

Danville-Pittsylvania Regional Industrial Facility Authority

**City of Danville, Virginia
County of Pittsylvania, Virginia**

AGENDA

March 12, 2018

12:00 P.M.

**Danville Regional Airport
Eastern Conference Room
424 Airport Drive, Danville, Virginia**

County of Pittsylvania Members

**Robert W. Warren, Chairman
Ronald S. Scarce
Elton W. Blackstock, Alternate**

City of Danville Members

**Sherman M. Saunders, Vice Chairman
Fred O. Shanks, III
J. Lee Vogler, Jr., Alternate**

Staff

**Ken Larking, City Manager, Danville
David M. Smitherman, Pittsylvania County Administrator
Clement Wheatley, Legal Counsel to Authority
Susan M. DeMasi, Authority Secretary
Michael L. Adkins, Authority Treasurer**

Danville-Pittsylvania Regional Industrial Facility Authority

1. MEETING CALLED TO ORDER

2. ROLL CALL

3. PUBLIC COMMENT PERIOD

Members of the public who desire to comment on a specific agenda item will be heard during this period. The Chairman/Vice Chairman of the Authority may restrict the number of speakers. Each speaker shall be limited to a total of three minutes for comments. *[Please note that the public comment period is not a question-and-answer session between the public and the Authority.]*

4. APPROVAL OF MINUTES OF THE FEBRUARY 12, 2018 MEETING

5. NEW BUSINESS

- A. Consideration of Resolution No. 2018-03-12-5A, accepting the bid on or before February 21, 2018, from Haymes Brothers, Inc., a Virginia corporation, as the lowest responsive and responsible bidder submitted for Berry Hill Commerce Centre – Phase I Sanitary Sewer project, which includes among other things the Trotters Creek Gravity Sewer project, McGuffs Creek Gravity Sewer project, Pump Station & Access Drive project, and Force Main & Waterline project as more particularly described in that certain Advertisement for Bids dated January 11, 2018, issued by the Authority; such bid having been negotiated consistent with Virginia Code §2.2-4318 and others in order to obtain a contract price of \$4,809,414.75 which is within available funds of the Authority – Brian K. Bradner, P.E., Associate Vice President, Dewberry Engineers, Inc.
- B. Consideration of Resolution No. 2018-03-12-5B, approving that certain Proposal for Professional Services dated January 11, 2018, by Dewberry Engineers Inc., a New York corporation, related to modifying design documents and providing construction phase services for water infrastructure to serve the Authority's Berry Hill Mega Park project at (i) an aggregate lump sum of \$149,600 for review and update basis of design, plans and specifications, consolidation of design documents, permit applications and reviews, and construction administrative services and (ii) an estimated fee of \$45,000 (to be billed at \$65 per hour) for resident inspection, in addition to a railroad pipe occupancy permit fee estimated at \$30,000 payable by the Authority to Norfolk Southern Railway – Mr. Bradner
- C. Consideration of Resolution No. 2018-03-12-5C, approving that certain Proposal for Professional Services dated January 11, 2018, for Phase 1 Pad Expansion of the Authority's Berry Hill Mega Park project to make the pad more marketable to larger industries at (i) an aggregate lump sum of \$189,500 for wetland permit modification (\$65,000), grading construction plans and specifications (\$85,000) and construction administration services (\$39,500), and (ii) a budget estimate of \$45,000 for construction testing and inspection services – Mr. Bradner
- D. Financial Status Reports as of February 28, 2018 – Michael L. Adkins, CPA, Treasurer of the Authority, and/or Henrietta Weaver, CPA, City of Danville, Virginia

Danville-Pittsylvania Regional Industrial Facility Authority

6. CLOSED SESSION

[During the closed session, all matters discussed shall involve receiving advice from legal counsel, and as such all communications during the closed session shall be considered attorney-client privileged.]

- A. As permitted by Section 2.2-3711(A)(5) of the Code of Virginia, 1950, as amended (“Virginia Code”), for discussion concerning one or more prospective businesses where no previous announcement has been made of that business’s interest in locating its facilities in one or more of the Authority’s projects located in Pittsylvania County, Virginia, and/or Danville, Virginia;
- B. As permitted by Virginia Code § 2.2-3711(A)(39) for discussion or consideration of records excluded under Virginia Code §2.2-3705.6(3) (including without limitation (i) those certain confidential proprietary records voluntarily provided by private business pursuant to a promise of confidentiality from the Authority, and used by the Authority for business and trade development and (ii) those certain memoranda, working papers, or other information related to businesses that are considering locating or expanding in Virginia, prepared by the Authority, where competition or bargaining is involved and where disclosure of such information would adversely affect the financial interest of the Authority); such information being excluded from mandatory disclosure under Virginia Code § 2.2-3705.1(12) (information relating to the negotiation and award of a specific contract pertaining to the Authority’s Berry Hill Mega Site project where competition or bargaining is involved and where the release of such information would adversely affect the bargaining power or negotiating strategy of the Authority) and Virginia Code § 2.2-3705.1(8) (appraisals and cost estimates of real property in the Authority’s Berry Hill Mega Site project subject to a proposed purchase, sale, or lease, prior to the completion of such purchase, sale, or lease); and
- C. As permitted by Virginia Code §§ 2.2-3711(A)(3) for discussion or consideration of the acquisition and/or the disposition of publicly held real property, where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the Authority.

RETURN TO OPEN SESSION

- D. Confirmation of Motion and Vote to Reconvene in Open Meeting
- E. Motion to Certify Closed Meeting

7. COMMUNICATIONS FROM:

- Authority Board Members
- Staff

8. ADJOURN

Danville-Pittsylvania Regional Industrial Facility Authority

Executive Summary

Agenda Item No.:	Item 4
Meeting Date:	03/12/2018
Subject:	Meeting Minutes
From:	Susan M. DeMasi, Authority Secretary

SUMMARY

Attached for the Board's review and approval are the Meeting Minutes from the Tuesday, February 12, 2018 meeting.

ATTACHMENTS

Meeting Minutes – 02/12/2018

DANVILLE-PITTSYLVANIA REGIONAL INDUSTRIAL FACILITY AUTHORITY

Minutes

February 12, 2018

The Regular Meeting of the Danville-Pittsylvania Regional Industrial Facility Authority convened at 12:15 p.m. on the above date in the Danville Regional Airport Conference Room, 424 Airport Drive, Danville, Virginia. Present were City of Danville Members Vice Chairman Sherman M. Saunders, and Alternate J. Lee Vogler; Fred O. Shanks, III was absent. Pittsylvania County Members present were Chairman Robert W. Warren and Ronald S. Scearce; Alternate Elton W. Blackstock was absent. *Mr. Saunders entered the meeting at 12:16 p.m.*

City/County staff members attending were: City Manager Ken Larking, Pittsylvania County Administrator David Smitherman, Assistant County Administrator for Planning & Development Gregory Sides, Assistant Director of Economic Development Corrie Teague Bobe, Project Manager Kelvin Perry, City of Danville Director of Finance Michael Adkins, Senior Accountant Henrietta Weaver, Clement Wheatley Attorney Michael Guanzon and Secretary to the Authority Susan DeMasi. Also present were Brian Bradner from Dewberry & Davis and Danville City Council Member Madison Whittle.

PUBLIC COMMENT PERIOD

Mr. Warren recognized Coy Harville, Pittsylvania County, who requested to comment on the wood pellet plant at the Berry Hill Mega Park. Mr. Harville noted there have been a few meetings and a lot of information coming out regarding dust particles. Mr. Harville also commented on the road work by VDOT, traffic volume and tractor trailer traffic and noted he hopes the Board doesn't move forward with it.

Mr. Warren recognized Gordon Jones who explained his property is adjacent to the Mega Park, will be very close to the pellet plant and stated he hoped there was some way Enviva could share information with citizens and property owners close by concerning operation, and possibly line up a site visit for them. A lot of the information coming out is negative concerning dust, particles in the air and odor; the only way that can be resolved, in his opinion, for the property owners is to have a site visit or a public meeting.

APPROVAL OF MINUTES FOR THE JANUARY 11, 2018 MEETING

Upon **Motion** by Mr. Saunders and **second** by Mr. Scearce, Minutes of the January 11, 2018 Meeting were approved as presented. Draft copies had been distributed to Authority Members prior to the Meeting.

NEW BUSINESS

5A. CONSIDERATION – RESOLUTION 2018-02-12-5A – APPROVING CHANGE ORDER NUMBER 4 – HAYMES BROTHERS

Brian Bradner with Dewberry explained this Change Order is the last change order on the project; the project is complete. It makes an accounting for all the unit price items within the contract, it is more of an accounting to rectify all the appropriate quantities that were paid. Mr. Bradner noted the project was completed ahead of schedule and about \$1.8M under budget.

Mr. Vogler **moved** for adoption of Resolution No. 2018-02-12-5A, *approving Change Order 4 to the site development work by Haymes Brothers, Inc., a Virginia corporation, originally*

DANVILLE-PITTSYLVANIA REGIONAL INDUSTRIAL FACILITY AUTHORITY

Minutes

February 12, 2018

approved under Resolution No. 2017-02-24-4A, including a quantity adjustment to close out the unit cost for silt fence, wetland protection fence and rock excavation and removal of unsuitable soil, increasing the contract price by \$91,401.26.

The Motion was **seconded** by Mr. Searce and carried by the following vote:

VOTE: 4-0
AYE: Warren, Searce, Saunders and Vogler (4)
NAY: None (0)

5B. FINANCIAL STATUS REPORT AS OF JANUARY 31, 2018

Authority Treasurer Michael Adkins gave the Financial Status report as of January 31, 2018 beginning with the \$7.3M Bonds for Cane Creek which showed no activity for the month of January. General Expenditures shows RIFA reimbursed Sue DeMasi \$54.00 for a plaque and supplies for the last meeting, \$1,850 for RIFA's TIGER Grant application review, \$7,500 to Chimura who provided the analytics for the TIGER and INFRA Grants, \$38,415 to Clement & Wheatley for ongoing legal services, \$550 for the annual fee to U.S. Bank for RIFA's bond administration fee, \$261 for meals and \$31 for monthly utilities. Mega Park Funding Other than Bond Funds showed no activity for the month of January. Berry Hill Lot 4 Site Development shows RIFA paid an invoice to Haymes Brothers for \$273,182 for Lot 4 grading. Rent, Interest and Other Income shows RIFA received \$21,400 from the Institute for Advanced Learning and Research, a \$1,200 lease payment from Mountain View Farms, and earned \$437 in interest. The monthly expenditure is the \$21,400 paid to the Institute for the Hawkins' Building maintenance.

Mr. Saunders **moved** to accept the Financial Report as presented; the Motion was **seconded** by Mr. Searce and carried by the following vote:

VOTE: 4-0
AYE: Warren, Searce, Saunders and Vogler (4)
NAY: None (0)

6. CLOSED SESSION

[During the closed session, all matters discussed shall involve receiving advice from legal counsel, and as such all communications during the closed session shall be considered attorney-client privileged.]

