

UNSOLICITED PPEA SUBMISSION

LOUISA COUNTY

Louisa Ferncliff Water Treatment Plant Process Upgrades

November 25, 2025

Redacted Copy





November 25, 2025

Andy Wade
Director of Economic Development
Louisa County
1 Woolfolk Avenue
Louisa, Virginia 23093

RE: **Unsolicited PPEA Proposal – Conceptual Stage
Ferncliff Water Treatment Plant Process Upgrades**

Mr Wade,

MEB is pleased to submit this Conceptual Proposal for the Ferncliff Water Treatment Plant Process Upgrades project. Our submission outlines our team's qualifications and experience, key project characteristics, financing approach, anticipated public support, and the expected benefits and compatibility with Louisa County's long term utility infrastructure goals. We are confident that our approach delivers the lowest risk, most efficient path forward, and best overall value for the County.

In partnership with Timmons Group, we have assembled a proven team with a long standing and productive relationship with Louisa County. We are committed to transparency, open communication, and collaboration as we advance the design and construction of this critical project. Our combined expertise in civil engineering, municipal construction management, and PPEA development and execution aligns directly with the project's needs. Together, we offer a seasoned team supported by strong local resources and nationally recognized experts in design, construction, and finance.

This proposal is submitted per the Public-Private Education Facilities and Infrastructure Act of 2002 (Va. Code – 56-571 et seq) as well as per Louisa County's PPEA "Guidelines and Procedures", as amended on April 2, 2012. Included with our submission is a PPEA proposal and Conceptual Stage review fee for the project components included in this proposal.

We look forward to entering into an Agreement and beginning the collaborative work needed to support Louisa County's objectives for the Ferncliff Water Treatment Plant. Portions of this proposal have been designated as proprietary and have been identified as such. In accordance with the guidelines, we request that information identified as proprietary will be withheld from publication for public review. Our submission includes one original and four copies, as well as a redacted electronic version provided on the enclosed thumb drive. All confidential/proprietary information has been redacted from the electronic copy for the County's use.

Please let us know if you have any questions or would like to discuss any aspects of the information provided.

Sincerely,

MEB


David Ervin, DBIA
President



JRWA RAW WATER PUMP STATION
PART OF THE JAMES RIVER WATER PROJECT



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CONFIDENTIAL & PROPRIETARY INFORMATION

The sections indicated below are Proprietary & Confidential and are exempt from public disclosure. Protection of these materials is necessary because they relate to:

- (i) trade secrets of the private entity;
- (ii) financial information of the private entity, including balance sheets and financial statements, that are not generally available to the public through regulatory disclosure or otherwise; or
- (iii) other information submitted by the private entity, where, if such information was made public prior to the execution of an Interim Agreement or a Comprehensive Agreement, the financial interest or bargaining position of the City or private entity would be adversely affected.

MEB invokes this exception in accordance with Va. Code - 2.2-3705.6(11)(b).

SECTION/TITLE	PAGE NUMBER(S)	REASONS FOR WITHHOLDING FROM DISCLOSURE
1D - Financial Statement	18	ii
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01.

qualifications and
experience



1A. LEGAL STRUCTURE, ORGANIZATIONAL STRUCTURE, AND MANAGEMENT APPROACH

Identify the legal structure of the firm or consortium of firms making the proposal. Identify the organizational structure for the project, the management approach, and how each partner and major subcontractor in the structure fits into the overall team.

LEGAL STRUCTURE

MEB General Contractors, Inc. (MEB) and Timmons Group, Inc. entered into a formal teaming agreement, resulting in the MEB/Timmons Group Design-Build Team. This team's combined experience, knowledge and resources will be dedicated to the successful execution of the goals and objectives of Louisa County.

ORGANIZATIONAL STRUCTURE



MANAGEMENT APPROACH

Our team brings together PPEA and design-build experience, extensive design experience, strong construction management skills, self-perform capabilities, local knowledge of the County and the in-house resources necessary to deliver this project.

MEB has developed an approach to completing design-build projects that has proven successful on many other projects completed by alternative delivery means. Following the Design-Build Institute of America's (DBIA) Design-Build Done Right Best Practices, as well as our own lessons-learned from past projects, our team will establish administrative and project-specific processes and goals to guide and facilitate timely and effective communication, collaboration, decision-making and issue resolution.

This approach focuses on making all parties, including the County, a partner and stakeholder in the project outcome by establishing shared goals (quality, timely delivery, performance, environmental compliance, and safety) and balancing these goals with individual objectives (cost, ease of operation, life cycle). The integration of MEB and Timmons Group will allow for creativity and innovation to solve problems quickly, definitively, and at the least cost and greatest value.

The success of this collaborative approach depends upon trust, open communication, and respect for other team members. To enhance a collaborative and trusting culture, we often incorporate a formal partnering process into the overall project delivery process. These partnering sessions help participants recognize both common and individual objectives and set the stage to achieve those objectives through improved communication and cooperation.

MEB

As the Design-Builder, MEB will provide qualified management staff to oversee design and construction, including executive program management, project managers, quality control, field superintendent, and safety personnel. As one of the top water/wastewater design-build firms in the Mid-Atlantic, MEB has completed several similar and related projects. With Clients First at the core of every project, we will strive to exceed Louisa County's expectations and deliver the Project on-time and on-budget.

SCOPE OF WORK

MEB will lead the new process structure, civil, mechanical, electrical, and plumbing scopes of work.

TIMMONS GROUP

As the Lead Designer, Timmons Group will play a pivotal role in the success of this project by serving as the primary driver of the project's vision and technical integrity. Responsible for translating Louisa County's requirements into innovative, buildable solutions, Timmons Group will ensure that design concepts align with budget, schedule, and constructability goals. Acting as the central point of coordination for all design disciplines, Timmons Group will foster collaboration between engineering and construction partners, mitigating risks and streamlining decision-making. Timmons Group is committed to delivering a cohesive, high-quality project that meets performance standards and Louisa County's expectations.

SCOPE OF WORK

Timmons Group will lead the overall design effort, as well as permitting and coordination with all regulatory agencies except where specifically excluded from our scope of work.

DESIGN-BUILD PROCESS

We understand that unless the development of the project is well thought out and well executed with input from all parties, the project will not be a success.

Initially, the design-build team will meet with Louisa County to review the project, scope, and goals. The team would propose to have meetings with the County monthly, at a minimum, to review the status of the design and to receive an input from the County. Upon commencement of construction, bi-weekly meetings will be held onsite to review construction, upcoming work and any activities that would affect the County's facilities and property owners affected by the construction of the project.

Our project approach philosophy emphasizes local involvement and interaction in the planning, design and construction process. We treat every project as a unique challenge and recognize that each client has their own goals, objectives, and preferences. We will actively seek out the opinions of County personnel to complete the project on time, within budget and to provide a system that is reliable, easy to operate, low-maintenance and neighbor-friendly. This project delivery method, by its very nature, allows for a high degree of client input in the project scope, based on the actual impact of cost and schedule.

1B. PROJECT TEAM EXPERIENCE

Describe the experience of the firm or consortium of firms making the proposal and the key principals involved in the proposed project including experience with projects of comparable size and complexity. Describe the length of time in business, business experience, public sector experience and other engagements of the firm or consortium of firms. Include the identity of any firms that will provide design, construction and completion guarantees and warranties, and a description of such guarantees and warranties.

DESIGN-BUILD TEAM EXPERIENCE //

With over 180 years of combined experience, our team’s history includes the design and construction of countless similar projects throughout the Commonwealth of Virginia and the Mid-Atlantic region.

As a team we offer highly qualified key personnel who have worked on similar projects, many of whom have hands-on experience. Our key personnel have developed well-established relationships throughout the community and industry that are advantageous to project communication and coordination. Our comprehensive management approach includes well-defined roles and responsibilities, an emphasis on safety, disciplined project controls procedures, clear communication, and responsive customer interactions. We take our commitments to projects seriously, work with integrity and provide value to our customers.

