



Town of Farmville

Town Council

January 21, 2026 at 6:00 PM
Council Chamber of the Town Hall
116 North Main Street, Farmville, VA

AGENDA

1. **Call to Order**
2. **Roll Call**
3. **Adoption of Agenda**
4. **Declaration of Personal Interest**
5. **Request to Approve Comprehensive Agreement with English Construction Company, Inc. on the Farmville Fire Station**
 - a. Comprehensive Agreement for the Design and Construction of a New Firehouse Addition
6. **Adjournment of Special Meeting of the Farmville Town Council**



Town of Farmville

Agenda Item Summary

MEETING DATE: January 21, 2026

ITEM NUMBER: 5.a. – Comprehensive Agreement for the Design and Construction of a New Firehouse Addition

BACKGROUND: Verbal report by the Town Manager.

RECOMMENDATION: Approve Comprehensive Agreement with English Construction Company, Inc. on the Farmville Fire Station

FISCAL IMPACT:

ATTACHMENTS:

1. Comprehensive Agreement

COMPREHENSIVE AGREEMENT

between

THE TOWN OF FARMVILLE, VIRGINIA

and

ENGLISH CONSTRUCTION COMPANY, INC.

For

DESIGN AND CONSTRUCTION OF A NEW FIREHOUSE ADDITION

Dated: _____, 2026

THIS COMPREHENSIVE AGREEMENT (this “Agreement” or this “Contract”) is entered into as of _____ 2026, by and between the TOWN OF FARMVILLE, VIRGINIA (the “Town”), a political subdivision of the Commonwealth of Virginia, and ENGLISH CONSTRUCTION COMPANY, INC. (“English”), a Virginia stock corporation. The Town and English are referred to individually as a “Party” and collectively as the “Parties.”

RECITALS

1. On August 13, 2025, The Town adopted the Public-Private Education Facilities and Infrastructure Act of 2002 (“PPEA”), Section 56-757.1, et seq., of the Code of Virginia, 1950, as amended, establishing procedures for the development of public facilities through public-private partnerships which satisfy the requirements of the PPEA.

2. On August 29, 2025, the Town issued a Request For Proposal (“RFP”) for the design, expansion, and construction of the Town of Farmville Fire Station (hereinafter referred to as the “Project”). Proposals were submitted to the Purchasing Division of the Finance Department of the Town of Farmville.

3. After the competitive negotiation process was completed, and based upon the Town’s evaluation criteria, the Town selected to move forward with English’s detailed PPEA proposal for the Project.

4. On December 10, 2025, as is required by the PPEA, the Town held a public hearing to receive citizen comment on the proposal and the Project.

5. The Parties acknowledge and agree that this Agreement will function as the Contract for purposes of this Project.

6. The Parties have negotiated this Agreement consistent with the PPEA, other applicable law, English’s Proposal, and discussions between representatives of the Town and English.

7. Having considered this Agreement and other information, the Town has determined that the Project to be designed and constructed pursuant to this Agreement serves the public purpose of the PPEA under the criteria of Section 56-575.4(C) of the Code of Virginia, 1950, as amended (the “Code”), and posted this Agreement for public inspection in accordance with the PPEA and the Guidelines.

8. In accordance with Section 56-575.15(c) of the Code of Virginia, and the Town’s PPEA Guidelines, the Farmville Town Council approved this Agreement at a meeting held on January 21, 2026.

9. The Town has selected English for entry into this Comprehensive Agreement for the Project, and the Parties now wish to enter into this Agreement.

NOW, THEREFORE, in consideration of the Recitals set forth above and for and in consideration of the mutual promises, conditions, and covenants herein, the Parties agree as follows:

1. **Incorporation of Recitals.** The foregoing recitals are incorporated herein by reference.

2. **Contract Documents.** The Contract Documents are comprised of the following:

- a. This Agreement, including all exhibits and attachments, executed by the Parties;
- b. Plans and Drawings approved by the Town; and
- c. Insurance certificates of coverage, the Performance Bond and Labor and Material Payment Bond, each Payment Application, and certificates of Substantial and Final Completion.

3. **General Scope.** English shall perform, provide, or cause to be provided all Work for the development of the Project, including all design and construction services. A site plan, detailed scope of work to be performed, and English's proposal (option #1) for the Project are attached to this Agreement as Exhibit A. English agrees that the design team, engineers, public safety consultants, and other consultants and members of the team submitted in the proposal, and who were present at the oral interviews, will work on this Project, and will not be changed without the written approval of the Town.

4. **Interpretation; Intent and Incorporation.**

(a) The Contract Documents are intended to permit English to complete the Project and all obligations required by the Contract Documents within the Contract Time(s) for the Contract Price. The Contract Documents are intended to be complementary and interpreted in harmony to avoid conflict in furtherance of the Project, with words and phrases interpreted in a manner consistent with industry standards.

(b) Terms, words, and phrases used in the Contract Documents, including this Agreement, shall have the meanings given to them in this Agreement.

(c) As used in this Agreement and as the context may require, the singular include the plural and vice versa, and the masculine gender includes the feminine and vice versa.

(d) The Contract Documents, including any exhibits, constitute the entire and exclusive agreement between the parties relating to the Project. All prior or contemporaneous verbal or written agreements, understandings, and/or representations related to the Project or this Agreement are rendered ineffective. This Agreement may be altered, amended, or revoked only by an instrument in writing signed by each Party, or its successor or assignee.

5. Ownership of Work Product.

(a) **Work Product.** For the purposes of this Section, “Work Product” includes all drawings, specifications and other documents, and data furnished by English to the Town.

(b) Conditioned only upon payment of fees due to English for services that have been performed under the Contract, all Work Product, whether fully or partially completed, are deemed to be the sole property of the Town, which shall include, but not be limited to, all Work Product for the Project that has been or will be prepared or created by or on behalf of English for the Project, as well as any and all derivations, modifications, changes, translations, revisions, elaborations, adaptation, or transformations of the Work Product.

This provision shall not relieve English from, or modify English’s sole responsibility for, any and all liability for all of its Work under the Agreement (including labor and materials). It is understood and agreed that all Work Product prepared by or on behalf of English for this Project will be applicable only in respect to the Project. The Work Product is not intended or represented to be suitable for use or reuse by the Town or others for a material extension of the Project or on any other project. The Town has the right, itself or by and through other design professionals, to modify the Work Product prepared by English for use in connection with the Project or for any other use whatsoever. In such event, English shall have no liability for such modifications. English shall ensure that its consultants agree in writing to the granting of limited, irrevocable, and non-exclusive licenses for use in this Project of the Work Product produced by the consultants for English that English has agreed to provide to the Town in this Agreement.

(c) The Town acknowledges that English, or its consultants, may have developed materials prior to entering into this Agreement and may own patent, trade secrets, and/or proprietary rights in techniques and concepts related to interior design elements that were not conceived or first produced by English in connection with this Project (collectively “English Intellectual Property”). English Intellectual Property is proprietary to English and shall remain English’s exclusive property. All Instruments of Service provided by English are considered English Intellectual Property. English hereby grants to the Town an irrevocable non-exclusive license to English’s Intellectual Property to the extent it is incorporated in any Work Product delivered to the Town by English under the terms of this Contract. Submission or distribution of any Work Product to meet official regulatory requirements, or for similar purposes in connection with the Project is not to be considered public derogation of the reserved rights of English and their consultants.

(d) **Record Drawings.** Prior to Final Completion, defined below, of the Project, English shall provide a full set of record drawings for the Project. The record drawings shall contain a final set of drawings showing the as-built condition of the Project, including all conditions, locations, and dimensions. The record drawings shall contain the plans, specifications, addenda, shop drawings, and any other information necessary to demonstrate the final condition of the Project, the actual locations of any permanent structures, piping and utilities, the depths of foundations, pilings and caissons, and the integration of any change orders into the Work carried out pursuant to the Project. Intellectual Property rights in the records drawings shall belong exclusively to the Town. Record drawings will be provided on paper, PDF, and AutoCAD format.

(e) **Patent Indemnity.** English shall defend, indemnify, and hold harmless the Town, its employees, officers, councilmembers, representatives, and agents against liability, including costs and attorneys’ fees, arising from any claim of patent, copyright, or trademark infringement (or unauthorized use) arising from providing any of the design services provided under this Agreement, unless such infringement occurred at the express direction of an authorized agent of the Town. This obligation shall survive the termination or expiration of this Agreement for a period of five (5) years.

6. Contract Price.

(a) **Contract Price.** English agrees to complete the Project, and the Town agrees to pay English the Contract Price of Eleven Million, Nine Hundred Twenty-Nine Thousand, Eight Hundred and Two Dollars (\$11,994,092.00) subject to any adjustments made pursuant to this Contract. The Contract Price is currently based on a preliminary Schedule of Values attached to this Contract as **Exhibit B**. At

thirty-five percent (35%) completion, and if necessary, at sixty-five (65%) completion, English will upgrade the Schedule of Values. Unless otherwise provided in the Contract Documents, the Contract Price includes all sales, use, consumer, and other taxes imposed by law or any governmental authority. English shall be wholly responsible to fully complete the Project at no compensation above the Contract Price, subject to any adjustments in the Contract Price made as a result of changes to this Agreement. The Parties have agreed on a list of Clarifications as to the project, which are set forth in **Exhibit C**.

(b) Contingency. The Contract Price includes a contingency payment (the “Contingency”) in the amount of Four Hundred Fourteen Thousand and 00/100 (\$414,000.00). The Contingency shall be available for the use of English during design and construction in the event that the cost of materials, labor, or subcontractors are higher than those used by English in arriving at the Contract Price. All uses of the Contingency will be documented monthly for the Town’s information. English will provide to the Town with written documentation of the numbers used in arriving at the Contract Price and the actual hard bids to justify any use of the Contingency. All use of the Contingency must be approved by the Town’s Project Manager, and such consent of use will not be unreasonably withheld. If, at the conclusion of Construction of the Project there is any balance remaining in the Contingency, it will be shared between the Town and English on a 50/50 basis.

(c) Plans, Specifications, and Submittals.

(i) The general character and scope of the Work are illustrated by the plans and the specifications prepared by the English’s Architect/Engineer (“A/E”) and in the English’s PPEA submission. The level of detail shown on the plans and stipulated in the specifications shall be sufficient to clearly demonstrate to the Town that the design conforms to the requirements described in the Proposal for the Project. English shall carry out the Work in accordance with the plans and specifications and any additional detail drawings and instructions provided by the A/E.

(ii) Submittals by English must be approved by the Town’s Project Manager for review prior to commencement of Work, installation, or incorporation of any equipment or supplies into the Project. Unless express written authorization from the Town’s Project Manager is obtained, proprietary equipment or supplies shall not be included in the design of the Project.

(iii) English shall maintain a complete set of plans, specifications, and submittals, including drafts of as-built drawings, on the Project site at all times.

(d) Change Orders. Change Order proposals from each of the Parties shall be submitted in writing, with sufficient clarity and detail for the other Party to evaluate the Change Order proposal. The Parties shall negotiate in good faith and as expeditiously as possible regarding Change Order proposals. All Change Order proposals from English must include documentation itemizing the estimated quantities and costs of materials, equipment, and labor required and the markup percentages used. Back-up data must be provided for all labor, materials, and equipment costs listed in a Change Order Proposal. Back-up data includes, but is not limited to, the following: receipts, bills of sale, manpower/material breakdown, etc. Changes requested by Town that do not alter the Contract Price shall be submitted in writing to English and shall have no markup price adjustment (discussed below).

(e) Markups for Changes. If the Contract Price requires an adjustment due to changes in the Work as a result of a change order submitted by English, such changes may be allowed with prior consent of the Town's Project Manager upon written request by English. For Town or English requested changes resulting in modification to the original scope of work English Mark up = 5% Subcontractor Mark Up = 10%

(f) Allowances. This Contract includes the following allowances:

See Exhibit C

7. Payment.

(a) Progress Payments.

(i) English shall submit to the Town on the twentieth (20th) day of each month a Payment Application for Work performed during the immediately prior month in accordance with the Project Schedule and the Schedule of Values. Each Payment Application shall bear a certificate that, to the best of English's knowledge and belief, the following: (1) all Work during the pay period was carried out in accordance with this Agreement and any applicable laws and permits; (2) all subcontractors and materialmen required to be paid previously during the course of the Contract have been paid; and (3) English is legally entitled to payment. All Payment Applications shall be emailed to the Town's Project Manager.

(ii) The Parties shall have a monthly progress payment meeting as scheduled by the Project Manager, which may be held electronically. English, the Project Manager, any A/Es who have provided design work in during the previous month, and representatives of principal subcontractors, if any, providing work in the previous month should be in attendance. The attendees should discuss the following:

1. Progress of the work;
2. Status of any pending Change Orders;
3. Any general issues with the Work;
4. Any potential delays due to weather, transportation delays, issues with price and/or availability of materials, or similar matters; and
5. Any such matters as, in the judgment of the attendees, may make the progress of the work continue efficiently.

(iii) The Town shall make payments for Work properly performed in accordance with the Contract Documents within forty-five (45) days after receipt of each properly submitted and accurate Payment Application; but in each case less the total of payments previously made and less amounts properly withheld. The Town can pay English electronically or by paper check. Payments will either be mailed or deposited into a checking account. To receive payments electronically, an ACH form must be completed, provided with a voided check, and returned to the address above. By signing the ACH form, the Town is authorized to initiate credit entries and, if necessary, debit entries, and adjustments for any errors.

(b) Prompt Payment to Subcontractors and Materialmen. Within seven (7) days after receiving any progress payment, English must either:

- (i) Pay each subcontractor or materialman its proportionate share of the total payment received from the Town attributable to the Work performed or materials provided; or
- (ii) Notify the Town and the subcontractor or materialman, in writing, of its intention to withhold all or part of the subcontractor's or materialman's payment with the applicable reason.

(c) Retainage on Progress Payments.

- (i) The Town will retain five percent (5%) of the amount of each Payment Application.

(ii) Upon Final Completion of the Project and approval of the final Payment Application, the Town shall release to English all retained amounts. The Town agrees to consider reducing the retainage as the Work progresses upon request of English.

(d) Final Payment. English shall submit its final Payment Application to the Town after Final Completion of the Project. If the Town finds that all portions of the Work, including any punch list items identified by the Town or English have been completed, the Town shall make the final payment within sixty (60) days after receipt of the same, provided that English has satisfied the requirements for final payment.

(e) Lender Requirements. In the event that the Town obtains a loan or other financial assistance from a third party in connection with the financing of the Project, English shall comply with all conditions established by such lender or other financial source in connection with Payment Applications under this Agreement.

