

ABSENT: None.

ALSO PRESENT: Eric M. Dahl, County Administrator
Kelly Harris, Assistant County Administrator
Dan Whitten, County Attorney
Caitlin Solis, Clerk for the Board of Supervisors

1 - CALL TO ORDER, PLEDGE OF ALLEGIANCE, & MOMENT OF SILENCE
At 5:02pm, Chair O'Brien called to order the Budget Work Session of February 18, 2026. After the recitation of the Pledge of Allegiance, a moment of silence was observed.

DEPARTMENT HEAD PRESENTATIONS

Parks and Recreation – Aaron Spitzer, Director of Parks and Recreation
- Mr. Spitzer requested a part time position to assist with park maintenance such as keeping up with mowing the fields at Pleasant Grove Park, and bleacher replacements.

Emergency Services – M.J. Fick, EMS Supervisor
- Mr. Dahl and Mr. Fick Fick presented a cost breakdown for the Kidds Store Fire and EMS Station CIP Request projected for the future. The expenses associated with the project would include Building Capital Cost, Apparatus Capital Cost, Volunteer Fire Operational Cost, and Department of Emergency Services Operational Cost.

MOTION:	Adjourn the Budget Work Session of Wednesday, February 18, 2026 at 6:00pm.				
MEMBER:	Mr. Fairchild	Mr. Goad	Mr. Hodge	Mr. O'Brien	Mr. Sheridan
ACTION:			Second		Motion
VOTE:	Yes	Yes	Yes	Yes	Yes
RESULT:	**5-0**				

1 - CALL TO ORDER, PLEDGE OF ALLEGIANCE, & MOMENT OF SILENCE
At 6:07pm, Chair O'Brien called to order the Regular Meeting of February 18, 2026. After the recitation of the Pledge of Allegiance, a moment of silence was observed.

3 - ADOPTION OF AGENDA
- *Mr. Dahl requested the addition of Consideration of Amendments to the Noise Ordinance to New Business.*

MOTION:	Accept the Agenda, for the February 18, 2026 Regular Meeting of the Board of Supervisors, as amended.				
MEMBER:	Mr. Fairchild	Mr. Goad	Mr. Hodge	Mr. O'Brien	Mr. Sheridan
ACTION:					
VOTE:	Yes	Yes	Yes	Yes	Yes
RESULT:	**5-0**				

4 - COUNTY ADMINISTRATOR'S REPORT
Mr. Dahl reported on the following topics:
Spotlight on Business – Hometown Grill
- Ribbon Cutting held Tuesday, February 17th
- 18 new employees

Announcements and Updates
Economic Development Office Launches New Website: YesFluvanna.org
- The new website supports local businesses and business recruitment
- Showcases opportunities and business resources

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- User-friendly hub for business tools, programs, incentives, and initiatives

NEXT BOS MEETINGS

Day	Date	Time	Purpose	Location
Wed	Feb 25	5:30 PM	BOS Budget Work Session - FCPS FY27 Adopted Budget Presentation/County Agencies	Morris Room
Wed	Mar 4	5:00 PM	Regular Meeting	Circuit Court
Wed	Mar 4	7:00 PM	CIP Review Set Proposed FY27 Budget & CY26 Tax Rates for Advertising	Morris Room
Wed	Mar 11	7:00 PM	BOS Budget Work Session	Morris Room

5 - PUBLIC COMMENTS #1

At 6:11pm, Chair O'Brien opened the first round of Public Comments.

- Tyler Williams, 1672 Carys Creek Rd, commented on the Second Amendment Sanctuary Resolution.
- James Wilmoth, 24 Fairwood Pl, commented on the Second Amendment Sanctuary Resolution
- Ray Bassi, 50 Smokewood Dr, commented on Tenaska.
- Stewart Wiley, 467 Bremo Rd, requested assistance with a private judicial sale to pay the delinquent taxes of the Colbert Wiley Funeral Home.
- Ron Barche, 204 Panorama Ct, expressed his appreciation for the public forum held by Mr. Sheridan on February 17, 2026.

With no one else wishing to speak, Chair O'Brien closed the first round of Public Comments at 6:28pm.

6 – BOARDS AND COMMISSIONS

None.

7 – PRESENTATIONS

Expressive Activity Policy – Dan Whitten, County Attorney

Basics of Forum Analysis

- The First Amendment protects places that are or have been devoted to public assembly and debate.
- In evaluating how expressive activity may be regulated, courts look at the forum in which the expressive activity takes place.
- There are three general types of forums:
  - Public Forums: traditional or designated areas in which content-based limitations on expressive activity are nearly always unconstitutional (ex: streets, sidewalks, parks, designated free speech zones)
  - Limited Public Forums: areas not traditionally open for expressive conduct, but are reserved intentionally by the government for a specific activity (ex: locality-operated theaters, school facilities opened for community use)
  - Non-public Forums: Government property without any tradition or designation for public expression (ex: polling stations, government offices)

Expressive Activity in Public Forums v. Limited Public Forums

- Public Forums
  - Courts strictly scrutinize content-based limitations – they are presumed unconstitutional; restrictions must serve a compelling government interest AND be narrowly tailored to that interest AND have no less restrictive alternatives.
    - Content-based = limitation cannot be justified without reference to the content of the speech or it was adopted because of a disagreement with the message conveyed.
  - Content-neutral restrictions get "intermediate scrutiny" – time, place, and manner restrictions are allowed; restrictions must be narrowly tailored to a substantial government interest and must leave open ample channels of communication.
- Limited Public Forums
  - Government regulations must be viewpoint neutral and reasonable considering the purposes of the forum.

The County Fair

- Caselaw on forum analysis is fact-specific.
- County fairs have often been considered by courts to be Limited Public Forums operated by the government for the benefit of the public.
- Any expressive activity restrictions imposed within the enclosed perimeter of the County Fair would need to be reasonable and viewpoint-neutral.
- Any expressive activity restrictions imposed outside the enclosed perimeter of the County Fair would need to be valid, content-neutral time, place, and manner restrictions that are narrowly tailored to a substantial government interest and leave open ample channels of communication.
- Examples of legally permitted restrictions within the County Fair:

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  - Requirement that leafleting or petitioning occur in designated areas to help control crowds and aid safety and emergency access
  - Prohibition against the blocking of walkways, entrances, or vendor booths
  - Ban of the use of amplified sound devices within the Fair
  - Prohibition against the erection of tables, tents, or structures outside of permitted vendor booths
  - Prohibition of unlicensed sales or commercial solicitation outside of permitted vendors booths
  - Prohibition of entering restricted areas (ex: ride control areas, restricted event areas)

Other Events – Time, Place, and Manner Restrictions

- In any forum, content-neutral time, place, and manner restrictions that are narrowly-tailored to a substantial government interest and leave open ample channels of communication are legal.
- Such restrictions could be applied to County events such as Art in the Park and the Carnival.
- Valid time, place, and manner restrictions must be applied uniformly and cannot target the content or viewpoint of expressive activity, but can provide restrictions on how, where, and when expressive activity takes place.
- Examples of legal Time, Place, and Manner Restrictions:
  - Designate buffer zones – requirement that all expressive activities take place 10' from booths, rides, vendors, etc. (not including normal conversation)
  - No blocking of entrances/exits/ADA-accessible paths
  - Limit noise level of speech – decibel-based limit
  - Prohibit non-permitted physical barriers – no setting up of tables, tents, etc. within the event space
  - Restrict time of expressive activities to the hours that the space is open for the public (ex: park operating hours)
- These restrictions leave ample speech alternatives and involve several substantial County interests – safety, fire access, vendor access, flow of pedestrian traffic, prevention of event disruption

8 - ACTION MATTERS

A Resolution Reaffirming Fluvanna County's Status as a Second Amendment Sanctuary – Dan Whitten, County Attorney

On December 11, 2019 the Board of Supervisors passed a resolution declaring Fluvanna County a Second Amendment Sanctuary. Neighboring counties that passed similar resolutions in 2019/2020 include Goochland, Louisa, Cumberland, Greene, and Orange Counties

The new resolution reaffirms Fluvanna County's status as a Second Amendment Sanctuary. The resolution expresses the County's intent to stand as a Sanctuary County for Second Amendment rights and to oppose, within the limits of the Constitutions of the United States and the Commonwealth of Virginia, any efforts to unconstitutionally restrict such rights of the citizens to keep and bear arms including through legal action, the power of appropriation of public funds, and the right to petition for redress of grievances. Localities so far that have passed a resolution reaffirming the earlier resolution include Prince George County, Lynchburg, and Bedford County.

MOTION:	Adopt a resolution reaffirming Fluvanna County's status as a Second Amendment Sanctuary.				
MEMBER:	Mr. Fairchild	Mr. Goad	Mr. Hodge	Mr. O'Brien	Mr. Sheridan
ACTION:	Second				Motion
VOTE:	Yes	Yes	Yes	No	Yes
RESULT:	**4-1**				

Amendment to BOS Bylaws – Dan Whitten, County Attorney

Town Hall and Community Meetings

- Individual Board members may hold and/or participate in community meetings, town halls, and other community engagement gatherings at their discretion.
- However, no more than two (2) Board members shall attend any such gathering.

Submission of Presentations

- Presentations by applicants on zoning matters are due by close of business on the Wednesday the week before the Board meeting.
- Such applicant presentations will be included in the Board packet.
- Staff presentations are due by close of business on the Tuesday the week of the meeting.

Zoning matters that are the subject of a public hearing

- For zoning matters where a public hearing has been advertised, the order of business shall be as follows:
  - Planning staff shall be called upon by the Chair to introduce the topic.
  - The applicant shall be permitted to speak on behalf of the application and may make a presentation.
  - The public hearing shall be opened.

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- At the conclusion of the public hearing, the applicant shall be provided with the opportunity to answer questions or provide additional information for the Board in response to comments made during the public hearing.

Zoning matters that are the subject of a deferral

- For zoning matters where an item has been deferred, the order of business shall be as follows:
  - The planning staff shall be called upon by the Chair to introduce the topic.
  - The Chair will ask the Board whether it wants to hear updates from the applicant regarding the deferred item.
  - If approved by a majority of the Board, the applicant shall be permitted to speak on behalf of his application and may make a presentation.
  - The applicant shall then be provided with the opportunity to answer questions or provide additional information for the Board.

Content of Applicant's Presentation

- All comments and presentations by applicants speaking on a zoning matters must be germane to the purpose of the specific item that is pending before the Board**.**

These amendments to the 2026 Bylaws and Rules of Procedure reflect the following changes:

1) Clarification that no more than two Board members may attend Town Hall meetings or other community engagement events.
2) Deadlines for zoning matter presentation submissions, with a requirement that such presentations be included in Board packets.
3) Procedure for zoning applicant presentations and interactions during public hearings.
4) Procedure for zoning applicant presentations and interactions at a subsequent meeting after deferral.
5) All comments and presentations by applicants speaking on a zoning matters must be germane to the purpose of the specific item that is pending before the Board.

MOTION:	approve the attached amendments to the Fluvanna County Board of Supervisors 2026 Bylaws and Rules of Practice and Procedure				
MEMBER:	Mr. Fairchild	Mr. Goad	Mr. Hodge	Mr. O'Brien	Mr. Sheridan
ACTION:			Second		Motion
VOTE:	Yes	Yes	Yes	Yes	Yes
RESULT:	**5-0**				

<u>10 - CONSENT AGENDA</u>

The following items were approved under the Consent Agenda for February 18, 2026:

- *Minutes of February 4, 2026* – Caitlin Solis, Clerk to the Board
- *Budget Calendar Revised* – Eric Dahl, County Administrator
- *CRMF - DIV -School Snow Removal* – Don Stribling, FCPS Executive Director
- *FY26 Sheriff - VACorp Vehicle Insurance Claim - 2022 Ford F-150 (3066)* – Linda Mills, Purchasing Officer
- *FY26 Sheriff - VACorp Vehicle Insurance Claim - 2023 Dodge Charger (4929)* – Linda Mills, Purchasing Officer

MOTION:	Approve the consent agenda, for the February 18, 2026 Board of Supervisors meeting.				
MEMBER:	Mr. Fairchild	Mr. Goad	Mr. Hodge	Mr. O'Brien	Mr. Sheridan
ACTION:			Second		Motion
VOTE:	Yes	Yes	Yes	Yes	Yes
RESULT:	**5-0**				

<u>12 - NEW BUSINESS</u>

Amendments to the Noise Ordinance

Mr. Whitten informed the Board that the Planning Commission has requested the amendment of the Noise Ordinance; and asked for the Board's input on how to proceed, whether the planning commission comes before the Board with their recommendations or a committee is formed to work on the ordinance update.

MOTION:	Authorize the Planning Commission to review Chapter 15.2 of the County Code and bring their recommendations back to the Board of Supervisors by June 30, 2026.				
MEMBER:	Mr. Fairchild	Mr. Goad	Mr. Hodge	Mr. O'Brien	Mr. Sheridan
ACTION:	Second	Motion			
VOTE:	Yes	Yes	Yes	Yes	Yes
RESULT:	**5-0**				

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9 - PUBLIC HEARING

ZMP 25:05 Kevin and Ashley Wright – Jason Overstreet, Senior Planner

- A request to rezone from A-1, Agricultural, General, to R-1, Residential, Limited 7 +/- acres of Tax Map 50-A-129D.
- Located on the west side of Gold Mine Road ~ 0.1 miles north of Rt. 6.
- In the Rural Residential Planning Area and Fork Union Election district.
- The parcel does not have the 300 feet of required frontage to allow a division on Gold Mine Road under A-1 zoning. R-1 only requires 100 feet of road frontage.
- The applicant plans to create two two-acre lots if the request is approved.
- There are multiple R-1 lots adjacent and nearby.
- The lot size limits many by-right A-1 uses.
- The parcel could potentially be divided through the family subdivision process to yield two two-acre lots.

At 7:16pm, Chair O'Brien opened the Public Hearing. With no one wishing to speak, Chair O'Brien closed the Public Hearing at 7:16pm.

MOTION:	Approve ZMP 25:05, a request to rezone from A-1, Agricultural, General, to R-1, Residential, Limited 7 +/- acres of Tax Map 50-A-129D.				
MEMBER:	Mr. Fairchild	Mr. Goad	Mr. Hodge	Mr. O'Brien	Mr. Sheridan
ACTION:		Motion	Second		
VOTE:	Yes	Yes	Yes	Yes	Yes
RESULT:	**5-0**				

11 - UNFINISHED BUSINESS

Tenaska

Mr. Fairchild brought up the traffic study for the estimated impact by Project Expedition. The Board agreed to discuss the traffic study and conditions at the March 4th meeting, which will also include presentations on the government facility study and Pleasant Grove Water and Sewer Preliminary Engineering Report.

Corbert Wiley Funeral Home Tax Sale

The Board briefly discussed the public comments made by Mr. Wiley.

13 - PUBLIC COMMENTS #2

At 7:57pm, Chair O'Brien opened the second round of Public Comments.

- Ray Bassi, 50 Smokewood Dr, commented on Tenaska.
- Brian Faulknier, 4021 Ruritan Lake Rd, commented on Tenaska.

With no one else wishing to speak, Chair O'Brien closed the second round of Public Comments at 8:09pm.

RECESS FOR CLOSED SESSION

2 - CLOSED MEETING

MOTION:	At 8:09pm, move the Fluvanna County Board of Supervisors enter into a closed meeting, pursuant to the provisions of Section 2.2-3711 A.8 of the Code of Virginia, 1950, as amended, for the purpose of discussing Legal Matters – legal advice involving Valley Link Transmission Line Project; legal advice involving health, safety, and general welfare impacts from Project Expedition				
MEMBER:	Mr. Fairchild	Mr. Goad	Mr. Hodge	Mr. O'Brien	Mr. Sheridan
ACTION:			Motion		Second
VOTE:	Yes	Yes	Yes	Yes	Yes
RESULT:	**5-0**				

MOTION:	At 10:48 pm, move Closed Meeting be adjourned and the Fluvanna County Board of Supervisors convene again in open session and "BE IT RESOLVED, the Board of Supervisors does hereby certify to the best of each member's knowledge (i) only public business matters lawfully exempted from open meeting requirements under Section 2.2-3711-A of the Code of Virginia, 1950, as amended, and (ii) only such public business matters as were identified in the motion by which the closed meeting was convened were heard, discussed, or considered in the meeting."				
MEMBER:	Mr. Fairchild	Mr. Goad	Mr. Hodge	Mr. O'Brien	Mr. Sheridan
ACTION:			Motion		Second
VOTE:	Yes	Yes	Yes	Yes	Yes
RESULT:	**5-0**				

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MOTION TO EXTEND

- *At 10:48pm, a motion was made to extend the Board of Supervisors meeting.*

MOTION:	Approve a motion to extend the February 18, 2026 Regular Board of Supervisors meeting to 11:00pm.				
MEMBER:	Mr. Fairchild	Mr. Goad	Mr. Hodge	Mr. O'Brien	Mr. Sheridan
ACTION:			Second		Motion
VOTE:	Yes	Yes	Yes	Yes	Yes
RESULT:	**5-0**				

15 - ADJOURN

MOTION:	Adjourn the regular meeting of Wednesday, February 18, 2026 at 10:49pm.				
MEMBER:	Mr. Fairchild	Mr. Goad	Mr. Hodge	Mr. O'Brien	Mr. Sheridan
ACTION:			Second		Motion
VOTE:	Yes	Yes	Yes	Yes	Yes
RESULT:	**5-0**				

ATTEST: FLUVANNA COUNTY BOARD OF SUPERVISORS

_____ _____

Caitlin Solis
Clerk to the Board

Anthony O'Brien
Chair

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BOARD OF SUPERVISORS
County of Fluvanna
Palmyra, Virginia

RESOLUTION No. 10-2026

A RESOLUTION REAFFIRMING FLUVANNA COUNTY'S STATUS AS A SECOND AMENDMENT SANCTUARY

WHEREAS, on December 11, 2019, the Fluvanna County Board of Supervisors passed a resolution declaring Fluvanna County a Second Amendment Sanctuary; and

WHEREAS, the Second Amendment of the United States Constitution provides that "A well-regulated Militia, being necessary to the security of a free state, the right of the people to keep and bear Arms, shall not be infringed;" and

WHEREAS, Article I, section 13, of the Constitution of Virginia provides "that a well-regulated militia, composed of the body of the people, trained to arms, is the proper, natural, and safe defense of a free state, therefore, the right of the people to keep and bear arms shall not be infringed; that standing armies, in time of peace, should be avoided as dangers to liberty; and that in all cases the military should be under strict subordination to and governed by, the civil power;" and

WHEREAS, Article I, section 2 of the Constitution of Virginia reads, "That all power is vested in, and consequently derived from, the people, that magistrates are their trustees and servants, and at all times amenable to them;" and

WHEREAS, the Fluvanna County Board of Supervisors is concerned about the passage of any legislation containing language which unconstitutionally infringes upon the Second Amendment rights of all citizens of Fluvanna County; and

WHEREAS, the Fluvanna County Board of Supervisors wishes to express its intent to oppose, within the limits of the Constitutions of the United States and the Commonwealth of Virginia, any efforts to restrict or infringe the rights of its law abiding citizens of sound mind as guaranteed by the above-referenced provisions of those Constitutions and to use lawful means at its disposal to protect the right of those citizens to keep and bear arms, including, among others, through legal action, the power of appropriation of public funds, and the right to petition for redress of grievances;

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Fluvanna County, Virginia, as follows:

That the Fluvanna County Board of Supervisors hereby expresses its intent to uphold, protect and defend the constitutional rights of the law-abiding citizens of Fluvanna County, Virginia, to keep and bear arms and its intent that the public funds of the County not be used to infringe such rights of the citizens of Fluvanna County; and

That the Fluvanna County Board of Supervisors hereby declares its intent to oppose any infringement on the right to keep and bear arms as guaranteed by the Constitutions of the United States and of the Commonwealth; and

That the Fluvanna County Board of Supervisors hereby reminds the Governor and the General Assembly of the Commonwealth to be at all times mindful of the rights of the citizens of the County and of the Commonwealth to keep and bear arms, as guaranteed by the Constitutions of the United States and of the Commonwealth, and to oppose and to refrain from any infringement on such rights; and

That the Fluvanna County Board of Supervisors hereby reaffirms that Fluvanna County, Virginia, is and remains a Second Amendment Sanctuary as set forth herein.

	AYE	NAY	ABSTAIN	ABSENT	MOTION	SECOND
Christopher Fairchild, Cunningham District	X					X
D. Mike Goad, Fork Union District	X					
Timothy M. Hodge, Palmyra District	X					
Anthony P. O'Brien, Rivanna District		X				
John M. Sheridan, Columbia District	X				X	

Attest:

_____

Anthony P. O'Brien, Chair

Fluvanna County Board of Supervisors

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FLUVANNA COUNTY BOARD OF SUPERVISORS
AGENDA ITEM STAFF REPORT

TAB G

MEETING DATE:	March 4, 2026				
AGENDA TITLE:	Adoption of the Fluvanna County Board of Supervisors February 25, 2026 Meeting Minutes.				
MOTION(s):	**I move the meeting minutes of the Fluvanna County Board of Supervisors Regular Meeting on Wednesday February 25, 2026, be adopted.**				
BOS WORKPLAN?	Yes	No	**If yes, list item(s):**		
		X			
AGENDA CATEGORY:	Public Hearing	Action Matter	Presentation	Consent Agenda	Other
				XX	
STAFF CONTACT(S):	Caitlin Solis, Clerk to the Board				
PRESENTER(S):	Eric Dahl, County Administrator				
RECOMMENDATION:	Approve				
TIMING:	Routine				
DISCUSSION:	None.				
FISCAL IMPACT:	N/A				
POLICY IMPACT:	N/A				
LEGISLATIVE HISTORY:	N/A				
ENCLOSURES:	Draft Minutes February 25, 2026.				
REVIEWS COMPLETED:	Legal	Finance	Purchasing	HR	Other
					X

FLUVANNA COUNTY BOARD OF SUPERVISORS
REGULAR MEETING MINUTES
Morris Room, Fluvanna County Administration Bldg.
132 Main Street, Palmyra, VA 22963
February 25, 2026
Budget Work Session 5:30pm

MEMBERS PRESENT:
Timothy M. Hodge, Palmyra District, Vice Chair
Mike Goad, Fork Union District
John M. (Mike) Sheridan, Columbia District

ABSENT:
Tony O'Brien, Rivanna District, Chair
Chris Fairchild, Cunningham District

ALSO PRESENT:
Eric M. Dahl, County Administrator
Kelly Harris, Assistant County Administrator
Dan Whitten, County Attorney
Caitlin Solis, Clerk for the Board of Supervisors
Andre' Key, Rivanna District, Chair
Charles Rittenhouse, Cunningham District, Vice Chair
Dr. James Kelley, Palmyra District
Dr. Peter Gretz, Superintendent
Gemma Soares, Executive Director for Instruction and Finance
Dr. Don Stribling, Executive Director of HR, Operations, and Student Services
Brandi Critzer, Clerk to the School Board

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1 - CALL TO ORDER, PLEDGE OF ALLEGIANCE, & MOMENT OF SILENCE
At 5:32pm, Vice-Chair Hodge called to order the Budget Work Session of February 25, 2026. After the recitation of the Pledge of Allegiance, a moment of silence was observed.

FLUVANNA COUNTY SCHOOLS BUDGET DISCUSSION
FCPS FY27 Adopted Budget Presentation – Superintendent Dr. Peter Gretz, presented the FY26 Fluvanna County Public Schools Budget including overview of the budget development process, compensation, health insurance, and positions/staffing.

The FY27 budget includes a local funding request of $24,410,943, an increase of $620,727 from the prior fiscal year. The proposed budget balances current educational needs with long-term sustainability. Financial flexibility remains limited due to the high proportion of expenditures dedicated to staff compensation and benefits.
- Providing a 3% increase in compensation for all staff;
- Holding staff harmless for the projected 9% increase in health insurance costs;
- Retaining instructional and support positions previously funded through state grants;
- Increasing special education staffing to address growth in student enrollment requiring special education services;
- Continuing participation in the Community Eligibility Provision (CEP) to provide no-cost meals to all students.

Funding Source	FY 2026 Appropriation	FY 2027 Proposed Budget
LOCAL	$23,790,216	$24,410,943
OTHER LOCAL	$454,200	$454,200
STATE	$31,265,400	$33,947,316
FEDERAL	$1,440,500	$1,575,000
Total	**$56,950,316**	**$60,387,459**

- *The Board took a short recess while the School Board members left the meeting, and reconvened at 6:52pm.*

COUNTY AGENCIES PRESENTATIONS
Health Department – Ryan McKay, BRHD Health Director presented the Fluvanna County Health Department FY27 Budget Request of $375,160; a $23,601 increase from last year including a projected 3% salary increase, a Disease Investigation Specialist position, and a Senior Epidemiologist position.

Library – Cyndi Hoffman, Director gave an overview of library services and programs, funding, State Library Aid, and revenues. The total FY27 budgeted amount requested is $645,314 (includes estimated $230,299 in State Aid) the Local Funding requested is $442,015.

Fluvanna SPCA – Zack Boerboom, Shelter Director, gave the Board an overview of shelter costs, numbers of animals cared for and adoptions made over the last year. Mr. Boerboom presented the Board on the FY27 FSPCA budget request of $577,161 and the proposed addition of a new modular building 22'x22' for cat housing to give space for isolation in our building. Estimated cost is $188,000.00

15 - ADJOURN

MOTION:	Adjourn the regular meeting of Wednesday, February 25, 2026 at 7:25pm.				
MEMBER:	Mr. Fairchild	Mr. Goad	Mr. Hodge	Mr. O'Brien	Mr. Sheridan
ACTION:		Second			Motion
VOTE:	Yes	Yes	Yes	Yes	Yes
RESULT:	**3-0**				

ATTEST:

FLUVANNA COUNTY BOARD OF SUPERVISORS

_____

Caitlin Solis
Clerk to the Board

_____

Timothy M. Hodge
Vice-Chair

DRAFT

FLUVANNA COUNTY BOARD OF SUPERVISORS
AGENDA ITEM STAFF REPORT

TAB H

MEETING DATE:	March 4, 2026				
AGENDA TITLE:	Accept Dedication of Easements from Stanley Martin Homes for Colonial Circle				
MOTION(s):	**I move that the Board of Supervisors accept the dedication of (1) the sight distance easement and (2) the public drainage easement from Stanley Martin Homes, LLC for Colonial Circle.**				
BOS 2 YEAR GOALS?	Yes	No	**If yes, which goal(s):**		
		X			
AGENDA CATEGORY:	Public Hearing	Action Matter	Presentation	Consent Agenda	Other
				X	
STAFF CONTACT(S):	Dan Whitten, County Attorney				
PRESENTER(S):	Dan Whitten, County Attorney				
RECOMMENDATION:	Approve the dedication of the sight distance easement and the public drainage easement from Stanley Martin Homes				
TIMING:	Record dedication of sight distance easement and public drainage easement after approval by the Board				
DISCUSSION:	• Sight distance easement must be dedicated before VDOT will accept streets into the Secondary System for maintenance • County has “right” to maintain, not “obligation” to maintain the easements.				
FISCAL IMPACT:	N/A				
POLICY IMPACT:	N/A				
LEGISLATIVE HISTORY:	N/A				
ENCLOSURES:	• Sight distance Deed of Easement • Public drainage Deed of Easement				
REVIEWS COMPLETED:	Legal	Finance	Purchasing	HR	Other
	X				

Prepared by
and Return to: Rick E. Melchor
4701 Cox Road, Suite 104,
Glen Allen, VA 23060

Tax Map and Parcel Number: 8-A-A14A

This deed is exempt from taxation under Virginia Code §§ 58.1-811(A)(3) and from Court Clerk's fees under *Virginia Code* § 17.1-266.

DEED OF EASEMENT

THIS DEED OF EASEMENT is made this _____ day of _____, 2026, by and between **STANLEY MARTIN HOMES, LLC**, a Delaware limited liability company, Grantor, and the **COUNTY OF FLUVANNA, VIRGINIA**, a political subdivision of the Commonwealth of Virginia, Grantee.

W I T N E S S:

WHEREAS, the Grantor is the owner of that certain real property (hereinafter the "Property") located in Fluvanna County, Virginia, more particularly described as follows:

> That certain real property shown and designated as "Public 10' Drainage Easement; Public 15' Drainage Easement; Public 20' Drainage Easement; Public Variable Width Drainage Easement" to be dedicated to public use, shown on the Subdivision Plat (as defined below) (hereinafter, the "Easement"). Reference is made to the Subdivision Plat for a more particular description of the easement conveyed herein.

WHEREAS, the Property is described further as a portion of that certain lot or parcel of land situated in the Cunningham Magisterial District of the County of Fluvanna, Virginia, known as Colonial Circle, all as shown on a plat prepared by Foresight Survey, P.C., entitled "Subdivision Plat Tax Map 8 Parcel A-A14A Cunningham Mag District Fluvanna County, Virginia" dated February 14, 2022, and recorded in the Clerk's Office of the Circuit Court of Fluvanna County, Virginia (the "Clerk's Office") in Plat Book 3, p. 439-448 (the "Subdivision Plat"); and

WHEREAS, it is the desire and intent of the Grantor to dedicate, grant and convey an Easement for public use in accordance with this Deed of Easement.

WHEREAS, it is the desire and intent of the Grantor to dedicate, grant and convey all rights, title and interest in all existing ditches, pipes and other improvements and appurtenances within the Easement established for the purpose of conveying stormwater (hereinafter collectively

referred to as the "Improvements," whether referring to existing Improvements or those to be established in the future by the Grantee), excluding building connection lines.

NOW, THEREFORE, in consideration of the premises and TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor does hereby GRANT, CONVEY, and DEDICATE to public use with GENERAL WARRANTY and ENGLISH COVENANTS OF TITLE unto the Grantee, its successors and assigns, a perpetual easement as shown on the Plat and as referred to herein as the Easement.

The Easement shall be subject to the following:

1. Right to construct, reconstruct, install, maintain, repair, change, alter and replace the Improvements. The Grantee shall have the right to construct, reconstruct, install, maintain, repair, change, alter, and replace present or future Improvements (hereinafter referred to as "inspecting, maintaining and operating" or derivations thereof) for the purposes of collecting storm water and transmitting it through and across the Subdivision, protecting property from flooding, protecting water quality, and otherwise controlling stormwater runoff.

2. Ownership of the Improvements. All Improvements within the Easement, whether they were installed by the Grantee or any predecessor in interest, shall be and remain the property of the Grantee.

3. Right of ingress and egress. The Grantee shall have the right and easement of ingress and egress over any lands of the Grantor adjacent to the Easement between any public or private roads and the Easement, to inspect, maintain and operate the Improvements.

4. Right to inspect, maintain and operate the Improvements. The Grantee may enter the Easement to inspect, maintain and operate the Improvements.

5. Right of Grantee to disturb and maintain the Easement premises. The Grantee shall have the right within the Easement to trim, cut or remove any trees, brush or shrubbery, remove fences,

structures or other obstructions, and take other similar action reasonably necessary to provide adequate and fully functioning Improvements; provided, however, that the Grantee, at its own expense, shall restore as nearly as possible, the premises to their original condition. This restoration shall include the backfilling of trenches, the replacement of fences and shrubbery, the reseeding or resodding of lawns or pasture areas, and the repair or replacement of structures and other facilities located outside of the Easement that were damaged or destroyed by the Grantee. However, the Grantee shall not be required to repair or replace any structures, trees, or other facilities located within the Easement, but be required only to repair or replace groundcover within the Easement that was disturbed, damaged or removed as a result of installing or maintaining any of the Improvements. In addition, the Grantee shall remove from the Easement all trash and other debris resulting from the installation, maintenance or operation of an Improvement, and shall restore the surface thereof to its original condition as nearly as reasonably possible. Notwithstanding the foregoing, the Grantee shall not be required to repair or replace anything identified in this paragraph if to do so would be inconsistent with the proper maintenance or operation of the Improvements. In addition, neither the Grantee nor any other public agency, including the Virginia Department of Transportation, shall be responsible for conducting routine maintenance as described in paragraph 6 except as expressly provided in this paragraph.

6. Right of Grantor to maintain the Easement premises. The Grantor shall have the right to perform routine maintenance of the Easement premises, including the removal of trash and landscaping debris, mowing and manicuring lawns and groundcovers, and making any other aesthetic improvements desired by the Grantor that are not inconsistent with the rights herein conveyed, and which do not adversely affect the proper operation of any Improvement. The right to maintain the Easement premises does not include the right to maintain the Improvements.

7. Temporary construction easement. The Grantee shall have a temporary construction easement on the lot on which the Easement is located in order to construct, install, maintain, repair, change, alter, or replace an Improvement. This temporary construction easement shall expire upon completion of the work.

