

SANDY RIVER WATER PROJECT CONCEPTUAL PPEA PROPOSAL

Presented to: Prince Edward County Board of Supervisors
By: Prince Edward County Infrastructure LLC (PECI)
December 9, 2021

PROPOSED AGENDA

1. INTRODUCTIONS
2. PROJECT TEAM OVERVIEW
3. PROJECT EXECUTIVE SUMMARY
4. PROJECT TEAM QUALIFICATIONS
5. Q&A / OPEN DISCUSSION

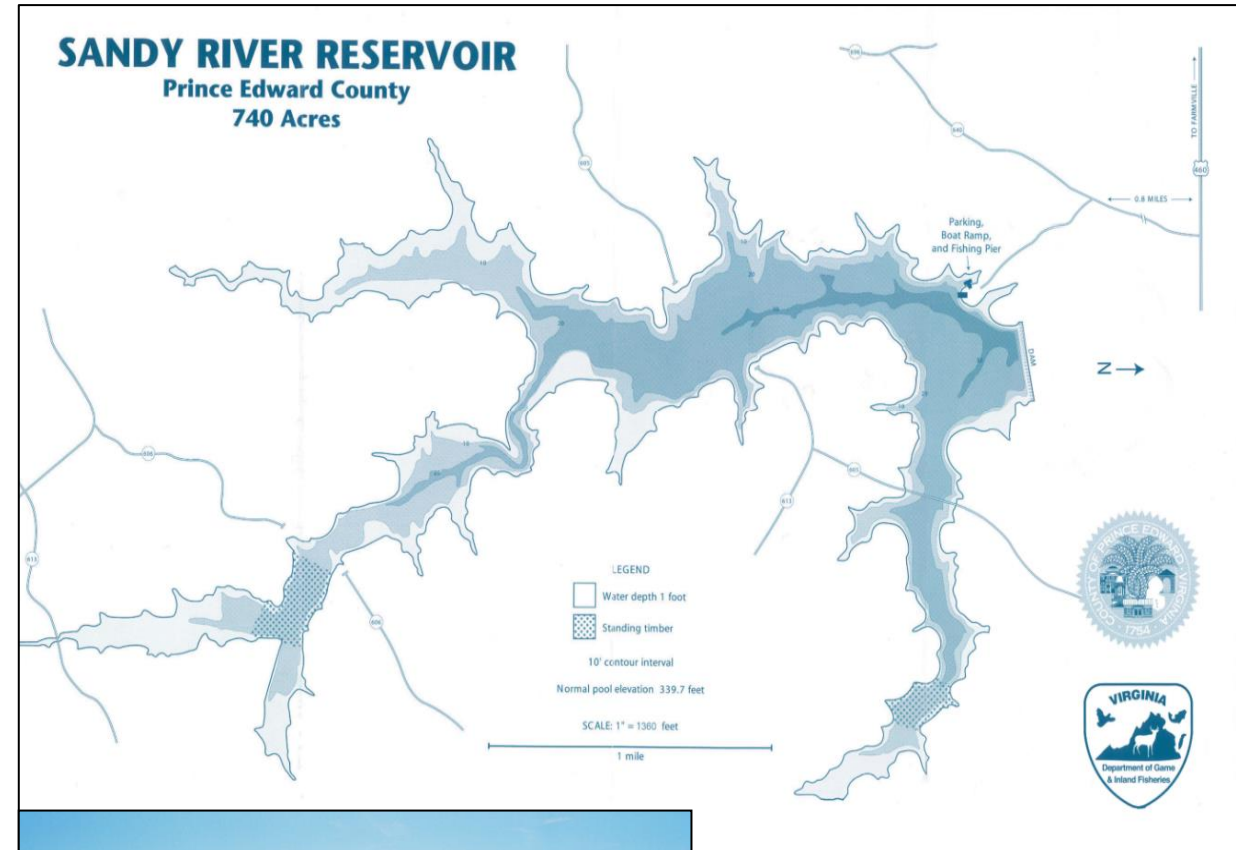


SANDY RIVER RESERVOIR AND DAM



Sandy River Water Project: 50+ years in the making...