(f) Payments due and unpaid by the Town, whether progress payments or final payment, shall bear interest commencing forty-five (45) days after payment is due at a rate equal to the then current prime rate.

8. Contract Time and Project Schedule.

(a) Date of Commencement. The Work shall commence at the time set forth in the Town's written Notice to Proceed ("Date of Commencement") unless the Parties mutually agree otherwise in writing.

(b) Preconstruction Meeting. Within fourteen (14) days following receiving the Notice to Proceed, the Parties shall have a preconstruction meeting. Project managers from English and the Town, the A/E, and principal subcontractors should attend the preconstruction meetings. Matters to be addressed at the meeting include: (1) schedule of the Work; (2) procedures for approval of Submittals; (3) change order procedures; (4) potential issues with materials or labor; (5) any other matters the Parties, A/E, or subcontractors believe would advance the Project.

(c) Project Schedule. Following the completion of the design work and not to exceed ninety (90) days, English shall prepare and submit to the Town a complete, detailed Project Schedule showing the progress of the Work on the project using a critical path method (CPM). Such CPM schedule shall meet the time schedules provided in subsection 8.d.i (below). When the time schedules are established by English and are accepted by the Town, a Cash Flow Projection for the Project will be provided by English to the Town. English will provide the schedule to the Project Manager in PDF and MS Project format. The schedule shall include the following columns: float,

actual start, actual finish, and percentage complete. Schedule updates shall be provided monthly and shall be submitted with the Payment Application.

(d) Substantial Completion and Final Completion.

(i) The Project Schedule is attached as **Exhibit D** and includes the Substantial Completion Date and Final Completion Date for the Project. The total number of days for the entire project is 750 days from English's receipt of the Town's Notice to Proceed.

(ii) If English's critical path for performance of the Work is delayed due to strikes, fires, rebellion, unusual delays in transportation, unavailability of materials, or other causes outside the control of English or any of the subcontractors, with the exception of weather in the event that weather occurs that exceeds normal expectations based on National Weather Service statistics for the Town of Farmville, Virginia, the Contract times for performance shall be reasonably extended by the number of days the critical path is extended. Delays in the performance of the Work due to weather or the unavailability of materials shall be documented by English and submitted to the Town's Project Manager in writing, monthly.

(e) Liquidated Damages. The Parties recognize that time is of the essence with respect to all dates set forth in the Contract, and that the Town will suffer financial loss if Substantial Completion of the Work is not performed within the time specified in the Contract including any time extension(s) allowed pursuant to the Contract. The Parties further recognize the difficulty of proving actual loss to the Town in the event of a failure to achieve Substantial Completion in accordance with the date established in the Contract. Accordingly, instead of requiring such proof, English acknowledges that the rate of the liquidated damages set forth herein is reasonable and does not constitute a penalty. English agrees that if Substantial Completion is not attained by the Scheduled Substantial Completion Dates, English shall pay on demand to the Town One Thousand and 00/100 Dollars (\$1,000.00) per day as liquidated damages for each day that Substantial Completion extends beyond the Scheduled Substantial Completion Date. An additional five-hundred and 00/100 (\$500.00) per day shall be added for each day the Final Completion Date extends beyond the Scheduled Final Completion Date. Liquidated damages provided herein shall be in lieu of all liability for any and all extra costs, losses, expenses, claims, penalties, and any other damages, whether special or consequential, and of whatsoever nature incurred by the Town, which are occasioned by any delay in achieving Substantial Completion. English hereby waives any defenses that the liquidated damages are a penalty or do not bear a reasonable relation to the actual damages.

(f) Expiration of Contract. This Agreement will expire either upon either the Final Completion Date for the Project and Final Payment by the Town and/or upon the lawful termination of this Agreement for reasons permitted by law or as set forth in this Contract.

9. Plan of Finance. The Town will arrange to finance the costs of the Project in a manner that results in the availability of funds in the amounts and at the times required to meet the projected needs for the Project. This Contract is contingent on the Town issuing bonds or having financing to fund the Project. The Town will notify English when such financing has been finalized and funds are available. Any work English performs prior to receiving notification of funding is done at their risk.

10. Permitting and Approvals. English shall be responsible for obtaining all necessary federal, state, and local permits and approvals and shall construct the Project in compliance with all applicable laws and regulations.

11. Construction.

(a) All construction provided or caused to be provided by English shall be performed pursuant to the Contract Documents, in full compliance with all applicable laws and regulations, and applicable permits both public and private.

(b) The Town, its employees, its agents, and its consultants shall be afforded access to the Project during regular business hours in the Town of Farmville, Virginia, or at any time when Work is actually being performed to ensure English's activities are acceptable to the Town, that English's actions are being performed in accordance with the terms of this Contract, and that the work is being properly maintained.

(c) All construction access points, roadways, paths, and other areas used for ingress and egress site access, material handling and storage, and staging, shall be protected with sediment and erosion control measures in accordance with federal, state, and local requirements.

(d) All construction access points, roadways, paths, and other areas used for ingress and egress, site access, material handling and storage, and staging shall be restored to their original condition or as otherwise required by federal, state and local permits and/or agreements with the respective landowners.

12. Stop Work and Termination for Cause.

(a) The Town's Right to Stop Work. At any time and without cause, the Town may suspend the Work, or any portion thereof, for a period of not more than thirty (30) consecutive days by written notice to English, which

shall fix the date on which Work will be resumed. English shall resume the Work on the date so fixed. English shall be granted an adjustment in the Contract Price or an extension of the Contract Times, or both, directly attributable to any such suspension if English makes a claim therefor. However, if the Town suspends Work or any portion thereof due to its reasonable judgment that English has or is violating the Contract or any requirement thereof, including but not limited to violations of any applicable laws or regulations related to jobsite safety, then English shall not receive any adjustment in the Contract Price or extension of the Contract Times, even if it is determined that no violation actually existed.

(b) The Town's Right to Terminate for Cause.

(i) If English repeatedly fails to (i) provide or cause to be provided a sufficient number of skilled workers; (ii) supply the materials or equipment required by the Contract; (iii) comply with applicable laws and regulations; (iv) timely pay, without cause, design consultants or subcontractors; (v) prosecute the Work with promptness and diligence to ensure that the Work is completed by the Contract Time(s), as such times may be adjusted; or (vi) perform material obligations under the Contract Documents, or if English (i) becomes insolvent; (ii) makes a general assignment for the benefit of its creditors; (iii) commences or consents to any action seeking reorganization, liquidation or dissolution under any law relating to bankruptcy or relief of debtors; or (iv) commences or consents to any action seeking appointment of a receiver or trustee for itself or its assets, then the Town, in addition to any other rights and remedies provided in the Contract Documents or by law, shall have the right to terminate the Contract as set forth herein.

(ii) Upon the occurrence of an event set forth in subsection 12.b.i above, the Town may provide written notice to English that it intends to terminate the Contract unless the problem cited is cured or reasonably commenced to be cured and diligently pursued thereafter, within seven (7) days of English's receipt of such notice. If English fails to cure, or reasonably commence to cure, such problem, then the Town may give a second written notice to English of its intent to terminate the Contract within an additional seven (7) day period. If English, within such second seven (7) day period, fails to cure, or reasonably commence to cure, or after having commence to cure fails to diligently pursue cure, of such problem, then the Town may declare the Contract terminated for default by providing written notice to English of such declaration. The Town may provide copies of any notices to the surety on the performance bond and, in the Town's sole discretion, elect to pursue any remedies that may be available under the terms of the performance bond in

lieu of proceeding with the termination.

(iii) Upon declaring the Contract terminated, the Town may enter upon the premises and, to the extent the Town has made payment, take possession, for the purpose of completing the Work, of all English's (not subcontractor's) materials, equipment, tools, appliances and other items for use in the Project, which have been purchased or provided for the performance of the Work, all of which English hereby transfers, assigns and sets over to the Town for such purpose, and to employ any person or persons to complete the Work and provide all of the required labor, services, materials, equipment and other items. In the event of such termination, English shall not be entitled to receive any further payments under the Contract Documents. If the Town's cost and expense of completing the Work exceeds the unpaid balance of the Contract Price, then English shall be obligated to pay the difference to the Town. Such costs and expense shall include not only the cost of completing the Work, but also losses, damages, indirect costs and expenses, including attorneys' fees and expenses, incurred by the Town in connection with the re-procurement and defense of claims arising from the default. Upon completion of the Work, any Contract amounts remaining shall be paid to English.

(iv) If the Town improperly terminates the Contract for cause, the termination for cause will be converted to a termination for convenience and the Town will reimburse English for such costs and expenses incurred in connection with the improper termination in accordance with Section 13.

(c) The Town's Right to Terminate for Excessive Cost. If at any point the Town desires to terminate this Contract because the cost of the Project is too great or for other financial considerations, as determined in the sole discretion of the Town, then the Town may terminate this Contract without penalty and without further obligation to English. However, the Town will be and remain responsible to English for any unpaid Work and/or services provided pursuant to the Contract through the Contract's termination date.

(d) English's Right to Stop Work.

(i) English may, in addition to any other rights afforded under the Contract Documents or at law, stop Work on the Project upon the Town's failure to pay for portions of the Work properly performed in accordance with the Contract Documents.

(ii) Should this occur, English has the right to provide the Town with written notice that English will stop Work unless said event is cured

within seven (7) days from the Town's receipt of the notice. If the Town does not cure the problem within such seven (7) day period, English may stop Work. If the Town later cures the problem and the parties agree to resume Work on the Project, then English shall be entitled to an equitable adjustment to the Contract Price and Contract Time(s) to the extent that English has been adversely, materially, and demonstrably impacted by such stoppage and if English is not in default under the Contract and is otherwise prepared to proceed with the performance of the Work in accordance with the provisions of the Contract Documents.

(iii) Notwithstanding the foregoing, English shall not stop Work because of any dispute with the Town about all or any portion of any amount for which English has submitted a Payment Application as long as the Town pays for such portion of the same about which there is no dispute.

(e) English's Right to Terminate for Cause.

(i) English, in addition to any other rights and remedies provided in the Contract Documents or by law, may terminate the Contract for cause for the following reasons specified in clauses "ii" through "iv" below:

(ii) The Work has been stopped for ninety (90) consecutive days, or more than one-hundred twenty (120) days during the duration of the Project, because of an order by a court or any government authority having jurisdiction over the Work or orders by the Town under subsection 12.a.i herein, provided that such stoppages are not due to the acts or omissions of English or anyone for whose acts English may be responsible. This provision shall not apply and shall not be a basis for termination to the extent that any stoppage is related to or arises as a result of any delay by a governmental agency in issuing a permit or restrictions set forth in or applicable to a permit issued by a regulatory authority which is applicable to the Work.

(iii) The Town's failure to provide English with any information, permits, or approvals that are the Town's responsibility under the Contract Documents which result in the Work being stopped for ninety (90) consecutive days, or more than one-hundred twenty (120) days during the duration of the Project, provided that English diligently pursues approval of any such permits or approvals, even though the Town has not ordered English in writing to stop and suspend the Work and such failure of the Town was not due to the acts or omissions of English or anyone for whose acts English may

be responsible.

(iv) The Town's failure to cure the problems that English has specified in its written notice under subsection 12.c.ii after English has stopped the Work.

(v) Upon the occurrence of an event set forth above English may provide written notice to the Town that it intends to terminate the Contract unless the problem cited is cured, or commenced to be cured, within ten (10) days of the Town's receipt of such notice. If the Town fails to cure, or reasonably commence to cure, such problem, then English may give a second written notice to the Town of its intent to terminate within an additional ten (10) day period. If the Town, within such second ten (10) day period, fails to cure, or reasonably commence to cure, such problem, then English may declare the Contract terminated for default by providing written notice to the Town of such declaration. In such case, English shall be entitled to recover in the same manner as if the Town terminated the Contract for its convenience.

13. Termination for Convenience. Upon seven (7) days written notice to English, the Town may, for its convenience and without cause, elect to terminate the Contract. In such event, the Town shall pay English for the following:

(a) All Work properly performed inclusive of materials, equipment, and fabricated items stored on or off site by English in accordance with the Contract;

(b) The reasonable costs and expenses attributable to such termination, including verifiable demobilization costs and amounts due in settlement of any terminated subcontracts; and

(c) Overhead and profit for all portions of the Work properly performed in accordance with the Contract Documents through the date of termination.

14. Payment Bonds, Performance Bonds, and Other Security.

(a) English shall maintain surety performance, labor, and materials payment bonds in the amount of the Contract Price for the term of the Contract and provide such bonds to the Town. The bonds will be issued by a company licensed to issue surety bonds in the Commonwealth of Virginia with an A. M. Best rating of A- or better and meet the requirements of Section 2.2- 4337 of the Code of Virginia, 1950, annotated; the bonds will be in a form deemed acceptable to the Town Attorney. The bonds shall be provided to the Town not later than the date on which the first building permit for the Project is obtained.

(b) English shall cooperate with the Town to fulfill any reasonable requirements in connection with the financing for the Project with respect to the form of the bonds provided.

(c) English shall also furnish any cash escrow, funds, cashier's checks, certified checks, or letters of credit required for the issuance of any earth-disturbing or other permit and any bonds or security required by any other governmental authority.

15. Indemnification. English will defend, indemnify, and save harmless the Town, its employees, officers, councilmembers, representatives, and agents from and against any and all claims, losses, costs, damages, or liabilities of any kind caused by English, its employees, agents, subcontractors, and/or materialmen in connection with the Work performed under this Agreement, or failure to perform such Work under this Agreement. This obligation shall survive the termination or expiration of this Agreement for a period of five (5) years.

16. Insurance.

(a) English will maintain a general liability policy with \$2,000,000 combined single limits. Coverage is to be on an occurrence basis with an insurer licensed to conduct business in the Commonwealth of Virginia. The insurer must have an A. M. Best rating of A- or better. The insurer must list the Town, its employees, officers, councilmembers, representatives, and agents as additional insureds. The endorsement must be issued by the insurance company. A notation on the certificate of insurance is not sufficient.

(b) English will maintain workers' compensation coverage in compliance with the laws of the Commonwealth of Virginia. The coverage must have statutory limits and be with an insurer licensed to conduct business in the Commonwealth of Virginia. The insurer must have an A. M. Best rating of A- or better. As an alternative, it is acceptable for English to be insured by a group self-insurance association that is licensed by the Virginia Bureau of Insurance. English will also carry employers' liability insurance with a limit of at least \$500,000 bodily injury by accident/\$1,000,000 bodily injury by disease policy limit/\$500,000 bodily injury by disease each employee.

