



INDUSTRIAL DEVELOPMENT AUTHORITY REGULAR MEETING AGENDA

CITY COUNCIL CONFERENCE ROOM

October 14, 2025

10:30 AM

A. CALL TO ORDER

B. ROLL CALL

C. MEETING MINUTES

1. Regular IDA Meeting Minutes September 9, 2025

D. FINANCIAL REPORT

1. IDA Statement of Accounts as of 9-30-2025

E. STAFF UPDATES

F. ACTION ITEMS

1. A resolution of the Industrial Development Authority of Danville, Virginia approving and authorizing an agreement with M. R. Dishman & Sons in an amount not to exceed \$52,700 for asbestos abatement and demolition of a warehouse located at the Lockett Drive site.
2. A resolution of the Industrial Development Authority of Danville, Virginia approving and authorizing a request for a special use permit to rezone 985 Lockett Drive, also known as Parcel #78545 from zone classification LED-I to zone classification TO-C.
3. A resolution of the Industrial Development Authority of Danville, Virginia approving and authorizing an agreement with Architectural Partners for a lump sum amount of \$30,000 with an hourly rate thereafter for construction administration services at Dan River Falls.

4. A resolution of the Industrial Development Authority of Danville, Virginia approving and authorizing the purchase of blinds for all commercial spaces at Dan River Falls from Budget Blinds in an amount not to exceed \$113,924.81.
5. A resolution of the Industrial Development Authority of Danville, Virginia approving and authorizing an amount not to exceed \$29,180 to re-establish an existing roadway on the Coleman site utilizing City crews.
6. A resolution of the Industrial Development Authority of Danville, Virginia approving and authorizing an agreement with Dewberry Engineers Inc. in an amount not to exceed \$41,875 for architectural and engineering services at Dan River Falls.

G. CLOSED MEETING

As Permitted by Subsection (A)(3) of Section 2.2-3711 of the Code of Virginia, 1950, as amended for discussion or consideration of the acquisition of real property or of the disposition of publicly held real property; and

As Permitted by Subsection (A)(5) of Section 2.2-3711 of the Code of Virginia, 1950, as amended for discussion concerning a prospective business or industry related to economic development.

As Permitted by Subsection (A)(7) of Section 2.2-3711 of the Code of Virginia, 1950, as amended for consultation with legal counsel concerning actual litigation and briefings by staff regarding specific legal matters requiring legal advice.

- A. Motion to Convene in Closed Meeting*
- B. Motion to Reconvene in Open Meeting*
- C. Motion to Certify Closed Meeting*

H. NEW BUSINESS

I. ADJOURN



Industrial Development Authority of Danville, Virginia
Minutes of Meeting
September 9, 2025

Pursuant to a written notice, a copy of which is attached hereto, a regular meeting of the Board of Directors of the Industrial Development Authority of Danville, Virginia was held in the City Council Conference Room of the Municipal Building on Tuesday, September 9, 2025, at 10:30 a.m.

The following members were present:

Present: Russell Reynolds, Vice Chairman
Kristin Barker
Phillip Hall
James Bebeau
Robert Woodall

Absent: T. Neal Morris, Chairman
John Laramore, Secretary

Also present: W. Clarke Whitfield, Jr., City Attorney
Terri McDaniel, City Attorney's Office
Ken Larking, City Manager
Michael Adkins, Chief Financial Officer
Corrie Bobe, Director of Economic Development
Kelvin Perry, Economic Development
John Crane, News Media

Russell Reynolds, Vice Chairman, called the meeting to order at 10:31 a.m.

Roll call

Minutes

Minutes for the August 12, 2025, regular called meeting of the IDA were distributed to the members with their agenda packets. A motion was made by Mr. Hall to approve the minutes as presented. Mr. Bebeau seconded the motion with the members present voting as follows:

Mr. Reynolds -Aye
Mrs. Barker -Aye
Mr. Bebeau -Aye
Mr. Hall -Aye
Mr. Woodall -Aye

Finances

Michael Adkins, the Chief Financial Officer and Director of Finance, provided the members of the IDA Board a packet of the current financial statements of the IDA. Mr. Adkins reviewed the line items in the statement.

A motion was made by Mr. Hall to approve the financial report. The motion was seconded by Mr. Bebeau and carried with members present voting as follows:

Mr. Reynolds - Aye
Mrs. Barker - Aye
Mr. Hall - Aye
Mr. Bebeau -Aye
Mr. Woodall -Aye

Staff reports

Kelvin Perry reported that the City of Danville had received a grant for building façade improvements in the Five Forks area. Corrie Bobe shared that work will begin in October on the downtown parking garage.

Resolutions

A Resolution of the Industrial Development Authority of Danville, Virginia approving and authorizing a lease agreement between the City of Danville for 527 Bridge Street, Suite 221.

Motion was made by Mr. Woodall; seconded by Mrs. Barker

Mr. Reynolds - Aye
Mrs. Barker - Aye
Mr. Hall - Aye
Mr. Bebeau -Aye
Mr. Woodall -Aye

A Resolution of the Industrial Development Authority of Danville, Virginia approving and authorizing a contract between the Authority and Major Construction Inc. 979 Lockett Drive for repairs in an amount not to exceed \$35,200.

Motion was made by Mr. Bebeau; seconded by Mr. Woodall

Mr. Reynolds	- Aye
Mrs. Barker	- Aye
Mr. Hall	- Aye
Mr. Bebeau	-Aye
Mr. Woodall	-Aye

A Resolution of the Industrial Development Authority of Danville, Virginia approving and authorizing an annual maintenance agreement for 527 Bridge Street in an amount not to exceed \$10,200.

Motion was made by Mr. Woodall; seconded by Mr. Hall

Mr. Reynolds	- Aye
Mrs. Barker	- Aye
Mr. Hall	-Aye
Mr. Bebeau	-Aye
Mr. Woodall	-Aye

A Resolution of the Industrial Development Authority of Danville, Virginia approving and authorizing a change order for construction of an interior storage mezzanine at 1350 Barker Road, Ringgold, Virginia, in an amount not to exceed \$91,700.

Motion was made by Mr. Bebeau; seconded by Mr. Woodall

Mr. Reynolds	-Aye
Mrs. Barker	-Aye
Mr. Hall	-Aye
Mr. Bebeau	-Aye
Mr. Woodall	-Aye

A Resolution of the Industrial Development Authority of Danville, Virginia approving and authorizing a lease agreement between the Authority and the City of Danville for 527 Bridge Street, Suite 307.

Motion was made by Mr. Hall; seconded by Mr. Bebeau

Mr. Reynolds	-Aye
Mrs. Barker	-Aye
Mr. Hall	-Aye
Mr. Bebeau	-Aye
Mr. Woodall	-Aye

A Resolution of the Industrial Development Authority of Danville, Virginia approving and authorizing a contract with Jerry Epps Landscape Co. for the demolition of 800 West Main Street.

Motion was made by Mr. Hall; seconded by Mrs. Barker

Mr. Reynolds -Aye
Mrs. Barker -Aye
Mr. Hall -Aye
Mr. Bebeau -Aye
Mr. Woodall -Aye

A Resolution of the Industrial Development Authority of Danville, Virginia approving and authorizing a lease agreement between the Authority and Virginia Legal Aid Society, Inc. for parking spaces at Patton Street.

Motion was made by Mr. Bebeau; seconded by Mr. Hall

Mr. Reynolds -Aye
Mrs. Barker -Aye
Mr. Hall -Aye
Mr. Bebeau -Aye
Mr. Woodall -Aye

A Resolution of the Industrial Development Authority of Danville, Virginia approving and authorizing an agreement with the Alexander Company in an amount not to exceed \$369,460 for property management services at Dan River Falls.

Motion was made by Mr. Bebeau; seconded by Mr. Hall

Mr. Reynolds -Aye
Mrs. Barker -Aye
Mr. Hall -Aye
Mr. Bebeau -Aye
Mr. Woodall -Aye

A Resolution of the Industrial Development Authority of Danville, Virginia approving and authorizing an agreement with Hurt & Proffitt in an amount not to exceed \$30,490 for geotechnical engineering investigation services at the Coleman site.

Motion was made by Mr. Hall; seconded by Mr. Woodall

Mr. Reynolds -Aye
Mrs. Barker -Aye
Mr. Hall -Aye
Mr. Bebeau -Aye
Mr. Woodall -Aye

A Resolution of the Industrial Development Authority of Danville, Virginia approving and authorizing an agreement with Resource Environmental Solutions (RES) for services at the Coleman site in an amount not to exceed \$2,500,000.

Motion was made by Mr. Hall; seconded by Mr. Bebeau

Mr. Reynolds -Aye
Mrs. Barker -Aye
Mr. Hall -Aye
Mr. Bebeau -Aye
Mr. Woodall -Aye

A Resolution of the Industrial Development Authority of Danville, Virginia approving and consenting to the forma of certain condominium association resolutions and related documents for the White Mill Condominium.

Motion was made by Mr. Woodall; seconded by Mr. Hall

Mr. Reynolds	-Aye
Mrs. Barker	-Aye
Mr. Hall	-Aye
Mr. Bebeau	-Aye
Mr. Woodall	-Aye

Closed Meeting

Mr. Hall moved the meeting be recessed and the board immediately reconvened in executive closed meeting for the purposes:

1. *Discussion concerning a prospective business or industry or the expansion of an existing business or industry where no previous announcement has been made as permitted by subsection (a)(5) of section 2.2-3711 of the code of Virginia, 1950, as amended.*
2. *Discussion or consideration of the acquisition/disposition of real property for a public purpose where discussion in an open meeting would adversely impact the bargaining position of the authority as permitted by subsection (a)(3) of section 2.2-3711 of the code of Virginia, 1950, as amended.*

Motion was made by Mr. Hall; seconded by Mr. Bebeau

Mr. Reynolds	- Aye
Mrs. Barker	- Aye
Mr. Hall	- Aye
Mr. Bebeau	-Aye
Mr. Woodall	-Aye

Mr. Hall moved the meeting immediately reconvened into an open meeting. The motion was seconded by Mr. Bebeau and carried with the members present voting as follows:

Mr. Reynolds	- Aye
Mrs. Barker	- *left during closed meeting
Mr. Hall	- Aye
Mr. Bebeau	-Aye
Mr. Woodall	-Aye

Upon reconvening, Mr. Hall moved that the board adopt a resolution certifying that to the best of each member’s knowledge that:

1. *Only public business matters lawfully exempted from open meeting requirements under section 2.2-3711; and*

2. *Only such public business matters as were identified in the motion by which the closed meeting was convened were heard, discussed, or considered in the closed meeting.*

Motion was made by Mr. Hall; seconded by Mr. Bebeau

Mr. Reynolds	- Aye
Mrs. Barker	- *left during closed meeting
Mr. Hall	- Aye
Mr. Bebeau	-Aye
Mr. Woodall	-Aye

Adjourned at 11:52 pm with all in favor

John Laramore
Secretary

T. Neal Morris
Chairman

**Industrial Development Authority
Statement of Accounts
As of September 30, 2025**

Regular Checking	\$ 622,259.16
USDA Loan Account	\$ 82,973.35
City Funded Loan Account	\$ 2,657,303.99
North Union Properties/Master Tenant	\$ 15,224.87
US Bank - 2025A Bond Account	\$ 13,460.61
US Bank - 2025B/C Bond Account	\$ 17,229,195.38
First National Bank - Money Market	\$ 33,522.19
Reserve Account	\$ 11,124,559.73

Reserve Account Details

<i>Hold for IDA Debt Svc - Bonds</i>	335,789.22
<i>Hold for Enterprise Zone</i>	647,013.98
<i>Hold for Int'l. Recruitment</i>	54,062.83
<i>Hold for Parking Debt Svc</i>	523,459.75
<i>Hold for Coleman Site</i>	575,625.00
<i>Hold for Dewberry Upfit DRF</i>	1,862,867.50
<i>Hold for Barker Road</i>	1,850,195.01
<i>Hold for Incentives</i>	2,676,633.69
<i>Hold for 231 Main Street</i>	400,000.00
<i>Hold for VBAF Grant</i>	500,000.00
<i>Hold for 401 Main/110 S Mkt</i>	100,000.00
<i>Hold for 217 N Union</i>	37,000.00
<i>Hold for 121/123 N Union</i>	452,737.50
<i>Available (CDE Funds)</i>	<u>1,109,175.25</u>
	11,124,559.73

