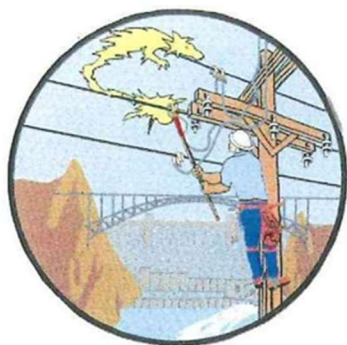




Page Utility Enterprises

electric and water services for the people . . . by the people



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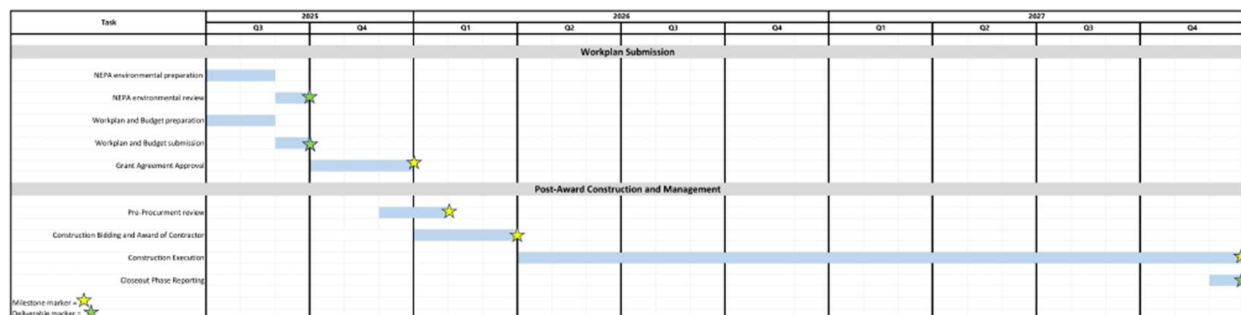
August 26, 2026

Part 5

Page Utility Enterprises: Formal Response to Questions for RFQ 26-02-WTP

Q1: What is the proposed schedule and expected manpower for this effort?

A1: Schedule - The originally proposed schedule is based upon the Workplan submitted to the Environmental Protection Agency for the Water Treatment Plant Expansion Project (PROJECT). The graphical representation of that submitted schedule is shown below.



However, based upon recent regulatory approvals impacting the timing of this procurement, the adjusted PROJECT schedule for the Construction phase is Q4 2026 to Q3 2028. The Construction Assurance Services will need to run concurrent with the Construction phase.

Manpower – Responding firms are expected to review the RFQ thoroughly and provide resources as they deem appropriate to accommodate the requested Construction Assurance Services.

Q2: What is the difference between the request Construction Assurance (CA) and Construction Management (CM) services?

A2: The differences between CA and CM services are outlined below.

Construction Assurance Services

Construction Assurance is the independent verification function an owner uses to confirm that a public works project is being built in conformance with the contract documents,

applicable codes and standards, and the conditions attached to public funding. Assurance personnel observe, test, document, and report; they do not direct the means and methods of construction or issue instructions to the contractor. Specific CA services requested by this RFQ are as follows:

Contract Compliance & Oversight

- A. Reviewing construction contractor compliance with construction contract terms
- B. Verifying adherence to Project scope, specifications, standards, and codes
- C. Monitoring that required documentation (submittals, schedules, certifications) is accurate and timely

Independent Schedule & Cost Review

- A. Evaluating baseline schedules and schedule updates for integrity
- B. Assessing cost reports, requested change orders, and payment applications
- C. Confirming that progress claimed matches actual construction work completed

Quality Assurance (QA) — Independent Verification

- A. Conducting field observations to verify that work meets required standards
- B. Checking testing and inspection records for completeness and correctness
- C. Reviewing contractor QA/QC processes without performing actual Quality Control

Risk Identification & Mitigation Audits

- A. Performing risk assessments on schedule, cost, safety, and quality
- B. Tracking leading indicators of Project distress
- C. Auditing risk registers and mitigation measures

Governance & Performance Auditing

- A. Reviewing reporting systems, project controls, management processes
- B. Independent project health assessments
- C. Confirming alignment with organizational policies and industry best practices

Documentation & Record-Keeping Validation

- A. Verifying that contractor record-keeping systems are accurate and complete
- B. Validating as-built documentation, logs, Requests for Information (RFIs), submittals, change management processes

Independent Reporting to PUE / City Leadership

- A. Providing objective reports separate from project delivery teams
- B. Giving performance dashboards and early warnings
- C. Recommending corrective actions when issues appear

Compliance With Funding, Legal, or Regulatory Requirements

- A. Verifying federal, state, or grant-funding compliance (EPA, WIFA, etc.)
- B. Verifying proper procurement, bidding, payment, and documentation procedures

Construction Management Services

Construction Management is the active, day-to-day management of project delivery on the owner's behalf, from preconstruction through closeout. The Construction Manager carries affirmative responsibility for cost, schedule, and coordination of the construction phase

outcomes. Likely Construction Management services requested by a future RFQ are as follows:

Pre-Construction Planning

- A. Constructability reviews (as requested)
- B. Cost estimation and review of contractor's final budget submittal
- C. Confirmation of contractor's submitted schedule
- D. Value engineering and feasibility analysis
- E. Input on procurement planning and contract packaging

Contractor Procurement & Bidding

- A. Preparing bid documents (likely not necessary for this Project)
- B. Coordinating pre-bid meetings
- C. Evaluating bids and contractor qualifications
- D. Recommending construction contract awards

Project Controls (Cost, Schedule, Reporting)

- A. Monitoring the project budget and cost control systems
- B. Managing cash flow forecasts for the City
- C. Tracking schedule updates and recovery plans
- D. Monitoring earned value and cost-to-complete (or other tracking methodology)
- E. Preparing monthly progress reports

Construction Coordination & Oversight

- A. Managing day-to-day construction contractor activities
- B. Holding progress meetings and coordination meetings
- C. Reviewing Requests For Information (RFIs), submittals, shop drawings
- D. Managing contractor requested change orders and claims
- E. Ensuring adherence to plans, specifications, and standards

Quality Control (QC)

- A. Confirm correct implementation of the Project's QC program
- B. Ensuring appropriate coordination of inspections and material testing
- C. Verifying construction contractor work meets design specifications
- D. Addressing non-conformance issues

(Note: This QC differs from the independent QA role provided by construction assurance services.)