(c) English will maintain automobile liability insurance with limits of at least \$1,000,000. The coverage is to be written with a symbol "1." The insurer must be licensed to conduct business in the Commonwealth of Virginia. The insurer must have an A. M. Best rating of A- or better.

(d) English will maintain professional liability insurance with a limit of at least \$2,000,000 covering all Work on the Project.

(e) English will maintain errors and omissions coverage and builders risk coverage on a replacement cost basis for the duration of the Contract. The required coverage will be the full replacement cost of the new building and/or structures being built under this Contract, which the parties agree shall be the same as the Contract Price. The Town will be listed as an insured under this policy to protect any property owned at the construction site. Coverage is to be with a company licensed to conduct business in the Commonwealth of Virginia and have an A. M. Best rating of A- or better.

(f) With all policies listed above, the insurer or agent of the insurer must issue a certificate of insurance to show evidence of including but not limited to additional insured endorsements. All wording limiting the insurer's responsibility to notify the Town of any cancellation or non-renewal of the coverage must be removed.

(i) English shall be responsible for the filing and settling of claims and liaison with insurance adjusters.

(ii) English shall send proofs of coverage to the Town, which shall be deemed to have approved of such policies unless, within thirty (30) days after receipt thereof, the Town shall advise English to the contrary, by written notice.

(g) The Town reserves the right, but not the obligation, to review and revise any insurance requirement, including but not limited to limits, sub-limits, deductibles, self-insured retentions, coverages and endorsements based upon any material adverse change in insurance market conditions after the date of this Agreement affecting the availability or affordability of coverage, or changes in the scope of work/specifications affecting the applicability of coverage; and the costs of any such change shall be an adjustment to the compensation payable to English. Additionally, the Town reserves the right, but not the obligation, to review and reject any insurance policies failing to meet the criteria stated herein and to reject any insurer providing coverage due to its poor financial condition or failure to operate legally; provided, however, that if the policy or insurer is rejected, then English shall be entitled to request, and the Town shall grant, an adjustment of the Contract Price if English's costs are adversely impacted by such rejection and subsequent coverage with another policy or insurer.

(h) English shall waive all rights of subrogation against the Town.

(i) In addition to providing the Town with copies of any and all certificates of insurance as described herein, English also shall provide copies of all applicable additional insured endorsements.

17. Representations and Warranties.

- (a) The Town represents and warrants to English the following:
- (i) The Town is a political subdivision operating under the laws of the Commonwealth of Virginia and has full power, right, and authority to execute, deliver, and perform its obligations under, in accordance with, and subject to, the terms and conditions of this Agreement.
 - (ii) Each person executing this Agreement on behalf of the Town is duly authorized to execute such document on behalf of the Town.
 - (iii) Neither the execution and delivery of this Agreement by the Town nor the consummation of the transactions contemplated by this Agreement, is in conflict with, or result in a default or violation of, any other agreements to which the Town is a party or is bound.
 - (iv) There is no action, suit, proceeding, investigation, or litigation pending and served on the Town as of the date of this Agreement which challenges the Town's authority to execute deliver or perform, or the validity or enforceability of this Agreement and the other related documents to which the Town is a party, or which challenges the authority of the Town official executing this Agreement or the other related documents; and the Town has disclosed to English any pending and unserved or threatened action, suit, proceeding, investigation, or litigation with respect to such matters of which the Town is aware.
- (b) English represents and warrants to the Town as follows:
- (i) English represents that it is licensed to conduct business in Virginia, and in signing this Agreement as well as such comprehensive agreement as may be entered into between the parties, has full power and authority to bind itself to the terms thereof.
 - (ii) English has taken or caused to be taken all requisite action to authorize the execution and delivery of, and the performance of its obligations under this Agreement and the other related documents to which English is a party.
 - (iii) Each person executing this Agreement or any other related document on behalf of English has been or will at such time be duly authorized to execute each such document on behalf of English.
 - (iv) Neither the execution and delivery by English of this Agreement, nor the consummation of the transactions contemplated

in this Agreement, is in conflict with or will result in a default under, or a violation of, the governing instruments of English or any other agreements or instruments to which it is a party or by which it is bound.

(v) There is no action, suit, proceedings, investigation, or litigation pending and served on English which challenges English's authority to execute, deliver, or perform, or the validity or enforceability of this Agreement and the other related documents to which English is a party, or which challenges the authority of the English official executing this Agreement or the other related documents; and English has disclosed to the Town any pending and unserved or threatened action, suit, proceeding, investigation or litigation with respect to such matters of which English is aware.

(vi) English is in material compliance with all laws, regulations, and ordinances applicable to English or its activities in connection with this Agreement and the other related documents.

(vii) English is a financially viable and capable entity and fully able to perform its obligations under this Agreement.

18. Warranties; Assignment.

(a) General warranty of Work. English warrants that all of the Work furnished as part of the Project is in accordance with the requirements of the Contract Documents, free from defect or inferior materials or equipment, and of such quality workmanship as shall be consistent with the standard of care, quality, judgment, and attention as is industry standard in the construction industry for the type of work performed, for a period of one (1) year after the date of Final Completion, and unless otherwise agreed in writing by the Town, in the Town's sole discretion, all materials and equipment furnished are new and in first-class condition. English will, at Final Completion and acceptance, provide the Town with a list of extended warranties that English or the manufacturers of materials are assigning to the Town, if applicable. All warranties provided or assigned to the Town are to be construed as cumulative, to maximize the Town's warranty protection.

(b) Repairs. If, within the warranty period, the Town finds that warranted Work must be repaired or changed because the materials, equipment, or workmanship were inferior, defective, or not in accordance with the Contract Documents and industry standard for the type of work performed, English shall promptly, and without expense to the Town:

(i) Replace all warranted Work in a condition consistent with the warranties and reasonably satisfactory to the Town;

(ii) Correct all damage to equipment, the site, the building, or its contents that is the result of such unsatisfactory work in a manner reasonably satisfactory to the Town; and

(iii) Correct any Work, materials, or equipment disturbed in fulfilling the warranty in accordance with industry standard and reasonably satisfactory to the Town.

(c) Should English fail to proceed promptly in accordance with all warranties, the Town may have the Work performed by another and submit English a bill for the completion of such work, which must be paid within thirty (30) days of receipt.

(d) **Transfer of Warranties.** English shall obtain transferable guarantees or warranties for equipment, materials, or installation to the extent furnished by any manufacturer or installer in the normal course of business or trade. English shall obtain and furnish to the Town all of the information required to make such guarantee or warranty legal binding and effective for the Town.

(e) **No Waiver.** The Town's acceptance of a warranty is not an election of remedies and does not waive any other right or remedy available to the Town at law or in equity.

19. Resolution of Disputes, Claims and Other Matters. Disputes, claims, and other matters in question between the Parties under the Contract shall be resolved as follows:

(a) Contractual claims, whether for money or for other relief, shall be submitted to the Town's Project Manager, in writing, no later than sixty (60) days after Final Payment; however, written notice of English's intention to file such claim must be given within fourteen (14) days of the time of the occurrence or beginning of the Work upon which the claim is based. Such notice shall state that it is a "notice of intent to file a claim" and include a written statement describing the act or omission of the Town, or its agents, that allegedly caused or may cause damage to English and the nature of the claimed damage. Failure to submit such notice of intent within the time and in the manner required shall be a conclusive waiver of the claim by English. English is not prevented from submitting claims during the pendency of the Work, and the Town shall not be obligated to render a final written decision on any claim until after Final Payment. Proposed or requested Change Orders, demands for money compensation or other relief, and correspondence and emails to the Town or its representatives, which do not comply with the requirements of this Section, shall not be considered claims under this Section.

(b) Whenever a Party disagrees with the other Party's final decision on

a claim or dispute arising under or related to this Contract, its sole right of appeal shall be by filing, within six (6) months of date of the other Party's final decision, litigation in either the Circuit Court of Prince Edward County Virginia or the United States District Court for the Eastern District of Virginia and may pursue all available appeals from such courts. These two courts shall have exclusive and binding jurisdiction and venue over any and all claims arising under the Contract.

(c) Prior to filing litigation, the Parties should first endeavor to resolve any disputes or claims between them through direct negotiations. If such direct negotiations fail, the Parties may agree to non-binding mediation by non-binding mediation; if the Parties agree to attempt mediation, then within thirty (30) days of receipt of the notice requesting mediation, the Parties shall attend a formal mediation conducted by a single, impartial mediator, whom is mutually agreed upon by the Parties. The Parties shall share evenly the fees of the mediator, and each shall bear its own costs involved in participating in the mediation. If they opt to mediate, the Parties shall participate in the mediation process in good faith. The process shall be concluded within sixty (60) days of filing of the notice requesting mediation. Should the dispute or claim remain unresolved following mediation, or should the time limit described herein occur during the course of mediation, either Party may proceed to preserve the Parties' rights. If the claim or dispute is not resolved by mediation, the other Party has six (6) months after such decision is issued to appeal the decision, in writing. If no such appeal is made within that time, the decision is binding.

(d) Nothing in this Agreement shall prevent a Party from seeking temporary injunctive or other temporary equitable relief in the Circuit Court of Prince Edward, County, Virginia.

(e) In the event of any dispute, claim, or other matter in question arising, English shall continue its performance diligently during its pendency as if no dispute, claim, or other matter in question had arisen. During the pendency of any dispute in connection with the payment of moneys, English shall be entitled to receive payments for non-disputed items.

20. Notices. All notices and demands by any party to any other shall be given in writing and sent by a nationally recognized overnight courier, or by United States certified mail, postage prepaid, return receipt requested, or hand-delivered, and addressed as follows:

To the Town:

Town of Farmville
Town Manager
P.O. Drawer 368

Farmville, VA 23901

To English:

William Amos, Vice President
English Construction
615 Church Street, Suite 2
Lynchburg, Virginia
24504

Any party may, upon prior notice to the others, specify a different address for the giving of notice. Notices shall be effective one (1) day after sending if sent by overnight courier or hand-delivered, or three (3) days after sending if sent by certified mail, return receipt requested.

21. Successors and Assigns. Except as expressly otherwise provided, all of the terms, covenants and conditions hereof shall be binding upon and inure to the benefit of the Parties hereto and their respective successors and assigns. The Contract may not be assigned without the prior written consent of the Parties to this Agreement. Notwithstanding the foregoing, if financing is obtained for the Project, the Town may assign the Contract to a third party, as needed, consistent with the financing. The Contract may also be assigned to a mortgagee(s)/trustee(s) of deed(s) of trust of the fee or leasehold interest in the Site or portions of them. English consents to collateral assignment of the Contract in favor of such mortgagee(s)/ trustee(s) of deed(s) of trust, in a form reasonably satisfactory to such mortgagee(s)/ trustee(s), provided that no such assignment shall release the Town from its obligations to English under the Contract.

22. Time of the Essence. The time to complete the Project is of the essence. English shall proceed expeditiously with adequate forces and make diligent efforts to perform all portions of the Work in accordance with the Project Schedule and shall achieve Substantial Completion of the Work and Final Completion of the Work within the completion times specified in this Agreement and the Project Schedule. The Town will reasonably cooperate with English's efforts to keep the Project on schedule.

23. Independent Contractor. It is expressly understood and agreed by the Parties that English in performing its obligations under the Contract, shall be deemed an independent contractor and not an agent, employee, partner, or co-venturer of the Town.

24. No Waiver. The failure of either Party to insist upon the strict performance of any provisions of the Contract, the failure of either Party to exercise any right, option or remedy hereby reserved, or the existence of any course of performance shall not be construed as a waiver of any provision of this Agreement or of any such right, option, or remedy or as a waiver for the future of any such provision, right, option, or remedy or as a waiver of a subsequent breach. The consent or approval by the Town of any act by English requiring the Town's consent or approval shall not be construed to waive or render

unnecessary the requirement for the Town's consent or approval of any subsequent, similar act by English. No provision of the Contract shall be deemed to have been waived unless such waiver shall be in writing signed by the Party to be charged. Further, any approvals required by the Town shall likewise be in writing.

25. Cooperation. The Parties agree to cooperate to achieve the objectives of the Contract and to use reasonable and good faith efforts to resolve all disputes and disagreements that may arise. Each Party agrees to designate representatives with the authority to make decisions binding upon such Party (subject in the case of the Town to those matters requiring an appropriate vote of its governing body) so as to not unduly delay the Project Schedule.

26. Counterparts. This Agreement may be executed in two or more counterparts, each of which shall be deemed an original, but both of such counterparts together shall be deemed to be one and the same instrument. It shall not be necessary in making proof of this Agreement or any counterpart hereof to produce or account for the other counterpart.

27. Entire Agreement and Order of Precedence. This Agreement, including any other Contract Documents, and the Exhibits attached, set forth all the covenants, promises, agreements, conditions, and understandings between the Parties concerning the Project, and there are no covenants, promises, agreements, conditions, or understandings, either oral or written, between them other than are stated in this Contract. No alteration, amendment, change, or addition to the Contract shall be binding upon the Parties unless reduced to writing in a formal amendment signed by each Party. The Town Manager, or his designee, shall execute such amendment(s) on behalf of the Town, and shall have full authority to do the same. The President, or a Vice President, shall execute such amendments on behalf of English, and shall have full authority to do the same.

28. Governing Law. This Agreement and the Contract Documents shall be governed by, and construed in accordance with, the laws of the Commonwealth of Virginia. The provisions of this Agreement and the Contract documents shall not be construed in favor of or against either Party but shall be construed according to their fair meaning as if both Parties jointly prepared this Agreement and the Contract Documents.

29. Annual Appropriation; Filing with Auditor of Public Accounts. The financial obligations of the Town contained in the Contract are subject to annual appropriation. Within thirty (30) days after the date of this Agreement, the Town shall submit a copy of the Agreement to the Auditor of Public Accounts, to the extent required by Section 56-575.9(F) or Section 56-575.18 of the Code of Virginia.

30. Conditions Precedent and Subsequent to Agreement's Effectiveness. It shall be a condition precedent to this Agreement's effectiveness that it first be approved by the Town of Farmville's Town Council as evidenced by the signature of the Town Manager on this Contract.

31. Compliance with Laws. English, its officers, agents, employees, and any other persons over whom English has control shall comply with all presently or subsequently adopted applicable laws, regulations, rules, ordinances, and codes of federal, state, and local governmental bodies, including the Town of Farmville Town Code, in connection with the Project.