8. Exclusivity; restrictions. The Easement conveyed herein is an exclusive easement. Neither the Grantor nor any person acting under the Grantor's express or implied consent shall modify, alter, reconstruct, interfere with, disturb or otherwise change in any way the land within the Easement or any Improvement located within the Easement; and it is further provided that such persons shall not construct or maintain any roadway, or erect any building, fence, retaining wall or other structure within the Easement.

9. Grantee's right to assign. The Grantee shall have the right to assign this Easement as its interests may require.

10. Binding effect. The Easement and the rights and obligations established herein shall run with the land in perpetuity, and shall be binding upon the Grantor, the Grantee, and their successors and assigns. All references herein to the "Grantor" and the "Grantee" include their respective successors and assigns. All references to the "Grantee," when exercising any right or obligation herein, includes the Grantee's officers, employees and agents.

The Grantee, acting by and through its County Administrator, duly authorized by motion adopted by the Board of Supervisors of the County of Fluvanna, Virginia on _____, 2026, accepts the conveyance of this property pursuant to Virginia Code § 15.2-1803, as evidenced by the County Administrator's signature hereto and the recordation of this Deed.

WITNESS the following duly authorized signatures.

GRANTOR: **STANLEY MARTIN HOMES, LLC**

By: _____

Name: _____

Title: _____

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF _____:

The foregoing instrument was acknowledged before me this ____ day of _____, 2026, by _____, as _____, on behalf of Stanley Martin Homes, LLC, Grantor.

_____
Notary Public

My Commission Expires:_____
Registration number:_____

SIGNATURES CONTINUE ON THE FOLLOWING PAGE

GRANTEE: **COUNTY OF FLUVANNA, VIRGINIA**

_____
Signature

_____
Title

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF _____:

The foregoing instrument was acknowledged before me this ____ day of _____, 2026, by _____, as _____, on behalf of the County of Fluvanna, Virginia, Grantee.

_____
Notary Public

My Commission Expires:_____
Registration number:_____

Approved as to form:

_____
County Attorney

Prepared by
and Return to: Rick E. Melchor
4701 Cox Road, Suite 104
Glen Allen, VA 23060

Tax Map and Parcel Number: 8-A-A14A

This deed is exempt from taxation under *Virginia Code* § 58.1-811(A)(3) and from and from Court Clerk's fees under *Virginia Code* § 17.1-266.

DEED OF SIGHT DISTANCE EASEMENT

THIS DEED OF SIGHT DISTANCE EASEMENT, dated this _____ day of _____, 2026, is by and between **STANLEY MARTIN HOMES, LLC**, a Delaware limited liability company, Grantor, and the **COUNTY OF FLUVANNA, VIRGINIA,** a political subdivision of the Commonwealth of Virginia ("County"), Grantee.

W I T N E S S:

WHEREAS, the Grantor is developing the property shown on the plat of "Subdivision Plat Tax Map 8 Parcel A-A14A Cunningham Mag District Fluvanna County, Virginia," dated February 14, 2022, and recorded in the Clerk's Office of the Circuit Court of Fluvanna County, Virginia (the "Clerk's Office") in Plat Book 3, p. 439-448 (the "Plat"); and

WHEREAS, as a condition of subdividing the Property as shown on the Plat, the Virginia Department of Transportation ("VDOT") is requiring the establishment of a sight distance easement along Oldfield Drive, Horse Path Drive and Horse Path Lane as it fronts the Property, whose location is depicted on the Plat as the "Public Variable Width Sight Distance Easement" (the "Easement").

NOW, THEREFORE, in consideration of the premises and the sum of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged, Grantor does hereby GRANT and CONVEY unto the County the Easement depicted on the Plat, to be located as shown on the Plat for the purpose of establishing and maintaining an unobstructed line of sight along Oldfield Drive, Horse Path Drive and Horse Path Lane at an elevation of no less than thirty inches above ground level in conformance with the applicable VDOT standards.

The Easement shall be subject to the following:

1. Structures or plantings more than 30 inches above ground level prohibited. Within the Easement, neither the Grantor nor any successor or assign shall establish structures, facilities or

plantings that obstruct the line of sight at an elevation of thirty (30) inches above ground level. Any plantings within the easement area shall only be low growing ground cover or dwarf varieties of plants and shall not exceed twenty-four (24) inches in height.

2. Right of the County and VDOT to maintain. The County and VDOT, and their respective employees, agents, independent contractors, volunteers, successors and assignees, shall have the right to trim, cut and remove trees, shrubbery, fences, structures and other obstructions within the Easement, including any such obstructions existing within the Easement on the date of the grant and conveyance of this Easement, that exceed the height of thirty (30) inches above ground level.

This conveyance is made subject to applicable easements, restrictions, covenants and conditions contained in duly recorded deeds, plats and other instruments constructive notice in the chain of title which have not expired by time limitation contained therein or otherwise have become ineffective.

The Grantee, acting by and through its County Administrator, duly authorized by motion adopted by the Board of Supervisors of the County of Fluvanna, Virginia on _____, 2026, accepts this conveyance pursuant to *Virginia Code* § 15.2-1803, as evidenced by the County Administrator's signature hereto and the recordation of this Deed.

[SIGNATURES BEGIN ON THE FOLLOWING PAGE}

WITNESS the following duly authorized signatures.

GRANTOR: **STANLEY MARTIN HOMES, LLC**

By: _____

Name: _____

Title: _____

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF _____:

The foregoing instrument was acknowledged before me this ____ day of _____, 2026, by _____, as _____, on behalf of Stanley Martin Homes, LLC, Grantor.

_____
Notary Public

My Commission Expires:_____
Registration number:_____

SIGNATURES CONTINUE ON THE FOLLOWING PAGE

GRANTEE: **COUNTY OF FLUVANNA, VIRGINIA**

_____
Signature

_____
Title

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF _____:

The foregoing instrument was acknowledged before me this ____ day of _____, 2026, by _____, as _____, on behalf of the County of Fluvanna, Virginia, Grantee.

_____
Notary Public

My Commission Expires:_____
Registration number:_____

Approved as to form:

_____
County Attorney

COUNTY OF FLUVANNA

"Responsive & Responsible Government"

P.O. Box 540
Palmyra, VA 22963
(434) 591-1910
Fax (434) 591-1911
www.fluvannacounty.org

TAB I

MEMORANDUM

Date: February 12, 2026
From: Finance Department
To: Board of Supervisors
Subject: **Accounts Payable Report for January 2026**

1. Staff recommends that the Board of Supervisors ratify the expenditures in the attached report and summarized below.

CATEGORY	AMOUNT
General	$1,920,232.58
Capital Improvements	$397,451.82
Debt Service	$898,747.63
Sewer	$2,457.47
Fork Union Sanitary District	$61,677.03
Zion Crossroads Water & Sewer	$2,735.79
TOTAL AP EXPENDITURES	**$3,283,302.32**
Payroll	$2,165,676.17
TOTAL	**$5,448,978.49**

MOTION

I move the Accounts Payable and Payroll be ratified for January 2026 in the amount of $5,448,978.49.

Encl:
AP Report

	A	B	C	D	F	G	H	I	J
1	**County of Fluvanna**		**From Date: 1/1/2026**						
2	**Accounts Payable List**		**To Date: 1/31/2026**						
4	**Vendor Name**	**Charge To**		**Description**	**Invoice Number**	**Invoice Date**	**Check Date**		**Check Amount**
5	**Fund # - 100 GENERAL FUND**								
6	**GENERAL FUND**								
7	ANGELA M. SCOLFORO, TRUSTEE	CLEARING ACCOUNT-		Payroll Run 1 - Warrant 120525	128603	12/5/2025	1/5/2026		652.82
8	ANGELA M. SCOLFORO, TRUSTEE	CLEARING ACCOUNT-		Payroll Run 1 - Warrant 121925	128963	12/19/2025	1/5/2026		652.82
9	DELTA DENTAL OF VIRGINIA	CLEARING ACCOUNT-		Payroll Run 1 - Warrant 120525	128604	12/5/2025	1/5/2026		681.74
10	DELTA DENTAL OF VIRGINIA	CLEARING ACCOUNT-		Payroll Run 1 - Warrant 121925	128964	12/19/2025	1/5/2026		681.78
11	INTERFLEX PAYMENTS, LLC	CLEARING ACCOUNT-		Payroll Run 1 - Warrant 120525	128602	12/5/2025	1/5/2026		1,759.79
12	INTERFLEX PAYMENTS, LLC	CLEARING ACCOUNT-		Payroll Run 1 - Warrant 121925	128962	12/19/2025	1/5/2026		3,277.53
13	MINNESOTA LIFE INS. CO	CLEARING ACCOUNT-		Payroll Run 1 - Warrant 120525	128600	12/5/2025	1/5/2026		435.78
14	MINNESOTA LIFE INS. CO	CLEARING ACCOUNT-		Payroll Run 1 - Warrant 121925	128960	12/19/2025	1/5/2026		445.83
15	TREASURER OF VIRGINIA	SHERIFF'S FEE PAY TO C/W		SHERIFF'S FEES DEC '25	78729	1/2/2026	1/31/2026		1,280.93
16	TREASURER, COUNTY OF	CLEARING ACCOUNT-		Payroll Run 1 - Warrant 120525	128606	12/5/2025	1/5/2026		100.00
17	TREASURER, COUNTY OF	CLEARING ACCOUNT-		Payroll Run 1 - Warrant 121925	128966	12/19/2025	1/5/2026		100.00
18	VACORP	CLEARING ACCOUNT-		Payroll Run 1 - Warrant 120525	128601	12/5/2025	1/5/2026		1,197.21
19	VACORP	CLEARING ACCOUNT-		Payroll Run 1 - Warrant 121925	128961	12/19/2025	1/5/2026		1,197.33
20							**Total:**		**$12,463.56**
21									
22	**REAL ESTATE TAXES**								
23	ABNEY, SHARLENE CHANG	R E 2025 - 1ST		RE 2025 8-13-20	129428	1/7/2026	1/9/2026		813.12
24	BATES, KAVIN	R E 2024 - 1ST		RE 2024 39-A-56	129659	1/12/2026	1/16/2026		828.39
25	BURGHARDT, JUSTIN R	R E 2025 - 1ST		RE 2025 18C-2-3	129660	1/12/2026	1/16/2026		877.12
26	CLARK, LAKISHA DEWON & WILLIAM O	RE 2023 - 1ST		RE 2023 18A-1-166	130061	1/29/2026	1/30/2026		88.11
27	CORELOGIC CENTRALIZED REFUNDS	R E 2022 - 1ST		RE 2022 18A-9-243	130060	1/29/2026	1/30/2026		1,102.72
28	DAWLEY, HEIDI & DAVID	R E 2025 - 2ND		EXP#000003	129589	1/8/2026	1/9/2026		499.24
29	DEANE, RUSSELL L.	R E 2025 - 1ST		EXP#000028	130130	1/29/2026	1/30/2026		186.63
30	DEANE, RUSSELL L.	R E 2025 - 2ND		EXP#000028	130130	1/29/2026	1/30/2026		186.62
31	DUCKETT, RONALD & LINDA	R E 2024 - 2ND		EXP#000001	129587	1/8/2026	1/9/2026		117.45
32	DUCKETT, RONALD & LINDA	R E 2025 - 1ST		EXP#000004	129590	1/8/2026	1/9/2026		915.38
33	DUCKETT, RONALD & LINDA	R E 2025 - 2ND		EXP#000004	129590	1/8/2026	1/9/2026		915.37
34	FIELDS, WILLIAM	R E 2025 - 1ST		RE 2025 3-13-1B	129661	1/12/2026	1/16/2026		1,582.95
35	GRIFFITH, AMANDA	R E 2025 - 1ST		RE 2025 18A-6-100	129425	1/7/2026	1/9/2026		924.00
36	HELLER, BETHANY M & SAMUEL N	R E 2025 - 1ST		EXP#000029	130131	1/29/2026	1/30/2026		425.00
37	HELLER, BETHANY M & SAMUEL N	R E 2025 - 2ND		EXP#000029	130131	1/29/2026	1/30/2026		1,275.00
38	JENNIFER AUSTIN	R E 2024 - 1ST		RE 2024 9-15-23	130062	1/29/2026	1/30/2026		128.95
39	JOHNSON, JAKIE	R E 2025 - 1ST		RE 2025 11-21-1 PAID BY	129662	1/12/2026	1/16/2026		1,986.37
40	JOHNSON, VALARIE	R E 2021 - 2ND		EXP#000024	130126	1/29/2026	1/30/2026		135.10
41	JONES, JOHN CHRISTOPHER	R E 2025 - 1ST		RE 2025 18A-12-335	129426	1/7/2026	1/9/2026		1,102.12
42	KEATING, WILLIAM L	R E 2025 - 1ST		EXP#000005	129591	1/8/2026	1/9/2026		733.13

	A	B	C	D	F	G	H	I	J
1	**County of Fluvanna**		**From Date: 1/1/2026**						
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4	**Vendor Name**	**Charge To**		**Description**	**Invoice Number**	**Invoice Date**	**Check Date**		**Check Amount**
43	KEATING, WILLIAM L	R E 2025 - 2ND		EXP#000005	129591	1/8/2026	1/9/2026		1,466.25
44	KENNEY, STEVEN A & JANICE D	R E 2025 - 1ST		EXP#000006	129592	1/8/2026	1/9/2026		146.25
45	KOPF, CHRISTOPHER L & JESSICA N	R E 2021 - 2ND		EXP#000023	130125	1/29/2026	1/30/2026		295.98
46	KOPF, CHRISTOPHER L & JESSICA N	R E 2022 - 1ST		EXP#000025	130127	1/29/2026	1/30/2026		873.92
47	KOPF, CHRISTOPHER L & JESSICA N	R E 2023 - 2ND		EXP#000026	130128	1/29/2026	1/30/2026		979.04
48	KOPF, CHRISTOPHER L & JESSICA N	R E 2024 - 1ST		EXP#000027	130129	1/29/2026	1/30/2026		979.04
49	KOPF, CHRISTOPHER L & JESSICA N	R E 2024 - 2ND		EXP#000027	130129	1/29/2026	1/30/2026		979.04
50	KOPF, CHRISTOPHER L & JESSICA N	R E 2025 - 1ST		EXP#000030	130132	1/29/2026	1/30/2026		1,370.63
51	KOPF, CHRISTOPHER L & JESSICA N	R E 2025 - 2ND		EXP#000030	130132	1/29/2026	1/30/2026		1,370.62
52	KOPF, CHRISTOPHER L & JESSICA N	RE 2022-2ND		EXP#000025	130127	1/29/2026	1/30/2026		873.91
53	KOPF, CHRISTOPHER L & JESSICA N	RE 2023 - 1ST		EXP#000026	130128	1/29/2026	1/30/2026		979.04
54	MCJILTON, TOMISLAV	R E 2025 - 1ST		EXP#000008	129594	1/8/2026	1/9/2026		482.12
55	PENNYMAC	R E 2025 - 1ST		RE 2025 10-24-21	130057	1/28/2026	1/30/2026		1,068.34
56	SHERIDAN, ANDREW M JR & DONNA I	R E 2024 - 2ND		EXP#000002	129588	1/8/2026	1/9/2026		1,197.85
57	SIMS, JACOB	R E 2025 - 1ST		RE 2025 18A-5-339	129427	1/7/2026	1/9/2026		1,092.75
58	TUCKER, CARLY	R E 2025 - 1ST		RE 2025 18A-6-48	129429	1/7/2026	1/9/2026		818.13
59	VIGIL GALVAN, NORA A	R E 2025 - 1ST		RE 2025 4-43-7	130055	1/28/2026	1/30/2026		1,399.50
60	WILSON, JENNIFER & DOOLITTLE, ERIN	R E 2025 - 1ST		EXP#000007	129593	1/8/2026	1/9/2026		727.87
61	WILSON, JENNIFER & DOOLITTLE, ERIN	R E 2025 - 2ND		EXP#000007	129593	1/8/2026	1/9/2026		727.88
62							**Total:**		**$32,650.93**
63									
64	**PERSONAL PROPERTY TAXES**								
65	BOWLES, TERRENCE LEE	P P 2025 - 1ST		PP 2025 214548	129656	1/12/2026	1/16/2026		34.38
66	CHILD JR, ROBERT EARL	P P 2025 - 1ST		PP 2025 494	129678	1/13/2026	1/16/2026		266.01
67	COLLINS, ROBERT LOUIS	P P 2025 - 1ST		PP 2025 13028	130058	1/28/2026	1/30/2026		58.27
68	ETB EQUINE CONSTRUCTION LLC	P P 2025 - 1ST		PP 2025 219331	129679	1/13/2026	1/16/2026		545.50
69	HELLER, SAMUEL NEUMANN	P P 2025 - 1ST		EXP#000032	130134	1/29/2026	1/30/2026		223.48
70	HELLER, SAMUEL NEUMANN	P P 2025 - 2ND		EXP#000032	130134	1/29/2026	1/30/2026		670.45
71	HOWAR, SALAH JAMES	P P 2025 - 1ST		PP 2025 36273	129681	1/13/2026	1/16/2026		114.00
72	KOPF, CHRISTOPHER LEE	P P 2025 - 1ST		EXP#000033	130135	1/29/2026	1/30/2026		169.50
73	KOPF, CHRISTOPHER LEE	P P 2025 - 2ND		EXP#000033	130135	1/29/2026	1/30/2026		169.49
74	LANG, MATTHEW TYLER	P P 2025 - 1ST		EXP#000015	129601	1/8/2026	1/9/2026		38.14
75	LANG, MATTHEW TYLER	P P 2025 - 2ND		EXP#000015	129601	1/8/2026	1/9/2026		0.06
76	LAUTERBACH CHIROPRACTIC	P P 2024 - 1ST		EXP#000012	129598	1/8/2026	1/9/2026		316.94
77	LAUTERBACH CHIROPRACTIC	P P 2024 - 2ND		EXP#000012	129598	1/8/2026	1/9/2026		247.86
78	LAUTERBACH CHIROPRACTIC	P P 2025 - 1ST		EXP#000016	129602	1/8/2026	1/9/2026		90.62
79	LEHMAN, BRANDON AUSTIN	P P 2023 - 2ND		PP 2023 31806	129654	1/12/2026	1/16/2026		73.71
80	LEHMAN, BRANDON AUSTIN	PP 2023 - 1ST		PP 2023 31806	129654	1/12/2026	1/16/2026		73.72

	A	B	C	D	F	G	H	I	J
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4	**Vendor Name**	**Charge To**		**Description**	**Invoice Number**	**Invoice Date**	**Check Date**		**Check Amount**
81	LIPSCOMB, ROGER COTY	P P 2022 - 1ST		EXP#000009	129595	1/8/2026	1/9/2026		4.63
82	LIPSCOMB, ROGER COTY	P P 2023 - 2ND		EXP#000010	129596	1/8/2026	1/9/2026		4.10
83	LIPSCOMB, ROGER COTY	P P 2024 - 1ST		EXP#000013	129599	1/8/2026	1/9/2026		4.10
84	LIPSCOMB, ROGER COTY	P P 2024 - 2ND		EXP#000013	129599	1/8/2026	1/9/2026		4.10
85	LIPSCOMB, ROGER COTY	PP 2022 - 2ND		EXP#000009	129595	1/8/2026	1/9/2026		4.62
86	LIPSCOMB, ROGER COTY	PP 2023 - 1ST		EXP#000010	129596	1/8/2026	1/9/2026		4.10
87	MATTHEWS, NICHOLAS ANDREW	P P 2025 - 1ST		EXP#000017	129603	1/8/2026	1/9/2026		2.05
88	MATTHEWS, NICHOLAS ANDREW	P P 2025 - 2ND		EXP#000017	129603	1/8/2026	1/9/2026		2.05
89	NATIONAL FILTER SERVICE	P P 2025 - 1ST		EXP#000034	130136	1/29/2026	1/30/2026		2.05
90	NATIONAL FILTER SERVICE	P P 2025 - 2ND		EXP#000034	130136	1/29/2026	1/30/2026		2.05
91	NOLAN, THOMAS DAVID	P P 2025 - 1ST		EXP#000018	129604	1/8/2026	1/9/2026		558.11
92	SANDLIN, MARGARET JOY	P P 2025 - 1ST		PP 2025 26552	129683	1/13/2026	1/16/2026		75.50
93	SNOW, BOBBY GENE	P P 2025 - 1ST		EXP#000022	129608	1/8/2026	1/9/2026		796.96
94	STARK, TIMOTHY JOHN	P P 2025 - 1ST		PP 2025 26711	129685	1/13/2026	1/16/2026		125.12
95	STINSON, SANDRA HARRIS	P P 2025 - 1ST		PP 2025 21532	129686	1/13/2026	1/16/2026		201.95
96	SULLIVAN, ZACHARY KYLE	P P 2023 - 2ND		EXP#000011	129597	1/8/2026	1/9/2026		44.65
97	SULLIVAN, ZACHARY KYLE	P P 2024 - 1ST		EXP#000014	129600	1/8/2026	1/9/2026		37.77
98	SULLIVAN, ZACHARY KYLE	P P 2024 - 2ND		EXP#000014	129600	1/8/2026	1/9/2026		37.76
99	SULLIVAN, ZACHARY KYLE	P P 2025 - 1ST		EXP#000019	129605	1/8/2026	1/9/2026		34.26
100	SULLIVAN, ZACHARY KYLE	PP 2023 - 1ST		EXP#000011	129597	1/8/2026	1/9/2026		44.66
101	TIDEWATER PHYSICAL THERAPY LLC.	P P 2025 - 1ST		EXP#000038	130140	1/29/2026	1/30/2026		36.77
102	TIDEWATER PHYSICAL THERAPY LLC.	P P 2025 - 2ND		EXP#000038	130140	1/29/2026	1/30/2026		36.77
103	TWENTY ONE BAREFOOT LANE LLC	P P 2025 - 1ST		EXP#000035	130137	1/29/2026	1/30/2026		150.79
104	TWENTY ONE BAREFOOT LANE LLC	P P 2025 - 2ND		EXP#000035	130137	1/29/2026	1/30/2026		150.80
105	VAUGHT JR, ERNEST WALLACE	P P 2024 - 1ST		EXP#000031	130133	1/29/2026	1/30/2026		46.43
106	VAUGHT JR, ERNEST WALLACE	P P 2024 - 2ND		EXP#000031	130133	1/29/2026	1/30/2026		46.42
107	VAUGHT JR, ERNEST WALLACE	P P 2025 - 1ST		EXP#000036	130138	1/29/2026	1/30/2026		42.73
108	WHITE, JENNIFER MARIE	P P 2025 - 1ST		EXP#000020	129606	1/8/2026	1/9/2026		92.87
109	WILSON, JENNIFER NOELLE	P P 2025 - 2ND		EXP#000021	129607	1/8/2026	1/9/2026		731.85
110	WOODS, MARNIE LYNN	P P 2025 - 1ST		EXP#000037	130139	1/29/2026	1/30/2026		382.94
111							**Total:**		**$6,801.09**
112									
113	**PROPERTY TAX PENALTIES & INT**								
114	KOPF, CHRISTOPHER LEE	PENALTIES-ALL PROPERTY		EXP#000033	130135	1/29/2026	1/30/2026		3.38
115	TACS	PENALTIES-ALL PROPERTY		PP 2023-5765-11324	129657	1/12/2026	1/16/2026		215.17
116	TACS	PENALTIES-ALL PROPERTY		RE 2024 18A-4-198 20119	130056	1/28/2026	1/30/2026		222.90
117	TANOUS, CARL JOSEPH	PENALTIES-ALL PROPERTY		PP 2025 211666	129687	1/13/2026	1/16/2026		131.39
118	TIDEWATER PHYSICAL THERAPY LLC.	PENALTIES-ALL PROPERTY		EXP#000038	130140	1/29/2026	1/30/2026		3.68

	A	B	C	D	F	G	H	I	J
1	**County of Fluvanna**		**From Date: 1/1/2026**						munis a tyler erp solution
2	**Accounts Payable List**		**To Date: 1/31/2026**						
4	**Vendor Name**	**Charge To**		**Description**	**Invoice Number**	**Invoice Date**	**Check Date**		**Check Amount**
119							**Total:**		**$576.52**
120									
121	**OTHER LOCAL TAXES**								
122	ANDERSON, JAWANDA N	ADMIN FEE VEHICLE LICENSE		PP 2024 24570	130053	1/28/2026	1/30/2026		54.80
123	BIRCHFIELD, LAURIE ANN	ADMIN FEE VEHICLE LICENSE		PP 2025 40035	129675	1/13/2026	1/16/2026		303.50
124	BROWN, JOHNNY MAC	ADMIN FEE VEHICLE LICENSE		PP 2025 9151	129677	1/13/2026	1/16/2026		283.18
125	CHRISTOPHER FAUGHT	ADMIN FEE VEHICLE LICENSE		PP 2025 16654	129676	1/13/2026	1/16/2026		260.00
126	CMC STEEL FABRICATORS INC	ADMIN FEE VEHICLE LICENSE		WILLIAM WENTZ SPOKE TO	129674	1/13/2026	1/16/2026		3,870.03
127	COLLINS, ROBERT LOUIS	ADMIN FEE VEHICLE LICENSE		PP 2025 200825	130059	1/28/2026	1/30/2026		249.62
128	GREER, STACY RENEE	ADMIN FEE VEHICLE LICENSE		PP 2025 28517	129680	1/13/2026	1/16/2026		85.00
129	GUTIERREZ URQUILLA, MANUEL	ADMIN FEE VEHICLE LICENSE		PP 2025 34541	129431	1/7/2026	1/9/2026		374.39
130	HANNAH, ANGELIQUE MARIE	ADMIN FEE MOTORCYCLE		PP 2025 39628	129432	1/7/2026	1/9/2026		481.78
131	HELLER, RONALD HOWARD	ADMIN FEE VEHICLE LICENSE		PP 2024 37916	129673	1/13/2026	1/16/2026		103.75
132	JASPER, MICHAEL BURRIS	ADMIN FEE VEHICLE LICENSE		PP 2025 36787	129658	1/12/2026	1/16/2026		233.15
133	KOPF, CHRISTOPHER LEE	ADMIN FEE VEHICLE LICENSE		EXP#000033	130135	1/29/2026	1/30/2026		33.00
134	LANG, MATTHEW TYLER	ADMIN FEE VEHICLE LICENSE		EXP#000015	129601	1/8/2026	1/9/2026		33.00
135	LEHMAN, BRANDON AUSTIN	ADMIN FEE VEHICLE LICENSE		PP 2023 31806	129654	1/12/2026	1/16/2026		33.00
136	LEHMAN, BRANDON AUSTIN	ADMIN FEE VEHICLE LICENSE		PP 2024 31806	129655	1/12/2026	1/16/2026		30.44
137	LIPSCOMB, ROGER COTY	ADMIN FEE TRAILER LICENSE		EXP#000009	129595	1/8/2026	1/9/2026		18.00
138	LIPSCOMB, ROGER COTY	ADMIN FEE TRAILER LICENSE		EXP#000010	129596	1/8/2026	1/9/2026		18.00
139	LIPSCOMB, ROGER COTY	ADMIN FEE TRAILER LICENSE		EXP#000013	129599	1/8/2026	1/9/2026		18.00
140	MATTHEWS, NICHOLAS ANDREW	ADMIN FEE TRAILER LICENSE		EXP#000017	129603	1/8/2026	1/9/2026		18.00
141	NATIONAL FILTER SERVICE	ADMIN FEE VEHICLE LICENSE		EXP#000034	130136	1/29/2026	1/30/2026		33.00
142	NOLAN, THOMAS DAVID	ADMIN FEE VEHICLE LICENSE		EXP#000018	129604	1/8/2026	1/9/2026		33.00
143	PERRY, TIMOTHY BRAD	ADMIN FEE VEHICLE LICENSE		PP 2025 7521	129682	1/13/2026	1/16/2026		604.25
144	SLOAN, DAVID NORMAN	ADMIN FEE VEHICLE LICENSE		PP 2025 210908	129684	1/13/2026	1/16/2026		165.06
145	SNOW, BOBBY GENE	ADMIN FEE TRAILER LICENSE		EXP#000022	129608	1/8/2026	1/9/2026		18.00
146	SULLIVAN, ZACHARY KYLE	ADMIN FEE VEHICLE LICENSE		EXP#000011	129597	1/8/2026	1/9/2026		33.00
147	TACS	ADMIN FEE TRAILER LICENSE		PP 2023 32611 PAULA STRINGER	130054	1/28/2026	1/30/2026		52.97
148	TANOUS, CAMERON JOSEPH	ADMIN FEE VEHICLE LICENSE		PP 2025 36127	129433	1/7/2026	1/9/2026		214.69
149	TILLMAN JR, KENNETH B	ADMIN FEE VEHICLE LICENSE		PP 2025 5101	129688	1/13/2026	1/16/2026		149.65
150	TOWN OF SCOTTSVILLE	SALES TAX-		SALES TAX	78731	1/20/2026	1/31/2026		186.99
151	VAUGHT JR, ERNEST WALLACE	ADMIN FEE VEHICLE LICENSE		EXP#000031	130133	1/29/2026	1/30/2026		33.00
152	VAUGHT JR, ERNEST WALLACE	ADMIN FEE VEHICLE LICENSE		EXP#000036	130138	1/29/2026	1/30/2026		33.00
153	WHITE, JENNIFER MARIE	ADMIN FEE VEHICLE LICENSE		EXP#000020	129606	1/8/2026	1/9/2026		33.00
154	WILLIAMS, AMY JEANNE BARTON	ADMIN FEE VEHICLE LICENSE		PP 2025 221520	129689	1/13/2026	1/16/2026		172.32
155	WOODS, MARNIE LYNN	ADMIN FEE VEHICLE LICENSE		EXP#000037	130139	1/29/2026	1/30/2026		33.00
156							**Total:**		**$8,295.57**

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1	**County of Fluvanna**		**From Date: 1/1/2026**						munis a tyler erp solution
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4	**Vendor Name**	**Charge To**		**Description**	**Invoice Number**	**Invoice Date**	**Check Date**		**Check Amount**
157									
158	**CHARGES FOR SERVICES**								
159	WALTON BARNETT	PARKS & REC RENTALS		REFUND ON RENTAL	011226	1/10/2026	1/16/2026		200.00
160							**Total:**		**$200.00**
161									
162	**MISCELLANEOUS**								
163	DONALD REYNARD	OTHER		REIMBURSEMENT OF THE	011526	1/15/2026	1/23/2026		100.00
164	TONY O'BRIEN	OTHER		REISSUE OF CK FOR	04032025-R	4/16/2025	1/30/2026		189.00
165							**Total:**		**$289.00**
166									
167	**BOARD OF SUPERVISORS**								
168	BANK OF AMERICA	OTHER OPERATING		MULTIPLE DEPTS PURCHASE	STATEMENT	12/31/2025	1/23/2026		63.86
169	BANK OF AMERICA	OTHER OPERATING		MULTIPLE DEPTS PURCHASE	STATEMENT	12/31/2025	1/23/2026		100.97
170	BANK OF AMERICA	OTHER OPERATING		MULTIPLE DEPTS PURCHASE	STATEMENT	12/31/2025	1/23/2026		134.00
171	BANK OF AMERICA	OTHER OPERATING		MULTIPLE DEPTS PURCHASE	STATEMENT	12/31/2025	1/23/2026		178.60
172	CHRISTOPHER FAIRCHILD	MILEAGE ALLOWANCES		REIMBURSE-2025 VACO CONF, HOT	010726	1/7/2026	1/9/2026		152.60
173	FLUVANNA REVIEW	ADVERTISING		BOS-FR 1/8-13X PH "DEED OF	2025F52-5	12/25/2025	1/9/2026		94.90
174	JASON DANIEL	PROFESSIONAL SERVICES		Organizational Efficiency Studies	25-0156	1/5/2026	1/9/2026		25,000.00
175	MIKE SHERIDAN (JOHN)	MILEAGE ALLOWANCES		REIMBURSE-2025 VACO CONF, HOT	010726	1/7/2026	1/9/2026		172.20
176	TIMOTHY HODGE	MILEAGE ALLOWANCES		REIMBURSE LOCAL TRAVEL	120425	1/8/2026	1/9/2026		64.05
177	TIMOTHY HODGE	MILEAGE ALLOWANCES		REIMBURSE-2025 VACO CONF HOT	010726	1/7/2026	1/9/2026		154.00
178	VERIZON WIRELESS	TELECOMMUNICATIONS		ACCT#721970783-00001 MULTIPLE	6131437036	12/19/2025	1/2/2026		202.77
179	VERIZON WIRELESS	TELECOMMUNICATIONS		MULTIPLE DEPTS MONTHLY	6133945350	1/19/2026	1/30/2026		202.50
180							**Total:**		**$26,520.45**
181									
182	**COUNTY ADMINISTRATOR**								
183	BANK OF AMERICA	CONVENTION AND		MULTIPLE DEPTS PURCHASE	STATEMENT	12/31/2025	1/23/2026		75.00
184	CANON FINANCIAL SERVICES, INC.	LEASE/RENT		MULTI DEPTS LEASE CHARGE FOR	42318379	12/12/2025	1/2/2026		234.40
185	CANON FINANCIAL SERVICES, INC.	LEASE/RENT		MULT DEPTS LEASE FOR 11/1-30 &	42145550	11/11/2025	1/2/2026		365.36
186	CANON FINANCIAL SERVICES, INC.	LEASE/RENT		MULTIPLE DEPTS LEASE CHARGE	42481222	1/12/2026	1/23/2026		234.40
187	STAPLES CONTRACT & COMMERCIAL,	OFFICE SUPPLIES		ACCT#DC 1809284 MULTIPLE	7008200586	12/31/2025	1/9/2026		190.85
188	THE PITNEY BOWES BANK INC	POSTAL SERVICES		MULITPLE DEPTS POSTAGE USAGE	8000909001515654	12/18/2025	1/2/2026		2.09
189	THE PITNEY BOWES BANK INC	POSTAL SERVICES		MULITPLE DEPTS POSTAGE USAGE	8000909001515654	12/18/2025	1/2/2026		5.87
190	VA INFORMATION TECHNOLOGIES	TELECOMMUNICATIONS		MULTIPLE DEPTS	T475573	1/5/2026	1/9/2026		17.16
191	VERIZON WIRELESS	TELECOMMUNICATIONS		ACCT#721970783-00001 MULTIPLE	6131437036	12/19/2025	1/2/2026		81.00
192	VERIZON WIRELESS	TELECOMMUNICATIONS		MULTIPLE DEPTS MONTHLY	6133945350	1/19/2026	1/30/2026		81.00
193							**Total:**		**$1,287.13**
194									

