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OPAL PUBLIC WATER SYSTEM IMPROVEMENTS

RFP Number 25-C-04-0258

ADDENDUM NO. 1

APRIL 15, 2026

The following information is provided to help Offerors submit a Proposal in response to RFP Number 25-C-04-0258.

1. **If restrained joint pipe and mechanical joint fittings with wedge restraints are being utilized, are concrete thrust blocks still required?**
    a. Yes concrete trust block are still required with restraint pipe.

2. **The geotech report for the waterline adjacent to Opal Rd shows existing soil type to be 100% CH. Will this excavated material be allowable as backfill for this particular project outside of beneath roadways/paved areas?**
    a. Soil type CH is allowable as trench backfill within the vegetated areas provided it meets the specific compaction and moisture requirements as defined in the construction plans and specifications.

3. **Please clarify who is responsible for the underground electric extension from Lees Mill Rd to 4x4 transformer pad as shown on sheet W-C301? Is the owner or contractor to pay Dominion for the drop shown in the letter on sheet T-E403?**
    a. Owner is responsible for contracting with Dominion Energy to extend power to the transformer on the tank lot.
    b. The Contractor responsibilities for power to the well lot are included in the Well-4f Electrical Note #2 on Sheet W-E301 with the detail for the Underground Primary Conduit Installation Diagram on Sheet W-E302.

4. **Please provide further details regarding the chlorine contact piping at the well site. Is this special baffled pipe, plain flanged pipe, etc. Does it require any special interior lining?**
    a. There are no special conditions for the contact pipe as the 48” pipe shall meet the same specifications as the ductile iron distribution piping.

5. **Agreement states 540 days – We'll likely need 725 or so since the timing of the work will force us to wait until the Spring of 2028 to paint the tank.**
    a. The contract time of 540 days remains unchanged.

6. **Bid Form – considering the scope, bids are likely going to come from GC's using tank firms as subs. Thus, the Bid Form should be modified to require a statement of which tank firm the Prime Bid is based on.**
    a. Bid form will not be changed. The only requirement is for the tank to meet tank specification.

7. **Special Conditions 6.08 states that we are required to pay $100 per hour (with a min of 4 hrs.) for the Owner's Inspector to watch things after regular working hours. We ask that we can work 7 days a week during the paint phase without this burden.**
    a. Contractor shall be responsible for scheduling all required inspections. Should these inspections fall outside regular work hours, Supplementary Condition 6.03C shall apply.

8. **SC 6.09 says we are required to pay for all Permits. As a tank sub this is not an issue, we would like to know (on behalf of the GC) what these permit costs will be.**
    a. Permits are listed under SC-6.09 Permits, B. Specific Permits. Land Disturbing Permit Fees are included in the Fauquier County Department of Community Development Conditions of Approval for the Opal Water System Storage Tank and Well Lot included in the bid documents.

9. **Tank Spec uses the term "Contractor", and states that the tank cannot be subcontracted. Please confirm that the term "Contractor" in this section only refers to the tank manufacturer, and not to the firm bidding as the Prime.**
    a. That is correct.

10. **Tank Spec 1.01-B mandates that the tank firm have an EMR of less than 0.75. In order to receive multiple bids, this should be increased to at least 0.80.**
    a. The EMR (Experience Modification Rate) is revised to below 0.80 as requested.

11. **Tank Spec 2.01 1-D-(b) conflicts with what is shown on the drawings. The second to last sentence, "The transition from the base…. shall be a truncated cone with a compression ring" should be deleted, as this is no longer the "industry standard" (which is to have smooth knuckles at both the top and bottom shaft junction points as is properly shown on the drawings).**
    a. SECTION 331619 SINGLE PEDESTAL, WELDED STEEL ELEVATED WATER STORAGE TANK subsection 2.01 1-D-(b) Delete "The second to last sentence, "The transition from the base shall be a truncated cone with a compression ring"

12. **Tank Spec 3.1-B-5 infers that the tank firm has to hire its own third-party paint inspector. This is usually considered a conflict of interest. Retaw should consider performing this scope independently.**

a. The Owner shall contract an independent Third-Party Inspector (TPI) to inspect the elevated tank, including but not limited to structural welding and coating applications. The Contractor shall provide the inspector with safe access to all parts of the tank, including ladders, scaffolding, or lifts. The Contractor must coordinate with the TPI to ensure they are on-site for all required quality control checkpoints (e.g., surface prep, welding, coating application). All costs for the TPI are the responsibility of the Owner. The Contractor is responsible for correcting, at their own expense, all defects or non-compliant work identified by the TPI.