32. Covenant of Non-Discrimination. English will not discriminate against any subcontractor, materialman, employee, applicant for employment, or other applicable person, because of race, color, religion, sex, national origin, age, physical, or mental disability, military status, status as a veteran, marital status, pregnancy, childbirth, or related medical conditions (including lactation), sexual orientation, gender identity, or any other basis prohibited by federal or Virginia law. English agrees to post in conspicuous places, available to employees and applicants for employment, notices setting forth the provisions of this covenant. Further, English, in all solicitations or advertisements for employees, will state that it is an equal employment opportunity employer. Notices, advertisements, and solicitations placed in accordance with Virginia law and federal law, rules, or regulations shall be sufficient for the purpose of meeting these requirements. English shall ensure this provision is binding upon each subcontractor, materialman, or any other person who may be responsible to English or the Town pursuant to this Agreement.

33. Drug-Free Workplace Policy. During the Project, English agrees to the following: (i) provide a drug-free workplace for its employees consistent with all applicable state and federal regulations; (ii) post in conspicuous places, available to its employees and applicants for employment, a statement notifying its employees that the unlawful manufacture, sale, distribution, dispensation, possession, or use of controlled substances or marijuana is prohibited in the workplace and specifying the actions that will be taken for violations of such prohibition; (iii) state in all solicitations or advertisements for its employees placed by or on behalf of English that English maintains a drug-free workplace. English shall ensure this provision is binding upon each subcontractor, materialman, or any other person who may be responsible to English or the Town pursuant to this Agreement. A “drug-free workplace” shall have its meaning under the Code of Virginia.

34. Employment of Undocumented Person Prohibited. English covenants that it does not, and shall not, during the performance of the Project, knowingly employ an “unauthorized alien” as defined in the Federal Immigration Reform and Control Act of 1986. English shall ensure this provision is binding upon each subcontractor, materialman, or any other person who may be responsible to English or the Town pursuant to this Agreement.

35. Minority and Women-Owned Businesses. In the performance of the Project, English agrees to use its best efforts to abide to increase opportunity for small, minority-owned, and women-owned businesses (as defined in Section 2.2-4310 of the Code of Virginia) in applicable subcontracts.

36. Evidence of Authority to Transact Business in Virginia. Upon request,

English shall provide documentation acceptable to the Town establishing that it is authorized to transact business in Virginia as a Virginia stock corporation under the Code of Virginia. English shall not allow its existence, or its certificate of authority or registration to transact business in Virginia, to lapse or to be revoked or cancelled at any time during the Project. English shall ensure this provision is binding upon each subcontractor, materialman, or any other person who may be responsible to English or the Town pursuant to this Agreement.

37. Severability. Any provision, term, covenant, or part of this Agreement held by a court of competent jurisdiction to be void or otherwise deemed unenforceable under any applicable law shall be stricken, and all remaining provisions, terms, covenants, or parts of this Agreement shall continue to be binding and remain in full force and effect. Upon striking the applicable provision, term, covenant, or part of the Contract, this Agreement shall be treated in a manner by the Parties that comes as close as possible to expressing the original intent.

38. Workplace Safety. English, at its sole expense, shall be responsible for ensuring its workplace, employees, agents, representatives, and any other persons performing Work under this Agreement conform to all federal and Virginia laws, regulations, and guidelines concerning workplace safety. Further, English shall defend, hold harmless, and indemnify the Town, its employees, officers, boards, board members, representatives, and agents for all fines, penalties, costs, attorneys' fees, judgments, and the like which may arise as a result of a noncompliant workplace operated by English. The indemnification obligation hereunder shall survive the termination or expiration of this Agreement for a period of five (5) years.

39. Third-party Rights. Nothing in this Agreement shall be construed as granting any rights to any person who is not a Party to this Agreement.

40. Subcontractors and Materialmen. Upon the Town's request, English shall provide a listing of all prime subcontractors and materialmen for the Project, performing Work or providing materials for the Project, including their (i) name; (ii) contact information; (iii) address; (iv) phone number; (v) Work to be performed/Materials to be provided; (vi) subcontract amount; (vii) amount actually paid; and (viii) any other information requested. English shall be fully responsible to the Town for all acts and omissions of all succeeding tiers of subcontractors and materialmen performing Work or providing materials under the Agreement just as English is responsible to the Town for its own acts and omissions.

41. Right to Inspect. The Town shall have access to any books, documents, and records of English pertinent to the Work, Work Product, or provided for the Project for the purpose of making audits, examinations, excerpts, or transcriptions. All such records shall be maintained by English for at least five (5) years after the Town has made the Final Payment

(Remainder of Page Intentionally Left Blank)

IN WITNESS WHEREOF, the Parties have executed this Comprehensive Agreement as of the day, month, and year first above written.

Town of Farmville, VA

By:

Name: C. Scott Davis

Title: Town Manager

(SEAL)

Attest:

Name:

Title:

ENGLISH CONSTRUCTION COMPANY, INC.

By:

Name:

Title:

(SEAL)

Attest:

Name:

Title

(SEAL)

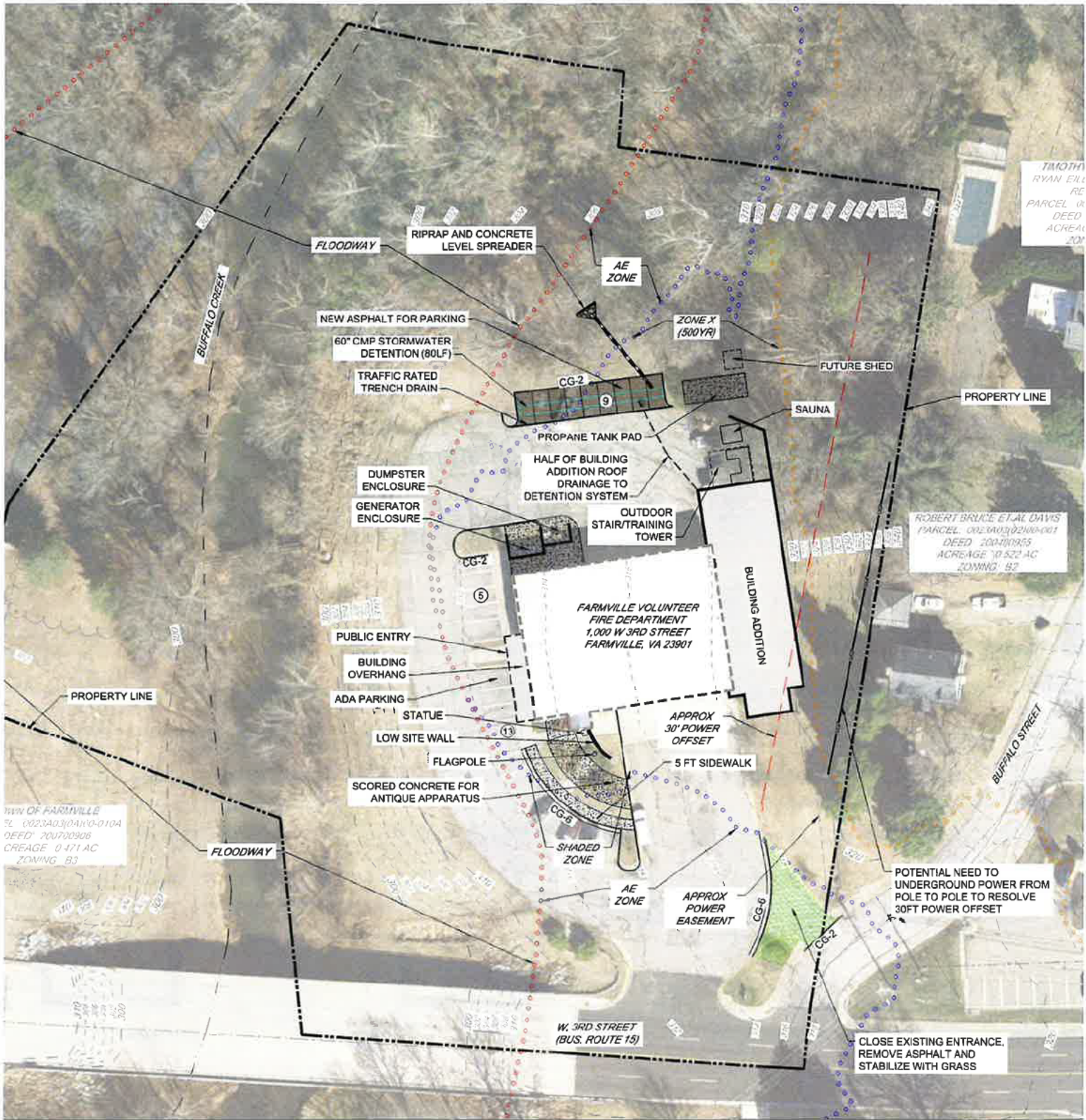
Approved as to form: _____
Town Attorney/Designee

Exhibit A

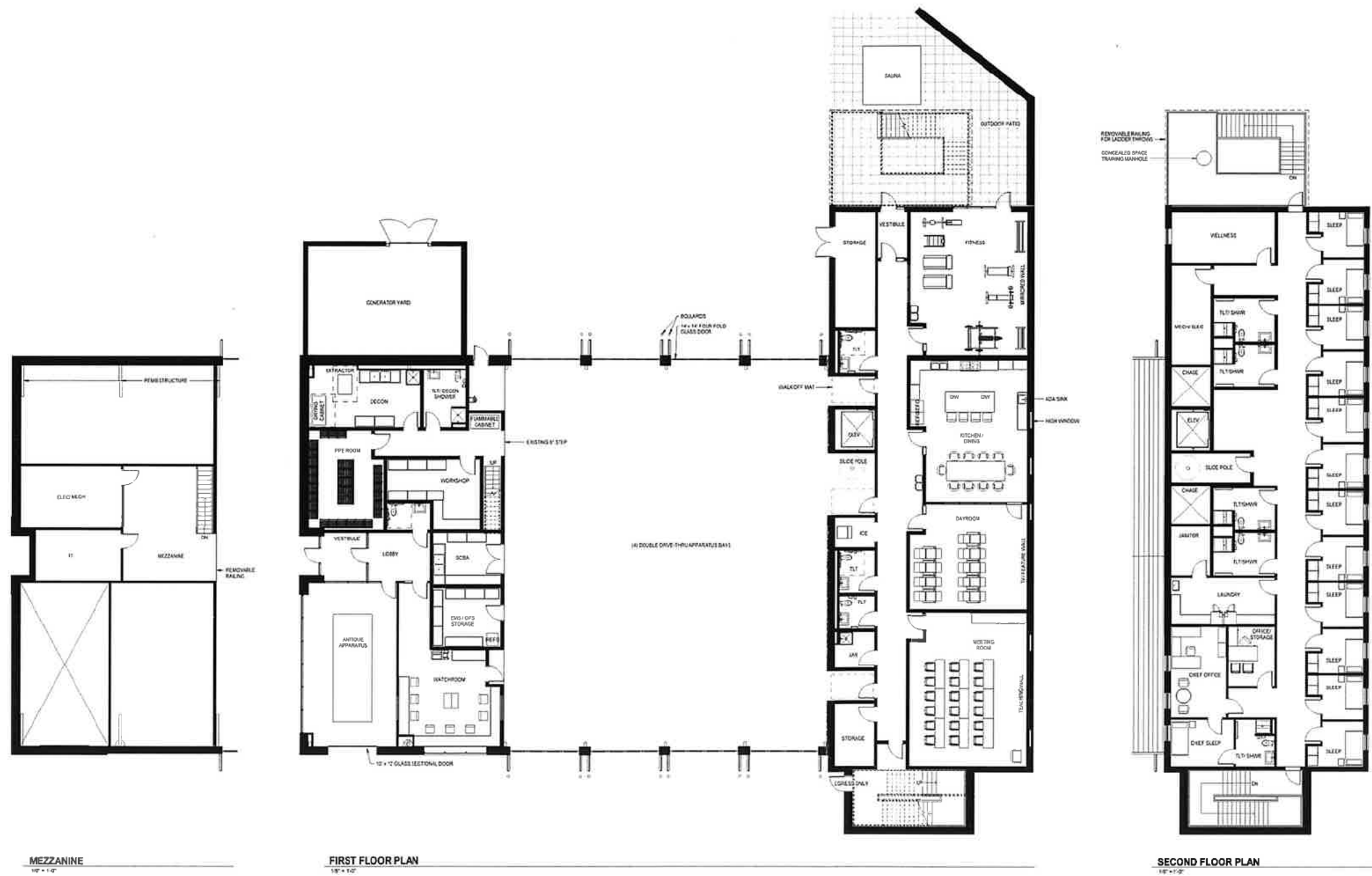
Town of Farmville

New Fire Station

Option 1 Site Plan with Turning Movements



Option 1 Floor Plan



Project Options

Option 1 - Two Story Renovation and Addition

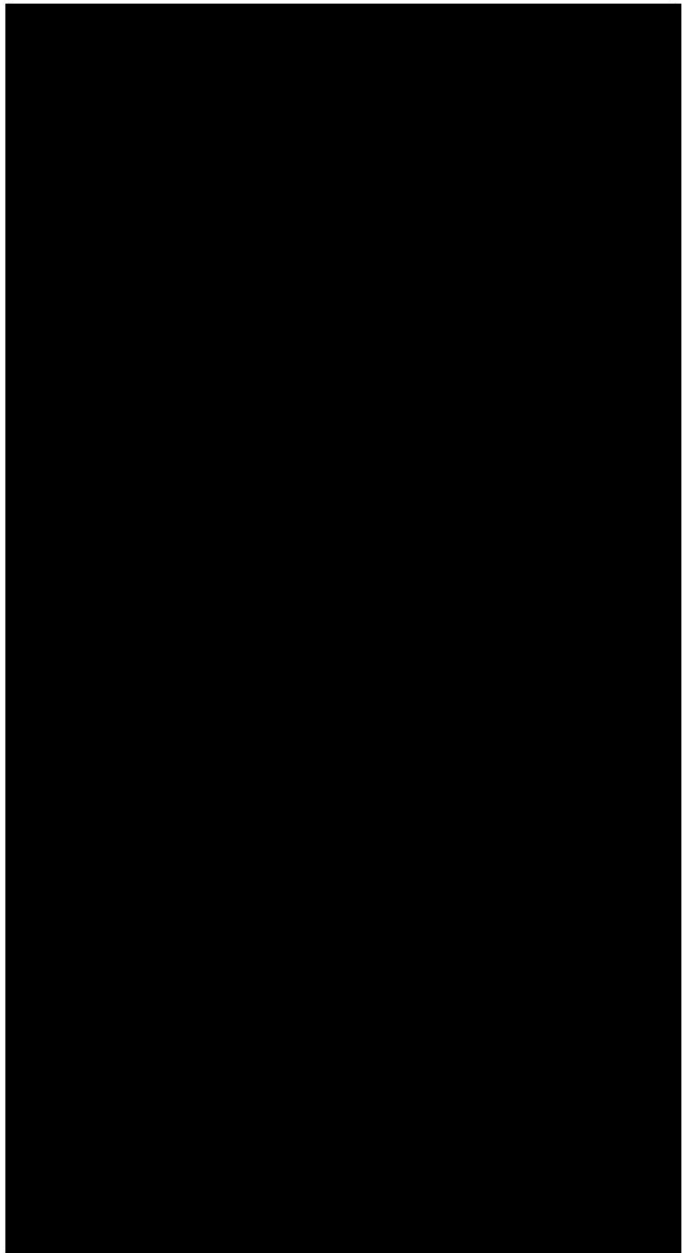
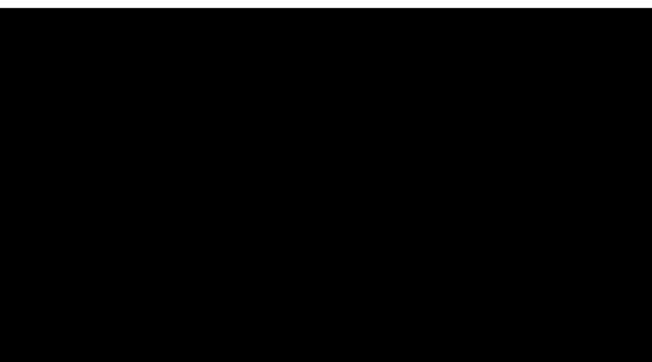
- Gross Square Footage: 19,900
- Total Project Budget: \$11,929,802
- Flood Plain Encroachment: Minimal to none
- Continuous station operation throughout construction
- Designed for Future Flexibility: Yes

