PRE-BID CONFERENCE MEETING MINUTES
BEALETON PUMP STATION UPGRADES
BEALETON, VA
FAUQUIER COUNTY WATER & SANITATION AUTHORITY
FCWSA CONTRACT NO. 27-C-04-0271
SEH PROJECT NO. 191405

DATE: Monday September 28, 2026
TIME: 9:30 AM
LOCATION: 6106 Waverly Way
Bealeton, Virginia 22712

1. Introductions
    a. Provide contact information:
        i. Fauquier County Water & Sanitation Authority
            1. Milas Smith
            2. Deborah Whitley
        ii. SEH
            1. Nate Nickerson
            2. Meghan O'Brien
        iii. Other
            1. Mark Burcham – Visu-Sewer
            2. Eric Eaton – Rain for Rent
            3. Donald Robey III – Robey Inc.
            4. Luis Martinez – CPP Construction
            5. Ben Custead – WG Construction

2. Owner: Fauquier County Water and Sanitation Authority
    a. Project Manager: Michael Edelen
    Phone: 540.349.2092 ext. 112

3. Engineer: SEH
    a. Project Manager: Nate Nickerson
    Phone 434.202.6627
    b. Project Engineer: Meghan O'Brien
    Phone: 434.202.3199

4. Bid Date: Monday, October 12, 2026

5. Bid Location:
    a. Bids to be turned into:
    Fauquier County Water and Sanitation Authority
    7172 Kennedy Road, Warrenton, VA 20187
    OR submitting via eVA's electronic bidding system

6. Project Location:

a. Bealeton Pump Station
   6106 Waverly Way, Bealeton, Virginia 22712

7. Basic Contract: See Contract Forms in the Project Manual.

8. Project Schedule:
   a. Start: Following Notice to Proceed.
   b. Substantial Completion: Within 150 calendar days after Notice to Proceed and within 30 consecutive calendar days following commencement of bypass pumping operations.
   c. Final Completion: Within 30 calendar days after the date of Substantial Completion.

9. Safety Requirements
   a. Contractor shall be responsible for initiating, maintaining, and supervising all safety precautions and programs associated with the Work.
   b. Comply with all applicable OSHA and VOSH requirements.
   c. Contractor shall provide a competent site superintendent whenever construction activities are occurring.

10. Basic Project Scope includes replacement of major pump station components and coatings within the existing wet well. Work includes:
    a. Equipment Replacement
       i. Submersible pumps
       ii. Wet well piping
       iii. Slide rails
       iv. Base 90-degree elbow
       v. Level sensors and floats
       vi. Pressure transducer
    b. Additional Items
       i. Addition of safety grates beneath wet well access hatch
       ii. Recoating wet well interior

11. Project Coordination:
    a. Owner may occupy pump station area during the construction period.
    b. Owner will operate and maintain temporary bypass pumping operations during construction. Contractor shall coordinate construction activities and schedule with these operations.

12. Use of Site, Parking, and Staging:
    a. Staging and stockpiling may only occur in areas designated by the Owner.
    b. On-site parking will be limited due to site constraints
    c. Non-Smoking Facilities.

13. Site Cleanliness, Debris, Garbage and Sanitary Facilities
    a. Keep site clean at all times.
    b. Pick up debris and keep all garbage in containers that prevent blowing.
    c. Provide portable sanitary facilities at site.

14. Hours of Work:
    a. Normal business working hours of 8:00 a.m. to 4:00 p.m. Monday through Friday.
    b. No on-site construction activities are permitted on Sundays or major holidays.

15. Questions

SEH believes that this document accurately reflects the business transacted during the meeting. If any attendee believes that there are any inconsistencies, omissions or errors in the minutes, they should notify the writer at once. Unless objections are raised within seven (7) days, we will consider this account accurate and acceptable to all.

If there are errors contained in this document, or if relevant information has been omitted, please contact Nate Nickerson at 434.202.6627.