- 740 Acre Reservoir located east of Farmville
- Timeline for Development
 - First Studied in 1967 (7 different options considered)
 - Multiple Bond Referendums to Construct – 1971 & 1983
 - Dam Construction Complete in 1988
 - Congress Authorizes filling of reservoir in 1991
 - Reservoir filled by 1995
 - VWP Permit Issued Sep 2006
- Always planned to be a long-term regional water supply w/ 8 MGD Safe Yield to help with Drought Protections
- Prince Edward submitting permit renewal in 2021
- Prince Edward moving forward with development of Sandy River Water Supply in 2021



US to enter mega drought which will be the worst for 1200 years – here's what to expect

Experts warn of permanent drought after third-driest winter in California's history

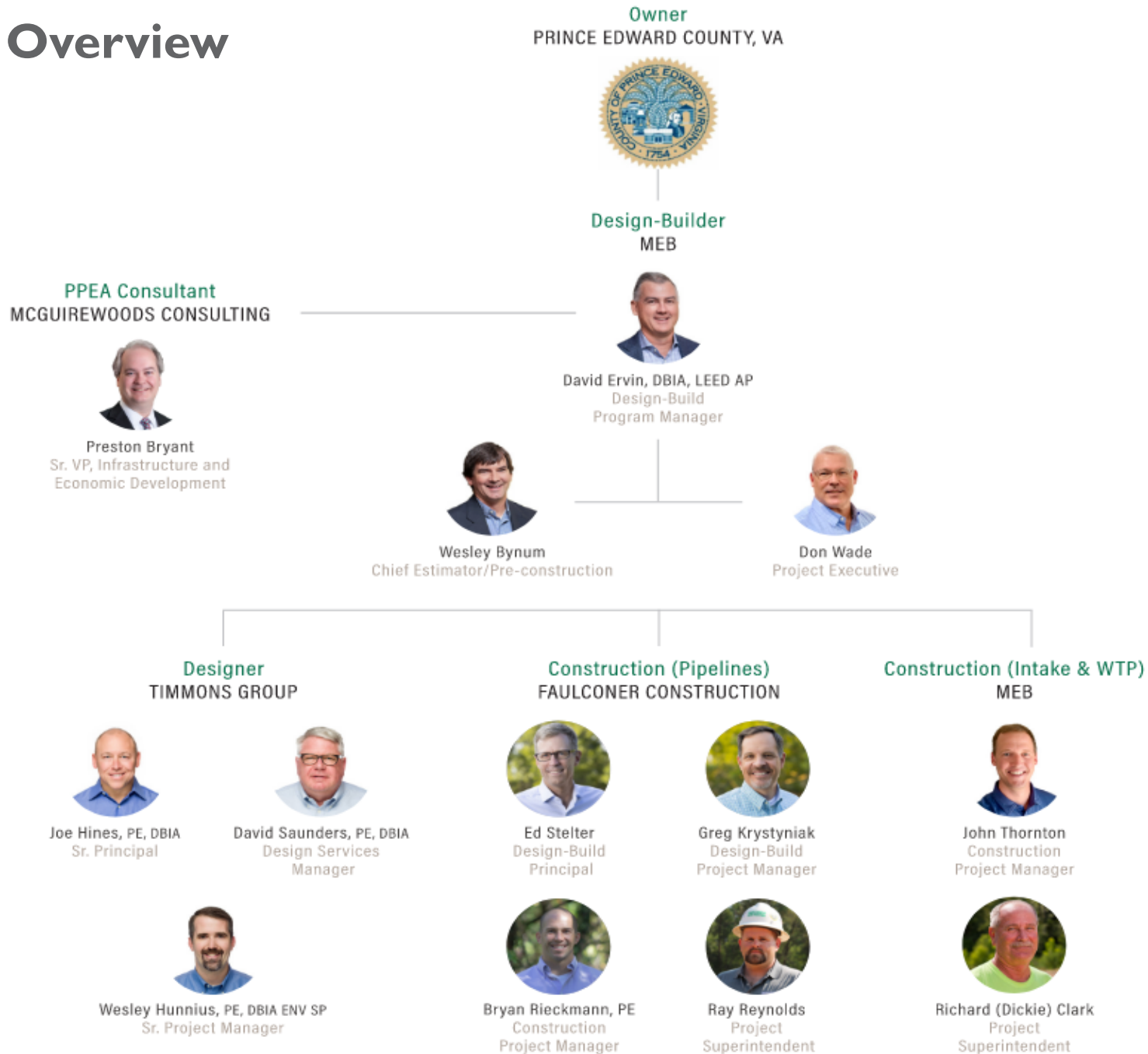
Gino Spocchia | 1 day ago | 8 comments



CONSULTING COMPANY



PECI Team Overview



Sandy River Water Project & PECI Team Executive Summary

- 1. Progressive Design-Build Approach:** We are proposing the concept of a “Progressive Design Build” where our team works with the County and its project partners to fully design and implement the water system in a logical and lockstep approach via an Interim Agreement, then a Comprehensive Agreement.
- 2. A Regional Water Solution:** Water is a valuable resource, especially in today’s economic development and regulatory climate. Developing the Sandy River Water System will leverage an asset like Sandy River Reservoir, with an 8 MGD safe yield, to provide a safe and reliable water supply for Prince Edward County and your regional partners for the next 50+ years.
- 3. A Regional Economic Development Driver:** Stephen Moret, President and CEO of Virginia Economic Development Partnership, stated at the 2021 Annual VACo conference there are over \$200 Billion in economic development projects looking for sites throughout southeastern US. He acknowledged water and power were the two primary infrastructure requirements for several large manufacturers looking for sites. Developing the Sandy River Water System will put Prince Edward County in an excellent position to recruit and land some of these projects.



Sandy River Water Project & PECI Team Executive Summary