	A	B	C	D	F	G	H	I	J
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195	**COUNTY ATTORNEY**								
196	CANON FINANCIAL SERVICES, INC.	LEASE/RENT		CO ATTY-LEASE CHARGE FOR 12/1-	42318385	12/12/2025	1/2/2026		84.34
197	CANON FINANCIAL SERVICES, INC.	LEASE/RENT		CO ATTY-LEASE CHRG FOR 11/1-	42145553	11/11/2025	1/2/2026		91.96
198	CANON FINANCIAL SERVICES, INC.	LEASE/RENT		CO ATTY-LEASE CHARGE FOR 1/1-	42481225	1/12/2026	1/16/2026		84.34
199	RELX INC.	BOOKS/PUBLICATIONS		ATTYS-ACCT#424YMJMP3	3096205828	12/31/2025	1/9/2026		58.44
200	STAPLES CONTRACT & COMMERCIAL,	OFFICE SUPPLIES		ACCT#DC 1809284 MULTIPLE	7008200586	12/31/2025	1/9/2026		114.28
201	VERIZON WIRELESS	TELECOMMUNICATIONS		ACCT#721970783-00001 MULTIPLE	6131437036	12/19/2025	1/2/2026		81.00
202	VERIZON WIRELESS	TELECOMMUNICATIONS		MULTIPLE DEPTS MONTHLY	6133945350	1/19/2026	1/30/2026		81.00
203							**Total:**		**$595.36**
204									
205	**COMMISSIONER OF THE REVENUE**								
206	BANK OF AMERICA	OFFICE SUPPLIES		MULTIPLE DEPTS PURCHASE	STATEMENT	12/31/2025	1/23/2026		6.30
207	BANK OF AMERICA	OFFICE SUPPLIES		MULTIPLE DEPTS PURCHASE	STATEMENT	12/31/2025	1/23/2026		12.49
208	BANK OF AMERICA	OFFICE SUPPLIES		MULTIPLE DEPTS PURCHASE	STATEMENT	12/31/2025	1/23/2026		55.58
209	BANK OF AMERICA	PROFESSIONAL SERVICES		MULTIPLE DEPTS PURCHASE	STATEMENT	12/31/2025	1/23/2026		1,855.54
210	BANK OF AMERICA	SUBSISTENCE & LODGING		MULTIPLE DEPTS PURCHASE	STATEMENT	12/31/2025	1/23/2026		90.50
211	CANON FINANCIAL SERVICES, INC.	LEASE/RENT		FCPR & COR-LEASE FOR 11/1-30 &	42145548	11/11/2025	1/2/2026		200.00
212	CANON FINANCIAL SERVICES, INC.	LEASE/RENT		FCPR & COR-LEASE FOR 12/1-31 &	42318375	12/12/2025	1/2/2026		387.45
213	CANON FINANCIAL SERVICES, INC.	LEASE/RENT		FCPR & COR-LEASE CHARGE FOR	42481220	1/12/2026	1/16/2026		200.00
214	J.D. POWER	PRINTING AND BINDING		COR-CUST#C00012073-BOOK	ORDUS366128	1/1/2026	1/2/2026		115.00
215	J.D. POWER	PRINTING AND BINDING		COR-CUST#C00012073-BOOK	ORDUS368402	1/1/2026	1/2/2026		145.50
216	J.D. POWER	PRINTING AND BINDING		COR-USED CARE GUIDE SO	ORDUS365788	1/1/2026	1/2/2026		222.00
217	MANSFIELD OIL COMPANY OF	VEHICLE FUEL		MULTI DEPTS-RETAIL FUEL ADDER	MBINV-11129352	12/3/2025	1/23/2026		1.36
218	PALMYRA PRESS, INC.	PRINTING AND BINDING		COR-BUSINESS CARDS FOR	3498	1/8/2026	1/16/2026		137.00
219	STAPLES CONTRACT & COMMERCIAL,	OFFICE SUPPLIES		MULTILPLE DEPTS PAPER AND	7007858722	11/30/2025	1/2/2026		204.38
220	STAPLES CONTRACT & COMMERCIAL,	OFFICE SUPPLIES		ACCT#DC 1809284 MULTIPLE	7008200586	12/31/2025	1/9/2026		47.90
221	VERIZON WIRELESS	TELECOMMUNICATIONS		MULTIPLE DEPTS MONTHLY	6133945350	1/19/2026	1/30/2026		57.60
222							**Total:**		**$3,738.60**
223									
224	**TREASURER**								
225	AMAZON CAPITAL SERVICES	OFFICE SUPPLIES		TREAS-SCOTCH MAGIC TAPE,	1NJ4-FVM4-W69C	1/2/2026	1/9/2026		42.67
226	AMAZON CAPITAL SERVICES	OFFICE SUPPLIES		TREAS-PENDAFLEX FILE FOLDERS,	1LC1-P1TK-MV1H	1/15/2026	1/23/2026		69.87
227	BMS DIRECT	POSTAL SERVICES		JOB PP DELINQUENTS JAN 2026	213111P	1/8/2026	1/8/2026		4,033.00
228	BMS DIRECT	POSTAL SERVICES		RE DELINQUENTS JAN 2026	213113P	1/8/2026	1/8/2026		744.44
229	BMS DIRECT	PRINTING AND BINDING		TREAS-CUST#MW91-	213113	1/22/2026	1/30/2026		750.52
230	BMS DIRECT	PRINTING AND BINDING		TREAS-CUST#MW91-	213111	1/22/2026	1/30/2026		1,087.65
231	BUSINESS DATA OF VA, INC.	PROFESSIONAL SERVICES		TREAS-CONSULTING 9/22/25 &	08-134	9/30/2025	1/2/2026		375.00
232	BUSINESS DATA OF VA, INC.	PROFESSIONAL SERVICES		TREAS-TRAVEL TIME, CONSULTING	08-123	8/31/2025	1/2/2026		650.00

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233	CANON FINANCIAL SERVICES, INC.	LEASE/RENT		MULT DEPTS LEASE FOR 11/1-30 &	42145550	11/11/2025	1/2/2026		132.96
234	CANON FINANCIAL SERVICES, INC.	LEASE/RENT		MULTI DEPTS LEASE CHARGE FOR	42318379	12/12/2025	1/2/2026		132.96
235	CANON FINANCIAL SERVICES, INC.	LEASE/RENT		MULTIPLE DEPTS LEASE CHARGE	42481222	1/12/2026	1/23/2026		132.96
236	MECHUMS RIVER SECURITY	LEASE/RENT		TREAS-ACCT#1156-1227-QTRLY	65556	1/1/2026	1/16/2026		105.00
237	TACS	PROFESSIONAL SERVICES		TREAS-TAXING AUTH CONSULT	10574	7/28/2025	1/16/2026		104.17
238	TACS	PROFESSIONAL SERVICES		TREAS-BANKRUPTCY SRV JAN	INV10958	1/13/2026	1/16/2026		468.00
239	TACS	PROFESSIONAL SERVICES		TREAS-SHERIFF SERVICE, SOC	INV10921	1/9/2026	1/16/2026		10,254.00
240	TAXING AUTHORITY CONSULTING	PROFESSIONAL SERVICES		TREAS-ORDER OF PUBLICATION,	INV10983	1/16/2026	1/23/2026		1,144.00
241	THE PITNEY BOWES BANK INC	POSTAL SERVICES		TREAS-LATE FEE, OVERLIMIT FEE,	8000909009818795J	1/7/2026	1/23/2026		94.15
242	TREASURER OF VIRGINIA	DUES OR ASSOCIATION		TREAS-CUST#2969010-	395791	1/9/2026	1/23/2026		200.00
243	VERIZON WIRELESS	TELECOMMUNICATIONS		ACCT#721970783-00001 MULTIPLE	6131437036	12/19/2025	1/2/2026		40.50
244	VERIZON WIRELESS	TELECOMMUNICATIONS		MULTIPLE DEPTS MONTHLY	6133945350	1/19/2026	1/30/2026		40.50
245	VIRGINIA DEPT. OF MOTOR VEHICLES	DMV-ONLINE		TREAS-ACCT#546001282025	010226	1/2/2026	1/9/2026		1,925.00
246	VIRGINIA DEPT. OF MOTOR VEHICLES	DMV-ONLINE		TREAS-ACCT#546001282025 OKTA	01202026	1/20/2026	1/23/2026		65.00
247	VIRGINIA EMPLOYMENT COMMISSION	UNEMPLOYMENT		HR-ACCT#0001890042-QTRLY	01/01/2026	1/1/2026	1/23/2026		2,249.76
248							**Total:**		**$24,842.11**
249									
250	**INFORMATION TECHNOLOGY**								
251	AMAZON CAPITAL SERVICES	EDP EQUIPMENT		IT-SPECK CANDYSHELL GRIP CASE	199V-YQ64-JCN4	1/23/2026	1/30/2026		100.95
252	B&H PHOTO-VIDEO	EDP EQUIPMENT		IT-CUST#83357702-ANKER SOLIX	241146032	1/18/2026	1/30/2026		2,435.44
253	BANK OF AMERICA	ADP SERVICES		MULTIPLE DEPTS PURCHASE	STATEMENT	12/31/2025	1/23/2026		8.40
254	BANK OF AMERICA	ADP SERVICES		MULTIPLE DEPTS PURCHASE	STATEMENT	12/31/2025	1/23/2026		29.00
255	BANK OF AMERICA	ADP SERVICES		MULTIPLE DEPTS PURCHASE	STATEMENT	12/31/2025	1/23/2026		35.00
256	BANK OF AMERICA	ADP SERVICES		MULTIPLE DEPTS PURCHASE	STATEMENT	12/31/2025	1/23/2026		49.33
257	BANK OF AMERICA	ADP SERVICES		MULTIPLE DEPTS PURCHASE	STATEMENT	12/31/2025	1/23/2026		120.00
258	BANK OF AMERICA	ADP SERVICES		MULTIPLE DEPTS PURCHASE	STATEMENT	12/31/2025	1/23/2026		204.75
259	BANK OF AMERICA	ADP SERVICES		MULTIPLE DEPTS PURCHASE	STATEMENT	12/31/2025	1/23/2026		720.00
260	BANK OF AMERICA	FURNITURE & FIXTURES		MULTIPLE DEPTS PURCHASE	STATEMENT	12/31/2025	1/23/2026		439.00
261	FIREFLY	TELECOMMUNICATIONS		E911 & IT-MONTHLY STATEMENT	11068JAN26	1/1/2026	1/9/2026		2,195.29
262	VA INFORMATION TECHNOLOGIES	TELECOMMUNICATIONS		MULTIPLE DEPTS	T475573	1/5/2026	1/9/2026		34.23
263	VERIZON WIRELESS	TELECOMMUNICATIONS		ACCT#721970783-00001 MULTIPLE	6131437036	12/19/2025	1/2/2026		113.95
264	VERIZON WIRELESS	TELECOMMUNICATIONS		MULTIPLE DEPTS MONTHLY	6133945350	1/19/2026	1/30/2026		276.00
265							**Total:**		**$6,761.34**
266									
267	**FINANCE**								
268	AMAZON CAPITAL SERVICES	OFFICE SUPPLIES		FIN-NEENAH INDEX CARDSTOCK,	1Y44-R3FW-XGYJ	1/14/2026	1/16/2026		191.30
269	BANK OF AMERICA	DUES OR ASSOCIATION		MULTIPLE DEPTS PURCHASE	STATEMENT	12/31/2025	1/23/2026		50.00
270	CANON FINANCIAL SERVICES, INC.	LEASE/RENT		MULTI DEPTS LEASE CHARGE FOR	42318379	12/12/2025	1/2/2026		117.20

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271	CANON FINANCIAL SERVICES, INC.	LEASE/RENT		MULT DEPTS LEASE FOR 11/1-30 &	42145550	11/11/2025	1/2/2026		194.81
272	CANON FINANCIAL SERVICES, INC.	LEASE/RENT		MULTIPLE DEPTS LEASE CHARGE	42481222	1/12/2026	1/23/2026		117.20
273	EMS MANAGEMENT & CONSULTANTS,	CONTRACT SERVICES		FIN-CUST#C-1370-MGMT SRV-	EMS-021826	12/31/2025	1/16/2026		1,957.83
274	THE ARTINA GROUP, INC.	OFFICE SUPPLIES		FIN-1099 MISC COPY A 2-UP 50	109268	12/24/2025	1/2/2026		549.64
275	THE ARTINA GROUP, INC.	OFFICE SUPPLIES		FIN-1099-NEC COPY A 3UP 25	109419	12/31/2025	1/9/2026		25.23
276	THE PITNEY BOWES BANK INC	POSTAL SERVICES		MULTIPLE DEPTS POSTAGE USAGE	8000909001515654	11/18/2025	1/2/2026		162.75
277	THE PITNEY BOWES BANK INC	POSTAL SERVICES		MULITPLE DEPTS POSTAGE USAGE	8000909001515654	12/18/2025	1/2/2026		254.78
278	VERIZON WIRELESS	TELECOMMUNICATIONS		ACCT#721970783-00001 MULTIPLE	6131437036	12/19/2025	1/2/2026		45.50
279	VERIZON WIRELESS	TELECOMMUNICATIONS		MULTIPLE DEPTS MONTHLY	6133945350	1/19/2026	1/30/2026		45.50
280							**Total:**		**$3,711.74**
281									
282	**REGISTRAR/ELECTORAL BOARD**								
283	ANGELA M. RICHARDS	CONTRACT SERVICES		REG-12/2/25 RECOUNT FOR NOV	120225	12/2/2025	1/9/2026		175.33
284	ANGELA M. RICHARDS	MILEAGE ALLOWANCES		REG-12/2/25 RECOUNT FOR NOV	120225	12/2/2025	1/9/2026		9.80
285	AUTOMATED OFFICE SYSTEMS	LEASE/RENT		REG- CONT ID 7174 FOR MONTHLY	118475	12/30/2025	1/9/2026		170.00
286	B.W. MURRAY & CO., INC.	PROFESSIONAL SERVICES		REG-CONSULTING-ELECTORAL BD	2389	1/7/2026	1/23/2026		1,070.91
287	JEFFERSON CENTRE PROPERTIES	LEASE/RENT		JANUARY FLUV CO RENT &	010126	1/1/2026	1/2/2026		150.00
288	PITNEY BOWES GLOBAL FINANCIAL	POSTAL SERVICES		REG-ACCT#0018385734-LEASE CHG	3321847157	12/24/2025	1/9/2026		495.51
289	SCOTT NEWMAN	MILEAGE ALLOWANCES		REG-12/2/25 RECOUNT FOR NOV	120225	12/2/2025	1/16/2026		19.60
290	VERIZON WIRELESS	TELECOMMUNICATIONS		ACCT#721970783-00001 MULTIPLE	6131437036	12/19/2025	1/2/2026		45.50
291	VERIZON WIRELESS	TELECOMMUNICATIONS		MULTIPLE DEPTS MONTHLY	6133945350	1/19/2026	1/30/2026		45.50
292							**Total:**		**$2,182.15**
293									
294	**HUMAN RESOURCES**								
295	ANTHEM EAP	OTHER OPERATING		HR-ACCT#2053882172-EAP FEES	205381795748	12/26/2025	1/2/2026		25.80
296	BANK OF AMERICA	EMPLOYEE RECOGNITION		MULTIPLE DEPTS PURCHASE	STATEMENT	12/31/2025	1/23/2026		25.00
297	BANK OF AMERICA	EMPLOYEE RECOGNITION		MULTIPLE DEPTS PURCHASE	STATEMENT	12/31/2025	1/23/2026		37.91
298	BANK OF AMERICA	EMPLOYEE RECOGNITION		MULTIPLE DEPTS PURCHASE	STATEMENT	12/31/2025	1/23/2026		42.11
299	BANK OF AMERICA	EMPLOYEE RECOGNITION		MULTIPLE DEPTS PURCHASE	STATEMENT	12/31/2025	1/23/2026		83.12
300	BANK OF AMERICA	EMPLOYEE RECOGNITION		MULTIPLE DEPTS PURCHASE	STATEMENT	12/31/2025	1/23/2026		100.00
301	BANK OF AMERICA	EMPLOYEE RECOGNITION		MULTIPLE DEPTS PURCHASE	STATEMENT	12/31/2025	1/23/2026		105.30
302	BANK OF AMERICA	EMPLOYEE RECOGNITION		MULTIPLE DEPTS PURCHASE	STATEMENT	12/31/2025	1/23/2026		125.00
303	BANK OF AMERICA	EMPLOYEE RECOGNITION		MULTIPLE DEPTS PURCHASE	STATEMENT	12/31/2025	1/23/2026		150.00
304	BANK OF AMERICA	RECRUITMENT		MULTIPLE DEPTS PURCHASE	STATEMENT	12/31/2025	1/23/2026		480.00
305	BERKLEY GROUP, LLC	PROFESSIONAL SERVICES		HR-INTERIM HR DIRECTOR SRV TO	11	12/18/2025	1/2/2026		11,824.90
306	BERKLEY GROUP, LLC	PROFESSIONAL SERVICES		HR-FLUV CO INTERIM HR	12	1/8/2026	1/16/2026		4,984.08
307	BERKLEY GROUP, LLC	PROFESSIONAL SERVICES		HR-PROVIDE INTERIM HR	13	1/22/2026	1/30/2026		7,957.42
308	CANON FINANCIAL SERVICES, INC.	LEASE/RENT		MULT DEPTS LEASE FOR 11/1-30 &	42145550	11/11/2025	1/2/2026		52.26

	A	B	C	D	F	G	H	I	J
1	**County of Fluvanna**		**From Date: 1/1/2026**						
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4	**Vendor Name**	**Charge To**		**Description**	**Invoice Number**	**Invoice Date**	**Check Date**		**Check Amount**
309	CANON FINANCIAL SERVICES, INC.	LEASE/RENT		MULTI DEPTS LEASE CHARGE FOR	42318379	12/12/2025	1/2/2026		52.26
310	CANON FINANCIAL SERVICES, INC.	LEASE/RENT		MULTI DEPTS LEASE CHARGE FOR	42318379	12/12/2025	1/2/2026		117.20
311	CANON FINANCIAL SERVICES, INC.	LEASE/RENT		MULT DEPTS LEASE FOR 11/1-30 &	42145550	11/11/2025	1/2/2026		194.81
312	CANON FINANCIAL SERVICES, INC.	LEASE/RENT		MULTIPLE DEPTS LEASE CHARGE	42481222	1/12/2026	1/23/2026		52.26
313	CANON FINANCIAL SERVICES, INC.	LEASE/RENT		MULTIPLE DEPTS LEASE CHARGE	42481222	1/12/2026	1/23/2026		117.20
314	VERIZON WIRELESS	TELECOMMUNICATIONS		ACCT#721970783-00001 MULTIPLE	6131437036	12/19/2025	1/2/2026		40.50
315	VERIZON WIRELESS	TELECOMMUNICATIONS		MULTIPLE DEPTS MONTHLY	6133945350	1/19/2026	1/30/2026		40.50
316	VIRGINIA DEPARTMENT OF STATE	RECRUITMENT		HR-ACCT#1514-CCRE SOR NAME	CJIS-78109	1/1/2026	1/9/2026		160.00
317							**Total:**		**$26,767.63**
318									
319	**GENERAL DISTRICT COURT**								
320	CANON FINANCIAL SERVICES, INC.	LEASE/RENT		MULT DEPTS LEASE FOR 11/1-30 &	42145550	11/11/2025	1/2/2026		138.19
321	CANON FINANCIAL SERVICES, INC.	LEASE/RENT		MULTI DEPTS LEASE CHARGE FOR	42318379	12/12/2025	1/2/2026		138.19
322	CANON FINANCIAL SERVICES, INC.	LEASE/RENT		MULTIPLE DEPTS LEASE CHARGE	42481222	1/12/2026	1/23/2026		138.19
323							**Total:**		**$414.57**
324									
325	**DRUG COURT**								
326	OAR JEFFERSON AREA COMM.	CONTRACT SERVICES		DRUG COURT SERVICES JULY-	01152026	1/13/2026	1/16/2026		10,218.86
327	OAR JEFFERSON AREA COMM.	MILEAGE ALLOWANCES		DRUG COURT SERVICES JULY-	01152026	1/13/2026	1/16/2026		1,084.44
328	OAR JEFFERSON AREA COMM.	OFFICE SUPPLIES		DRUG COURT SERVICES JULY-	01152026	1/13/2026	1/16/2026		11,361.17
329	OAR JEFFERSON AREA COMM.	PROFESSIONAL SERVICES		DRUG COURT SERVICES JULY-	01152026	1/13/2026	1/16/2026		18,449.83
330	OFFENDER AID & RESTORATION OF	PROFESSIONAL SERVICES		OAR: VA DRUG CT GRANT: GRANT	01062026	1/6/2026	1/16/2026		19,390.07
331							**Total:**		**$60,504.37**
332									
333	**CLERK OF THE CIRCUIT COURT**								
334	AMAZON CAPITAL SERVICES	FURNITURE & FIXTURES		CIR CT-GLAD 13 GALLON TRASH	1J97-VPXW-HWJ9	1/16/2026	1/23/2026		36.99
335	AMAZON CAPITAL SERVICES	OFFICE SUPPLIES		CIR CT-NUOZME PLASTIC	1479-1FNW-66P6	1/5/2026	1/9/2026		16.98
336	AMAZON CAPITAL SERVICES	OFFICE SUPPLIES		CIR CT-FLOWERS 2026 CALENDAR,	1NY4-4KDG-3X4L	1/8/2026	1/16/2026		13.99
337	AMAZON CAPITAL SERVICES	OFFICE SUPPLIES		CIR CT-BESTOM BADGE REELS	1CVQ-NCHT-39JY	1/13/2026	1/16/2026		22.93
338	AMAZON CAPITAL SERVICES	OFFICE SUPPLIES		CIR CT-AMAZON BASICS GENTLE &	1TCW-4PGR-3P6K	1/8/2026	1/16/2026		29.54
339	AMAZON CAPITAL SERVICES	OFFICE SUPPLIES		CIR CT-KLEENEX ULTRA SOFT	1P9V-VPL4-CQPX	1/15/2026	1/23/2026		28.88
340	AMAZON CAPITAL SERVICES	OFFICE SUPPLIES		CIR CT-MAXMARK HEAVY DUTY	1XDD-4HH7-DK6D	1/27/2026	1/30/2026		72.44
341	CANON FINANCIAL SERVICES, INC.	LEASE/RENT		MULTIPLE DEPTS LEASE CHARGE	41799318	9/11/2025	1/2/2026		106.38
342	CANON FINANCIAL SERVICES, INC.	LEASE/RENT		MULTIPLE DEPTS LEASE FOR	42145552	11/11/2025	1/2/2026		106.38
343	CANON FINANCIAL SERVICES, INC.	LEASE/RENT		MULTIPLE DEPTS LEASE FOR 12/1-	42318383	12/12/2025	1/2/2026		106.38
344	CANON FINANCIAL SERVICES, INC.	LEASE/RENT		MULTIPLE DEPTS LEASE FOR	42145551	11/11/2025	1/2/2026		146.35
345	CANON FINANCIAL SERVICES, INC.	LEASE/RENT		MULTI DEPTS LEASE CHARGE FOR	42318381	12/12/2025	1/2/2026		146.35
346	CANON FINANCIAL SERVICES, INC.	LEASE/RENT		FUSD,CIR CT,LIBRARY-LEASE	42481224	1/12/2026	1/16/2026		106.38

	A	B	C	D	F	G	H	I	J
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347	CANON FINANCIAL SERVICES, INC.	LEASE/RENT		MULTI DEPTS LEASE CHRG 1/1-31 &	42481223	1/12/2026	1/23/2026		158.04
348	CANON FINANCIAL SERVICES, INC.	LEASE/RENT		CIR CT-LEASE CHARGE FOR 1/1-	42481221	1/12/2026	1/23/2026		292.78
349	LOGAN SYSTEMS, INC.	PROFESSIONAL SERVICES		CIR CT-PROF SRV PER CONT-	60693	12/19/2025	1/2/2026		2,668.75
350	LOGAN SYSTEMS, INC.	PROFESSIONAL SERVICES		CIR CT-PROF SRVS PER CONT-	60771	1/21/2026	1/30/2026		2,668.75
351	VERIZON WIRELESS	TELECOMMUNICATIONS		ACCT#721970783-00001 MULTIPLE	6131437036	12/19/2025	1/2/2026		40.01
352	VERIZON WIRELESS	TELECOMMUNICATIONS		MULTIPLE DEPTS MONTHLY	6133945350	1/19/2026	1/30/2026		40.01
353							**Total:**		**$6,808.31**
354									
355	**CIRCUIT COURT OPERATIONS**								
356	AMAZON CAPITAL SERVICES	EDP EQUIPMENT		CIR CT-LZLOO WIRELESS HDMI	16VX-YWNH-XH3F	1/22/2026	1/30/2026		27.99
357	BANK OF AMERICA	OFFICE SUPPLIES		MULTIPLE DEPTS PURCHASE	STATEMENT	12/31/2025	1/23/2026		24.20
358	BANK OF AMERICA	OFFICE SUPPLIES		MULTIPLE DEPTS PURCHASE	STATEMENT	12/31/2025	1/23/2026		32.16
359	BANK OF AMERICA	OFFICE SUPPLIES		MULTIPLE DEPTS PURCHASE	STATEMENT	12/31/2025	1/23/2026		176.75
360							**Total:**		**$261.10**
361									
362	**CIRCUIT COURT JUDGE**								
363	AMAZON CAPITAL SERVICES	OFFICE SUPPLIES		CIR CT-PILOT G2 PREMIUM GEL	11FY-DLDY-MNJY	12/22/2025	1/9/2026		38.42
364	BANK OF AMERICA	OFFICE SUPPLIES		MULTIPLE DEPTS PURCHASE	STATEMENT	12/31/2025	1/23/2026		315.89
365	DAVID M. BARREDO	OFFICE SUPPLIES		REIMBURSE-11/13,12/18,-SAM'S	010826	1/8/2026	1/9/2026		207.27
366							**Total:**		**$561.58**
367									
368	**COMMONWEALTH ATTY**								
369	AMANDA GALLOWAY	BOOKS/PUBLICATIONS		REIMBURSE-INTERVIEWING	012926	1/19/2026	1/30/2026		55.35
370	AMAZON CAPITAL SERVICES	OFFICE SUPPLIES		COMM ATTY-BISSELL SPOT &	1YQX-GJLL-MXLL	12/22/2025	1/2/2026		55.92
371	AMAZON CAPITAL SERVICES	OFFICE SUPPLIES		COMM ATTY-SAMSTAR 3 TIER	1DW4-NLDN-NRHX	1/19/2026	1/23/2026		8.54
372	AMAZON CAPITAL SERVICES	OFFICE SUPPLIES		COMM ATTY-SAMSTAR 3 TIER	1DW4-NLDN-NRHX	1/19/2026	1/23/2026		62.99
373	AMAZON CAPITAL SERVICES	OTHER OPERATING		COMM ATTY-SAMSTAR 3 TIER	1DW4-NLDN-NRHX	1/19/2026	1/23/2026		5.72
374	AMAZON CAPITAL SERVICES	OTHER OPERATING		COMM ATTY-SAMSTAR 3 TIER	1DW4-NLDN-NRHX	1/19/2026	1/23/2026		15.17
375	BANK OF AMERICA	FURNITURE & FIXTURES		MULTIPLE DEPTS PURCHASE	STATEMENT	12/31/2025	1/23/2026		566.49
376	BANK OF AMERICA	SUBSISTENCE & LODGING		MULTIPLE DEPTS PURCHASE	STATEMENT	12/31/2025	1/23/2026		261.40
377	CANON FINANCIAL SERVICES, INC.	LEASE/RENT		MULTI DEPTS LEASE CHARGE FOR	42318379	12/12/2025	1/2/2026		203.54
378	CANON FINANCIAL SERVICES, INC.	LEASE/RENT		MULT DEPTS LEASE FOR 11/1-30 &	42145550	11/11/2025	1/2/2026		256.40
379	CANON FINANCIAL SERVICES, INC.	LEASE/RENT		MULTIPLE DEPTS LEASE CHARGE	42481222	1/12/2026	1/23/2026		203.54
380	JEFF HAISLIP	MILEAGE ALLOWANCES		REIMBURSE-RICHMOND: BILL	012126	1/21/2026	1/23/2026		92.09
381	JEFF HAISLIP	SUBSISTENCE & LODGING		REIMBURSE-RICHMOND: BILL	012126	1/21/2026	1/23/2026		33.00
382	KIRBY BAUGHN	OTHER OPERATING		REIMBURSE-WALMART ORDER:	011325	12/19/2025	1/16/2026		199.66
383	LANE'S COURT REPORTERS, INC.	BOOKS/PUBLICATIONS		COMM ATTY-COMM V	8106	1/9/2026	1/16/2026		25.20
384	MATTHEW BENDER & CO INC	BOOKS/PUBLICATIONS		COMM ATTY-ACCT#3399735002-VA	47660430	12/4/2025	1/9/2026		748.46