City Funded Loans:

Beginning Balance September 1, 2025	\$ 3,406,040.20
Uncle Al's Diner	1,132.00
LMG, LLC	(750,000.00)
Interest /Bank Fees	131.79
Ending Balance September 30, 2025	<u><u>\$ 2,657,303.99</u></u>

**Industrial Development Authority
Statement of Account - Regular Checking
For the month ended September 30, 2025**

Beginning Balance at September 1, 2025 \$322,790.96

RECEIPTS:

Rent: 135,901.25

Utility/Insurance Reimbursement:

DR Foundation 1,515.07
Averett 4,545.21

City of Danville Support 314,105.05

Transfer in from Reserve 786,934.27

CDE Program Revenue 21,875.00

Pittsylvania County IDA - Shell Bldg 21,051.92

Interest Income/Wire Fees/Checks 22.57

DISBURSEMENTS:

AUB Loan - Lockett Drive (11,566.62)
AUB - 500 Stinson Drive #1 (4,887.77)
AUB - 500 Stinson Drive #2 (5,717.03)
AUB - 512 Bridge Street (16,467.81)
VSBFA Bank - 500 Cane Creek (9,251.38)
VSBFA - Barker Rd Loan (12,985.72)
Locus Bank - Shell Building (12,315.20)
Locus Bank - Ecomnets Bldg (21,870.52)
First National - Gaither Rd Prop (3,136.84)
Movement Bank - Monument (2,651.24)
White Mill MT - DR Falls (142,385.00)
US Bank - Bond Prin/Interest (65,029.34)
Transfer to First National Acct (30,000.00)
First American Title - DR Falls (556,370.00)
Stantech - DRF Brownfields Grant (4,875.33)
Blackwell Tree Svc - 816 Monument (4,300.00)
Cherry Bekaert - CDE (21,875.00)
Brown Edwards - Audit (5,000.00)
Beechgrove - 231 Main St (3,000.00)
Hurt & Proffitt - Coleman Site (6,250.00)
Kent Shelton - Dan River Falls (480.00)
Utility Bills/Elevator Maint (22,252.37)
Insurance (23,814.97)

(986,482.14)

PASS THROUGHS:

From City for Incentives
Chamber of Commerce 543,026.00
Litehouse Foods (55,000.00)
Enterprise Zone Rebates (488,026.00)

Ending Balance at September 30, 2025

\$ 622,259.16

125 N Union	250.00
600 Craghead Parking	4,704.00
Abdul Rasheed	560.00
Averett	11,390.00
Barry Smith	260.00
Belk	-
City - Gang Prev.	1,500.00
City - IT Dept.	22,720.00
Danville Appliance	461.89
DR Foundation	5,610.00
Honey Bee - Parking	850.00
Launch Place	6,000.00
Link's Café	3,000.00
Lynn Street LLC	10,080.00
MEP	485.83
Mind Body Wellness	1,920.00
Morrisette Paper	13,525.22
Overfinch	25,175.60
Revive Nutrition	1,200.00
River District Assoc	1,585.00
Riverside Running	2,812.48
Robert Stephens	300.00
Stephen Bass	2,175.00
Sth VA Legal	3,150.00
Vintages	1,347.00
Walraven	14,839.23
	<u>135,901.25</u>

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**Industrial Development Authority
Statement of Account
USDA Loan Funds**

For the month ended September 30, 2025

Beginning Balance at September 1, 2025 \$ 82,437.80

RECEIPTS:

Dry Fork Fruit Dist.	532.14	
River City Escapes	-	
Interest	3.41	
		535.55

DISBURSEMENTS:

-

Ending Balance at September 30, 2025 \$ 82,973.35

Reconciliation to original USDA grant of \$99,000

ORIGINAL USDA FUNDS		\$ 99,000.00
LESS OUTSTANDING LOANS:		
River City Escapes	11,800.38	
Dry Fork Fruit Dist.	6,100.24	(17,900.62)
INTEREST EARNED		21,283.02
DEFAULTED LOANS		(19,459.05)
PENALTIES EARNED		50.00
BALANCE IN ACCOUNT		<u><u>\$ 82,973.35</u></u>

A/R Aging Summary Report

Industrial Development Authority of Danville

As of September 30, 2025

CUSTOMER	CURRENT	1 - 30	31 - 60	61 - 90	91 AND OVER	TOTAL
424 Memorial Drive					13,831.96	13,831.96
Abdul Rasheed	-280.00					-280.00
Christine B Eanes, LLC	-600.00					-600.00
City of Danville IT	2,207.80	-11,360.00				-9,152.20
Danville Honey Bee LLC & Old Bee LLC			850.00			850.00
Mind Body Wellness Pilates LLC	-960.00					-960.00
Morrisette Paper	-6,762.61					-6,762.61
Overfinch North America	-12,587.80					-12,587.80
Robert Stephens		207.00				207.00
Southern Virginia Legal PLLC	-1,575.00					-1,575.00
Stephen G. Bass		-2,175.00				-2,175.00
Virginia Legal Aid Society	1,400.00					1,400.00
Walraven		-14,839.23	-14,839.23			-29,678.46
White Mill MT 2 c/o Alexander Company		4,500.00	4,500.00			9,000.00
TOTAL	-19,157.61	-23,667.23	-9,489.23		13,831.96	-\$38,482.11

Balance Sheet

Industrial Development Authority of Danville

As of September 30, 2025

DISTRIBUTION ACCOUNT	TOTAL
Assets	
Current Assets	
Bank Accounts	
First National Bank - Money Market	33,522.19
Loans (City Funded)	2,657,303.99
North Union Master Tenant LLC	7,166.18
North Union Properties, LLC	8,058.69
Regular Checking	622,259.16
Reserve Account	11,124,559.73
US Bank - 2025A Project Fund	13,460.61
US Bank - 2025B&C Project Fund	17,229,195.38
USDA Checking	82,973.35
Total for Bank Accounts	\$31,778,499.28
Accounts Receivable	-\$38,482.11
Other Current Assets	
Due from City/County	15,138,099.20
Lease Interest Rec. - GASB 87	27,632.83
ST Lease Rec. - GASB 87	897,410.91
Total for Other Current Assets	\$16,063,142.94
Total for Current Assets	\$47,803,160.11
Fixed Assets	
Accumulated Depreciation	-6,966,636.57
Buildings	\$56,499,233.66
Construction In Progress	\$8,444,469.46
Equipment	\$75,000.00
Land	\$7,680,305.74
Land Improvements	\$2,580,260.66
Total for Fixed Assets	\$68,312,632.95
Other Assets	
Allowance for Doubtful Accounts	-26,237.10
LT Lease Rec. - GASB 87	6,661,674.01
Notes Receivable	
Dry Fork Distillery N/R	6,615.79
Eng Biopharmaceut Inc.	150,000.00
LMG, LLC Hyatt Loan	750,000.00
Masonic Temple Note Receivable	1,650,000.00
Note Rec - Uncle Al's Diner LLC	22,239.26
River City Escapes Note Receiva	12,043.59
Southside Ice	14,193.51
Total for Notes Receivable	\$2,605,092.15

Balance Sheet

Industrial Development Authority of Danville

As of September 30, 2025

DISTRIBUTION ACCOUNT	TOTAL
Total for Other Assets	\$9,240,529.06
Total for Assets	\$125,356,322.12
Liabilities and Equity	
Liabilities	
Current Liabilities	
Accounts Payable	
Credit Cards	
Other Current Liabilities	
Accounts Payable Other	904,069.79
Accrued Interest	97,463.17
Retainage Payable	193,699.66
Security Deposits	101,255.78
Total for Other Current Liabilities	\$1,296,488.40
Total for Current Liabilities	\$1,296,488.40
Long-term Liabilities	
Bonds Payable	\$22,895,000.00
Deferred Lease Rev - GASB 87	7,016,488.68
Deferred Revenue	149,015.59
Lease Revenue Note - 2021A	10,000,000.00
Notes Payable	
AUB - 206/208 N Union Loan	651,056.20
AUB - 500 Stinson Drive	669,733.29
AUB - 512 Bridge Loan	1,251,700.69
AUB - Dan River Falls	21,000,000.00
AUB Loan - 500 Stinson #2	50,553.53
AUB Loan - Locket Drive	841,451.07
FNB - 527 Bridge Street Loan	1,207,805.78
FNB - Gaither Rd Parcels	457,826.80
Locus Bank - 1 Ecomnets Way	1,394,904.01
Locus - Cyber Prk Shell Bldg	935,279.36
Movement Bank - 816 Monument	448,676.73
VSBA - 500 Cane Creek	1,270,004.34
VSBA - Barker Road Loan	2,971,653.86
VSBA - MEP Loan	82,602.35
Total for Notes Payable	\$33,233,248.01
Revolving Loan Fund - USDA	99,000.00
Total for Long-term Liabilities	\$73,392,752.28
Total for Liabilities	\$74,689,240.68
Equity	\$50,667,081.44
Total for Liabilities and Equity	\$125,356,322.12

Industrial Development Authority of Danville

Profit and Loss

July - September, 2025

	TOTAL
Income	
Grants	
Grants - City of Danville	2,345,810.43
Total Grants	2,345,810.43
Parking Space Rental Income	19,259.00
Program Fees	46,577.80
Rental Income	2,286,353.57
Total Income	\$4,698,000.80
GROSS PROFIT	\$4,698,000.80
Expenses	
Bond Issue Costs	161,246.50
Incentive Payments	614,850.21
Insurance	70,150.35
Interest Expense	254,787.89
Licenses and Permits	500.00
Office Supplies	127.00
Professional Fees	11,629.33
Accounting	28,070.00
Consulting	29,131.50
Legal Fees	50.00
Total Professional Fees	68,880.83
Rental Expense	427,155.00
Repairs	61,761.53
Taxes	-2,260.21
Telephone	934.47
Utilities	38,518.50
Total Expenses	\$1,696,652.07
NET OPERATING INCOME	\$3,001,348.73
Other Income	
Interest Income	141,849.15
Total Other Income	\$141,849.15
NET OTHER INCOME	\$141,849.15
NET INCOME	\$3,143,197.88



Industrial Development Authority

STAFF REPORT

DATE: October 14, 2025
TO: Industrial Development Authority
FROM: Kelvin Perry, Assistant Director of Economic Development and Tourism
RE: A resolution of the Industrial Development Authority of Danville, Virginia approving and authorizing an agreement with M. R. Dishman & Sons in an amount not to exceed \$52,700 for asbestos abatement and demolition of a warehouse located at the Lockett Drive site.

At the recommendation of the City Public Works Department, M.R. Dishman and Sons has submitted a scope of work and cost proposal to remove all asbestos-containing material, demolish and remove a warehouse at 979 Lockett Drive. This work will include leaving the concrete pad intact and free from objects protruding from the surface, as well as complete lot restoration on disturbed areas.

ATTACHMENTS

1. Res 2398- MR Dishman and Sons 979 Lockett Drive Asbestos and Demolition Project
2. 979 Lockett Dr Warehouse demo quote sheet
3. 979 Lockett Dr Warehouse bid document

PRESENTED: October 14, 2025

ADOPTED: October 14, 2025

RESOLUTION NO. 2025-____.____

A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA APPROVING AND AUTHORIZING A CONTRACT WITH M. R. DISHMAN AND SONS, INC TO REMOVE ALL ABESTOS CONTAINING MATERIALS AND DEMOLISH AND REMOVE A STRUCTURE ON THE LOCKETT DRIVE SITE IN AN AMOUNT NOT TO EXCEED \$52,700.00

NOW THEREFORE, BE IT RESOLVED, by the Industrial Development Authority of Danville, Virginia that it hereby approves and authorizes the execution of a scope of work from M. R. Dishman and Sons, Inc in an amount not to exceed Fifty-Two Thousand Seven Hundred Dollars and 00/100 (\$52,700.00) for the removal of all asbestos containing material and to demolish and remove a structure at 979 Lockett Drive, Danville, Virginia; and

BE IT FURTHER RESOLVED, that the Chairman, or in his absence any Officer, be, and hereby is, authorized to execute any and all documents necessary for this agreement and such other documents as needed to complete this transaction.