Safety Management

- A. Overseeing compliance with Agency safety and contractor safety plans
- B. Requiring compliance with OSHA and local regulations
- C. Conducting or ensuring applicable safety audits and toolbox talks

Risk Management During Construction

- A. Identifying and mitigating risks impacting cost or schedule
- B. Assistance with coordination of contingency and recovery plans
- C. Support the Agency in managing stakeholders and impacts to the public

Stakeholder Communication

- A. Serving as the owner's representative in the field
- B. Coordination with designers, contractors, utilities, property owners, public agencies

- C. Maintaining documentation systems and progress logs

Closeout & Commissioning

- A. Verification of punch list completion in combination with Agency's review
- B. Ensuring all applicable documentation is delivered (as-builts, O&M manuals)
- C. Managing testing, startup, and commissioning
- D. Reviewing final payment, claims resolution, and Project handover

Distinguishing the Two

The essential difference is one of role and accountability rather than subject matter. Construction management is an execution function: the CM directs, coordinates, and makes decisions that move the work forward, and is measured by whether the project is delivered on time, within budget, and in accordance with the contract. Construction assurance is an oversight function: it independently confirms that what the CM and contractor report actually occurred and complies with requirements, and is measured by the reliability of its findings. Because the CM is accountable for the outcomes that assurance evaluates, agencies generally keep the two under separate reporting lines or separate contracts. Assurance efforts report to the owner, auditor, or board rather than through the Construction Manager, so that verification of quality, quantities, and compliance remains free of the schedule and cost pressures that necessarily shape day-to-day management of public funds.

Q3: Who is the current designer for the design phase of this project?

A3: Carollo Engineers is the designer for the Water Treatment Plant Expansion Project.

Q4: Will the plans and specifications for the Water Treatment Plant Expansion Project be made available?

A4: The final plans and specifications will be made available upon request. To receive these documents, please send a separate email to Donna Roberts (donna@pageutility.com) to request the electronic files and to coordinate necessary transfer actions due to file sizes.

Q5: When is the solicitation for Construction Management services proposed for release?

A5: The Page Utility Enterprises (PUE) RFQ for Construction Management Services is expected to be released near to, or concurrent with, the Invitation for Bids to procure Construction Services for the Water Treatment Plant Expansion Project.

Q6: Will the EPA Grant Agreements be made available?

A6: Yes, the EPA Grant Agreement will be made available based upon specific requests. Please send a separate email to Donna Roberts (donna@pageutility.com) to request the electronic files and to coordinate necessary transfer actions due to file sizes.

Q7: Will firms be able to respond to both the CA and CM solicitations?

A7: Yes – firms can respond to both the current CA Services RFQ and the future CM Services RFQ. However, and consistent with the response in Q2, CA Services are a different category of services than CM Services. It is unlikely that firms will be able to perform both at a high level of effectiveness. Should a firm be selected for providing CA Services, a potential conflict could be created with the same firm also providing CM Services. PUE reserves the right to add preclusion language to the future CM Services RFQ based upon the progression of the PROJECT and in the best interest of PUE.

Q8: When you bring on a construction manager, are you going to differentiate the efforts between the CM and the CA when it comes to item 8 of the scope – compliance, funding, legal, and regulatory?

A: Yes – The firm providing CA services will be the lead for the scope items identified in item 8. The CA firm will be expected to coordinate transmittals to regulatory agencies, whereas the CM will need to ensure contractor compliance for field-related activities.

Q9: How many copies of the proposal need to be provided?

A9: Five (5) copies of the submittals are required and needed to be delivered in person or mailed as hard copies to PUE as outlined in the RFQ.

Q10: Will the selection be based on the SOQ, with no interviews?

A10: Selection will be qualifications-based and MAY include interviews. PUE reserves the right to hold interviews based upon the number of submittals received and the differential in scoring by the evaluation panel members.

Q11: Whether it be the construction management or the construction administration, which is responsible for RFIs? Are those going to be provided by this role (i.e., CA) or is the current design team obligated to provide RFI responses and likewise submittal reviews?

A11: While a Request for Information (RFI) may come from the construction site / field in the domain of the Construction Manager, the firm providing CA Services will be expected to coordinate RFI's and to screen submittals for quality assurance. Coordination with the original design engineer may also be required.

Q12: Is that the responsibility of this role for accuracy, QA/QC, or does the design engineer still have a contract to provide those as part of the construction phase?

A12: Direct coordination with the design engineer will be the responsibility of the selected CA Services firm. Whether or not the design engineer is under contract to PUE, that does not change the coordination efforts and quality assurance role of the CA Services firm.

Q13: Will the current design engineer be retained for post-design services? If that's the case, what is their role for post-design services?

A13: PUE will decide how to achieve delivery of post-design services as the PROJECT progresses in to the Construction Phase. The selected CA Services firm may have the option to provide post-design services.