

Montclair/Four Seasons Water System Improvements Design-Build Project

Four Seasons at Historic Virginia Annual Meeting
May 4, 2022

Service Authority:

David Scott Project Manager

Project Rep: Arcadis

Chris Remme Area Manager
Mike Early Construction Manager

Design-Builder: ACE/KCI

Kayla Matis Project Manager
Tyrus Hunter Community Outreach
Liaison



Service Authority
Exceptional Water Service

Agenda

- ◆ Project Background
- ◆ Purpose of the Project
- ◆ Site Layouts
- ◆ Project Status Update
- ◆ Upcoming Project Activities
- ◆ Service Authority (SA) Commitments
- ◆ Q&A



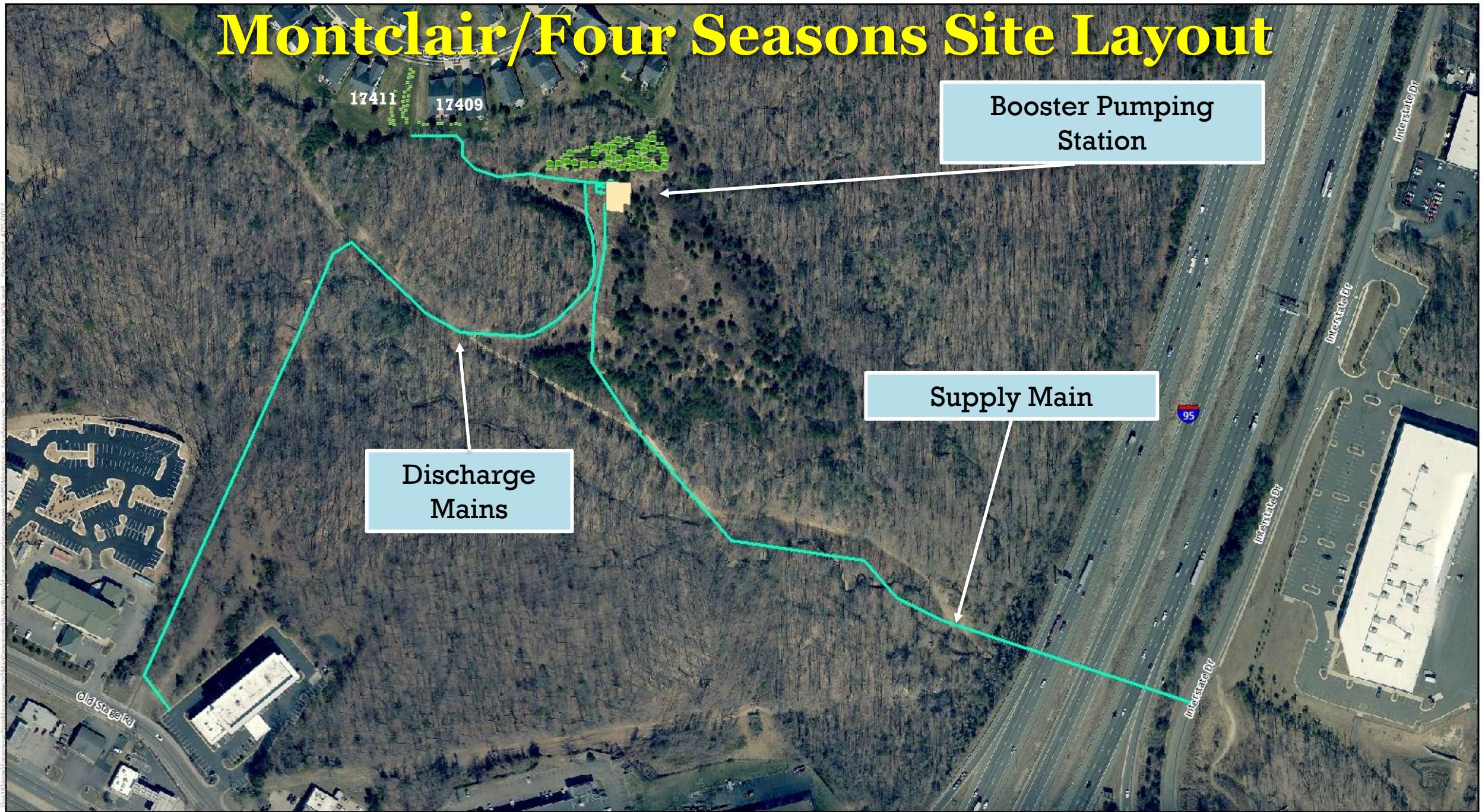
Project Background

- ◆ April 1999, SA identified the need to improve water system hydraulics and reliability in the area.