Approved:

Chairman

Attest:

Secretary

Approved as to
Form and Legal Sufficiency:

City Attorney

BID PROPOSAL

CITY OF DANVILLE DEMOLITION PROJECT

PROPOSAL FOR DEMOLITION AT: 979 Lockett Dr warehouse

By signing and submitting this Bid Proposal, the bidder understands and agrees as follows:

- The Bidder has reviewed and agrees to comply with the City of Danville's "Standard Requirements and Instructions for Bidding," Version 2.0, dated April 2, 2015. Copies of this document are available from the City of Danville Purchasing Division, and on the City's website, "Finance Department, Purchasing Division."
- The City's procurement process, including this Invitation to Bid and Bid Proposal, is governed by the Virginia Public Procurement Act, Va. Code § 2.2-4300 *et seq.*, and the Procurement Code of the City of Danville, Danville City Code, Chapter 30 *et seq.* All procedures, including those for bidding, withdrawal, award, protest, and appeal, are governed by the relevant provisions of such law.
- Bids may be made for individual structures or a group of structures. If structures are grouped together, the award may be made to multiple Bidders on a structure-by-structure basis, or may be awarded to one Bidder according to the grand total. Bid amounts must be provided for each structure and must be invoiced separately so that a lien may be placed on each property.
- The Bidder understands that the City reserves the right to reject any or all bids, waive informalities and minor irregularities in bids received, and cancel all invitations to bid in accordance with all applicable law.
- The undersigned, as Bidder, hereby declares that he and/or his associates are the only person or persons interested in the proposal as principal or principals; that this proposal is made without connection with any other person, company or parties making a bid or proposal; and that it is in all respects fair and in good faith without collusion or fraud.
- The Bidder further declares that he has examined the site of the work and informed himself fully in regard to all conditions pertaining to the place where the work is to be done; that he has examined the specifications for the work and contractual documents relative thereto and has read all special provisions furnished prior to the bid opening; that he has satisfied himself relative to the work to be performed, and materials and equipment to be furnished.
- **THIS IS AN OFFER TO CONTRACT.** The Bidder proposes and agrees, if this proposal is accepted, to enter into a contract with City in accordance with all terms in the Invitation to Bid (and its Addenda, if any), this Bid Proposal, and the City of Danville's "Standard Requirements and Instructions for Bidding;" and to furnish all necessary materials, equipment, machinery, tools, apparatus, means of transportation, and labor necessary to perform in full and complete the requirements of the specifications and contract documents, to the full and entire satisfaction of the City of Danville, Virginia with definite

DANVILLE, VA

understanding that no money will be allowed for extra work except when approved in writing prior to commencement of work, for the lump sum price(s) below:

1. Structure Address: 979 Lockett Dr warehouse

2. Total Bid Amount: (Dollars) (\$ 52,700.⁰⁰)

3. Number of days to complete the entire project. 30 Days

4. Number of days for the removal of friable asbestos (this is for a project monitor if necessary) 0

5. Contractor information:

a. Name of Contractor: M.R. Dishman + Sons

b. Name of Asbestos Contractor Dishman Environmental

c. Is the Contractor required to register to transact business in the Commonwealth of Virginia as a domestic or foreign business entity?

i. **Yes.** Please provide State Corporation Commission ID#:

Contractor- 27-01036586 Asbestos- 33-06001369

ii. **No.** Please explain why you are not required to register

6. The undersigned Bidder acknowledges receipt of the following Addenda, the terms of which are incorporated into the terms of the Invitation to Bid and Bid Proposal.

No. N/A Dated N/A

No. _____ Dated _____

Bidder agrees to submit the required NESHAPS notifications to the Department of Labor and Industry after Notice to Proceed and prior to commencement of work at the above address(s).

The Bidder agrees to complete all projects as outlined in the attached work schedule.


DANVILLE, VA

It is understood and agreed that the City, in protecting its best interest and that of the Owner, reserves the right to reject any or all bids or waive any defects in favor of the City. Any changes, erasures, deletions in the unit prices above, modifications in the bid form, or alternate proposals not specified in the bid proposal shall make the proposal irregular and subject to rejection.

This bid is subject to acceptance within a period of 90 days from this date.

Dated in _____ this 23rd day of September, 2025

Company Name: M.R. Dishman

Signature: 

Address: P.O. Box 10250

Signature: Adam P. Dishman
(Printed)

Danville VA 24543
City State Zip Code

Title: CFO

Phone: 434-203-1606 e-mail Address adamd26@gmail.com



CITY OF DANVILLE

Department of Public Works

CITY OF DANVILLE DEMOLITION PROJECT

ASBESTOS ABATEMENT AND DEMOLITION

Date: September 8, 2025

Address: 979 Lockett Dr warehouse

SCOPE OF WORK SUMMARY:

- Remove all asbestos containing material, obtain clearance from Pilot Environmental
- Demolish and remove structure
- Leave concrete pad intact and free from objects protruding from the surface. Cut and grid items flush with concrete slab
- Complete lot restoration requirements on disturbed areas

• BIDDING:

Bidders shall complete and submit the attached Bid Proposal.

Any Bid Proposal submitted in response to this Invitation to Bid constitutes an offer to contract incorporating all terms included in this Invitation. By submitting a Bid Proposal, each bidder agrees to execute a contract (an "Agreement") incorporating all such terms if selected as the winning bidder ("the Contractor"). This Invitation may be modified by one or more Addenda, the terms of which are incorporated into this Invitation as if fully laid out herein.

I. GENERAL REQUIREMENTS: Upon selection as the winning bidder, the Contractor agrees to the following:

1. The Contractor agrees to comply with the City of Danville's "Standard Instructions and Requirements for Bids," the terms of which are incorporated into this Invitation as if laid out fully herein.
2. The Contractor represents that the Contractor and any subcontractors hold all licenses and certifications required by any applicable law to perform the work specified in this Invitation. The City may void any contract with a Contractor who fails to hold a license or certification required by this Section.

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3. The Contractor shall submit the required notifications to the Department of Labor and Industry (DOLI) and any other agency required to be notified upon receiving the Notice to Proceed.
4. The Contractor shall furnish all labor, equipment, supervision, and incidentals necessary to provide asbestos abatement and/or demolition for each authorized property.
5. The Contractor shall be responsible for obtaining an asbestos abatement permit, demolition permit, and any other required permit from the City of Danville Inspections Division. The asbestos permit fee is waived.
6. **The successful contractor shall use the utmost care to not damage the City right-of-way during the performance of the work or during the transportation of equipment, materials, debris, etc. to or from the project site. The successful contractor is required to obtain an Excavation Permit from the City of Danville Department of Public Works before Notice to Proceed is issued to the contractor. Public Works will inspect the right-of-way for any damage caused by the contractor during all phases of the work. Items in the City right-of-way that will be inspected include, but are not limited to, streets, pavement markings, guardrails, driveway entrances, signs, mailboxes, curbs, gutters, sidewalks, shoulders, roadside ditches, vegetation, storm drain systems, sanitary sewer systems, and utilities. The permit fee will initially be waived conditioned upon satisfactory performance; however, the contractor must obtain a bond (or similar surety) in the amount of \$20,000 before the Excavation Permit can be issued. This bond is in addition to any other required bonds already listed in the City bid documents and specifications. If right-of-way damage is discovered, the contractor will be responsible for repair of any damage in the right-of-way to the satisfaction of the Department of Public Works, the conditional waiver of the permit fee will be revoked, and the permit holder shall be liable to pay a permit fee in an amount based on the discovered damage and, if the contractor fails to repair the identified damage to the satisfaction of the Department of Public Works, the City will correct the damage and the contractor shall be responsible for all associated costs not otherwise covered by the permit fee. A copy of the contractor's certificate of insurance, with the City of Danville named as an additional insured, shall also be kept on file with the permit. Once the contractor has completed the contracted work and any subsequent repair work, and has removed all equipment from the site, a final inspection will be performed. If no damage is found to the City right-of-way, and if any previously identified damage has been corrected to the satisfaction of the Department of Public Works, the Excavation Permit will be closed and the contractor's Excavation Permit bond released. More information about the Excavation Permit can be found [HERE](#). As part of the bidding process, the contractor should account for the costs to secure the bond required by this section.**
7. The Contractor shall follow all local, state and federal laws for all asbestos abatement and/or demolition projects. The Contractor is responsible for all permits related to the project.

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8. The Contractor shall transport all friable asbestos containing material (RACM) and non-friable asbestos-containing material (ACM) to a disposal site approved by the Virginia Department of Environmental Quality (DEQ).
9. The Contractor shall transport and dispose of any material containing contaminants regulated by federal, state, or local regulation in accordance with federal, state, and local regulations. (The landfill that services the Danville area is First Piedmont Industrial Landfill, 1224 Clarks Mill Road, Ringgold, VA 24586.)

II. REQUIRED FOR RELEASE OF PAYMENT: The Contractor shall cause all of the following conditions to be satisfied before release of payment:

1. The Contractor must provide a clearance letter from the environmental consultant that prepared the asbestos survey and/or performed the monitoring and submit it to the City of Danville Inspections Division. The letter must state the structure is clear for demolition.
2. All waste disposal records must be separated by property address (**address must be visible on ticket**) and submitted to the City of Danville Inspections Division. Waste tickets are required for all asbestos-containing waste and any other material containing contaminants regulated by federal, state, or local regulation that was disposed.
3. The contractor/owner is responsible for the disconnection of the sewage pipe prior to any demolition to prevent deleterious material from entering the public sewer main.
 - The building sewer shall be capped **in the yard outside of the building** with an appropriately sized combination fitting of an approved material and cleanout brought to a minimum of 12 inches above grade. Capped at top and bottom with like material.
 - Public Works shall be notified by phone (434)-799-5245 to schedule an inspection before the pipe is covered. Inspection must be prior to demolition and covering the pipe and fittings.
4. The attached Salvage Materials List must be filled out, signed, and submitted to the City of Danville Inspections Division. All materials that were salvaged must be included on this list.
5. Any damage to public improvements must be noted and submitted to the City of Danville Inspections Division.
6. All street and public sidewalk cleanup must be complete.
7. When an invoice is submitted, the City of Danville has at least 30 days to pay the invoice. Do not call and ask for payment until after the 30 days has passed and all other requirements have been met.
8. At a minimum, the following erosion and sediment controls are required to be utilized in accordance with the standards of the City of Danville Erosion and Sediment Control Ordinance: stone construction entrance at all points of egress; silt fence installed at the lower side of all disturbed areas; temporary seeding on disturbed areas that are left dormant for more than 30 days; and permanent seeding on all disturbed areas within 7 days after final grade is achieved.