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385	RELX INC.	MAINTENANCE CONTRACTS		ATTYS-ACCT#424YMJMP3	3096205828	12/31/2025	1/9/2026		116.86
386	STAPLES CONTRACT & COMMERCIAL,	OFFICE SUPPLIES		MULTILPLE DEPTS PAPER AND	7007858722	11/30/2025	1/2/2026		133.52
387	STAPLES CONTRACT & COMMERCIAL,	OFFICE SUPPLIES		ACCT#DC 1809284 MULTIPLE	7008200586	12/31/2025	1/9/2026		408.13
388	THE PITNEY BOWES BANK INC	POSTAL SERVICES		COMM ATTY-SEND PRO PSTG	8000909009948667J	1/15/2026	1/30/2026		50.00
389	VERIZON WIRELESS	TELECOMMUNICATIONS		ACCT#721970783-00001 MULTIPLE	6131437036	12/19/2025	1/2/2026		81.00
390	VERIZON WIRELESS	TELECOMMUNICATIONS		MULTIPLE DEPTS MONTHLY	6133945350	1/19/2026	1/30/2026		81.50
391							**Total:**		**$3,664.48**
392									
393	**SHERIFF**								
394	ADVANCE AUTO PARTS	VEHICLES REP & MAINT		FCSO-CUST#1872628163-OIL	12/31/25-FCSO	12/31/2025	1/16/2026		49.68
395	AMAZON CAPITAL SERVICES	OFFICE SUPPLIES		FCSO-STRONGEST HOME HEAVY	1YGV-HDQW-4C3K	1/5/2026	1/9/2026		27.50
396	AMAZON CAPITAL SERVICES	OFFICE SUPPLIES		FCSO-EXPO MAGNETIC DRY	1JLP-GY37-1KCT	1/8/2026	1/16/2026		32.22
397	AMAZON CAPITAL SERVICES	OFFICE SUPPLIES		FCSO-PURELL ADVANCED HAND	1YDF-W4QG-VNJ7	1/9/2026	1/16/2026		69.19
398	AMAZON CAPITAL SERVICES	POLICE SUPPLIES		FCSO-SEMPERMED BKNF104	1KWT-QQ3K-MCYR	1/15/2026	1/23/2026		54.51
399	AMAZON CAPITAL SERVICES	UNIFORM/WEARING APPAREL		FCSO-UDNER ARMOUR MEN'S	1NR9-C3X6-7TQK	12/23/2025	1/2/2026		221.01
400	AMAZON CAPITAL SERVICES	UNIFORM/WEARING APPAREL		FCSO-KEEN MEN'S TARGHEE 4 MID	14TC-XYPL-41J9	1/5/2026	1/9/2026		137.61
401	AMAZON CAPITAL SERVICES	UNIFORM/WEARING APPAREL		FCSO-UNDER ARMOUR MEN'S	11TT-YXYW-D4VK	1/27/2026	1/30/2026		170.00
402	AT&T MOBILITY	TELECOMMUNICATIONS		FCSO-BUSINESS LONG DISTANCE	7305055828001JAN	1/6/2026	1/23/2026		43.21
403	BANK OF AMERICA	COMMUNITY EDUCATION		MULTIPLE DEPTS PURCHASE	STATEMENT	12/31/2025	1/23/2026		($355.48)
404	BANK OF AMERICA	FOOD SUPPLIES		MULTIPLE DEPTS PURCHASE	STATEMENT	12/31/2025	1/23/2026		18.84
405	BANK OF AMERICA	FOOD SUPPLIES		MULTIPLE DEPTS PURCHASE	STATEMENT	12/31/2025	1/23/2026		45.91
406	BANK OF AMERICA	FOOD SUPPLIES		MULTIPLE DEPTS PURCHASE	STATEMENT	12/31/2025	1/23/2026		52.63
407	BANK OF AMERICA	FOOD SUPPLIES		MULTIPLE DEPTS PURCHASE	STATEMENT	12/31/2025	1/23/2026		62.37
408	BANK OF AMERICA	INVESTIGATIVE SERVICES		MULTIPLE DEPTS PURCHASE	STATEMENT	12/31/2025	1/23/2026		4.00
409	BANK OF AMERICA	INVESTIGATIVE SERVICES		MULTIPLE DEPTS PURCHASE	STATEMENT	12/31/2025	1/23/2026		100.00
410	BANK OF AMERICA	OFFICE SUPPLIES		MULTIPLE DEPTS PURCHASE	STATEMENT	12/31/2025	1/23/2026		50.40
411	BANK OF AMERICA	POLICE SUPPLIES		MULTIPLE DEPTS PURCHASE	STATEMENT	12/31/2025	1/23/2026		14.41
412	BANK OF AMERICA	POLICE SUPPLIES		MULTIPLE DEPTS PURCHASE	STATEMENT	12/31/2025	1/23/2026		280.00
413	BANK OF AMERICA	UNIFORM/WEARING APPAREL		MULTIPLE DEPTS PURCHASE	STATEMENT	12/31/2025	1/23/2026		982.50
414	BANK OF AMERICA	VEHICLE FUEL		MULTIPLE DEPTS PURCHASE	STATEMENT	12/31/2025	1/23/2026		54.00
415	CAMPBELL EQUIPMENT, INC.	VEHICLES REP & MAINT		FCSO-18" MT/BALANCE (2)	FCSD144	1/2/2026	1/16/2026		85.00
416	CAMPBELL EQUIPMENT, INC.	VEHICLES REP & MAINT		FCSO-18" MT/BAL (4), DISPOSAL (4)	FCSD145	1/7/2026	1/16/2026		140.00
417	CAMPBELL EQUIPMENT, INC.	VEHICLES REP & MAINT		FCSO-MT/BAL (4) AND DISPOSAL (4)	FCSD146	1/13/2026	1/16/2026		140.00
418	CAMPBELL EQUIPMENT, INC.	VEHICLES REP & MAINT		FCSO-(4) MT & BAL 18", (4)	FCSO146	1/13/2026	1/23/2026		140.00
419	CANON FINANCIAL SERVICES, INC.	LEASE/RENT		MULT DEPTS LEASE FOR 11/1-30 &	42145550	11/11/2025	1/2/2026		76.42
420	CANON FINANCIAL SERVICES, INC.	LEASE/RENT		MULTI DEPTS LEASE CHARGE FOR	42318379	12/12/2025	1/2/2026		76.42
421	CANON FINANCIAL SERVICES, INC.	LEASE/RENT		MULTIPLE DEPTS LEASE CHARGE	42481222	1/12/2026	1/23/2026		76.42
422	CANON FINANCIAL SERVICES, INC.	MAINTENANCE CONTRACTS		MULTIPLE DEPTS LEASE FOR	42145551	11/11/2025	1/2/2026		78.05

	A	B	C	D	F	G	H	I	J
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423	CANON FINANCIAL SERVICES, INC.	MAINTENANCE CONTRACTS		MULTI DEPTS LEASE CHARGE FOR	42318381	12/12/2025	1/2/2026		78.05
424	CANON FINANCIAL SERVICES, INC.	MAINTENANCE CONTRACTS		MULTIPLE DEPTS LEASE FOR	42145551	11/11/2025	1/2/2026		134.61
425	CANON FINANCIAL SERVICES, INC.	MAINTENANCE CONTRACTS		MULTI DEPTS LEASE CHARGE FOR	42318381	12/12/2025	1/2/2026		134.61
426	CANON FINANCIAL SERVICES, INC.	MAINTENANCE CONTRACTS		MULTI DEPTS LEASE CHRG 1/1-31 &	42481223	1/12/2026	1/23/2026		119.64
427	CANON FINANCIAL SERVICES, INC.	MAINTENANCE CONTRACTS		MULTI DEPTS LEASE CHRG 1/1-31 &	42481223	1/12/2026	1/23/2026		148.95
428	CANON FINANCIAL SERVICES, INC.	MAINTENANCE CONTRACTS		MULTI DEPTS LEASE CHRG 1/1-31 &	42481223	1/12/2026	1/23/2026		179.12
429	CMI, INC.	POLICE SUPPLIES		FCSO-CUST#229632- CYL,EGS,	8078110	1/6/2026	1/16/2026		206.25
430	CONNECT PARENT CORPORATION	TELECOMMUNICATIONS		FCSO-MONTHLY STATEMENT FOR	310191749DEC25	12/16/2025	1/2/2026		1,608.86
431	FBI-LEEDA INC	CONVENTION AND		FCSO-SLI-HENRICO,VA 6/2025	200126684	5/21/2025	1/16/2026		795.00
432	FRF, INC.	POLICE SUPPLIES		FCSO-OUTSTANDING EFFORTS IN	63769	1/15/2026	1/23/2026		26.60
433	GALLS, LLC.	UNIFORM/WEARING APPAREL		FCSO-ACCT#5416594-ATAC 2.0 6SZ	033480368	12/15/2025	1/9/2026		137.99
434	GALLS, LLC.	UNIFORM/WEARING APPAREL		FCSO-ACCT#5416594-1/2 X 3/8 IN	033605003	12/29/2025	1/16/2026		76.92
435	GALLS, LLC.	UNIFORM/WEARING APPAREL		FCSO-ORDER#0004868-ORDER FOR	00065976	1/8/2026	1/16/2026		123.20
436	GALLS, LLC.	UNIFORM/WEARING APPAREL		FCSO-ORDER#00044870- ORDRE	00065978	1/8/2026	1/16/2026		302.40
437	GALLS, LLC.	UNIFORM/WEARING APPAREL		FCSO-FLUVANNA SO 74369	ORDER #7010	12/17/2025	1/23/2026		124.60
438	GARY SHULL	VEHICLES REP & MAINT		FCSO-VIN*69036- VA STATE	1022025-1	1/2/2026	1/16/2026		20.00
439	ID NETWORKS INC	MAINTENANCE CONTRACTS		FCSO-CUST#FLU100-ANNUAL	285136	1/1/2026	1/16/2026		2,746.00
440	JAMES RIVER SOLUTIONS	VEHICLE FUEL		MULTIPLE DEPTS COST OF FUEL	1/6/26	1/6/2026	1/16/2026		8,301.28
441	JEREMY SPOKES	SUBSISTENCE & LODGING		REIMBURSE-CSCJTA- PER DIEM	010926	1/9/2026	1/16/2026		255.00
442	JEREMY SPOKES	SUBSISTENCE & LODGING		REIMBURSE-CSCJTA-/12-15/26	011626	1/16/2026	1/23/2026		187.00
443	JONATHAN PACE	SUBSISTENCE & LODGING		REIMBURSE-CSCJTA ACADEMY	010926	1/9/2026	1/16/2026		255.00
444	JONATHAN PACE	SUBSISTENCE & LODGING		REIMBURSE-CSCJTA-1/12-15/26	011626	1/16/2026	1/23/2026		187.00
445	JORDAN SEAY-ALLEN	VEHICLE FUEL		REIMBURSE-VEHICLE FUEL	012026	1/15/2026	1/23/2026		71.01
446	KUSTOM SIGNALS, INC.	VEHICLE/POWER EQUIP		FCSO-CERTICATION, TUNING	624356	1/13/2026	1/23/2026		577.00
447	LARRY K GOODSON JR & ANNETTE R	VEHICLES REP & MAINT		FCSO-VIN*34921-OIL CHANGE, TIRE	RO#22093	1/2/2026	1/9/2026		50.00
448	LARRY K GOODSON JR & ANNETTE R	VEHICLES REP & MAINT		FCSO-VIN*C5281-OIL CHANGE, TIRE	RO#22097	1/2/2026	1/9/2026		50.00
449	LARRY K GOODSON JR & ANNETTE R	VEHICLES REP & MAINT		FCSO-VIN*14773-OIL CHANGE, TIRE	RO#22129	1/5/2026	1/9/2026		66.95
450	LARRY K GOODSON JR & ANNETTE R	VEHICLES REP & MAINT		FCSO-VIN*02376-ST INSPECTION,	RO#22032	12/30/2025	1/9/2026		70.00
451	LARRY K GOODSON JR & ANNETTE R	VEHICLES REP & MAINT		FCSO-VIN*93233-ST INSP, OIL	RO#22074	12/31/2025	1/9/2026		86.95
452	LARRY K GOODSON JR & ANNETTE R	VEHICLES REP & MAINT		FCSO-VIN*69037-OIL CHANGE, TIRE	RO#22075	12/31/2025	1/9/2026		105.68
453	LARRY K GOODSON JR & ANNETTE R	VEHICLES REP & MAINT		FCSO-VIN*67243-OIL CHNAGE, TIRE	RO#22113	1/4/2026	1/9/2026		335.85
454	LARRY K GOODSON JR & ANNETTE R	VEHICLES REP & MAINT		FCSO-VIN*69035-OIL CHANGE, TIRE	RO#22019	12/30/2025	1/9/2026		718.25
455	LARRY K GOODSON JR & ANNETTE R	VEHICLES REP & MAINT		FCSO-VIN*45906- OIL CHANGE,	RO#22201	1/7/2026	1/16/2026		50.00
456	LARRY K GOODSON JR & ANNETTE R	VEHICLES REP & MAINT		FCSO-VIN*66294 OIL CHANGE, TIRE	RO#22334	1/13/2026	1/16/2026		50.00
457	LARRY K GOODSON JR & ANNETTE R	VEHICLES REP & MAINT		FSCO-VIN*17426-OIL CHANGE, TIRE	RO#22335	1/13/2026	1/16/2026		64.92
458	LARRY K GOODSON JR & ANNETTE R	VEHICLES REP & MAINT		FCSO-VIN*50804-OIL CHANGE, TIRE	RO#22202	1/7/2026	1/16/2026		95.50
459	LARRY K GOODSON JR & ANNETTE R	VEHICLES REP & MAINT		FCSO-VIN*69036-OIL CHANGE, TIRE	RO#22261	1/9/2026	1/16/2026		107.04
460	LARRY K GOODSON JR & ANNETTE R	VEHICLES REP & MAINT		FCSO-VIN*90854-OIL CHANGE, TIRE	RO#22237	1/9/2026	1/16/2026		166.90

	A	B	C	D	F	G	H	I	J
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461	LARRY K GOODSON JR & ANNETTE R	VEHICLES REP & MAINT		FCSO-VIN*14773-BATTERY (3 YR	RO#22238	1/8/2026	1/16/2026		304.95
462	LARRY K GOODSON JR & ANNETTE R	VEHICLES REP & MAINT		FCSO-VIN*43067-OIL CHANGE, TIRE	RO#22152	1/7/2026	1/16/2026		1,109.80
463	LARRY K GOODSON JR & ANNETTE R	VEHICLES REP & MAINT		FCSO-VIN*69034-OIL CHANGE, TIRE	RO#22364	1/14/2026	1/23/2026		50.00
464	LARRY K GOODSON JR & ANNETTE R	VEHICLES REP & MAINT		FCSO-VIN*59812-OIL CHANGE, TIRE	RO#22324	1/16/2026	1/23/2026		70.00
465	LARRY K GOODSON JR & ANNETTE R	VEHICLES REP & MAINT		FCSO-VIN*69037-FRT BRKS PADS &	RO#22425	1/21/2026	1/23/2026		728.35
466	LARRY K GOODSON JR & ANNETTE R	VEHICLES REP & MAINT		FCSO-VIN*30414-OIL CHANGE, TIRE	RO#22400	1/20/2026	1/23/2026		983.69
467	LARRY K GOODSON JR & ANNETTE R	VEHICLES REP & MAINT		FCSO-VIN*73484-OIL CHANGE, TIRE	RO#22576	1/23/2026	1/30/2026		55.00
468	MANSFIELD OIL COMPANY OF	VEHICLE FUEL		EMS & FCSO-VOYAGER CARDS	SQLCD-1154954	12/17/2025	1/2/2026		267.73
469	MANSFIELD OIL COMPANY OF	VEHICLE FUEL		EMS & FCSO- VOYAGER CARD	SQLCD-1151077	12/3/2025	1/2/2026		367.50
470	MANSFIELD OIL COMPANY OF	VEHICLE FUEL		EMS & FCSO-FUEL USAGE FOR	SQLCD-1159855	1/2/2026	1/9/2026		514.15
471	MANSFIELD OIL COMPANY OF	VEHICLE FUEL		MULTI DEPTS-RETAIL FUEL ADDER	MBINV-11129352	12/3/2025	1/23/2026		52.89
472	MANSFIELD OIL COMPANY OF	VEHICLE FUEL		EMS, SHERIFF-ACCT#21566 FUEL	SQLCD-1165356	1/20/2026	1/30/2026		174.13
473	-----NOW GALLS---700992R4---	UNIFORM/WEARING APPAREL		FCSO-FLUV SO 72049 BLACK L/S	ORDER #6980	12/3/2025	1/9/2026		514.50
474	O'REILLY AUTOMOTIVE STORES, INC.	VEHICLES REP & MAINT		FCSO-CUST#3455900 WINTER	6421-254307	1/25/2026	1/30/2026		44.49
475	O'REILLY AUTOMOTIVE STORES, INC.	VEHICLES REP & MAINT		FCSO-CUST#3455900 -WIPER	6421-254358	1/26/2026	1/30/2026		68.82
476	PAMELA L. VICKERS	UNIFORM/WEARING APPAREL		FCSO-M. MAUPIN: LONG SLEEVE	01/20/26	1/20/2026	1/23/2026		20.00
477	STAPLES CONTRACT & COMMERCIAL,	OFFICE SUPPLIES		MULTILPLE DEPTS PAPER AND	7007858722	11/30/2025	1/2/2026		532.58
478	STAPLES CONTRACT & COMMERCIAL,	OFFICE SUPPLIES		ACCT#DC 1809284 MULTIPLE	7008200586	12/31/2025	1/9/2026		316.04
479	T-MOBILE USA INC.	TELECOMMUNICATIONS		E911 & FCSO-MONTHLY STMT FOR	998630068DEC25	12/15/2025	1/2/2026		824.00
480	T-MOBILE USA INC.	TELECOMMUNICATIONS		E911 & FCSO-MONTHLY STMT FOR	982456996JAN25	12/15/2025	1/16/2026		1,040.11
481	T-MOBILE USA INC.	TELECOMMUNICATIONS		E911& FCSO-MONTHLY STMT FOR	982456996FEB26	1/15/2026	1/30/2026		1,040.11
482	T-MOBILE USA INC.	TELECOMMUNICATIONS		E911&FCSO-MONTHLY STMT FOR	998630068FEB26	1/15/2026	1/30/2026		1,415.84
483	TREVAUGHN AYERS	VEHICLE FUEL		REIMBURSE-FUEL DURING	011526	1/15/2026	1/23/2026		43.83
484	UNIVERSITY TIRE AND AUTO CENTER,	VEHICLES REP & MAINT		FCSO-(3) 225/60R18 FS FIREHAWK	9011696	1/7/2026	1/16/2026		375.06
485	VA INFORMATION TECHNOLOGIES	TELECOMMUNICATIONS		MULTIPLE DEPTS	T475573	1/5/2026	1/9/2026		248.52
486	VIRGINIA WHOLESALE TIRE	VEHICLES REP & MAINT		FCSO-(3) 255/60R18 FS FIREHAWK	3095909	1/7/2026	1/16/2026		359.67
487	WAGNER'S MOBILE GLASS & MIRROR	VEHICLES REP & MAINT		FCSO-VIN*88241 WINDSHIELD-	I007630	1/5/2026	1/9/2026		905.00
488							**Total:**		**$34,167.71**
489									
490	**E911**								
491	AMAZON CAPITAL SERVICES	BLDGS EQUIP REP & MAINT		E911-SHOP-VAC 9066233	1YQX-GJLL-4DRT	12/22/2025	1/2/2026		260.36
492	AMAZON CAPITAL SERVICES	BLDGS EQUIP REP & MAINT		E911-UGREEN USB C DOCKING	1NJV-9CDX-1MDD	12/30/2025	1/9/2026		493.95
493	AMAZON CAPITAL SERVICES	BLDGS EQUIP REP & MAINT		E911-THERMOPRO 99-HOUR	1M3J-7K99-1XDX	1/16/2026	1/30/2026		77.96
494	AMAZON CAPITAL SERVICES	BLDGS EQUIP REP & MAINT		E911-KEURIG K-SUPREME SINGLE	13L7-DR6D-7Y3H	1/20/2026	1/30/2026		109.99
495	AMAZON CAPITAL SERVICES	BLDGS EQUIP REP & MAINT		E911-UBIQUITI NETWORKS UNIFI 7	1Q11-14M7-TKD6	1/20/2026	1/30/2026		1,246.91
496	AMAZON CAPITAL SERVICES	OFFICE SUPPLIES		E911-AMAZON BASICS	19MG-4T4F-7T1N	12/22/2025	1/2/2026		30.38
497	AMAZON CAPITAL SERVICES	OFFICE SUPPLIES		E911-KIRKLAND SIGNATURE	1XD6-KX6L-1F9W	1/20/2026	1/30/2026		22.30
498	AMAZON CAPITAL SERVICES	OFFICE SUPPLIES		E911-CARDINAL ECONOMY 3-RING	1WRK-FYMG-K1RD	1/19/2026	1/30/2026		75.03

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499	AMAZON CAPITAL SERVICES	PROFESSIONAL SERVICES		E911-SHOP-VAC 9066233	1YQX-GJLL-4DRT	12/22/2025	1/2/2026		89.94
500	AMAZON CAPITAL SERVICES	PROFESSIONAL SERVICES		E911-PLANTRONICS HW251N	1R6C-TVNC-GVXD	12/22/2025	1/2/2026		374.95
501	AT&T CORP	TELECOMMUNICATIONS		E911-NAT'L CAPITAL REGION	7566100118	12/16/2025	1/2/2026		5,562.49
502	AT&T CORP	TELECOMMUNICATIONS		E911-NAT'L CAPITAL ESI NET	2403751115	1/16/2026	1/30/2026		5,562.49
503	AT&T MOBILITY	TELECOMMUNICATIONS		E911-WIRELESS MONTHLY STMT	287284406274X122	12/18/2025	1/9/2026		2.19
504	BANK OF AMERICA	CONVENTION AND		MULTIPLE DEPTS PURCHASE	STATEMENT	12/31/2025	1/23/2026		21.50
505	BANK OF AMERICA	CONVENTION AND		MULTIPLE DEPTS PURCHASE	STATEMENT	12/31/2025	1/23/2026		207.77
506	BANK OF AMERICA	MAINTENANCE CONTRACTS		MULTIPLE DEPTS PURCHASE	STATEMENT	12/31/2025	1/23/2026		15.00
507	BANK OF AMERICA	MAINTENANCE CONTRACTS		MULTIPLE DEPTS PURCHASE	STATEMENT	12/31/2025	1/23/2026		24.00
508	BANK OF AMERICA	MAINTENANCE CONTRACTS		MULTIPLE DEPTS PURCHASE	STATEMENT	12/31/2025	1/23/2026		32.40
509	BANK OF AMERICA	MAINTENANCE CONTRACTS		MULTIPLE DEPTS PURCHASE	STATEMENT	12/31/2025	1/23/2026		66.00
510	BANK OF AMERICA	MAINTENANCE CONTRACTS		MULTIPLE DEPTS PURCHASE	STATEMENT	12/31/2025	1/23/2026		737.50
511	BANK OF AMERICA	SUBSISTENCE & LODGING		MULTIPLE DEPTS PURCHASE	STATEMENT	12/31/2025	1/23/2026		254.70
512	BANK OF AMERICA	TELECOMMUNICATIONS		MULTIPLE DEPTS PURCHASE	STATEMENT	12/31/2025	1/23/2026		62.99
513	BANK OF AMERICA	TELECOMMUNICATIONS		MULTIPLE DEPTS PURCHASE	STATEMENT	12/31/2025	1/23/2026		65.00
514	BRIAN DEANE	SUBSISTENCE & LODGING		REIMBURSE-EMERGING TECH	121825	12/18/2025	1/2/2026		56.00
515	CANON FINANCIAL SERVICES, INC.	LEASE/RENT		MULT DEPTS LEASE FOR 11/1-30 &	42145550	11/11/2025	1/2/2026		76.41
516	CANON FINANCIAL SERVICES, INC.	LEASE/RENT		MULTI DEPTS LEASE CHARGE FOR	42318379	12/12/2025	1/2/2026		76.41
517	CANON FINANCIAL SERVICES, INC.	LEASE/RENT		MULTIPLE DEPTS LEASE CHARGE	42481222	1/12/2026	1/23/2026		76.41
518	CONNECT PARENT CORPORATION	TELECOMMUNICATIONS		E911-MONTHLY STMT FOR 12/19/25-	310214091DEC25	12/19/2025	1/2/2026		144.21
519	ESRI INC	MAINTENANCE CONTRACTS		E911-CUST#477128 ARCGIS ONLINE	900168912	1/5/2026	1/16/2026		8,427.00
520	FIREFLY	TELECOMMUNICATIONS		E911 & IT-MONTHLY STATEMENT	11068JAN26	1/1/2026	1/9/2026		550.00
521	JOHN J. GOLD	SUBSISTENCE & LODGING		REIMBURSE-DCJS GEN INSTR	122225	12/22/2025	1/2/2026		350.00
522	MICHAEL GRANDSTAFF	SUBSISTENCE & LODGING		REIMBURSE-EMERGING TECH	121825	12/18/2025	1/2/2026		56.00
523	NATIONAL ACADEMIES OF	CONVENTION AND		E911-ACCT#IA24905-RECERT	SIN425030	12/21/2025	1/2/2026		275.00
524	NWG SOLUTIONS, LLC.	IT SERVICES		E911-MANAGED SRVCS, PATROL	74361	12/31/2025	1/9/2026		1,650.00
525	NWG SOLUTIONS, LLC.	MAINTENANCE CONTRACTS		E911-MANAGED SRVCS, PATROL	74361	12/31/2025	1/9/2026		1,320.00
526	T-MOBILE USA INC.	PROFESSIONAL SERVICES		E911 & FCSO-MONTHLY STMT FOR	998630068DEC25	12/15/2025	1/2/2026		173.03
527	T-MOBILE USA INC.	TELECOMMUNICATIONS		E911 & FCSO-MONTHLY STMT FOR	998630068DEC25	12/15/2025	1/2/2026		126.20
528	T-MOBILE USA INC.	TELECOMMUNICATIONS		E911 & FCSO-MONTHLY STMT FOR	982456996JAN25	12/15/2025	1/16/2026		291.23
529	T-MOBILE USA INC.	TELECOMMUNICATIONS		E911&FCSO-MONTHLY STMT FOR	998630068FEB26	1/15/2026	1/30/2026		175.00
530	T-MOBILE USA INC.	TELECOMMUNICATIONS		E911& FCSO-MONTHLY STMT FOR	982456996FEB26	1/15/2026	1/30/2026		291.23
531	VA INFORMATION TECHNOLOGIES	TELECOMMUNICATIONS		MULTIPLE DEPTS	T475573	1/5/2026	1/9/2026		248.52
532	VERIZON WIRELESS	TELECOMMUNICATIONS		E911-ACCT#921953702-00001-	6133043998	1/8/2026	1/16/2026		57.55
533							**Total:**		**$29,816.00**
534									
535	**FIRE AND RESCUE SQUAD**								
536	ANDREW PULLEN	FIRE & RESCUE ASSN		EMG-PASSENGER VEHICLE OPS	2025-4	9/23/2025	1/2/2026		600.00

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537	ATLANTIC EMERGENCY SOLUTIONS,	CONTRACT SERVICES		EMG-CUST#16520-VIN*14758-A	17424ALB	12/12/2025	1/2/2026		483.12
538	ATLANTIC EMERGENCY SOLUTIONS,	CONTRACT SERVICES		EMG-CUST#16520-VIN*06743-A	17425ALB	12/12/2025	1/2/2026		483.12
539	ATLANTIC EMERGENCY SOLUTIONS,	CONTRACT SERVICES		EMG-CUST#16520-VIN*10512-A	17430ALB	12/12/2025	1/2/2026		483.12
540	ATLANTIC EMERGENCY SOLUTIONS,	CONTRACT SERVICES		EMG-CUST#16520-VIN*92469- A	17441ALB	12/12/2025	1/2/2026		483.12
541	ATLANTIC EMERGENCY SOLUTIONS,	CONTRACT SERVICES		EMG-CUST#16520-VIN*26978-A	17423ALB	12/12/2025	1/2/2026		583.77
542	FIRE & SAFETY EQUIPMENT COMPANY	CONTRACT SERVICES		EMG-SCBA-FLOW TEST (1FACE	145475	12/17/2025	1/2/2026		2,105.40
543	FLUVANNA COUNTY VOLUNTEER FIRE	FIRE & RESCUE ASSN		FCFD (QUARTERLY)	FF3-26	1/1/2026	1/2/2026		62,015.75
544	JD BAILEY	CONVENTION AND		EMG-STICO INSTRUCTOR 1/10-	1/21/26	1/21/2026	1/23/2026		525.00
545	LAKE MONTICELLO FIRE & RESCUE	FIRE & RESCUE ASSN		LM FIRE (QUARTERLY)	LM3-26	1/1/2026	1/2/2026		122,039.50
546	SUB AQUATICS INC	CONTRACT SERVICES		EMG-CUST#655123-5-SAS-PM PREV	INV-NC-16-2565	12/22/2025	1/9/2026		1,074.88
547	VERIZON WIRELESS	TELECOMMUNICATIONS		ACCT#721970783-00001 MULTIPLE	6131437036	12/19/2025	1/2/2026		2,200.55
548	VERIZON WIRELESS	TELECOMMUNICATIONS		MULTIPLE DEPTS MONTHLY	6133945350	1/19/2026	1/30/2026		2,200.55
549							**Total:**		**$195,277.88**
550									
551	**EMERGENCY SERVICES**								
552	AMAZON CAPITAL SERVICES	GENERAL MATERIALS AND		EMS-AMAZON BUSINESS TRASH	1YQ9-L6F7-N93Q	11/14/2025	1/9/2026		48.54
553	AMAZON CAPITAL SERVICES	OFFICE SUPPLIES		EMS-SHARPIE S-GEL GEL PENS,	1CPV-FK13-RVMR	1/11/2026	1/16/2026		18.41
554	AMAZON CAPITAL SERVICES	VEHICLE FUEL		EMS-BLUE DEF DIESEL EXHAUST	1YJ1-K1RC-KF6P	1/20/2026	1/23/2026		264.92
555	AMAZON CAPITAL SERVICES	VEHICLES REP & MAINT		EMS-ELITE TOOL CENTER 6 PACK	1J6J-XMR3-RVM9	1/23/2026	1/30/2026		62.43
556	ANDREW TANNER	VEHICLES REP & MAINT		REIMBURSE-1/1-2-OIL & FILTER	10526	1/5/2026	1/9/2026		120.70
557	BANK OF AMERICA	VEHICLES REP & MAINT		MULTIPLE DEPTS PURCHASE	STATEMENT	12/31/2025	1/23/2026		14.75
558	BOUND TREE MEDICAL LLC	EMS MEDICAL & LAB		EMS-ACCT#242364-SAPPHIRE	86025119	12/11/2025	1/2/2026		378.99
559	BOUND TREE MEDICAL LLC	EMS MEDICAL & LAB		EMS-IV START KIT, INCL 1	86063334	1/15/2026	1/23/2026		111.00
560	CANON FINANCIAL SERVICES, INC.	LEASE/RENT		MULTIPLE DEPTS LEASE FOR	42145551	11/11/2025	1/2/2026		66.98
561	CANON FINANCIAL SERVICES, INC.	LEASE/RENT		MULTI DEPTS LEASE CHARGE FOR	42318381	12/12/2025	1/2/2026		66.98
562	CANON FINANCIAL SERVICES, INC.	LEASE/RENT		MULTIPLE DEPTS LEASE FOR	42145551	11/11/2025	1/2/2026		86.78
563	CANON FINANCIAL SERVICES, INC.	LEASE/RENT		MULTI DEPTS LEASE CHARGE FOR	42318381	12/12/2025	1/2/2026		86.78
564	CANON FINANCIAL SERVICES, INC.	LEASE/RENT		MULTI DEPTS LEASE CHRG 1/1-31 &	42481223	1/12/2026	1/23/2026		92.72
565	CANON FINANCIAL SERVICES, INC.	LEASE/RENT		MULTI DEPTS LEASE CHRG 1/1-31 &	42481223	1/12/2026	1/23/2026		93.61
566	DILLARD ALARM COMPANY	CONTRACT SERVICES		EMS-CUST#544-0055-ALARM.COM	88126	1/1/2026	1/2/2026		64.00
567	FIREFLY	TELECOMMUNICATIONS		EMS-MONTHLY STMT FOR	26834	1/1/2026	1/9/2026		71.99
568	JAMES RIVER SOLUTIONS	VEHICLE FUEL		MULTIPLE DEPTS COST OF FUEL	1/6/26	1/6/2026	1/16/2026		2,268.11
569	LINDE GAS & EQUIPMENT INC.	OXYGEN PURCHASE &		EMS-CUST#69894310-CYLINDER	54067922	12/30/2025	1/23/2026		163.52
570	MAC'S SERVICE CENTER	VEHICLES REP & MAINT		EMS-VIN*10379-DIESEL ENG OIL	52108	12/30/2025	1/2/2026		302.35
571	MAC'S SERVICE CENTER	VEHICLES REP & MAINT		FCSO-VIN*10379-STATE	52285	1/15/2026	1/16/2026		20.00
572	MANSFIELD OIL COMPANY OF	VEHICLE FUEL		EMS & FCSO- VOYAGER CARD	SQLCD-1151077	12/3/2025	1/2/2026		106.20
573	MANSFIELD OIL COMPANY OF	VEHICLE FUEL		EMS & FCSO-VOYAGER CARDS	SQLCD-1154954	12/17/2025	1/2/2026		164.86
574	MANSFIELD OIL COMPANY OF	VEHICLE FUEL		EMS & FCSO-FUEL USAGE FOR	SQLCD-1159855	1/2/2026	1/9/2026		353.02

