

PRE-BID CONFERENCE

OPAL PUBLIC WATER SYSTEM IMPROVEMENTS

DATE: Wednesday, April 1, 2026
TIME: 10:00 AM (EST)
PLACE: FCWSA Board Room, 7172 Kennedy Road, Warrenton, VA 20187

Conference Attendees: In-person and via Microsoft Teams

Engineer: Ignatius Mutoti, Retaw Engineering

FCWSA: Tiffany Montacute
Milas Smith
Michael Edelen
Ck. Chan
Ben Shoemaker

1. Mr. Shoemaker opened the Conference at 10:00 AM and welcomed attendees to the Pre-Bid Conference for Opal Public Water System Improvements. Mr Shoemaker introduced himself and FCWSA staff members in attendance. Mr. Shoemaker advised that identical information is posted on the FCWSA website, www.fcwsa.org, and on eVA, including any forthcoming addenda and the list of Prospective Bidders of Record. Ms. Montacute reminded attendees to sign-in.
2. Purpose of the Pre-Bid Conference: Mr. Shoemaker briefly described that the purpose of today's Pre-Bid Conference is to discuss the Project, cover key components, and provide a forum for potential bidders to ask questions pertaining to the work. He stated that while reviewing the Contract Documents and preparing the Bid, if there are any questions, they should be forwarded to the procurement email: procurement@fcwsa.org as indicated in the Project Manual. He explained that questions must be submitted in writing and questions will be answered in writing. He also explained that Bidders must register as Prospective Bidders of Record. Statements made during this conference do not change the Contract as written. Minutes will be prepared for this Pre-bid Conference. This information will be posted on the project website and mailed/emailed to all Prospective Bidders of Record and anyone else who formally requests a copy.
3. Project Overview/Coordination: Mr. Shoemaker addressed the bid opening date, and provided an overview of the project highlighting: connection to existing system, groundwater well and well house development, water main, water storage tank, and division between Base Bid and Alternate A Add. Mr. Shoemaker noted that separate lines are provided in the Bid Form (00410) for the Base Bid and Alternate A Add, and that the Scope of Work for each is addressed in 011000. Additionally, there are two utilities required in the project that will be coordinated by the Contractor during construction. The well and well house will be served by Rappahannock Electric Cooperative and the water storage tank will be served by Dominion

Power. Power has been coordinated with both entities and will be procured separately by FCWSA as indicated in the Contract Documents.

4. Bidder's Understanding: Mr. Shoemaker stated that nothing said during this Conference or during any site visit can change any of the terms and conditions of the Contract. The Contract can only be changed, prior to Bid, via addenda that are issued by the Owner. Submission of a bid constitutes a representation that the Bidder has exercised due diligence in the inspection of the Site and familiarized itself with the Contract Documents. Bidders are responsible for informing themselves of all codes, labor, environmental, and safety regulations associated with the Project. Mr Shoemaker noted the site is available for inspection, and requested prospective bidders be respectful of the adjoining homeowners whose driveway will be used for site visits. Mr. Shoemaker noted that 00200 4.05 has provisions allowing individual site visits for individual site examination and can be coordinated as needed in accordance with the Project Manual. At the request of attendees a site visit followed the meeting
5. Addenda: Mr. Shoemaker stated that Addendum No. 1 is forthcoming, and will include information on temporary construction access to the water storage tank lot across adjoining property owners, as well as responses to questions received from prospective bidders. Mr. Shoemaker confirmed in 00200 7.01 that questions received less than seven days prior to the date for opening of Bids may not be answered. Any addenda issued must be acknowledged on the Bid Form that all Addenda have been received. Again, all Prospective Bidders of Record will receive all Addenda issued.
6. Contract Time: Mr. Shoemaker addressed the Contract Time, noting that Time is of the Essence. Referencing Section 00520, the Contractor is required to achieve Substantial Completion within 540 days of the Notice to Proceed, and is required to achieve Final Completion within 30 days after the Contractor has achieved Substantial Completion. Please note that by submitting a Bid, the Bidder acknowledges that the times set forth for the performance of the Work are reasonable and waives any objection.
7. Questions? Mr. Shoemaker opened up for any questions from potential Bidders reminding them to record their information on the sign-in sheet; online attendees provided contact information through Microsoft Teams. Questions answered:
 - a. The project is jointly funded by FCWSA and Fauquier County, and both entities have committed funding to the project. However, the funding has no bearing on the administration of the Contract – all requirements are in the Project Manual and the Contract will be solely between the Contractor and FCWSA. Mr. Shoemaker noted that Division 0 provides an expectation of timing of Award and Notice to Proceed.
 - b. Mr. Shoemaker confirmed that the intent of the Contract Documents is that any qualified contractor can be the Bidder/Contractor in accordance with the Project Manual and does not regulate which part of the contract the Bidder/Contractor wishes to subcontract provided all conditions of the Contract are met.