III. SCOPE OF WORK: The Contractor shall perform all of the following duties in compliance with the terms outlined in its submitted Bid Proposal and any other applicable terms:

1. ASBESTOS ABATEMENT:

1. The Contractor shall remove all asbestos-containing material according to the asbestos survey report and/or design specifications prepared for this project and in compliance with all EPA, OSHA, and DOLI regulations, and any other applicable law, using best practices. Recommendations are located in the survey report and/or design specifications prepared for this project.
2. The Contractor shall contact the environmental contractor that prepared the asbestos survey report to schedule a final clearance inspection. Contact information for the asbestos contractor is located on the survey reports. Asbestos must be removed on all buildings prior to contacting the testing agency.
3. The Contractor shall submit the required notifications to the Department of Labor and Industry (DOLI), and any other agency required to be notified, upon notice to proceed and is responsible for all associated costs.
4. The Contractor shall furnish all labor, equipment, supervision, and incidentals necessary to provide complete asbestos abatement for each authorized property.
5. The Contractor shall follow all state, federal, local codes and ordinances for all asbestos abatement projects. The Contractor is responsible for all permits related to the project being addressed.
6. The Contractor shall transport all friable asbestos containing material (RACM) and non-friable asbestos-containing material (ACM) to a disposal site approved by the Virginia Department of Environmental Quality (DEQ). (The landfill that services the Danville area is First Piedmont Industrial Landfill, 1224 Clarks Mill Road, Ringgold, VA 24586.)
7. If it is determined that a Contractor has disposed of asbestos containing material in a disposal location not permitted by the Commonwealth of Virginia, DEQ will be contacted to investigate the disposal site that was used.
8. If a project monitor is used, The Contractor shall be responsible for all costs associated with the use of the project monitor.
9. Any additional cleaning required after the final cleaning will be performed at the expense of the Contractor. Additional hours and sample costs required by the project monitor will be at the expense of the Contractor if the initial or subsequent final air samples fail.
10. The Contractor shall be responsible for any costs for additional clearance inspections if the initial clearance inspection fails. The Contractor is not responsible for the initial clearance inspection performed by the environmental contractor.
11. If a contract to perform work on multiple structures is awarded in accordance with this Invitation to Bid, to help save costs, the Contractor agrees that all asbestos

work will be completed on each structure before requesting for a testing agency to make final inspection and before demolition work begins on any structure.

2. DEMOLITION:

- a. **The Inspections Office shall send a utility release form to have water, gas, electric, and any applicable utilities disconnected.**
- b. **The contractor is responsible for the disconnection of the sewage pipe.**
 - **The building sewer shall be capped with an appropriately sized Fernco-style cap at the point of disconnect.**
 - **A pressure treated 2x4 should be installed vertically directly behind the cap and cut flush with the ground to mark the location of the cap off.**
 - **A 1/2" x 6" or larger Hex Lag Hot Dipped Galvanized Steel Screw should be drilled and screwed into the top of the 2x4 at ground level in order to find the cap off location in the future with a metal detector.**
 - **Public Works shall be notified by phone (434)-799-5245 before the pipe is covered up. Contractor must call and schedule an inspection prior to covering the cap.**
- c. Prior to any work, the Contractor shall contact Miss Utility to locate any underground utilities that may be present in the demolition area.
- d. The contractor shall provide to the Inspections Office a copy of the final asbestos clearance inspection prior to conducting any demolition work.
- e. The Contractor shall remove all footings, basement walls, basement floors, tires, concrete slabs, asphalt, poles, posts, non-public sidewalks, stairs, etc.
- f. The Contractor is required to use water for dust control during demolition.
- g. All work performed shall be in accordance with the Virginia Uniform Statewide Building Code and the instructions of the City's Contract Administrator or designee.
- h. The Contractor shall completely remove all debris resulting from the demolition, including any contents left inside structure and any miscellaneous items on the premises. Any material containing contaminants regulated by federal, state, or local regulation must be disposed in accordance with federal, state, and local regulations.
- i. The Contractor shall provide evidence of disposal, including the disposal location. Manifests must be provided for disposal of all demolition materials including lead, asbestos, and any other hazardous materials.
- j. The Contractor shall remove all accessory structures, drive ways, trees, parking lots, fences, fence posts, retaining walls, and any other items on the property, at the direction of the City's Contract Administrator or designee.
- k. The Contractor shall conduct septic tank and well abandonment, per Virginia Health Department (434-432-7232) regulations, on a case-by-case basis, at the direction of the City's Contract Administrator or designee.
- l. All curb-cut driveway entrances shall remain intact.

- m. Any separation of private sidewalks, driveways, stairs, tires, retaining walls, slabs, or any other private materials from any public improvements shall be cleanly separated without damage to public improvements.
 - n. All public streets, gutters, and sidewalks shall be clean of debris, dirt and mud during and at the completion of each project.
 - o. The Contractor shall repair or replace any public improvements such as streets, sidewalks, curbs, gutters, driveways, medians, or other elements damaged during the demolition. Any repair or replacement of public improvements is subject to the approval of The City of Danville Public Works department.
 - p. The Contractor shall remove the metal UNSAFE STRUCTURE signs and return them to the City of Danville Inspections Division without damage.
3. **LOT RESTORATION:** The Contractor shall agree to perform lot restoration to the following requirements upon completion of asbestos abatement and/or demolition work:
- a. **The Contractor shall call the Inspections Division for the lot to be inspected before any seed or straw is distributed.**
 - b. The Contractor shall fine grade the property to re-establish the grade and slope of the property to match the adjacent properties and remove all mounds, low areas, large rocks, roots, or ruts caused by equipment tracks or tires using a Soil Pulverizer or like equipment designed to loosen, pulverize, and level packed or encrusted soils in preparation for seeding. Areas that are not accessible with such equipment must be raked out by hand to prepare the soil for seeding. The lot and all disturbed areas associated with the demolition shall be left in a maintainable condition using a residential mower
 - c. The Contractor shall fill-in any areas disturbed by demolition including basements, accessory structures, driveways, sidewalks, stairs, retaining walls, fence posts and any other items included in the project with properly compacted clean fill dirt.
 - d. A correctly restored lot shall match the grade of the adjacent properties and be fine graded. The lot shall be left so it may be maintained using a residential mower.
 - e. Contractor shall stabilize all disturbed areas by seeding and mulching so as to reestablish vegetative ground cover over all disturbed areas. Seeding will be required on all denuded or disturbed areas not paved in this project and shall be installed in accordance with Standard & Specification 3.32 in the Virginia E&S Handbook.
 - f. **Lime and Fertilizer.** Lime and fertilizer needs should be determined by soil tests which may be performed by the Cooperative Extension Service Soil Testing Laboratory at VPI & SU or by any other reputable commercial laboratory. Where no test is performed, the following soil amendments will be required:
 - i. **Lime.** 3 tons/acre of pulverized agricultural limestone (140 lb. /1,000 sf.)
 - ii. **Fertilizer.** 1,000 lb. /acre of 10-20-10 blend plus 300 lb. /acre of 38-0-0
 - g. **Seed.** Lots must be permanently seeded in such a manner as to establish permanent vegetative cover. A 50%-50% seed mixture of 8-10 pounds per acre of inoculated white clover (*Trifolium repens*) and 8-10 pounds per acre of an annual

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- ryegrass (*Lolium perenne*) shall be used to establish permanent vegetative cover. Seeds bearing a "Certified Seed" label from the Virginia Crop Improvement Association, or a similar agency from another state, must be used when possible.
- h. **Straw.** All seeded areas shall be mulched in accordance with Standard & Specification 3.35 in the Virginia Erosion and Sediment Control Handbook.
 - i. 70-90lbs of straw per 1000sq/ft. of disturbed area
 - i. Contractor shall install appropriate perimeter erosion control measures, where necessary and as determined by the Contract Administrator, to prevent site runoff damage to adjoining properties or to the public right-of-way in accordance with the Virginia Erosion & Sediment Control Handbook.

IV. **TIMEFRAME FOR COMPLETION:**

- 4- The Contractor shall begin the asbestos abatement process and demolition within 5 days of receipt of the Notice to Proceed and complete the project within the specified number of days on the bid form.

V. **EQUIPMENT:** The Contractor shall maintain all equipment in compliance with all federal, state and local regulations.

VI. **BONDS:**

1. Upon the award of any public construction contract exceeding one hundred thousand dollars (\$100,000) to a prime contractor, such Contractor shall furnish to the City a 5% bid bond with its Bid Proposal and a 100% performance bond and a 100% payment bond if awarded the contract.
2. Each bond required by this section shall be executed by one or more surety companies selected by the Contractor that is legally authorized to do business in the Commonwealth. Bonds required by this section shall be made payable to the City and shall be filed with the City of Danville Inspections Division. In lieu of a performance or payment bond required by this section, a contractor may furnish a certified check or cash escrow in the face amount required for the bond, such check to be returned or destroyed at the conclusion of the retainage period or when final asbestos removal is certified by inspections department.

VII. **SALVAGE:** The Contractor shall be permitted to salvage building materials from demolition projects under the following conditions:

1. Salvaging material may not cause any delay of project completion.
2. Only materials approved by DEQ may be salvaged. The DEQ Regional Enforcement Representative may be contacted as follows:

Regional Enforcement Representative
Department of Environmental Quality
3019 Peters Creek Road
Roanoke, VA 24019
(540) 562-6700
(540) 562-6725 (fax)

3. The Contractor must submit a list of items that are being salvaged and the location these items are to be taken. (See attached "Salvage Materials List.")
4. Salvaged items must be sold offsite.
5. The salvage material list and any landfill records will be submitted to DEQ for review by the Regional Enforcement Representative.
6. **The City makes no representation or guarantee regarding the availability of any anticipated salvageable property or materials. In submitting a bid, the Contractor assumes all risk of loss resulting from the unavailability of any anticipated salvageable property or materials.**
7. **The City makes no representation as to the ownership of any property or material collected by the Contractor for salvage under this section. The Contractor assumes all risk of liability in conducting any salvage activities.**

VIII. BILLING: The Contractor agrees to bill for services as follows:

1. If structures are grouped together for bid, invoices must be separated by property. This itemized invoice is for the purpose of repayment and lien that will be filed with the court.
2. Any invoice shall be itemized showing:
 - a. The cost for the demolition, removal of the structure, and fill dirt for that structure.
 - b. The cost for all other tasks included in the bid, for example (removal of driveways, sidewalks, retaining walls, fences, etc.)

IX. MODIFICATION: The Parties agree that the Agreement entered into pursuant to this Invitation may be modified by mutual agreement to the fullest extent permitted by the Virginia Public Procurement Act, the Danville City Code, and any other applicable law. Modifications may, but need not, take the form of additional Addenda to this Invitation.

X. INDEMNITY. The Contractor agrees as follows:

1. **General indemnity.** To the fullest extent permissible by law the Contractor shall indemnify and hold harmless the City, its agents, officers, and employees, from any and all liability from all claims for damages, loss, injury, or death to any third party, or the property of any third party, arising from any occurrence relating to performance of the Contractor's duties.
2. **Environmental indemnity.** To the fullest extent permissible by law, the Contractor agrees to indemnify and hold harmless the City from any and all loss, liability, or

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expense (including attorneys' fees or expenses) arising out of any environmental liability relating to the performance of the Contractor's duties. "Environmental liability" shall include without limitation any claim, demand, obligation, cause of action, accusation, allegation, order, violation, damage, injury, judgment, penalty, fine, cost of enforcement, cost of remedial action, or any other cost or expense whatsoever, resulting from the violation or alleged violation of any environmental law which relates to the performance of the Contractor's duties. "Environmental law" includes, without limitation, any federal, state, or local law, regulation, or order related to environmental matters, including, without limitation, matters related to air pollution or water pollution, noise control, or the handling, discharge, disposal, or recovery of any hazardous or toxic substances or materials, including, without limitation, asbestos and lead.

XI. WAIVER OF LIABILITY: To the fullest extent permissible by law, the City will not be responsible for any damage, injury, or loss to the Contractor, its employees, agents, or subcontractors, resulting from any cause whatsoever.

XII. DISCRIMINATION: In any contract for services of more than \$10,000, the Contractor agrees as follows:

1. The Contractor will not discriminate against any employee or applicant for employment because of race, religion, color, sex or national origin, except where religion, sex or national origin is a bona fide occupational qualification reasonably necessary to the normal operation of the Contractor. The Contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices setting forth the provisions of this nondiscrimination clause.
2. The Contractor will state they are an equal opportunity employer in all solicitations or advertisements for employees placed by or on behalf of the Contractor.
3. Notices, advertisements, and solicitations placed in accordance with applicable federal laws, rules, and regulations are sufficient to meet the requirements of this section.
4. A Contractor subject to this section shall include the provisions set out in Subsections 1-3 of this Section in every subcontract or purchase order of over ten thousand dollars (\$10,000.00), such that the same provisions will be binding upon each subcontractor or vendor.

