

**PRE-BID MEETING  
FOR  
CONTRACT OBF**

**DATE:** THURSDAY, NOVEMBER 2, 2023  
**TIME:** 10:00 AM (EST)  
**PLACE:** Sellman Meeting Center (Building G – first floor)

**Meeting Attendees:**

UOSA: John Airhart  
Jeff Small  
Bob Canham  
Bill Richardson  
Theresa Philmon

CDM Smith: Brandon Flint  
Josh Gelman

PC Construction: Laura Gunnip

Clark Construction: Lucas Porter  
Kevin Schefer  
Diego Bustios  
Jeff Tousley

Adams Robinson Construction: Brad Adams  
Dustin Downs

CPP Construction: Charles Petzold

Ulliman Schutte: Josh Pavlus  
Eric Harper

1. **Welcome to UOSA:** Mr. Jeff Small opened the meeting at 10:00am and welcomed attendees to the pre-bid conference for the Ozone Biofiltration System, also known as Contract OBF.

Introduce self and CDM attendees:  
Brandon Flint – Project Manager  
Josh Gelman – Principal in Charge

UOSA maintains a website, [www.uosa.org](http://www.uosa.org), where information regarding Contract OBF will be posted, including addenda and the Official Bidding Document Holders List.

---

Informed that the meeting was being recorded.  
Identified emergency fire exits.  
Reminded to sign-in.

2. **Purpose of the Pre-Bid Conference:** Mr. Jeff Small described the purpose of today's Pre-Bid Conference is to discuss the Project, cover key components, and provide a forum for potential bidders to ask questions pertaining to the Work.

In the course of reviewing the Contract Documents and preparing the Bid, if there are any questions, they should be forwarded to the Project email: [contractOBF@uosa.org](mailto:contractOBF@uosa.org). All questions have to be submitted in writing and all questions will be answered in writing. All official plan holders will receive copies of the responses. Statements made during this conference do not change the Contract as written.

Minutes will be prepared for this Pre-bid Conference. This information will be posted on the project website and mailed/emailed to all Official Bidding Document Holders and anyone else who formally requests a copy.

3. **Project Overview/Coordination:** Mr. Brandon Flint described Specification Section 01 11 00 Summary of Work which provides a brief summary of the work, while the walk through will bring a better understanding of the project. The primary goal of this project is to construct a new ozone biofiltration treatment system at UOSA's Regional Water Reclamation Plant. Ozone treatment will be added to the existing treatment train between the existing multi-media filters and carbon contactors. One (1) new liquid oxygen storage tank, three (3) new vaporizers, and one (1) new nitrogen tank is included for supplying oxygen and nitrogen to two (2) new ozone generators. A new metal building system will be constructed as Ozone Generation Building LL to house the new ozone generators and power supply units (PSU), as well as cooling water skids. Ozone Generation Building LL will also include a new electrical room. A new cast-in-place concrete ozone contact tank (Ozone Contactor) will be constructed next to the existing Filtration and Adsorption Building L/2, and includes ozone contacting equipment and two (2) new ozone destruct units. Micropiles are required for the ozone contactor foundation support system as well as for underpinning and protecting a portion of the existing L/2 Building foundation. Modifications to the existing Intermediate Pump Station is required including piping and valving to direct flow through the new ozone contactor to the existing carbon contactors. The ozone contacting system consists of sidestream pumping units located in the existing L/2 Building, a new sidestream injection room adjacent to the ozone contactor to include analytical equipment, and nozzle manifolds located in the ozone contactor. A new ozone quench chemical system will be added with tote storage and feed equipment located within an existing chemical room in Building L/2. Air scour piping is required to be added through the existing L/2 pipe gallery to each existing carbon contactor. A new air scour blower is included as a Additive Alternative. Various demolition of existing piping and equipment will be required to facilitate the new Work.

In addition, the work also includes modifications to existing systems and facilities to complete the work such as site/civil improvements including buried utilities, structural modifications, electrical modifications, mechanical/piping modifications, and Instrumentation and Controls modifications.