Phase 1 - Construct Two-Story Addition

- dayroom
- kitchen/dining
- fitness room
- training room
- bunks (individual shown)
- chief's suite (not in program)
- wellness room (not in program)
- training tower
- slide pole and elevator

Phase 2 - Renovate Existing Building

- apparatus bays (four drive-through)
- apparatus bay support
- public entry
- watch room
- decon room
- mezzanine
- antique apparatus bay



Option 1 Summary

Option 1 consists of a two-story addition built on the east side of the existing structure and a full renovation of the apparatus bays. This option will be constructed in two phases and would accommodate the continual use of the existing station throughout construction. By locating the addition on the east side of the site to keep the essential facility from encroaching into the AE flood zone, it likely eliminates the need for FEMA engagement and floodproofing. The site plan addresses potential conflicts between outgoing apparatus and incoming personal vehicles arriving from Buffalo Street onto the apparatus apron. All requirements listed in the room data sheets are met in this option. Some areas are configured to reflect potential program adjustments for consideration.

The design considers the mitigation of carcinogens with the separation of hot, warm, and cold zones. Hot zones such as the apparatus bays are provided with walk-off mats leading to the cold zone living quarters. Warm transition zones are separated from the rest of the station and are directly exhausted outside, preventing accidental recirculation of contaminated air.

The west portion of the first floor located within the existing structure shall include the main public entrance, watch room, mezzanine, utility functions such as the main mechanical room, main electrical room, fire suppression and pump room if needed, and fire department functions associated with the apparatus such as the apparatus bays, decontamination room, storage, and gear locker room. It will also include a separate bay for an antique fire apparatus display.

The two-story addition to the east shall include the fitness room, dayroom, dining room, kitchen, and training room on the first floor. The second floor shall include sleeping rooms, gender neutral toilet/shower rooms, offices, laundry, and utility rooms. This configuration includes features that are not listed in the room data sheets such as individual bunk rooms, a Chief's suite, and a wellness room. These features are suggested to address future staffing fluctuations and provide spaces to tackle occupational stress.

Vertical circulation will include one interior stairway, as well as an elevator which shall serve each level, including the mezzanine. A fire pole will be provided between the two floors on the east addition for emergency response use only, and not considered an approved means of egress. The second stair is an exterior emergency-egress stair, which shall be relied upon as an approved second means of egress. This stair will also serve as a training platform featuring a concealed space training opening, removable railings, and rope tie-offs.

Site Narrative

Option 1

Existing Conditions

The Site is currently an existing volunteer fire station, with two access points. The main being off W. 3rd Street (Rte 15 BUS) and a secondary point off Buffalo Street. Currently there are 18 parking spaces available for both staff and visitors. The developed area of the site is generally flat with grades sloping at 2%-4% from east to west. However, there are steeper slopes (33%) on the east end of the site towards Buffalo Street, as well on the west end of the site down towards Buffalo Creek. It should also be noted that there is an existing 3-phase power line along the eastern property line with an assumed 15 ft easement and 30 ft clearance requirement to structures.

Floodplain Evaluations

Floodplain exists on this site from Buffalo Creek which is located within the property boundary. On the exhibits the red circle line type is the FEMA effective Floodway which is the most heavily regulated component of a floodplain to preserve a minimum floodplain width for conveyance of flows. The blue circle line type on the exhibits shows the FEMA effective Zone AE floodplain between the blue and red. The orange circle line type is the 500yr floodplain which is illustrated for reference only to FEMA effective mapping as Zone X is not a regulated special flood hazard area. Detailed modeling will be required during design to assess improvements and effects to the floodplain elevations and conveyances. From a preliminary review of the apparent characteristics of Buffalo Creek it appears there is a constriction not far downstream from the property where Buffalo Creek crosses the high bridge trail. This constriction can be seen on the FEMA Flood Insurance Rate Maps where the floodway and floodplain narrow to pass under the bridge. There are minor losses upstream from this point and across the site boundary totaling about 0.5 feet as the Base Flood Elevation (BFE) rises from 313.2 just upstream of the high bridge trail to 313.7 just downstream of Route 15. This is a positive indication especially with the significant cross-sectional width of the floodplain. This along with the draw down just upstream of the high bridge trail seen on the

flood profiles of Buffalo Creek provide preliminary indication that the velocities in this reach are likely to be low as water inundates behind the high bridge constriction. Again, a detailed analysis will be required to assess the sensitivities of the reach and any placement of fill within the floodplain and/or floodway, but these preliminary findings provide optimism for minor impacts or fills in the reach.



Exhibit A continued

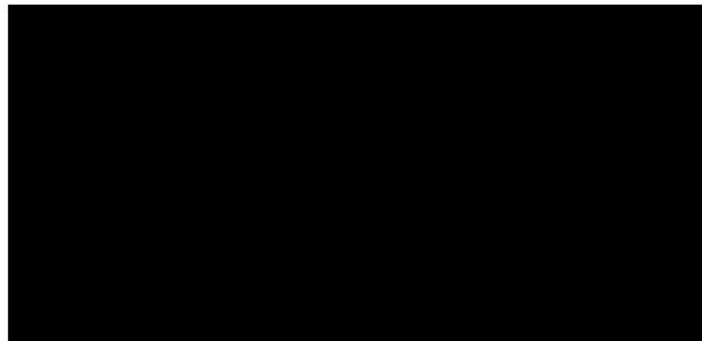
PROJECT CHARACTERISTICS

could access the rear or back in at the front for this option given this noteworthy risk related to the floodway. If this option were to be selected a detailed study will be required to verify whether the encroachments and placement of fill in the floodplain and floodway are viable in terms of impacts to Base Flood Elevations upstream.

Proposed Conditions

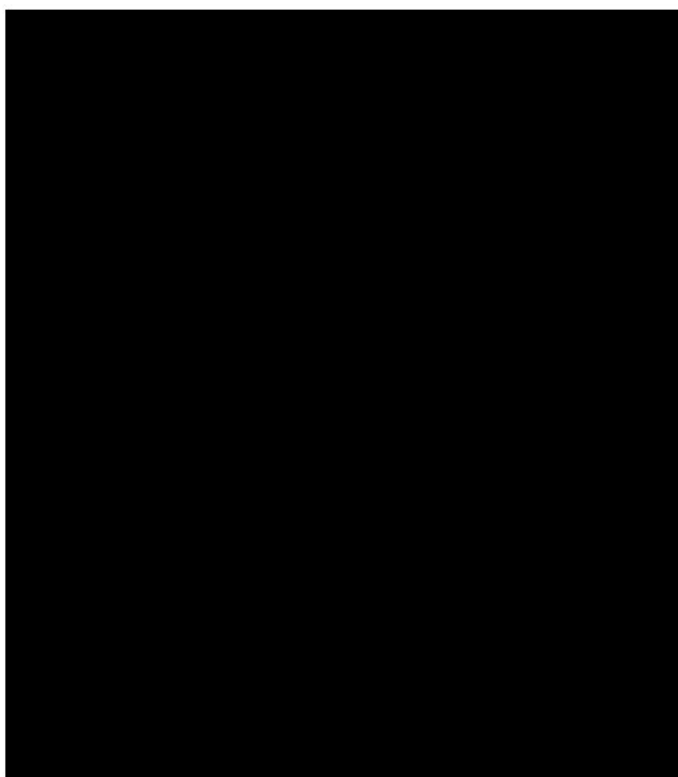
Option 1 - Two Story Addition

Option 1 proposes a two-story building addition on the east side of the existing fire house. This option also includes a new bay for the antique firetruck with a scored concrete access aisle separate from the rest of the fleet access. Other site improvements include a new propane pad, dumpster enclosure, generator enclosure, flagpole, statue, and sauna. Nine new parking spaces are proposed on the northern end of the existing parking area to increase available parking. Additionally, it is proposed to close the secondary access point off Buffalo Street to reduce vehicular conflict points. As demonstrated in the provided truck turning movement exhibits, access to the bays can be provided from either the rear or front of the existing firehouse.



Stormwater Management

The project will require a Stormwater Management Plan be reviewed and approved by Virginia DEQ. Based on the anticipated limits of disturbance and Pre-Developed versus Post-Developed land cover conditions, both water quality and quantity requirements will need to be met. It is anticipated that nutrient credits can be purchased for all three options and no on-site BMPs are proposed. It is also anticipated that stormwater quantity requirements will be met through the installation of an underground detention system. A detailed narrative for each option has been provided on the exhibit sheets.



Architectural Narrative

The facility is designed in accordance with the 2021 Edition of the International Building Code (IBC) as amended by the Virginia Uniform Statewide Building Code (VUSBC). The primary use group is Residential (R2) and the construction type is IIB non-combustible.

The station's exterior envelope shall be primarily clad with fiber cement siding. Secondary materials shall include a brick veneer. All exterior wall assemblies shall include a continuous air barrier system primarily composed of a two and a half inch layer of spray applied polyurethane foam air barrier. The air barrier system shall also provide a continuous insulation plane with a thermal resistance value of no less than R-13.

Exterior windows shall be an aluminum storefront framing system with tempered one inch insulating-glass-units. Exterior doors to storage spaces, mechanical spaces, vehicle bays, and the bay support spaces shall be painted flush steel doors in steel frames. All other exterior access doors shall be aluminum entrance doors with tempered one inch insulating-glass-units mounted in aluminum storefront frames. Bi-folding apparatus bay doors sized 14' x 14' shall be constructed of prefinished metal panels and shall include glass panels. Interior doors shall be solid core wood veneer doors with tempered vision glass. All interior doors shall be mounted in painted steel frames. Most interior doors shall be 3'-0" wide by 7'-0" high.

The new building roofing will consist of a standing seam metal roof over gypsum cover board and five inch minimum thickness of Extruded-Polystyrene Board Insulation (XEPS) fastened to the structural roof deck. The existing roof will consist of a standing seam insulated metal panel system attached to purlins below. A pre-engineered metal canopy with downspouts integral to the columns will be provided at the entry. The total roof system shall have a high Solar Reflectance Index (SRI).

Interior partitions shall consist of abuse resistant gypsum wall board on galvanized steel studs, extending to the roof structure above and painted concrete masonry partitions in the corridors. All interior steel stud partition assemblies shall include sound attenuation insulation to deck. Interior partitions enclosing sleeping rooms and toilets shall be specified to provide a high Sound Transmission Class (STC-55). Interior

concrete masonry unit walls shall consist of six or eight inch concrete masonry units with galvanized steel furring and gypsum wall board where required.

Card readers and cameras will be installed throughout the building to control access and monitor the interior and exterior of the building. The design is not anticipated to include bullet-resistant glazing.

Trash containers will be located in an open air enclosure adjacent to the alley where the generator is also located.

Interior and Finishes Narrative

Interior finishes shall consist of commercial-grade, high performing, and easy to maintain materials. All gypsum wallboards not scheduled with a finish will be finished with durable, low VOC paint formulated for cleaning, unless otherwise noted. Materials and installation methods shall include the use of compounds which emit low amounts of volatile organic compounds (VOCs). Where suitable, materials shall be specified which contain recycled and regional content. Wood material shall be certified from sustainably managed forests. Rapidly renewable materials will be used, when possible. Windowsills throughout shall be made of either a natural quartz or solid surface material for durability and longevity. Countertops throughout shall consist of natural/engineered quartz and/or solid surface materials for durability and longevity. Casework throughout shall be standard AWI certified products, fabricated from laminate or phenolic core, and will be specified with soft-close drawer glides and hinges in all areas throughout for additional product longevity and sound reduction.

An entry way recessed walk-off mat system or walk-off carpet tile will be incorporated into the flooring at each main building entrance, and in apparatus bay high traffic corridors. Main circulation areas and corridors in high-traffic areas will receive full height PVC corner guards and wall protection for durability.

Main toilets and showers will have large format porcelain tile flooring and base for reduced grout line maintenance. Interior shower floors will have either small format/mosaic tiles, or resinous poured epoxy for sloping. The walls will have full height wall tile at wet walls, and tiled wainscoting

Exhibit A continued

PROJECT CHARACTERISTICS

on remaining walls. All areas subject to potential water overflow such as washer machines or sinks, shall have stone floor thresholds at doorways.

Appliances including refrigerators, range, ovens, microwaves, dishwashers, clothes washers and dryers, ice machines, office equipment/machines, etc. shall be commercial-grade. A detailed "FFE Checklist" will be distributed for Owner review and comment on all applicable items. Furniture will be provided and procured through a separate furniture contract/vendor.

Typical interior finishes in the building will be as indicated in the table on the following page.