XIII. DRUG-FREE WORKPLACE: In any contract for services of more than \$10,000, the Contractor shall agree as follows:

1. The Contractor shall provide a drug-free workplace for its employees.
2. The Contractor shall post in conspicuous places, available to employees and applicants for employment, a statement notifying employees that the unlawful manufacture, sale, distribution, dispensation, possession, or use of a controlled substance or marijuana is prohibited in the Contractor's workplace, and specifying the actions taken against employees for violations of such provision.

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3. The Contractor shall state in all solicitations or advertisements for employees placed by or on behalf of the Contractor that the Contractor maintains a drug-free workplace.
4. The Contractor must include the provisions set out Subsections 1-3 of this Section in any subcontract or purchase order of over \$10,000, such that the same provisions will be binding upon each subcontractor or vendor.

XIV. IMMIGRATION. The Contractor agrees that in performing any obligation under any contract formed pursuant to this Invitation, the Contractor shall not knowingly employ an unauthorized alien, as that term is defined in the federal Immigration Reform and Control Act of 1986.

XV. AUTHORIZATION TO CONDUCT BUSINESS IN VIRGINIA. The following provisions shall apply to any bidder submitting a Bid Proposal and any Contractor to which a contract is awarded:

1. Any Contractor organized as a stock or nonstock corporation, limited liability company, business trust, or limited partnership, or that is registered as a limited liability partnership, must be authorized to transact business in the Commonwealth of Virginia as a domestic or foreign business entity, if such entity is so required by Title 13.1 or Title 50 of the Virginia Code, or is otherwise required to do so by law.
2. Any Contractor described in Subsection 1 of this Subsection which is required to be authorized to transact business in the Commonwealth of Virginia by Title 13.1 or Title 50 of the Virginia Code must include in the attached Bid Proposal the identification number issued to it by the State Corporation Commission.
3. Any Contractor described in Subsection 1 of this Subsection which is not required to be authorized to transact business in the Commonwealth of Virginia by Title 13.1 or Title 50 of the Virginia Code shall include in the attached Bid Proposal a statement describing why such Contractor is not required to be so authorized.
4. No contract may be awarded to any bidder not in compliance with the requirements of Subsection 1-3 of this Section, unless a waiver of this requirement is granted by the City Manager of the City of Danville, Virginia.
5. Any Contractor required to seek authorization to transact business in the Commonwealth of Virginia by Title 13.1 or Title 50 shall not allow its existence to lapse, allow its certificate of authority or registration to be cancelled or revoked, at any time during the term of a contract entered into pursuant to this Invitation.
6. The City may void any contract with a Contractor which is in violation of any part of this Section.

XVI. RELATIONSHIP OF PARTIES: No part of the Agreement between the City and the Contractor shall be construed so as to create a relationship of agency, employment, joint venture, or partnership. Neither party may exercise authority to create any obligation, debt, or liability on behalf of the other party, nor represent to any other entity that the party enjoys such authority. Neither party shall be responsible for any obligation, debt, or liability created in violation of this Agreement.

XVII. THIRD-PARTY BENEFICIARIES: No part of the Agreement shall be intended, nor shall it be deemed, to confer any right or remedy upon any person not a party to this Agreement.

XVIII. NON-WAIVER: No waiver of any provision of the Agreement shall be deemed a continuing or further waiver of the same provision, or a waiver of any other provision.

XIX. AUTHORITY TO CONTRACT: Only the City Manager of the City of Danville, independently or through the Director of Purchasing as his designee, has authority to obligate the City for the order or purchase of any services or supplies, except that the Director of Purchasing may be assisted by assigned buyers in the execution of these duties. Any contract, debt, liability, or other obligation created in violation of this provision is void and unenforceable against the City.

XX. SEVERABILITY: If any provision of the Agreement shall be held invalid or unenforceable by a court, the invalidity or unenforceability of such provision shall not affect any other provision of that Agreement, and the Agreement shall be construed as if the invalid or unenforceable clause was not contained therein. Should the enforceability of any provision of the Agreement be called into question, such provision shall be construed as the mutual agreement of the Parties to the fullest extent permitted by law.

XXI. CONFLICT OF TERMS: Should there arise any error, discrepancy, or conflict between or among any provision of this Invitation, the Agreement, or any other governing document, such terms and documents will be given precedence in the following order:

1. The Agreement;
2. Any Modifications, Amendments, or Supplementary Conditions to the Agreement;
3. This Invitation to Bid and Bid Proposal;
4. Any Addenda to the Invitation to Bid or Bid Proposal; and
5. The City of Danville Standard Requirements & Instructions for Bidding.

XXII. HEADINGS: The descriptive headings herein are inserted for convenience only and do not constitute a part of this Agreement.

XXIII. COUNTERPARTS: Any Agreement entered into pursuant to this Invitation may be executed in one (1) or more counterparts, each of which shall be deemed an original but all of which together shall constitute one and the same Agreement.

XXIV. CONSTRUCTION: The Parties agree that this agreement shall be construed according to the laws of the Commonwealth of Virginia.

PROPERTY INFORMATION:

You can access property information and maps from the City of Danville website:

<http://gis.danville-va.gov/GISPortal/>

Submit all required documents, invoices, and waste records to:

Mike Burton
City of Danville
Public Works Department
998 South Boston Rd
Danville, VA 24543
Phone: (434) 799-5245
Email: mike.burton@danvilleva.gov

SALVAGE MATERIALS LIST

CONTRACTOR: M.R. Dishman + Sons DATE: 9/23/25

PROJECT ADDRESS: 979 Lockett Dr warehouse

SALVAGING MATERIALS: YES NO

LOCATION SALVAGE MATERIAL WILL BE TAKEN TO:

AMA Recycling

Give a general list of materials that will be salvaged and or not taken to the landfill.
(Example- scrap-metal, fixtures, moldings, doors, lumber, concrete etc.)

Block
Brick
Concrete
Metals

SIGNED:  DATE: 9/23/25

BID PROPOSAL

CITY OF DANVILLE DEMOLITION PROJECT

PROPOSAL FOR DEMOLITION AT: 979 Lockett Dr warehouse

By signing and submitting this Bid Proposal, the bidder understands and agrees as follows:

- The Bidder has reviewed and agrees to comply with the City of Danville's "Standard Requirements and Instructions for Bidding," Version 2.0, dated April 2, 2015. Copies of this document are available from the City of Danville Purchasing Division, and on the City's website, "Finance Department, Purchasing Division."
- The City's procurement process, including this Invitation to Bid and Bid Proposal, is governed by the Virginia Public Procurement Act, Va. Code § 2.2-4300 *et seq.*, and the Procurement Code of the City of Danville, Danville City Code, Chapter 30 *et seq.* All procedures, including those for bidding, withdrawal, award, protest, and appeal, are governed by the relevant provisions of such law.
- Bids may be made for individual structures or a group of structures. If structures are grouped together, the award may be made to multiple Bidders on a structure-by-structure basis, or may be awarded to one Bidder according to the grand total. Bid amounts must be provided for each structure and must be invoiced separately so that a lien may be placed on each property.
- The Bidder understands that the City reserves the right to reject any or all bids, waive informalities and minor irregularities in bids received, and cancel all invitations to bid in accordance with all applicable law.
- The undersigned, as Bidder, hereby declares that he and/or his associates are the only person or persons interested in the proposal as principal or principals; that this proposal is made without connection with any other person, company or parties making a bid or proposal; and that it is in all respects fair and in good faith without collusion or fraud.
- The Bidder further declares that he has examined the site of the work and informed himself fully in regard to all conditions pertaining to the place where the work is to be done; that he has examined the specifications for the work and contractual documents relative thereto and has read all special provisions furnished prior to the bid opening; that he has satisfied himself relative to the work to be performed, and materials and equipment to be furnished.
- **THIS IS AN OFFER TO CONTRACT.** The Bidder proposes and agrees, if this proposal is accepted, to enter into a contract with City in accordance with all terms in the Invitation to Bid (and its Addenda, if any), this Bid Proposal, and the City of Danville's "Standard Requirements and Instructions for Bidding;" and to furnish all necessary materials, equipment, machinery, tools, apparatus, means of transportation, and labor necessary to perform in full and complete the requirements of the specifications and contract documents, to the full and entire satisfaction of the City of Danville, Virginia with definite

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understanding that no money will be allowed for extra work except when approved in writing prior to commencement of work, for the lump sum price(s) below:

1. Structure Address: 979 Lockett Dr warehouse

2. Total Bid Amount: (Dollars) (\$ 52,700.⁰⁰)

3. Number of days to complete the entire project. 30 Days

4. Number of days for the removal of friable asbestos (this is for a project monitor if necessary) 0

5. Contractor information:

a. Name of Contractor: M.R. Dishman + Sons

b. Name of Asbestos Contractor Dishman Environmental

c. Is the Contractor required to register to transact business in the Commonwealth of Virginia as a domestic or foreign business entity?

i. **Yes.** Please provide State Corporation Commission ID#:

Contractor- 27-01036586 Asbestos- 33-06001369

ii. **No.** Please explain why you are not required to register

6. The undersigned Bidder acknowledges receipt of the following Addenda, the terms of which are incorporated into the terms of the Invitation to Bid and Bid Proposal.

No. N/A Dated N/A

No. _____ Dated _____

Bidder agrees to submit the required NESHAPS notifications to the Department of Labor and Industry after Notice to Proceed and prior to commencement of work at the above address(s).

The Bidder agrees to complete all projects as outlined in the attached work schedule.

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It is understood and agreed that the City, in protecting its best interest and that of the Owner, reserves the right to reject any or all bids or waive any defects in favor of the City. Any changes, erasures, deletions in the unit prices above, modifications in the bid form, or alternate proposals not specified in the bid proposal shall make the proposal irregular and subject to rejection.

This bid is subject to acceptance within a period of 90 days from this date.

Dated in _____ this 23rd day of September, 2025

Company Name: M.R. Dishman Signature: 

Address: P.O. Box 10250 Signature: Adam P. Dishman
(Printed)

Danville VA 24543
City State Zip Code Title: CFO

Phone: 434-203-1606 e-mail Address adamd26@gmail.com



Industrial Development Authority

STAFF REPORT

DATE: October 14, 2025
TO: Industrial Development Authority
FROM: Kelvin Perry, Assistant Director of Economic Development and Tourism
RE: A resolution of the Industrial Development Authority of Danville, Virginia approving and authorizing a request for a special use permit to rezone 985 Lockett Drive, also known as Parcel #78545 from zone classification LED-I to zone classification TO-C.

Staff is recommending approval for a zoning reclassification for parcel #78545 located on Lockett Drive from LED-I to TO-C. The zoning reclassification will support an unannounced future expansion at the site.

ATTACHMENTS

1. Res 2400 - Rezone 985 Lockett Drive- Special Use Permit
2. Special Use Permit ApplicationF

PRESENTED: October 14, 2025

ADOPTED: October 14, 2025

RESOLUTION NO. 2025-____.____

A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA APPROVING AND AUTHORIZING A SPECIAL USE PERMIT AT 985 LOCKETT DRIVE DANVILLE, VIRGINIA, ALSO KNOWN AS PARCEL #78545.

NOW THEREFORE, BE IT RESOLVED, by the Industrial Development Authority of Danville, Virginia that it hereby approves and authorizes a Special Use Permit for 985 Lockett Drive, Danville, Virginia also known as Parcel #78545.

BE IT FURTHER RESOLVED that the Chairman, or in his absence any Officer, be, and hereby is, authorized to execute any and all documents necessary for this Special Use Permit and such other documents as needed to complete this transaction.

Approved:

Chairman

Attest:

Secretary

Approved as to
Form and Legal Sufficiency:

City Attorney



CITY OF DANVILLE

Community Development Division of Planning and Zoning

SPECIAL USE PERMIT APPLICATION

Article 6. Section D. Application Requirements for Special Use Permit.

