



COUNTY OF LOUISA

MEMORANDUM

TO: The Honorable Members of the Board of Supervisors

FROM: Sam Massie, Purchasing Coordinator
Anderson Woolfolk, General Services Manager

CC: Christian Goodwin, County Administrator

DATE: September 8, 2025

RE: A Resolution to Approve and Award a Contract for Geotechnical Engineering, Construction Inspection and Testing Services

I. Background:

a. Project Description

The County of Louisa invites qualified firms to submit proposals to provide Geotechnical Engineering, Construction Inspection and Testing Services for public building projects and locally administered road projects on an as-needed basis.

b. Need

A. Geotechnical Engineering Services

The County's intent is to secure qualified Contractors to provide geotechnical engineering services related to capital improvement projects including, but not limited to, preliminary site evaluations, stormwater management systems, impoundment rehabilitations, regulated dams, Low Impact Development (LID), demolition of buildings, renovation of building, and construction of new buildings on an "as needed" basis. As these projects arise, the County may require preliminary geotechnical engineering services to assess lands to be acquired. As building plans are developed, the County may require final geotechnical engineering studies with recommendations for use in design and construction of buildings on an "as needed" basis. In order to be considered for the resulting contract, Contractors must self-perform geotechnical services in-house.

1. Services shall include, but may not be limited to:

- a. Field exploration including test pits, hand augers, and engineering test borings in accordance with generally accepted standards;
- b. Laboratory classification and testing for determination of engineering properties of soils and rock;
- c. Engineering analysis and reporting of field and laboratory samples and data;
- d. Preparation and submittal of reports summarizing findings and recommendations. Timely distribution of daily construction field reports electronically by e-mail, (within 24 hours of site visit with hard copy to Louisa, every other week). Digital reports to be done with Microsoft work compatible software;
- e. Independent embankment and slope stability failure analysis;
- f. Implementation of owner Construction Quality Assurance (CQA) servicers;
- g. Performance of engineering inspections for foundations and structural backfills;
- h. Appearances before various agencies, groups and/or boards to present and explain reports and recommendations and court appearances made necessary by litigation;
- i. Additional “as needed” services related to this Scope of Services.

B. Construction Inspection and Testing Services

The County’s intent is to secure qualified Contractors to provide construction inspection and testing services necessary to support capital improvement projects and other professional services. These services shall include, but may not be limited to, performing inspection and testing for foundations, structural backfills, concrete work, structural steel, fireproofing, bituminous asphalt, and other related services for capital improvement and County projects on an “as needed” basis. All inspection and testing services shall be in accordance with the most recent, American Society for Testing Materials (ASTM) test methods or other appropriate test methods agreed to by the County. In order to be considered for the resulting contract, Contractors must self-perform construction inspection and testing services in-house.

1. Services shall include, but may not be limited to:
 - a. Structural backfills including:
 - i. Determination of moisture density relationship of soil and fill materials;
 - ii. Classification of soil, rock, and fill materials;
 - iii. Field testing of compacted fill materials, and;

iv. Related services required to assure conformance with project plans and specifications.

b. Concrete inspection and testing including:

- i. Inspection of reinforcing steel for conformance with contract drawings and ACI standards;
- ii. Field sampling and laboratory analysis of concrete;
- iii. Preparation and review of mix designs;
- iv. Inspection of form work;
- v. Non-destructive testing of cast in place concrete and reinforcing steel, and;
- vi. Related services required to assure conformance with project plans and specifications.

c. Structural steel and fireproofing including:

- i. Field and shop inspection of steel;
- ii. Field and shop inspection of welded and bolted connections;
- iii. Inspection of fireproofing, and;
- iv. Related services required to assure conformance with project plans and specifications.

d. Bituminous asphalt services including:

- i. Laboratory, plant and/or site testing and analysis;
- ii. Design and proportioning of mixtures;
- iii. Testing for product compliance;
- iv. Testing for paving applications, compaction, thicknesses, etc;
- v. Evaluation of pavement after installation, and;
- vi. Related services required to assure conformance with project plans and specifications.

e. Masonry inspection services including:

- i. Inspection of masonry systems;
- ii. Field sampling and laboratory analysis of sand, mortar, masonry units;
- iii. Destructive and non-destructive testing of masonry systems, and;
- iv. Related services required to assure conformance with project plans and specifications.

f. Appearance before various agencies, groups and/or boards to present and explain reports and recommendations and court appearances made necessary by litigation;

g. Additional “as needed” services related to this Scope of Services.

c. Project Budget

Funds for such services are included in the various GL #'s.

d. Request for Proposals

On July 15, 2025, the County issued a Request for Proposals inviting qualified firms to submit proposals for geotechnical engineering, construction inspection, and testing services, which will be awarded to the firm who they determine most closely satisfies the needs of the County of Louisa.

e. The Selection Committee consisted of Sam Massie, Purchasing Coordinator and Anderson Woolfolk, General Services Manager.

II. Current Situation:

a. Proposals/Bids

Ten (10) proposals were received by the closing date of August 7, 2025.

- Dulles Geotechnical and Material Testing Services, Inc.
- ECS Mid-Atlantic, LLC
- Froehling & Robertson, Inc.
- Hillis-Carnes Engineering Associates, Inc.
- Koontz Bryant Williams, Inc.
- Legacy Engineering, Inc.
- Quinn Consulting Services, Inc.
- Soil Consultants Engineering, LLC
- Timmons Group, Inc.
- Zannino Engineering, Inc.

b. Short Listed Firms

The selection committee reviewed and evaluated the proposals. Interviews with the following firms were conducted on September 5, 2025:

- Dulles Geotechnical and Material Testing Services, Inc.
- ECS Mid-Atlantic, LLC
- Froehling & Robertson, Inc.
- Hillis-Carnes Engineering Associates, Inc.
- Quinn Consulting Services, Inc.
- Timmons Group, Inc.
- Zannino Engineering, Inc.

c. Selected Firms

After careful consideration, the selection committee determined that Dulles Geotechnical and Material Testing Services, Inc., ECS Mid-Atlantic, LLC and Timmons Group, Inc. would be the most qualified firm to meet the needs of the County of Louisa.

d. Justification

Dulles Geotechnical and Material Testing Services, Inc. has a large variety of experience in geotechnical engineering, including airports. They have specifically dealt with Freeman Field before and have experience dealing with the increased standards required by the FAA. They also submitted the lowest rates if any firm.

ECS Mid-Atlantic, LLC has met the needs of the County for the past nine (9) years and has been very responsive to the County's requests for work. Their rates were comparable to the industry standard.

Timmons Group, Inc. has met the needs of the County under this contract for the past three (3) years, has performed admirably in past engineering contracts, and is very responsive to the needs of the County. Their rates were comparable to the industry standard.

III. Recommendation

The recommendation is for the Board of Supervisors to approve and award the contract for Geotechnical Engineering, Construction Inspection and Testing Services to Dulles Geotechnical and Material Testing Services, Inc., ECS Mid-Atlantic, LLC and Timmons Group, Inc. for a period of one year, with two (2) additional optional one year renewals.