4. Potential Costs Mitigation while Minimizing Construction Pricing Volatility: Construction and materials prices are accelerating at unprecedented rates in the industry due to supply chain issues and volatility of materials pricing in addition to increased demand for similar projects that are already being planned. *It will never be more inexpensive than today to build this water system.*

5. Municipal interest rates are hovering at an all-time low. The Virginia Resources Authority most recent bond pricing (October 2021) had a 20-year All-in TIC financing rate of approximately 2.2% and 30-year All-in TIC financing at 2.56%. *Financing a long-term infrastructure project in today's market will literally save the taxpayers and rate payers millions of dollars over the life of the loan.*

6. A proven, effective and efficient project team: The Timmons Group, MEB and Falconer team have all been working together on a multitude of projects for well *over 20 years*. Our team has been working together seamlessly for several years on similar design-build projects and can deliver this project in a cost-effective, efficient and timely manner that we have no doubt *will prove to be the best value proposition for Prince Edward and its regional partners.*



Sandy River Water Project & PECI Team Executive Summary

7. Accelerated Schedule: The PPEA process allows for the design-build team to deliver the project on an accelerated basis such that Prince County can deliver much needed treated water for its community and regional partners as well as help accelerate potential economic development opportunities. The design-build process can literally cut years off of a typical design-bid-build project.

8. Prince Edward County will be a Project Partner and Key Project Team Member, not just a client: County staff will literally be in the room with the design professionals from Timmons Group and construction managers from MEB and Faulconer from the very beginning, pro-actively engaged with all the design and construction issues that need to be solved during the early stages of the project. Value engineering will happen on a daily basis with the input of the County and Project Team.

9. Federal and other stimulus monies for Infrastructure Projects: Timing is perfect as the Federal Government has just approved a \$1 Trillion infrastructure bill, which includes \$29.3 Billion for the Clean Water and Drinking Water State Revolving Funds over five years, which could be utilized to help fund this project.