MEB & TIMMONS GROUP



20 YEARS OF COLLABORATION



337M+ IN WORK TOGETHER

MEB RELEVANT EXPERIENCE

Projects associated with the supply, distribution & treatment of water & wastewater are a primary foundation of MEB’s strong history of success. For decades, our work in this area has supported the health and safety of the citizens throughout the greater Mid-Atlantic region. MEB has the added capability and advantage of self-performing much of the complex heavy civil activities associated with this work, using our own forces and staff. Much of this work is completed with our own equipment, providing added value and benefit to our clients. With a focus on service, teamwork, and integrity, MEB is one of the leading construction firms in the Mid-Atlantic. Put rich design-build history provides a deep understanding of preconstruction services and the importance of working in partnership to ensure delivery of the highest quality product.

TIMMONS GROUP RELEVANT EXPERIENCE

Serving both public and private sector clients, Timmons Group, specializes in water and wastewater treatment, transmission, distribution and storage. Their experience designing water and wastewater facilities across the Mid-Atlantic region is enhanced by their deep understanding of and our commitment to the communities in which we live, work and play.

SAFETY MATTERS //

As a design-build team, safety is a vital step to protecting our most important asset: our people. Protecting every person on the jobsite is the number one priority.

SAFETY CULTURE

Developing an authentic safety culture—one that is truly alive in all employees of a construction firm—must originate from an unwavering commitment to safety from the top down. MEB made that commitment long ago and as a result, we are regarded as a leader in the construction industry for ensuring the safety of our employees and subcontractors. Safety is the collective responsibility of all individuals associated with a project. “Safety Matters” is one of MEB’s three core values and we use it to guide our daily actions.

MEB employs a full-time Safety Department of 12 personnel that are responsible for the safety and health of MEB employees, subcontractors, suppliers, partners and the community around our jobsites. This responsibility is equally carried by all corporate officers, management and field supervision. It is their main priority to ensure that all team members and personnel involved with our projects go home safe and healthy to their families.

MEB SAFETY STATS	2023	2024	2025
EMR	0.69	0.60	0.65
Total Recordable Injury Rate	1.72	0.60	Not Available Yet

CERTIFIABLY SAFE

MEB is honored to achieve several of the most prestigious industry accolades for our dedication to safety. In 2025 we were named Accredited Quality Contractor and STEP (Safety Management System) Platinum by Associated Builders and Contractors, earned for our commitment to corporate responsibility and ongoing efforts in the development of a quality safety program. In addition, MEB has achieved Level 2 in Virginia’s BEST (Building Excellence in Safety, Health, and Training) program. At this level, MEB is certified by the Virginia Occupational Safety and Health (VOSH) program and the Association of General Contractors (AGC) for establishing an effective safety and health management system that exceeds current VOSH regulatory requirements.





DESIGN-BUILDER //

Serving the Mid-Atlantic region for more than 40 years, MEB is a full-service construction firm with offices in the Greater Richmond area and Hampton Roads. Completing more than \$300M in annual revenue, MEB boasts 425+ employees including project managers, estimators, superintendents, preconstruction managers, quality control and safety managers, project engineers, foremen, carpenters, and concrete utility crews. MEB provides full design-build, construction management, and general contracting services.



John Thornton, DBIA
Project Executive

John has a wide range of project management experience—starting at MEB as an intern and rising to Senior Project Manager. He manages the majority of MEB’s complex water/wastewater projects east of Richmond, overseeing day-to-day cost and schedule management, while directing communication with key team members. John is a respected leader both internally and externally, with professionalism and responsive solutions recognized by clients and owners alike.

RELEVANT PROJECTS

- Louisa Technology Park Offsite Utilities
- Louisa Water Treatment Plant James River Water Project
- Chesterfield Addison Evans Water Treatment Plant Flocculation & Sedimentation Basins Improvements
- ARWA In-Plant Captial Upgrade - Phase 1 & 2



Don Wade
Vice President

Don has a vast array of experience gained from four decades in the construction industry. Beginning as a summer laborer on roadway projects, he spent 10 years in the field—training and working as a foreman, superintendent, and project engineer. Achieving a position of management quickly, Don broadened his experience to include commercial, industrial, and tunneling projects with a heavy focus on water and wastewater treatment facilities. Don is the pillar of MEB operations, overseeing all new opportunities and projects throughout Central and Western Virginia.

RELEVANT PROJECTS

- Louisa Technology Park Offsite Utilities
- Cobbs Creek Reservoir, Dam & Facilities
- Woodstock Water Treatment Plant Improvements
- Rocky Pen Run Water Treatment Facility



Tim Ratay, DBIA
Preconstruction Executive

Tim’s decades of expertise with collaborative/alternate delivery heavy civil, infrastructure, and utility projects brings an unparalleled level of confidence to the entire team during the earliest stages of the project. Leading the Preconstruction Phase, Tim sets each project up for success by bringing together owners, end-users, and the design team to create a technically-sound and constructable project with creative solutions that protect the budget, encourage schedule efficiency, and maintain design integrity. As a licensed Professional Engineer and former Project Manager, Tim brings a unique approach to the design-build process, understanding the intricacies of both designing and building the unique systems associated with water and resiliency projects and their importance to the surrounding community.

RELEVANT PROJECTS

- Louisa Technology Park Offsite Utilities
- Surry Hydraulic Improvements
- Williamsburg Rd. Pump Station & Force Main
- James River SWIFT & James River Treatment Plant ANRI



Dickie Clark
Project Superintendent

Dickie has more than three decades of experience in the construction industry. As Superintendent, he directs labor and equipment allocation, troubleshoots complex field conditions, participates in constructability reviews, and provides oversight and support ensuring on-site teams have the resources to succeed.

RELEVANT PROJECTS

- Louisa Technology Park Offsite Utilities
- Louisa Water Treatment Plant James River Water Project
- Cobbs Creek Reservoir, Dam & Facilities
- Chesterfield Addison Evans Water Treatment Plant Flocculation & Sedimentation Basins Improvements



LEAD DESIGNER//

Timmons Group is a multi-discipline engineering and technology firm recognized for nearly 30 years as one of Engineering News Record’s (ENR) Top 500 Design Firms in the country. They provide civil engineering, environmental, GIS/geospatial technology, landscape architecture and surveying services to a diverse client base. Founded in 1953, we are a well-established firm with a pioneering spirit. Decades of experience allow us to lead our industry with an unwavering commitment to forward thinking, innovative design and complete solutions that help our clients be successful.



Bruce Strickland
Design Services
Manager

Bruce is a Principal and Senior Project Manager with Timmons Group’s Water Infrastructure Group. With over a decade of experience, Bruce has successfully managed a multitude of water and wastewater projects including new construction, rehabilitation, and replacement. He effectively navigates complex projects, working through planning, design, and permitting challenges, and managing projects through construction to completion. As a Principal and Senior Project Manager in the Water Infrastructure Group, Bruce also oversees the Group’s workload and resources, maintains strong professional relationships, and works diligently with Clients and staff to achieve shared success. As Design Services Manager, Bruce will oversee all design work and also provide overall project management and subconsultant management. Bruce’s specialties include linework, pump stations, and storage tanks.

RELEVANT PROJECTS

- Louisa Technology Park Offsite Utilities
- Shannon Hill Growth Area Water and Sewer Infrastructure
- James River Water Project
- Keswick EQ Tank and Influent Pump Station
- James River Water Authority, Raw Water Facilities



David Saunders
Design Services QA/QC

David is a Sr. Principal in Timmons Group’s Water Infrastructure Group with over 40 years of experience in planning and designing water and wastewater facilities. As Practice Leader, he manages about 30 engineers and designers in Virginia and North Carolina. He has broad experience in plans, specifications, cost estimates, and reports for utilities, storm drainage, roads, site development, and water tanks. Skilled in PPEA and design-build delivery, David ensures design and permitting efforts deliver best value while minimizing schedule and budget risks.

RELEVANT PROJECTS

- Louisa Technology Park Offsite Utilities
- Surry Hydraulic Improvements and Interceptor Force Main
- Zion Crossroads W/WW Plant Relocate
- Louisa Water Treatment Plant James River Water Project



Matt Miller
Senior Project Manager

A Senior Project Manager with Timmons Group’s Water Infrastructure Group, Matt has 13 years of experience and has managed and designed a broad range of projects across the water and wastewater infrastructure industry; including water treatment plants, well based water systems, elevated water storage tanks, water mains, water withdrawal permitting, water distribution system modeling, municipal wastewater treatment plants, industrial wastewater treatment plants, wastewater pump station and force mains, gravity sewers, biological process modeling, and sanitary hydraulic modeling.