---

Load Center No. 7 (Building M) will receive new switchgear which will feed the new MCCs located in the new Ozone Generation Building LL Electrical Room. Existing switchgear located in Load Center No. 15 (Building BB) will be modified to feed the new MCCs in a small electrical room adjacent to the Ozone Contactors. New electrical ductbank will be required as shown on the electrical site plans.

With respect to site work, a deep excavation to modify the existing 60-inch carbon contactor effluent piping near existing Building L/2 is required. An early activity is required to excavate and survey this piping in accordance with the sequence constraints in Section 01 31 13 Project Management and Coordination.

Various other sequencing requirements and constraints are included in Section 01 31 13. While the construction work is being completed, UOSA needs to retain functional capabilities of all other equipment within the existing facilities. These requirements are defined within this specification. The Sequence Constraints specified within this section will dictate when existing infrastructure can be taken out of service and for how long, how we start the work up, accept portions of the work, and the overall time period of the work.

4. **Bidder's Understanding:** Mr. Jeff Small stated that nothing said during this conference or during any site visit can change any of the terms and conditions of the Contract. The Contract can only be changed, prior to Bid, via addenda that are issued by the Owner.

Submission of a bid constitutes a representation that the Bidder has exercised due diligence in the inspection of the Site and familiarized itself with the Contract Documents. All record drawings are available for review by scheduling an appointment with Me.

Item 4.E in the Instructions to Bidders requires bidders to submit a description, project references and contact information to the Owner of at least 3 similar projects in the last 12 years.

Bidders are responsible for informing themselves of all codes, labor, environmental and safety regulations associated with the Contract OBF Project.

This pre-bid conference includes a site visit which will occur directly following this conference. Bidders are allowed to take pictures. You may also set up an individual site visit by contacting Me at 703-227-0294 or send your request to the project email.

5. **Bid Submittal Requirements:** In explaining the Bid Form, Mr. Small stated that it includes an equipment schedule with named manufacturers. The Bidder is to circle one of the named manufactures that they propose to use for the Project and the Bid shall be based on products from one of the manufacturers.

Mr. Small explained that if the Bidders wish to submit a substitute manufacturer/supplier, the Bidder will need to identify the proposed substitute on the Bid Form along with the proposed deduct amount for the use of the proposed substitute manufacturer/supplier. If a

---

substitute is proposed, the Bidder must submit all information itemized under paragraph 7 titled Bidding of Major Equipment Schedule to be considered.

Bidders are required to provide a bid security in the amount of five percent (5%) of the Base Bid as shown in Para 14 of Instructions To Bidders. The successful Bidder will be required to submit a performance and a payment bond as shown in Instructions To Bidders Para 20.

6. **Submission of Bids:** Mr. Small explained that the Owner will open only those bids submitted in strict compliance with the Invitation to Bid and the Instructions to Bidders, pursuant to article 12. Ensure all requested information in article 12 B. is on the outside of the bid envelope. Please note that a copy of Paragraph 12.B can be filled out, cut out and affixed to the envelope to ensure you meet the specific requirements for your submission. Bids are required to have the Contractor's Virginia contractor's license number with expiration date and their Federal Employer ID number on the envelope in which the bid is submitted. If it is not there, the bid will not be considered. Any bids submitted after the deadline will be returned unopened. The clock on the wall is the official clock that will be used.
7. **Insurance and Liability:** Mr. Jeff Small mentioned that all General Conditions and Supplemental Conditions are as equally important even if not specifically mentioned. We are pointing out the following General Conditions because some contractors in the past have not read them. The sixty (60) days' notice cancellation language shall be according to the contractual requirements as outlined in article 59 of the General Condition. This may require a modification to the awardees' insurance policy. By bidding on this project, the contractor is indicating that this will be done. Please also note that every insurance policy shall be effective on the contract execution date including BUILDERS RISK. UOSA General Condition 59 requires the insurance rating to meet or exceed an AM Best key rating guide of A-9 or higher.
8. **Payment (Jeff, UOSA):** Mr. Small asked attendees to please note General Condition 103, Paragraph A.1 clearly indicates, "Except as provided below for bonds and insurance, acceptance by the Owner of the Schedule shall be a condition precedent to the obligation of the Owner to make any partial payment to the Contractor." We must have an accepted schedule before we make any partial payments, for anything other than bonds and insurance.
9. **Disputes and Claims, Final Release of Liens and Final Payment and Acceptance:** Mr. Small clarified that the disputes and claims procedure is identified in General Conditions 104, 105 and 106 in the Contract Documents indicate, "Achieving Final Completion and satisfaction of all conditions precedent to the Final Payment shall be a condition precedent to the Contractor's entitlement to release of Retention." UOSA will not release the 5% retainage until after all requirements of the final acceptance have been completed.