Proposed Typical Interior Finishes

Room	Floor	Walls	Base	Casework/Storage	Ceiling	Miscellaneous
Vestibule	walk-off carpet tile	paint	RB		GB PT	
Lobby/corridors	porcelain tile	paint/wall protection	RB		ACP	
Apparatus	polished concrete	epoxy paint			EXPC-PT	
Watch room	resinous	paint	RB	laminate casework, solid surface countertop	ACP	windows (views)
Meeting room	carpet tile	paint	RB	laminate casework, solid surface countertop	ACP	
Office(s)	carpet tile	paint	RB		ACP	windows (views)
Fitness	rubber athletic flooring	paint	RB		EXPC-PT	windows (views), acoustic wall panels
Kitchen/dining	porcelain tile	GWT at cabinets, paint	porcelain tile	phenolic casework, quartz countertop	ACP	windows (views), commercial appliances
Dayroom	carpet tile	paint	RB	phenolic casework, quartz countertop	ACP	barn doors, acoustic ceilings
Sleep rooms	carpet tile	paint	RB	24x24 lockers	ACP	windows (views), opaque roller shades
Wellness	carpet tile	paint	RB		ACP	dimnable and tunable lighting, biophilic imagery/art
PPE/gear room	polished concrete	epoxy paint		gear lockers	EXPC-PT	
Toilet/shower rooms	porcelain tile	glazed wall tile/paint	porcelain tile		GB PT	
Laundry	porcelain tile	GWT at cabinets, paint	porcelain tile	phenolic casework, solid surface countertop	ACP	
Decon/decon shower	polished concrete	epoxy paint		metal shelving	EXPC-PT	
EMS/ops/ice	polished concrete	epoxy paint		phenolic casework, solid surface countertop, metal shelving	EXPC-PT	
SCBA	polished concrete	epoxy paint		phenolic casework, solid surface countertop, metal shelving	EXPC-PT	
Storage	sealed concrete	paint		metal shelving	EXPC-PT	

Structural Narrative

Design Codes

- 2021 Virginia Construction Code (IBC 2021 amended)
- ASCE 7-22

Structural Design Criteria

- Wind Speed: 123 mph (Ultimate)
- Ground Snow Load: 54 psf
- Risk Category IV
- Seismic Site Class: D (Assumed, to be verified)
- Seismic Design Category: C
- SDS: 0.18
- SD1: 0.088
- Anticipated Lateral System: Ordinary Reinforced Masonry Shear Walls and Light-Frame (cold-formed steel) Walls Sheathed with Wood Structural Panels Rated for Shear Resistance

Structural Loading

Roof Live Load

- Unoccupied: 20 psf

Floor Live Load

- Offices: 50 psf + 15 psf for moveable partitions
- Stairs: 100 psf
- 1st Floor Corridors: 100 psf
- Corridors Above 1st Floor: 80 psf

Roof Construction

Typical roof construction is anticipated to be 1 ½" untopped, 20 gage, galvanized, wide-rib metal deck supported by open-web steel joists. Roof deck to be mechanically fastened to the roof framing. Roof joists will be supported by wide-flange beam girders and columns and exterior CMU bearing walls where appropriate.

Elevated Floor Construction

Typical floor construction will consist of 3" of normal weight concrete over 20 gage, galvanized, 2" composite decking (5" total thickness) supported on wide-flange beams. Beams will

be supported by wide-flange girders and columns. Concrete slabs will be reinforced with 6x6 W2.9xW2.9 WWF throughout and #4 rebar at 12" OC over girders.

First Floor Construction

The first floor will consist of a 4" normal-weight concrete slab on grade, reinforced with 4x4 W2.9xW2.9 WWF or 4 lbs/yd of macro fiber. The slab will be placed over a 15 mil vapor barrier and 6" of ABC stone base.

Foundation System

Shallow foundations, consisting of spread footings at columns and strip footings at walls, will be used to support the structure. Tops of footings are expected to be set at 2' below finished floor elevation unless the proximity of utilities or grading warrants a lower elevation. A perimeter wall will be designed to retain up to 8' of soil, depending on final grading, and will be approximately 16" thick cast-in-place concrete. The retaining wall will provide for a shelf to allow for the brick veneer to continue above the retained earth. Foundation walls not retaining soil will be 8" reinforced CMU. Allowable soil bearing pressure of 2000 psf has been assumed pending confirmation after a subsurface investigation is undertaken.

Underpinning of the existing strip foundation will be required at elevator foundation pit and sump.

Wall Types

The exterior walls will be 8" reinforced masonry with brick veneer. The elevator shaft will be 8" reinforced masonry.

Lateral System

The lateral system will primarily be Ordinary Reinforced Masonry Shear Walls and Light-Frame (cold-formed steel) Walls Sheathed with Wood Structural Panels Rated for Shear Resistance. Miscellaneous steel framing will be Steel Systems Not Specifically Detailed for Seismic Resistance.

Steel wide-flange beams and bar joists will be connected to the reinforced masonry shear walls and will be used as collectors to bring the lateral loads into the lateral elements. At the floors, the concrete-topped steel deck will work as the diaphragm to distribute lateral loads from the building elements to the collectors. At the roof, the untopped steel deck will do the same. Sliding and overturning forces at the

bottom of the masonry shear walls will be resisted by large pad and mat foundations. Dependent on the final design of the lateral system, footing tiedowns may be used to resist overturning forces and reduce the size of the foundations.

Similarly on the second floor, the lateral system will consist of plywood (OSB) structural wood panels fastened to cold formed metal studs. Hold-downs will be required at the end of each of the panels will be required to fasten to the second-floor slab.

Mechanical Narrative

Project Scope

The proposed addition to the existing building will be as follows:

1. A two-story building approximately 10,000 square feet connecting to the existing apparatus bays or
2. A single-story building approximately 10,000 square feet connecting to existing apparatus bays.

The addition will consist of a day room, kitchen, dining area, offices, exercise room, meeting room, sleeping rooms, locker rooms and storage rooms.

The existing apparatus bays will be renovated to meet new code requirements.

The existing 3,000-square-foot offices will be renovated to provide a workshop, decontamination areas and a fire truck show case room.

This project is being designed as a high-performance building to maximize energy efficiency, occupant health, and to be an environmentally sustainable operation.

Applicable Codes and Standards

The heating, ventilation and air conditioning systems will be designed based on the criteria set forth in the 2021 Virginia Uniform Statewide Building Code (VUSBC) which references the following International model codes:

- 2021 International Mechanical Code (IMC)
- 2021 International Energy Conservation Code (IECC)
- 2021 International Fuel Gas Code (IFGC)

ASHRAE Standard 90.1-2010 Energy Standard for Buildings Except Low-Rise Residential Buildings which dictates energy

efficiency requirements of HVAC equipment, controls, building envelope, lighting, power and service water heating.

ASHRAE Standard 62.1-2010 Ventilation for Acceptable Indoor Air Quality provides requirements for the ventilation design.

ASHRAE Standard 55-2010 Thermal Environmental Conditions for Human Occupancy provides the requirements for indoor design conditions to ensure occupant comfort.

Outdoor Design Conditions

Outdoor design conditions will be based on the published climatic design information from the 2021 ASHRAE Handbook of Fundamentals for Richmond, VA. The 0.4 percent annual percentile data will be used for cooling, evaporation and dehumidification design. The use of 0.4 percent data means the HVAC systems will be designed to meet the loads for a typical weather year for all but 0.4 percent of the year – approximately all but 35 hours of the year. During periods of extreme outdoor conditions and peak interior loads, the mechanical system may not maintain design indoor conditions.

The 99.6 percent annual percentile data for heating will be used for designing the heating system. As discussed above, the heating system will be designed to maintain indoor design conditions for all but about 35 hours of a typical weather year.

A summary of the outdoor design conditions is listed below:

Summer Design Conditions

- 0.4% sensible cooling; 94.9°F dry bulb; 75.5°F wet bulb
- 0.4% dehumidification; 82.7°F dry bulb; 77.5°F wet bulb
- 0.4% evaporation; 89.1°F dry bulb; 78.4°F wet bulb

Winter Design Conditions

- 99.6% heating; 17.4°F dry bulb

Indoor Design Conditions

The indoor design conditions currently planned are:

Exhibit A continued

PROJECT CHARACTERISTICS

Space Type	Summer Design	Winter Design
Sleeping rooms, offices, conference rooms, dayrooms	70°F, 55% RH	70°F
Apparatus bay	80°F, fan	60°F
Dining	70°F, 55% RH	70°F
Security electronics room	70°F, 55% RH	70°F
Mechanical rooms, storage rooms	Ventilate	60°F

No humidification systems are currently planned for any HVAC equipment.

HVAC System

A direct expansion split system VAV unit serving shut-off terminal units with hot water reheat will serve the addition building. The unit will be high efficiency, equipped with an energy recovery wheel to pre-treat outside air with the air handling unit located in the attic and the condensing unit located on grade. The anticipated VAV unit is 20 tons. Exhaust air from the locker rooms and toilets will be routed through an exhaust fan and discharged through the energy recovery wheel. Shut-off terminal units with hot water re-heat will be provided for each thermal zone.

A direct expansion split system VAV unit serving shut-off terminal units with hot water reheat will serve the renovated gear locker and decon building. The unit will be high efficiency, equipped with an energy recovery wheel to pre-treat outside air with the air handling unit located in the mezzanine and the condensing unit located on grade. The anticipated VAV unit is 15 tons. Exhaust air from the locker rooms and toilets will be routed through an exhaust fan and discharged through the energy recovery wheel. Shut-off terminal units with hot water re-heat will be provided for each thermal zone. Exhaust air from Decon, turn-out gear and spaces off the bay will be routed through an exhaust fan and discharged directly to outside.

Two high efficiency, wall-mounted condensing boilers will be provided in the mechanical room to serve hot water to the

VAV terminal units. Boilers are anticipated to be 300,000 Btuh input each. Small inline pumps will be sized for circulating hot water to the VAV reheat coils.

A dedicated ductless split system will serve the data room with cooling.

Propane gas fired radiant tube heaters will be provided to heat the existing apparatus bay. A fully automated, self-contained, hoseless system will be used to remove the apparatus bay engine exhaust (AIRVAC 911- Engine Exhaust Removal System). The apparatus bay will also be equipped with a general exhaust fan controlled by CO2/NOX sensor. Storage rooms, mechanical and electrical spaces are served by hot water unit heaters and exhaust fans.

The kitchen will be supplied with a commercial Type I kitchen hood. The kitchen hood will have a Type I roof mounted exhaust fan. A gas-fired make-up air unit with DX cooling will supply 80% make-up to the hood.

Storage rooms, as well as mechanical and electrical spaces, are served by electric unit heaters and exhaust fans.

Building Automation System

The HVAC equipment will be controlled by a Building Automation System (BAS) using a BACnet communication protocol and will be configured to allow web access by authorized personnel.

Sub-metering will be provided at the main distribution panel and other main utility meters and will tie into the BAS for trending and data collection purposes.

Plumbing Narrative

General

Work will comply with all current federal, state, and local codes, standards and ordinances. Design is based on the criteria set forth in the 2021 Virginia Uniform Statewide Building Code (VUSBC) which references the following International model codes:

- 2021 International Plumbing Code
- 2021 International Fuel Gas Code

Provisions for the physically handicapped as required by the building code will be included.

Potable water supply will be protected against backflow, back-siphonage, cross connection and other unsanitary conditions.

Lead-Free Statement

Several plumbing fixtures described in this section fall under jurisdiction of the Federal Reduction of Lead in Drinking Water Act (42 USC 300G) which mandates that, effective January 4, 2014, the wetted surfaces of any valve, fitting, or fixture that come in contact with potable water must have a weighted-average lead content of no more than 0.25 percent. The design build team will provide products that are lead-free and meet the requirements of Safe Drinking Water Act Section 1417 (e) (Section 9 of NSF/ANSI Standard 61) and the authorities having jurisdiction.

Plumbing Fixtures and Equipment

Plumbing fixtures will be high efficiency commercial grade units and specified to reduce water consumption. Fixtures accessible to the physically handicapped will be provided where required by the building code. Water closets will be floor-mounted, floor-outlet, valve-type units with manually-operated, 1.28 gpf flush valves; toilet room lavatories will be wall-hung and/or counter-mounted, self-rimming units with manually-operated, dual-temp, 0.50 gpm faucets; shower valves will be wall-mounted, manually-operated, single lever, 2.00 gpm faucets with integral supply stops and reversible supply inlets; ADA-compliant shower units will be provided with adjustable, hand-held, shower units in addition to the standard shower valve and head assembly; mop basins will be floor-mounted, units with manually-operated faucets with integral vacuum breaker, supply check stops, male thread hose end, pail hook, and adjustable wall anchor; electric water coolers will be bi-level units with integral cane aprons and bottle filling stations where desired; kitchenette and break-room sinks will be 18 gauge, stainless steel, counter-mounted, self-rimming units with manually-operated, 1.00 gpm faucets.

Floor drains will be provided in all public group toilet rooms, mechanical rooms, and janitorial closets. Trap primer devices will be provided for all floor drain and floor sink locations. Exterior wall hydrants will be non-freeze, self-draining units enclosed in lockable, recessed wall boxes. Hose bibbs will be provided with integral vacuum breakers and will be located in all mechanical rooms. Emergency fixtures will be provided

where required and with emergency thermostatic mixing valves set to deliver tepid 85°F water. Emergency thermostatic mixing valves shall comply with ANSI Standard Z3518.1 for emergency fixtures.

Commercial laundry units will be provided with a trench drain with integral lint separator screen to facilitate the removal and separation of lint from the waste system.

New domestic water service will extend from the site domestic water main to the new addition building mechanical room. A building shutoff valve, strainer, pressure reducing valve (required where incoming pressures may exceed 80psi), and reduced pressure zone principal backflow preventer will be provided on the domestic water service entry to the building. The building pressure-reducing valve, when required, will be provided with a full-sized bypass and separate pressure-reducing valve. Additional backflow protection devices will be provided for mechanical make-up and other service water equipment where required.

Domestic Water Piping System

The domestic water system will extend and connect to all plumbing fixtures, miscellaneous fixtures, and equipment. All underground domestic water piping will be Type K, soft copper piping with brazed joints and wrought copper fittings. All above-ground domestic water piping will be Type L, hard-drawn copper piping with wrought copper and copper alloy solder joint pressure fittings in conformance with ANSI B 16.22. Pipe insulation for the domestic water systems will be fiberglass insulation with ASJ. PVC or aluminum jacketing and/or weatherproofing will be provided for insulation where applicable.

The domestic hot water system demand will be provided by the use of condensing, gas-fired, domestic, water heaters. Final domestic hot water storage will be set to maintain a storage temperature of 140°F minimum. Building domestic hot water will be provided by an ASSE 1017 thermostatic master mixing valve, dedicated 110°F loop, and recirculation pump. Storage and thermal expansion tanks associated with the domestic hot water system will be ASME rated and water heaters shall be UL listed.