RELEVANT PROJECTS

- Louisa Technology Park Offsite Utilities
- Sandy River Reservoir, Water Withdrawal Permit Renewal
- Louisa Water Treatment Plant James River Water Project
- Private Industrial Facility, WWTP Modifications



Joe Hines
Client Advocate

Joe is a Sr. Principal in the Infrastructure and Economic Development practice with over 20 years of experience managing projects from concept through construction for municipal clients. He specializes in site selection, site development, and infrastructure for Economic Development parks, with projects ranging from \$100,000 to over \$60 million. A recognized expert in site preparedness and development, Joe brings extensive experience to help clients achieve their goals and frequently presents to local, state, and national audiences on success in Economic Development.

RELEVANT PROJECTS

- Louisa Technology Park Offsite Utilities
- Louisa Water Treatment Plant James River Water Project
- Southampton Water Reclamation
- Shannon Hill Growth Area Water and Sewer Infrastructure

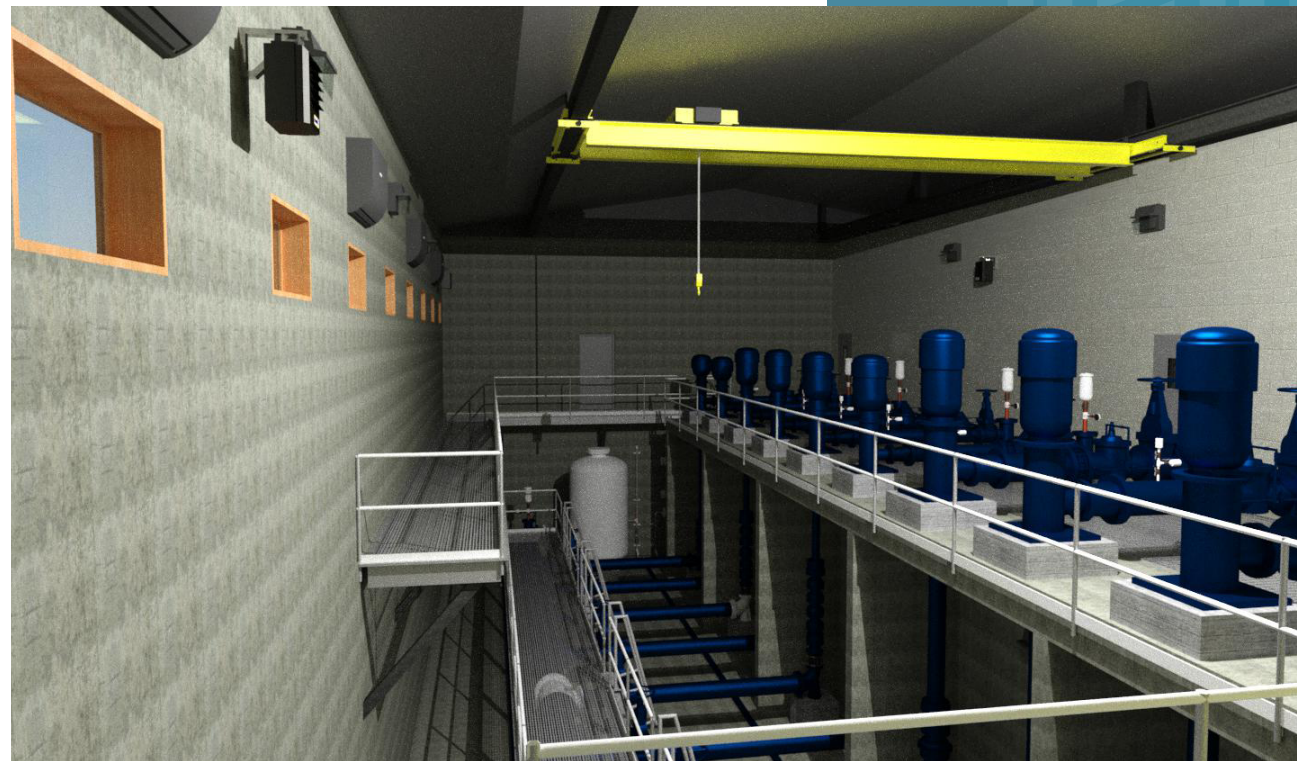
louisa technology park offsite utilities louisa county

New raw water pump station and forcemain project consisting of design and construction of a raw sewer pump station with 15-ft-deep cast-in-place concrete dry well, insulated pre-cast wall system, steel roof system, four 100HP vertical turbine pumps, four 75HP vertical turbine pumps, two 5HP Vertical Turbine pumps, surge valves, process piping and appurtenances. Eight 3-ton AC split systems with control panels, unit heaters, and domestic water plumbing. Electrical and controls built to 2N redundancy, including two 1,200A main switchgears with PLC controls, two 750 kW generators, 10 VFDs, dual transfer switches, UPS systems, and distribution panels, three control panels with redundant PLCs, flow meters and instrumentation and associated sitework and utility piping.

DELIVERY METHOD
Design-Build PPEA

CONTRACT VALUE
\$32.7M

SCHEDULE
Start: 11/2024
Completion: 01/2027 (on-track)



louisa water treatment plant james river water project louisa county

The advanced water membrane filtration Water Treatment Plant project included a 5 MG concrete pre-settling basin, a 4 MGD finished water pump station building which included two 200 HP vertical mount split case pumps, flow control valves, electrical gear, and a motorized hoist, various chemical feed systems, a 6,400 SF pre-engineered metal Operations/Treatment Building, membrane filtration equipment, and a 2 MG concrete clearwell tank. **Construction was completed on-schedule and within budget.**

DELIVERY METHOD
Design-Build PPEA

CONTRACT VALUE
\$13.7M

SCHEDULE
Start: 04/2017
Completion: 05/2019



shannon hill growth area water and sewer infrastructure

louisa county

Timmons Group provided planning and design services to establish water and sewer infrastructure to serve Louisa County's Shannon Hill Growth Area. Louisa County owns a 684+/- acre site on Shannon Hill Road with direct access to Interstate 64. Timmons Group performed preliminary engineering and design of approximately 7 miles of offsite 16" waterline and 12" force main which are currently under construction. Timmons Group also provided easement acquisition services to obtain utility easements from 15 property owners along the offsite utility route. The onsite utilities include a 1.5 million gallons per day (MGD) water booster station and 0.75 million gallon (MG) composite style elevated water storage tank with an overflow height of 175 feet which are currently under construction. Timmons Group also designed approximately 8,800 linear feet of 16" water main, 7,400 linear feet of 12" sanitary sewer, two suction lift wastewater pump stations with over 1 MGD of capacity, and 8,400 linear feet of 8" and 12" force main within the Shannon Hill Regional Business Park. As part of the ongoing construction activities, Timmons Group is currently providing construction administration and inspection services.