Mr. Small advised everyone that The Commonwealth of Virginia is a notice state, please read the NOTICE clause under General Conditions 19 and 104.

---

10. **Contract Time:** Mr. Jeff Small then continued addressing the Contract time is of the essence, hence the importance of scheduling on the Project. The Contractor is required to achieve Substantial Completion within 1096 days of the Notice to Proceed and Final Completion within 60 days of Substantial Completion. These dates may be adjusted by Change Order pursuant to the Contract Provisions. By submitting a Bid, the Bidder acknowledges that the times set forth for the performance of the Work are reasonable and waives any objection.
  
11. **Deadline for Questions:** Mr. Jeff Small reminded everyone that the Bid opening is Thursday, January 4, 2024, at 2:00 PM in the Sellman Meeting Center (this room) where all bids will be read publicly. ***POINTED OUT CLOCK*** -The deadline for questions is thirty-five (35) days prior to that which is November 30th, 2023, at 2:00 PM. All questions should be emailed to: [contractOBF@uosa.org](mailto:contractOBF@uosa.org). These questions with the answers will be distributed to all Official Bidding Document Holders as well as posted on the UOSA main website.
  
12. **Addenda:** Mr. Small mentioned that no addendum has been issued as of today. However, should any addenda be issued, you must acknowledge on the Bid Form that all Addenda have been received. Again, all Official Bidding Document Holders will receive all Addenda issued.
  
13. **Questions?:** Mr. Small opened the floor up for any questions from potential Bidders. General Question (voice recording) was asked about engineers estimate, Mr. Small stated that we do not release or post the engineers estimate.

John Airhart advised that GC 59 was changed to 30-day requirement instead of 60 days.

14. **Adjourn:** Mr. Small concluded the “sit down” portion of the Pre-Bid Conference at 10:15AM.
  
15. **Site Visit:** Mr. Jeff Small stated we will now continue the meeting in the field with a site visit. We will be walking across the plant property.

**Exhibit A: Sign-In Sheet**

---

# UOSA CONTRACT OBF

## Pre-Bid Conference

Thursday, November 2, 2023

### LIST OF ATTENDEES

NAME	COMPANY NAME	PHONE NUMBER	EMAIL ADDRESS
John Airhart	UOSA	703-227-0287	john.airhart@uosa.org
Jeff Small	UOSA	703-227-0294	jeff.small@uosa.org
Laura Gunnip	PC Construction	802-999-6043	lgunnip@pcconstruction.com
Lucas Porter	Clark Construction	301-310-3738	lucas.porter@clarkconstruction.com
Kevin Schaefer	Clark Construction	240-814-2665	Kevin.Schaefer@clarkconstruction.com
Brad Adams	Adams Robinson Const.	937-274-5318	ARCO@ADAMSROBINSON.COM
Dante Downs	ADAMS ROBINSON CONSTRUCTION	937-274-5318	ARCO@ADAMSROBINSON.COM
Charles Petrolid	CPP	301-355-7692	estimating@cppconstruction.com
Josh Pavlus	USC	440-263-7140	jpavlus@ullimanschutte.com
Eric Harper	USC	513-267-7516	eharper@ullimanschutte.com
BILL Richardson	UOSA	703-227-0270	bill.richardson@uosa.org
DEP BUSTOS	CLARK CONSTRUCTION	703.546.9431	dep.bustos@clarkconstruction.com
BOB CATHAM	UOSA	703-227-0235	robert.catham@uosa.org
Jeff Tausley	Clark	202-672-3324	jeff.tausley@clarkconstruction.com