At 12:23 p.m. Mr. Saunders **moved** that the Meeting of the Danville-Pittsylvania Regional Industrial Facility Authority be recessed in a Closed Meeting for the following purposes:

A. As permitted by § 2.2-3711(A)(5) of the Code of Virginia, 1950, as amended ("Virginia Code"), for discussion concerning one or more prospective businesses where no previous announcement has been made of that business's interest in locating its facilities in one or more of the Authority's projects located in Pittsylvania County, Virginia, and/or Danville, Virginia;

DANVILLE-PITTSYLVANIA REGIONAL INDUSTRIAL FACILITY AUTHORITY
Minutes
February 12, 2018

B. As permitted by Virginia Code § 2.2-3711(A)(39) for discussion or consideration of records excluded under Virginia Code § 2.2-3705.6(3) (including without limitation (i) those certain confidential proprietary records voluntarily provided by private business pursuant to a promise of confidentiality from the Authority, and used by the Authority for business and trade development and (ii) those certain memoranda, working papers, or other information related to businesses that are considering locating or expanding in Virginia, prepared by the Authority, where competition or bargaining is involved and where disclosure of such information would adversely affect the financial interest of the Authority); such information being excluded from mandatory disclosure under Virginia Code § 2.2-3705.1(12) (information relating to the negotiation and award of a specific contract pertaining to the Authority's Berry Hill Mega Site project where competition or bargaining is involved and where the release of such information would adversely affect the bargaining power or negotiating strategy of the Authority) and Virginia Code § 2.2-3705.1(8) (appraisals and cost estimates of real property in the Authority's Berry Hill Mega Site project subject to a proposed purchase, sale, or lease, prior to the completion of such purchase, sale, or lease); and

B. As permitted by Virginia Code §§ 2.2-3711(A)(3) for discussion or consideration of the acquisition and/or the disposition of publicly held real property, where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the Authority.

The Motion was **seconded** by Mr. Vogler and carried by the following vote:

VOTE: 4-0
AYE: Warren, Scearce, Saunders and Vogler (4)
NAY: None (0)

D. On **Motion** by Mr. Saunders and **second** by Mr. Scearce and by unanimous vote at 12:39 p.m., the Authority returned to open meeting.

E. Mr. Scearce **moved** adoption of the following Resolution:

WHEREAS, the Authority convened in Closed Meeting on this date pursuant to an affirmative recorded vote and in accordance with the provisions of the Freedom of Information Act; and

WHEREAS, Section 2.2-3711 of the Code of Virginia, 1950, as amended, requires a Certification by the Authority that such Closed Meeting was conducted in conformity with Virginia Law;

NOW, THEREFORE, BE IT RESOLVED that the Authority hereby certifies that, to the best of each Member's knowledge, (i) only public business matters lawfully exempted by the open meeting requirements of Virginia Law were discussed in the Closed Meeting to which this Certification Resolution applies, and (ii) only such public business matters as were identified in the Motion convening the Closed Meeting were heard, discussed, or considered by the Authority.

The Motion was **seconded** by Mr. Vogler and carried by the following vote:

VOTE: 4-0
AYE: Warren, Scearce, Saunders and Vogler (4)

DANVILLE-PITTSYLVANIA REGIONAL INDUSTRIAL FACILITY AUTHORITY
Minutes
February 12, 2018

NAY: None (0)

7. COMMUNICATIONS

Mr. Warren thanked staff and members for attending the meeting today.

Meeting adjourned at 12:40 p.m.

Chairman

Secretary to the Authority

DRAFT

Danville-Pittsylvania Regional Industrial Facility Authority

Executive Summary

Agenda Item No.:	Item 5A
Meeting Date:	03/12/2018
Subject:	Resolution 2018-03-12-5A – Accepting the Bid from Haymes Brothers – Phase I Sanitary Sewer
From:	Brian K. Bradner, Dewberry

SUMMARY

The Board will be asked to approve Resolution 2018-03-12-5A, accepting the bid from Haymes Brothers for Berry Hill Commerce Center – Phase I Sanitary Sewer Project.

ATTACHMENTS

Resolution 2018-03-12-5A

Exhibit A & B

A RESOLUTION ACCEPTING THE BID ON OR BEFORE FEBRUARY 21, 2018, FROM HAYMES BROTHERS, INC., A VIRGINIA CORPORATION, AS THE LOWEST RESPONSIVE AND RESPONSIBLE BIDDER SUBMITTED FOR BERRY HILL COMMERCE CENTRE – PHASE I SANITARY SEWER PROJECT, WHICH INCLUDES AMONG OTHER THINGS THE TROTTERS CREEK GRAVITY SEWER PROJECT, MCGUFFS CREEK GRAVITY SEWER PROJECT, PUMP STATION & ACCESS DRIVE PROJECT, AND FORCE MAIN & WATERLINE PROJECT AS MORE PARTICULARLY DESCRIBED IN THAT CERTAIN ADVERTISEMENT FOR BIDS DATED JANUARY 11, 2018, ISSUED BY THE AUTHORITY; SUCH BID HAVING BEEN NEGOTIATED CONSISTENT WITH VIRGINIA CODE § 2.2-4318 AND OTHERS IN ORDER TO OBTAIN A CONTRACT PRICE OF \$4,809,414.75 WITHIN AVAILABLE FUNDS

WHEREAS, the Danville-Pittsylvania Regional Industrial Facility Authority (the “**Authority**”) is a political subdivision of the Commonwealth of Virginia duly created pursuant to the Virginia Regional Industrial Facilities Act, as amended; and

WHEREAS, as part of the development of the Authority’s Berry Hill Industrial Park project located in Pittsylvania County, Virginia (the “**Berry Hill Project**”), the Authority, through the City of Danville, Virginia, as its agent, issued that certain Advertisement for Bids, dated January 11, 2018, without waiving the provisions under Virginia Code § 2.2-4344.B, for its Phase 1 Sanitary Sewer project (the “**Advertisement for Bids**”), which includes among other things, the Trotters Creek Gravity Sewer project, McGuff’s Creek Gravity Sewer project, Pump Station & Access Drive project, and Force Main & Waterline project as described in the drawings and specifications in the Advertisement for Bids; and

WHEREAS, the Authority, through its support staff, having publicly opened and read aloud in the conference room, at the Pittsylvania County Administrator’s Office directly after 10:00 a.m. on February 6, 2018, all timely submitted sealed bids; and

WHEREAS, the Authority, with the assistance of and comments from its support staff, evaluated the bids based upon the requirements set forth in the Advertisement for Bids, which may include special qualifications of potential contractors, life-cycle costing, value analysis, and any other criteria such as inspection, testing, quality, workmanship, delivery, and suitability for a particular purpose, which are helpful in determining acceptability; and

WHEREAS, after such evaluation and the withdrawal of one of the bids, the Authority determined that the bid submitted by Haymes Brothers, Inc., a Virginia corporation (the “**LRRB Bid**”), was the lowest responsive and responsible bidder, as such terms are defined in Virginia Code § 2.2-4301; and a copy of the LRRB Bid is attached hereto and incorporated herein by this reference as **Schedule A**; however, the LRRB Bid exceeded available funds of the Authority for the Phase 1 Sanitary Sewer project; and

WHEREAS, consistent with Virginia Code § 2.2-4318, Section 30-51(b) of the Code of the City of Danville, Virginia, 1986, paragraph A7 of Article VI of the Procurement Policy of

Resolution No. 2018-03-12-5A

Pittsylvania County, Virginia, dated May 20, 2014, and Section 3.01.C of the Advertisement for Bids, the Authority's support staff negotiated with the bidder of the LRRB Bid to obtain a contract price of Four Million Eight Hundred Nine Thousand Four Hundred Fourteen and 75/100 Dollars (\$4,809,414.75), which is within the available funds of the Authority, which included a negotiated change of the scope of work as set forth in **Schedule B**, attached hereto and incorporated herein by this reference (the "**Negotiated LRRB Bid**"); and

WHEREAS, the fiscal agent of the Authority has determined that the available funds are within "MegaPark Water & Sewer", a funding sheet under the budget previously approved by the Authority for this project for this purpose, with TIC Grant #2641 as a source.

NOW, THEREFORE, BE IT RESOLVED BY THE DANVILLE-PITTSYLVANIA REGIONAL INDUSTRIAL FACILITY AUTHORITY, THAT:

1. The Authority hereby accepts the LRRB Bid as modified by the Negotiated LRRB Bid and authorizes the Chairman and the Vice Chairman of the Authority to execute and deliver a notice of award, accepting the LRRB Bid as modified by the Negotiated LRRB Bid, on behalf of the Authority, including without limitation any amendments, deletions or additions thereto.

2. The Authority hereby authorizes and directs staff and other agents and representatives working on behalf of the Authority to take such actions and to do all such things as are contemplated by the LRRB Bid as modified by the Negotiated LRRB Bid, or as they in their discretion deem necessary or appropriate in order to carry out the intent and purposes of this Resolution.

3. The Authority hereby approves, ratifies and confirms any and all actions previously taken by the Authority, its agents and representatives, in respect to the LRRB Bid as modified by the Negotiated LRRB Bid and the matters contemplated therein.

4. This Resolution shall take effect immediately upon its adoption.

-#-

CERTIFICATE

I, the undersigned Secretary of the Danville-Pittsylvania Regional Industrial Facility Authority, hereby certify that the foregoing is a true, correct and complete copy of a Resolution duly adopted by a majority of the directors of the Danville-Pittsylvania Regional Industrial Facility Authority at a special meeting duly called and held on March 12, 2018, and that such Resolution has not been repealed, revoked, rescinded or amended, but is in full force and effect on the date hereof.

WITNESS my hand as Secretary of the Danville-Pittsylvania Regional Industrial Facility Authority as of the 12th day of March 2018.