DELIVERY METHOD
Design-Bid-Build

CONTRACT VALUE
\$33M

SCHEDULE
Start: 11/2024
Completion: 11/2026

addison evans water treatment plant flocculation & sedimentation basins improvements

chesterfield county

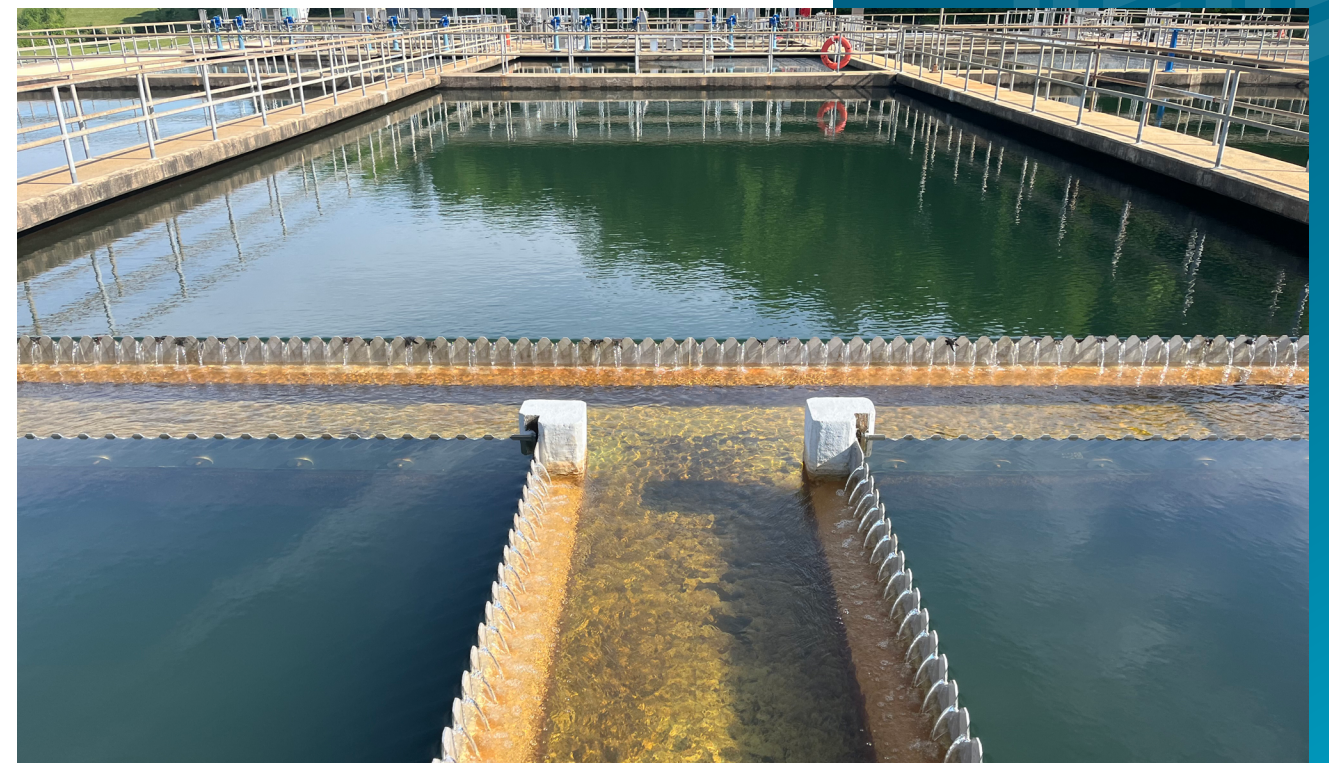
This is a two-phase project, with each phase to be completed concurrently during the low water-demand seasons. The first phase of work, completed through Spring 2023, included demolition of existing equipment, valves, and piping within Basins #3 and #4, installation of a new elastomeric lining system along the outer walls, and installation of new flocc/sed equipment, valves, and piping systems.

The second phase includes demolition and replacement of flocculation equipment in basins #1 and #2, new concrete and stainless-steel effluent launders, new flow meters, valves and piping systems.

DELIVERY METHOD
Design-Bid-Build

CONTRACT VALUE
\$4.2M

SCHEDULE
Start: 01/2022
Completion: 05/2024



woodstock water treatment plant improvements

town of woodstock

The project involved constructing a new concrete sludge equalization tank complete with pumps and a valve vault; installing new sludge collectors in the sedimentation basins; and adding new UV equipment. Work also included rehabilitating the Wheeler bottom filters with new underdrains, filter media, and an air-scour system. Additional improvements encompassed upgrades to the electrical and control systems, as well as site work and underground utility installations.

DELIVERY METHOD
Design-Bid-Build

CONTRACT VALUE
\$3.1M

SCHEDULE
Start: 02/2017
Completion: 06/2018



rocky pen run water treatment facility

stafford county

New facility consisting of a Water Treatment Building containing outdoor chemical areas, chemical pump rooms, process areas, membrane filtration area, solids handling area, maintenance room, lab, administration area, electrical room and two generators. There are two trains of rapid mixers, three trains of sludge blanket clarifiers, two membrane wetwells, four membrane feed pumps, centrifuge, sludge feed pumps, several chemical systems, and three trains of low and high service finished water pumps. Site work includes electrical, yard piping, a 2.5MG pre-cast finished water tank, paving, and permanent E&S controls.

DELIVERY METHOD
Design-Bid-Build

CONTRACT VALUE
\$26.2M

SCHEDULE
Start: 11/2011
Completion: 02/2015



1C. CONTACTS

Provide the names, addresses, and telephone numbers of persons within the firm or consortium of firms who may be contacted for further information.

PRIMARY POINT OF CONTACT



John Thornton, DBIA
Project Executive

jthornton@meb.group
(757) 487-5858 // (804) 249-0761 (cell)

SECONDARY POINT OF CONTACT



Bruce Strickland, P.E., Assoc. DBIA
Principal - Water Infrastructure

bruce.strickland@timmons.com
(804) 200-6389 // (804) 833-7873 (cell)

1D. PROJECT TEAM FINANCIALS

Provide a current or most recently audited financial statement of the firm or firms and each partner with an equity interest of twenty percent or greater.

FINANCIAL STATEMENTS

Please see Financial Statements for MEB in a separately sealed envelope, provided with the proposal package.

1E. PROJECT TEAM CONFLICT OF INTEREST

Identify any persons known to the proposer who would be obligated to disqualify themselves from participation in any transaction arising from or in connection to the project pursuant to the Virginia State and Local Government Conflict of Interests Act, Chapter 31 (§ 2.2-3100 et seq.) of Title 2.2.

CONFLICT OF INTEREST

Our team does not have any individuals who would be considered for disqualification due to conflicts of interest.

Notice of Disclosure: Louisa County and MEB are former, current, or potential future clients of Timmons Group. This Notice of Disclosure is being made in accordance with the Code of Virginia Title 18, Agency 10, Chapter 20, Part XII. Standards of Practice and Conduct, Conflicts of Interest (18VAC10-20-710)

02. project characteristics



2A. PROJECT DESCRIPTION

Provide a description of the project, including the conceptual design. Describe the proposed project in sufficient detail so that type and intent of the project, the location, and the communities that may be affected are clearly identified.

The following is a detailed description of the project components being proposed by the MEB/Timmons Group Design-Build Team. This narrative outlines the implementation of the **James River Water Project: Process Upgrades** to provide a reliable and sustainable potable water supply to Louisa County

PROJECT HISTORY

The James River Water Project has been in the making for almost 30 years since Fluvanna and Louisa originally commissioned Timmons Group in November 1995 to perform a Water Resources Study for the Zion Crossroads area. The results of that study concluded that the best alternative to provide water to the Zion Crossroads area was utilizing the James River as a water source. That report became the basis for the initial water withdrawal permit filed by Fluvanna County on behalf of Fluvanna and Louisa Counties.

Since that initial report, both Fluvanna and Louisa Counties have taken many steps towards providing water to the Zion Crossroads area. Below is a brief timeline regarding the history of the project to date:

NOVEMBER 1995

Fluvanna and Louisa commissioned Timmons Group to perform the Water Resources Study for the Zion Crossroads area.

NOVEMBER 2002

Fluvanna and Louisa commissioned a Water Supply Working Group to develop a MOU between the Counties for development of a framework for a joint water supply.

MARCH 2003

The Water Supply Working Group issued an 11-point Memorandum of Understanding between the Counties identifying the potential framework for a shared water system.

MARCH 2004

Fluvanna and Louisa officially adopted the Water Supply Working Group report and entered into a formal Memorandum of Understanding between the Counties.

APRIL 2004

Fluvanna, on behalf of Fluvanna and Louisa, submitted an application to DEQ for water withdrawal permit from the James River.

DECEMBER 2005

Application to DEQ was "deemed complete" for DEQ's formal review and approval for the withdrawal permit.

MAY 2006

Fluvanna County, on behalf of Fluvanna and Louisa Counties, issued an RFP for Engineering Services for the "Planning and Design of the James River Water System."

