

## **MEMORANDUM**

To: Frank J. Rogers, County Administrator

Through: Nina Rezai, Director of Economic Development

From: Grant Jennings, Purchasing Manager

Subject: Consent Agenda Item - Seneca Park 100,000 Square Foot Building Construction

Date: January 6, 2026

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### **BACKGROUND:**

The Board previously approved a total project budget of \$11,000,000.00 for the Seneca Commerce Park 100,000-square-foot speculative building project. The project is designed as a dark shell building, meaning the core building envelope will be constructed, (foundation, structural framing, exterior walls, roof, and basic utility connections), while interior build-out and tenant-specific improvements will occur at a later time once a tenant is secured. This delivery method allows the County to advance economic development objectives while maintaining flexibility for future tenant customization.

An Invitation for Bid, (IFB), CCADM 001-FY26, was posted on October 20, 2025, through the Commonwealth of Virginia's eVA procurement system for construction of the shell building in accordance with the approved plans and specifications.

### **DISCUSSION:**

Bids were received on December 19, 2025. Seven (7) contractors submitted bids in response to the IFB, demonstrating strong market interest and competitive pricing. Following initial review, Coleman-Adams Construction, Inc. was identified as the lowest responsive and responsible bidder with a bid amount of \$5,675,000.00.

The bid amount is under budget for this phase of the overall project, leaving funding available for future tenant upfitting and interior improvements, consistent with the dark shell delivery strategy approved by the Board.

### **RECOMMENDATION:**

Staff recommends the Board authorize staff to award the contract to Coleman-Adams Construction, Inc. in the amount of \$5,675,000.00 for construction of the Seneca Commerce Park 100,000-square-foot shell building, and to execute any required documents associated with the contract.