1. *An application for a special use permit shall be made by the owner, contract purchaser with the owner's written consent, or the owner's agent, of the property on which the proposed use is to be located. The application shall be submitted to the Director of Planning/Zoning Administrator and shall be accompanied by the filing fee of \$400.00.*
2. *If the request for a special use permit has been denied by the City Council, a request in substantially the same form shall not be resubmitted within one (1) year of the date of denial.*

PLANNING DIVISION PROVIDED INFORMATION

Application #:	_____	PC Meeting Date:	_____
Date Received:	_____	Received By:	_____
Parcel ID:	_____	Address:	_____
Existing Zoning:	_____	Future Land Use:	_____

APPLICANT PROVIDED INFORMATION

Applicant:	Industrial Development Authority of Danville virg
Applicant's Address:	P O Box 3300 Danville Virginia 24541
Applicant's Phone Number:	434.793.1753
Applicant's Email:	kelvin.perry@danvilleva.gov

PLEASE ATTACH THE FOLLOWING

1. A preliminary site plan in accordance with the Site Plan Regulations.
2. A description of the proposed use and, where applicable, the hours of operation and the proposed number of employees/patrons.
3. A written statement of proposed project compatibility with the following:
 - a. The Comprehensive Plan.
 - b. The applicable zoning district.
 - c. The surrounding properties.
 - d. Current and future neighborhood conditions.
 - e. Pedestrian and vehicular traffic patterns, on-site and off-site.
 - f. Adequate public facilities.
4. When requested by the Director of Planning/Zoning Administrator, the Planning Commission, or the City Council, the following information shall be provided by the applicant:
 - a. The architectural elevations and floor plans of proposed building(s).
 - b. Traffic impact analysis.
 - c. Fiscal impact analysis.
 - d. Parking and site circulation analysis.
 - e. Photographs of property and surrounding area.
 - f. Environmental impact statement.

Property Location: 985 Lockett Drive Danville Virginia 24541

Describe Proposed Request: _____

Request approval to change the zoning classification for
Tract 1B 8.056 acres at 985 Lockett Drive Danville Virginia,
also known as parcel 78545 from Zone Classification LED-I
to Zone Classification TO-C.

Applicant's Signature Date

Property Owner's Signature Date
(if not applicant)



Industrial Development Authority

STAFF REPORT

DATE: October 14, 2025
TO: Industrial Development Authority
FROM: Corrie Bobe, Director of Economic Development and Tourism
RE: A resolution of the Industrial Development Authority of Danville, Virginia approving and authorizing an agreement with Architectural Partners for a lump sum amount of \$30,000 with an hourly rate thereafter for construction administration services at Dan River Falls.

During the August 12, 2025 meeting, the IDA approved a contract with Architectural Partners to continue to provide Construction Administration (CA) services for the City offices at Dan River Falls through October 31, 2025, for a lump sum of \$10,000 per month, totaling \$30,000. Services during this extension will include submittal reviews, RFIs, change order processing, payment application reviews, site visits, and punch list coordination. If construction were to continue beyond October, CA services would shift to hourly billing. The original resolution approved an amount not to exceed \$30,000 and did not account for the potential hourly rate thereafter. Based on continued construction in both City spaces, we anticipate that these services will be needed beyond October 31st. Staff is requesting the approval of an updated resolution approving the lump sum of \$30,000 and hourly billing for CA services through the project completion period.

ATTACHMENTS

1. Res 2401- Contract with Architectural Partners for Dan River Falls
2. 2025-06-03_OED PR Dan River Falls CA Additional Services Proposal (004)

PRESENTED: October 14, 2025

ADOPTED: October 14, 2025

RESOLUTION NO. 2025-____.____

A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA APPROVING AND AUTHORIZING AN AGREEMENT WITH ARCHITECTURAL PARTNERS FOR A LUMP SUM AMOUNT OF \$30,000 WITH AN HOURLY RATE THEREAFTER FOR CONSTRUCTION ADMINISTRATION SERVICES AT DAN RIVER FALLS.

NOW THEREFORE, BE IT RESOLVED that the Industrial Development Authority of Danville, Virginia does hereby approve and authorize the execution of an agreement with Architectural Partners for construction administration services at Dan River Falls for a lump sum amount of Thirty Thousand and 00/100 dollars (\$30,000.00) with an hourly rate thereafter; and

BE IT FURTHER RESOLVED that the Industrial Development Authority of Danville, Virginia does hereby authorize its Chairman, or in his absence any officer, to execute any and all documents necessary to complete the above referenced transaction.

Approved:

Chairman

Attest:

Secretary

Approved as to
Form and Legal Sufficiency:

City Attorney



June 3, 2025

Mr. T. Neal Morris – Chairman, City of Danville Industrial Development Authority
c/o Ms. Corrie Teague Bobe – Director, City of Danville Office of Economic Development
427 Patton Street
Danville, VA 24543

RE: Office of Economic Development and Parks & Recreation Department
Relocation to the Dan River Falls Mill Building #8
Construction Documents and Construction Administration Phases – Additional Services

Dear Corrie:

Per our recent discussions concerning the Construction Administration services extending beyond our basic services contract, please find the following proposal.

Under our current professional services contract, our A/E team's Construction Administration services end 31 July 2025. Per our recent email correspondence, we propose to continue our Architectural/MEP Construction Administration services for three additional months (August, September, October) for a monthly lump sum of \$10,000, yielding \$30,000 total. If the construction period extends beyond October 31st, our Architectural/MEP Construction Administration services will transition to an hourly billing format per our contract, with updated 2025 hourly rates included at the end of this letter.

Continued professional services to be provided during this period will include the following –

- Review product data and shop drawing submittals for the project, revising or rejecting submittals as appropriate, with one additional review for compliance.
- Review and respond to Request for Information items as submitted by the GC.
- Review, process, and log Proposed Change Orders and process Change Orders to all parties.
- Review monthly Request for Payment submitted by the GC.
- Conduct site visits to observe the work included in the Construction Documents. Our fee includes two architectural site visits per month for six total architectural visits during the initial three-month period, with those following in the hourly period as requested and approved.
- Review proposed Change Orders and As-Built documents as prepared by the GC.
- Prepare a Punchlist for the CG as the project comes to completion, with Architects and MEP engineers attending one punch list meeting on-site.

ACCEPTANCE

An authorized signature on this Proposal indicates acceptance of all costs contained herein and terms per our base contract.

If you agree with the contents of this letter, please sign below, make a copy for your records, and return the original to us. This will serve as our "Notice to Proceed," continuing our Construction Administration efforts.

Very truly yours,



Gary Harvey
Principal/Senior Architect
Architectural Partners

T. Neal Morris – Chairman, City of Danville Industrial Development Authority

Date

Hourly Rates

Architectural Staff:

Principal, Registered Senior Architect	\$210.
Principal, Registered Architect	180.
Registered Architect 1	175.
Registered Architect 2	165.
Registered Architect 3	145.
Architectural Designer 1	130.
Architectural Designer 2	120.
Architectural Designer 3	110.
Architectural Technician	85.

Architectural Administrative Staff:

Senior Administration	\$86.
Assistant Administration	70.

M/E/P/Structural Engineering Staff:

Senior Engineer (Principal)	\$175.
Senior Engineer	165.
Senior Project Engineer	155.
Project Engineer	145.
Senior Design Engineer	135.
Design Engineer	125.
Senior Designer	125.
Assistant Engineer	115.
CADD Technician / Designer	95.
Field Technician/Draftsman	75.
Computer Operator	75.

Travel time over 30 minutes each way will be billed at 50% of the above listed wage rates.



Industrial Development Authority

STAFF REPORT

DATE: October 14, 2025
TO: Industrial Development Authority
FROM: Corrie Bobe, Director of Economic Development and Tourism
RE: A resolution of the Industrial Development Authority of Danville, Virginia approving and authorizing the purchase of blinds for all commercial spaces at Dan River Falls from Budget Blinds in an amount not to exceed \$113,924.81.

To maintain a cohesive exterior appearance between the residential and commercial units at Dan River Falls, staff recommends the proactive installation of blinds in all commercial spaces. Public Works has coordinated with the same vendor previously used by The Alexander Company to obtain a quote for the project. Staff is seeking approval to purchase blinds from Budget Blinds at a total cost of \$113,924.81.

ATTACHMENTS

1. Res 2402 - Purchase of Blinds for Dan River Falls
2. Budget Blinds Quote- Dan River Falls (002)

PRESENTED: October 14, 2025

ADOPTED: October 14, 2025

RESOLUTION NO. 2025-____.____

A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA APPROVING AND AUTHORIZING THE PURCHASE OF BLINDS FOR ALL COMMERCIAL SPACES AT DAN RIVER FALLS FROM BUDGET BLINDS IN AN AMOUNT NOT TO EXCEED \$113,924.81.

NOW THEREFORE, BE IT RESOLVED that the Industrial Development Authority of Danville, Virginia does hereby approve and authorize the purchase of blinds for all commercial spaces at Dan River Falls from Budget Blinds in an amount not to exceed One Hundred Thirteen Thousand Nine Hundred Twenty Four and 81/100 Dollars (\$113,924.81); and

BE IT FURTHER RESOLVED that the Industrial Development Authority of Danville, Virginia does hereby authorize its Chairman, or in his absence any officer, to execute any and all documents necessary to complete the above referenced transaction.

Approved:

Chairman

Attest:

Secretary

Approved as to
Form and Legal Sufficiency:

City Attorney

Danville Parks & Recreation			2nd Floor Tenant Space (Street Side)	
\$17,268.02	Shades/Shipping		\$18,166.29	Shades/Shipping
\$ 3,010.00	Install		\$ 3,150.00	Install
\$0.00	Tax		\$0.00	Tax
\$20,278.02	Total		\$21,316.29	Total
Office of Economic Development & Tourism			Dewberry	
\$13,667.23	Shades/Shipping		\$10,104.31	Shades/Shipping
\$ 2,310.00	Install		\$ 1,750.00	Install
\$0.00	Tax		\$0.00	Tax
\$15,977.23	Total		\$11,854.31	Total
1st Floor Tenant Space (Street Side)				
\$23,713.48	Shades/Shipping			
\$ 4,200.00	Install			
\$0.00	Tax			
\$27,913.48	Total			
1st Floor Tenant Space (River Side)				
\$14,135.48	Shades/Shipping			
\$ 2,450.00	Install			
\$0.00	Tax			
\$16,585.48	Total			



Industrial Development Authority

STAFF REPORT

DATE: October 14, 2025
TO: Industrial Development Authority
FROM: Corrie Bobe, Director of Economic Development and Tourism
RE: A resolution of the Industrial Development Authority of Danville, Virginia approving and authorizing an amount not to exceed \$29,180 to re-establish an existing roadway on the Coleman site utilizing City crews.

Staff is requesting funding to support the installation of a roadway on the Coleman Site by City crews to re-establish an existing secondary access point at the rear of the property. This access, located off Celotex Drive, has been requested by Economic Development to facilitate site visits and will significantly improve access to the area where the 80-acre graded pad will be installed. The proposed roadway does not overlap with the new primary entrance outlined in the grading plan and will serve as a critical route for contractors during the grading process until the permanent site entrance is completed. Re-establishing this access will enhance operational efficiency and support ongoing development efforts at the site. Public Work estimates that this project will take two weeks to complete utilizing City labor and vehicles. Staff recommends the approval of this work at a cost not to exceed \$29,180.

ATTACHMENTS

1. Res 2403- Roadway at Coleman Site
2. Copy of Coleman Site Road Repairs Cost Estimate
3. Coleman Site - Access

PRESENTED: October 14, 2025

ADOPTED: October 14, 2025

RESOLUTION NO. 2025-____.____

A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA APPROVING AND AUTHORIZING AN AMOUNT NOT TO EXCEED \$29,180 TO RE-ESTABLISH AN EXISTING ROADWAY ON THE COLEMAN SITE UTILIZING CITY CREWS.