JUNE 2006

DEQ issued a permit to Fluvanna County on behalf of Fluvanna and Louisa Counties to withdraw water from the James River and construct a water system to serve the Counties.

MAY 2007

Louisa and Fluvanna Counties select the Timmons Group team to perform all work necessary to complete the James River Water System project from preliminary engineering through start-up services and post-construction services.

LATE 2008 AND EARLY 2009

Several public meetings held in Fluvanna and Louisa Counties and then a Joint Board of Supervisor's meeting that identified the project, costs and potential ownership structure.

APRIL 21, 2009

The James River Water Authority was incorporated and Certificate of Incorporation issued by the State Corporation Commission.

JUNE 2009

The Timmons Group contract is assigned to the James River Water Authority.

SEPTEMBER 2009

Financing application was submitted to the Virginia Resources Authority for funding of the entire project.

LATE 2009 THROUGH 2010

The Counties work through several issues regarding the formation and financing of the James River Water Project via the James River Water Authority.

2010

The James River Water Authority went dormant and ceased to meet due to issues with the project financing, legal challenges, etc.

OCTOBER 2013

Fluvanna and Louisa Counties enter into "An Agreement between Louisa County, Virginia, Fluvanna County, Virginia, the Louisa County Water Authority, and the James River Water Authority regarding the James River Pipeline".

2015

The JRWA held Virginia Water Protection (VWP) permit #14-0343, dated November 20, 2015. This permit was issued for the withdrawal of water from the James River, just upstream of the confluence with the Rivanna River at the end of Route 624, near the Town of Columbia in Fluvanna County. Two minor modifications were issued, dates October 25, 2016, and October 30, 2017.

2022

Due to a cultural resources investigation, JRWA moved the design of the raw water intake and pump station facilities approximately 2 miles upstream of the previous location. A Joint Permit Application package was submitted on August 10, 2022, to modify the existing water withdrawal permit and acquire the necessary impact and construction permitting. DEQ deemed the JPA administratively complete on August 24, 2022. A draft water withdrawal permit for the new intake location was received on August 7, 2023.

2023

A final water withdrawal permit was received on October 20, 2023.

2024

Construction of the raw water main commenced.

2025

Construction of the raw water pump station commenced, and system startup and commissioning are slated for 2027.

2A. PROJECT DESCRIPTION CONT.

Pages 23-28 contain proprietary and confidential information and have been removed from this version.

Pages 23-28 contain proprietary and confidential information and have been removed from this version.

PROPRIETARY

PROPRIETARY

2B. WORK TO BE PERFORMED BY THE COUNTY

Identify and fully describe any work to be performed by the County.

THE TEAM LISTS THE FOLLOWING COUNTY OF LOUISA WORK AND RESPONSIBILITIES:

- Project Funding
- Permanent easement and construction easement purchases (if required)
- Land acquisition, land purchase, and any associated management fees (if required)
- Independent construction inspection
- Independent Geotechnical and Materials Inspection/Reporting during construction
- County permit fees
- Agreement/Permit fees required by other utility owners
- New permanent electrical services required to power the sites (if required)
- Coordination with officials of other localities
- Removal of rock and unsuitable soil encountered during the course of excavation
- Purchase of nutrient credits for wastewater discharges
- Purchase of nutrient credits for stormwater discharges
- Upgrade to existing electrical services (if required)
- Environmental Phase Assessments (if required)
- Wetland and stream impact mitigation costs (if required)
- Historic and cultural resource surveys (if required)

The following are additional assumptions taken into consideration while configuring the Project design and pricing included in this proposal:

COUNTY CONTROLLED ISSUES

Louisa County will resolve all Zoning, Comprehensive Plan, and other County regulated issues that may impact the use of sites and rights-of-way indicated in this proposal.

2C. FEDERAL, STATE, AND LOCAL PERMITS

Include a list of all federal, state, and local permits and approvals required for the project and a schedule for obtaining such permits and approvals.

JAMES RIVER WATER PROJECT - FERNCLIFF WTP - PROCESS UPGRADES - PERMITTING MATRIX

Permits and Regulatory Approvals for Project¹

PERMIT/APPROVAL	ISSUING OR RESPONSIBLE AUTHORITY ²	RELATED SURVEYS, STUDIES, PLANS, OR CONSULTATIONS ³	TRIGGERING REQUIREMENT	STATUS & TIME TO RECEIVE	RESPONSIBLE PARTY
STATE					
Waterworks Construction Permit	VDH	As Required	New Water Treatment or Distribution Facilities	Permitting to Commence at Design Phase and Expected Two Months After Plan Submittal	Design-Build Team
Waterworks Operation Permit	VDH	As Required	New Water Treatment or Distribution Facilities	Permitting to Commence Upon Construction Completion and Expected One Month After Plan Submittal	Design-Build Team
LOCAL					
Land Disturbing Permit	Piedmont Soil & Water Conservation District	Erosion and Sediment Control Plans	Land Disturbance	Permitting to Commence at Design Phase and Expected Two Months After Plan Submittal	Design-Build Team
Building Permit	Locality ⁵	As Required	If Required by Local Ordinance	Permitting to Commence at Design Phase and Expected One Month After Plan Submittal	Design-Build Team
Statement of Special Inspections	Locality ⁵	As Required	If Required by Local Ordinance	Permitting to Commence at Design Phase and Expected One Month After Plan Submittal	Design-Build Team
Waterworks Business Operation Plan	VDH	As Required	New Waterworks	Permitting to Commence Once Waterworks Permit Received and Expected in Four Months	Louisa County ⁸

Notes:

¹ Table covers permits and approvals necessary for construction of Project #3D, which will occur entirely within the existing WTP site, which has been previously disturbed.

² USACE – US Army Corps of Engineers; USFWS – US Fish and Wildlife Service; DEQ – Virginia Department of Environmental Quality; DCR – Virginia Department of Conservation and Recreation; DWR – Virginia Department of Wildlife Resources; DHR – Virginia Department of Historic Resources; VMRC – Virginia Marine Resources Commission; VDOT – Virginia Department of Transportation; VDH – Virginia Department of Health

³ The Design-Build Team will pay permit application fees for any individual application that does not exceed \$500. Any application fees higher than this value shall be paid by Louisa County. Environmental mitigation costs that may be required due to impacts to wetlands or waters of the U.S. shall be paid by Louisa County. Nutrient Credit costs that may be required due to stormwater permitting shall be paid by Louisa County.

⁵ “Locality” refers to Louisa County and/or any town crossed by the Project that has permit-issuing authority within its jurisdiction.

⁷ Permit items listed as “Excluded from Scope” are not anticipated to be required for the project and are not included in the design-build team scope of services. Should it be determined over the course of the project that these permit items are required, additional scope and fee will be required to complete said permit.

⁸ Permit items listed as “Louisa County” are anticipated to be required for the project, but are not included in the design-build team scope of services. They are best handled by Louisa County due to the nature of the permit. In certain cases, an engineering consultant or other party may be required to assist the County with the given permit item under separate scope and fee.

2D. ANTICIPATED ADVERSE IMPACTS

Identify any anticipated adverse social, economic, and environmental impacts of the project. Specify the strategies or actions to mitigate known impacts of the project.

Because the proposed work will occur within an existing water treatment plant site that has been previously disturbed, no significant social, economic, or environmental impacts are anticipated beyond the normal minor disruptions associated with construction activities. The MEB/Timmons Group Team will coordinate closely with the County to minimize noise, dust, and any temporary inconveniences during construction. Traffic impacts are expected to be minimal; however, any work near public access points will follow approved traffic control measures and applicable standards.

MEB will assign a Responsible Land Disturber to oversee land disturbance activities and ensure compliance with Virginia Soil and Water Conservation regulations. An Erosion and Sediment Control (E&S) Plan will be prepared and strictly implemented throughout construction. All disturbed areas will be stabilized and restored per the E&S plan.

Our team's proactive approach through careful planning, coordination, and execution will mitigate typical construction-related impacts. We are confident in our ability to minimize disruptions and maintain compliance with all regulatory requirements during the proposed project.

2E. ANTICIPATED POSITIVE IMPACTS

Identify the projected positive social, economic, and environmental impacts of the project.