- ◆ October 2012, reevaluated and relocated pumping station location.
- ◆ In late 2015, changed the construction method to design-build due to complexity of the project.
- ◆ Design/Build Agreement awarded to ACE/KCI for Preliminary Design.
 - ◆ Through 65% design and Guaranteed Maximum Price negotiations.

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.

Montclair/Four Seasons Site Layout



Booster Pumping Station

Discharge Mains

Supply Main

17411

17409

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Interstate Dr

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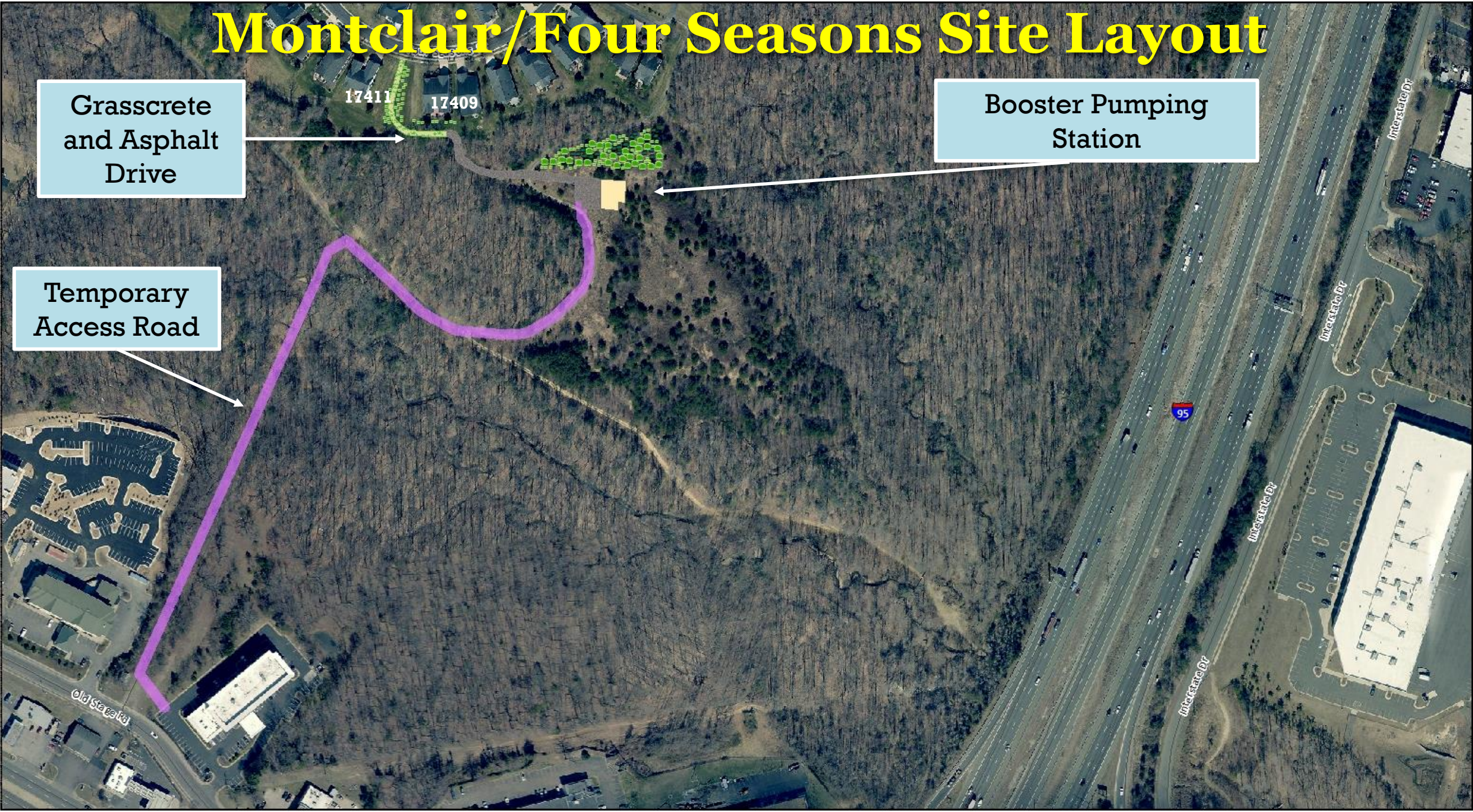
Montclair/Four Seasons Site Layout