- c. Mr. Shoemaker confirmed that the Contract Documents do not specifically address the sequence of Construction between water main, water storage tank, well house, etc.
– any component can be started with NTP and all must be completed within 540 days.
8. Adjourn: Mr. Shoemaker concluded the sit-down portion of the Conference at 10:34 AM
9. Site Visit: Mr. Edelen conducted the site visit following the Conference.

Additional

FCWSA reminds prospective bidders of the following:

- Bid Submittal Requirements: Bidders should note the requirements in the Instructions to Bidders and in Article 2 of the Bid Form, and Bidders are required to provide a bid security in the amount of five percent (5%) of the Bid Price as referenced on the Bid Form. The successful Bidder will be required to submit a Performance Bond and a Payment Bond as referenced in the Project Manual.
- Submission of Bids: Owner will open only those bids submitted in strict compliance with the Invitation to Bid and the Instructions to Bidders. Ensure all requested information is on the outside of the bid envelope per 00200-15.02. Please note that a copy of the table in 00200-15.02 can be filled out, cut out, and affixed to the envelope to ensure you meet the specific requirements for your submission. Bids are required to have the Contractor's Virginia contractor's license number with expiration date and their Federal Employer ID number on the envelope in which the bid is submitted. If it is not there, the bid will not be considered. Any bids submitted after the deadline will be returned unopened.
- The Bid opening is Thursday, May 7, 2026, at 2:00 PM in the FCWSA Board Room (same room as Pre-Bid Conference) where all bids will be read publicly.
- Per the Instructions to Bidders:

All questions about the meaning or intent of the Bidding Documents are to be submitted to Owner in writing to the following email address: procurement@fcwsa.org. Bidders are requested to include the Project name in the subject line of the email. Interpretations or clarifications considered necessary by Owner in response to such questions will be issued by Addenda posted on the Owner's website: www.fcwsa.org and an email Notice will be sent via email to Prospective Bidders of Record. Questions received less than seven days prior to the date for opening of Bids may not be answered. Only questions answered by Addenda will be binding. Oral and other interpretations or clarifications will be without legal effect.

Pre-Bid Meeting for Opal Water System Improvements Project

April 1, 2026 @ 10:00 AM

Participants

1. CB&I

24 Reads Way

New Castle, DE 19720

Contact: Philip Bassett

804-614-7400

philip.bassett@cbi.com

6. WG Construction

9251 Industrial Court

Manassas, VA 20109

Contact: Ben Custead

571-397-2097

benc@wgconstruction.com

2. Johnston Construction Company

4331 Fox Run Road

Dover, PA 17315

Contact: Luke Noerpel

717-292-3606

bids@jcc-ri.com

7. Metra Industries

50 Muller Place

Little Falls, NJ 07424

Contact: Lawrence Perry

973-812-0333

lperry@metraindustries.com

3. Garney Construction

3959 Pender Drive, Suite 100

Fairfax, VA 22030

Contact: Eoin Cohrick

703-597-4341

ecohrick@garney.com

4. William A Hazel Inc

4305 Hazel Park Court

Chantilly, VA 20151

Contact: Jim Vogt

703-657-6341

james_vogt@wahazel.com

5. Archer Western Construction

13454 Sunrise Valley Drive, Suite 440

Herndon, VA 20171

Contact: Anthony Tundo

703-200-8826

atundo@walshgroup.com