13. **Drawing T-C302 infers that the foundation will be a Ringwall/Spreadfooting, whereas the Geotechnical Report suggests the use of Augercast Piles. With this latter design we typically place the Watermain under the concrete pile cap – please confirm this is acceptable.**
    a. Use a Ringwall/Spreadfooting foundation as shown on T-C302 and under Section 6.0 FOUNDATION RECOMMENDATIONS of the 2024.07.12 _24230015.000 Opal Elevated Water Tank (Schnabel Eng) Geotechnical report.

14. **We assumed that the door and frame for the Well House will be standard steel door and frame assemblies, as specified in Section 330516.13, Paragraph 2.3, and will be included in the scope of the Precast Building Structure vendor.**
    a. This is typically the case; however, please contact the precast building manufacturer to verify.

15. **We assume that the cast in place concrete to be used for the hydrant thrust block is 3,000 psi, as specified in the Typical Hydrant detail WD-04 of sheet W-C102.**
    a. Yes this is correct and labeled on the FCWSA detail WD-04.

16. **We assume the existing well pump will remain unless otherwise noted. Please confirm if this understanding is correct or provide direction if replacement is required.**
    a. Contractor shall perform all work as described in Section 01000 – Invitations for Bids and Contract documents, including but not limited to:
        - Develop one remote groundwater well site generally consisting of installation of submersible well pump and riser pipe, pitless adapter, treatment building, generator, site piping, fence, site lighting, access road, and associated electrical, mechanical, instrumentation, and site work.

17. **We assume insulation is not required unless specifically noted. Please confirm if this interpretation is correct or provide clarification on insulation requirements.**
    a. Correct

18. **Please confirm trench backfill for crossing asphalt driveways shall comply with detail #2 on sheet W-C103.**
    a. Yes, Sheet W-C103. Detail #2-VDOT Asphalt Driveway Replacement Detail

19. **Please confirm others will be responsible for paying for and installing the electric feed up to and including the transformer on the well house lot and that contractor is to only**

carry cost to install from the transformer to the well house. It appears from sheet W-C501 that the contractor is to carry the conduit from the well house to Lee's Mill Road.

a. See response to question #3 above.

20. Please clarify what existing functionality of the existing well needs to be maintained while construction is underway per Demolition Sequencing and Scheduling note #1 on sheet W-C401. The existing well will need to be modified to install the new well pump.

a. This is a cautionary note for Contractor to protect the existing well and ensure that this well will be ready to contract to the proposed Wellhouse.

21. Please confirm what VDOT MOT restrictions to perform the waterline work.

a. Works shall be completed in accordance with Virginia Department of Transportation (VDOT) Land Use Permit to be obtained by the Contractor.

22. Please confirm Dominion is installing the full electric line to tank lot transformer at no cost to contractor.

a. Confirmed

23. Please reference specification section 312000.2.1.C and the Draper Aden Geotechnical Report. Per the specification section, CH and ML soils are listed as unsatisfactory soils and per the Geotech report is appears the vast majority of the existing soils are CH or ML. Please confirm CH and ML soils are not acceptable for trench backfill and site grading and import of satisfactory soil is required.

a. Soil types CH and ML are allowable as trench backfill within the vegetated areas and site grading provided it meets the specific compaction and moisture requirements as defined in the construction plans and specifications.

24. Please confirm FCWSA will perform all compaction testing per specification 312000.3.12.A.

a. Contractor shall perform all compaction testing.

25. Please confirm length of restrained pipe to be installed for each fitting type or if all waterline to be installed shall be restrained pipe.

a. Install restrained pipe and fittings as called out on the construction plans and details.

26. Please confirm preliminary take information as noted in specification 331619.1.C and 331619.3.01.1.b is required to be submitted with our bid package.

a. All bidders shall comply with 31619.1.C. and 331619.3.01.1.b

27. Please confirm if Dorsett shall be furnishing the SCADA panel and performing all SCADA programming. If so, please confirm if Contractor is to pay for Dorsett services or if they'll be paid by the Owner.

a. Yes, Dorsett shall furnish the SCADA Panels and perform all SCADA programming.
b. Contractor shall coordinate with the Owner and Dorsett when facility is ready for SCADA installation. Owner shall contract Dorsett for SCADA work. Contractor responsible for installing SCADA cabinets supplied by Dorsett and running and

labeling all electrical wires to the SCADA cabinet based on the input/output list in Specification 250800-5.