SUSAN M. DeMASI, Secretary
Danville-Pittsylvania Regional Industrial Facility
Authority

(SEAL)

Schedule A
(Copy of the LRRB Bid)

Schedule B
(Copy of the Negotiated LRRB Bid)

SCHEDULE A

Berry Hill Commerce Centre - Phase I Sanitary Sewer (Bid Date: 2/21/18)												
Item No.	Description	Unit	Est. Qty.	Bid Unit Price	Bid Price	Thalle Construction Co.	English Construction Co. Inc.	Haynes Brothers Inc	Kelvic Construction Co.	E.C. Pace Company Inc.	Gamey Companies Inc.	S.J. Louis Construction (BID WITHDRAWN)
Trotters Creek Gravity Sewer												
1	VDOT Land Use Permit	LS	1	\$1,800.00	\$1,800.00	\$1,800.00	\$1,800.00	\$1,800.00	\$1,800.00	\$1,800.00	\$1,800.00	\$1,800.00
2	Mobilization and Site Preparation	LS	1	\$100,000.00	\$100,000.00	\$80,000.00	\$200,000.00	\$404,790.00	\$123,290.97	\$67,500.00	\$180,000.00	\$150,000.00
3	Erosion and Sediment Control	LS	1	\$115,000.00	\$115,000.00	\$20,000.00	\$200,000.00	\$29,370.00	\$153,273.16	\$30,600.00	\$84,000.00	\$5,000.00
4	Site Restoration	LS	1	\$60,000.00	\$60,000.00	\$15,000.00	\$15,000.00	\$19,745.00	\$35,010.19	\$51,200.00	\$50,000.00	\$35,000.00
5	Post Construction Survey - Gravity Sewer Manholes	LS	1	\$4,000.00	\$4,000.00	\$2,900.00	\$2,900.00	\$8,950.00	\$8,092.35	\$7,600.00	\$5,000.00	\$6,000.00
6	Post Construction Survey (circle material chosen)	LF	2405	\$145.00	\$348,725.00	\$169.00	\$406,445.00	\$91.25	\$238,460.50	\$132.00	\$317,460.00	\$100.00
7	18" PVC or DIP Gravity Sewer (circle material chosen)	LF	923	\$130.00	\$119,990.00	\$158.00	\$145,834.00	\$82.50	\$76,147.50	\$125.00	\$115,375.00	\$50.00
8	16" DIP Only Gravity Sewer	LF	247	\$177.04	\$43,728.88	\$229.00	\$56,565.00	\$150.00	\$37,000.00	\$162.00	\$40,014.00	\$100.00
9	30" Bored Steel Casing Pipe (Berry Hill Road)	LF	110	\$800.00	\$88,000.00	\$1,250.00	\$137,500.00	\$1,650.00	\$181,048.50	\$945.00	\$103,950.00	\$800.00
10	12" PVC or DIP Gravity Sewer (circle material chosen)	LF	1328	\$106.28	\$141,139.84	\$156.00	\$207,168.00	\$78.00	\$103,584.00	\$126.00	\$167,328.00	\$50.00
11	12" DIP Only Gravity Sewer	LF	792	\$120.00	\$95,040.00	\$166.00	\$131,472.00	\$95.00	\$75,240.00	\$165.00	\$130,680.00	\$75.00
12	Aerial Stream Crossings (C8) (pipe excluded)	LF	94	\$190.00	\$17,860.00	\$259.00	\$24,346.00	\$125.00	\$91.71	\$330.00	\$31,020.00	\$300.00
13	Manholes (>5-10 FT)	EA	13	\$13,000.00	\$169,000.00	\$4,250.00	\$55,250.00	\$2,540.00	\$6,234.41	\$5,200.00	\$7,900.00	\$5,700.00
14	Manholes (<5-10 FT)	EA	9	\$15,000.00	\$135,000.00	\$5,560.00	\$50,040.00	\$3,625.00	\$7,795.57	\$7,750.00	\$69,750.00	\$5,800.00
15	Manholes (>15-20 FT)	EA	5	\$14,000.00	\$70,000.00	\$7,200.00	\$36,000.00	\$5,325.00	\$9,508.21	\$13,150.00	\$65,750.00	\$5,900.00
16	12" Sewer Plug (TR MH-21)	EA	1	\$2,800.00	\$2,800.00	\$1,380.00	\$1,380.00	\$665.00	\$1,107.40	\$245.00	\$245.00	\$1,600.00
17	18" Sewer Plug (TR MH-1 for Future McGuffis)	EA	1	\$3,000.00	\$3,000.00	\$1,450.00	\$1,450.00	\$1,165.00	\$2,130.43	\$345.00	\$2,000.00	\$1,800.00
18	Post Construction CCTV Inspection	LS	1	\$10,000.00	\$10,000.00	\$27,000.00	\$27,000.00	\$15,664.00	\$27,246.98	\$33,000.00	\$18,000.00	\$5,000.00
				Trotters Creek Gravity Sewer Total	\$1,525,093.72	\$1,590,148.00	\$1,590,148.00	\$1,276,046.75	\$1,424,167.64	\$1,295,717.00	\$2,213,280.00	\$919,965.00
Pump Station & Access Drive												
19	Mobilization and Site Preparation	LS	1	\$180,000.00	\$180,000.00	\$126,600.00	\$126,600.00	\$143,000.00	\$143,000.00	\$283,000.00	\$250,000.00	\$125,000.00
20	Erosion and Sediment Control	LS	1	\$9,000.00	\$9,000.00	\$85,000.00	\$85,000.00	\$19,250.00	\$21,125.64	\$67,500.00	\$35,000.00	\$15,000.00
21	Site Restoration	LS	1	\$16,000.00	\$16,000.00	\$26,900.00	\$26,900.00	\$3,850.00	\$8,610.05	\$43,300.00	\$20,000.00	\$29,000.00
22	Triplek Pump Station and Valve Vault	LS	1	\$720,000.00	\$720,000.00	\$844,700.00	\$844,700.00	\$993,300.00	\$763,899.69	\$1,018,000.00	\$900,000.00	\$782,850.00
23	Pump Station SCADA System	LS	1	\$35,000.00	\$35,000.00	\$112,400.00	\$112,400.00	\$41,800.00	\$12,247.95	\$50,000.00	\$12,000.00	\$50,000.00
24	Headworks (excluding parshall flume & meter)	LS	1	\$250,000.00	\$250,000.00	\$167,000.00	\$167,000.00	\$330,000.00	\$300,971.49	\$356,000.00	\$100,000.00	\$250,000.00
25	Influent Parshall Flume & Meter	LS	1	\$4,500.00	\$4,500.00	\$35,700.00	\$35,700.00	\$36,850.00	\$48,835.99	\$12,000.00	\$22,000.00	\$35,000.00
26	Concrete Dumpster Pad	LS	1	\$2,500.00	\$2,500.00	\$11,800.00	\$11,800.00	\$12,760.00	\$1,934.52	\$7,800.00	\$8,500.00	\$1,000.00
27	Discharge Mag Meter and Vault	LS	1	\$22,000.00	\$22,000.00	\$46,500.00	\$46,500.00	\$55,660.00	\$64,014.84	\$31,400.00	\$45,000.00	\$50,000.00
28	Pump Station Access Road	LS	1	\$250,000.00	\$250,000.00	\$26,300.00	\$26,300.00	\$19,800.00	\$109,375.38	\$237,000.00	\$145,000.00	\$100,000.00
29	Grassed Lined Swale	LF	2,870	\$20.00	\$57,400.00	\$160,720.00	\$160,720.00	\$11.00	\$31,570.00	\$49.00	\$140,630.00	\$25.00
30	Gravel Diaphragm	LF	2,870	\$7.00	\$20,090.00	\$25,830.00	\$25,830.00	\$4.00	\$11,480.00	\$10.00	\$28,700.00	\$6.00
31	Site Pad Stormwater Basin & Related	LS	1	\$70,000.00	\$70,000.00	\$100,100.00	\$100,100.00	\$115,000.00	\$129,413.98	\$83,500.00	\$95,500.00	\$80,000.00
32	Security Fence & Gates	LS	1	\$18,000.00	\$18,000.00	\$13,300.00	\$13,300.00	\$18,000.00	\$26,157.10	\$27,000.00	\$30,000.00	\$36,000.00
33	Electric Generator	EA	1	\$151,000.00	\$151,000.00	\$70,700.00	\$70,700.00	\$96,800.00	\$119,831.83	\$100,000.00	\$95,000.00	\$71,000.00
34	MCC Building (Arch, Mechanical, Structural)	LS	1	\$80,000.00	\$80,000.00	\$58,600.00	\$58,600.00	\$78,100.00	\$60,442.56	\$100,000.00	\$65,000.00	\$45,000.00
35	MCC Building (Power, Controls, Telemetry, etc)	LS	1	\$35,000.00	\$35,000.00	\$144,900.00	\$144,900.00	\$172,700.00	\$211,637.85	\$214,000.00	\$150,000.00	\$60,000.00
36	Site Lighting and Misc. Site Electrical	LS	1	\$16,000.00	\$16,000.00	\$16,800.00	\$16,800.00	\$14,850.00	\$47,396.05	\$21,400.00	\$175,000.00	\$12,000.00
				Pump Station Subtotal	\$1,936,490.00	\$2,293,850.00	\$2,194,810.00	\$2,102,613.90	\$2,821,230.00	\$2,236,970.00	\$1,807,860.00	
Force Main & Waterline												
37	Mobilization and Site Preparation	LS	1	\$135,000.00	\$135,000.00	\$158,000.00	\$158,000.00	\$158,000.00	\$158,000.00	\$25,300.00	\$25,300.00	\$100,000.00
38	Erosion and Sediment Control	LS	1	\$84,000.00	\$84,000.00	\$245,000.00	\$245,000.00	\$49,500.00	\$219,951.86	\$47,600.00	\$150,000.00	\$15,000.00
39	Site Restoration	LS	1	\$130,000.00	\$130,000.00	\$29,500.00	\$29,500.00	\$49,500.00	\$131,278.12	\$121,650.00	\$125,000.00	\$40,000.00
40	Connection to Existing FM from Eden	EA	1	\$4,000.00	\$4,000.00	\$2,900.00	\$2,900.00	\$5,065.00	\$4,228.62	\$4,000.00	\$9,000.00	\$51,855.00
41	Sewer Air Release Valve Assemblies	EA	10	\$4,000.00	\$40,000.00	\$5,700.00	\$57,000.00	\$5,950.00	\$7,541.06	\$6,325.00	\$9,800.00	\$5,500.00
42	16" PVC or DIP Force Main (circle material chosen)	LF	7,036	\$70.00	\$492,520.00	\$78.00	\$548,808.00	\$90.00	\$103,24	\$102.00	\$717,672.00	\$85.00
43	14" PVC or DIP Force Main (circle material chosen)	LF	11,990	\$80.00	\$959,200.00	\$64.00	\$767,360.00	\$86.47	\$726,396.64	\$102.00	\$1,067,710.00	\$76.00
44	16" DIP Only Force Main	LF	289	\$180.00	\$52,020.00	\$230.00	\$66,470.00	\$302.00	\$308.54	\$1,067,710.00	\$911,240.00	\$55.00
45	14" DIP Only Force Main	LF	102	\$165.00	\$16,830.00	\$95.00	\$9,690.00	\$305.00	\$243.17	\$44,795.00	\$14,076.00	\$105.00
46	30" Bored Steel Casing	LF	160	\$730.00	\$116,800.00	\$1,700.00	\$272,000.00	\$835.00	\$1,333,600.00	\$900.00	\$1,440,000.00	\$800.00
47	Concrete Encasement (total @ 6 locations)	LF	125	\$240.00	\$30,000.00	\$280.00	\$35,000.00	\$220.00	\$374.58	\$22,250.00	\$180.00	\$550.00
48	Creek Crossing (pipe excluded)	EA	6	\$50,000.00	\$300,000.00	\$6,500.00	\$39,000.00	\$38,500.00	\$16,540.05	\$99,240.30	\$20,000.00	\$9,500.00
49	Connection of 2" Waterline to Ex. 12" Waterline @ Berry Hill Road)	EA	1	\$2,500.00	\$2,500.00	\$1,850.00	\$1,850.00	\$3,400.00	\$1,146.93	\$1,225.00	\$380.00	\$6,000.00
50	2" HDPE DR-9 Waterline	LF	275	\$24.00	\$6,600.00	\$10.00	\$2,750.00	\$580.00	\$159,500.00	\$15.62	\$4,295.50	\$15.00
51	3" HDPE Casing Pipe or 4" SCH 80 PVC for 2" waterline	LF	110	\$32.00	\$3,520.00	\$168.00	\$18,480.00	\$675.00	\$74,250.00	\$35.80	\$3,938.00	\$124.00
52	Pressure Reducing Valve and Valve Box	EA	1	\$2,700.00	\$2,700.00	\$3,850.00	\$3,850.00	\$6,800.00	\$7,427.17	\$885.00	\$7,500.00	\$6,000.00
53	2" Post Hydrant	EA	1	\$2,100.00	\$2,100.00	\$500.00	\$500.00	\$2,185.00	\$2,185.16	\$2,200.00	\$1,980.00	\$3,500.00
54	2" HDPE DR-13.5 Waterline	LF	2625	\$15.00	\$39,375.00	\$5.00	\$13,125.00	\$31.00	\$81,375.00	\$17.25	\$45,281.25	\$9.00
55	Reduced Pressure Zone Valve and Hot Box (@ Pump Station)	EA	1	\$6,000.00	\$6,000.00	\$1,525.00	\$1,525.00	\$10,400.00	\$6,991.31	\$7,500.00	\$2,850.00	\$4,500.00
56	Fill Material	CY	2,000	\$4.50	\$9,000.00	\$26.00	\$52,000.00	\$16.50	\$33,000.00	\$31.45	\$62,900.00	\$9.00
57	Geotextile Fabric	SY	1,000	\$3.00	\$3,000.00	\$1.50	\$1,500.00	\$8.85	\$8,850.00	\$1.31	\$1,310.00	\$4.00
58	Rip Rap	CY	1,000	\$60.00	\$60,000.00	\$38.00	\$38,000.00	\$55.00	\$56,200.00	\$65.00	\$65,000.00	\$90.00
59	VDOT #1 Stone	CY	700	\$50.00	\$35,000.00	\$36.00	\$25,200.00	\$49.50	\$34,650.00	\$45.00	\$31,500.00	\$24.00
60	Crusher Run Stone	CY	300	\$50.00	\$15,000.00	\$29.00	\$8,700.00	\$44.00	\$13,200.00	\$39.94	\$12,600.00	\$51.00
				Force Main Subtotal	\$2,275,165.00	\$2,938,208.00	\$2,712,206.00	\$2,978,998.00	\$2,949,260.30	\$2,712,858.00	\$2,162,386.00	\$1,986,455.00
				Construction Subtotal	\$5,736,738.72	\$6,272,206.00	\$6,447,854.75	\$6,476,041.84	\$6,631,805.00	\$7,162,386.00	\$4,714,280.00	