Grasscrete and Asphalt Drive

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Booster Pumping Station

Temporary Access Road



Montclair/Four Seasons Site Layout

Grasscrete and Asphalt Drive

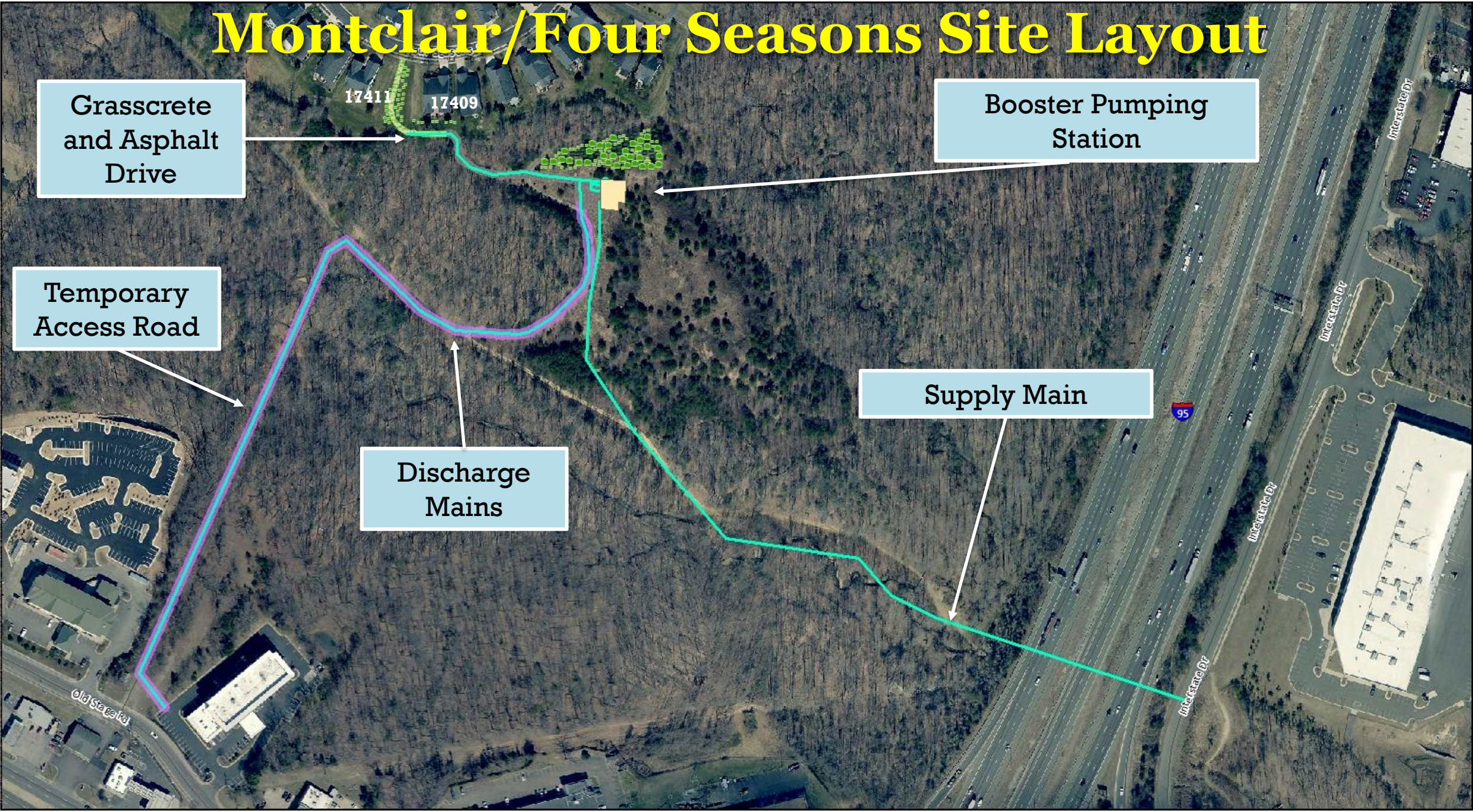
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Booster Pumping Station