28. Please clarify what type of PVC conduit is to be used for underground ductbanks, specification 260533.2.3 specifies SCH80 however sheet W-E301 note #7.1 specifies SCH40.

a. Note 7.1 on Drawing W-E301 is revised to the following:

Utility Transformer Primary and Secondary conduit extensions shall be Direct Buried Schedule-40 PVC (gray) Conduit with 90-Degree Long Sweep Ells for underground (below grade) application and Schedule 80 PVC (gray) for all exposed or above-grade conduit.

b. SCH80 PVC shall be used for underground ductbanks unless otherwise noted on the plans with Specification 260533 Paragraph 3.1.R.1.c revised to the following:

Unless specifically noted otherwise, direct bury conduit shall be PVC Rigid Schedule-80. Conduits under vehicle drive paths and parking lots shall be PVC Rigid Schedule-80 and concrete encased with conduit support chairs and tie-downs with rebar supports and anchors.

29. Please confirm the design high water level elevation of the water storage tank is to be 619.50, the top of tank is to be 627.50, and the top of foundation is to be 470.50.

a. Reference Sheet T-C302 for tank elevations.
b. See response to question #33 below for Tank and High-water Level

30. Please reference sheet T-C302. Please confirm the tank outlet pipe diameter is to be 16", the tank inlet pipe is to be 6", and the overflow is to be 8".

a. Confirmed – All pipe sizes are as called out on Sheet T-C302.

31. Please clarify if the permanent materials purchased for this project are tax exempt or if sales tax is to be accounted for in our bids.

a. Materials are tax exempt from the Commonwealth of Virginia sales and use taxes. A Certificate of Exemption (Form ST-12) will be provided to the Contractor.

32. Please confirm the tank contractor is to perform their own geotechnical report per note #11 under the Water Tank & Tank Lot Notes header on sheet T-G101.

a. Tank contractor shall comply with Water Tank & Tank Lot Note #11 of Sheets G101 and T-G101.

33. The high-water level of the tank states 149' on the plans, but the invitation to bid states 157'. Which is correct?

a. Height of tank: 157 ft
b. High Water Level 149 ft

34. According to the plans, they want a 6" inlet, 16" outlet, and an 8" overflow. Can you confirm the 16" outlet pipe? Most of the time the sizes of pipe are within a few inches of each other, so we would like to confirm this.

a. See response to question #30 above.

35. Is this tax exempt? There are places that say yes and some say no.

a. See response to question #31 above

36. Page 2 of the drawings says the tank contractor shall conduct their own Geotech. Is this confirmed? There are three geotechs already included.

a. Yes, see Sheets G101 and T-G101 note #11 under Water Tanks & Tank Lot section. The three Geotechnical reports are provided for reference only.

37. The information provided in related to the bid documents for the Opal Public Water System Improvements project. Specifically, spec section 46 06 01; paragraph 2.1 C. and its associated Equipment Schedule. We've been made aware that the TRICON/E3® transmitter for the specified turbine flow meter is no longer available. Please provide updated model for the meter transmitter.

a. The Signalizer™ Model EMP - v2

38. Include the following Tank coating Specification to Section 331619

Interior Wet Area - Coating System

Surface Preparation: SSPC-SP10/NACE 2 Near White Metal Blast Cleaning. All unwelded seams will be filled. The surface shall be clean and dry before painting.

1st Coat: Moisture Cured Zinc-Rich Polyurethane applied at 2.5 – 3.5 dry mils. (performance equal to Tnemec Series 93-H20 Hydro-Zinc)

Stripe Coat: NSF Approved Polyamidoamine Epoxy applied at 4.0 – 6.0 dry mils. (performance equal to Tnemec Series L140 Pota-Pox Plus)

2nd Coat: NSF Approved Phenalkamaine Epoxy applied at 4.0 – 6.0 dry mils. (performance equal to Tnemec Series 21 Epoxoline

3rd Coat: NSF Approved Phenalkamine Epoxy applied at 4.0 – 6.0 dry mils. (performance equal to Tnemec Series 21 Epoxoline)