Sanitary Piping System

The building sanitary system will extend and connect to all plumbing fixtures, floor drains, miscellaneous fixtures and

equipment, and will be designed to discharge by gravity to the site sanitary sewer system. Below grade soil, waste, and vent piping will be schedule 40 DWV PVC. Above grade soil, waste, and vent piping will be cast-iron no-hub assembled with no-hub couplings and fittings. A centralized oil/water separator and containment system will be provided to serve the existing apparatus bay areas and other areas subject to oil contamination. Final capacity of the oil interceptor will be determined upon review of the final building layout.

Storm Water Piping System

The building's storm water system will be designed to discharge by gravity to the site storm water system. Below grade storm water piping will be schedule 40 DWV PVC. Above grade storm water piping will be cast-iron no-hub assembled with no-hub couplings and fittings. Horizontal storm water piping and drain bodies within the building will be provided with insulation. Roof overflow drainage will be accommodated by means of an independent overflow drainage system discharging in readily visible location in accordance with building code requirements. Building downspouts and internal roof drains will connect to an underground storm water drainage system via downspout boots with integral cleanout plugs or ports.

Gas Piping System

The building's propane gas piping system will extend and connect to all kitchen, mechanical, plumbing, and miscellaneous equipment requiring gas service. Below grade, exterior, gas piping will be schedule 40 black steel piping and fittings with factory applied protective coating and jacketing, or other approved below grade gas piping material. Below grade gas piping will also be provided with warning/indicator tape. Above grade, interior, gas piping will be schedule 40 black steel piping and fittings. The gas piping system will extend to the building perimeter where it will be provided with a building service regulator, to reduce to the desired building system pressure, and building service meter. Equipment line regulators will be provided at equipment or equipment groups to further reduce the system pressure to the required inlet pressure of the equipment being served. The portion of gas piping system directly serving kitchen equipment will be provided with an emergency shutoff valve and shunt switch interlocked with the hood fire suppression system, when and where applicable. The portion of gas piping system directly

serving commercial laundry dryers will be provided with an emergency shutoff valve.

Compresses Air Piping System

The building compressed air piping system will extend and connect to all equipment and quick-connect service drops requiring compressed air service. Compressed air piping will be schedule 40 black steel piping and fittings. The compressed air system will be provided by a centralized system comprised of redundant air compressors, receivers, refrigerated air dryers with integral pre-filters, after-filters, coalescing filters, and main system pressure regulators. The central compressed air system will be provided with a dedicated floor-mounted oil/water separator serving the various condensate drain lines from main compressed air equipment. Each compressed air service quick-connect drops will be provided with a drain leg and filter/regulator assembly. Service outlets will be scattered throughout the bay and maintenance shop.

Water Metering

An appropriate sub-metering system will be developed so that facility operators may effectively manage both water and energy performance. The water metering strategy will include placing submeters on water serving indoor fixtures and on domestic hot water. The energy metering strategy will involve metering utilities at the building level.

Fire Protection Narrative

The building will be fully sprinklered with a hydraulically calculated wet pipe sprinkler system in accordance with the IBC 2021 edition and NFPA 13 2019 edition. Any areas subject to freezing requiring protection will be served by a dry pipe type system per NFPA-13. Upon receiving a water flow test, a fire pump will be determined if required

Electrical Narrative

Electrical Service

The building power will be obtained from a new electrical service. Power will be provided by Dominion Energy via a pad-mounted transformer located on the project site. The power system design will be based upon utilizing a

208Y/120-volt, 3-phase, 4-wire system rated at approximately 800 amperes. Pad and transformer provided by power company. Conduits provided by contractor. Secondary conductors will be by the power company with the location of the transformer within 50ft. Contractor will provide CT cabinet, pad, and secondary conductor conduits. Transformer will be provided by Dominion.

Standby Power Generator Systems

Emergency power in the event of loss of utility power shall be supplied by a new 175 kW, 208 volt diesel emergency generator. The proposed unit will be located outdoors with a weatherproof enclosure. If natural gas is available at the site, that will be the fuel source in lieu of diesel.

The generator will carry all building loads including the "Life Safety" NEC 700 lighting loads, and "Optional Standby" NEC 702 loads.

UPS System

An uninterruptible power supply (UPS) system shall be provided for security electronics systems, including access control and surveillance. The UPS will be furnished by the Security Controls System Contractor for the security and access control system.

For loads other than the security system, including telephone and computer network equipment, the owner will provide UPS units as needed.

Electrical Sitework

The site electrical work shall consist of trenching and backfilling required for underground wiring. The underground wiring will run from the connection point designated by the utility company to the new transformer located in the equipment yard. The underground conduit system shall consist of a ductbank of schedule 40 polyvinyl chloride (PVC) conduits embedded in concrete. Underground conduit systems will be provided for the power company secondary feeders, all generator feeders and control wires, and site lighting.

Communications service conduits will be provided underground from the telecom service entrance to the location indicated by the utility. Handhole will be provided every 250 ft or every 270 degrees of conduit bends.

Exterior and Site Lighting

LED wall and pole mounted outdoor fixtures that meet the requirements for the jurisdiction. The fixtures will meet the BUG rating that allows the fixtures to be shielded and cutoff per the lighting ordinance. The fixtures will be selected with the Backlight, Uplight, and Glare ratings that allow for adequate lighting levels, but avoid light trespass and glare for adjacent sites. Pole mounted site fixtures will be 15 ft in height. Site lighting will be controlled by photocells via lighting contactors or relays. Parking areas will be designed to provide an average minimum light level of two and a half (2.5) footcandles with no more than five(5) footcandles.. Lighting levels to be a maximum of one-half (0.5) footcandles at the property line.

Lighting

Lighting will be installed in accordance with the recommended Illumination Engineering Society (IES) Standards.

A complete system of artificial interior lighting shall be provided for all spaces. In general, all interior lighting shall be LED. Local switches for control of lighting shall be provided to serve each individual space. As an energy-saving measure, spaces such as offices and conference rooms will be provided with motion sensors to automatically turn lights off when not occupied (this is also required by the International Energy Conservation Code(IECC)). Daylighting controls will be provided in accordance with the required daylight zones as defined by the IECC.

Light fixtures will be provided per the following:

- Lobby/Entry – The lighting in the main entry lobby shall be designed to complement the architectural design, and to provide adequate illumination to accomplish typical tasks for a lobby space. Light fixtures may include simple style pendant fixtures or downlights to provide a general, ambient layer of illumination throughout the space. Additional fixtures may be incorporated to highlight specific architectural elements (such as a feature wall), for task lighting (such as at a bulletin board) or for decorative purposes.
- Corridors/Vestibules – Recessed 2'x2' fixtures and downlights shall be used throughout the corridors. Additional fixture types may be incorporated to highlight specific architectural elements (such as a feature wall) or for task lighting (such as at a bulletin board).

- Toilet Rooms, Changing Rooms – Combination of downlights and linear recessed perimeter wall slot fixtures. Decorative or wall mounted lighting at mirrors shall be avoided. A minimal amount of emergency lighting shall be provided, unless otherwise directed by Owner
- Dining Room, Kitchen, Day Room – Recessed down lights and pendant lights over the island.
- Bunk Room – Recessed fixtures with a very wide and soft light distribution. Task lighting shall be provided for reading.
- Watch Office – General office: Recessed 2'x4' or 2'x2' light fixtures.
- Storage Areas – If there is no finished ceiling present, lensed rough service style fixtures shall be provided. If there is a finished ceiling present, recessed 2'x4' or 2'x2' light fixtures shall be used.
- Small closets that require lighting shall be provided with surface mounted strip lights, located above the entry door.
- Apparatus Bay – Durable, well-protected linear high bay style fixtures shall be used for high ambient light levels and instant-on capability. Low levels will be achieved via multi-level switching of select lights to allow pass-through and safety lighting without switching on the entire system. Durable wall control for the general ambient system shall be located at the main entry points. Lighting shall be coordinated with radiant heat, exhaust snorkels, garage doors and other obstacles. Color temperature shall be minimum 3500K.
- Support Spaces (Electrical, Mechanical, Utility, Data, Communications, Janitor Closet) – If there is no finished ceiling present, either industrial-style fixtures or strip lights shall be provided. If there is a finished ceiling present, recessed 2'x4' or 2'x2' lights shall be used.
- Specialty Shop and Outdoor Storage – Industrial-style pendant fixtures shall be provided. Lenses covered.
- Training and Fitness – 8' suspended direct/indirect fixture 52W-3500K.

Emergency lighting and exit lighting for all paths of egress within and outside the building will be provided by the generator via an automatic transfer switch.

Devices, Conduits, and Connectors

All devices such as light switches and receptacles shall have a minimum rating of 20 amps. Device covers shall be constructed of stainless steel in all areas.

Conduits shall be used for all systems 25-volts and higher. Minimum trade size conduit allowed shall be ¾". All conduits shall be concealed where possible. The classification of conduit usage shall be as follows:

- 1. Underground/under-floor slab – PVC Schedule 40.
- 2. Parking/Roadway, Heavy Traffic – PVC Schedule 80.
- 3. Interior – Electrical Metallic Tubing with steel fittings.

Conduit shall be exposed in mechanical equipment and utility spaces. Elsewhere, it shall be concealed above ceilings, in chases and in furred spaces. Flexible connections to light fixtures, devices, and equipment shall utilize flexible conduit, maximum six feet in length.

Branch circuit wiring for power and light shall generally be type THHN/THWN. All conductors No. 10 AWG and smaller shall be solid copper. All conductors No. 8 AWG and larger shall be stranded copper. All power conductors shall be insulated for 600 volts.

Fire Alarm System

The fire alarm system shall be of the intelligent, electrically operated, supervised, and closed circuit type. The fire alarm system shall allow for individually annunciated devices. The system will include fire alarm-programmed dry contacts for security electronics and building automation system monitoring of fire alarm status. All cabling for the fire alarm system shall be in conduit.

An LCD text annunciator panel with full system operability will be provided in the entry lobby as part of the fire alarm system. A graphic annunciator will also be provided if requested by the Building Official. The fire alarm system will have a digital alarm communicator transmitter with dedicated telephone lines to notify an off-site monitoring station. This will require a monthly monitoring contract that will not be included in the construction cost.

Manual pull stations, smoke detectors, thermal detectors, and alarm horns with visual indication shall be located at all required locations in accordance with applicable codes and standards. Devices in suspect-accessible areas shall have

protective covers. All system interfaces such as auxiliary control panels and wiring shall be as recommended by the system manufacturer.

Fire Station Alerting System

A box and conduit system will be provided for all fire station alerting system devices per the drawings provided by US Digital Designs (USDD), by Honeywell. USDD will install the system within the box and conduit system provided by the electrician.

Telephone, Data, and Cable Television Systems

Data and telephone outlet locations will be coordinated with the owner. The communications systems will be provided in accordance with the "Henrico Structured Cabling Specification". The voice and data systems, faceplates, cabling, cable trays, and racks will be included by the contractor.

Cable television outlets will be located to serve televisions in spaces designated by the Owner. Cabling will be installed in the construction contract. For all television and wall mounted monitor locations, HDMI cabling will be provided from the input location to behind the television/monitor accordingly, via a dedicated pathway from a floorbox, under slab to the tv location on the wall. Where there is not conference table/floorbox, the pathway will be provided within the wall from the input location to the monitor location.

Electric Vehicle Chargers

Power will be provided to the location indicated for future electric vehicle charging stations. The breakers will be provided at the main panelboard with conduit and wiring to a handhole adjacent to the proposed location of vehicle chargers.

Access Control Systems

Access control systems will be furnished and installed. The contractor will install all conduit pathways required for the equipment and access control. Pathways will be provided to all door hardware locations requiring access control to allow for the contractor to install. This includes but is not limited to door position sensors and electronic latch retraction wiring in door frames.

Photovoltaic System

Provisions for future rooftop photovoltaic cells will be installed to cover the maximum area of the roof. A dedicated breaker for this system will be provided ahead of the main breaker for the solar power loads. Pathways for the loads will be provided from the main electrical room to the roof for connection to the rooftop inverters via a weather head. This pathway is anticipated to be 4". The rooftop photovoltaic cells are anticipated to produce around 100kW based on the option we have selected. This would require a 200A breaker ahead of the main.

Lightning Protection System

The facility will be provided with a UL-Certified Lightning Protection System designed and installed in accordance with NFPA 780.



3.2.1. Work to be Performed by the Public Entity

The success of this project lies in the ability of the English/Moseley team to collaborate closely with town staff and project stakeholders throughout the design and construction process. The town will have review and approval authority on all project components. We envision that town staff and building user group representatives will actively participate in the following tasks:

- **Design Review and Approval** – The town will review the proposed design at key milestones and inform the English/Moseley team of any changes it may require. The town will facilitate communication between the design team and town stakeholders.
- **Site Plan Review and Permitting** – Our team will provide full site infrastructure engineering, soil analysis, and permitting assistance. The town team will provide ongoing input throughout the design and construction process and will provide vital assistance with the town site plan and building permitting process, including environmental permitting.

The town will also be responsible for the following and the various optional project components:

- **Moving Arrangements** – The town will arrange and pay for moving the various departments and other functions to their final location.
- **Computer, Communications, and Office Equipment** – The town will provide and install all desktop computers, servers, communications equipment, (wireless antenna, telephone, and handsets) and office equipment (copiers and shredders). The English/Moseley team will provide data and communications cabling from equipment rooms to wall and floor boxes.

ABOVE Moseley collaborated with the Town of Farmville to provide design services for the construction of a three-story town hall. A landscaped way serves as a pedestrian connector from the parking lot to Main Street. A tower marks the entry of the building and signifies its civic purpose.

3.2.2. Federal, State, and Local Permits and Approvals Required and Schedule for Obtaining Permits and Approvals

Our regulatory environment is extensive. In its design and construction, the project must comply with the following preliminary list of codes, regulations, standards, agencies, departments, etc.