	A	B	C	D	F	G	H	I	J
1	**County of Fluvanna**		**From Date: 1/1/2026**						
2	**Accounts Payable List**		**To Date: 1/31/2026**						
4	**Vendor Name**	**Charge To**		**Description**	**Invoice Number**	**Invoice Date**	**Check Date**		**Check Amount**
575	MANSFIELD OIL COMPANY OF	VEHICLE FUEL		MULTI DEPTS-RETAIL FUEL ADDER	MBINV-11129352	12/3/2025	1/23/2026		36.81
576	MANSFIELD OIL COMPANY OF	VEHICLE FUEL		EMS, SHERIFF-ACCT#21566 FUEL	SQLCD-1165356	1/20/2026	1/30/2026		90.26
577	MCKESSON MEDICAL-SURGICAL INC.	PHARMACY SUPPLIES		EMS-CEFAZOLIN SDV 1GM (25/CT),	24834840	12/30/2025	1/9/2026		12.60
578	MCKESSON MEDICAL-SURGICAL INC.	PHARMACY SUPPLIES		EMS-CEFAZOLIN, SDV 1GM (25/CT),	24835138	12/30/2025	1/9/2026		1,345.35
579	MCKESSON MEDICAL-SURGICAL INC.	PHARMACY SUPPLIES		EMS-TRANEXAMIC ACID, VL	24869930	1/8/2026	1/30/2026		40.52
580	PENNCARE, INC	EMS MEDICAL & LAB		EMS- IV FLUID, SODIUM CHLORIDE	M155820	12/29/2025	1/9/2026		367.59
581	PENNCARE, INC	EMS MEDICAL & LAB		EMS-GLOVES, NITRIDERM ULTRA	M157739	1/19/2026	1/23/2026		124.90
582	PENNCARE, INC	EMS MEDICAL & LAB		EMS-ETCO2 SAMPLING LINE,	M157825	1/21/2026	1/23/2026		345.50
583	PENNCARE, INC	EMS MEDICAL & LAB		EMS-ET TUBE, MEDSOURCE,	M157443	1/19/2026	1/23/2026		1,618.72
584	PENNCARE, INC	EMS MEDICAL & LAB		EMS-GAUZE, 3M COBAN SELF	M158199	1/23/2026	1/30/2026		216.84
585	ROBERT MISKER	VEHICLES REP & MAINT		REIMBURSE-ITEMS TO FIX	010526	12/18/2025	1/9/2026		146.26
586	SAPIENCE.IT, LLC	PHARMACY SUPPLIES		EMS-ORANGE BARCODE SEALS,	S2-1211	12/30/2025	1/30/2026		265.00
587	STRYKER SALES CORPORATION	CONTRACT SERVICES		Maintenance Service Renewal Pro	9210955053	12/1/2025	1/2/2026		19,753.35
588	T-MOBILE USA INC.	TELECOMMUNICATIONS		EMS-PLAN CHARGES FOR 10/19-	998194170DEC25	12/15/2025	1/2/2026		201.60
589	T-MOBILE USA INC.	TELECOMMUNICATIONS		EMS-DEPT OF EMERG-11/15-	202884811DEC25	12/15/2025	1/2/2026		395.28
590	T-MOBILE USA INC.	TELECOMMUNICATIONS		EMS-MONTHLY STMT FOR 11/19/25-	998194170FEB26	1/15/2026	1/30/2026		201.60
591	T-MOBILE USA INC.	TELECOMMUNICATIONS		EMS-MONTLY STMT FOR 12/15/25-	202884811FEB26	1/15/2026	1/30/2026		395.28
592	VERIZON WIRELESS	TELECOMMUNICATIONS		ACCT#721970783-00001 MULTIPLE	6131437036	12/19/2025	1/2/2026		320.57
593	VERIZON WIRELESS	TELECOMMUNICATIONS		EMS-ACCT#442318197-00002-	6132009407	12/27/2025	1/9/2026		40.29
594	VERIZON WIRELESS	TELECOMMUNICATIONS		MULTIPLE DEPTS MONTHLY	6133945350	1/19/2026	1/30/2026		320.57
595	VIRGINIA ASSOCIATION OF	DUES OR ASSOCIATION		EMS-MEMBERSHIP DUES FOR 43	1784294-860607	1/2/2026	1/16/2026		200.00
596							**Total:**		**$31,466.53**
597									
598	**CORRECTION AND DETENTION**								
599	CENTRAL VIRGINIA REGIONAL JAIL	CVRJ COST OF PRISONERS		FSCO-OPER COSTS, FY26, 3RD	01012026F	1/1/2026	1/9/2026		280,172.25
600	COUNTY OF ALBEMARLE, VIRGINIA	CONFINEMENT - BRJDC		FCSO-BLUE RIDGE DET CTR OPER	26800223	12/15/2025	1/2/2026		25,218.33
601	COUNTY OF ALBEMARLE, VIRGINIA	CONFINEMENT - BRJDC		FCSO-BLUE RIDGE JUV DET CTR	26800278	1/15/2026	1/23/2026		25,218.33
602							**Total:**		**$330,608.91**
603									
604	**BUILDING INSPECTIONS**								
605	AMAZON CAPITAL SERVICES	OFFICE SUPPLIES		BLDG INSP-LOGITECH SLIM FOLIO	1NK6-H14N-CR3C	11/24/2025	1/2/2026		54.06
606	AMAZON CAPITAL SERVICES	OFFICE SUPPLIES		BLDG INSP-KLEIN TOOLS RT210	19WK-MXHF-6N1F	12/29/2025	1/9/2026		45.68
607	JAMES RIVER SOLUTIONS	VEHICLE FUEL		MULTIPLE DEPTS COST OF FUEL	1/6/26	1/6/2026	1/16/2026		180.31
608	JMBCOA	DUES OR ASSOCIATION		BLDG INSPEC-ANNUAL	2026	1/5/2026	1/9/2026		25.00
609	JMBCOA	DUES OR ASSOCIATION		BLDG INSPEC-ANNUAL	2026-1	1/5/2026	1/9/2026		25.00
610	VERIZON WIRELESS	TELECOMMUNICATIONS		ACCT#721970783-00001 MULTIPLE	6131437036	12/19/2025	1/2/2026		201.56
611	VERIZON WIRELESS	TELECOMMUNICATIONS		MULTIPLE DEPTS MONTHLY	6133945350	1/19/2026	1/30/2026		201.52
612							**Total:**		**$733.13**

	A	B	C	D	F	G	H	I	J
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613									
614	**EMERGENCY MANAGEMENT**								
615	CANON FINANCIAL SERVICES, INC.	LEASE/RENT		MULTIPLE DEPTS LEASE FOR	42145551	11/11/2025	1/2/2026		86.78
616	CANON FINANCIAL SERVICES, INC.	LEASE/RENT		MULTI DEPTS LEASE CHARGE FOR	42318381	12/12/2025	1/2/2026		86.78
617	CANON FINANCIAL SERVICES, INC.	LEASE/RENT		MULTI DEPTS LEASE CHRG 1/1-31 &	42481223	1/12/2026	1/23/2026		93.61
618							**Total:**		**$267.17**
619									
620	**PUBLIC ANIMAL SHELTER**								
621	FLUVANNA SPCA	CONTRACT SERVICES		ANIMAL SHELTERING SERVICES:	10126	1/1/2026	1/2/2026		123,026.00
622							**Total:**		**$123,026.00**
623									
624	**FACILITIES**								
625	ADVANCE AUTO PARTS	VEHICLES REP & MAINT		FCPW-CUST#2710052156-SHOP OIL	12/31/25	12/31/2025	1/16/2026		263.65
626	AMAZON CAPITAL SERVICES	BLDGS EQUIP REP & MAINT		FCPW-MOEN POLISHED STAINLESS	19MG-4T4F-MVKP	12/22/2025	1/2/2026		58.51
627	AMAZON CAPITAL SERVICES	BLDGS EQUIP REP & MAINT		FCPW-LOCTITE PL PREMIUM	1FP3-MWYJ-MKH9	11/14/2025	1/9/2026		135.77
628	AMAZON CAPITAL SERVICES	BLDGS EQUIP REP & MAINT		FCPW-DEWALT 20V MAX LED	1197-D11K-41L3	11/12/2025	1/9/2026		530.39
629	AMAZON CAPITAL SERVICES	BLDGS EQUIP REP & MAINT		FCPW-JOBSTIE THE ORIGINAL	1CVQ-NCHT-GF9P	1/13/2026	1/16/2026		85.59
630	AMAZON CAPITAL SERVICES	BLDGS EQUIP REP & MAINT		FCPW-LITTLEFUSE KLDR020.TXP	1JCK-YD7T-LD3P	1/20/2026	1/23/2026		57.99
631	AMAZON CAPITAL SERVICES	BLDGS EQUIP REP & MAINT		FCPW-COOPER BUSSMAN FRN-	1FTT-XR3X-LYKK	1/20/2026	1/23/2026		120.14
632	AMAZON CAPITAL SERVICES	BLDGS EQUIP REP & MAINT		FCPW-(6 PACK) SATCO S9392-	1QR4-6GW7-NXX1	1/20/2026	1/23/2026		425.00
633	AMAZON CAPITAL SERVICES	GENERAL MATERIALS AND		FCPW-ORBIT 53246 28" STEEL	1DLF-1PW3-7QHW	12/23/2025	1/2/2026		14.99
634	AMAZON CAPITAL SERVICES	GENERAL MATERIALS AND		FCPW-SCOTCH HEAVY DUTY	1WRQ-GCGC-	12/23/2025	1/2/2026		156.92
635	AMAZON CAPITAL SERVICES	GENERAL MATERIALS AND		FCPW-YHYZ SPLIT KEY RING	1HVR-V9PT-L6JW	1/11/2026	1/16/2026		9.98
636	AMAZON CAPITAL SERVICES	GENERAL MATERIALS AND		FCPW-JOBSTIE THE ORIGINAL	1CVQ-NCHT-GF9P	1/13/2026	1/16/2026		26.18
637	AMAZON CAPITAL SERVICES	JANITORIAL SUPPLIES		FCPW-TORK MULTIFOLD HAND	1HVD-WNKR-3QJP	12/23/2025	1/2/2026		166.85
638	AMAZON CAPITAL SERVICES	JANITORIAL SUPPLIES		FCPW-KARCHER HOUSE & SIDING	1QDT-6CPG-YPY4	10/4/2025	1/9/2026		18.99
639	AMAZON CAPITAL SERVICES	JANITORIAL SUPPLIES		FCPW-LYSOL DISINFECTANT	1TN1-WKRQ-7MRX	12/30/2025	1/9/2026		106.26
640	AMAZON CAPITAL SERVICES	JANITORIAL SUPPLIES		FCPW-LYSOL DISINFECTANT	1RK6-WL69-V31L	12/24/2025	1/9/2026		304.00
641	AMAZON CAPITAL SERVICES	JANITORIAL SUPPLIES		FCPW-LYSOL DISINFECTANT	17V7-LD9C-DCFG	1/12/2026	1/16/2026		44.92
642	AMAZON CAPITAL SERVICES	UNIFORM/WEARING APPAREL		FCPW-SCHWER 2 PAIRS 100%	1QH3-HPFP-X43L	12/19/2025	1/2/2026		14.38
643	AMAZON CAPITAL SERVICES	UNIFORM/WEARING APPAREL		FCPW-HYGENIX LEVEL 3	1YWD-9J9L-QPLW	1/11/2026	1/16/2026		28.48
644	BANK OF AMERICA	SUBSISTENCE & LODGING		MULTIPLE DEPTS PURCHASE	STATEMENT	12/31/2025	1/23/2026		85.18
645	BRAME SPECIALTY COMPANY, INC.	JANITORIAL SUPPLIES		FCPW-ACCT#1405936-TT 6022	8040918	1/8/2026	1/16/2026		307.16
646	CAMPBELL EQUIPMENT, INC.	VEHICLES REP & MAINT		FCPW-PATCH INSIDE	FCPW170	1/8/2026	1/16/2026		35.00
647	CONTAINER RENTALS, LLC.	BLDGS EQUIP REP & MAINT		FCPW- C&D TONS: 0.16	INV13184	1/14/2026	1/23/2026		15.00
648	DENNIS' SERVICES, INC	CONTRACT SERVICES		Leak Detection - FC Community	22865	12/31/2025	1/16/2026		1,800.00
649	ERNEST W. THURSTON & SON	CONTRACT SERVICES		FCPW-SHERIFF'S OFFICE: SUPPLY	123125-3	12/31/2025	1/9/2026		175.00
650	ERNEST W. THURSTON & SON	CONTRACT SERVICES		FCPW-CTHOUSE HOLDING CELL,	123125	12/31/2025	1/9/2026		395.00

	A	B	C	D	F	G	H	I	J
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651	ERNEST W. THURSTON & SON	CONTRACT SERVICES		FCPW-OLD SHERIFFS OFFICE:	123125-2	12/31/2025	1/9/2026		475.00
652	ERNEST W. THURSTON & SON	CONTRACT SERVICES		FCPW-MACAA-SUPPLY& INSTALL 2	123125-1	12/31/2025	1/9/2026		1,525.00
653	ETEC MECHANICAL CORPORATION	BLDGS EQUIP REP & MAINT		FCPW-CUST#6025618-REPORT 2	930006792	1/20/2026	1/23/2026		1,196.00
654	ETEC MECHANICAL CORPORATION	CONTRACT SERVICES		FCPR-CUST#6025618-	930006707	1/13/2026	1/16/2026		2,097.79
655	FLUVANNA ACE HARDWARE	BLDGS EQUIP REP & MAINT		FCPW-INV 107149,107187,107217,	12/31/25 ACCT127	12/31/2025	1/16/2026		65.56
656	FLUVANNA ACE HARDWARE	GENERAL MATERIALS AND		FCPW-INV 107149,107187,107217,	12/31/25 ACCT127	12/31/2025	1/16/2026		33.00
657	FLUVANNA ACE HARDWARE	VEHICLE FUEL		FCPW-INV 107149,107187,107217,	12/31/25 ACCT127	12/31/2025	1/16/2026		290.11
658	JAKES AUTOMOTIVE REPAIR LLC	VEHICLES REP & MAINT		FCPW-INV 55089, 55144, 55145-	JAN 2026 STMT	1/2/2026	1/9/2026		186.65
659	JAMES RIVER EQUIPMENT	BLDGS EQUIP REP & MAINT		FCPW-ACCT#FLUV002-FILTER	P53920	1/6/2026	1/9/2026		204.25
660	JAMES RIVER SOLUTIONS	VEHICLE FUEL		MULTIPLE DEPTS COST OF FUEL	1/6/26	1/6/2026	1/16/2026		1,303.26
661	LANDSCAPE SUPPLY, INC.	AGRICULTURAL SUPPLIES		FCPW-CUST#00-FL3978-MELT	1116559-IN	12/11/2025	1/2/2026		1,512.00
662	LANDSCAPE SUPPLY, INC.	AGRICULTURAL SUPPLIES		FCSO-CUST#00-FL3978-MKB	1118966-IN	1/9/2026	1/16/2026		152.50
663	LARRY K GOODSON JR & ANNETTE R	VEHICLES REP & MAINT		FCPW-VIN*44890-CAMSHAFT	RO#22081	1/5/2026	1/9/2026		198.45
664	LARRY K GOODSON JR & ANNETTE R	VEHICLES REP & MAINT		FCPW-VIN*44890-OIL CHANGE KIT,	RO#22211	1/12/2026	1/16/2026		71.19
665	LOWE'S	BLDGS EQUIP REP & MAINT		FCPW-SUPPLIES & MATERIALS	99000330383DEC25	12/25/2025	1/9/2026		340.36
666	MALLOY CHEVROLET	VEHICLES REP & MAINT		FCPW-VIN*30398-AIR	CVCS123145	12/30/2025	1/9/2026		1,947.58
667	MOORE'S PLUMBING & SEPTIC	BLDGS EQUIP REP & MAINT		FCPW-12/26/25 SRV-CARYSBROOK	81105	1/1/2026	1/9/2026		4,800.00
668	PARTNERS TOO OF VIRGINIA, LTD.	CONTRACT SERVICES		FCPW-FLUV CO ADMIN	1432679	12/8/2025	1/2/2026		843.00
669	PIEDMONT POWER	BLDGS EQUIP REP & MAINT		FCPW-MOWER DROPOFF-D	17495C	12/23/2025	1/9/2026		976.06
670	RANDALL SCOTT JOHNSON	BLDGS EQUIP REP & MAINT		FCPW-FSPCA REAR CTR DOOR -	0167	1/8/2026	1/16/2026		977.49
671	RONALD BRAGG	CONTRACT SERVICES		FCPW-TAKE DOWN REMOVAL	122825	12/28/2025	1/9/2026		2,000.00
672	SITEONE LANDSCAPE SUPPLY	AGRICULTURAL SUPPLIES		FCPW-YW MASTER BLEND TURF	161764686-001	1/9/2026	1/16/2026		90.00
673	TIRE SOLUTIONS LLC	VEHICLES REP & MAINT		FCPW-(4) 255-75-17 (10 PLY)	1933	12/23/2025	1/16/2026		500.00
674	UNIFIRST CORP	LAUNDRY AND DRY		FCPW-ACCT#1579261-UNIFORMS	12/31/25 CONV CTR	12/31/2025	1/9/2026		343.24
675	UNIFIRST CORP	LAUNDRY AND DRY		FCPW-ACCT#1579312- UNIFORMS	12/31/25	12/31/2025	1/9/2026		701.20
676	VERIZON WIRELESS	TELECOMMUNICATIONS		ACCT#721970783-00001 MULTIPLE	6131437036	12/19/2025	1/2/2026		567.00
677	VERIZON WIRELESS	TELECOMMUNICATIONS		MULTIPLE DEPTS MONTHLY	6133945350	1/19/2026	1/30/2026		567.00
678	VIRGINIA COMMERCIAL REPAIR	CONTRACT SERVICES		FCPW-10/31OVEN APPL SRV CALL	18353	12/19/2025	1/2/2026		2,242.00
679	WAGNER'S WRECKER SERVICE	VEHICLES REP & MAINT		FCPW-TK#40-205-442L-TOWED TO	12/31/25	12/31/2025	1/16/2026		175.00
680							**Total:**		**$31,762.02**
681									
682	**GENERAL SERVICES**								
683	AMERICAN PEST MANAGEMENT, INC.	MAINTENANCE CONTRACTS		FCPW-PEST CONTROL MONTHLY	10460418	1/12/2026	1/16/2026		689.61
684	AMERICAN PEST MANAGEMENT, INC.	MAINTENANCE CONTRACTS		FCPW- 15704 W RIVER RD, QTRLY	10460713	1/5/2026	1/23/2026		126.83
685	AQUA VIRGINIA, INC.	WATER SERVICES		COMMONWEALTH ATTORNEY	0015301850550900J	1/9/2026	1/16/2026		22.82
686	AQUA VIRGINIA, INC.	WATER SERVICES		PUBLIC WORKS OFFICE-197 MAIN	0007929310552932J	1/9/2026	1/16/2026		27.06
687	AQUA VIRGINIA, INC.	WATER SERVICES		REGISTRARS OFFICE-213 MAIN	0007970740556855J	1/9/2026	1/16/2026		28.12
688	AQUA VIRGINIA, INC.	WATER SERVICES		197 NORTH GREEN-HCH & 2BLDGS	0007929300552931J	1/9/2026	1/16/2026		42.94

	A	B	C	D	F	G	H	I	J
1	**County of Fluvanna**		**From Date: 1/1/2026**						munis a tyler erp solution
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4	**Vendor Name**	**Charge To**		**Description**	**Invoice Number**	**Invoice Date**	**Check Date**		**Check Amount**
689	AQUA VIRGINIA, INC.	WATER SERVICES		ADMINISTRATIVE OFFICE-132 MAIN	0007800100540828J	1/9/2026	1/16/2026		125.96
690	ASHCRAFT TERMITE AND PEST	MAINTENANCE CONTRACTS		FCPW-ACCT#101564-T RENEWAL-	010626	1/6/2026	1/9/2026		120.00
691	BFPE INTERNATIONAL	MAINTENANCE CONTRACTS		FCPW-FORK UNION VOL FIRE-	3324609	1/14/2026	1/23/2026		390.00
692	BFPE INTERNATIONAL	MAINTENANCE CONTRACTS		FCPW-FLUV CO LIBRARY 1/1/26	3324610	1/14/2026	1/23/2026		390.00
693	CENTRAL VA ELECTRIC COOP	ELECTRICAL SERVICES		PLEASANT GROVE-ELEC SERVICE-	105221-007DEC25	12/18/2025	1/2/2026		33.59
694	CENTRAL VA ELECTRIC COOP	ELECTRICAL SERVICES		HERITAGE FARM MUSEUM-271	275904-011DEC25	12/18/2025	1/2/2026		34.22
695	CENTRAL VA ELECTRIC COOP	ELECTRICAL SERVICES		PLEASANT GROVE- ELEC SERVICE-	105221-008DEC25	12/18/2025	1/2/2026		34.35
696	CENTRAL VA ELECTRIC COOP	ELECTRICAL SERVICES		PLEASANT GROVE-ELEC SERVICE	105221-006DEC25	12/18/2025	1/2/2026		36.76
697	CENTRAL VA ELECTRIC COOP	ELECTRICAL SERVICES		PLESANT GROVE-POLE BARN-271	275904-006DEC25	12/18/2025	1/2/2026		37.15
698	CENTRAL VA ELECTRIC COOP	ELECTRICAL SERVICES		PLEASANT GROVE-SOCCER FIELD-	105221-004DEC25	12/18/2025	1/2/2026		37.91
699	CENTRAL VA ELECTRIC COOP	ELECTRICAL SERVICES		PLEASANT GROVE-200A-FOR USE	105211-002DEC25	12/18/2025	1/2/2026		41.34
700	CENTRAL VA ELECTRIC COOP	ELECTRICAL SERVICES		PLEASANT GROVE-ELEC SVC-	105221-012DEC25	12/18/2025	1/2/2026		41.90
701	CENTRAL VA ELECTRIC COOP	ELECTRICAL SERVICES		PUBLIC SAFETY-OUTLETS BEHIND	085473-003DEC25	12/18/2025	1/2/2026		42.61
702	CENTRAL VA ELECTRIC COOP	ELECTRICAL SERVICES		DOG KENNEL-W RIVER RD	275904-008DEC25	12/18/2025	1/2/2026		48.42
703	CENTRAL VA ELECTRIC COOP	ELECTRICAL SERVICES		PLEASANT GROVE-ELEC SVC-	105221-010DEC25	12/18/2025	1/2/2026		48.96
704	CENTRAL VA ELECTRIC COOP	ELECTRICAL SERVICES		PLEASANT GROVE-400A-FOR USE	105221-003DEC25	12/18/2025	1/2/2026		53.92
705	CENTRAL VA ELECTRIC COOP	ELECTRICAL SERVICES		PLEASANT GROVE-ELEC SERVICE-	105221-009DEC25	12/18/2025	1/2/2026		57.35
706	CENTRAL VA ELECTRIC COOP	ELECTRICAL SERVICES		PLEASANT GROVE-ELEC SVC-	105221-011DEC25	12/18/2025	1/2/2026		109.83
707	CENTRAL VA ELECTRIC COOP	ELECTRICAL SERVICES		REGISTAR OFFICE SUITE 115	85473-008DEC25	12/18/2025	1/2/2026		184.89
708	CENTRAL VA ELECTRIC COOP	ELECTRICAL SERVICES		E911 TOWER- VFW HALL-2977	275904-010DEC25	12/18/2025	1/2/2026		201.56
709	CENTRAL VA ELECTRIC COOP	ELECTRICAL SERVICES		E911 TOWER-COLUMBIA SCHOOL-	085473-006DEC25	12/18/2025	1/2/2026		249.20
710	CENTRAL VA ELECTRIC COOP	ELECTRICAL SERVICES		E911 TOWER-LANDFILL-11206 W	085473-005DEC25	12/18/2025	1/2/2026		262.33
711	CENTRAL VA ELECTRIC COOP	ELECTRICAL SERVICES		REGISTAR OFFICE SUITE 116	85473-009DEC25	12/18/2025	1/2/2026		265.85
712	CENTRAL VA ELECTRIC COOP	ELECTRICAL SERVICES		CONVENIENCE CENTER-LANDFILL-	275904-002DEC25	12/18/2025	1/2/2026		348.82
713	CENTRAL VA ELECTRIC COOP	ELECTRICAL SERVICES		E911 TOWER-PUBLIC SAFETY	275904-009DEC25	12/18/2025	1/2/2026		378.81
714	CENTRAL VA ELECTRIC COOP	ELECTRICAL SERVICES		PLEASANT GROVE HOUSE-271	275904-004DEC25	12/18/2025	1/2/2026		704.29
715	CENTRAL VA ELECTRIC COOP	ELECTRICAL SERVICES		FLUVANNA COUTY RESCUE SQUAD	057783-001DEC25	1/4/2026	1/9/2026		263.08
716	CENTRAL VA ELECTRIC COOP	ELECTRICAL SERVICES		FIRE STATION-KENTS STORE (51	275907-002DEC25	1/4/2026	1/9/2026		607.25
717	CENTRAL VA ELECTRIC COOP	ELECTRICAL SERVICES		PUBLIC SAFETY BUILDING-160	085473-002DEC25	12/30/2025	1/9/2026		2,662.30
718	CENTRAL VA ELECTRIC COOP	ELECTRICAL SERVICES		LIBRARY-214 COMMONS BLVD	275906-001DEC25	12/30/2025	1/9/2026		3,301.34
719	CENTRAL VA ELECTRIC COOP	ELECTRICAL SERVICES		PLEASANT GROVE-ELEC SERVICE-	105221-007JAN26	1/19/2026	1/23/2026		33.59
720	CENTRAL VA ELECTRIC COOP	ELECTRICAL SERVICES		PLEASANT GROVE-ELEC SVC-	105221-011JAN26	1/19/2026	1/23/2026		33.59
721	CENTRAL VA ELECTRIC COOP	ELECTRICAL SERVICES		PLEASANT GROVE-ELEC SERVICE	105221-006JAN26	1/19/2026	1/23/2026		34.15
722	CENTRAL VA ELECTRIC COOP	ELECTRICAL SERVICES		HERITAGE FARM MUSESUM-271	275904-011JAN26	1/19/2026	1/23/2026		34.15
723	CENTRAL VA ELECTRIC COOP	ELECTRICAL SERVICES		PLEASANT GROVE-ELEC SERVICE -	105221-008JAN26	1/19/2026	1/23/2026		34.29
724	CENTRAL VA ELECTRIC COOP	ELECTRICAL SERVICES		PLEASANT GROVE-ELEC SVC-	105221-010JAN26	1/19/2026	1/23/2026		35.70
725	CENTRAL VA ELECTRIC COOP	ELECTRICAL SERVICES		PLEASANT GROVE-200A-FOR USE	105221-002JAN26	1/19/2026	1/23/2026		35.97
726	CENTRAL VA ELECTRIC COOP	ELECTRICAL SERVICES		PLEASANT GROVE-ELEC SVC-	105221-012JAN26	1/19/2026	1/23/2026		36.39

	A	B	C	D	F	G	H	I	J
1	**County of Fluvanna**		**From Date: 1/1/2026**						munis a tyler erp solution
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4	**Vendor Name**	**Charge To**		**Description**	**Invoice Number**	**Invoice Date**	**Check Date**		**Check Amount**
727	CENTRAL VA ELECTRIC COOP	ELECTRICAL SERVICES		PLEASANT GROVE-POLE BARN-271	275904-006JAN26	1/19/2026	1/23/2026		37.38
728	CENTRAL VA ELECTRIC COOP	ELECTRICAL SERVICES		PLEASANT GROVE-SOCCER FIELD-	105221-004JAN26	1/19/2026	1/23/2026		37.66
729	CENTRAL VA ELECTRIC COOP	ELECTRICAL SERVICES		PUBLIC SAFETY-OUTLETS-BEHIND	085473-003JAN26	1/19/2026	1/23/2026		42.42
730	CENTRAL VA ELECTRIC COOP	ELECTRICAL SERVICES		PLEASANT GROVE-400A-FOR USE	105221-003JAN26	1/19/2026	1/23/2026		42.42
731	CENTRAL VA ELECTRIC COOP	ELECTRICAL SERVICES		DOG KENNEL-W RIVER RD	275904-008JAN26	1/19/2026	1/23/2026		49.46
732	CENTRAL VA ELECTRIC COOP	ELECTRICAL SERVICES		PLEASANT GROVE-ELEC SERVICE-	1005221-009JAN26	1/19/2026	1/23/2026		52.80
733	CENTRAL VA ELECTRIC COOP	ELECTRICAL SERVICES		E911 TOWER-VFW HALL-2977	275904-010JAN26	1/19/2026	1/23/2026		231.67
734	CENTRAL VA ELECTRIC COOP	ELECTRICAL SERVICES		REGISTRAR OFFICE SUITE 115	855473-008JAN26	1/19/2026	1/23/2026		233.20
735	CENTRAL VA ELECTRIC COOP	ELECTRICAL SERVICES		E911 TOWER-COLUMBIA SCHOOL-	085473-006JAN26	1/19/2026	1/23/2026		272.89
736	CENTRAL VA ELECTRIC COOP	ELECTRICAL SERVICES		E911 TOWER-LANDFILL-11206 W	85473-005JAN26	1/19/2026	1/23/2026		276.30
737	CENTRAL VA ELECTRIC COOP	ELECTRICAL SERVICES		REGISTRAR OFFICE SUITE 116	85473-009JAN26	1/19/2026	1/23/2026		280.74
738	CENTRAL VA ELECTRIC COOP	ELECTRICAL SERVICES		CONVENIENCE CENTER-LANDFILL-	275904-002JAN26	1/19/2026	1/23/2026		376.50
739	CENTRAL VA ELECTRIC COOP	ELECTRICAL SERVICES		E911 TOWER-PUBLIC SAFETY	275904-009JAN26	1/19/2026	1/23/2026		409.86
740	CENTRAL VA ELECTRIC COOP	ELECTRICAL SERVICES		PLEASANT GROVE HOUSE-271	275904-004JAN26	1/19/2026	1/23/2026		1,105.83
741	CENTRAL VA ELECTRIC COOP	STREET LIGHTS		PUBLIC SAFETY-STREET LIGHTS	085473-001DEC25	12/18/2025	1/2/2026		101.18
742	CENTRAL VA ELECTRIC COOP	STREET LIGHTS		PUBLIC SAFETY-STREET LIGHTS	085473-001JAN26	1/19/2026	1/23/2026		109.01
743	CINTAS CORPORATION NO 2	MAINTENANCE CONTRACTS		FCPW-PAYER#10526981-PUBLIC	935344034	12/31/2025	1/9/2026		99.18
744	COMPUTER CABLING & TECHNOLOGY	MAINTENANCE CONTRACTS		FCPW-DECEMBER 2025 VUPS	123125	12/31/2025	1/9/2026		150.00
745	CONNECT PARENT CORPORATION	TELECOMMUNICATIONS		FACILIITES-PW EMERG LINE	309428096DEC25	12/16/2025	1/9/2026		61.43
746	CONNECT PARENT CORPORATION	TELECOMMUNICATIONS		FCPW-REGISTRAR MONTHLY STMT	309762613DEC25	12/16/2025	1/9/2026		65.91
747	CONNECT PARENT CORPORATION	TELECOMMUNICATIONS		FACILITIES-72 MAIN ST. ALARM	309697981DEC25	12/16/2025	1/9/2026		79.42
748	CONNECT PARENT CORPORATION	TELECOMMUNICATIONS		FACILITIES-CIRCUIT COURT-PANIC	310338742DEC25	12/16/2025	1/9/2026		95.83
749	CONNECT PARENT CORPORATION	TELECOMMUNICATIONS		FACILITIES-PERFORMING ARTS-	309898636DEC25	12/16/2025	1/9/2026		159.81
750	CONNECT PARENT CORPORATION	TELECOMMUNICATIONS		PALMYRA RESCUE SQUAD	310110229DEC25	12/16/2025	1/9/2026		207.16
751	CONNECT PARENT CORPORATION	TELECOMMUNICATIONS		FACILITIES-13 LINES-ELEVATORS &	309363296DEC25	12/16/2025	1/9/2026		735.01
752	DOMINION VIRGINIA POWER	ELECTRICAL SERVICES		HOUSING OFFICE (2 STORY	001134080009DEC2	12/26/2025	1/16/2026		11.56
753	DOMINION VIRGINIA POWER	ELECTRICAL SERVICES		LARGE BALLFIELD-LIGHTS	003023889169DEC2	12/27/2025	1/16/2026		28.20
754	DOMINION VIRGINIA POWER	ELECTRICAL SERVICES		SMALL BALLFIELD-CONCESSIONS	000274195007DEC2	12/26/2025	1/16/2026		31.22
755	DOMINION VIRGINIA POWER	ELECTRICAL SERVICES		8880 JMH	007048771633DEC2	12/26/2025	1/16/2026		40.35
756	DOMINION VIRGINIA POWER	ELECTRICAL SERVICES		IT DEPARTMENT OFFICE - 51	001114097502DEC2	12/26/2025	1/16/2026		55.85
757	DOMINION VIRGINIA POWER	ELECTRICAL SERVICES		CELL TOWER @ FIRE STATION-	005699060132DEC2	12/26/2025	1/16/2026		67.30
758	DOMINION VIRGINIA POWER	ELECTRICAL SERVICES		LARGE BALLFIELD- CONCESSIONS	000692200942DEC2	12/26/2025	1/16/2026		77.56
759	DOMINION VIRGINIA POWER	ELECTRICAL SERVICES		PUBLIC WORKS OFFICE-197 MAIN	001304130006DEC2	12/26/2025	1/16/2026		126.21
760	DOMINION VIRGINIA POWER	ELECTRICAL SERVICES		CELL TOWER @ 1038 BREMO RD	006260822157DEC2	12/26/2025	1/16/2026		167.01
761	DOMINION VIRGINIA POWER	ELECTRICAL SERVICES		PUBLIC WORKS MAINTENANCE	002554330007DEC2	12/26/2025	1/16/2026		231.89
762	DOMINION VIRGINIA POWER	ELECTRICAL SERVICES		WEAVER BUILDING (NEW CSA	001124090000DEC2	12/26/2025	1/16/2026		242.41
763	DOMINION VIRGINIA POWER	ELECTRICAL SERVICES		211 MAIN ST	001284152509DEC2	12/26/2025	1/16/2026		262.05
764	DOMINION VIRGINIA POWER	ELECTRICAL SERVICES		OLD STONE JAIL	001424085007DEC2	12/19/2025	1/16/2026		273.34