Sandy River Water Project & PECI Team Executive Summary

10. State of the Art Water Treatment Plant that provides safe and reliable drinking water:

The proposed system will provide reliable and safe drinking water that will utilize state of the art treatment technologies and ensure long-term operational efficiency and lower operation & maintenance costs. *This system will provide safe and reliable drinking water to protect the Prince Edward County citizens and your regional partners for many years to come.*

11. Leaders in the Design-Build Industry: MEB, Faulconer and Timmons Group have long been leaders in the design-build industry. *All the Project Team leads are certified Design-Build Professionals by the Design-Build Institute of America (DBIA™).* To become DBIA certified you must *pledge to abide by the Code of Conduct and adhere yourself to the highest levels of ethics and professionalism in the industry.*



Sandy River Water Project & PECI Team Executive Summary

12. Well Respected Firms with Key Team Members who have Local Ties: Our project team includes:

Honorable L. Preston Bryant, Jr., Sr. Vice President for Infrastructure & Economic Development at McGuireWoods Consulting. Preston is a former House of Delegates member from Lynchburg and Secretary of Natural Resources for the Commonwealth of Virginia who is considered one of the leading experts on PPEA guidelines and federal and state funding for municipal infrastructure, including water and sewer projects.

Joseph C. Hines, PE, MBA, Sr. Principal for Infrastructure & Economic Development at Timmons Group. Joe is a Prince Edward native and is considered one of the foremost experts in Virginia and the southeastern US on infrastructure and site development issues related to economic development.

George B. Clarke, IV, President and Founder of MEB. George is the son of the founder of Kenbridge Construction and worked 6 years for the family business prior to founding MEB in 1982 and growing it into one of the largest municipal contractors based in Virginia.



Project Team Qualifications

MEB

- Founded 1982 (39 years)
- \$200M in Annual Revenue
- Over 200 Employees
- SWaM Contractor

Relevant Project Experience

- Cobbs Creek Reservoir
- James River Water Project / Louisa PPEA
- Appomattox River Water Authority
- Southampton County PPEA
- Lake Gaston WTP



Project Team Qualifications

Faulconer

- 80+ Years
- \$100M+ in Annual Revenue
- 420 Employees
- \$700M in Design Build Experience

Relevant Project Experience

- James River Water Project / Louisa PPEA
- Zion Crossroads Effluent PPEA
- Poor Creek FM Replacement PPEA
- Christiansburg Signature Park PPEA



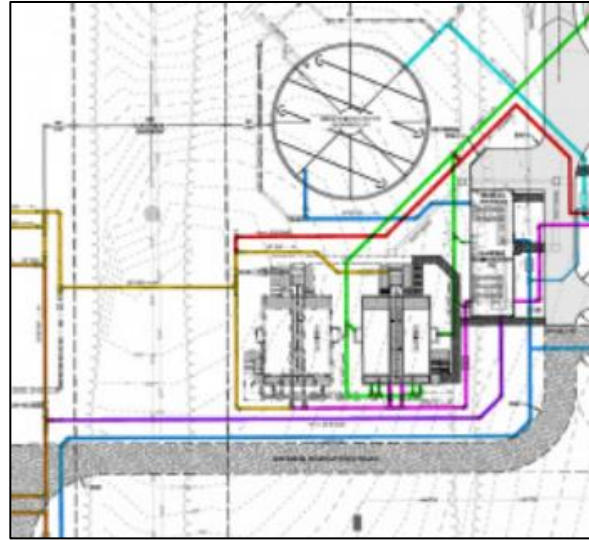
Project Team Qualifications

Timmons Group

- Founded 1953 (68 years)
- \$120M+ in Annual Revenue
- ~800 Employees
- Engineering News Record (ENR) Top 500 Design Firm 25+ years
- Significant Design Build Experience