Temporary Access Road

Discharge Mains

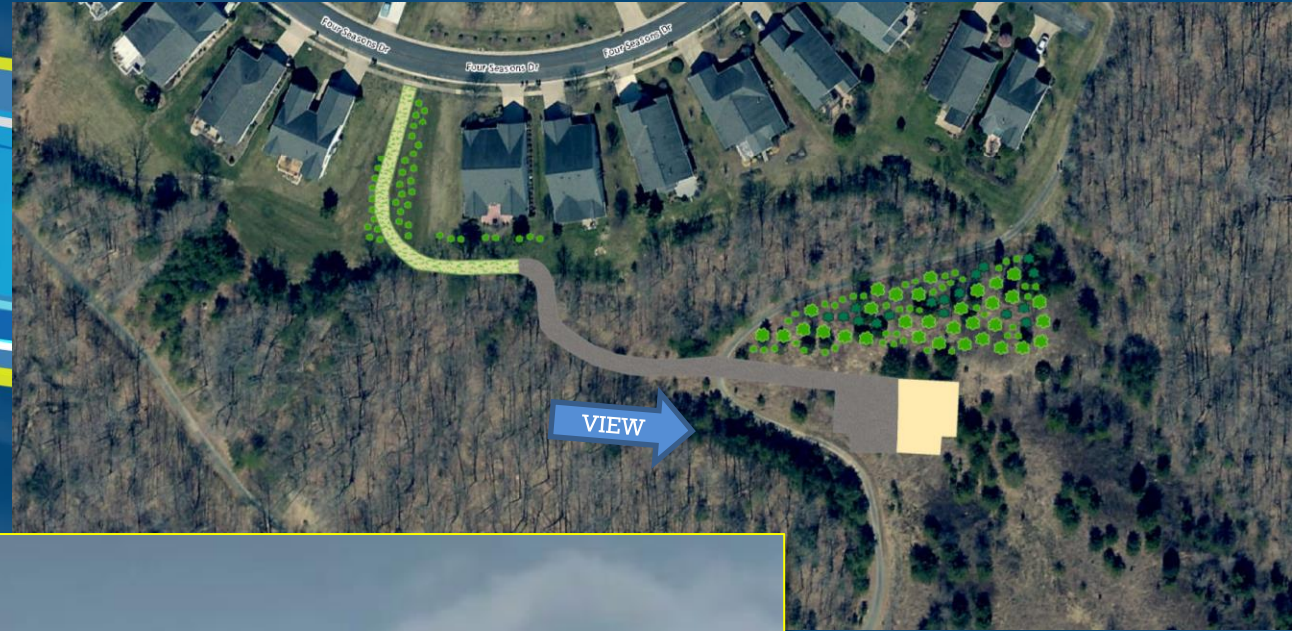
Supply Main



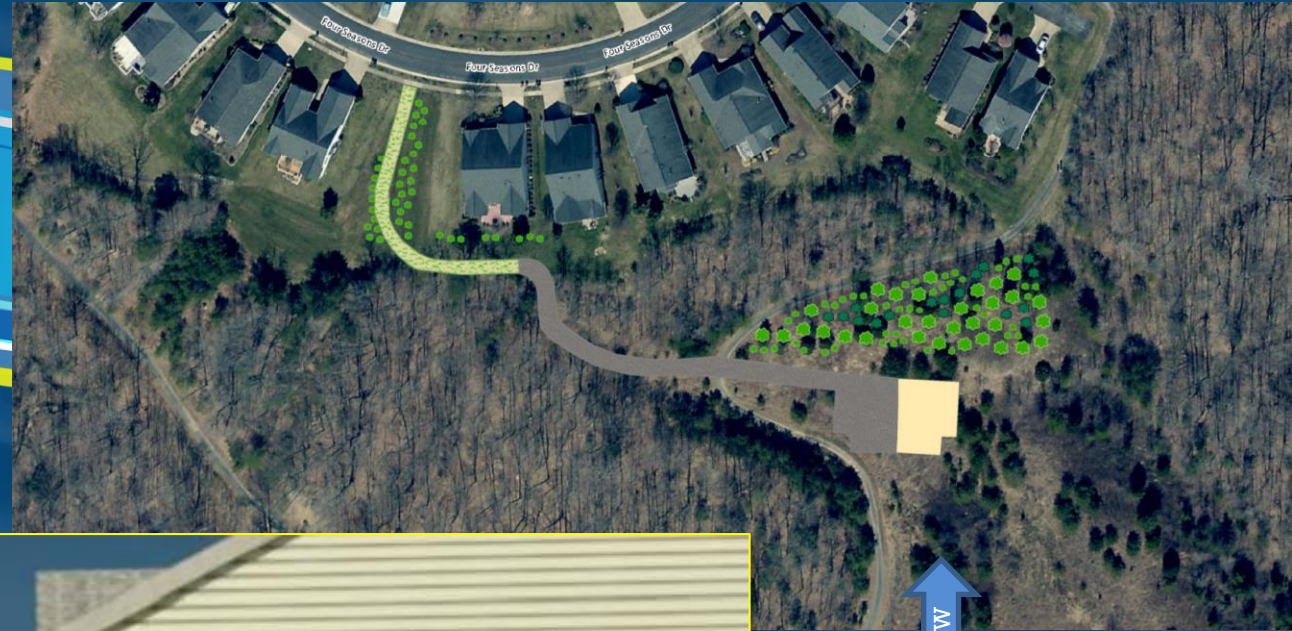
Montclair/Four Seasons Site Layout



Architectural Rendering



Architectural Rendering



Complementary Community Features



Project Status Update

- ◆ Preliminary Design Stage and Guaranteed Maximum Price negotiations are complete.
- ◆ Final Design and Construction Stage Agreement is underway.
 - ◆ Notice to Proceed – December 13, 2021.
 - ◆ Total duration – 851 calendar days to final completion.
 - ◆ Permit reviews and approvals – in progress.
 - ◆ On-site construction activities – early Fall 2022.
 - ◆ Anticipated completion – spring 2024.
- ◆ Website to be updated with adjusted completion date.

Upcoming Project Activities

- ◆ Continue with ongoing permitting.
- ◆ On-site construction activities in early fall 2022.
 - ◆ Begin with temporary construction access road.
 - ◆ Installation of the water discharge main.
- ◆ Website to be updated with key milestones.
- ◆ Coordination with Community Association to identify parking locations at clubhouse.
 - ◆ Minimizes parking along Four Seasons Drive.
 - ◆ Temporary construction access road minimizes traffic disruptions within the community.

SA Commitments

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

SA Commitments

- ◆ Work with the Community Association to define parking and access constraints.
 - ◆ Incorporated into Design-Build Agreement.
- ◆ Daily clean-up by the Design-Builder is required.
- ◆ Service Authority Inspector on site daily and as necessary.
- ◆ Arcadis: Construction Manager / 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