Berry Hill - Phase I Sanitary Sewer (3/5/18)				Haymes Brothers Inc	
Item No.	Description	Unit	Est. Qty.	Bid Unit Price	Bid Price
Trotters Creek Gravity Sewer					
1	VDOT Land Use Permit	LS	1	\$1,800.00	\$1,800.00
2	Mobilization and Site Preparation	LS	1	\$404,790.00	\$404,790.00
3	Erosion and Sediment Control	LS	1	\$29,370.00	\$29,370.00
4	Site Restoration	LS	1	\$19,745.00	\$19,745.00
5	Post Construction Survey - Gravity Sewer Manholes	LS	1	\$3,850.00	\$3,850.00
6	18" PVC or DIP Gravity Sewer (circle material chosen)	LF	2405	\$91.25	\$219,456.25
7	15" PVC or DIP Gravity Sewer (circle material chosen)	LF	923	\$82.50	\$76,147.50
8	16" DIP Only Gravity Sewer	LF	247	\$150.00	\$37,050.00
9	30" Bored Steel Casing Pipe (Berry Hill Road)	LF	110	\$1,650.00	\$181,500.00
10	12" PVC or DIP Gravity Sewer (circle material chosen)	LF	1328	\$78.00	\$103,584.00
11	12" DIP Only Gravity Sewer	LF	792	\$95.00	\$75,240.00
12	Aerial Stream Crossings (C8) (pipe excluded)	LF	94	\$125.00	\$11,750.00
13	Manholes (>5-10 FT)	EA	13	\$2,540.00	\$33,020.00
14	Manholes (>10-15 FT)	EA	9	\$3,625.00	\$32,625.00
15	Manholes (>15-20 FT)	EA	5	\$5,325.00	\$26,625.00
16	12" Sewer Plug (TR MH-21)	EA	1	\$665.00	\$665.00
17	18" Sewer Plug (TR MH-1 for Future McGuffs)	EA	1	\$1,165.00	\$1,165.00
18	Post Construction CCTV Inspection	LS	1	\$15,664.00	\$15,664.00
Trotters Creek Gravity Sewer Subtotal					\$1,274,046.75
Item No.	Description	Unit	Est. Qty.	Bid Unit Price	Bid Price
Pump Station & Access Drive					
35	Mobilization and Site Preparation	LS	1	\$143,000.00	\$143,000.00
36	Erosion and Sediment Control	LS	1	\$19,250.00	\$19,250.00
37	Site Restoration	LS	1	\$3,850.00	\$3,850.00
38	Triplex Pump Station and Valve Vault	LS	1	\$993,300.00	\$993,300.00
39	Pump Station SCADA System	LS	1	\$41,800.00	\$41,800.00
40	Headworks (excluding parshall flume & meter)	LS	1	\$330,000.00	\$330,000.00
41	Influent Parshall Flume & Meter	LS	1	\$36,850.00	\$36,850.00
42	Concrete Dumpster Pad	LS	1	\$12,760.00	\$12,760.00
43	Discharge Mag Meter and Vault	LS	1	\$55,660.00	\$55,660.00
44	Pump Station Access Road	LS	1	\$19,800.00	\$19,800.00
45	Grassed Lined Swale	LF	2,870	\$11.00	\$31,570.00
46	Gravel Diaphragm	LF	2,870	\$4.00	\$11,480.00
47	Site Pad, Stormwater Basin & Related	LS	1	\$115,000.00	\$115,000.00
48	Security Fence & Gates	LS	1	\$18,040.00	\$18,040.00
49	Electric Generator	EA	1	\$96,800.00	\$96,800.00
50	MCC Building (Arch, Mechanical, Structural)	LS	1	\$78,100.00	\$78,100.00
51	MCC Building (power, controls, telemetry, etc)	LS	1	\$172,700.00	\$172,700.00
52	Site Lighting and Misc. Site Electrical	LS	1	\$14,850.00	\$14,850.00
Pump Station Subtotal					\$2,194,810.00
Item No.	Description	Unit	Est. Qty.	Bid Unit Price	Bid Price
Force Main & Waterline (Bore under NS railroad and Stateline Bridge Rd, install forcemain through each bore, connect and plug on each end, and install forcemain from pump station to station 75+72.)					
53	Mobilization and Site Preparation	LS	1	\$45,750.00	\$45,750.00
54	Erosion and Sediment Control	LS	1	\$19,250.00	\$19,250.00
55	Site Restoration	LS	1	\$19,250.00	\$19,250.00
57	Sewer Air Release Valve Assemblies	EA	5	\$5,950.00	\$29,750.00
58	16" PVC or DIP Force Main (circle material chosen)	LF	226	\$90.00	\$20,340.00
59	14" PVC or DIP Force Main (circle material chosen)	LF	7,500	\$86.50	\$648,750.00
60	16" DIP Only Force Main	LF	174	\$502.00	\$87,348.00
61	14" DIP Only Force Main	LF	72	\$305.00	\$21,960.00
62	30" Bored Steel Casing	LF	160	\$835.00	\$133,600.00
63	Concrete Encasement (total @ 1 locations)	LF	50	\$220.00	\$11,000.00
64	Creek Crossing (pipe excluded)	EA	1	\$38,500.00	\$38,500.00
65	Connection of 2" Waterline to Ex. 12" Waterline (@ Berry Hill Road)	EA	1	\$3,400.00	\$3,400.00
66	2" HDPE DR-9 Waterline	LF	275	\$32.00	\$8,800.00
67	3" HDPE Casing Pipe or 4" SCH 80 PVC for 2" waterline	LF	110	\$115.00	\$12,650.00
68	Pressure Reducing Valve and Valve Box	EA	1	\$6,800.00	\$6,800.00
69	2" Post Hydrant	EA	1	\$2,185.00	\$2,185.00
70	2" HDPE DR-13.5 Waterline	LF	2625	\$29.00	\$76,125.00
71	Reduced Pressure Zone Valve and Hot Box (@ Pump Station)	EA	1	\$10,400.00	\$10,400.00
72	Fill Material	CY	2,000	\$16.50	\$33,000.00
73	Geotextile Fabric	SY	1,000	\$8.85	\$8,850.00
74	Rip Rap	CY	1,000	\$55.00	\$55,000.00
75	VDOT #1 Stone	CY	700	\$49.50	\$34,650.00
76	Crusher Run Stone	CY	300	\$44.00	\$13,200.00
Force Main Subtotal					\$1,340,558.00
Construction Subtotal					\$4,809,414.75

Danville-Pittsylvania Regional Industrial Facility Authority

Executive Summary

Agenda Item No.:	Item 5B
Meeting Date:	03/12/2018
Subject:	Resolution 2018-03-12-5B – Accepting a Proposal for Professional Services from Dewberry
From:	Brian K. Bradner, Dewberry

SUMMARY

The Board will be asked to approve Resolution 2018-03-12-5B, approving a Proposal for Professional Services from Dewberry related to modifying design documents and providing services.