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765	DOMINION VIRGINIA POWER	ELECTRICAL SERVICES		COMMONWEALTH'S ATTORNEY-181	006274752663DEC2	12/26/2025	1/16/2026		337.27
766	DOMINION VIRGINIA POWER	ELECTRICAL SERVICES		FIRE STATION-PALMYRA	001005898992DEC2	12/19/2025	1/16/2026		390.58
767	DOMINION VIRGINIA POWER	ELECTRICAL SERVICES		FIRE STATION-FORK UNION-5753	004834680458DEC2	12/22/2025	1/16/2026		564.26
768	DOMINION VIRGINIA POWER	ELECTRICAL SERVICES		RESCUE SQUAD-PALMYRA-90	004894115007DEC2	12/19/2025	1/16/2026		584.42
769	DOMINION VIRGINIA POWER	ELECTRICAL SERVICES		HISTORIC COURTHOUSE	00114409006	12/26/2025	1/16/2026		1,048.54
770	DOMINION VIRGINIA POWER	ELECTRICAL SERVICES		PERFORMING ARTS CENTER	004144237502DEC2	12/19/2025	1/16/2026		1,061.00
771	DOMINION VIRGINIA POWER	ELECTRICAL SERVICES		TREASURER'S OFFICE	001024205005DEC2	12/19/2025	1/16/2026		1,297.28
772	DOMINION VIRGINIA POWER	ELECTRICAL SERVICES		CARYSBROOK GYMNASIUM	000084297506DEC2	12/19/2025	1/16/2026		1,427.54
773	DOMINION VIRGINIA POWER	ELECTRICAL SERVICES		ADMINISTRATION BUILDING	001404067504DEC2	12/19/2025	1/16/2026		1,804.75
774	DOMINION VIRGINIA POWER	ELECTRICAL SERVICES		SOCIAL SERVICES BUILDING	000074032509DEC2	12/19/2025	1/16/2026		1,878.75
775	DOMINION VIRGINIA POWER	ELECTRICAL SERVICES		COMMUNITY CENTER &	004331888158DEC2	12/22/2025	1/16/2026		1,883.53
776	DOMINION VIRGINIA POWER	ELECTRICAL SERVICES		COURTS BUILDING	008895892548DEC2	12/19/2025	1/16/2026		2,627.48
777	DOMINION VIRGINIA POWER	STREET LIGHTS		FORK UNION STREET LIGHTS-	7080078962DEC25	12/26/2025	1/16/2026		76.19
778	DOMINION VIRGINIA POWER	STREET LIGHTS		FORK UNION STREET LIGHTS-	9609027314DEC25	12/26/2025	1/16/2026		97.28
779	DOMINION VIRGINIA POWER	STREET LIGHTS		COLUMBIA STREET LIGHTS	004210122349DEC2	12/26/2025	1/16/2026		250.72
780	DOMINION VIRGINIA POWER	STREET LIGHTS		PALMYRA VILLAGE-STREET	003595578927DEC2	12/26/2025	1/16/2026		633.77
781	FORK UNION SANITARY DISTRICT	SEWER SERVICES		FLUVANN PUBLIC WORKS 197 MAIN	201100-575JAN26	1/12/2026	1/23/2026		13.83
782	FORK UNION SANITARY DISTRICT	SEWER SERVICES		COUNTY ATTORNEY 211 MAIN	201300-577JAN26	1/12/2026	1/23/2026		13.83
783	FORK UNION SANITARY DISTRICT	SEWER SERVICES		PUBLIC SAFTETY BLDG 160	206000-592JAN26	1/12/2026	1/23/2026		25.30
784	FORK UNION SANITARY DISTRICT	SEWER SERVICES		FLUCO LIBRARY- 214 COMMONS	206100-593JAN26	1/12/2026	1/23/2026		25.30
785	FORK UNION SANITARY DISTRICT	SEWER SERVICES		PLEASANT GROVE HOUSE 1730	206800-18318JAN26	1/12/2026	1/23/2026		25.30
786	FORK UNION SANITARY DISTRICT	SEWER SERVICES		COMMONWEALTH ATTORNEY 181	201000-574JAN26	1/12/2026	1/23/2026		26.07
787	FORK UNION SANITARY DISTRICT	SEWER SERVICES		FLUVANNA COURTS BUILDING 72	200200-565JAN26	1/12/2026	1/23/2026		129.34
788	FORK UNION SANITARY DISTRICT	SEWER SERVICES		FLUANNA ADMIN BLDG 132 MAIN	200300-567JAN26	1/12/2026	1/23/2026		231.85
789	FORK UNION SANITARY DISTRICT	WATER SERVICES		FLUVANNA COUNTY-FORK UNION	11120-134JAN26	1/12/2026	1/23/2026		27.00
790	FORK UNION SANITARY DISTRICT	WATER SERVICES		CARYSBROOK BASEBALL FIELD	11259-3956JAN26	1/12/2026	1/23/2026		27.00
791	FORK UNION SANITARY DISTRICT	WATER SERVICES		FLUVANNA GYM 8878 JAMES	11260-143JAN26	1/12/2026	1/23/2026		27.00
792	FORK UNION SANITARY DISTRICT	WATER SERVICES		CARYSBROOK SOFTBALL FIELD	11266-3955JAN26	1/12/2026	1/23/2026		27.00
793	FORK UNION SANITARY DISTRICT	WATER SERVICES		FLUVANNA COUNTY-FIRE HOUSE	11121-139JAN26	1/12/2026	1/23/2026		70.50
794	FORK UNION SANITARY DISTRICT	WATER SERVICES		CARYSBROOK BUILDING 8880	11265-131JAN26	1/12/2026	1/23/2026		121.50
795	GFL ENVIRONMENTAL HOLDINGS (US),	MAINTENANCE CONTRACTS		FCPW-TRASH STD SRV 2/1-28/26	KC00000825027	1/15/2026	1/23/2026		69.23
796	JEFFERSON CENTRE PROPERTIES	LEASE/RENT		JANUARY FLUV CO RENT &	010126	1/1/2026	1/2/2026		4,047.81
797	LINDE GAS & EQUIPMENT INC.	MAINTENANCE CONTRACTS		FCPW-CUST#69896328-INDUSTRIAL	53932399	12/23/2025	1/2/2026		70.70
798	MECHUMS RIVER SECURITY	MAINTENANCE CONTRACTS		REGISTAR OFFICE ACCT#1156-	65903	1/1/2026	1/16/2026		105.00
799	MID-ATLANTIC CONTROLS CORP	MAINTENANCE CONTRACTS		FCPW-MP0424-1 FLUV CTY	40727	1/1/2026	1/9/2026		337.50
800	REPUBLIC SERVICES #410	MAINTENANCE CONTRACTS		FCPW-ACCT#3-0410-2040434-P/U	0410-000830243	12/31/2025	1/9/2026		645.18
801	STERICYCLE, INC.	TELECOMMUNICATIONS		FCPW-CUST#1000358564-REG SRV-	8013110588	1/3/2026	1/9/2026		406.90
802	THE BLOSSMAN COMPANIES, INC.	HEATING SERVICES		FCPW-ACCT#5441698-	33988239	12/19/2025	1/2/2026		253.79

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803	THE BLOSSMAN COMPANIES, INC.	HEATING SERVICES		FCPW-ACCT#4216781-FIRE	33947511	12/19/2025	1/2/2026		531.15
804	THE BLOSSMAN COMPANIES, INC.	HEATING SERVICES		FCPW-ACCT#5441698-	34088130	1/2/2026	1/9/2026		510.95
805	THE BLOSSMAN COMPANIES, INC.	HEATING SERVICES		FCPW-ACCT#5555559-PUBLIC	34091118	1/2/2026	1/9/2026		1,044.14
806	THE BLOSSMAN COMPANIES, INC.	HEATING SERVICES		FCPW-ACCT#886554-FUSD OFFICE	34244678	1/9/2026	1/16/2026		686.98
807	THE BLOSSMAN COMPANIES, INC.	HEATING SERVICES		FCPW-ACCT#888295-FIRE STATION-	34225385	1/8/2026	1/16/2026		1,118.56
808	THE BLOSSMAN COMPANIES, INC.	HEATING SERVICES		FCPW-ACCT#4216781-FIRE	34244679	1/9/2026	1/16/2026		1,314.90
809	THE BLOSSMAN COMPANIES, INC.	HEATING SERVICES		FCPW-ACCT-5441698-	34302312	1/16/2026	1/23/2026		481.64
810	THE BLOSSMAN COMPANIES, INC.	HEATING SERVICES		FCPW-ACCT#886231-FIRE STATION-	34286609	1/15/2026	1/23/2026		1,673.89
811	THE SUPPLY ROOM	LEASE/RENT		FCPW-WATER, BOTTLE PPUR,	STATEMENT 1/1/26	1/1/2026	1/9/2026		199.80
812	THE SUPPLY ROOM	WATER SERVICES		FCPW-WATER, BOTTLE PPUR,	STATEMENT 1/1/26	1/1/2026	1/9/2026		636.09
813	TIGER FUEL COMPANY	HEATING SERVICES		FCPW-ACCT#267949-2-PALMYRA-	418525	12/22/2025	1/2/2026		373.28
814	TIGER FUEL COMPANY	HEATING SERVICES		FCPW-ACCT#267949-4-NEW	437917	1/11/2026	1/16/2026		3,252.84
815	VIRGINIA UTILITY PROTECTION	MAINTENANCE CONTRACTS		FCPW-TRANSMISSION CHARGES	122025-00173	12/31/2025	1/9/2026		8.40
816	W & H RESOURCES, INC	MAINTENANCE CONTRACTS		FCPW-ACCT#271 PG: PREV MAINT	70469	1/1/2026	1/16/2026		1,776.75
817							**Total:**		**$55,556.88**
818									
819	**PUBLIC WORKS**								
820	AMAZON CAPITAL SERVICES	OFFICE SUPPLIES		FCPW-LUXPAPER CREDIT CARD	199Y-N4LY-VLKP	12/19/2025	1/2/2026		17.36
821	AMAZON CAPITAL SERVICES	OFFICE SUPPLIES		FCPW-AT A GLANCE 2026 WALL	17RC-1CV1-CRF7	1/13/2026	1/16/2026		22.06
822	AMAZON CAPITAL SERVICES	OFFICE SUPPLIES		FCPW-SHOP SQUARE 12 OZ	1FWX-R9YH-DYGL	1/12/2026	1/16/2026		39.61
823	AMAZON CAPITAL SERVICES	OFFICE SUPPLIES		FCPW-BLUE/RED 2300	17JC-T7NM-JJT1	1/19/2026	1/23/2026		10.90
824	AMAZON CAPITAL SERVICES	OFFICE SUPPLIES		FCPW-500 PIECES TABS 2 INCH	1DQ3-HN3W-KFDV	1/19/2026	1/23/2026		13.94
825	AMAZON CAPITAL SERVICES	OFFICE SUPPLIES		FCPW-AMAZON BASICS SHEET	1J7Q-Y4YC-K39R	1/19/2026	1/23/2026		19.92
826	CANON FINANCIAL SERVICES, INC.	LEASE/RENT		MULTI DEPTS LEASE CHARGE FOR	42318379	12/12/2025	1/2/2026		234.40
827	CANON FINANCIAL SERVICES, INC.	LEASE/RENT		MULT DEPTS LEASE FOR 11/1-30 &	42145550	11/11/2025	1/2/2026		271.99
828	CANON FINANCIAL SERVICES, INC.	LEASE/RENT		FCPW-MONTHLY LEASE CHARGE	42053157	10/24/2025	1/2/2026		273.00
829	CANON FINANCIAL SERVICES, INC.	LEASE/RENT		FCPW-LEASE CHARGE FOR	42223801	11/11/2025	1/2/2026		273.00
830	CANON FINANCIAL SERVICES, INC.	LEASE/RENT		FCPW-LEASE CHARGE FOR	42394131	12/24/2025	1/2/2026		273.00
831	CANON FINANCIAL SERVICES, INC.	LEASE/RENT		MULTIPLE DEPTS LEASE CHARGE	42481222	1/12/2026	1/23/2026		234.40
832	JAMES RIVER SOLUTIONS	VEHICLE FUEL		MULTIPLE DEPTS COST OF FUEL	1/6/26	1/6/2026	1/16/2026		116.10
833	LOWE'S	OFFICE SUPPLIES		FCPW-SUPPLIES & MATERIALS	99000330383DEC25	12/25/2025	1/9/2026		37.98
834	MANSFIELD OIL COMPANY OF	VEHICLE FUEL		MULTI DEPTS-RETAIL FUEL ADDER	MBINV-11129352	12/3/2025	1/23/2026		1.09
835	VERIZON WIRELESS	TELECOMMUNICATIONS		ACCT#721970783-00001 MULTIPLE	6131437036	12/19/2025	1/2/2026		81.00
836	VERIZON WIRELESS	TELECOMMUNICATIONS		MULTIPLE DEPTS MONTHLY	6133945350	1/19/2026	1/30/2026		81.00
837							**Total:**		**$2,000.75**
838									
839	**CONVENIENCE CENTER**								
840	AMAZON CAPITAL SERVICES	OFFICE SUPPLIES		FCPW-DRAFTING CHAIR TALL	169R-TJXM-WNYT	12/20/2025	1/2/2026		128.24

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841	AMAZON CAPITAL SERVICES	OFFICE SUPPLIES		FCPW-AT A GLANCE 2026 WALL	1DR9-RWC3-3KFR	1/8/2026	1/16/2026		22.88
842	CAROLINA SOFTWARE	BLDGS EQUIP REP & MAINT		FCPW-WASTEWORKS SOFTWARE	96729	1/1/2026	1/9/2026		250.00
843	FAIRBANKS SCALES, INC.	BLDGS EQUIP REP & MAINT		FCPW-LANDFILL 12/17/25 TECH ON	1753566	12/22/2025	1/9/2026		580.00
844	FAIRBANKS SCALES, INC.	BLDGS EQUIP REP & MAINT		FCPW-LANDFILL 12/17/25	1753567	12/22/2025	1/9/2026		1,081.00
845	FLUVANNA ACE HARDWARE	BLDGS EQUIP REP & MAINT		FCPW-INV 107149,107187,107217,	12/31/25 ACCT127	12/31/2025	1/16/2026		51.32
846	JAMES RIVER SOLUTIONS	VEHICLE FUEL		MULTIPLE DEPTS COST OF FUEL	1/6/26	1/6/2026	1/16/2026		206.70
847	LOWE'S	OFFICE SUPPLIES		FCPW-SUPPLIES & MATERIALS	99000330383DEC25	12/25/2025	1/9/2026		68.95
848	LOWE'S	VEHICLE FUEL		FCPW-SUPPLIES & MATERIALS	99000330383DEC25	12/25/2025	1/9/2026		29.80
849	REPUBLIC SERVICES #410	CONTRACT SERVICES		FCPW-ACCT#304100007601-FLUV	0410-000829528	12/31/2025	1/9/2026		14,647.39
850	TIRE SOLUTIONS LLC	CONTRACT SERVICES		FCPW-PICK UP & DISPOSE OF	14003	12/18/2025	1/16/2026		49.00
851	VERIZON WIRELESS	TELECOMMUNICATIONS		ACCT#721970783-00001 MULTIPLE	6131437036	12/19/2025	1/2/2026		85.21
852	VERIZON WIRELESS	TELECOMMUNICATIONS		MULTIPLE DEPTS MONTHLY	6133945350	1/19/2026	1/30/2026		81.00
853							**Total:**		**$17,281.49**
854									
855	**PUBLIC UTILITIES**								
856	AMAZON CAPITAL SERVICES	OFFICE SUPPLIES		FUSD-OFFICEMATE MEDIUM DUTY	1VXQ-3K7H-HDGG	12/29/2025	1/9/2026		13.21
857	AMAZON CAPITAL SERVICES	OFFICE SUPPLIES		FUSD-BASIC MEDICAL BLUE	14WC-7NNV-37MF	12/20/2025	1/9/2026		79.68
858	AMAZON CAPITAL SERVICES	OFFICE SUPPLIES		FUSD-RAIN-X ALL SEASON -25 F 2	1GGT-634J-41CK	12/19/2025	1/9/2026		120.77
859	AMAZON CAPITAL SERVICES	OFFICE SUPPLIES		FUSD-HEFTY ULTRA STRON 13	17LV-CHQ1-11JM	1/5/2026	1/23/2026		26.80
860	AMAZON CAPITAL SERVICES	OFFICE SUPPLIES		FUSD-GLAD FORCE FLEX TALL	1TJG-1HKD-N6F4	1/15/2026	1/23/2026		32.18
861	AMAZON CAPITAL SERVICES	OFFICE SUPPLIES		FUSD-AMAZON BASICS	17C3-CR93-YXLM	1/9/2026	1/23/2026		58.75
862	BANK OF AMERICA	VEHICLE FUEL		MULTIPLE DEPTS PURCHASE	STATEMENT	12/31/2025	1/23/2026		27.42
863	BANK OF AMERICA	VEHICLES REP & MAINT		MULTIPLE DEPTS PURCHASE	STATEMENT	12/31/2025	1/23/2026		437.67
864	CAMPBELL EQUIPMENT, INC.	VEHICLES REP & MAINT		FUSD-(4) 245/65R17, (4) DISPOSAL	FCPW169	1/7/2026	1/23/2026		575.00
865	CANON FINANCIAL SERVICES, INC.	LEASE/RENT		MULTIPLE DEPTS LEASE CHARGE	41799318	9/11/2025	1/2/2026		97.37
866	CANON FINANCIAL SERVICES, INC.	LEASE/RENT		MULTIPLE DEPTS LEASE FOR	42145552	11/11/2025	1/2/2026		97.37
867	CANON FINANCIAL SERVICES, INC.	LEASE/RENT		MULTIPLE DEPTS LEASE FOR 12/1-	42318383	12/12/2025	1/2/2026		97.37
868	CANON FINANCIAL SERVICES, INC.	LEASE/RENT		FUSD,CIR CT,LIBRARY-LEASE	42481224	1/12/2026	1/16/2026		97.37
869	CENTRAL VA ELECTRIC COOP	ELECTRICAL SERVICES		PLEASANT GROVE-DOG PARK	203061-001DEC25	12/18/2025	1/2/2026		33.72
870	CENTRAL VA ELECTRIC COOP	ELECTRICAL SERVICES		PLEASANT GROVE-COMPETITION	105221-001DEC25	12/18/2025	1/2/2026		210.71
871	CENTRAL VA ELECTRIC COOP	ELECTRICAL SERVICES		PLEASANT GROVE-DOG PARK	203061-001JAN26	1/19/2026	1/23/2026		33.73
872	CENTRAL VA ELECTRIC COOP	ELECTRICAL SERVICES		PLEASANT GROVE-COMPETITION	105221-001JAN26	1/19/2026	1/23/2026		223.69
873	CINTAS CORPORATION NO 2	CONTRACT SERVICES		FUSD-CUST#22015884-OFFICE:	5305827603	12/3/2025	1/9/2026		252.76
874	CINTAS CORPORATION NO 2	LAUNDRY AND DRY		FUSD-PAYER#27175368	4253498951	12/18/2025	1/9/2026		124.80
875	CINTAS CORPORATION NO 2	LAUNDRY AND DRY		FUSD-PAYER#27175368-	4255655508	1/8/2026	1/23/2026		124.80
876	CINTAS CORPORATION NO 2	LAUNDRY AND DRY		FUSD-PAYER#27175368-T	4256407929	1/15/2026	1/23/2026		124.80
877	DEWBERRY ENGINEERS INC.	PROFESSIONAL SERVICES		FUSD-FLUV PLEAS GROVE EVAL	22476539	1/19/2026	1/23/2026		3,562.00
878	DOMINION VIRGINIA POWER	ELECTRICAL SERVICES		PUMP HOUSE-COURTS BUILDING	004501632147DEC2	12/19/2025	1/16/2026		249.99

	A	B	C	D	F	G	H	I	J
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879	HD SUPPLY, INC	GENERAL MATERIALS AND		FUSD-CUST#616655-HACH DPD 1	INV00924985	1/6/2026	1/23/2026		528.02
880	HD SUPPLY, INC	GENERAL MATERIALS AND		FUSD-CUST#616655-STENNER	INV00888758	11/18/2025	1/23/2026		1,830.12
881	INBODEN ENVIRONMENTAL SERVICES,	OUTSIDE ANALYTICAL		FUSD-CARYSBROOK WWTP	87226	12/23/2025	1/9/2026		242.00
882	INBODEN ENVIRONMENTAL SERVICES,	OUTSIDE ANALYTICAL		FUSD-CENTRAL WWTP	87225	12/23/2025	1/9/2026		315.00
883	INBODEN ENVIRONMENTAL SERVICES,	OUTSIDE ANALYTICAL		FUSD-MORRIS WWTP	87468	1/15/2026	1/23/2026		20.60
884	INBODEN ENVIRONMENTAL SERVICES,	OUTSIDE ANALYTICAL		FUSD-CARYSBROOK WWTP	87480	1/20/2026	1/23/2026		121.00
885	INBODEN ENVIRONMENTAL SERVICES,	OUTSIDE ANALYTICAL		FUSD-CENTRAL WWTP	87481	1/20/2026	1/23/2026		157.50
886	INBODEN ENVIRONMENTAL SERVICES,	OUTSIDE ANALYTICAL		FUSD-CARYSBROOK WWTP	87466	1/15/2026	1/23/2026		420.10
887	INBODEN ENVIRONMENTAL SERVICES,	OUTSIDE ANALYTICAL		FUSD-CENTRAL WWTP	87467	1/15/2026	1/23/2026		529.60
888	IRELAND ELECTRIC CO.	BLDGS EQUIP REP & MAINT		FUSD-CUST#C0768-D5P2D US	SI-83297	1/5/2026	1/23/2026		1,295.00
889	JAMES RIVER SOLUTIONS	VEHICLE FUEL		MULTIPLE DEPTS COST OF FUEL	1/6/26	1/6/2026	1/16/2026		736.64
890	THE ARTINA GROUP, INC.	OFFICE SUPPLIES		FUSD-P/S FOLD BLANK D/D C81100	109316	12/29/2025	1/9/2026		1,590.85
891	THE PITNEY BOWES BANK INC	POSTAL SERVICES		MULTIPLE DEPTS POSTAGE USAGE	8000909001515654	11/18/2025	1/2/2026		317.74
892	THE PITNEY BOWES BANK INC	POSTAL SERVICES		MULITPLE DEPTS POSTAGE USAGE	8000909001515654	12/18/2025	1/2/2026		545.96
893	UNIVAR SOLUTIONS USA, LLC	CHEMICAL SUPPLIES		FUSD-PAYER#818140-CAUSTIC	53604474	1/14/2026	1/23/2026		2,812.67
894	UNIVAR SOLUTIONS USA, LLC	CHEMICAL SUPPLIES		FUSD-PAYER#818140-CAUSTIC	53604475	1/14/2026	1/23/2026		3,163.14
895	UNIVAR SOLUTIONS USA, LLC	CHEMICAL SUPPLIES		FUSD-PAYER#818140-AQUA MAG	53611493	1/16/2026	1/23/2026		7,118.44
896	VERIZON WIRELESS	TELECOMMUNICATIONS		ACCT#721970783-00001 MULTIPLE	6131437036	12/19/2025	1/2/2026		327.53
897	VERIZON WIRELESS	TELECOMMUNICATIONS		FUSD-ACCT#442318197-00001-	6132099406	12/27/2025	1/23/2026		154.77
898	VERIZON WIRELESS	TELECOMMUNICATIONS		MULTIPLE DEPTS MONTHLY	6133945350	1/19/2026	1/30/2026		327.53
899							**Total:**		**$29,256.17**
900									
901	**HEALTH**								
902	BLUE RIDGE HEALTH DISTRICT	CONTRACT SERVICES		FY26 3RD QUARTER ALLOCATION-	10126	1/1/2026	1/2/2026		88,024.75
903							**Total:**		**$88,024.75**
904									
905	**CSA**								
906	CANON FINANCIAL SERVICES, INC.	LEASE/RENT		MULTIPLE DEPTS LEASE FOR	42145551	11/11/2025	1/2/2026		86.79
907	CANON FINANCIAL SERVICES, INC.	LEASE/RENT		MULTI DEPTS LEASE CHARGE FOR	42318381	12/12/2025	1/2/2026		86.79
908	CANON FINANCIAL SERVICES, INC.	LEASE/RENT		MULTI DEPTS LEASE CHRG 1/1-31 &	42481223	1/12/2026	1/23/2026		93.61
909	STAPLES CONTRACT & COMMERCIAL,	OFFICE SUPPLIES		ACCT#DC 1809284 MULTIPLE	7008200586	12/31/2025	1/9/2026		69.04
910	THE PITNEY BOWES BANK INC	POSTAL SERVICES		MULITPLE DEPTS POSTAGE USAGE	8000909001515654	12/18/2025	1/2/2026		11.74
911	THE PITNEY BOWES BANK INC	POSTAL SERVICES		MULTIPLE DEPTS POSTAGE USAGE	8000909001515654	11/18/2025	1/2/2026		17.41
912	VERIZON WIRELESS	TELECOMMUNICATIONS		ACCT#721970783-00001 MULTIPLE	6131437036	12/19/2025	1/2/2026		40.50
913	VERIZON WIRELESS	TELECOMMUNICATIONS		MULTIPLE DEPTS MONTHLY	6133945350	1/19/2026	1/30/2026		40.50
914							**Total:**		**$446.38**
915									
916	**CSA PURCHASE OF SERVICES**								

	A	B	C	D	F	G	H	I	J
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917	1VISION MENTORING LLC	COMM SVCS			P12001111024	12/31/2025	1/9/2026		682.50
918	1VISION MENTORING LLC	COMM SVCS			P12001110974	12/31/2025	1/16/2026		1,072.50
919	1VISION MENTORING LLC	COMM SVCS			P12001103573	12/31/2025	1/16/2026		1,251.25
920	1VISION MENTORING LLC	NON-MAND COMM BASED			P11001106102	11/30/2025	1/2/2026		650.00
921	1VISION MENTORING LLC	POS MANDATED WSS			P12001106637	12/31/2025	1/9/2026		1,267.50
922	1VISION MENTORING LLC	POS MANDATED WSS			P12001106238	12/31/2025	1/9/2026		1,462.50
923	AMY Z. COBERT, M.A., CCC-SLP	POS MANDATED SPED-			P12001094745	12/31/2025	1/16/2026		325.00
924	AK	COMM SVCS			P12001111625	12/31/2025	1/9/2026		585.00
925	AK	COMM SVCS			P12001111795	12/31/2025	1/23/2026		585.00
926	BEAUTIFUL GATE MINISTRY, INC	COMM SVCS			P12001109685	12/31/2025	1/2/2026		774.00
927	BEAUTIFUL GATE MINISTRY, INC	COMM SVCS			P12001109784	12/31/2025	1/2/2026		774.00
928	BEAUTIFUL GATE MINISTRY, INC	COMM SVCS			P12001109883	12/31/2025	1/2/2026		860.00
929	BS	POS MANDATED FFOP			P12001107238	12/31/2025	1/30/2026		861.00
930	C.M. MENTORING SERVICES LLC	NON-MAND COMM BASED			P12001111920	12/31/2025	1/9/2026		1,050.00
931	C.M. MENTORING SERVICES LLC	POS MANDATED WSS			P12001104722	12/31/2025	1/9/2026		750.00
932	C.M. MENTORING SERVICES LLC	POS MANDATED WSS			P12001113323	12/31/2025	1/9/2026		750.00
933	C.M. MENTORING SERVICES LLC	POS MANDATED WSS			P12001106721	12/31/2025	1/9/2026		975.00
934	C.M. MENTORING SERVICES LLC	POS MANDATED WSS			P12001105264	12/31/2025	1/16/2026		1,500.00
935	CR	POS MANDATED FFOP			P12001106536	12/31/2025	1/9/2026		901.00
936	CHRISTINE BOWERS LMFT, LLC	COMM SVCS			P12001111175	12/31/2025	1/16/2026		350.00
937	COMPASS COUNSELING SERVICES OF	COMM SVCS			P12001105930	12/31/2025	1/30/2026		1,262.25
938	DEPAUL COMMUNITY RESOURCES	POS MANDATED FFOP			P09001092290	9/30/2025	1/2/2026		9,120.00
939	DEPAUL COMMUNITY RESOURCES	POS MANDATED FFOP			P11001092288	11/30/2025	1/2/2026		9,120.00
940	DEPAUL COMMUNITY RESOURCES	POS MANDATED FFOP			P10001092289	10/31/2025	1/2/2026		9,424.00
941	ELK HILL	POS MANDATED SPED-			P11001090882	11/30/2025	1/2/2026		5,551.35
942	ELK HILL	POS MANDATED SPED-			P11001081905	11/30/2025	1/9/2026		5,551.35
943	ELK HILL	POS MANDATED SPED-			P11001082407	11/30/2025	1/9/2026		5,551.35
944	ELK HILL	POS MANDATED SPED-			P11001102906	11/30/2025	1/9/2026		5,551.35
945	ELK HILL	POS MANDATED SPED-			P11001081746	11/30/2025	1/16/2026		5,551.35
946	ELK HILL	POS MANDATED SPED-			P11001090747	11/30/2025	1/16/2026		5,551.35
947	ELK HILL	POS MANDATED SPED-			P12001081701	12/31/2025	1/23/2026		4,245.15
948	ELK HILL	POS MANDATED SPED-			P12001082402	12/31/2025	1/23/2026		4,245.15
949	ELK HILL	POS MANDATED SPED-			P12001102904	12/31/2025	1/23/2026		4,245.15
950	ELK HILL	POS MANDATED SPED-			P12001090705	12/31/2025	1/23/2026		4,571.70
951	ELK HILL	POS MANDATED SPED-			P12001090803	12/31/2025	1/23/2026		4,571.70
952	GRAZIA FOUNDATION	COMM SVCS			P12001105876	12/31/2025	1/16/2026		450.00
953	HALLMARK YOUTHCARE	EDUC SVCS CONG CARE			P08001091386	8/31/2025	1/2/2026		5,020.00
954	HALLMARK YOUTHCARE	EDUC SVCS CONG CARE			P10001099611	10/31/2025	1/9/2026		1,414.00

