BARNSTABLE FIRE DISTRICT
WATER DEPARTMENT

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November 18, 2026

RE: Wells 3&4 Water Treatment Plant
Request for Contractor and Subcontractor Qualifications

Dear Prospective Bidder:

The Barnstable Fire District Water Department (District; Awarding Authority) is looking to pre-qualify General Contractors and Subcontractors for its "Wells 3&4 Water Treatment Plant" project. The work consists of constructing a new 2 MGD water treatment plant for the removal of PFAS, iron, and manganese within the parcel of land associated with the existing pump houses and chemical addition facilities for Well 3 and Well 4 at 1650 Iyannough Road/Route 132. The project includes the construction of architectural, civil, structural, process mechanical, HVAC, plumbing, and electrical elements for the new water treatment facility. This Request for Qualifications (RFQ) will be used to pre-qualify General Contractors according to M.G.L. c. 149, § 44D½ for the project and only General Contractors who are determined to be pre-qualified by the District will be invited to submit a bid for the project pursuant to M.G.L. c. 149, § 44E. This RFQ will also be used to pre-qualify Subcontractors according to M.G.L. c. 149, § 44D¾ for the project and only Subcontractors who are determined to be pre-qualified by the District will be invited to submit a bid for the project pursuant to M.G.L. c. 149, § 44E. The filed sub-bid categories which apply to this project, and the Engineer's estimated cost range for the general bid and filed sub-bids are summarized below :

General Bid (Including Sub Bid)	$17,000,000 to $18,000,000
Filed Sub Bid Categories	
Misc. Metals	$17,000 to $30,000
Waterproofing, Dampproofing, and Sealants	$60,000 to $90,000
Painting	$30,000 to $50,000
Fire Suppression	$80,000 to $100,000
Plumbing	$90,000 to $125,000
HVAC	$250,000 to $350,000
Electrical	$700,000 to $800,000

In accordance with Chapter 193 of the Acts of 2004, the Commonwealth of Massachusetts requires that all General Contractors and all filed Sub-bidders be pre-qualified to bid on municipal construction projects over $10 Million. Therefore, this project is subject to the pre-qualification requirement of Chapter 193.

The procurement procedure for this project is a two-phase process as summarized below:

1. RFQ Phase: the Barnstable Fire District Water Department issues a request for a "Pre-Qualification Statement Package" and reviews the information submitted to determine the qualified bidders.
2. Bid Phase: the Barnstable Fire District Water Department requests submission of bids from "pre-qualified" bidders.

This request has been prepared for the completion of Phase 1 (RFQ Phase) including the solicitation, submission, and review of Pre-Qualification Statement Packages by General Contractors and Subcontractors. The RFQ package shall be available at no cost beginning November 18, 2026. An electronic (pdf) or hard copy of the RFQ can be obtained from H2Olson Engineering, Inc. at 10 Riverside Drive Suite #103, Lakeville, MA, 02347 by contacting Steve Olson by phone (508-375-7007) or email (sco@ h2olsonengineering.com) and may be examined, but not obtained, at the Barnstable Fire District Water Department, 255 Breeds Hill Road, Hyannis, Massachusetts 02601, between the hours of 8:00 A.M. and 4:00 P.M., Monday thru Friday.

An RFQ Informational Meeting will be held on December 1, 2026 at 10 A.M., at the office of the Barnstable Fire District Water Department at 255 Breeds Hill Road, Barnstable, Massachusetts 02601. The submission deadline for General Contractor and Subcontractor Statement of Qualifications (SOQs) in response to the RFQ is December 10, 2026. The responses will be received by the Barnstable Fire District Water Department at the office of the Barnstable Fire District Water Department at 255 Breeds Hill Road, Hyannis, Massachusetts 02601, **until 1:00 p.m. prevailing time, on Thursday, December 10, 2026**. Each bidder shall indicate if they are submitting (1) as a general contractor and/or (2) as a filed sub-bidder and for what trade(s) they are proposing.

All prequalification statement packages (SOQs) will be evaluated by the District's Prequalification Committee which shall include two (2) representatives of the Awarding Authority (Sean Anderson and Ron Tivey), the Owner's Project Manager (OPM, Paul Wohler), and a representative of the design engineer (H2Olson Engineering, Inc.). SOQs will be scored based on the system described in the RFQ. The anticipated completion of prequalification evaluations is January 7, 2026. Bidders determined by the Prequalification Committee to meet the qualification requirements shall then be invited to participate in the Bid Phase (Phase 2). The Barnstable Fire District Water Department is planning to respond to all RFQ responses on or before January 15, 2027, and it is anticipated that bid documents will be available to those prequalified firms by January 20, 2026.

It is further anticipated that filed sub-bids will be due on February 18, 2027, general bids will be due by March 11, 2027, a Notice to Award issued by March 25, 2027, and a Norice to Proceed issued by April 15, 2027.

All further information regarding the project, including the pre-qualification evaluation criteria and the selection process, is included in the RFQ which shall be available to interested General Contractors and Subcontractors as previously indicated. During this phase of the procurement process, only questions pertaining to the prequalification phase of the project will be answered and addressed. If you have questions or require any interpretation, please follow the procedures as set forth and stated in Section VII of the RFQ.

Barnstable Fire District Water Department, Barnstable, MA