

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

Project Description:

The three main components of the project include a Booster Pumping 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:

- The final design and construction phase commenced on December 13, 2021.
- The Estimated Construction Completion Date: summer 2024.

Project Website:

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

Frequently Asked Questions:

1. When will construction start?

The Service Authority's Design-Builder (ACE/KCI) began construction activities in July 2022.

2. Where will the Contractor start the construction?

Work began with the installation of the discharge main from Old Stage Road to the future Booster Pump Station. This portion of the project work has been completed. On December 12, 2022, the work activities started for the supply main installation from the west side of I-95 to the future Booster Pump Station and then on January 30, 2023, the contractor started the installation activities for the discharge main installation from the future Booster Pump Station to the Four Seasons Community. Construction activities for the construction of the future Booster Pump Station began on February 13, 2023. The portion of the nature trail from 17381 to the area behind 17411 Four Season Drive is closed for the duration of the project. Residents and others walking in this vicinity should not bypass the safety fencing or use the closed section of the nature trail.

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 its original or better condition.

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5. Will the Service Authority share the presentations from the annual Four Seasons at Historic Virginia community meetings?

Yes. The presentations are available on the project website.

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 Pumping Station.

7. What will the architecture of the Booster Pumping 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 Pumping 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 Pumping Station serve?

The Montclair/Four Seasons Water System Improvements Project provides improved reliability to Montclair, Four Seasons, Brittany, and Southlake, as well as commercial areas and neighborhoods along Dumfries Road.

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.

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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.