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955	HALLMARK YOUTHCARE	EDUC SVCS CONG CARE			P09001099614	9/30/2025	1/9/2026		4,242.00
956	HALLMARK YOUTHCARE	EDUC SVCS CONG CARE			P11001104909	11/30/2025	1/9/2026		4,518.00
957	HALLMARK YOUTHCARE	EDUC SVCS CONG CARE			P09001091313	9/30/2025	1/9/2026		5,271.00
958	HALLMARK YOUTHCARE	EDUC SVCS CONG CARE			P10001104912	10/31/2025	1/9/2026		5,773.00
959	HALLMARK YOUTHCARE	RES. CONG. CARE			P07001091291	7/31/2025	1/2/2026		17,639.62
960	HARBOR POINT BEHAVIORAL HEALTH,	EDUC SVCS CONG CARE			P11001104061	11/30/2025	1/16/2026		2,960.00
961	HARBOR POINT BEHAVIORAL HEALTH,	EDUC SVCS CONG CARE			P12001111559	12/31/2025	1/16/2026		3,700.00
962	HARBOR POINT BEHAVIORAL HEALTH,	EDUC SVCS CONG CARE			P10001104062	10/31/2025	1/16/2026		4,070.00
963	INTERCEPT HEALTH	POS MANDATED FFOP			P11001115597	11/30/2025	1/23/2026		15.00
964	INTERCEPT HEALTH	POS MANDATED FFOP			P12001106311	12/31/2025	1/30/2026		8,742.00
965	INTERCEPT HEALTH	POS MANDATED FFOP			P09001094463	9/30/2025	1/16/2026		9,175.00
966	LIBERTY POINT BEHAVIORAL	EDUC SVCS CONG CARE			P10001097687	10/31/2025	1/2/2026		6,348.00
967	LIBERTY POINT BEHAVIORAL	EDUC SVCS CONG CARE			P11001105410	11/30/2025	1/9/2026		4,968.00
968	LIBERTY POINT BEHAVIORAL	EDUC SVCS CONG CARE			P12001105460	12/31/2025	1/16/2026		4,140.00
969	LIVE OAK MENTORING LLC	COMM SVCS			P12001110492	12/31/2025	1/2/2026		1,725.00
970	LIVE OAK MENTORING LLC	COMM SVCS			P01001110409	1/31/2026	1/30/2026		1,875.00
971	LIVE OAK MENTORING LLC	POS MANDATED WSS			P12001103703	12/31/2025	1/2/2026		900.00
972	LIVE OAK MENTORING LLC	POS MANDATED WSS			P12001107687	12/31/2025	1/16/2026		1,500.00
973	LIVE OAK MENTORING LLC	POS MANDATED WSS			P12001107998	12/31/2025	1/23/2026		1,125.00
974	LIVE OAK MENTORING LLC	POS MANDATED WSS			P01001107600	1/31/2026	1/23/2026		1,500.00
975	MRS	COMM SVCS			P12001109227	12/31/2025	1/9/2026		240.00
976	MRS	COMM SVCS			P12001109326	12/31/2025	1/9/2026		320.00
977	MRS	FF4E-COMM SVCS			P12001109186	12/31/2025	1/16/2026		6,440.00
978	NATIONAL COUNSELING GROUP	COMM SVCS			P12001110308	12/31/2025	1/9/2026		263.60
979	NATIONAL COUNSELING GROUP	POS MANDATED WSS			P12001109565	12/31/2025	1/16/2026		445.50
980	NATIONAL COUNSELING GROUP	POS MANDATED WSS			P11001114106	11/30/2025	1/23/2026		131.80
981	PARACLETE THERAPEUTICS LLC	COMM SVCS			P11001097953	11/30/2025	1/16/2026		1,700.00
982	PARACLETE THERAPEUTICS LLC	COMM SVCS			P12001111350	12/31/2025	1/16/2026		1,700.00
983	PARACLETE THERAPEUTICS LLC	COMM SVCS			P07001098151	7/31/2025	1/16/2026		1,875.00
984	PARACLETE THERAPEUTICS LLC	COMM SVCS			P10001097855	10/31/2025	1/16/2026		1,875.00
985	PARACLETE THERAPEUTICS LLC	COMM SVCS			P11001097852	11/30/2025	1/16/2026		1,875.00
986	PARACLETE THERAPEUTICS LLC	COMM SVCS			P12001111249	12/31/2025	1/16/2026		1,875.00
987	PARACLETE THERAPEUTICS LLC	COMM SVCS			P09001097956	9/30/2025	1/16/2026		2,125.00
988	PARACLETE THERAPEUTICS LLC	COMM SVCS			P10001097954	10/31/2025	1/16/2026		2,125.00
989	PARACLETE THERAPEUTICS LLC	COMM SVCS			P08001098248	8/31/2025	1/16/2026		3,825.00
990	PARACLETE THERAPEUTICS LLC	FF4E-COMM SVCS			P07001091616	7/31/2025	1/9/2026		2,400.00
991	PARACLETE THERAPEUTICS LLC	FF4E-COMM SVCS			P08001091615	8/31/2025	1/9/2026		2,400.00
992	PARACLETE THERAPEUTICS LLC	FF4E-COMM SVCS			P09001092119	9/30/2025	1/9/2026		2,400.00

	A	B	C	D	F	G	H	I	J
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993	PARACLETE THERAPEUTICS LLC	FF4E-COMM SVCS			P10001092118	10/31/2025	1/9/2026		2,400.00
994	PARACLETE THERAPEUTICS LLC	FF4E-COMM SVCS			P11001092117	11/30/2025	1/9/2026		2,400.00
995	PARACLETE THERAPEUTICS LLC	POS MANDATED WSS			P12001110566	12/31/2025	1/16/2026		675.00
996	PARACLETE THERAPEUTICS LLC	POS MANDATED WSS			P11001092567	11/30/2025	1/16/2026		975.00
997	PEOPLE PLACES, INC.	POS MAND THER FC 4E			P11001104100	11/30/2025	1/2/2026		4,807.71
998	PEOPLE PLACES, INC.	POS MAND THER FC 4E			P10001104101	10/31/2025	1/2/2026		4,955.71
999	RW	COMM SVCS			P12001114378	12/31/2025	1/16/2026		250.00
1000	RW	COMM SVCS			P12001109077	12/31/2025	1/16/2026		615.00
1001	REGION TEN	COMM SVCS. TRANSITION			P12001105758	12/31/2025	1/16/2026		367.71
1002	REGION TEN	COMM SVCS. TRANSITION			P12001111457	12/31/2025	1/16/2026		367.71
1003	RJ	POS MANDATED FFOP			P12001115131	12/31/2025	1/30/2026		173.91
1004	RJ	POS MANDATED FFOP			P12001115232	12/31/2025	1/30/2026		173.91
1005	RJ	POS MANDATED FFOP			P01001115139	1/4/2026	1/30/2026		231.88
1006	RJ	POS MANDATED FFOP			P01001115240	1/4/2026	1/30/2026		231.88
1007	STARS	FC4E RES/CONG/CSA PARENT			P12001115710	12/31/2025	1/30/2026		15,329.50
1008	SJ	POS MANDATED FFOP			P12001108699	12/31/2025	1/2/2026		1,476.00
1009	SJ	POS MANDATED FFOP			P12001108897	12/31/2025	1/2/2026		1,476.00
1010	SJ	POS MANDATED FFOP			P12001108798	12/31/2025	1/2/2026		1,797.00
1011	THE FAISON CENTER, INC	POS MANDATED SPED-			P12001082304	12/31/2025	1/9/2026		7,462.50
1012	THE LAFAYETTE SCHOOL	POS MANDATED SPED-			P12001115315	12/31/2025	1/30/2026		3,430.00
1013	THE LAFAYETTE SCHOOL	POS MANDATED SPED-			P11001112823	11/30/2025	1/30/2026		4,459.00
1014	THE LAFAYETTE SCHOOL	POS MANDATED SPED-			P11001112922	11/30/2025	1/30/2026		4,459.00
1015	THE LAFAYETTE SCHOOL	POS MANDATED SPED-			P11001115321	11/30/2025	1/30/2026		4,459.00
1016	THE LAFAYETTE SCHOOL	POS MANDATED SPED-			P08001112814	8/31/2025	1/30/2026		4,802.00
1017	THE LAFAYETTE SCHOOL	POS MANDATED SPED-			P08001112913	8/31/2025	1/30/2026		4,802.00
1018	THE LAFAYETTE SCHOOL	POS MANDATED SPED-			P08001115312	8/31/2025	1/30/2026		4,802.00
1019	THE LAFAYETTE SCHOOL	POS MANDATED SPED-			P12001112817	12/31/2025	1/30/2026		4,802.00
1020	THE LAFAYETTE SCHOOL	POS MANDATED SPED-			P12001112916	12/31/2025	1/30/2026		4,802.00
1021	THE LAFAYETTE SCHOOL	POS MANDATED SPED-			P07001112820	7/31/2025	1/30/2026		5,145.00
1022	THE LAFAYETTE SCHOOL	POS MANDATED SPED-			P07001112919	7/31/2025	1/30/2026		5,145.00
1023	THE LAFAYETTE SCHOOL	POS MANDATED SPED-			P07001115318	7/31/2025	1/30/2026		5,145.00
1024	THE LAFAYETTE SCHOOL	POS MANDATED SPED-			P09001112829	9/30/2025	1/30/2026		7,203.00
1025	THE LAFAYETTE SCHOOL	POS MANDATED SPED-			P09001112928	9/30/2025	1/30/2026		7,203.00
1026	THE LAFAYETTE SCHOOL	POS MANDATED SPED-			P09001115327	9/30/2025	1/30/2026		7,203.00
1027	THE LAFAYETTE SCHOOL	POS MANDATED SPED-			P10001112826	10/31/2025	1/30/2026		7,546.00
1028	THE LAFAYETTE SCHOOL	POS MANDATED SPED-			P10001112925	10/31/2025	1/30/2026		7,546.00
1029	THE LAFAYETTE SCHOOL	POS MANDATED SPED-			P10001115324	10/31/2025	1/30/2026		7,546.00
1030	VM	POS MANDATED FFOP			P12001095535	12/31/2025	1/9/2026		861.00

	A	B	C	D	F	G	H	I	J
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1031	VIRGINIA INSTITUTE OF AUTISM	POS MANDATED SPED-			P12001102371	12/31/2025	1/16/2026		562.50
1032	VIRGINIA INSTITUTE OF AUTISM	POS MANDATED SPED-			P12001094970	12/31/2025	1/16/2026		8,676.45
1033	VIRGINIA INSTITUTE OF AUTISM	POS MANDATED SPED-			P12001095072	12/31/2025	1/16/2026		9,407.70
1034	VIRGINIA INSTITUTE OF AUTISM	POS MANDATED SPED-			P12001093569	12/31/2025	1/16/2026		9,857.70
1035	VIRGINIA INSTITUTE OF AUTISM	POS MANDATED SPED-			P12001096068	12/31/2025	1/16/2026		9,857.70
1036	VS	POS MANDATED FFOP			P12001114937	12/31/2025	1/30/2026		164.49
1037	VS	POS MANDATED FFOP			P12001115034	12/31/2025	1/30/2026		173.88
1038	VS	POS MANDATED FFOP			P12001114633	12/31/2025	1/30/2026		191.67
1039	VS	POS MANDATED FFOP			P12001114736	12/31/2025	1/30/2026		191.67
1040	VS	POS MANDATED FFOP			P12001114835	12/31/2025	1/30/2026		191.70
1041	VS	POS MANDATED FFOP			P01001114942	1/4/2026	1/30/2026		219.32
1042	VS	POS MANDATED FFOP			P01001115043	1/4/2026	1/30/2026		231.84
1043	VS	POS MANDATED FFOP			P01001114644	1/4/2026	1/30/2026		255.56
1044	VS	POS MANDATED FFOP			P01001114741	1/4/2026	1/30/2026		255.56
1045	VS	POS MANDATED FFOP			P01001114845	1/4/2026	1/30/2026		255.60
1046	XTRA MILE, LLC	COMM SVCS			P11001099294	11/30/2025	1/2/2026		958.75
1047	XTRA MILE, LLC	COMM SVCS			P11001098896	11/30/2025	1/2/2026		1,300.00
1048	XTRA MILE, LLC	COMM SVCS			P11001102595	11/30/2025	1/2/2026		1,300.00
1049	XTRA MILE, LLC	COMM SVCS			P11001095493	11/30/2025	1/2/2026		1,625.00
1050	XTRA MILE, LLC	COMM SVCS			P12001104631	12/31/2025	1/9/2026		1,105.00
1051	XTRA MILE, LLC	COMM SVCS			P12001099828	12/31/2025	1/9/2026		1,300.00
1052	XTRA MILE, LLC	COMM SVCS			P12001112430	12/31/2025	1/9/2026		1,300.00
1053	XTRA MILE, LLC	COMM SVCS			P12001112533	12/31/2025	1/9/2026		1,300.00
1054	XTRA MILE, LLC	COMM SVCS			P12001112629	12/31/2025	1/9/2026		1,300.00
1055	XTRA MILE, LLC	COMM SVCS			P12001110832	12/31/2025	1/9/2026		1,560.00
1056	XTRA MILE, LLC	COMM SVCS			P12001102734	12/31/2025	1/9/2026		1,625.00
1057	XTRA MILE, LLC	COMM SVCS			P12001102880	12/31/2025	1/16/2026		422.50
1058	XTRA MILE, LLC	COMM SVCS			P12001104379	12/31/2025	1/16/2026		520.00
1059	XTRA MILE, LLC	COMM SVCS			P10001098784	10/31/2025	1/16/2026		1,300.00
1060	XTRA MILE, LLC	COMM SVCS			P10001093785	10/31/2025	1/16/2026		1,625.00
1061	XTRA MILE, LLC	COMM SVCS			P10001095483	10/31/2025	1/16/2026		1,625.00
1062	XTRA MILE, LLC	COMM SVCS			P11001104682	11/30/2025	1/16/2026		1,625.00
1063	XTRA MILE, LLC	COMM SVCS			P12001104281	12/31/2025	1/16/2026		1,625.00
1064	XTRA MILE, LLC	COMM SVCS			P12001115496	12/31/2025	1/23/2026		1,300.00
1065	XTRA MILE, LLC	COMM SVCS			P12001117307	12/31/2025	1/30/2026		845.00
1066	XTRA MILE, LLC	COMM SVCS			P12001108108	12/31/2025	1/30/2026		1,300.00
1067	XTRA MILE, LLC	POS MANDATED WSS			P12001103342	12/31/2025	1/9/2026		487.50
1068	XTRA MILE, LLC	POS MANDATED WSS			P12001107040	12/31/2025	1/9/2026		1,170.00

	A	B	C	D	F	G	H	I	J
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1069	XTRA MILE, LLC	POS MANDATED WSS			P12001095739	12/31/2025	1/9/2026		1,300.00
1070	XTRA MILE, LLC	POS MANDATED WSS			P09001107544	9/30/2025	1/9/2026		1,608.75
1071	XTRA MILE, LLC	POS MANDATED WSS			P11001107543	11/30/2025	1/9/2026		1,625.00
1072	XTRA MILE, LLC	POS MANDATED WSS			P12001099941	12/31/2025	1/9/2026		1,950.00
1073	XTRA MILE, LLC	POS MANDATED WSS			P12001109488	12/31/2025	1/16/2026		975.00
1074	XTRA MILE, LLC	POS MANDATED WSS			P11001104494	11/30/2025	1/16/2026		1,300.00
1075	XTRA MILE, LLC	POS MANDATED WSS			P12001104489	12/31/2025	1/16/2026		1,300.00
1076	XTRA MILE, LLC	POS MANDATED WSS			P12001106993	12/31/2025	1/16/2026		1,300.00
1077	XTRA MILE, LLC	POS MANDATED WSS			P12001107792	12/31/2025	1/16/2026		1,300.00
1078	XTRA MILE, LLC	POS MANDATED WSS			P12001110190	12/31/2025	1/16/2026		1,300.00
1079	XTRA MILE, LLC	POS MANDATED WSS			P12001110291	12/31/2025	1/16/2026		1,625.00
1080	XTRA MILE, LLC	POS MANDATED WSS			P12001113299	12/31/2025	1/23/2026		2,275.00
1081							**Total:**		**$467,023.23**
1082									
1083	**PARKS & RECREATION**								
1084	AMAZON CAPITAL SERVICES	RECREATIONAL SUPPLIES		FCPR-TRENDOUX WINTER HAT	1D9H-LK39-D4L7	12/22/2025	1/2/2026		263.84
1085	AMAZON CAPITAL SERVICES	RECREATIONAL SUPPLIES		FCPR-WILSON NCAA EVO NXT	1RTC-THVG-4R64	12/17/2025	1/2/2026		331.72
1086	AMAZON CAPITAL SERVICES	RECREATIONAL SUPPLIES		FCPR-SIMETUFY 42 PACK CANVAS	1LFN-GRNP-GQ1C	1/15/2026	1/23/2026		27.99
1087	AMAZON CAPITAL SERVICES	RECREATIONAL SUPPLIES		FCPR-COMPACT DVD PLAYER	191C-P91V-TYMF	1/22/2026	1/30/2026		29.95
1088	ANGEL JOHNSON	RECREATIONAL SUPPLIES		FCPR-EMBROIDERY SERVICES (1)	1004	1/9/2026	1/16/2026		76.00
1089	ASHLEIGH Y. MORRIS	PROFESSIONAL SERVICES		FCPR-BEGINNING SESSION 1/8-	INV#14- 1/29/26	1/29/2026	1/30/2026		500.00
1090	BANK OF AMERICA	RECREATIONAL SUPPLIES		MULTIPLE DEPTS PURCHASE	STATEMENT	12/31/2025	1/23/2026		($2.54)
1091	BANK OF AMERICA	RECREATIONAL SUPPLIES		MULTIPLE DEPTS PURCHASE	STATEMENT	12/31/2025	1/23/2026		6.03
1092	BANK OF AMERICA	RECREATIONAL SUPPLIES		MULTIPLE DEPTS PURCHASE	STATEMENT	12/31/2025	1/23/2026		22.73
1093	BANK OF AMERICA	RECREATIONAL SUPPLIES		MULTIPLE DEPTS PURCHASE	STATEMENT	12/31/2025	1/23/2026		24.46
1094	BANK OF AMERICA	RECREATIONAL SUPPLIES		MULTIPLE DEPTS PURCHASE	STATEMENT	12/31/2025	1/23/2026		34.49
1095	BANK OF AMERICA	RECREATIONAL SUPPLIES		MULTIPLE DEPTS PURCHASE	STATEMENT	12/31/2025	1/23/2026		36.17
1096	BANK OF AMERICA	RECREATIONAL SUPPLIES		MULTIPLE DEPTS PURCHASE	STATEMENT	12/31/2025	1/23/2026		50.38
1097	BANK OF AMERICA	RECREATIONAL SUPPLIES		MULTIPLE DEPTS PURCHASE	STATEMENT	12/31/2025	1/23/2026		56.00
1098	BANK OF AMERICA	RECREATIONAL SUPPLIES		MULTIPLE DEPTS PURCHASE	STATEMENT	12/31/2025	1/23/2026		56.66
1099	BANK OF AMERICA	RECREATIONAL SUPPLIES		MULTIPLE DEPTS PURCHASE	STATEMENT	12/31/2025	1/23/2026		60.65
1100	BANK OF AMERICA	RECREATIONAL SUPPLIES		MULTIPLE DEPTS PURCHASE	STATEMENT	12/31/2025	1/23/2026		62.87
1101	BANK OF AMERICA	RECREATIONAL SUPPLIES		MULTIPLE DEPTS PURCHASE	STATEMENT	12/31/2025	1/23/2026		80.05
1102	BANK OF AMERICA	RECREATIONAL SUPPLIES		MULTIPLE DEPTS PURCHASE	STATEMENT	12/31/2025	1/23/2026		133.24
1103	BANK OF AMERICA	RECREATIONAL SUPPLIES		MULTIPLE DEPTS PURCHASE	STATEMENT	12/31/2025	1/23/2026		162.20
1104	BANK OF AMERICA	RECREATIONAL SUPPLIES		MULTIPLE DEPTS PURCHASE	STATEMENT	12/31/2025	1/23/2026		197.83
1105	BANK OF AMERICA	RECREATIONAL SUPPLIES		MULTIPLE DEPTS PURCHASE	STATEMENT	12/31/2025	1/23/2026		216.25
1106	BANK OF AMERICA	RECREATIONAL SUPPLIES		MULTIPLE DEPTS PURCHASE	STATEMENT	12/31/2025	1/23/2026		233.24

	A	B	C	D	F	G	H	I	J
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1107	BANK OF AMERICA	RECREATIONAL SUPPLIES		MULTIPLE DEPTS PURCHASE	STATEMENT	12/31/2025	1/23/2026		270.89
1108	CANON FINANCIAL SERVICES, INC.	LEASE/RENT		MULTIPLE DEPTS LEASE FOR	42145551	11/11/2025	1/2/2026		134.61
1109	CANON FINANCIAL SERVICES, INC.	LEASE/RENT		MULTI DEPTS LEASE CHARGE FOR	42318381	12/12/2025	1/2/2026		134.61
1110	CANON FINANCIAL SERVICES, INC.	LEASE/RENT		FCPR & COR-LEASE FOR 11/1-30 &	42145548	11/11/2025	1/2/2026		147.02
1111	CANON FINANCIAL SERVICES, INC.	LEASE/RENT		MULTIPLE DEPTS LEASE FOR	42145551	11/11/2025	1/2/2026		159.69
1112	CANON FINANCIAL SERVICES, INC.	LEASE/RENT		MULTI DEPTS LEASE CHARGE FOR	42318381	12/12/2025	1/2/2026		159.69
1113	CANON FINANCIAL SERVICES, INC.	LEASE/RENT		FCPR & COR-LEASE FOR 12/1-31 &	42318375	12/12/2025	1/2/2026		161.25
1114	CANON FINANCIAL SERVICES, INC.	LEASE/RENT		FCPR & COR-LEASE CHARGE FOR	42481220	1/12/2026	1/16/2026		136.59
1115	CANON FINANCIAL SERVICES, INC.	LEASE/RENT		MULTI DEPTS LEASE CHRG 1/1-31 &	42481223	1/12/2026	1/23/2026		160.38
1116	CANON FINANCIAL SERVICES, INC.	LEASE/RENT		MULTI DEPTS LEASE CHRG 1/1-31 &	42481223	1/12/2026	1/23/2026		179.25
1117	CONNECT PARENT CORPORATION	TELECOMMUNICATIONS		FCPR-INV 48880000672719-	309373828DEC25	12/16/2025	1/9/2026		54.38
1118	FLUVANNA ACE HARDWARE	RECREATIONAL SUPPLIES		FCPR-INV 107115,107200,107243,	12/31/25 ACCT 341	12/31/2025	1/16/2026		452.58
1119	FLUVANNA ACE HARDWARE	SITE IMPROVEMENTS		FCPR-INV 107115,107200,107243,	12/31/25 ACCT 341	12/31/2025	1/16/2026		25.85
1120	FLUVANNA ACE HARDWARE	VEHICLES REP & MAINT		FCPR-INV 107115,107200,107243,	12/31/25 ACCT 341	12/31/2025	1/16/2026		100.95
1121	FUN EXPRESS LLC	RECREATIONAL SUPPLIES		FCPR-LIP WHISTLES, TEDDY BEAR	74080818901	1/13/2026	1/30/2026		1,531.76
1122	IMAGE DESIGNERS, INC.	RECREATIONAL SUPPLIES		FCPR-ACCT#344-LITTLE TYKES	15295	9/22/2025	1/9/2026		229.30
1123	IMAGE DESIGNERS, INC.	RECREATIONAL SUPPLIES		FCPR-ACCT#344-FCPR WHITE INK-	15822	12/31/2025	1/9/2026		320.80
1124	IMAGE DESIGNERS, INC.	RECREATIONAL SUPPLIES		FCPR-ACCT#344 FLUV SENIOR CTR-	15296	9/22/2025	1/9/2026		401.40
1125	IMAGE DESIGNERS, INC.	RECREATIONAL SUPPLIES		FCPR-ACCT#344-FCPR COACH-	15785	12/24/2025	1/9/2026		537.20
1126	IMAGE DESIGNERS, INC.	RECREATIONAL SUPPLIES		FCPW-ACCT#344 EMBROIDERED	15676	12/19/2025	1/9/2026		769.75
1127	IMAGE DESIGNERS, INC.	RECREATIONAL SUPPLIES		FCPR-ACCT#344-7-8 AGE	15787	1/2/2026	1/9/2026		6,510.20
1128	JAMES RIVER SOLUTIONS	VEHICLE FUEL		MULTIPLE DEPTS COST OF FUEL	1/6/26	1/6/2026	1/16/2026		229.98
1129	MANSFIELD OIL COMPANY OF	VEHICLE FUEL		MULTI DEPTS-RETAIL FUEL ADDER	MBINV-11129352	12/3/2025	1/23/2026		0.89
1130	MOJOHNS, INC.	CONTRACT SERVICES		FCPR-EQUESTRIAN FIELD	43087	1/1/2026	1/9/2026		92.50
1131	MOJOHNS, INC.	CONTRACT SERVICES		FCPR-POLE BARN PG PORTABLE	43088	1/1/2026	1/9/2026		92.50
1132	SAM'S CLUB	RECREATIONAL SUPPLIES		FCPR-WALMART: AJAX, HAND	010626	1/6/2026	1/16/2026		163.66
1133	STAPLES CONTRACT & COMMERCIAL,	OFFICE SUPPLIES		ACCT#DC 1809284 MULTIPLE	7008200586	12/31/2025	1/9/2026		44.36
1134	VERIZON WIRELESS	TELECOMMUNICATIONS		ACCT#721970783-00001 MULTIPLE	6131437036	12/19/2025	1/2/2026		243.00
1135	VERIZON WIRELESS	TELECOMMUNICATIONS		MULTIPLE DEPTS MONTHLY	6133945350	1/19/2026	1/30/2026		243.00
1136	VIRGINIA RECREATION & PARK	CONVENTION AND		FCPR-AARON SPITZER-REGIST.	12175	1/12/2026	1/16/2026		199.00
1137							**Total:**		**$16,547.25**
1138									
1139	**LIBRARY**								
1140	AMAZON CAPITAL SERVICES	BOOKS/PUBLICATIONS		LIBRARY-JOHN LINCOLN CLEM:	1LGT-L6GT-M4RD	1/1/2026	1/9/2026		11,296.43
1141	AMAZON CAPITAL SERVICES	EDP EQUIPMENT		LIBRARY-JOHN LINCOLN CLEM:	1LGT-L6GT-M4RD	1/1/2026	1/9/2026		289.95
1142	AMAZON CAPITAL SERVICES	OFFICE SUPPLIES		LIBRARY-JOHN LINCOLN CLEM:	1LGT-L6GT-M4RD	1/1/2026	1/9/2026		1,244.76
1143	BANK OF AMERICA	DUES OR ASSOCIATION		MULTIPLE DEPTS PURCHASE	STATEMENT	12/31/2025	1/23/2026		385.00
1144	CANON FINANCIAL SERVICES, INC.	LEASE/RENT		MULTIPLE DEPTS LEASE CHARGE	41799318	9/11/2025	1/2/2026		144.26

	A	B	C	D	F	G	H	I	J
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1145	CANON FINANCIAL SERVICES, INC.	LEASE/RENT		MULTIPLE DEPTS LEASE FOR	42145552	11/11/2025	1/2/2026		144.26
1146	CANON FINANCIAL SERVICES, INC.	LEASE/RENT		MULTIPLE DEPTS LEASE FOR 12/1-	42318383	12/12/2025	1/2/2026		144.26
1147	CANON FINANCIAL SERVICES, INC.	LEASE/RENT		FUSD,CIR CT,LIBRARY-LEASE	42481224	1/12/2026	1/16/2026		133.26
1148	DEMCO INC	OFFICE SUPPLIES		LIBRARY-450157675- 2 BOX PS	7747486	1/7/2026	1/23/2026		117.64
1149	FIREFLY	TELECOMMUNICATIONS		LIBRARY-MONTHLY STMT FOR	15823	1/1/2026	1/9/2026		400.00
1150	KANOPY INC.	MAINTENANCE CONTRACTS		LIBRARY- NUMBER OF TICKETS	483450-PPU	12/31/2025	1/9/2026		328.00
1151	MICROMARKETING LLC	BOOKS/PUBLICATIONS		LIBRARY-HALLMARK 9-MOVIE	998920	1/15/2026	1/23/2026		136.35
1152	MICROMARKETING LLC	BOOKS/PUBLICATIONS		LIBRARY-AMERICAN SOUL, HIDDEN	998630	1/13/2026	1/23/2026		159.84
1153							**Total:**		**$14,924.01**
1154									
1155	**COUNTY PLANNER**								
1156	AMAZON CAPITAL SERVICES	OFFICE SUPPLIES		PLAN-AVERY EASY PEEL FILE	1D7F-DYXW-6YGT	12/29/2025	1/2/2026		10.03
1157	AMAZON CAPITAL SERVICES	OFFICE SUPPLIES		PLAN-AVERY FILE FOLDER LABELS	13F4-QQNJ-DHYF	12/23/2025	1/2/2026		65.08
1158	AMAZON CAPITAL SERVICES	OFFICE SUPPLIES		PLAN-IRONCK INDUSTRIAL	1W37-WYQR-G6RK	10/1/2025	1/9/2026		83.99
1159	ASTUTE OFFICE SYSTEMS LLC	MAINTENANCE CONTRACTS		Estimate #8008 - Megastar Media	1453	1/13/2026	1/16/2026		2,900.00
1160	BANK OF AMERICA	CONVENTION AND		MULTIPLE DEPTS PURCHASE	STATEMENT	12/31/2025	1/23/2026		100.00
1161	CANON FINANCIAL SERVICES, INC.	LEASE/RENT		MULTI DEPTS LEASE CHARGE FOR	42318379	12/12/2025	1/2/2026		234.40
1162	CANON FINANCIAL SERVICES, INC.	LEASE/RENT		MULT DEPTS LEASE FOR 11/1-30 &	42145550	11/11/2025	1/2/2026		252.45
1163	CANON FINANCIAL SERVICES, INC.	LEASE/RENT		MULTI DEPTS LEASE CHARGE FOR	42318379	12/12/2025	1/2/2026		252.45
1164	CANON FINANCIAL SERVICES, INC.	LEASE/RENT		MULT DEPTS LEASE FOR 11/1-30 &	42145550	11/11/2025	1/2/2026		282.28
1165	CANON FINANCIAL SERVICES, INC.	LEASE/RENT		MULTIPLE DEPTS LEASE CHARGE	42481222	1/12/2026	1/23/2026		234.40
1166	CANON FINANCIAL SERVICES, INC.	LEASE/RENT		MULTIPLE DEPTS LEASE CHARGE	42481222	1/12/2026	1/23/2026		252.45
1167	JAMES RIVER SOLUTIONS	VEHICLE FUEL		MULTIPLE DEPTS COST OF FUEL	1/6/26	1/6/2026	1/16/2026		57.71
1168	THE PITNEY BOWES BANK INC	POSTAL SERVICES		MULITPLE DEPTS POSTAGE USAGE	8000909001515654	12/18/2025	1/2/2026		1.63
1169	THE PITNEY BOWES BANK INC	POSTAL SERVICES		MULTIPLE DEPTS POSTAGE USAGE	8000909001515654	11/18/2025	1/2/2026		4.35
1170	VERIZON WIRELESS	TELECOMMUNICATIONS		ACCT#721970783-00001 MULTIPLE	6131437036	12/19/2025	1/2/2026		86.00
1171	VERIZON WIRELESS	TELECOMMUNICATIONS		MULTIPLE DEPTS MONTHLY	6133945350	1/19/2026	1/30/2026		86.00
1172							**Total:**		**$4,903.22**
1173									
1174	**PLANNING COMMISSION**								
1175	FLUVANNA REVIEW	ADVERTISING		COM DEV-FR 1/8-13X-SY 2027-2031,	2025F51-16	12/18/2025	1/2/2026		93.90
1176	FLUVANNA REVIEW	ADVERTISING		COM DEV-FR 1/8-13X-CAPITAL	2025F52-6	12/25/2025	1/16/2026		94.90
1177	FLUVANNA REVIEW	ADVERTISING		COM DEV-FR 1/8-13X-MEMORY	2026F1-5	1/1/2026	1/16/2026		94.90
1178	FLUVANNA REVIEW	ADVERTISING		COM DEV-FR 1/8-13X-MEMORY	2026F2-6	1/8/2026	1/23/2026		94.90
1179	THE PITNEY BOWES BANK INC	POSTAL SERVICES		MULITPLE DEPTS POSTAGE USAGE	8000909001515654	12/18/2025	1/2/2026		239.60
1180							**Total:**		**$618.20**
1181									
1182	**ECONOMIC DEVELOPMENT**								