- Town of Farmville and staff
- Town of Farmville Planning Commission
- Town of Farmville Fire Marshal and Building Official
- Town of Farmville Zoning Ordinance
- International Fire Code
- Virginia Department of Environmental Quality
- Public Utility Companies
- Virginia Uniform Statewide Building Code (VUSBC)
- State Fire Prevention Code
- National Fire Protection Association (NFPA)
- International Mechanical Code (IMC)
- International Plumbing Code (IPC)
- National Electrical Code (NEC)
- Americans with Disabilities Act (ADA/ADAAG)
- Uniform Federal Accessibility Standards (UFAS)
- CABO/ANSI Accessibility Guidelines
- American Society for Testing and Materials (ASTM)
- Factory Mutual (FM)
- Underwriters Laboratories (UL)

We anticipate that we will obtain normal federal, state, and local permits and approvals required for site, building design and construction, as well as stormwater, erosion and sediment control, environmental permitting, and utility connection permits. The town will be the applicant for zoning-related approvals and our team will provide technical assistance and documentation as well as assistance with necessary presentations.

3.2.3. Anticipated Adverse Social, Economic, and Environmental Impacts of the Project

No long-term adverse social, economic, environmental, or transportation impacts are anticipated as a result of this project. The existing station is to remain operational throughout the project. Construction noise and periodic short term disruption along Buffalo Street should be anticipated in the

immediate vicinity of the construction site. To the best of our knowledge, no environmental or archaeological assessments have been completed.

3.2.4. Projected Positive Social, Economic and Environmental Impacts of the Project

The economic boost from a large construction project supports many jobs and generates new tax revenues for both state and town governments. Also, the creation of employment opportunities is a goal of both town, regional, and state economic development agencies. The ability to demonstrate to prospective businesses that the town is committed to supporting effective fire safety efforts can provide the town with the competitive edge it needs to attract the high quality, tax revenue enhancing economic development the town desires, and to support the region's pro-business climate.

3.2.5. Proposed Schedule for the Work on the Project, including Estimated Time for Completion

Our schedule for the project, including the estimated time of completion, is provided on the following page.

Task	Start Date	Duration (days)	Completion Date	Responsibility
Submit Solicited PPEA	10/15/25	1	10/15/25	English/Moseley
Interview English/Moseley	10/29/25	1	10/29/25	Town of Farmville
Select English/Moseley	11/5/25	1	11/5/25	Town of Farmville
Develop Comprehensive Agreement	11/5/25	30	12/5/25	English/Moseley/Farmville
Comprehensive Agreement Completed and Posted	12/5/25	10	12/15/25	Town of Farmville
Kickoff Meeting	12/15/25	1	12/16/25	English/Moseley/Farmville
Notice to Proceed	12/16/25	1	12/17/25	Town of Farmville
Survey and Geotechnical Work	12/16/25	30	1/15/26	Moseley
Schematic Design for Fire Station (SD)	12/16/25	60	2/14/26	Moseley
LOMAR Process - FEMA	12/16/25	170	6/4/26	Moseley
Owner Review and Comment on SD	2/14/26	7	2/21/26	Town of Farmville
Design Development for Fire Station (DD)	2/14/26	75	4/30/26	Moseley
Civil Site Plan Submission (Town of Farmville and DEQ)	4/30/26	14	5/14/26	English/Moseley
Owner Value Engineering Study (owner's option)	5/2/26	14	5/16/26	English/Moseley/Farmville
Site Plan and DEQ Approval	5/15/26	90	8/13/26	Moseley
Construction Documents for Fire Station 100% (CD)	4/30/26	90	7/29/26	Moseley
Owner Review and Comment on 100% Documents	7/29/26	7	8/5/26	Town of Farmville
Obtain Site Permits/VDOT Entrance Permits/Land Disturbance Permit	8/13/26	14	8/27/26	English/Moseley
Start Site Work	8/27/26	365	8/27/27	English
Obtain Building Permits	7/29/26	7	8/5/26	English
Start Building Construction	8/5/26	365	8/5/27	English
Substantial Completion of Fire Station	8/5/27	1	8/6/27	English
Move into New Station	8/6/27	5	8/11/27	Town of Farmville
Owner Occupies New Station	8/11/27	1	8/12/27	Town of Farmville
Renovate Existing Building	8/11/27	110	11/29/27	English
Final Completion of Project	11/29/27	30	12/29/27	English/Moseley

3.2.6. Contingency Plans for Addressing Public Needs in the Event that Project is not Completed According to Projected Schedule

We believe the proposed schedule is reasonable and can be attained. A contingency plan is not needed to deal with this risk. However, should unforeseen conditions arise that extend the completion date, our team believes an open line of communication with the public will mitigate the situation to reduce any anticipated negativity.

3.2.7. Allocation of Risk and Liability for Work Completed Beyond the Agreement's Completion Date and Assurances for Timely Completion of the Project

The English/Moseley team assumes standard risk and liability for contractor delays beyond the completion date, subject to mutually agreed time and conditions.

3.2.8. Assumptions Related to Ownership, Legal Liability, Law Enforcement and Operation of the Project and the Existence of any Restrictions on the Authority's Use of the Project

It is assumed that the town will own and operate the facility pursuant to this proposal. The English/Moseley team imposes no restrictions on such ownership or operation.

3.2.9. Information Relative to Phased or Partial Openings of the Proposed Project Prior to Completion of the Entire Work

There is no plan to include phased or partial openings for this project.

3.2.10. Architectural, Building Engineering, or other Applicable Standards that the Proposed Project will Meet

Please see section 3.2.2. for applicable standards the project will meet.

3.2.11 Other Assumptions Relied on for the Project to be Successful

It is assumed that the town will own and operate the facility pursuant to this proposal. The English/Moseley team imposes no restrictions on such ownership or operation.

3.2.12 Other Contingencies that must occur for the Project to be Successful

It is assumed that the town will own and operate the facility pursuant to this proposal. The English/Moseley team imposes no restrictions on such ownership or operation.

Exhibit B

Town of Farmville

New Fire Station Addition Option #1

1/12/2026

Schedule of Values



Item		Value
Mobilization		\$ 97,550.00
Bonds/Builder's Risk/Insurance		\$ 185,400.00
General Conditions		\$ 982,400.00
Demolition		\$ 242,380.00
Concrete		\$ 547,551.00
Masonry		\$ 942,054.00
Structural Steel / Misc / Stairs		\$ 646,393.00
Rough Carpentry		\$ 94,200.00
Millwork/Casework		\$ 198,560.00
Waterproofing		\$ 27,840.00
Air Barrier		\$ 48,841.00
New Addition Roofing		\$ 244,375.00
Re-Roof Existing		\$ 384,011.00
Caulking/Sealants		\$ 63,460.00
Door/Frames/Hardware		\$ 142,500.00
Storefront/Curtainwall / Windows		\$ 103,440.00
Folding Garage Doors		\$ 562,500.00
Canopy		\$ 25,000.00
Metal Studs/Drywall		\$ 95,140.00
Ceramic Tile		\$ 49,462.00
Acoustical Ceilings		\$ 93,840.00
Epoxy Floor / Coating		\$ 77,080.00
Flooring		\$ 75,465.00
Painting		\$ 93,280.00
Toilet Partitions/Accessories		\$ 5,400.00
Signage	Allowance	\$ 20,000.00
Fire Extinguishers		\$ 1,000.00
Turn Out Gear Lockers	Allowance	\$ 30,000.00
Walk off Mats	Allowance	\$ 4,000.00
Blinds		\$ 14,000.00
Elevators		\$ 152,100.00
Sprinkler		\$ 167,904.00
Plumbing		\$ 447,744.00
Mechanical		\$ 1,165,360.00
Electrical		\$ 1,122,640.00
Site Electrical / Lighting	Allowance	\$ 30,000.00
Shoring / Retaining / Special Foundation		\$ 100,000.00
Grading		\$ 168,480.00
Dumpster / Generator Enclosre		\$ 28,516.00
Aphalt for new parking spaces		\$ 20,800.00
Mill & Overlay Existing Light Duty		\$ 64,290.00
SideWalks		\$ 21,280.00
Curb and Gutter		\$ 9,800.00
Existing Concrete / Sidewalk Repairs	Allowance	\$ 15,000.00
Bollards		\$ 18,250.00
Seeding		\$ 3,700.00
Landscaping	Allowance	\$ 30,000.00
Water / Fire		\$ 51,524.00
Sewer		\$ 28,100.00
Storm water & Detention	Allowance	\$ 100,000.00
Cost of Work		\$ 121,881.00
Design		\$ 974,574.00
Permits	Allowance	\$ 4,000.00
Construction Material Testing (3rd Party)	Allowance	\$ 74,027.00
Legal	Allowance	\$ 10,000.00
Commisioning	Allowance	\$ 35,000.00
Furniture & Equipment (FF&E)	Allowance	\$ 313,000.00
All Utility Connections and Permit Fees	Allowance	\$ 5,000.00
AV/Low Voltage/IT/Access Control	Allowance	\$ 200,000.00
Design-Build Contingency		\$ 414,000.00
Project Total		\$ 11,994,092.00



Clarifications:

- No Unsuitable soils or rock included
- No special foundations included
- No impact resistant Doors, OH doors or windows, unless noted below.
- All utility and tap fees by the Owner
- Nutrient credits,if required, to be deducted from Stormwater allowance
- No AESS included
- All millwork and case work to meet AWI Standards, No certificates or labels
- ABAA certified installers and products, but No ABAA testing or inspections
- All Roofing flashing and Sheet Metal to be shop fabricated
- No Spray fireproofing included
- All Architectural Doors, Frames and hardware are to be commercial duty, with Best Type hardware
- All metal studs to be standard and all drywall to be 5/8" fire rated, level 4 finish
- Acoustical ceiling tile to be standard 2x2 acoustical tile and 15/16" metal grid
- Appliances not noted are by the Owner
- Sprinkler is based on a standard wet system only
- No fire pump, dry, or chemical system is included
- Generator included, with 15 minute UPS
- Raceways are included for IT/AV/Data/Voice and Security, systems and cabling covered by allowance
- No archeology studies or allowances included
- No sewer pump station included, assume new building can gravity connect to existing sewer
- No rooftop vegetation included

Add Alternates:

ADD: Mill and Repave Existing Parking lot, Options 1 & 2	\$64,290.00
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Allowances, included in Estimate

Permits	\$4,000.00
Signage	\$20,000
Turnout Gear Lockers	\$30,000
Walkoff Mats	\$4,000
FF&E	\$313,000
Landscaping	\$30,000
Shoring	\$100,000
Existing Sidewalk Repair	\$15,000
Domestic Water/Fire Line, Option 3	\$80,000
IT/AV/Voice/Data and Security Systems	\$200,000
Site Lighting	\$30,000
Stormwater Allowance	\$100,000
Legal	\$10,000
Permitting & Utility Connection	\$5,000
Commissioning	\$35,000

Items Included in FF&E Allowance

- Air Reels 75' (2)
- Air Filtration
- 2 Airline Chucks
- (4) hose reels 1" spring rewind hose reel for 75" with fog nozzles
- (4) 1-1/2" NST fill stations
- Printer (6)
- Shelving
- Work Benchs
- Ice Machine with Storage Bin
- Storage Cabinets
- Area for chemical dispenser for vehicle wash and cleaners - (Electrical needs to be included)
- Flammable Cabinet Vented to the outside 65"x43"x18" - 45-gallon flammable liquid
- Compressed air system shop air tank with air dryer - air hose
- Oxygen bottle storage
- Backboard storag
- Medication storage
- Shelving
- Work Table
- Lockable Wardrobe Cabinets
- Refrigerator
- Hose reel
- Wall Hooks
- Washer/Extractor

Drying Cabinet
Storage Cabinets SCBA supplies - Wall mounted
Air bottle Storage rack
Letter Drop
Directory
Knox Box - Exterior
Message Board
Bench for changing
Chairs (8)
Five Drawer lateral File Cabinets
Bookcases Counter mounted
Mailboxes (30) Counter mounted
~~Desk Chair~~ **Desks & Chairs**
Round Conference Table (1)
Side Chairs (2)
Secure Cabinet for audio/visual equipment
Work Tables 30"x72" (9)
Chairs (20) Space Saver
Tack Boards
Beds Frames (12)
Mattress
Bins/night Stands (12)
Lockable Wardrobe Cabinets (12)
36"W pantry with lockable doors
Refrigerator/freezer (2)
Range/Oven/Hood
Microwave Oven (2)
Dishwasher undermount
Ice Maker
Coffe Maker
TV
BarStool Chairs (Drawings)
114"Wx42"D Dinning Table
9 Dinning Chairs
Recliners (6)
Biycle
Stair Climber
Treadmill
Gym bench
Bench press
Squat rack
Commercial Washer
Commercial Dryer

Exhibit D

Town of Farmville Fire Station - Design & Construction Schedule

1/12/2026

Task	Start Date	Duration	Completion Date	Responsibility
Develop Comprehensive Agreement	January 12, 2025	7	January 19, 2026	Joint
Comprehensive Agreement Completed & Posted	January 19, 2026	10	January 29, 2026	T.O.F
Kickoff Meeting	January 29, 2026	1	January 30, 2026	Joint
Notice to Proceed	January 30, 2026	1	January 31, 2026	T.O.F
Survey and Geotech	January 30, 2026	60	March 31, 2026	Moseley
Schematic Design for Fire Station -SD's	January 30, 2026	60	March 31, 2026	Moseley
LOMAR Process - FEMA	January 30, 2026	170	July 19, 2026	Moseley
Owner Review and comment on Schematic Design - SD's	March 31, 2026	7	April 7, 2026	T.O.F
Design Development for Fire Station - DD's	March 31, 2026	75	June 14, 2026	Moseley
CIVIL - Site Plan Submission (T.O.F & DEQ)	June 14, 2026	14	June 28, 2026	ECC/Moseley
Owner Value Engineering Study (Owner's Option)	June 16, 2026	14	June 30, 2026	Joint
Site Plan and DEQ - Approval	June 29, 2026	60	August 28, 2026	Moseley
Construction Documents for Fire Station 100% -CD's	June 14, 2026	60	August 13, 2026	Moseley
Owner Review and comment on 100% documents	August 13, 2026	7	August 20, 2026	T.O.F
Obtain Site Permits/VDOT Entrance Permits/ Land Disturbance Permit	August 28, 2026	14	September 11, 2026	ECC/Moseley
Start Site Work	September 11, 2026	395	October 11, 2027	ECC
Obtain Building Permits	August 13, 2026	7	August 20, 2026	ECC
Start building construction	August 20, 2026	395	September 19, 2027	ECC
Substantial Completion of Fire Station	September 19, 2027	1	September 20, 2027	ECC
Move in - NEW Station	September 20, 2027	5	September 25, 2027	T.O.F
Owner occupies NEW station	September 25, 2027	1	September 26, 2027	T.O.F
Renovate EXISTING Building	September 25, 2027	110	January 13, 2028	ECC
Final Completion of project	January 13, 2028	30	February 12, 2028	ECC/Moseley