The James River Water Project has been nearly three decades in the making and is poised to deliver significant social, economic, and environmental benefits to Louisa County and surrounding communities.

KEY ADVANTAGES INCLUDE:

1. Reliable Water Supply for Growth Areas

The project will provide a dependable water source for Zion Crossroads, reducing reliance on the Green Springs wells located in the historic district. This ensures long-term water security while protecting sensitive cultural resources.

2. Supports Planned Growth and Economic Development

Consistent with Louisa County's designated Growth Areas, the system will enable sustainable development in Zion Crossroads, Ferncliff, and Shannon Hill, fostering job creation and economic vitality.

3. Resiliency Against Drought and Resource Strain

By drawing from the James River, the project minimizes stress on existing well systems and groundwater resources, particularly during drought conditions that have impacted the region since 2002.

4. Modern, Efficient Infrastructure

State-of-the-art treatment facilities will incorporate advanced technologies to reduce operational costs, deliver clean, safe water, and enhance service reliability.

ADDITIONAL BENEFITS OF THE NEW SYSTEM INCLUDE:

Public Health Protection

Improved water quality safeguards against waterborne diseases.

Aquifer Preservation

A 1 MGD capacity can support 4,000–5,000 homes or major commercial developments, reducing the need for new wells and protecting groundwater levels.

Environmental Stewardship

Maintains healthy ecosystems for plants, wildlife, and aquatic life.

Economic Growth

Creates jobs and supports new community development.

Enhanced Quality of Life

Modern infrastructure ensures a higher standard of living for residents.

Timmons Group has been deeply involved since the project's inception in 1995, bringing unmatched expertise and continuity to its planning and design.

2F. PROPOSED SCHEDULE

Identify the proposed schedule for the work on the project, including the estimated time for completion.

The MEB/Timmons Group Team is uniquely positioned to deliver this project with unmatched speed and efficiency. Based on our experience our team has developed a conceptual timeline for this project.

CONCEPTUAL TIMELINE



2G. PROPOSED ALLOCATION OF RISK AND LIABILITY

Propose allocation of risk and liability for work completed beyond the agreement's completion date, and assurances for timely completion of the project.

To ensure timely completion, the design-build agreement will include a clearly defined schedule with milestone dates and liquidated damages provisions for work extending beyond the agreed completion date. In the event of delays attributable to the design-build team, the team will assume responsibility for all direct costs associated with extended construction, including additional labor, equipment, and overhead. Conversely, delays caused by factors outside the team's control such as owner-directed changes, regulatory approvals, or force majeure events will be addressed through equitable adjustments to the contract time and cost.

To further mitigate risk, the team will provide a performance bond and adhere to a guaranteed maximum price structure, ensuring cost predictability. A detailed project schedule, developed collaboratively with Louisa County, will be monitored weekly, with progress reporting and proactive corrective actions implemented as needed. These measures, combined with the design-build team's proven track record and integrated approach, provide strong assurance that the project will be completed on time and within budget.

2H. STATE ASSUMPTIONS

State assumptions related to ownership, legal liability, law enforcement, and operation of the project and the existence of any restrictions on the County's use of the project.

THE MEB/TIMMONS GROUP TEAM LISTS THE FOLLOWING OPERATIONAL ASSUMPTION AND RESTRICTIONS:

1. The County will retain ownership of all existing utility improvements affected by the project. Title to all improvements made under the proposed project will transfer to the county upon acceptance by the County and prior to beneficial use.
2. The team will provide and maintain appropriate levels of Liability and Builder's Risk insurance covering its operations. The County and its agents will be named as an additional insured on all policies. Any indemnification clauses incorporated into the comprehensive agreement will not favor one party over the other. The Team will also provide and maintain appropriate levels of Errors & Omissions insurance against design errors and omissions.
3. The County will be responsible for operating all existing water and sanitary sewer improvements continuously throughout the project and assume responsibility for operating and maintaining the new improvements upon acceptance and beneficial use.
4. The team will be responsible for protecting work during construction.
5. It is assumed that local law enforcement will assist with short-duration traffic control or highway safety measures periodically during the Construction Phase. It is also assumed that local law enforcement will assist the Team with loss control by increasing patrols in the areas where stored construction materials and equipment are necessarily accessible to the public (primarily rights-of-way and temporary staging areas).
6. All new work will conform to fully applicable state and local regulations.
7. There will be no restrictions on the public's use of the project once the work is complete and accepted by the County.

2I. PHASED AND PARTIAL OPENINGS

Provide information relative to phased or partial openings of the proposed project prior to completion of the entire work.

The MEB/Timmons Group Design-Build Team is ready, willing and able to help the County meet desired goals in any sequence as best determined by the County. Our team will develop a plan that benefits the County as dictated by County and as agreed to by logical design and construction practices and sequencing. Phases and/or alternates can be integrated or built individually. The County can assume beneficial use of each project phase as they are completed and accepted by the County.

2J. ASSUMPTIONS RELIED ON FOR A SUCCESSFUL PROJECT

List any other assumptions relied on for the project to be successful.

2K. CONTINGENCIES THAT MUST OCCUR FOR A SUCCESSFUL PROJECT

List any contingencies that must occur for the project to be successful.

OTHER DESIGN ASSUMPTIONS AND CONTINGENCIES

The following are additional assumptions taken into consideration while configuring the Project design and pricing included in this proposal:

SITE GEOTECHNICAL CONDITIONS

The site contains suitable soils for the construction of the process upgrades. At the site, no consideration for undercut of unsuitable soils is included in this proposal. At the site, no consideration for rock removal is included in this proposal. An allowance for rock removal by MEB will be included. At the site, groundwater will not be encountered in excavations.

PROPERTY ACQUISITION

If required, Louisa County will acquire rights-of-way in a timely manner to permit the project to be constructed without delay.

COUNTY CONTROLLED ISSUES

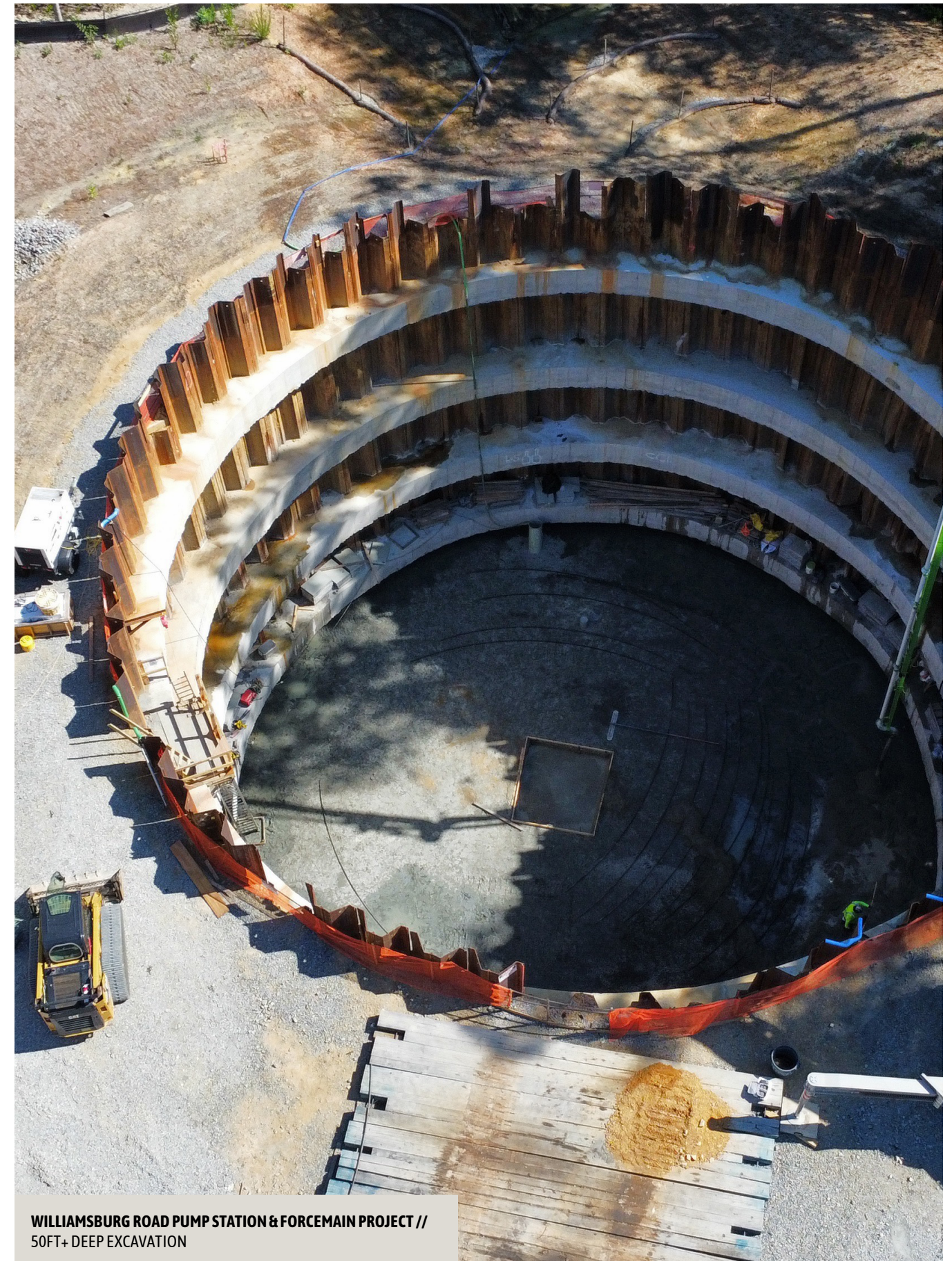
Louisa County will resolve all Zoning, Comprehensive Plan, and other County regulated issues that may impact the use of sites and rights-of-way indicated in this proposal.