	A	B	C	D	F	G	H	I	J
1	**County of Fluvanna**		**From Date: 1/1/2026**						
2	**Accounts Payable List**		**To Date: 1/31/2026**						
4	**Vendor Name**	**Charge To**		**Description**	**Invoice Number**	**Invoice Date**	**Check Date**		**Check Amount**
1183	AMAZON CAPITAL SERVICES	OTHER OPERATING		ADMIN-VOISEN 4 PK 36"X24"	1LX9-LY4F-9JFC	1/6/2026	1/9/2026		31.49
1184	BANK OF AMERICA	CONVENTION AND		MULTIPLE DEPTS PURCHASE	STATEMENT	12/31/2025	1/23/2026		130.00
1185	BANK OF AMERICA	POSTAL SERVICES		MULTIPLE DEPTS PURCHASE	STATEMENT	12/31/2025	1/23/2026		78.00
1186	BANK OF AMERICA	SUBSISTENCE & LODGING		MULTIPLE DEPTS PURCHASE	STATEMENT	12/31/2025	1/23/2026		27.07
1187	ECONOMIC DEVELOPMENT OF	FLU ECO DEV AUTHORITY		ED-COVES AT MONTICELLO PERF	011226	10/16/2025	1/16/2026		63,208.32
1188	JAMES RIVER SOLUTIONS	VEHICLE FUEL		MULTIPLE DEPTS COST OF FUEL	1/6/26	1/6/2026	1/16/2026		28.86
1189	VERIZON WIRELESS	TELECOMMUNICATIONS		ACCT#721970783-00001 MULTIPLE	6131437036	12/19/2025	1/2/2026		81.00
1190	VERIZON WIRELESS	TELECOMMUNICATIONS		MULTIPLE DEPTS MONTHLY	6133945350	1/19/2026	1/30/2026		81.00
1191							**Total:**		**$63,665.74**
1192									
1193	**COMMERCIAL KITCHEN**								
1194	BANK OF AMERICA	GENERAL MATERIALS AND		MULTIPLE DEPTS PURCHASE	STATEMENT	12/31/2025	1/23/2026		40.00
1195							**Total:**		**$40.00**
1196									
1197	**VA COOPERATIVE EXTENSION**								
1198	AMAZON CAPITAL SERVICES	AGRICULTURAL SUPPLIES		VCE-30 PCS 12.8" IRRIGATION DRIP	139V-FTX6-LYMY	10/10/2025	1/9/2026		57.97
1199	AMAZON CAPITAL SERVICES	OFFICE SUPPLIES		VCE-HYGLOSS RED BRIGHT	13C4-GLGL-VMN9	1/22/2026	1/23/2026		39.34
1200	AMAZON CAPITAL SERVICES	OTHER OPERATING		VCE-MCKESSON TONGUE	1WF6-VWRY-4N1J	10/1/2025	1/9/2026		47.78
1201	BANK OF AMERICA	OTHER OPERATING		MULTIPLE DEPTS PURCHASE	STATEMENT	12/31/2025	1/23/2026		181.87
1202	TREASURER OF VA TECH	CONTRACT SERVICES		VCE-BILLING SALARY & WAGE	202602	1/21/2026	1/23/2026		25,775.36
1203							**Total:**		**$26,102.32**
1204									
1205	**NON PROFITS**								
1206	CHILD HEALTH PARTNERSHIP, INC.	CHILD HEALTH PARTNERSHIP		FY26 3RD QTR ALLOCATION	10126	1/1/2026	1/2/2026		13,800.75
1207	FLUVANNA/LOUISA HOUSING	FLUVANNA HOUSING		FY26 3RD QTR ALLOCATION	10126	1/1/2026	1/2/2026		10,703.75
1208	JAUNT, INC.	JAUNT		FY26 3RD QTR ALLOCATION	10126	1/1/2026	1/2/2026		20,011.75
1209	JEFFERSON AREA BOARD FOR AGING	JEFFERSON AREA		FY26 3RD QTR ALLOCATION	10126	1/1/2026	1/2/2026		20,928.25
1210	MONTICELLO AREA COMMUNITY	MACAA		FY26 3RD QTR ALLOCATION	10126	1/1/2026	1/2/2026		17,500.00
1211	REGION TEN	REGION TEN COMMUNITY		FY26 3RD QTR ALLOCATION	10126	1/1/2026	1/2/2026		32,948.50
1212	THOMAS JEFFERSON PLANNING	T J PLANNING DIST. COMM.		FY26 3RD QTR ALLOCATION	10126	1/1/2026	1/2/2026		10,926.25
1213							**Total:**		**$126,819.25**
1214									
1215						**100 GENERAL FUND**	**Fund Total:**		**$1,920,232.58**
1216	**Fund # - 302 CAPITAL IMPROVEMENT**								
1217	**FIRE & RESCUE CAP PROJ**								
1218	AUTOCRAFT GROUP INC	VEHICLE		Vehicle Up-Fit Tahoe	1111643	1/5/2026	1/9/2026		12,824.50
1219							**Total:**		**$12,824.50**
1220									

	A	B	C	D	F	G	H	I	J
1	**County of Fluvanna**		**From Date: 1/1/2026**						munis a tyler erp solution
2	**Accounts Payable List**		**To Date: 1/31/2026**						
4	**Vendor Name**	**Charge To**		**Description**	**Invoice Number**	**Invoice Date**	**Check Date**		**Check Amount**
1221	**EMERGENCY SERVICES CAPITAL**								
1222	LAAKE ENTERPRISES, INC.	VEHICLE		Ambulance Medix 170 VIN ending	25A-0918	12/19/2025	1/23/2026		296,306.00
1223	STRYKER SALES CORPORATION	MACHINERY AND EQUIPMENT		LUCAS & MCGRATH DEVICES	9211247371	1/7/2026	1/23/2026		19,878.95
1224							**Total:**		**$316,184.95**
1225									
1226	**FACILITIES CAP PROJ**								
1227	CARDINAL HOME CENTER	CONTRACT SERVICES		FCPW-12/17/25 C CENTER BLINDS	STMT 2601-062003	12/31/2025	1/9/2026		915.00
1228	MTFA ARCHITECTURE PLLC	PROFESSIONAL SERVICES		PROJ 25003 FLUV CO CTHOUSE	25003-08	10/17/2025	1/16/2026		264.00
1229	MTFA ARCHITECTURE PLLC	PROFESSIONAL SERVICES		PROJ 25003 FLUV CO CTHOUSE	25003-09	11/21/2025	1/16/2026		264.00
1230	MTFA ARCHITECTURE PLLC	PROFESSIONAL SERVICES		PROJ 25003 FLUV CO CTHOUSE	25003-08	10/17/2025	1/16/2026		286.00
1231	MTFA ARCHITECTURE PLLC	PROFESSIONAL SERVICES		PROJ 25003 FLUV CO CTHOUSE	25003-09	11/21/2025	1/16/2026		286.00
1232	MTFA ARCHITECTURE PLLC	PROFESSIONAL SERVICES		25003 FLUV CO COURTHOUSE	25003-07	9/19/2025	1/16/2026		2,244.00
1233	MTFA ARCHITECTURE PLLC	PROFESSIONAL SERVICES		25003 FLUV CO COURTHOUSE	25003-07	9/19/2025	1/16/2026		2,431.00
1234	MTFA ARCHITECTURE PLLC	PROFESSIONAL SERVICES		PROJ 25003-10 FLUV CO CTHOUSE	25003-10	12/19/2025	1/16/2026		2,937.60
1235	MTFA ARCHITECTURE PLLC	PROFESSIONAL SERVICES		PROJ 25003-10 FLUV CO CTHOUSE	25003-10	12/19/2025	1/16/2026		3,182.40
1236							**Total:**		**$12,810.00**
1237									
1238	**SCHOOL OPS & MAINT CAP PROJ**								
1239	PLAYGROUND SPECIALISTS INC	CONTRACT SERVICES		FCPS-CENTRAL ELEM. HGAC	21565	12/18/2025	1/9/2026		16,263.10
1240	RIVANNA EQUIPMENT CO LLC	CONTRACT SERVICES		FCPS-FCHS FLOOR SCRUBBER;	27119	11/26/2025	1/16/2026		9,387.00
1241	SCHOOL OUTFITTERS LLC	CONTRACT SERVICES		FCPS-LNT-GNI1020 MOBILE BENCH	INV14361993	12/17/2025	1/9/2026		29,982.27
1242							**Total:**		**$55,632.37**
1243									
1244					**302 CAPITAL IMPROVEMENT**		**Fund Total:**		**$397,451.82**
1245	**Fund # - 401 DEBT SERVICE**								
1246	**DEBT SERVICE - COUNTY**								
1247	U.S. BANK OPERATIONS CENTER	2017 ENERGY PERFORMANCE		INTEREST DUE: FLUV CO PROJ	3094287	12/12/2025	1/8/2026		67,460.92
1248	U.S. BANK OPERATIONS CENTER	ADMINISTRATIVE FEES		INTEREST DUE: FLUV CO PROJ	3094287	12/12/2025	1/8/2026		4,346.71
1249							**Total:**		**$71,807.63**
1250									
1251	**DEBT SERVICE - SCHOOLS**								
1252	REGIONS BANK	VPSA SERIES 2012A INT		DEBT SVC DUE:INTEREST:	011426	11/5/2025	1/14/2026		17,438.75
1253	REGIONS BANK	VPSA SERIES 2012B INT		DEBT SVC DUE:INTEREST:	011426	11/5/2025	1/14/2026		722,736.25
1254	U.S. BANK OPERATIONS CENTER	VPSA SERIES 2014C INT		DEBT SERVICE INTEREST: SERIES	3072937	11/24/2025	1/14/2026		32,543.75
1255	U.S. BANK OPERATIONS CENTER	VPSA SERIES 2021 INT		DEBT SRV INTEREST: SERIES 2021	3074415	11/24/2025	1/14/2026		54,221.25
1256							**Total:**		**$826,940.00**
1257									
1258						**401 DEBT SERVICE**	**Fund Total:**		**$898,747.63**

	A	B	C	D	F	G	H	I	J
1	**County of Fluvanna**		**From Date: 1/1/2026**						
2	**Accounts Payable List**		**To Date: 1/31/2026**						
4	**Vendor Name**	**Charge To**		**Description**	**Invoice Number**	**Invoice Date**	**Check Date**		**Check Amount**
1259	**Fund # - 502 SEWER**								
1260	**PALMYRA SEWER OPER EXPENSES**								
1261	DOMINION VIRGINIA POWER	ELECTRICAL SERVICES		PALMYRA SEWAGE PUMP STATION	007712348080DEC2	12/22/2025	1/16/2026		67.81
1262	DOMINION VIRGINIA POWER	ELECTRICAL SERVICES		PALMYRA AREA WWTP	007129524547DEC2	12/19/2025	1/16/2026		1,848.56
1263	INBODEN ENVIRONMENTAL SERVICES,	OUTSIDE ANALYTICAL		FUSD-PALMYRA WWTP	87493	1/20/2026	1/23/2026		121.00
1264	INBODEN ENVIRONMENTAL SERVICES,	OUTSIDE ANALYTICAL		FUSD-PALMYRA WWTP	87465	1/15/2026	1/23/2026		420.10
1265							**Total:**		**$2,457.47**
1266									
1267						**502 SEWER**	**Fund Total:**		**$2,457.47**
1268	**Fund # - 505 FORK UNION SANITARY DISTRICT**								
1269	**FUSD OPERATIONAL EXPENSES**								
1270	AMAZON CAPITAL SERVICES	GENERAL MATERIALS AND		FUSD-PH BUFFER CALIBRATION	1QD4-7KRR-YM3W	1/9/2026	1/23/2026		103.88
1271	DEWBERRY ENGINEERS INC.	PROFESSIONAL SERVICES		FUSD-FORK UNION WSS WTP 30%	22472642	12/10/2025	1/16/2026		38,121.50
1272	DOMINION VIRGINIA POWER	ELECTRICAL SERVICES		WEST BOTTOM WELL-2622 BREMO	007224360003DEC2	12/22/2025	1/16/2026		7.59
1273	DOMINION VIRGINIA POWER	ELECTRICAL SERVICES		OWENS WELL-4308 JAMES	009004200003DEC2	12/22/2025	1/16/2026		132.50
1274	DOMINION VIRGINIA POWER	ELECTRICAL SERVICES		MELTON WELL-RT 15	009594215007DEC2	12/22/2025	1/16/2026		175.37
1275	DOMINION VIRGINIA POWER	ELECTRICAL SERVICES		BREMO WELL- RT 666	008434345008DEC2	12/22/2025	1/16/2026		229.13
1276	DOMINION VIRGINIA POWER	ELECTRICAL SERVICES		FUSD OFFICE-15704 W RIVER RD	008866300000DEC2	12/26/2025	1/16/2026		434.60
1277	DOMINION VIRGINIA POWER	ELECTRICAL SERVICES		OMUHUNDRO WELL-WTP-TANK-	009346182505DEC2	12/22/2025	1/16/2026		1,684.48
1278	DOMINION VIRGINIA POWER	ELECTRICAL SERVICES		MORRIS WELL/ WTP-41 EMERALD	009501772108DEC2	12/22/2025	1/16/2026		2,134.57
1279	INBODEN ENVIRONMENTAL SERVICES,	OUTSIDE ANALYTICAL		FUSD-OMOHUNDRO WWTP	87469	1/15/2026	1/23/2026		20.60
1280	MOJOHNS, INC.	PURCHASE OF SERVICES		FUSD-FLUV CO WASTE WTR	43056	12/1/2025	1/9/2026		85.00
1281	MOJOHNS, INC.	PURCHASE OF SERVICES		FUSD-FLUV CO WASTE WATER	43203	1/1/2026	1/23/2026		85.00
1282	REPUBLIC SERVICES #410	BLDGS EQUIP REP & MAINT		FUSD-ACCT#304100006910, WASTE	0410-000829351	12/31/2025	1/16/2026		861.13
1283	SYDNOR HYDRO, INC.	CONTRACT SERVICES		FUSD-OPER OF FUSD WTR SYS &	10568	12/29/2025	1/9/2026		11,235.90
1284	SYDNOR HYDRO, INC.	CONTRACT SERVICES		FUSD-JOB2025932681-FOR OPER	10682	1/6/2026	1/23/2026		6,160.70
1285	VA INFORMATION TECHNOLOGIES	TELECOMMUNICATIONS		MULTIPLE DEPTS	T475573	1/5/2026	1/9/2026		205.08
1286							**Total:**		**$61,677.03**
1287									
1288						**505 FORK UNION SANITARY**	**Fund Total:**		**$61,677.03**
1289	**Fund # - 510 ZION XR WATER & SEWER**								
1290	**ZION XR W&S EXPENSES**								
1291	CENTRAL VA ELECTRIC COOP	ELECTRICAL SERVICES		WWPS-JAMES MADISON HWY	275904-015DEC25	12/30/2025	1/9/2026		408.30
1292	CENTRAL VA ELECTRIC COOP	ELECTRICAL SERVICES		WWPS-RICHMOND (PRISON	275904-017DEC25	12/30/2025	1/9/2026		709.84
1293	CENTRAL VA ELECTRIC COOP	ELECTRICAL SERVICES		WATER TANK-JAMES MADISON	275904-013DEC25	12/30/2025	1/9/2026		1,133.78
1294	VIRGINIA DEPT OF CORRECTIONS	PURCHASE OF SEWER - DOC		FUSD-CUST#50: 10/1-31/26 WATER	50WR2674305	11/10/2025	1/23/2026		33.36
1295	VIRGINIA DEPT OF CORRECTIONS	PURCHASE OF SEWER - DOC		FUSD-CUST#50: 12/1-31/25: WATER	50WR2674307	1/12/2026	1/23/2026		33.36
1296	VIRGINIA DEPT OF CORRECTIONS	PURCHASE OF WATER - DOC		FUSD-CUST#50: 10/1-31/26 WATER	50WR2674305	11/10/2025	1/23/2026		417.15

	A	B	C	D	F	G	H	I	J
1	**County of Fluvanna**		**From Date: 1/1/2026**						
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4	**Vendor Name**	**Charge To**		**Description**	**Invoice Number**	**Invoice Date**	**Check Date**		**Check Amount**
1297							**Total:**		**$2,735.79**
1298									
1299					**510 ZION XR WATER & SEWER**		**Fund Total:**		**$2,735.79**
1300						**Total Expenditures by Fund:**			**$3,283,302.32**

FLUVANNA COUNTY BOARD OF SUPERVISORS
AGENDA ITEM STAFF REPORT

TAB J

MEETING DATE:	March 4, 2026				
AGENDA TITLE:	Transient Occupancy Tax Supplemental Appropriation				
MOTION(s):	**I move the Board of Supervisors approve a supplemental appropriation of $20,738 to the FY26 Economic Development Tourism Budget for the Transient Occupancy Tax received in FY25.**				
BOS WORKPLAN?	Yes	No	**If yes, which item(s):**		
		X			
AGENDA CATEGORY:	Presentation	Action Matter	Public Hearing	Consent Agenda	Other
				X	
STAFF CONTACT(S):	Tori Melton, Director of Finance				
PRESENTER(S):	Tori Melton, Director of Finance				
RECOMMENDATION:	Approve				
TIMING:	Effective July 1, 2025				
DISCUSSION:	Per the Code of Virginia section 58.1-3819 Unless otherwise provided in this article, any county that imposes a transient occupancy tax at a rate greater than two percent shall, by ordinance, provide that (i) any excess from a rate over two percent shall be designated and spent solely for such purpose as was authorized under this article prior to January 1, 2020, or (ii) if clause (i) is inapplicable, any excess from a rate over two percent but not exceeding five percent shall be designated and spent solely for tourism and travel, marketing of tourism or initiatives that, as determined after consultation with the local tourism industry organizations, including representatives of lodging properties located in the county, attract travelers to the locality, increase occupancy at lodging properties, and generate tourism revenues in the locality. At the October 18, 2023 Board of Supervisors meeting, the board approved the Transient Occupancy Tax ordinance to collect a 5% tax. In FY25 the County received $34,564.14 in Transient Occupancy Tax, which represents the 5% collected. The amount in excess of the 2% designated for tourism and travel is $20,738.				
FISCAL IMPACT:	Approval of this motion as stated above will allow Finance to increase the FY26 Economic Development expenditure budget $20,738.				
POLICY IMPACT:	N/A				
LEGISLATIVE HISTORY:	N/A				
ENCLOSURES:	None				
REVIEWS COMPLETED:	Legal	Finance	Purchasing	HR	Other
		X			

FLUVANNA COUNTY BOARD OF SUPERVISORS
AGENDA ITEM STAFF REPORT

TAB K

MEETING DATE:	March 4, 2026				
AGENDA TITLE:	FY26 Sheriff's Office Supplemental Appropriation				
MOTION(s):	**I move the Board of Supervisors approve a supplemental appropriation of $567.00 to the FY26 Fluvanna County Sheriff's Office budget for additional monies received from the Department of Criminal Justice.**				
BOS 2 YEAR GOALS?	Yes	No	**If yes, list goal(s):**		
		X			
AGENDA CATEGORY:	Public Hearing	Action Matter	Presentation	Consent Agenda	Other
				X	
STAFF CONTACT(S):	Theresa McAllister, Management Analyst II				
PRESENTER(S):	Theresa McAllister, Management Analyst II				
RECOMMENDATION:	I recommend approval of the motion as stated above.				
TIMING:	Routine				
DISCUSSION:	• The County received additional monies from the Department of Criminal Justice for mental health transports.				
FISCAL IMPACT:	• Approval will allow finance to increase FY26 Sheriff's overtime line. • FY26 Sheriff's overtime line will be increased by $567.00.				
POLICY IMPACT:	N/A				
LEGISLATIVE HISTORY:	N/A				
ENCLOSURES:	None				
REVIEWS COMPLETED:	Legal	Finance	Purchasing	HR	Other
		X			

FLUVANNA COUNTY BOARD OF SUPERVISORS
AGENDA ITEM STAFF REPORT

TAB L

MEETING DATE:	March 4, 2026				
AGENDA TITLE:	FY26 Sheriff's Office Supplemental Appropriation				
MOTION(s):	**I move the Board of Supervisors approve a supplemental appropriation of $189.00 to the FY26 Fluvanna County Sheriff's Office budget for additional monies received from the Department of Criminal Justice.**				
BOS 2 YEAR GOALS?	Yes	No	**If yes, list goal(s):**		
		X			
AGENDA CATEGORY:	Public Hearing	Action Matter	Presentation	Consent Agenda	Other
				X	
STAFF CONTACT(S):	Theresa McAllister, Management Analyst II				
PRESENTER(S):	Theresa McAllister, Management Analyst II				
RECOMMENDATION:	I recommend approval of the motion as stated above.				
TIMING:	Routine				
DISCUSSION:	• The County received additional monies from the Department of Criminal Justice for mental health transports.				
FISCAL IMPACT:	• Approval will allow finance to increase FY26 Sheriff's overtime line. • FY26 Sheriff's overtime line will be increased by $189.00.				
POLICY IMPACT:	N/A				
LEGISLATIVE HISTORY:	N/A				
ENCLOSURES:	None				
REVIEWS COMPLETED:	Legal	Finance	Purchasing	HR	Other
		X			

FLUVANNA COUNTY BOARD OF SUPERVISORS
MEETING PACKAGE ATTACHMENTS

Incl?	Item
x	BOS Contingency Balance Report
☐	Building Inspections Report
x	Capital Reserve Balances Memo
☐	Fluvanna County Bank Balance and Investment Report
x	Unassigned Fund Balance Report
☐	VDOT Monthly Report
☐	ARPA Fund Balance Memo
☐	The Board of Supervisors Work Plan

MEMORANDUM

Date: March 4, 2026
From: Theresa McAllister – Management Analyst
To: Board of Supervisors
Subject: FY26 BOS Contingency Balance

The FY26 BOS Contingency line balance is as follows:

Beginning Original Budget:	**$150,000**
Less: Transfer to BOS Professional Services Budget – 10.15.25	-$22,500
Less: Operational Medical Director (OMD) Agreement – 10.15.25	-$24,000
Less: Tenaska Traffic Study – 10.15.25	-$60,000
Less: Board of Supervisors Pay Increase – 06.18.25	-$7,764
Available:	**$35,736**

MEMORANDUM

Date: March 4, 2026
From: Theresa McAllister – Management Analyst
To: Board of Supervisors
Subject: FY26 Capital Reserve Balances

The FY26 Capital Reserve account balances are as follows:

County Capital Reserve:

FY25 Carryover	$542,664.43
FY26 Budget Allocation:	**$250,000**
Less: FUFD Receptacles to Light Poles – 10.01.25	-$6,500
Less: Carysbrook Softball Field Lights – 10.15.25	-$3,950
Less: Fire Rescue Door Repairs – 11.05.25	-$6,580
Less: Migration to M365 Government Cloud – 11.05.25	-$63,269.60
Less: PG P&R Extend Power – 11.05.25	-$15,805
Less: Courts Boiler Replacement – 01.07.26	-$26,000
Less: Rescue 1 Add'l Counter Space – 01.07.26	-$5,500
Less: PG House Stair & Railing Replacement – 01.21.26	-$8,170
Less: Tree Removal & Pruning – 01.21.26	-$14,905
FY26 Available:	**$641,984.83**

Schools Capital Reserve:

FY25 Carryover	$176,044.63
FY26 Budget Allocation:	**$250,000**
Less: CEN Playground Equipment – 08.06.25	-$16,263.10

Less: FCHS Bus Loop Sheetrock & Ceiling – 08.06.25	-$12,000
Less: FCHS Chiller 1 – 08.06.25	-$9,430
Less: FCHS Stage CYC Lights – 08.06.25	-$10,660
Less: FCHS Café Dishwasher – 09.17.25	-$5,448.93
Less: Replace Variable Frequency Drive in FCHS Air Handler – 10.01.25	-$7,258
Less: Removal of Bleachers at Middle School Football Field – 10.01.25	-$15,000
Less: CEN and CAR Replacement of Cafeteria Tables – 10.15.25	-$29,982.27
Less: FCHS Baseball Field Drainage – 10.15.25	-$13,905
Less: CE & FMS Replace Flooring in Food Service Coolers – 11.05.25	-$36,708
Less: Replace (2) Refrigerators at FCHS – 11.05.25	-$49,398
Less: Abrams Academy Fire Alarm System – 11.19.25	-$9,991.99
Less: FCHS Chiller (1) Tubes Cleaning – 11.19.25	-$10,000
Less: FCHS VFD in the AHU – 11.19.25	-$6,833
Less: FMS & FCHS Remote Well Monitoring System – 11.19.25	-$6,450
Less: FCHS Floor Scrubber – 01.07.26	-$9,387
Less: DIS Fuel Master Live – 01.21.26	-$21,000
Less: DIV – School Snow Removal - 02.18.26	-$7,500
FY26 Available:	**$148,829.34**

MEMORANDUM

Date: March 04, 2026
From: Theresa McAllister– Management Analyst
To: Board of Supervisors
Subject: Unassigned Fund Balance

***FY25 Year End (Audited) Unassigned Fund Balance:**	**$26,607,927**
Unassigned Fund Balance – 12% Target Per Policy:	**$12,022,656**
Unassigned Fund Balance – Excess Above Policy Target:	**$14,585,271**
Less: Coves at Monticello Performance Grant – 07.02.25	-$63,208.33
Less: Pleasant Grove Park Paving CIP – 08.06.25	-$21,216
Less: Information Technology ADP Services – 08.06.25	-$11,535
Less: Fire Training Building – 09.17.25	-$615,000
Less: FY25 to FY26 County Carryovers – 12.03.25	-$67,921.40
Less: FY25 to FY26 County Carryovers – 12.17.25	-$36,000
Less: Coves at Monticello Performance Grant – 01.21.26	-$63,208.33
Less: Historic Courthouse Restoration – 01.21.26	-$516,140
Current (Audited) Unassigned Fund Balance:	**$13,191,041.94**

Work Session Documents

FLUVANNA COUNTY BOARD OF SUPERVISORS
AGENDA ITEM STAFF REPORT

MEETING DATE:	March 4, 2026
AGENDA TITLE:	Advertisement of Proposed Fiscal Year 2027 Operations Budget, Tax Rates, & Capital Improvement Plan
MOTION(s):	**I move the Board of Supervisors authorize staff to advertise the FY27 Budget, Tax Rates, and Capital Improvement Plan (CIP) for a public hearing on April 1, 2026; the proposed budget amount for FY27 is $160,936,620** **The advertised tax rate are as follows:** **Real Property** **$.760 per $100** **Mobile Homes** **$.760 per $100** **Personal Property (Residential)** **$4.10 per $100** **Personal Property (Business)** **$2.90 per $100** **Personal Property (Public Service Corps.)** **$4.10 per $100** **Machinery and Tools** **$1.90 per $100**

BOS 2 YEAR GOALS?	Yes	No	**If yes, list goal(s):**	
		X		

AGENDA CATEGORY:	Public Hearing	Action Matter	Presentation	Consent Agenda	Other
		X			

STAFF CONTACT(S):	Tori Melton, Finance Director
PRESENTER(S):	Tori Melton, Finance Director
RECOMMENDATION:	The amounts contained below are the current preliminary budget figures and tax rates, but these figures could change during the budget work session on March 4, 2026. Approve advertisement of public hearings to set the tax rates as follows: Real Property **$.760** per $100 Mobile homes **$.760** per $100 Personal Property (Residential) **$4.10** per $100 Personal Property (Business) **$2.90** per $100 Personal Property (Public Service Corps.) **$4.10** per $100 Machinery and Tools **$1.90** per $100 Set advertised FY27 Operations Budget of: General Fund Operations **$ 104,142,644** Capital Improvements Program **$ 52,493,099** Enterprise Funds **$ 4,300,877** **TOTAL:** **$ 160,936,620**
TIMING:	To meet the advertising deadline for the Fluvanna Review on March 6, 2026 for publication on March 12, 2026 and March 19, 2026, per Virginia Code Section 15.2-2506.
DISCUSSION:	N/A

FISCAL IMPACT:	Setting Operational Budget and Capital Improvement Plan for FY27				
POLICY IMPACT:	This action will allow adequate time to hear public comments on April 1, 2026 and adopt the budget on April 8, 2026, in accordance with Virginia Code Section 15.2-2504; then proceed with preparing for the June 5th tax billing cycle.				
LEGISLATIVE HISTORY:	N/A				
ENCLOSURES:	Draft Public Hearing Advertisements				
REVIEWS COMPLETED:	Legal	Finance	Purchasing	HR	Other
		X			

NOTICE OF FY 2027 BUDGET, PROPOSED TAX RATES AND CAPITAL IMPROVEMENT PLAN PUBLIC HEARING FLUVANNA COUNTY BOARD OF SUPERVISORS

Pursuant to Virginia Code Sec. 15.2-2506 a public hearing on the proposed FY 2027 County of Fluvanna budget and Capital Improvement Plan (CIP) will be held on Wednesday, April 1, 2026, beginning at 7:00 p.m. in the Circuit Courtroom, Fluvanna Courts Building, 72 Main Street, Palmyra, Virginia, at which time citizens of the County will be given an opportunity to appear before, and be heard by the Board of Supervisors on the subject of the FY 2027 Budget and FY 2028-2031 CIP.

The budget totals $XXX,XXX,XX in revenues and expenditures, which represents a 0.00% increase from FY 2026. The proposed budget includes the following tax rates that would be effective for the tax year 2027.

2027 Proposed Tax Rates

	2026	2027
Real Property	$ 0.750	$0.760
Mobile Homes	$ 0.750	$0.760
Personal Property (Residential)	$ 4.10	$4.10
Personal Property (Business)	$ 2.90	$2.90
Personal Property (Public Service Corps.)	$ 2.90	$4.10
Machinery and Tools	$ 1.90	$1.90

All levies above are per one hundred dollars of assessed valuation.

Anyone needing special assistance or accommodations due to a disability in order to attend the hearing should contact the County Administrator's office, at (434) 591-1910, not later than 5 p.m. on March 27, 2026. Additional information about the budget, proposed tax rates, or CIP can be obtained by calling the County Administrator's office at (434) 591-1910. A copy of the Proposed Budget and CIP is available in the County Administrator's Office, the Fluvanna County Library and on the County website at www.fluvannacounty.org.

TO: Fluvanna Review

THRU: Finance Department

Advertise on the following dates: **Thursday, March 12, 2026**
Thursday, March 19, 2026

Authorized by: Fluvanna County Board of Supervisors
Bill to: Fluvanna County Board of Supervisors

Fluvanna County, Virginia
Proposed Budget for the Year Beginning July 1, 2026

GOVERNMENTAL REVENUES	Adopted Budget FY26	Proposed Budget FY27	Increase/ (Decrease)	% Change
Local	$ 59,984,620		(59,984,620)	-100.00%
State	$ 41,726,484		(41,726,484)	-100.00%
Federal	$ 3,225,765		(3,225,765)	-100.00%
SUBTOTAL GOVERNMENTAL REVENUES	**$ 104,936,869**	**$ -**	**$ (104,936,869)**	-100.00%
EXPENDITURES				
General Government Administration	$ 4,141,827		(4,141,827)	-100.00%
Judicial Administration	$ 1,790,622		(1,790,622)	-100.00%
Public Safety	$ 14,828,870		(14,828,870)	-100.00%
Public Works	$ 4,581,331		(4,581,331)	-100.00%
Health and Welfare	$ 7,763,666		(7,763,666)	-100.00%
Education	$ 56,950,316		(56,950,316)	-100.00%
Parks and Recreation and Library	$ 1,458,262		(1,458,262)	-100.00%
Community Development	$ 1,518,202		(1,518,202)	-100.00%
Nondepartmental	$ 1,342,704		(1,342,704)	-100.00%
Debt Service	$ 8,876,348		(8,876,348)	-100.00%
SUBTOTAL GOVERNMENTAL EXPENDITURES	**$ 103,252,148**	**$ -**	**$ (103,252,148)**	-100.00%
CAPITAL FUND REVENUES				
Fund Balance Appropriation	$ 5,140,627		(5,140,627)	0.00%
Grants	$ 4,470,812		(4,470,812)	-100.00%
Proceeds from Indebtedness	$ -		-	25000.00%
SUBTOTAL CAPITAL REVENUES*	**$ 9,611,439**	**$ -**	(9,611,439)	-100.00%
CAPITAL FUND EXPENDITURES	**$ 10,261,439**		(10,261,439)	-100.00%
ENTERPRISE FUND REVENUES				
Fork Union Sanitary District	$ 449,574		(449,574)	-100.00%
*Palmyra Sewer Fund**	$ 20,000		(20,000)	-100.00%
*Zion Crossroads Water and Sewer Fund**	$ 179,782			0.00%
School Food Service	$ 2,571,945		(2,571,945)	-100.00%
SUBTOTAL ENTERPRISE REVENUES	**$ 3,221,301**	**$ -**	(3,221,301)	-100.00%
ENTERPRISE FUND EXPENDITURES				
Fork Union Sanitary District	$ 449,574		(449,574)	-100.00%
Palmyra Sewer Fund	$ 246,318		(246,318)	-100.00%
Zion Crossroads Water and Sewer Fund	$ 988,185		(988,185)	-100.00%
School Food Service	$ 2,571,945		(2,571,945)	-100.00%
SUBTOTAL ENTERPRISE EXPENDITURES	**$ 4,256,022**	**$ -**	(4,256,022)	-100.00%
GRAND TOTAL REVENUES	**$ 117,769,609**	**$ -**	(117,769,609)	-100.00%
GRAND TOTAL EXPENDITURES	**$ 117,769,609**	**$ -**	(117,769,609)	-100.00%

*Revenues are supplemented by transfers from the General Fund

County staff will also provide an informational briefing on the budget and contemplated FY25 expenditures for the Capital Improvements Program.

A copy of the Board of Supervisors proposed budget is on file in the office of the County Administrator, the Fluvanna County Library and www.fluvannacounty.org. Comments will be taken at the public hearing and written comments may be directed to the County Administrator, P.O. Box 540, Palmyra, VA 22963. Anyone needing special assistance or accommodation due to a disability in order to attend the hearing should contact the County Administrator's Office at (434) 591-1910, not later than 5:00 p.m. on March 27, 2026.