ATTACHMENTS

Resolution 2018-03-12-5B
Exhibit A

RESOLUTION APPROVING THAT CERTAIN PROPOSAL FOR PROFESSIONAL SERVICES DATED JANUARY 11, 2018, BY DEWBERRY ENGINEERS INC., A NEW YORK CORPORATION, RELATED TO MODIFYING DESIGN DOCUMENTS AND PROVIDING CONSTRUCTION PHASE SERVICES FOR WATER INFRASTRUCTURE TO SERVE THE AUTHORITY'S BERRY HILL MEGA PARK PROJECT AT (I) AN AGGREGATE LUMP SUM OF \$149,600 FOR REVIEW AND UPDATE BASIS OF DESIGN, PLANS AND SPECIFICATIONS, CONSOLIDATION OF DESIGN DOCUMENTS, PERMIT APPLICATIONS AND REVIEWS, AND CONSTRUCTION ADMINISTRATIVE SERVICES AND (II) AN ESTIMATED FEE OF \$45,000 (TO BE BILLED AT \$65 PER HOUR) FOR RESIDENT INSPECTION, IN ADDITION TO A RAILROAD PIPE OCCUPANCY PERMIT FEE ESTIMATED AT \$30,000 PAYABLE BY THE AUTHORITY TO NORFOLK SOUTHERN RAILWAY

WHEREAS, the Danville-Pittsylvania Regional Industrial Facility Authority (the “**Authority**”) is a political subdivision of the Commonwealth of Virginia duly created pursuant to the Virginia Regional Industrial Facilities Act, as amended; and

WHEREAS, the Authority finds that as part of the development of the Authority's Berry Hill Industrial Park project (the "**Berry Hill Project**") located in Pittsylvania County, Virginia, certain engineering services related to the construction phase of the water system infrastructure for this project are required; and

WHEREAS, these engineering services are more particularly described in that certain “Proposal for Professional Services: Berry Hill Industrial Park Water System – Design Modifications and Construction Phase Services”, dated January 11, 2018, from Dewberry Engineers Inc., a New York corporation (the “**Proposal**”), a copy of which is attached as **Exhibit A**, incorporated herein by this reference; and

WHEREAS, under the Proposal, the fees for these engineering services (at an aggregate cost of \$149,600) are itemized as follows: (i) review and update basis of design, plans and specifications for \$19,200 on a lump sum basis; (ii) consolidation of design documents for \$14,300 on a lump sum basis; (iii) permit applications and reviews for \$8,000 on a lump sum basis; (iv) construction administration services (CONA) for \$63,100 on a lump sum basis; and (v) resident inspection for an estimated \$45,000 (at an hourly rate of \$65), in addition to a Railroad Pipe Occupancy Permit Fee estimated at \$30,000 payable by the Authority to Norfolk Southern Railway; and

WHEREAS, the fiscal agent of the Authority has determined that funding for the Proposal is within “MegaPark Water & Sewer”, a funding sheet under the budget previously approved by the Authority for this project for this purpose, with TIC Grant #3011 as the source; and

WHEREAS, the Board of Directors of the Authority has hereby determined, in open session, that the Proposal is reasonable and necessary; that the Proposal, in furtherance of the development of the Berry Hill Project, serves the purpose of the Authority to enhance the

Resolution No. 2018-03-12-5B

economic base of the City of Danville (the “**City**”) and Pittsylvania County (the “**County**”) by developing, owning, and operating the Berry Hill Project on a cooperative basis involving the City and the County; and that it is in the best interests of the Authority and the citizens of the City and the County for the Authority to authorize, approve, execute and adopt in all respects the Proposal.

NOW, THEREFORE, BE IT RESOLVED BY THE DANVILLE-PITTSYLVANIA REGIONAL INDUSTRIAL FACILITY AUTHORITY, THAT:

1. The Authority hereby authorizes and directs its Chairman and/or Vice Chairman, either of whom may act independently of the other, to execute and deliver, and otherwise pursue, the Proposal, together with such further amendments, deletions or additions to the Proposal, so long as the costs under the Proposal does not exceed five percent (5%) of the amounts set forth in the Proposal, as may be approved by the Chairman or the Vice Chairman, such execution by the Chairman or the Vice Chairman to conclusively establish his approval of the Proposal or such other related documents and any amendments, deletions or additions thereto.

2. The Authority hereby authorizes its Chairman and Vice Chairman, either of whom may act independently of the other, to execute and deliver such other documents in connection with the Proposal, as may be approved by its Chairman or Vice Chairman (as the case may be), such execution by its Chairman or Vice Chairman (as the case may be) to conclusively establish his approval of such other documents.

3. The Authority hereby authorizes and directs staff and other agents and representatives working on behalf of the Authority to take such actions and to do all such things as are contemplated by the Proposal or as they in their discretion deem necessary or appropriate in order to carry out the intent and purposes of this Resolution.

4. The Authority hereby approves, ratifies and confirms any and all actions previously taken by the Authority, its agents and representatives, in respect to the Proposal and the matters contemplated in this Resolution.

5. This Resolution shall take effect immediately upon its adoption.

- # -

CERTIFICATE

I, the undersigned Secretary of the Danville-Pittsylvania Regional Industrial Facility Authority, hereby certify that the foregoing is a true, correct and complete copy of a Resolution duly adopted by a majority of the directors of the Danville-Pittsylvania Regional Industrial Facility Authority at a meeting duly called and held on March 12, 2018, and that such Resolution has not been repealed, revoked, rescinded or amended, but is in full force and effect on the date hereof.

WITNESS my hand as Secretary of the Danville-Pittsylvania Regional Industrial Facility Authority as of the 12th day of March 2018.

SUSAN M. DeMASI, Secretary
Danville-Pittsylvania Regional Industrial Facility
Authority

(SEAL)

Exhibit A

[Dewberry Engineers Inc. – 01/11/2018 Proposal Re Water System Infrastructure]



January 11, 2018

Mr. Robert “Bob” Warren
Chairman
Danville-Pittsylvania Regional Industrial Facility Authority (RIFA)
P.O. Box 3300
Danville, Virginia 24543

Re: Proposal for Professional Services:
Berry Hill Industrial Park Water System
Design Modifications and Construction Phase Services

Dear Mr. Warren:

We are pleased to present herein our proposal for engineering services to modify design documents and provide construction phase services for water infrastructure to serve the Berry Hill Industrial Park.

UNDERSTANDING OF THE PROJECT

The Virginia Tobacco Region Revitalization Commission (TRRC) has previously awarded grants for the design and construction of water infrastructure at the Park. Specifically TRRC Grant #3011 (in the amount of \$2,465,727 with local match) for a new **20”** waterline from the VA/NC state line to Berry Hill Industrial Park (Oak Hill Road). This grant is set to expire on May 21, 2019.

RIFA wishes to proceed with modifying the design of the waterline to include only those items required to meet the scope of the work included under the TRRC Grant. Both plans and specifications prepared by Dewberry in 2012 will be repackaged and consolidated into one (1) complete bid package. Given the time that has elapsed since the earlier design a complete review of this design will be performed to verify current design standards, products and equipment are being met. In addition, bid documents will be set up to allow selected portions of the project to be constructed should bids exceed allotted project funds. Applications for required environmental and construction permits will be applied for as a part of the services provided under this proposal.

Construction phase services will require 10 months of Construction Administration Services (CONA) and Inspection Services. The 10 months of CONA and inspection includes construction related to the waterline from the VA/NC state line to Oak Hill Road.

SCOPE OF SERVICES

1. Review and Update Basis of Design, Plans and Specifications
 - 1.1. Meet with VDH and PCSA to review basis of design and water line operational and control features for future supply from Eden as well as PCSA/HCPA systems. This will take into account scenarios with and without the Oak Hill ground storage tank being constructed.
 - 1.2. Prepare support calculations and description of work to VDH and PCSA for review and approval.
 - 1.3. Review Plans and Specifications for any update needs for referenced products, materials, and/or equipment.

- 1.4. Coordinate with Miss Utility for another locational survey to identify any new utilities within the limits of construction. Survey marked utilities and overlay onto existing drawings.
- 1.5. Redesign valve and line configuration at Oak Hill Road for operation of waterline without the installation of the previously proposed ground storage tank and booster station on Oak Hill Road. This configuration will allow for installation of the tank and booster station at a later date.
2. Consolidation of Design Documents
 - 2.1. Contract Drawings: Due to the work being performed under this construction project, work reflected in multiple construction documents will be consolidated into a single document set for award to single contractor.
 - 2.2. Specifications: As with the drawings, a single specification set will be prepared that includes elements that are necessary to bid water work being performed under this project.
 - 2.3. Submit plans and specifications to representatives of Pittsylvania County, PCSA, the City of Danville and VDH for review and comment.
 - 2.4. Make revisions and prepare a final set of documents for bidding. Resubmit to VDH to obtain an Authorization to Construct.
3. Permit Applications & Reviews
 - 3.1. **Dewberry proposes to prepare an "Application for Pipe or Wire Occupancy" with necessary attachments and submit for a permit to the governing review board for Norfolk Southern.**
 - 3.2. Coverage under the General VPDES Permit for Discharges of Stormwater from Construction Activities will be required. Fee for this permit (paid directly by RIFA) is based on total acreage of disturbance.
 - 3.3. A Pre-Construction Notification through the Joint Permit Application for a general Nationwide permit through the US Army Corps. of Engineers will be required for all wetland and stream impacts.
 - 3.4. VDOT will review plans prior to bidding the project. The contractor will be required to obtain the Land Use Permit for all construction activity in the VDOT right-of-way prior to construction.
 - 3.5. Pittsylvania County will review the Erosion and Sediment Control Plan and issue a permit for land disturbing activities.
 - 3.6. A Certificate to Construct (CTC) and a Certificate to Operate (CTO) through DEQ will be obtained for both the water and sewer systems in Virginia.
4. Construction Administration Services (CONA)
 - 4.1. General – Construction for this work is expected to take 10 months to complete.
 - 4.2. Dewberry proposes to provide related CONA services including the following
 - 4.2.1. Prepare Advertisement (Owner to make payment to newspaper)
 - 4.2.2. Distribution of Bid Documents
 - 4.2.3. Pre-Bid Meeting
 - 4.2.4. Contractor Clarifications
 - 4.2.5. Issue Addenda
 - 4.2.6. Assist in Bid Opening
 - 4.2.7. Issue Notice of Award
 - 4.2.8. Prepare Agreement
 - 4.2.9. Attend Pre-Construction Meeting
 - 4.2.10. Issue Notice to Proceed
 - 4.2.11. Monthly Progress Meetings (10 total)

- 4.2.12. Review Shop Drawings
- 4.2.13. Review Monthly Pay Requests
- 4.2.14. Issue Change Orders
- 4.2.15. Prepare Record Documents
- 4.2.16. Issue Final Completion Certification

5. Inspection

5.1. Resident Inspection: It is assumed this project will be under construction at the same time the Berry Hill sewer improvements are under construction. It is therefore assumed that the inspector performing the sewer inspection can also provide periodic inspection of the waterline project. For the purpose of fee estimation, it is assumed the waterline will require only an additional 16 hours of inspection a week over a 10 month construction period. It is proposed that this part time inspection be provided on an hourly basis at a rate of \$65/hr. This inspection will include field observations, inspection report preparation, verification of compliance with construction documents, witness selected testing, and issuance of field directives.

CLARIFICATIONS

1. Consolidation of construction documents and construction phase services offered herein are based on award of a single construction contract, and for a construction period lasting 10 months.
2. All permit fees will be paid directly by RIFA to the agency with jurisdiction over the permitted activity. The fee included in this proposal is for Dewberry to prepare and submit the applications, as well as coordinate with the agencies and edit plans and specifications as required.
3. The railroad pipe occupancy permit fee is estimated to be up to \$30,000, and will be paid by RIFA directly to Norfolk Southern Railway.

FEE AND SCHEDULE

Dewberry proposes to perform the above Scope of Services in accordance with the follow fee schedule:

Paragraph	Description	Fee	Basis of Fee
1	Review and Update Basis of Design, Plans and Specifications	\$ 19,200	Lump Sum
2	Consolidation of Design Documents	\$ 14,300	Lump Sum
3	Permit Applications & Reviews	\$ 8,000	Lump Sum
4	Construction Administration Services (CONA)	\$ 63,100	Lump Sum
5	Resident Inspection (Hourly \$65/hour)	\$ 45,000	Hourly
	TOTAL ESTIMATED FEE	\$ 149,600	

Work being performed under this proposal as well as approvals is expected to take four (4) months to complete upon authorization to begin. Period of advertisement, award and Construction is estimated at 12-14 months.

