

INVITATION TO BID

The Upper Occoquan Service Authority (UOSA), the Owner, invites qualified contractors to submit sealed Bids for the project known as “UOSA Laboratory Renovations”, and also by the name “UOSA Contract LB.” Sealed Bids addressed to Mr. Brian Owsenek, Director, Capital Improvements, will be received at the office of the Upper Occoquan Service Authority at the date and time given below. The sealed Bids then will be publicly opened and read aloud. The Owner will read only the Lump Sum Bid amount written in words. Any Bid received after the date and time specified will not be considered. The procurement process and the performance of the Contract shall be governed by the provisions of the Virginia Public Procurement Act (VPPA).

The following are the addresses of the Owner, Engineer, and the project site.

Owner's and Site Address	Upper Occoquan Service Authority 14631 Compton Road Centreville, Virginia 20121-2506 703-830-2200
Engineer's Address	CDM Smith 10306 Eaton Place, Suite 220 Fairfax, VA 22030 (703) 691-6500

The Project includes the rehabilitation of the existing environmental laboratory at the Millard H. Robbins Jr. Regional Water Reclamation Plant (RWRP) at 14631 Compton Road, Centreville, Virginia 20121-2506. The Work includes, but is not limited to, selective demolition of existing facilities at the Laboratory Building, replacement of major HVAC systems, and laboratory casework in accordance with the Contract Documents. A complete description of the Work can be found in the Contract Documents.

Bidders interested in visiting the Site should attend the pre-bid meeting and Site tour immediately following the pre-bid meeting. Please call Mr. Chris Connors, UOSA Senior Construction Project Engineer, at 703-227-0290 to confirm your attendance at the pre-bid meeting. For information concerning the proposed Work, email contractLB@uosa.org, or visit the Owner's website (www.uosa.org) for Project information.

The Contract, if awarded, will be awarded to the lowest responsive, responsible Bidder on the basis of the Lump Sum Bid. Following are key dates and timeframes for the Project:

Pre-bid conference	1:00 PM on October 15, 2024 at UOSA's Sellman Meeting Center (Building G), 14631 Compton Road, Centreville, VA 20121-2506
Bids are due by:	2:00 PM, local time, on December 12, 2024 at UOSA's Sellman Meeting Center (Building G), 14631 Compton Road, Centreville, VA 20121-2506
Notice of award or Notice of intent to award	Within 45 days of the Bid opening
Contract execution by Owner	Within 21 days of receipt of signed Contract, along with insurance certificates and bonds (see Instructions to Bidders)
Notice to Proceed	To be issued within 21 days of Contract execution
Substantial Completion	Required within 540 calendar days of the date of the Notice to Proceed
Final Completion	Required within 60 days of the date of Substantial Completion

The Owner will conduct a pre-bid conference and site tour at the date and time given above. All interested Bidders should meet in the Sellman Meeting Center of the UOSA Operations Building (Building G) to participate in the conference and site tour. Bidders are referred to the Instructions to Bidders for information regarding Bidder qualifications. Comments concerning the Technical Specifications, or any provisions of the Contract Documents may be submitted either at the pre-bid conference or pursuant to paragraph 1.B (2) of the Instructions to Bidders.

Interested parties may obtain the Bidding Documents from the Owner for \$250.00 per set, which includes the complete set of Contract Documents (reduced-scale drawings). The Bidding Requirements and Contract Documents are as defined in the General Conditions. All provisions of the Contract Documents applicable to this procurement are incorporated herein. Full scale, or additional reduced-scale Drawings are available for \$150.00 per set from UOSA. The Bidding Documents may be purchased on or after September 30, 2024 from the office of the Owner, UOSA. Interested Bidders should contact the UOSA Capital Improvements Division at (703) 227-0292 to purchase Bidding Documents. To purchase the Bidding Documents or Drawings, parties should make their check or money order payable to "Upper Occoquan Service Authority." Return of the Bidding Documents is not required, and the amount paid is non-refundable.

Only Official Bidding Document Holders (those who obtain from the Owner a complete set of Bidding Documents) will receive addenda and only Official Bidding Document Holders may submit a Bid.

The Bidding Documents may be examined at the office of the Owner at the address listed above. Please call (703) 227-0292 to coordinate such examination. The requirements for Bid Bond, Payment Bond, and Performance Bond are included in the Instructions to Bidders.

To perform public work in the Commonwealth of Virginia, Bidders shall hold such Contractor's and Business Licenses as required by State law and local ordinances. Bidders are required to be licensed contractors in the Commonwealth of Virginia in compliance with Title 54.1, Chapter 11, of the Virginia Code. The Bidder shall provide its Bid evidence of compliance with these licensing requirements as a condition of the Bid being considered. In addition to compliance with all licensing requirements, the Bidder shall have in effect and shall provide with its Bid a Federal Employer Identification Number. Bidders are referred to the Instructions to Bidders for other qualification requirements for Bidders.

Prior to Contract award for the Work contemplated by the Contract Documents, the Owner will conduct such investigation as the Owner deems appropriate to determine the performance record and ability of the apparent lowest Bidders to perform the size and type of Work specified under the Contract. Upon request, each Bidder shall submit such information as is deemed necessary by the Owner to evaluate the Bidder's qualifications. Failure to submit information deemed necessary by the Owner shall make the Bid non-responsive and the Owner at its sole discretion may reject the Bid.

The attention of Bidders is directed to the applicable Commonwealth of Virginia requirements and conditions of employment to be observed under the Contract. Each Bidder shall inform itself of, and the Bidder awarded the Contract shall comply with, all Federal, State, and local laws, statutes, ordinances, and regulations relative to the execution of the Work. These requirements include, but are not limited to, applicable regulations concerning minimum wage rates, nondiscrimination in the employment of labor, protection of natural resources, fire protection, safety, permits, taxes, fees, and similar subjects.

Within the identified time period after the opening of Bids, the Owner will issue written Notice of Award, or Notice of Intent to Award, or will act otherwise as follows:

Notice of Award shall be mailed to the successful Bidder at the office address given on the Bid Form and Notice thereof to others shall be by posting in the lobby of the Owner's Administration Building and on the Owner's webpage. In the event of failure of the lowest responsive, responsible Bidder to sign the Contract and provide acceptable insurance certificate(s) and, if required, Performance Bond and Payment Bond, the Owner may award the Contract to the next lowest responsive, responsible Bidder.

The rights are reserved by the Owner to (i) reject all Bids; (ii) reject any Bid not conforming in all material respects to the Invitation to Bid and to the intent and purpose of the Contract Documents; and (iii) waive informalities and irregularities in any Bid.

The right also is reserved by the Owner to negotiate with the responsible Bidder submitting the lowest responsive Bid in the event such Bid exceeds the Owner's budget for the Work. Such negotiations, if the Owner elects to negotiate rather than reject all Bids, shall be directly between the Owner and such Bidder. The Owner and such Bidder shall review the Contract

Documents, and the Owner may provide such additional information as it deems appropriate to provide. Such Bidder then may be invited by the Owner to submit a revised Bid. Such Bidder shall be under no obligation to submit a revised Bid and the Owner may reject any such revised Bid.

Dated this 25th day of September, 2024.

UPPER OCCOQUAN SERVICE AUTHORITY

By 

Brian D. Steglitz
Executive Director