

Montclair/Four Seasons Water System Improvements Design-Build Project

Four Seasons at Historic Virginia
Project Update Teleconference
August 24, 2020

SA Project Manager:

David R. Scott, PhD, PMP

Program Mgmt. Consultant:

Chris Remme - Arcadis US, Inc.

Contractor:

Joe Chaklos - ACE/KCI



Service Authority
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Agenda

- ◆ Project Background
- ◆ Purpose of Project
- ◆ Conceptual Site Layouts
- ◆ Architecture
- ◆ Review Project Status
- ◆ SA Commitments
- ◆ Q&A



Project Background

- ◆ April 1999, SA identified the need to improve water system hydraulics and reliability in the area.
- ◆ October 2012, reevaluated and relocated pump station location.
- ◆ In late 2015, changed the construction method to design-build due to complexity of the project.
- ◆ Concurrently, SA reevaluated potential use of existing facilities and other options.
- ◆ Design/Build Agreement awarded to ACE/KCI for Preliminary Design and the GMP.

Purpose of the Project

- ◆ Maintain water quality.
- ◆ Improve system hydraulics and reliability for Four Seasons and other customers.
- ◆ Provide a redundant water line into Four Seasons.
- ◆ Maintain the level of service residents receive.
- ◆ Accommodate future growth and water demands / existing system will not adequately support growth.

Conceptual Site Layout



Booster Pump Station

Discharge Main

Supply Main

17411

17409

Four Seasons Dr

S. FM 520

Conceptual Site Layout



Architectural Rendering



MONTCLAIR BOOSTER PUMP STATION



Project Status Update

- ◆ MOA finalized with Four Seasons HOA – spring 2018.
- ◆ Requests for Proposals – fall 2019.
- ◆ Prelim Design/GMP Design-Build contract award – July 29, 2020.
- ◆ Anticipated Design/Build Construction duration of 18 months.
 - ◆ To be finalized based on the successful completion of the Preliminary Design and GMP negotiations – summer 2021.

Project Status Update

- ◆ Design-Build Agreement 1819A – Prelim Design/GMP.
 - ◆ ACE/KCI
 - ◆ Start date July 29, 2020
 - ◆ Completion date April 29, 2021
 - ◆ Duration is 274 calendar days
 - ◆ Scope - Design to 65%, prepare and negotiate a Guaranteed Maximum Price (GMP)
 - ◆ Lump Sum Contract Price of \$565,000
 - ◆ If the PWCSA chooses to off-ramp the Project, the Design-Builder shall be compensated at a Lump Sum amount of \$165,000 for completion of the design
 - ◆ The Project Price Not to Exceed (PPNE) is \$9,686,000

Project Status Update

- ◆ Design-Build Agreement 1819B – Construction & Final Design.
 - ◆ ACE/KCI
 - ◆ Anticipated start - fall 2021
 - ◆ Anticipated completion – spring 2023
 - ◆ Duration – 611 calendar days
 - ◆ Scope – Construction and final design
 - ◆ Guaranteed Maximum Price (GMP)
 - ◆ Total Design-Builder project duration is 885 calendar days for both Agreements

SA Commitments

- ◆ To restore property affected by SA construction to original or better condition.
- ◆ To maintain road access at all times.
 - ◆ Emergency services, trash, mail, and other services.
- ◆ To continuously communicate and work with HOA concerning project status.
- ◆ To respond quickly to residents' concerns.

SA Commitments

- Work with the HOA to define parking and access constraints.
 - Incorporated into Design-Build Agreement.
- Daily clean-up by the Contractor is required.
- Service Authority Inspector on site daily and as necessary.
- Construction Manager / SA Project Representative on site for the duration of the project.

Questions and Contacts

- ◆ Project e-mail address
 - ◆ Montclair_DB@pwcsa.org
- ◆ Project website
 - ◆ <https://www.pwcsa.org/montclair-db-project>
- ◆ Service Authority Liaison
 - ◆ Kathy Bentz
 - ◆ Community Relations & Outreach Manager
 - ◆ Phone: (703) 335-8944
- ◆ Questions



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