RAW WATER SOURCE

Louisa County is responsible for the raw water source to support the project needs

ENVIRONMENTAL IMPACT PERMITTING

It is assumed the project can be designed to avoid impacts to jurisdictional environmental features and therefore impact permitting and time of year restrictions to construction activities will not be required.



WILLIAMSBURG ROAD PUMP STATION & FORCEMAIN PROJECT //
50FT+ DEEP EXCAVATION

03 project financing



JRWA RAW WATER PUMP STATION
PART OF THE JAMES RIVER WATER PROJECT

3A. PRELIMINARY ESTIMATE

Provide a preliminary estimate and estimating methodology of the cost of the work by phase, segment, or both.

This section contains proprietary and confidential information and has been removed from this version.

3B. PLAN FOR THE DEVELOPMENT, FINANCING, AND OPERATION OF THE PROJECT

Submit a plan for the development, financing, and operation of the project showing the anticipated schedule on which funds will be required. Describe the anticipated costs of and proposed sources and uses for such funds including any anticipated debt service costs. The operational plan should include appropriate staffing levels and associated costs. Include supporting due diligence studies, analyses, or reports.

It is understood that Louisa County will pay for the proposed improvements as if it were a project in a County Capital Improvement Plan. MEB does not propose state or federal funds for the PPEA. If requested, our team can assist the County in applying for additional funding from State and Federal sources. Depending on the level of assistance requested, our team may request additional fees for funding assistance services. Those services required for routine construction phase services such as payment certifications and status reports will be provided at no additional cost to the County.

Our team has been working with virtually all of the Commonwealth's regulatory and economic development agencies since its founding. They have been actively involved with numerous economic development organizations serving in various capacities within those organizations. In addition to their knowledge of the Commonwealth's financial tools, they are also experienced working with Federal financial tools for funding water, wastewater, and other utility projects.

SOME OF THOSE AGENCIES INCLUDE:

- Virginia Resource Authority
- USDA Rural Development (RD)
- US Economic Development Administration (EDA)
- Virginia Department of Health (VDH) Water Revolving Loan Fund
- Department of Environmental Quality (DEQ) Wastewater Revolving Loan Fund
- Virginia Economic Development Partnership
- US Environmental Protection Agency (EPA)
- VML-VaCo Financing Program
- Community Development Authorities
- Tax Increment Financing

This experience includes assisting clients with developing grant funding applications as well as loan applications for numerous localities throughout the Commonwealth of Virginia. We have also worked hand-in-hand with various financial advisors for local governments to creatively assist localities in securing the necessary funding for their project.

Through this experience, we have developed considerable expertise in these agencies administrative procedures and can provide additional value to the County as you develop project funding strategies for this project.

3C. ASSUMPTIONS UNDERLYING ALL MAJOR ELEMENTS OF THE PLAN

Include a list and discussion of assumptions underlying all major elements of the plan. Assumptions should include all significant fees associated with financing given the recommended financing approach. In addition complete disclosure of interest rate assumptions should be included. Any ongoing operational fees, if applicable, should also be disclosed as well as any assumptions with regard to increases in such fees.

This section contains proprietary and confidential information and has been removed from this version.

PROPRIETARY

3D. PROPOSED RISK FACTORS

Identify the proposed risk factors and methods for dealing with these factors.

RISK: DESIGN ERRORS AND OMISSIONS

Solution: By entering into a design-build contract for the work, the County significantly reduces its risk by eliminating its exposure to increased construction costs and delays resulting from design errors and omissions.

RISK: DEFAULT BY THE CONTRACTOR

Solution: MEB will provide surety in the form of Performance and Payment Bonds to guarantee satisfactory completion of the work and payment of all subcontractors and suppliers. Should MEB default on the contract or otherwise fail to pay its subcontractors and suppliers, the Surety will assume the outstanding contractual obligations to the County, and the subcontractors and suppliers.

RISK: PUBLIC SAFETY

Solution: Any excavations left open overnight will be fenced or barricaded to protect the public. Daily trench excavation will be limited to what can be backfilled during the same day.

RISK: DIFFERING SITE CONDITIONS (ROCK, UNSUITABLE SOILS, WETLANDS)

Solution: Ultrasound and geotechnical surveys will be used to identify potential areas where rock or unsuitable soils will be encountered prior to construction. Rock will be removed and undercutting will be performed to remove unsuitable soils. All other existing conditions affecting the work are generally visible which reduces the potential for unanticipated conditions

RISK: ADVERSE WEATHER

Solution: Weather Forecasts will be monitored closely, and construction activity will be suspended during periods of significant rainfall or adverse weather to prevent surface water from entering ditches and excavations and prevent mud from accumulating on roadways.



CHESTERFIELD ADDISON EVANS WATER TREATMENT PLANT FLOCCULATION & SEDIMENTATION BASINS IMPROVEMENTS

3E. LOCAL, STATE, OR FEDERAL RESOURCES

Identify any local, state, or federal resources that the proposer contemplates requesting for the project. Describe the total commitment, if any, expected from governmental sources and the timing of any anticipated commitment. Such disclosure should include any direct or indirect guarantees or pledges of the County's credit or revenue.

At this time, we anticipate the project being funded primarily through local resources (Louisa County). As previously mentioned, our team is experienced with assisting our clients find resources through state funding and grants. We are prepared to assist the County to identify and obtain additional financial resources in the event they are required.

The funding for the project would need to be available at the Notice to Proceed milestone. The project could be phased; however the funding would need to be in place prior to the commencement of services. We anticipate the following initial phases:

- **Comprehensive Agreement** - completion of design documents and commencement of construction



LOUISA WATER TREATMENT PLANT JAMES RIVER WATER PROJECT
EXTERIOR PROGRESS

3F. REVENUE SOURCES

Identify the amounts and the terms and conditions for any revenue sources.

This section is not applicable as there will not be any direct revenue streams associated with the project.

3G. TAX-EXEMPT FINANCING

Identify any aspect of the project that could disqualify the project from obtaining tax-exempt financing.

No known aspect of this project will disqualify the project from obtaining tax-exempt financing.



04. project benefits and compatibility

WILLIAMSBURG ROAD PUMP STATION & FORCEMAIN PROJECT //
50FT+ DEEP EXCAVATION

4A. IDENTIFY WHO WILL BENEFIT FROM THE PROJECT

Identify who will benefit from the project, how they will benefit, and how the project will benefit the overall community, region, or state.