Interior Dry Tank Coating System

Surface Preparation: SSPC SP-6/NACE No. 3 Commercial Blast Cleaning

1st Coat: Moisture Cured Zinc-Rich Polyurethane applied at 2.5 – 3.5 dry mils. (performance equal to Tnemec Series 93-H20 Hydro-Zinc)

2nd Coat: NSF Approved Phenalkamaine Epoxy applied at 4.0 – 6.0 dry mils. (performance equal to Tnemec Series 21 Epoxoline)

Exterior Tank Coating System

Surface Preparation: Power wash the entire exterior surface using 3,500 PSI with a rotating turbo nozzle to remove all loose paint, rust, dirt, scale, and other foreign matter. After water blast cleaning, if there is loose paint or loose paint edges, sand to feather smooth in accordance with SSPC SP-2/3 Hand/Power Tool Cleaning. The surface shall be clean and dry prior to painting. Spot prime all bare steel or rusted areas with a modified polyamidoamine epoxy (performance equal to Tnemec Series 135 Chembuild) applied at 4.0 – 6.0 dry mils.

1st Coat: Moisture Cured Zinc-Rich Polyurethane applied at 2.5 – 3.5 dry mils. (performance equal to Tnemec Series 93-H20 Hydro-Zinc)

2nd Coat: Aliphatic Acrylic Polyurethane applied at 2.5– 5.0 dry mils. (performance equal to Tnemec Series 1095 Endura-Shield)

3rd Coat: Advanced Thermoset Solution Fluoropolymer applied at 2.0 – 3.0 dry mils. (performance equal to Tnemec Series 700 Hydro-Flon)

Lettering / Logo: Two coats of Advanced Thermoset Solution Fluoropolymer shall be used for the lettering/ logo applied at a dry film thickness of 2.0 – 3.0 per coat.

Calking: Fill all gaps between the concrete foundation and the bottom plates of the steel tank with Tnemec Series 265 Elasto-Shield TG. Overlap 1/8 inch on both sides of the gap.

Concrete Foundation: The concrete foundation shall be cleaned and shall receive two coats of Tnemec Series 156 Enviro-Crete applied at 6.0 – 8.0 dry mils.

39. **FCWSA has acquired Temporary Construction Access through three adjoining parcels in the vicinity of the water storage tank. This includes ingress/egress through the existing driveway to the field behind 7262 Opal Road and over to the tank site as depicted by the purple highlighted corridor in the attached exhibit. This does not include permission to store materials or park vehicles/equipment in the Temporary Construction Access. It's anticipated that this Temporary Construction Access will be used only until the Contractor has established direct entry from Opal Road to the tank site as shown in the Contract Documents, at which time the Temporary Construction Access is no longer required. All rights to Temporary Construction Access expire upon completion of construction as evidenced by the Virginia Department of Health's issuance of a certificate to operate the water storage tank. Contractor shall document preconstruction conditions of the driveway and field access, maintain the driveway and field access in like condition, and shall restore the Temporary Construction Access to original conditions prior to the aforementioned termination of the Temporary Construction Access, including removing any gravel (except that placed on the existing driveway and approved by Owner) and grading and reseeding those areas to original condition, such restoration plan to be provided in advance of termination for review by Owner.**

40. Can you confirm weekend work will be allowed? Any work requiring Owner or Engineer to be present will be conducted during normal business hours.

a. Working hours shall be in accordance with the Supplementary Conditions SC-6.03 of the contract documents.

41. Can the contract duration be extended to 600 days?

a. See response to question #5 above

42. Need some direction from TRC regarding the tank site Geotech report. Section 1.0 states Site B may be supported on a shallow foundation system with a max allowable bearing pressure between 2000 psf and 3000 psf. We need to know which bearing capacity we are to use. 2000? 3000? 2500? If one tank contractor bids assuming 2000 and another one bids assuming 3000 those are going to have different foundation designs and bids will not be apples to apples.

a. See response to question #36 above

43. Section 331619, 4.01.L calls for a mixing system in the tank. Please provide clarification as to what type of mixing system they are looking for. There are mechanical mixers made by several manufacturers such as Ixom, PAX, Kasco etc. and then there are passive mixing systems. All vary in cost and function. Again a specific type of mixing system should be specified to ensure bids are apples to apples.

a. Specification Section 331619, 4.01.L states the mixing system shall function without the use of mechanical pumps or blowers or other equipment with motor drives or other continuously moving parts. The energy needed to mix the storage tank shall be provided solely by the flow of water through the tank inlet pipe.

END OF ADDENDUM