Relevant Project Experience

- James River Water Project / Louisa PPEA
- Zion Crossroads Effluent PPEA
- Southampton County PPEA
- Surry Hydraulic Improvements



Project Team Qualifications

McGuireWoods Consulting

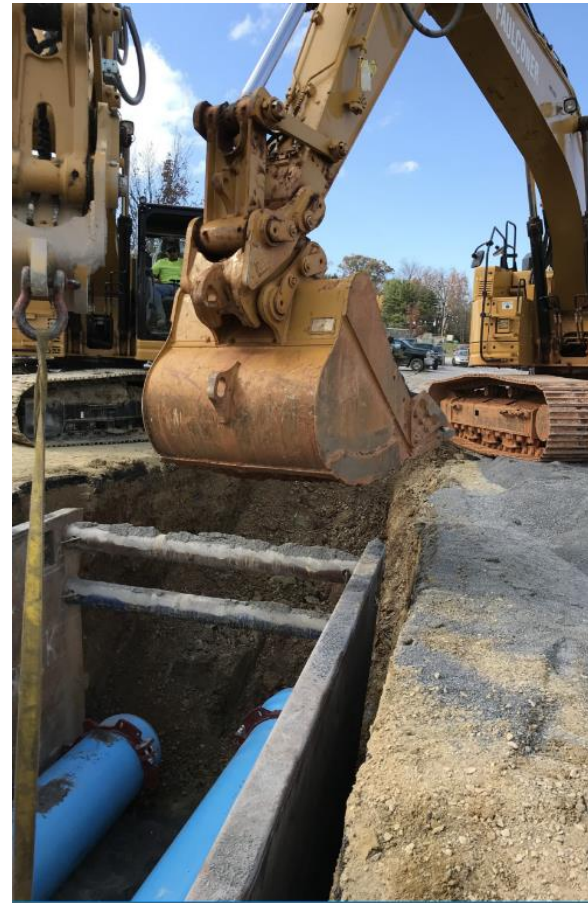
- Founded 1998 (23 years)
- Leading Public Affairs Firm in Virginia
- Infrastructure & Economic Development
- 100+ Public-Private Projects

Preston Bryant Relevant Experience

- 10 years in Virginia House of Delegates
- Former Secretary of Natural Resources

Represents:

- Virginia Water & Waste Authorities Association
- Virginia Municipal Drinking Water Association
- Virginia Municipal League – Environmental Policy



Our clients say it best!



From the start, we had design (Timmons Group), construction (MEB), and operating personnel working and communicating as a team, evaluating and discussing materials, methods, and equipment collectively and collaboratively. *It doesn't get any better than that.*

Mike Johnson, Southampton County Administrator





Our clients say it best!

The Faulconer, MEB and Timmons Group team provided a seamless design-build project for the Louisa County Water Project. From the very beginning, Louisa County staff worked hand-in-hand with the design professionals at Timmons Group and the Faulconer / MEB contracting team to make sure our budget and schedule needs were met, including an in-depth understanding of all design and construction related items that were critical to the project's long-term success.

Louisa County couldn't be happier with the end product. Our involvement with every step of the design and construction process gave the County the highest level of confidence we received the best possible product for the taxpayer's investment.

Andy Wade, Louisa County Economic Development Director & Project Manager



Anticipated Headlines over the next 3-5 Years...

virginia
BUSINESS

**Prince Edward County announces
most Impactful Economic
Development Project in History of
the Region**

***Project will allow County to invest in
the most innovative and high-tech
schools in the Commonwealth***

The Farmville Herald

Sandy River Water Project
“Smartest Move the County ever Made”

Richmond Times-Dispatch

Prince Edward Leaders 50-yr Vision Finally Realized:
Sandy River Water Project forever changed the economic
landscape of Prince Edward and Farmville



m≡b

FAULCONER
CONSTRUCTION COMPANY

McGUIREWOODS
CONSULTING


TIMMONS GROUP

Sandy River Water Project

Questions & Answers
Open Discussion



Thank you for your time !