NOW THEREFORE, BE IT RESOLVED that the Industrial Development Authority of Danville, Virginia does hereby approve and authorize an amount not to exceed Twenty Nine Thousand One Hundred Eighty and 00/100 Dollars (\$29,180) to re-establish an existing roadway on the Coleman Site utilizing City crews; and

BE IT FURTHER RESOLVED that the Industrial Development Authority of Danville, Virginia does hereby authorize its Chairman, or in his absence any officer, to execute any and all documents necessary to complete the above referenced transaction.

Approved:

Chairman

Attest:

Secretary

Approved as to
Form and Legal Sufficiency:

City Attorney

Colemain Site Road Repairs at East Entrance off Celotex Dr - Cost Estimate

Prepared by Jon Sharp 9-18-25

Week	Tasks
Week 1	Mobilize Remove fallen trees and cut overgrowth Replace Culvert Repair Ruts Along Existing Road
Week 2	Grade New Road Haul and Lay Millings Remove logging debris from existing road

Labor Cost - City Labor

Position	Hours per #	# staff	Hourly Rate	Overhead	Subtotal
Supervisor	80	1	\$32	15%	\$2,944
Operator	80	4	\$26	15%	\$9,568
Total Labor					\$12,512

Equipment Cost - City Equipment

Equipment	#	Hours	Hourly Rate	Subtotal
Mini Ex	1	80	\$50	\$4,000
Motorgrader	1	40	\$54	\$2,160
Skid Steer	1	40	\$50	\$2,000
Dozer	1	40	\$50	\$2,000
Tandem Dump Truck	2	16	\$25	\$800
Tractor Trailer	1	4	\$15	\$60
Low Boy	1	4	\$42	\$168
Total Equipment				\$11,188

Material Cost

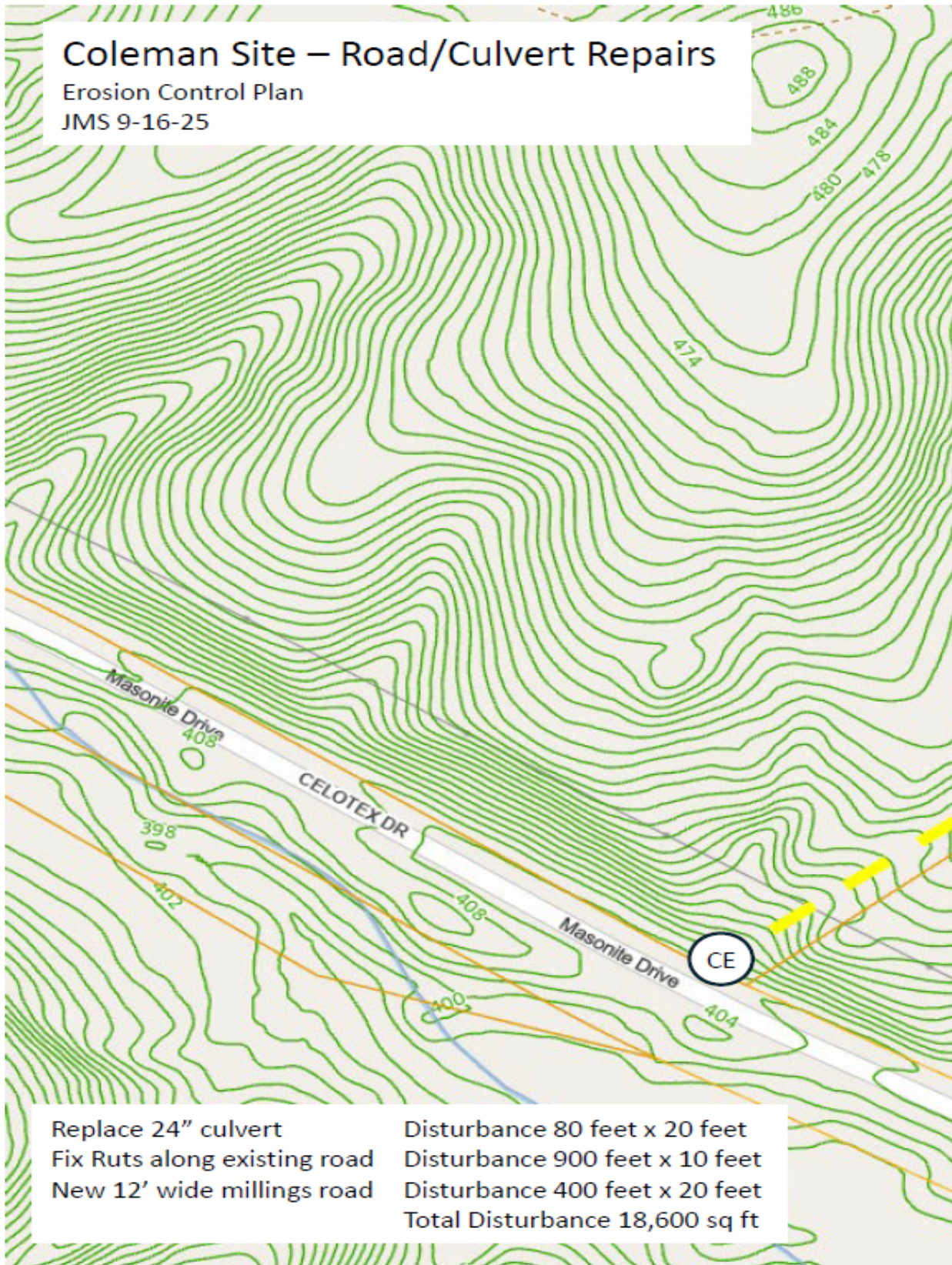
Item	Qty	Unit	Unit Cost	Subtotal
57 Stone	8	Tons	\$34 \$/ton	\$272
24" RCP Pipe	64	LF	\$69 \$/LF	\$4,416
Silt Fence	8	100 LF	\$50 \$/100 LF	\$400
Straw	10	bales	\$4 \$/bale	\$40
Seed	1	bag	\$90 \$/50 lb bag	\$90
chain off driveway	1	per drive	\$262 \$/driveway	\$262
Total Materials				\$5,480

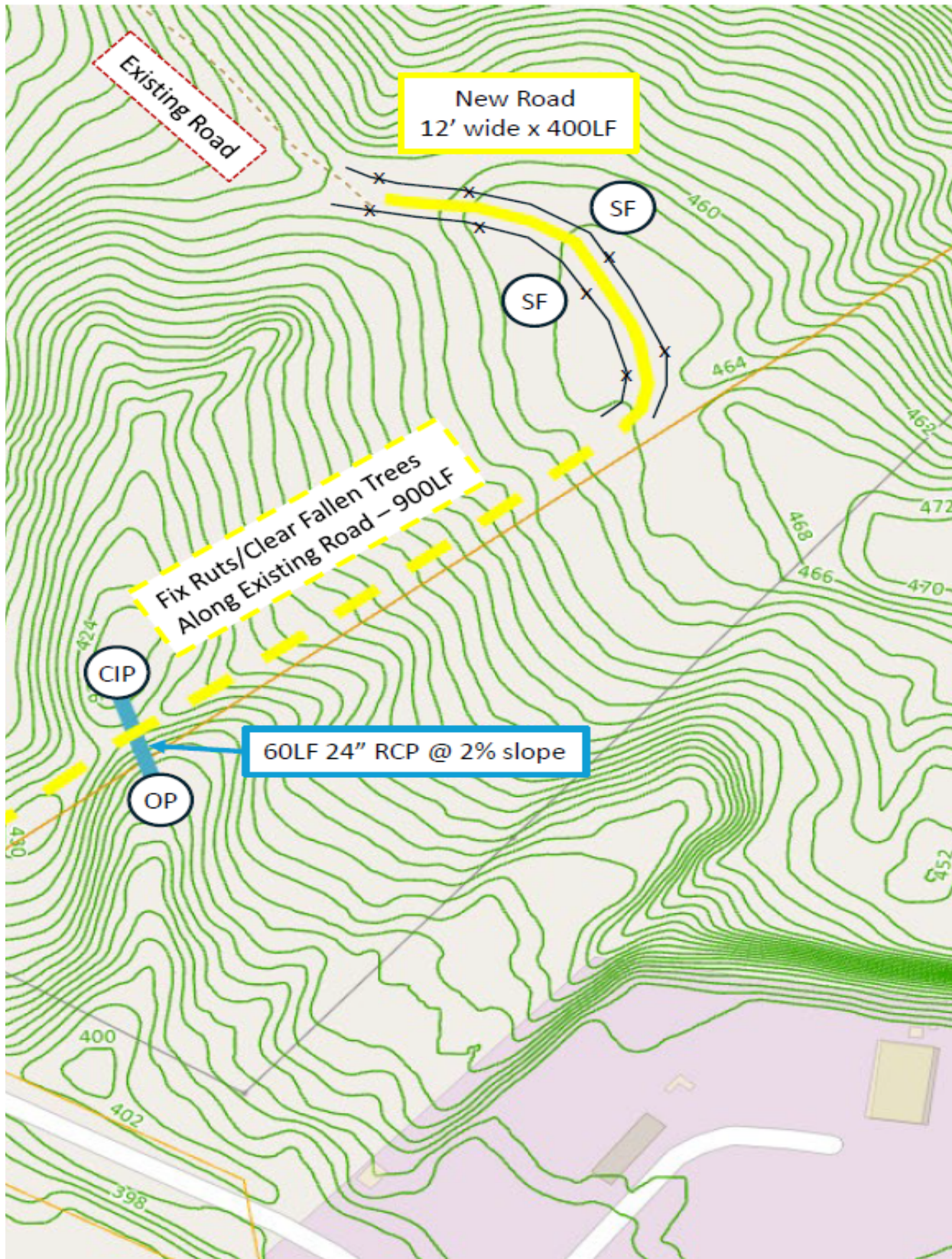
Total Cost **\$29,180**

Millings	4 inches deep	
Drive Length	1300 feet	
Drive Width	12 feet	
Total Area	15600 sq ft	
Total Area	1733 sq yd	
Total Volume	193 cubic yards	
Tons of Millings	289 tons	
Tandem Truckloads	24 truck loads	millings
Trip Distance	6 miles	
Trip Time	30 minutes	round trip
12 Trips Per Day		
2 Trucks Per Day		
24 Trips Per Day	1 days	
57 Stone for Culvert	5.55556 yards	
	8.333333 tons	

