

Montclair/Four Seasons  
Water System Improvements Design-Build Project  
Frequently Asked Questions

**Project Description:**

The three main components of the project include: a Booster Pump Station, Supply Main, and Discharge Main. The Discharge Main also serves as a secondary Supply Main to Four Seasons at Historic Virginia.

**Project Duration & Testing, Design and Permitting Timeframe:**

- Design-Build Request for Proposals (RFP) and Contract Negotiations: present – spring of 2020
- Anticipated Design Duration: summer of 2020 – summer of 2021. Note: since the project is Design-Build, site activities may commence during the design phase.
- Anticipated Construction Duration: fall of 2021 – spring of 2023.

**Project Website:**

<https://www.pwcsa.org/montclair-db-project>

**Frequently Asked Questions:**

**1. When will construction start?**

The anticipated duration of the design-build contract is thirty-two (32) months. After contract award, the design-build firm will be required to obtain final design approval as well as all necessary permitting. At present, on-site construction activity is estimated to begin in the fall of 2021. During the Request for Proposal (RFP) process, the design-build firms will submit proposed project schedules. A final schedule will be finalized, upon the approval by the Service Authority, after contract award.

**2. Where will the Contractor start the construction?**

The Service Authority does not dictate means and methods. The selected Contractor will submit a construction schedule which will depict the approach to design and construction. At that time, the Service Authority can upload an anticipated schedule to the webpage.

**3. What procedures are in place to ensure construction traffic does not track dirt onto roads?**

The Contractor will be required to comply with Virginia Erosion and Sediment Control requirements which address this concern. The Service Authority will include provisions within the contract that will assess fees if the Contractor does not comply.

**4. What are the Service Authorities plans for restoring the roads to their existing conditions?**

The Service Authority's commitment to restore damage of property, caused by construction activities related to this project, to its original or better condition is firm and unchanged. The Service Authority intends to document the existing conditions with photographs and notes prior to construction, to ensure the post construction restoration complies with the Service Authority's long standing practice to restore property damage to original or better condition.

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**5. Will the Service Authority share the presentation from the May 1, 2018 annual meeting?**

Yes. The presentation is available on the webpage as of May 7, 2018.

**6. Will additional landscaping be included in the project?**

The approved site plan depicts landscaping in between 17411 and 17409 Four Seasons Drive. Additionally, a landscaped buffer is planned in between the residences and Booster Pump Station.

**7. What will the architecture of the Booster Pump Station look like?**

The conceptual rendering of the station depicts vinyl siding, vinyl trim, louvers and doors, adhered concrete masonry veneer as well as an asphalt roof. The overall intent of the station is to blend with the surrounding community, with complementary architectural appearance.

**8. Will the Contractor be required to keep the construction site clean?**

Yes. Daily cleanup of the site is required.

**9. Will access to the community be maintained?**

Yes. Emergency services, trash, mail and other services will be maintained at all times.

**10. What will the noise (decibel) level be outside the Booster Pump Station?**

The Service Authority will work closely with the selected design-build firm to meet the noise requirements set forth in the Prince William County Zoning Ordinance. The new pumping station will incorporate the best noise attenuation technology available at the time of construction.

**11. Will the generator be running in the facility at all times?**

No. The back-up generator is intended for times when permanent power is unavailable (power outages). Additionally, the generator will be periodically run for cyclic and preventative maintenance.

**12. What other communities will the Booster Pump Station serve?**

The Booster Pump Station supports communities along the Route 234 corridor, from I-95 to the Purcell Road vicinity.

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**13. Will the project encourage growth?**

The demand forecast accommodates for future growth, but does not promote growth. The Service Authority's planning is designed to follow the Prince William County adopted Comprehensive Plan.

**14. Will the cost of this project be passed on to Service Authority customers?**

No. Funds for the project have already been collected via availability fees paid by developers. This project is not being funded by individual rate-payers.

**15. Is the Service Authority willing to explore alternative site ingress and egress?**

The Service Authority will work with the selected design-build contractor to explore potential site ingress and egress routes including Four Seasons Drive and other alternatives.