MEB, who is local to the central Virginia area, will self-perform the majority of construction of the process upgrades. Many MEB employees live in the Louisa County and surrounding communities and support the local tax base. Through Timmons Group, all engineering and survey services will be performed by Virginia based firms. The project will provide many opportunities for employment of local labor resources.

OTHER BENEFITS INCLUDE:

1. Entering into a design-build contract under the PPEA guidelines offers Louisa County significant advantages in the form of a proven team, a fixed price, increased flexibility, limited risk, and an accelerated completion schedule over traditional design-bid-build procurement.
2. All proposed phases of the project will support planned future residential and economic development in the designated Zion Crossroads, Ferncliff and Shannon Hill Growth Areas and generate additional tax revenue for the County in addition to utility fees to recover the cost of the improvements.
3. MEB will source consumable materials needed for the project including fuel, tools, lumber, crushed stone, ready-mix concrete, etc. from local businesses.
4. The proposed project will generate state sales tax revenue for the Commonwealth of Virginia.

4B. ANTICIPATED PUBLIC SUPPORT OR OPPOSITION

Identify any anticipated public support or opposition, as well as any anticipated government support or opposition, for the project.

This project has been almost 30 years in the making as Fluvanna and Louisa have been planning for a James River Water Project since an original study was conducted by Timmons Group in 1995. Currently, the raw water intake, pump station, and remaining portion of the raw water pipeline are under construction by the James River Water Authority. The process upgrades proposed herein will prepare Louisa County's Ferncliff Water Treatment Plant to efficiently treat the new surface water supply while meeting current regulatory requirements.

IT IS ANTICIPATED THAT THE FOLLOWING ENTITIES WILL SUPPORT THE PROJECT:

- County of Louisa
- Fluvanna County
- The James River Water Authority
- The Louisa County Water Authority
- The Virginia Department of Health
- The Virginia Department of Environmental Quality
- The Virginia Department of Transportation
- Businesses and residents located along the proposed extended water service corridor
- Developers in the targeted growth area
- Local environmental activists

THE FOLLOWING ENTITIES MAY OFFER SOME OPPOSITION TO ALL OR PARTS OF THE PROJECT:

- Local anti-development activists

4C. PUBLIC OUTREACH PLAN

Explain the strategy and plans that will be carried out to involve and inform the general public, business community, and governmental agencies in areas affected by the project.

The team recognizes that there are many constituencies beyond those directly involved in the procurement and construction process. The PPEA process provides the opportunity for our team to be proactive in reaching out to these groups. We will work closely with Louisa County and other stakeholders to develop and execute public outreach efforts that foster support and understanding throughout the project.

As has been done on prior municipal projects, we will assist the County in conducting meetings as deemed necessary with business groups, civic organizations, and County officials at the outset of the project. These efforts may be followed by the development of a mutually agreed upon mechanism, such as newsprint articles, website content, and social media posts, to allow all interested parties to follow the project's progress through completion.

To ensure transparency, build trust, and foster collaboration, the Design-Build Team and Louisa County will develop and implement a multi-tiered engagement strategy targeting the general public, business community, and governmental agencies. The key to the success of this engagement strategy will be early and consistent communication. This plan will be designed to ensure that all affected parties are informed, involved, and empowered throughout the life of the project.

COMMUNITY WORKSHOP COMMITTEE

We will form a Community Workshop Committee (CWC) to coordinate these efforts. The CWC will include members of the design-build team, operations group, and County representatives. Together, the committee will develop a project-specific plan that includes:

- A Public Engagement Strategy
- A Business Community Engagement Strategy
- A Government Engagement Strategy
- A Workshop Plan and Schedule

- Workshops and Public Forums
- A Public Relations Strategy for Media Releases
- Creation and maintenance of a Project Website to provide regular updates

The committee will meet regularly and will be established as soon as the City selects our team, continuing through project completion. This process has proven successful on previous municipal projects, providing structure, direction, and a unified approach to engaging the community. By offering regular updates and hosting open forums for input, the project will build stronger community relationships and increase overall support.

COMMITMENT TO COMMUNITY SERVICE

MEB's culture is rooted in service and community engagement. Through our formal Community Outreach Program, led by our Community Outreach Coordinator, we actively participate in community service, outreach initiatives, and local events. Our team works hard to develop relationships of trust and to establish the design-build team as a true partner invested in the success of the region.

In the last three years, MEB has achieved a 100 percent employee participation rate in our community service program. Volunteering in and around the communities where we live and work is central to who we are. Through service projects and outreach programs, we will continue to demonstrate our commitment to the community and to the long-term success of this project.

4D. ANTICIPATED SIGNIFICANT BENEFITS TO THE COMMUNITY, REGION, OR STATE

Explain the strategy and plans that will be carried out to involve and inform the general public, business community, and governmental agencies in areas affected by the project.

The proposed process upgrades will enable the County to provide a higher level of water service, thus resulting in increased economic development and growth potential. The health and well-being of the community, as well as the environment and the local economy depend on the continued maintenance and support and funding of infrastructure at all levels.

THE PRIMARY BENEFITS OF MODERN WATER AND INFRASTRUCTURE IS TO PROVIDE THE FOLLOWING:

- Protects the public health by controlling and eliminating waterborne diseases.
- Safeguards the environment by maintaining ecosystems that allow many species of plants, animals, and marine life to prosper and provide sustenance for humans.
- Stimulates and maintain economic growth by creating jobs and accommodating new growth in communities.
- Allows the citizens to enjoy a higher standard of living.

The citizens of the County and surrounding communities will benefit by enjoying a higher standard of living due to updated utility infrastructure.

4E. PROJECT COMPATIBILITY WITH LOCAL PLANS

Describe compatibility with the local comprehensive plan, local infrastructure development plans, the capital improvements budget, or other government spending plan.

The proposed process upgrade aligns directly with Louisa County’s Comprehensive Plan and long-term infrastructure development goals by enhancing water treatment capacity and reliability. This improvement is essential to support the James River Water Project, which is a cornerstone of the County’s strategy to secure sustainable water resources for future growth. The project complements planned residential and economic development in designated growth areas such as Zion Crossroads, Ferncliff, and Shannon Hill, ensuring adequate water supply for both current and future demand.

Additionally, the project is consistent with the County’s Capital Improvements Program, which prioritizes investments in critical utility infrastructure to maintain service quality and regulatory compliance. By leveraging a design-build delivery under PPEA guidelines, the project optimizes government spending through cost certainty, schedule acceleration, and reduced risk compared to traditional procurement methods. This investment represents a proactive step toward meeting regional water needs while supporting economic development and environmental stewardship.

4F. SWAM PARTICIPATION EFFORTS

Provide a statement setting forth participation efforts that are intended to be undertaken in connection with this project with regard to the following types of businesses: (i) minority-owned businesses, (ii) woman-owned businesses, and (iii) small businesses.

PARTICIPATION STATEMENT FOR DISADVANTAGED AND SMALL BUSINESS ENTERPRISES

Our team is committed to promoting inclusive economic opportunities and ensuring that the Louisa Ferncliff WTP Process Upgrades Project reflects Louisa County’s values of equity, diversity, and local empowerment. To that end, the team and its project partners will implement targeted participation efforts to engage minority-owned, woman-owned, and small businesses throughout the planning, design, construction, and operational phases of the project.

PARTICIPATION GOALS AND STRATEGIES

- 1. Outreach and Engagement**
Conduct targeted outreach to certified minority-owned, woman-owned, and small businesses through local chambers of commerce, business associations, and procurement networks.
- 2. Inclusive Procurement Practices**
Encourage subcontracting opportunities for DBE/SBEs in areas such as surveying, site preparation, materials supply, trucking, and specialty trades.
- 3. Capacity Building and Support**
Offer mentorship opportunities through partnerships with larger firms to support business development and long-term growth.
- 4. Scaling Work Packages**
Create appropriate size work packages for maximum DBE/SBE participation

These efforts will help ensure that the economic benefits of the project are broadly shared and that historically underrepresented businesses have meaningful opportunities to contribute to and benefit from this transformative infrastructure investment.



SWAM AND SUBCONTRACTOR OUTREACH EVENT



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