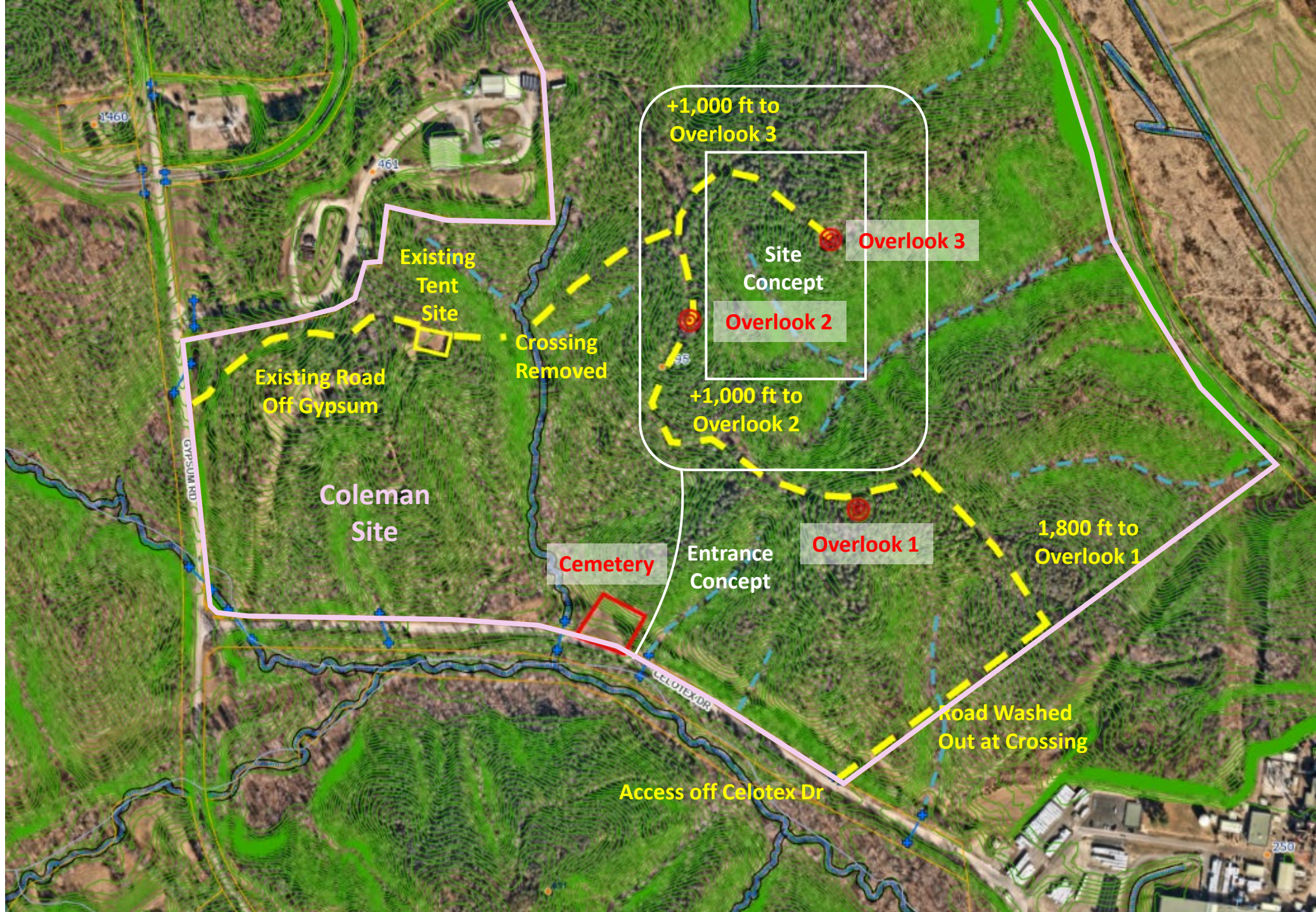
Coleman Site – Road/Culvert Repairs

Erosion Control Plan
JMS 9-16-25

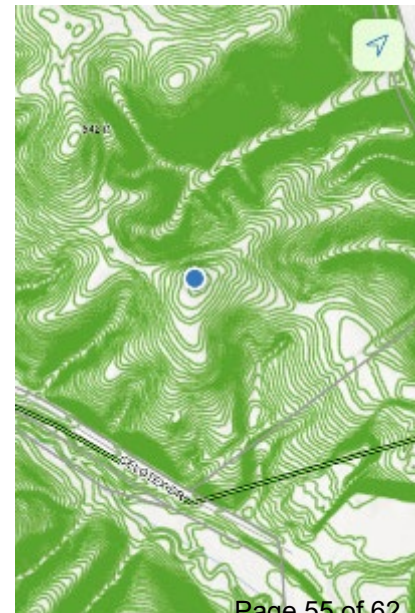




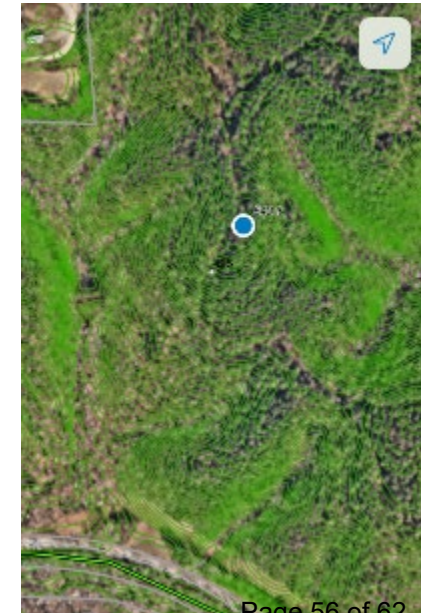




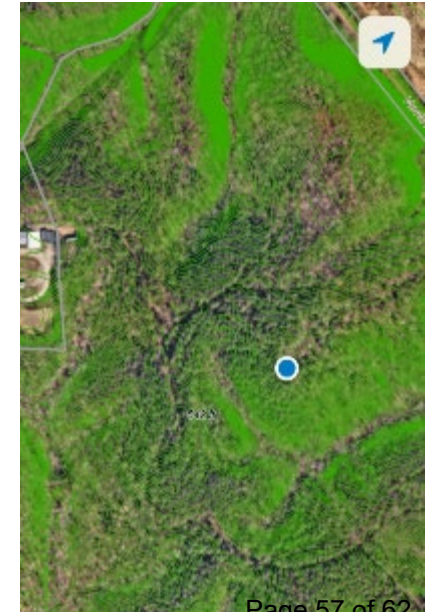
Overlook #1 – Facing North



Overlook #2 – Facing East



Overlook #3 – Facing West





Industrial Development Authority

STAFF REPORT

DATE: October 14, 2025
TO: Industrial Development Authority
FROM: Corrie Bobe, Director of Economic Development and Tourism
RE: A resolution of the Industrial Development Authority of Danville, Virginia approving and authorizing an agreement with Dewberry Engineers Inc. in an amount not to exceed \$41,875 for architectural and engineering services at Dan River Falls.

As residential and commercial occupancy increases at Dan River Falls, staff has identified the need to explore additional parking solutions on adjacent property. The Industrial Development Authority (IDA) owns approximately 2.34 acres of undeveloped land along Memorial Drive, outside the 424 Memorial Drive LLC ownership structure. To assess the feasibility of constructing a single- or multi-story parking facility on this parcel, Public Works has engaged Dewberry for architectural and engineering services. Staff is requesting approval of a \$41,875 contract with Dewberry to conduct a comprehensive evaluation of potential parking structure options to support the continued growth of the Dan River Falls project.

ATTACHMENTS

1. Res 2404- Contract with Dewberry for Dan River Falls
2. 2025.09.30.White Mill Parking Garage Study

PRESENTED: October 14, 2025

ADOPTED: October 14, 2025

RESOLUTION NO. 2025-____.____

A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA APPROVING AND AUTHORIZING AN AGREEMENT WITH DEWBERRY ENGINEERS INC. IN AN AMOUNT NOT TO EXCEED \$41,875 FOR ARCHITECTURAL AND ENGINEERING SERVICES AT DAN RIVER FALLS.

NOW THEREFORE, BE IT RESOLVED that the Industrial Development Authority of Danville, Virginia does hereby approve and authorize the execution of an agreement with Dewberry Engineers Inc. for architectural and engineering services at Dan River Falls in an amount not to exceed Forty One Thousand Eight Hundred Seventy Five and 00/100 dollars (\$41,875.00); and

BE IT FURTHER RESOLVED that the Industrial Development Authority of Danville, Virginia does hereby authorize its Chairman, or in his absence any officer, to execute any and all documents necessary to complete the above referenced transaction.

Approved:

Chairman

Attest:

Secretary

Approved as to
Form and Legal Sufficiency:

City Attorney

September 30, 2025

Mr. Mike Burton
Division Director of Buildings
City of Danville Public Works
998 S Boston Road
Danville, Virginia 24540

RE: Dan River Falls (White Mill) Parking Deck Study for the City of Danville

Dear Mr. Burton,

Dewberry Engineers Inc. (Dewberry) is pleased to submit this proposal for architectural and engineering services for a study to determine the feasibility of implementing a parking structure on the Dan River Falls (DRF) site. This work is being proposed under the West Piedmont Planning District Commission (WPPDC) On-Call Consulting Services agreement for the City of Danville (City).

UNDERSTANDING OF THE PROJECT

Dewberry proposes to provide professional architectural and engineering services to complete a preliminary parking structure study on approximately 2.34 acres located at the front of the Dan River Falls building and adjacent to Memorial Drive. The parking facility will consist of two levels of parking with the upper level consisting of an open-air structure and maintaining grade level access off Memorial Drive. The lower level will have access from the current Dan River Falls parking lot located between the DRF building and the new downtown riverfront park. The parking structure will need to integrate with the current parking lots as well as the new planned whitewater course located in the DRF Canal.

Dewberry will subcontract with SKA Consulting Engineers Inc. (SKA) to help plan out the parking structure flow strategies and potential structural framing plans as well as help determine the most cost efficient way to design the structure. SKA will also aide in providing preliminary square foot cost projections for implementation. Parking garage Mechanical, Electrical, and Plumbing systems are not part of this scope, but their relevance and requirements will be planned as part of the final proposed lot layouts.

Upon completion of the parking lot study, the city can amend the proposal to include design documents and construction administration services. Dewberry will work with city to determine the appropriate design related costs based upon the final approved schematic layout.

SCOPE OF SERVICES

Dewberry shall provide architectural and engineering services associated with the parking lot design as follows:

Architectural Design

1. Architect and subconsultant to meet with city and its representatives to discuss parameters for new parking garage to include number of spaces, location, coordination with whitewater project, and access to DRF building.
2. Provide a preliminary layout of a surface area parking lot to gauge how many spaces can be achieved without the need for a parking deck. Use this as information to determine cost versus feasibility of a new parking structure.
3. Provide preliminary architectural design concepts of the proposed parking structure and how it complements the architecture of the existing DRF building.

4. Review options with the City to determine best fit and least visually impactful option for approval.
5. Provide renderings of proposed option to visually understand its connection to the Whitewater park and DRF
6. Provide a square foot high level cost estimate to determine the magnitude of a parking garage vs surface parking development

SKA Structural Consulting Services

1. Review site plans provided by Dewberry that show the existing and currently planned site conditions including roadways, structures, grades, drainage, and utilities. Site plans include planned rafting channel and waterpark.. Meet with Dewberry and owner to discuss site conditions and potential deck location.
2. Visit the proposed site to observe existing conditions and note significant differences with provided drawings.
3. Develop preliminary floor plans with parking space layout options and markup on plans provided by Dewberry. Meet with Dewberry and City of Danville to select desired layout.
4. Finalize preliminary parking space layout for selected configuration including allowances for structural framing elements and code requirements. Coordinate with information provided by Dewberry including roadway connections, pedestrian connections, stairwells, and elevators. Markup layout on plans provided by Dewberry. Create a written description of the proposed structural system. Submit documents to Dewberry for review and comment.
5. Update documents in coordination with Dewberry and submit to Dewberry for final issue.
6. Provide comment on structural portion of cost estimate developed by Dewberry.
7. Meet with the City to review and discuss layout.

ASSUMPTIONS

1. The City will provide Dewberry and SKA with the final plans of the whitewater park in CADD format so that we can understand the layout, final grades, and proximity of the park to the new proposed garage.
2. Any information showing current upfits of the space adjacent or near the proposed garage to include sidewalks, entrances, utility upfits etc.

EXCLUSIONS

1. Providing final layouts for more than one plan option. Layouts are to be considered schematic and not for final use.
2. Development of preliminary structural designs. Development of preliminary structural foundation and framing plans.
3. Services associated with Architectural, Civil, Mechanical, Electrical, Plumbing, Fire Protection.
4. Confirmation of site conditions of any kind including but not limited to property boundaries, site grades, existing structures, soil conditions, hazardous materials, existing utilities, etc.
5. Review of geotechnical reports.
6. Design services above and beyond services listed above.
7. Design of building exhaust/ventilation systems not directly related to parking lot structure.

FEE AND SCHEDULE

Dewberry proposes to provide the scope of services described above for the total lump sum fee of **\$41,875.00** and anticipated completion in 60 days from our first planned meeting.

STANDARD TERMS & CONDITIONS

This proposal is subject to the terms and conditions of our current open-end agreement with WPPDC and the City.

Receipt of a purchase order from the City will serve as authorization to proceed. We appreciate the opportunity to present this proposal and look forward to working with the City.

Sincerely,

A handwritten signature in blue ink, appearing to read 'L.W. Hasson, Jr.', with a stylized flourish at the end.

Larry W. Hasson, Jr., AIA, LEED AP
Associate Principal | Architectural Department Manager

R:\Proposal Letters\Architectural\2025\2025.09.30.White Mill Parking Garage Study.docx