Mr. Robert "Bob" Warren
January 11, 2018

Except as amended in this proposal, all other terms, provisions, and conditions of our current Agreement for Professional Services to develop the Berry Hill property, dated February 9, 2009 shall remain in full force and effect, and the parties ratify and confirm that the Agreement for Professional Services to develop the Berry Hill property, dated February 9, 2009, as amended by this proposal, is and remains in full force and effect.

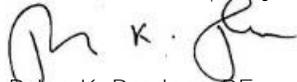
We appreciate the opportunity to submit this Amendment and look forward to continuing to work with you on this important project. The return of an executed copy of this proposal will serve as our authorization to proceed.

Please do not hesitate to call if you have any questions.

Sincerely,



R. Scott Ehrhardt, PE
Senior Associate | Project Manager



Brian K. Bradner, PE
Vice President | Branch Manager

P:\50018376\Adm\Contract\2018.1.11 - Amendment 20 RIFA W Proposal - Berry Hill.docx

The foregoing proposal of Dewberry Engineers Inc. is accepted:

Print (Type) Individual, Firm, or Corporate Name

Signature of Authorized Representative Date

Print (Type) Name of Authorized Representative and Title

Danville-Pittsylvania Regional Industrial Facility Authority

Executive Summary

Agenda Item No.:	Item 5C
Meeting Date:	03/12/2018
Subject:	Resolution 2018-03-12-5C – Approving Proposal for Services for Phase I Pad Expansion
From:	Brian K. Bradner, Dewberry

SUMMARY

The Board will be asked to approve Resolution 2018-03-12-5C, approving a Proposal for Professional Services for Phase 1 Pad Expansion for Berry Hill.

ATTACHMENTS

Resolution 2018-03-12-5C

Exhibit A

RESOLUTION APPROVING THAT CERTAIN PROPOSAL FOR PROFESSIONAL SERVICES DATED JANUARY 11, 2018, FOR PHASE 1 PAD EXPANSION OF THE AUTHORITY’S BERRY HILL MEGA PARK PROJECT TO MAKE THE PAD MORE MARKETABLE TO LARGER INDUSTRIES AT (I) AN AGGREGATE LUMP SUM OF \$189,500 FOR WETLAND PERMIT MODIFICATION (\$65,000), GRADING CONSTRUCTION PLANS AND SPECIFICATIONS (\$85,000) AND CONSTRUCTION ADMINISTRATION SERVICES (\$39,500), AND (II) A BUDGET ESTIMATE OF \$45,000 FOR CONSTRUCTION TESTING AND INSPECTION SERVICES

WHEREAS, the Danville-Pittsylvania Regional Industrial Facility Authority (the “**Authority**”) is a political subdivision of the Commonwealth of Virginia duly created pursuant to the Virginia Regional Industrial Facilities Act, as amended; and

WHEREAS, the Authority finds that as part of the development of the Authority's Berry Hill Industrial Park project (the "**Berry Hill Project**") located in Pittsylvania County, Virginia, certain engineering services related to Phase 1 pad expansion to make the pad more marketable to larger industries; and

WHEREAS, these engineering services are more particularly described in that certain “Proposal for Professional Services: Berry Hill Industrial Park – Phase 1 Pad Expansion”, dated January 11, 2018, from Dewberry Engineers Inc., a New York corporation (the “**Proposal**”), a copy of which is attached as **Exhibit A**, incorporated herein by this reference; and

WHEREAS, under the Proposal, the fees for these engineering services are itemized as follows: (i) an aggregate lump sum of \$189,500 for wetland permit modification (\$65,000), grading construction plans and specifications (\$85,000) and construction administration services (\$39,500), and (ii) a budget estimate of \$45,000 for construction testing and inspection services; and

WHEREAS, the fiscal agent of the Authority has determined that funding for the Proposal is within “Lot 4 Site Development”, a funding sheet under the budget previously approved by the Authority for this project for this purpose; and

WHEREAS, the Board of Directors of the Authority has hereby determined, in open session, that the Proposal is reasonable and necessary; that the Proposal, in furtherance of the development of the Berry Hill Project, serves the purpose of the Authority to enhance the economic base of the City of Danville (the “**City**”) and Pittsylvania County (the “**County**”) by developing, owning, and operating the Berry Hill Project on a cooperative basis involving the City and the County; and that it is in the best interests of the Authority and the citizens of the City and the County for the Authority to authorize, approve, execute and adopt in all respects the Proposal.

NOW, THEREFORE, BE IT RESOLVED BY THE DANVILLE-PITTSYLVANIA REGIONAL INDUSTRIAL FACILITY AUTHORITY, THAT:

Resolution No. 2018-03-12-5C

1. The Authority hereby authorizes and directs its Chairman and/or Vice Chairman, either of whom may act independently of the other, to execute and deliver, and otherwise pursue, the Proposal, together with such further amendments, deletions or additions to the Proposal, so long as the costs under the Proposal does not exceed five percent (5%) of the amounts set forth in the Proposal, as may be approved by the Chairman or the Vice Chairman, such execution by the Chairman or the Vice Chairman to conclusively establish his approval of the Proposal or such other related documents and any amendments, deletions or additions thereto.

2. The Authority hereby authorizes its Chairman and Vice Chairman, either of whom may act independently of the other, to execute and deliver such other documents in connection with the Proposal, as may be approved by its Chairman or Vice Chairman (as the case may be), such execution by its Chairman or Vice Chairman (as the case may be) to conclusively establish his approval of such other documents.

3. The Authority hereby authorizes and directs staff and other agents and representatives working on behalf of the Authority to take such actions and to do all such things as are contemplated by the Proposal or as they in their discretion deem necessary or appropriate in order to carry out the intent and purposes of this Resolution.

4. The Authority hereby approves, ratifies and confirms any and all actions previously taken by the Authority, its agents and representatives, in respect to the Proposal and the matters contemplated in this Resolution.

5. This Resolution shall take effect immediately upon its adoption.

- # -

CERTIFICATE

I, the undersigned Secretary of the Danville-Pittsylvania Regional Industrial Facility Authority, hereby certify that the foregoing is a true, correct and complete copy of a Resolution duly adopted by a majority of the directors of the Danville-Pittsylvania Regional Industrial Facility Authority at a meeting duly called and held on March 12, 2018, and that such Resolution has not been repealed, revoked, rescinded or amended, but is in full force and effect on the date hereof.

WITNESS my hand as Secretary of the Danville-Pittsylvania Regional Industrial Facility Authority as of the 12th day of March 2018.

SUSAN M. DeMASI, Secretary
Danville-Pittsylvania Regional Industrial Facility
Authority

(SEAL)

Exhibit A

[Dewberry Engineers Inc. – 01/11/2018 Proposal Re Phase 1 Pad Expansion]

January 11, 2018

Mr. Robert “Bob” Warren

Chairman

Danville-Pittsylvania Regional Industrial Facility Authority (RIFA)

P.O. Box 3300

Danville, Virginia 24543

RE: Proposal for Professional Services:
Berry Hill Industrial Park - Phase 1 Pad Expansion

Dear Mr. Warren:

Dewberry Engineers Inc. (Dewberry) has been assisting the Danville Pittsylvania County Regional Industrial Facility Authority (RIFA) with development of the Berry Hill Industrial Park. The Phase 1 Pad Grading is nearing completion and RIFA wishes to expand the pad to make it more marketable to larger industries.

UNDERSTANDING OF THE PROJECT

The extents of pad grading in Phase 1 development were based on industry specific layouts prepared using design criteria specified in the market study prepared by Jones Lang LaSalle in 2014. Phase 1 development plans were prepared to keep the wetland/WOUS impacts under the threshold of a State Program General Permit (1 acre wetlands and 2,000 LF of WOUS impacts). The selected layout provided ±133 acres of pad area capable of supporting up to 1,830,000 SF of total building area (multiple buildings). RIFA now desires to expand the phase 1 pad to increase the marketable to larger industry.

The purpose of this project is to prepare a revised wetland permit application to expand the pad an additional 27 acres into the previously avoided areas, and prepare detailed construction plans for the Phase 1 development expansion, provide construction administration for the project, and to provide selected construction testing services for the project. It is assumed that this work will be processed as a Change Order with the Phase I Pad contractor, Haymes Brothers, Inc.

SCOPE OF SERVICES

Dewberry proposes to provide the following Scope of Services with associated fees:

Item 1 - Phase 1 Pad Expansion Wetland Permit Modification

Dewberry will revise the existing SPGP permit application for this phase 1 pad expansion. The revised permit application will become an Individual Permit from the US Army Corps of Engineers and the Virginia Department of Environmental Quality. Dewberry will attend up to three (3) meetings with the Corps/DEQ and prepare up to two (2) revisions to the permit application. It is assumed that mitigation will be handled by the purchase of wetland/stream credits from an approved bank. It is assumed that any Corps requested off-site alternatives analysis will only include County/City owned properties. Dewberry will prepare up to five (5) separate layouts on County/City properties for this analysis. This scope of work does not include a revised threatened and endangered species search or a revised cultural resources study. In addition, this scope of work does not include any updated biological, chemical or physical assessments for the surrounding streams and rivers. Should the Corps requests these items, Dewberry will request an amendment to our contract to complete these services.

Item 2 - Phase 1 Pad Expansion Grading Construction Plans and Specifications

Dewberry will prepare detailed construction documents for the grading of a ±27 pad acre expansion to the phase 1 pad. The plan includes the expansion of the ±109 acres pad graded under the original project. The plans will use existing aerial surveys, contractor submitted as-built surveys, current wetland delineations, and plans previously prepared, as the base map(s) for the project. In addition, Dewberry will use the existing geotechnical survey to review potential maximum cut/fill depth to minimize rock excavation where possible. Plans will include:

- Existing Condition and Demolition Plan
- Phase 1 Overall Erosion and Sediment Control Plan
- Phase 1 Detailed Erosion and Sediment Control Plan (three sheets)
- Phase 2 Overall Erosion and Sediment Control Plan
- Phase 2 Detailed Erosion and Sediment Control Plan (three sheets)
- Overall Grading Plan
- Detailed Grading Plan (three sheets)
- Overall Stormwater Management Plan
- Detailed Stormwater Management Plan (modification of two existing ponds)

The stormwater management program will be designed to meet current (2014) VSMP requirements. Stormwater quantity calculations and pond sizes will be based on impervious areas depicted on the Corps permitted layout. Stormwater quality calculations will be based on the graded pad area flowing to each stormwater quality measure.

Item 3 – Construction Administration Services

Dewberry will provide Construction Administration Services (CONA) for the Phase 1 pad expansion to consist of the following:

- Contract Negotiation – Dewberry will assist the Client in negotiating a change order price with Haymes Brothers for the completion of this work.
- Construction Administration Services – Dewberry will provide construction administration (CONA) services that will include the following:
 - Prepare and distribute meeting minutes from all construction meetings (assumes 8 meetings).
 - Monthly progress meetings with contractor until completion (assumes 8 meetings over an 8 month construction time).
 - Review shop drawings.
 - Review monthly pay requests.
 - **Review and respond to Contractor Requests for Information (RFI's).**
 - Attend substantial and final completion inspection (two meetings).
 - Prepare project closeout documentation.

Item 4 – Construction Testing and Inspection Services

Dewberry will subcontract with Froehling & Robertson, Inc. (F&R) for Construction Testing and Inspection Services. These services will include testing and inspections of earthwork for the Pad area and Storm Water Management installation. F&R will be onsite as needed to perform required testing and inspections in general accordance with the project documents. F&R will collect and test bulk soil samples and aggregate base material samples for the determination of soil compaction properties. It is anticipated that full time testing and inspection services will be needed for 6 months of the total 8 month construction time period. Dewberry will charge these services at cost plus 15%.

Mr. Robert "Bob" Warren
January 11, 2018

FEE SUMMARY

Below is a summary of fees for the respective services listed above:

- I. Lump Sum Tasks
 - 1. Item 1 - Phase 1 Pad Expansion Wetland Permit Modification
FEE: \$65,000.00 Lump Sum
 - 2. Item 2 – Phase 1 Pad Grading Construction Plans and Specifications
FEE: \$85,000.00 Lump Sum
 - 3. Item 3 – Construction Administration Services
FEE: \$39,500.00 Lump Sum

Subtotal: \$189,500.00 Lump Sum

- II. Budget Estimate Task
 - 1. Item 4 – Construction Testing and Inspection Services
FEE: Budget Estimate \$45,000.00

TOTAL ESTIMATED FEE: \$234,500.00

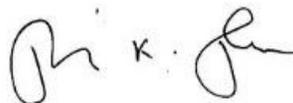
Except as amended in this proposal, all other terms, provisions, and conditions of our current Agreement for Professional Services to develop the Berry Hill property, dated February 9, 2009 shall remain in full force and effect, and the parties ratify and confirm that the Agreement for Professional Services to develop the Berry Hill property, dated February 9, 2009, as amended by this proposal, is and remains in full force and effect.

Again, we appreciate the opportunity to submit this contract amendment and look forward to continuing to work with you on this project. Please do not hesitate to call if you have questions or wish to discuss the proposal or project further. The return of an executed copy of this proposal will serve as our authorization to proceed.

Sincerely,



Shawn R. Harden, PE
Senior Associate



Brian K. Bradner, PE
Vice President | Branch Manager

P:\50018376\Adm\Contract\2018.01.11. Amendment 19 Phase 1expansion.docx

The foregoing Contract Amendment of Dewberry Engineers Inc. is accepted:

Print (Type) Individual, Firm, or Corporate Name

Signature of Authorized Representative Date

Print (Type) Name of Authorized Representative and Title

Danville-Pittsylvania Regional Industrial Facility Authority

Executive Summary

Agenda Item No.:	Item 5D
Meeting Date:	March 12, 2018
Subject:	Financial Status Reports – February 28, 2018
From:	Michael L. Adkins, Authority Treasurer

SUMMARY

A review of the financial status reports through February 28, 2018 will be provided at the meeting. The financial status reports as of February 28, 2018 are attached for the DPRIFA Board's review.

RECOMMENDATION

Staff recommends approving the financial status reports as of February 28, 2018 as presented.

ATTACHMENTS

Financial Status Reports

Financial Status

Table of Contents

- A. \$7.3 Million Bonds - Cane Creek Centre
- B. General Expenditures for FY2018
- C. Mega Park – Funding Other than Bond Funds
- D. Berry Hill Mega Park – Lot 4 Site Development
- E. Rent, Interest, and Other Income Realized
- F. Unaudited Financial Statements

Danville-Pittsylvania Regional Industrial Facility Authority

\$7,300,000 Bonds for Cane Creek Centre - Issued in August 2005 ⁷

As of February 28, 2018

<u>Funding</u>	<u>Funding</u>	<u>Budget / Contract Amount</u>	<u>Expenditures</u>	<u>Encumbered</u>	<u>Unexpended / Unencumbered</u>
Funds from bond issuance	\$7,300,000.00				
Issuance cost	(155,401.33)				
Refunding cost ⁷	(52,500.00)				
Bank fees	(98.25)				
Interest earned to date	486,581.70				
Cane Creek Parkway ³		\$3,804,576.00	\$3,724,241.16	\$ -	
Swedwood Drive ²		69,414.00	69,414.00	-	
Cane Creek Centre entrance ³		72,335.00	53,878.70	-	
Financial Advisory Services		9,900.00	9,900.00	-	
Dewberry contracts ¹		69,582.50	69,582.50	-	
Dewberry contracts not paid by 1.7 grant ^{4,5}		71,881.00	28,711.62	43,169.38	
Land		-	2,792,945.57	-	
Demolition services		71,261.62	71,261.62	-	
Legal fees		-	124,519.08	-	
CCC - Lots 3 & 9 project - RIFA Local Share ⁶		142,190.00	112,464.98	-	
Other expenditures		-	339,846.72	-	
Total	\$ 7,578,582.12	\$ 4,311,140.12	\$ 7,396,765.95	\$ 43,169.38	<u>\$ 138,646.79</u>

notes:

¹ Dewberry Contracts consist of wetland, engineering, surveying and site preparation

² Funds being used to cover City and County matching contributions for a VDOT grant for Swedwood Drive

³ Project completed under budget

⁴ In September 2008 the outstanding principal balance of \$6,965,000 on the Series 2005 Cane Creek Project Revenue Bonds was tendered and not remarketed. These bonds were converted to bank bonds and are now subject to the Credit and Reimbursement agreement the Authority has with Wachovia Bank. The remarketing agent will continue its attempt to remarket these bonds in order to convert them back to Variable Rate Revenue Bonds. As a result, it is likely that the City and County will have to contribute additional funds in order to make future interest payments on the letter of credit attached to these bonds.

⁴ These contracts were originally to be paid by the \$1.7M Special Projects Grant, this grant has expired and the TIC did not issue an extension. The remaining amounts of the contract will be paid using bond funds.

⁵ The budget amount decreased \$71,279.61 from the 9/30/2010 reports. This amount represented the remaining budget amount carried from the \$1.7 SP grant upon its expiration for the following contracts: Wetland Delineation, Wetland Bank Plan Rev., Stream Concept Plan, & Stream Attribute Plan. Per Shawn Harden of Dewberry, these contracts are complete and finished under budget. The only contract that remains open is for Wetland Monitoring and the budget, expended, and encumbered amounts included here are only for this contract.

⁶ This line item represents the amount of expenditures on the "CCC - Lots 3 & 9" budget sheet that is covered by bond funds. RIFA's local share of 5% of these project costs is being covered by these bond funds. Project finished under original budget.

⁷ The \$7.3 million bonds were refunded on 8/1/2013 with the issuance of refunding bonds in the amount of \$5,595,000.

Road Summary-Cane Creek Parkway:

English Contract-Construction	\$ 5,363,927.00
Change Orders	165,484.50
Expenditures over contract amount	3,579.50
(Less) County's Portion of Contract	(935,207.00)
(Less) Mobilization Allocated to County	(9,718.00)
Portion of English Contract Allocated to RIFA	4,588,066.00
Dewberry Contract-Engineering	683,850.00
Total Road Contract Allocated to RIFA	\$ 5,271,916.00

Funding Summary - Cane Creek Parkway

VDOT	\$ 1,467,340.00
Bonds	3,804,576.00
	\$ 5,271,916.00

Danville-Pittsylvania Regional Industrial Facility Authority

General Expenditures for Fiscal Year 2018

As of February 28, 2018

	<u>Funding</u>	<u>Budget</u>	<u>Expenditures</u>	<u>Encumbered</u>	<u>Unexpended / Unencumbered</u>
Funding					
City Contribution	\$ 75,000.00				
County Contribution	75,000.00				
Carryforward from FY2017	77,180.29				
Transfer to Mega Park Funding-Other Than Bonds ¹	(20,000.00)				
Contingency					
Miscellaneous contingency items		\$ 98,680.29	\$ 11,297.51	\$ -	\$ 87,382.78
Berry Hill Wilmot Project (Lot 3B)			7,314.00		\$ (7,314.00)
Total Contingency Budget		<u>98,680.29</u>	<u>18,611.51</u>	<u>-</u>	<u>80,068.78</u>
Legal		80,000.00	56,001.90	-	23,998.10
Accounting		20,300.00	20,900.00	(600.00)	-
Annual Bank Fees		600.00	550.00	-	50.00
Postage & Shipping		100.00		-	100.00
Meals		4,000.00	1,567.14	-	2,432.86
Utilities		500.00	214.90	-	285.10
Insurance		3,000.00		-	3,000.00
Total		<u>\$ 207,180.29</u>	<u>\$ 207,180.29</u>	<u>\$ (600.00)</u>	<u>\$ 109,934.84</u>

¹ - Transfer to Mega Park Fund-Other Funds for \$20,000 to cover contingent liability due to Appalachian Power Company if RIFA cancels the development of Lot 8 at Berry Hill Mega Park or delays completion of the project beyond January 31, 2019. The \$20,000 would cover mobilization and other line relocation costs of Appalachian Power Company. Reference Resolution No. 2017-08-14-5C. (Note Appalachian is a unit of American Electric Power (AEP)).

Danville-Pittsylvania Regional Industrial Facility Authority
Mega Park - Funding Other than Bond Funds
As of February 28, 2018

Funding	Funding	Budget / Contract Amount	Expenditures	Encumbered	Unexpended / Unencumbered
City contribution	\$ 134,482.50				
County contribution	134,482.50				
City advance for Klutz, Canter, & Shoffner property ^{1,4}	10,340,983.83				
Tobacco Commission FY09 SSED Allocation	3,370,726.00				
Tobacco Commission FY10 SSED Allocation - Engineering Portion	407,725.00				
Tobacco Comm. FY10 SSED Allocation - Eng. Portion Deobligated	(244,797.00)				
Local Match for TIC FY10 SSED Allocation - Engineering Portion ⁵	76,067.61				
Additional funds allocated by RIFA Board on 1/14/2013 ⁶	11,854.39				
Contingency funds allocated per Resolution 2017-08-14-5C ⁹	20,000.00				
Land					
Klutz property		\$ 8,394,553.50	\$ 8,394,553.50	\$ -	
Canter property ²		1,200,000.00	1,200,000.00	-	
Adams property		37,308.00	37,308.00	-	
Carter property		5,843.00	5,843.00	-	
Jane Hairston property		1,384,961.08	1,384,961.08	-	
Bill Hairston property		201,148.00	201,148.00	-	
Shoffner Property		1,872,896.25	1,872,896.25	-	
Other					
Dewberry & Davis		28,965.00	28,965.00	-	
Dewberry & Davis ³		990,850.00	987,879.29	2,970.71	
Consulting Services - McCallum Sweeney ⁷		115,000.00	103,796.85	-	
Transfer available funds to "Berry Hill Mega Park - Lot 4 Site Development" Project ⁸		-	11,203.15	-	
Transfer from General Funds contingency ⁹		20,000.00		20,000.00	
Total	\$ 14,251,524.83	\$ 14,251,524.83	\$ 14,228,554.12	\$ 22,970.71	\$ (0.00)

¹ This figure does not include the interest the City lost from the uninvested funds, which was paid to the City 1/3/2012 and totaled \$144,150.41.

² Settlement fees were drawn from bonds issued for the Berry Hill project 12/1/2011.

³ This contract was originally for \$814,500, but has been amended to include a traffic impact analysis, and a cemetery survey. \$740,000 was covered by the FY09 Tobacco Allocation. \$162,928 was covered by the FY10 Tobacco Allocation. \$87,922 will be covered with RIFA Funds.

⁴ RIFA paid the City back for all advances on 1/3/2012.

⁵ The RIFA Board approved to utilize the remaining funds from the Mega Park bond funds and approximately \$65,000 of the 'Funds Available for Appropriation' towards the local match for the engineering portion of Tobacco Commission grant #1916 for the Berry Hill Mega Park.

⁶ Due to the expiration of the Tobacco Commission FY10 SSED Allocation, the RIFA Board approved on 1/14/2013 to utilize \$11,854.39 of the 'Funds Available for Appropriation' to cover the funding shortfall for the budgeted Dewberry & Davis contract.

⁷ Unencumbered the remaining \$11,203.15 due to termination of contract.

⁸ As approved by RIFA Board on 10/16/2014

⁹ As approved by RIFA Board on 8/14/2017

Danville-Pittsylvania Regional Industrial Facility Authority
Berry Hill Mega Park - Lot 4 Site Development
As of February 28, 2018

Funding	Funding	<u>Budget / Contract</u> Amount	<u>Expenditures</u>	<u>Encumbered</u>	<u>Unexpended / Unencumbered</u>
Tobacco Commission FY12 Megasite Allocation	\$ 6,208,153.00				
Local Match for TIC FY12 Megasite Allocation - County Portion ¹	750,000.00				
Local Match for TIC FY12 Megasite Allocation - City Portion ¹	750,000.00				
Local Match for TIC FY12 Megasite Allocation - RIFA Portion ²	181,000.00				
Transfer in from "Mega Park - Funding Other than Bond Funds" Budget ³	11,203.15				
Expenditures					
Dewberry Engineers Inc.		2,454,957.24	1,541,812.81	913,144.43	
Jones Lang LaSalle		95,000.00	95,000.00	-	
Jones Lang LaSalle - Economic Analysis		12,000.00	-	12,000.00	
VA Water Protection Permit Fee		57,840.00	57,840.00	-	
Wetlands Studies and Solutions, Inc.		141,996.00	77,027.64	64,968.36	
Banister Bend Farm, LLC - Wetland and Stream Credits		122,968.00	122,968.00	-	
DEQ - Construction Activity General Permit		9,600.00	9,600.00	-	
Haymes Brothers, Inc. - Construction on Phase 1 Graded Pad		4,072,642.15	3,953,395.94	119,246.21	
Transfers to "General Expenditures Fiscal Year 2015" Contingency ³					
Dewberry Engineers Inc.		(108,603.35)	(108,603.35)	-	
Jones Lang LaSalle - Market Analysis Study		(95,000.00)	(95,000.00)	-	
Jones Lang LaSalle - Economic Analysis		(12,000.00)	-	(12,000.00)	
Total	\$ 7,900,356.15	\$ 6,751,400.04	\$ 5,654,041.04	\$ 1,097,359.00	<u>\$ 1,148,956.11</u>

¹ \$300,000 of this was received from each locality 6-2014. \$450,000 received 8-2014. \$450,000 received 9-2014.

² The RIFA Board approved on 2/11/2013 to transfer the remaining funds of \$175,316.17 from the "Funds Available for Appropriation" budget sheet and funds of \$5,683.83 from the "Rent, Interest, and Other Income Realized" budget sheet to use for the RIFA local match to Tobacco Commission grant #2491 for Berry Hill Mega Park Lot 4 Site Development.

³ As approved by RIFA Board on 10/16/2014

Danville-Pittsylvania Regional Industrial Facility Authority
Rent, Interest, and Other Income Realized for Fiscal Year 2018
As of February 28, 2018

<i>Source of Funds</i>	<u>Funding</u>		<u>Expenditures</u> FY2018	<u>Unexpended /</u> <u>Unencumbered</u>
	<u>Carryforward</u> <u>from FY2017</u>	<u>Receipts</u> <u>Current</u> <u>Month</u>		
<u>Carryforward</u>	\$ 630,797.74			
<u>Current Lessees</u>				
		<u>Park</u>	<u>Property</u>	
Institute for Advanced Learning and Research (IALR) ¹		Cyberpark	Hawkins Research Bldg.	\$ 20,653.94 \$ 170,456.18
Mountain View Farms of Virginia, L.C.		Berry Hill	30 acre tract on Stateline Bridge Rd.	1,200.00
Capital Outdoor, Inc.		Cane Creek	Lot 6	- 1,800.00
<i>Total Rent</i>				\$ 20,653.94 \$ 173,456.18
<u>Interest Received</u> ²				\$ 437.64 \$ 3,913.25
<u>Miscellaneous Income</u>				\$ - \$ 85,500.00
<u>Expenditures</u>				
Hawkins Research Bldg. Property Mgmt. Fee				\$ 149,802.24
<u>Totals</u>	\$ 630,797.74	\$ 21,091.58	\$ 262,869.43	\$ 149,802.24 \$ 743,864.93

Restricted ¹ \$ 334,349.00
Unrestricted \$ 409,515.93

¹ Please note that rent proceeds must be used in accordance with the U.S. Economic Development Administration's (EDA) Standard Terms and Conditions

² Please note that this is only interest received on RIFA's general money market account.

Danville-Pittsylvania Regional Industrial Facility Authority
Statement of Net Position^{1,2}
February 28, 2018*

	Unaudited FY 2018
Assets	
<i>Current assets</i>	
Cash - checking	\$ 710,748
Cash - money market	793,186
Prepays	231
<i>Total current assets</i>	1,504,165
<i>Noncurrent assets</i>	
Restricted cash - project fund CCC bonds	188,316
Restricted cash - debt service fund CCC bonds	27,130
Restricted cash - debt service fund Berry Hill bonds	22
Restricted cash - debt service reserve fund Berry Hill bonds	1,954,381
Capital assets not being depreciated	24,885,889
Capital assets being depreciated, net	23,796,253
Construction in progress	7,226,063
<i>Total noncurrent assets</i>	58,078,054
Total assets	59,582,219
Liabilities	
<i>Current liabilities</i>	
Unearned income	600
Bonds payable - current portion	1,288,450
<i>Total current liabilities</i>	1,289,050
<i>Noncurrent liabilities</i>	
Bonds payable - less current portion	3,468,190
<i>Total noncurrent liabilities</i>	3,468,190
Total liabilities	4,757,240
Net Position	
Net investment in capital assets	51,339,881
Restricted - debt reserves	1,981,533
Unrestricted	1,503,565
Total net position	\$ 54,824,979

¹ Please note this balance sheet does not include the Due to/Due from between the County and the City since it nets out and only changes at fiscal year-end.

² Please note this balance sheet does not include all general accounts receivable or accounts payable at the month-end date. This is because information regarding accrued receivables/payables is not available at the time of statement preparation.

*Please note these statements are for the period ended February 28, 2018 as of February 26, 2018, the date of preparation. Due to statement preparation occurring in close proximity to month-end, these statements may not include some pending adjustments for the period.

Danville-Pittsylvania Regional Industrial Facility Authority
Statement of Revenues and Expenses and Changes in Fund Net Position
February 28, 2018*

	Unaudited FY 2018
Operating revenues	
Virginia Tobacco Commission Grants	1,434,773
Rental income	174,331
Other Income	85,500
Total operating revenues	1,694,604
Operating expenses ⁴	
Mega Park expenses ³	1,705,363
Cane Creek Centre expenses ³	24,665
Cyber Park expenses ³	156,010
Professional fees	56,645
Insurance	2,199
Other operating expenses	4,085
Total operating expenses	1,948,967
Operating income (loss)	(254,363)
Non-operating revenues (expenses)	
Interest income	14,380
Interest expense	(63,617)
Total non-operating expenses, net	(49,237)
Net income (loss) before capital contributions	(303,600)
Capital contributions	
Contribution - City of Danville	724,694
Contribution - Pittsylvania County	724,694
Total capital contributions	1,449,388
Change in net position	1,145,788
Net position at July 1, 2017	53,679,191
Net position at February 28, 2018	\$ 54,824,979

³ A portion or all of these expenses may be capitalized at fiscal year-end.

⁴ Please note that most non-cash items, such as depreciation and amortization, are not included here until year-end entries are made.

⁵ Please note this statement will change once all FY2018 entries are made and may also change depending on audit adjustments, if any, for FY2018 and the nature of those audit adjustments.

Danville-Pittsylvania Regional Industrial Facility Authority
Statement of Cash Flows
February 28, 2018*

	Unaudited FY 2018
Operating activities	
Receipts from grant reimbursement requests	\$ 2,811,392
Receipts from leases	173,454
Other receipts	85,500
Payments to suppliers for goods and services	(2,950,471)
Net cash used by operating activities	119,875
Capital and related financing activities	
Capital contributions	1,146,222
Interest paid on bonds	(110,169)
Principal repayments on bonds	(1,230,000)
Net cash provided by capital and related financing activities	(193,947)
Investing activities	
Interest received	14,380
Net cash provided by investing activities	14,380
Net increase (decrease) in cash and cash equivalents	(59,692)
Cash and cash equivalents - beginning of year (including restricted cash)	3,733,475
Cash and cash equivalents - through February 28, 2018 (including restricted cash)	\$ 3,673,783
Reconciliation of operating loss before capital contributions to net cash used by operating activities:	
Operating income (loss)	\$ (254,363)
Adjustments to reconcile operating loss to net cash used by operating activities:	
Non-cash operating in-kind expenses	-
Changes in assets and liabilities:	
Change in prepaids	(1)
Change in other receivables	1,376,619
Change in accounts payable	(1,001,505)
Change in unearned income	(875)
Net cash used by operating activities	\$ 119,875

Components of cash and cash equivalents at February 28, 2018:

American National - Checking	\$ 710,748
American National - General money market	793,186
Wells Fargo - \$7.3M Bonds CCC Debt service fund	27,130
Wells Fargo - \$7.3M Bonds CCC Project fund	188,316
US Bank - \$11.25M Bonds Berry Hill Debt service fund	22
US Bank - \$11.25M Bonds Berry Hill Debt service reserve fund	1,954,381
	\$ 3,673,783