



5661 S. Ironwood Drive, Apache Junction, AZ 85120

Project 25.15

Construction of Operations & Maintenance Building

QUESTIONS & ANSWERS

07/22/2025 – Muir Contracting

Q49. RFIs:

1. Fire Alarm: Interface to the BAS is not shown on the drawings. Need to have details listing number of BACnet interfaces and points for every interface
2. Split system: The specified system doesn't seem to have the capability to interface with BACnet BAS. Need further details on what to interface and how automation can monitor or control temperature in the space
3. Adiabatic system: need details on the interface provided by the manufacturer to integrate to BAS
4. High Volume Low Speed System: are these systems to be included on the BAS?
5. Building intrusion detection system specified in Division 28 Section "Intrusion Detection": section is missing. Need details on what to interface to the control system
6. Building clock control system specified in Division 27 Section "Clock Systems": section is missing from the specifications: Need further details on what's to integrate to automation
7. Building lighting control system specified in Division 26 Section "Network Lighting": need further details on the number of interface points

07/25/2025 – Apache Junction Sewer District (AJSD)

A49. Answers are as follows:

1. Final FA design is delegated design, No action from DIV 26. **Need DIV 23** engineering to provide BAS information requested – see below.
2. No action from DIV 26. **Need DIV 23** engineering to provide BAS information requested – see below.
3. No action from DIV 26. **Need DIV 23** engineering to provide BAS information requested – see below.
4. action from DIV 26. **Need DIV 23** engineering to provide BAS information requested – see below.
5. to allow for rough-in. This information will need to be provided by **the Owner**.

6. No clock system. This reference should have been removed from 23 09 00 INSTRUMENTATION AND CONTROL FOR HVAC.
7. N/A – No networked lighting. This reference should have been removed from 23 09 00 INSTRUMENTATION AND CONTROL FOR HVAC.

DIV 23: The need for a BMS system will need to be discussed with an AJSD representative and the GC that is eventually chosen. Currently, the mechanical system is at a complexity where the system can be controlled locally and just be provided with a nighttime/daytime scheduler.

Examples:

- Split system: Can be provide with a single thermostat, that can have an integrated schedule program.
- Adiabatic System: Can be manually controlled with an on/off switch with a timer that can be controlled by the maintenance crew.

07/22/2025 – MUIR Constracting

Q48. We have the following substitution request:

Mesa Energy is requestion "Delta Technologies by Mesa Energy" to be added as an approved vendor under Div 23 09 00 -line 2.01 A

07/25/2025 – Apache Junction Sewer District (AJSD)

A48. The District is ask vendors provide a request for substitution for review by the District and design team during construction.

07/22/2025 – TS&G Signs

Q47. We are providing the bidding GC's w/ signage proposals. We do have a couple questions:

1. Sheet 000G-005/A1 Accessible Parking Signage- are any of these needed?
2. Sheet 000G-005/A3 & A-5 HC Directional/Entrances- Plans Don't show what entrance as Accessible or not
3. Sheet 000G-009/A5- Should we assume all Exit door (Direct to outside) will have ADA exit signs and Upstairs has 2 Exit Down Signs?
4. Sheet 000G-010/D1- Is this detail applicable for this project since stairs are not enclosed?
4. Sheet 000G-010/ Misc. Signs Notes 2-5 & 8-9- any if these applicable to this project?

07/25/2025 – Apache Junction Sewer District (AJSD)

A47. Answers are as follows:

1. Existing parking to be utilized in this phase.

2. All doors are designed with compliant clearances and pads; however, only doors 101, 113, 114 would be considered entries.
 3. Correct, see sheet 000G-012 for the Life Safety plans.
 4. Not applicable.
 5. Notes 4, 8, 9 are not applicable.
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07/21/2025 – Doege Development LLC

Q46. Question: (from sub) we would like to bid the 4 overhead doors on the maintenance bldg. But I don't see any specs for them. Can you help me out?

07/25/2025 – Apache Junction Sewer District (AJSD)

A46. SEE SECTION 08 33 23 - OVERHEAD COILING DOORS

07/21/2025 – Doege Development LLC

Q45. Hello please confirm if any drywells are needed for this project? (from subcontractor)

07/25/2025 – Apache Junction Sewer District (AJSD)

A45. Drywells are not part of the scope for the Maintenance Building project.

07/21/2025 – Doege Development LLC

Q44. In reference to the panels for the trash enclosure. 000A-110/ dtl A6 calls for ASC Pacific 18 Ga. "Mini V Beam" Metal panel. This vendor does not carry that item and no color is provided according to subcontractor. Would you allow an Alternate B-Deck panel, and if so, could it be Electro-statically painted on site?

07/25/2025 – Apache Junction Sewer District (AJSD)

A44. Yes, provided with an alternate request form. Provide a (PVDF) coating to match PT-2.

07/18/2025 – Mesa Energy Systems Inc

Q43. Thank you for the clarification. We have the following RFIs:

1. Mesa Energy is requestion "Delta Technologies by Mesa Energy" to be added as an approved vendor under Div 23 09 00 -line 2.01 A

Would like to get this posted on the project Q & A pls

07/25/2025 – Apache Junction Sewer District (AJSD)

A43. The District asks that vendors provide a request for substitution for review by the District and design team during construction.

07/18/2025 – A.R. Mays Construction

Q42. HVAC calls for “vendor provided controls”. Does this mean that the building controls are being furnished and installed by AJ Sewer District or by GC.

07/25/2025 – Apache Junction Sewer District (AJSD)

A42. The intent is for controls to be provided by a controls contractor through a deferred submittal. The control contractor would be hired by the GC.

07/17/2024 – A.R. Mays Construction

Q41. Request for information:

1. The masonry spec's state in sec 203B 1 that the CMU is to be Jet Black Medium Weight but sheet 040A-20 - exterior finish legend - states color to be Bone. Which is it?
2. Spec section 2.06A and 3.07A calls for lightweight-aggregate fill into voided cavities. What is referred to exactly?

07/25/2025 – Apache Junction Sewer District (AJSD)

A41. Answers are as follows:

1. ORCO Jet Black block has been removed from scope. CMU spec: OLDCASTLE APG – SUPERLITE, Precision face, Color: Bone
 2. Grout cells as indicated in the structural drawings. Pour lightweight-aggregate fill into cavities to fill void spaces (ungrouted cells). The Lightweight-Aggregate fill needs to meet ASTM C331/C331M per spec section 2.06A.
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07/17/2025 – Sun Eagle Corporation

Q40. On the Door Schedule & Elevation Type D Frames are listed as HM with Sidelites, which none have sidelites except 107 (listed as D) but shown on the floor plan as C. So I'm assuming don't price the sidelites or frames. But what about Door 107 as the hardware #13 is for a SCW door (note says remove seals at aluminum frames) All of the Type G frames on the door schedule are listed as HM but the elevation is Aluminum with SCW doors. What are we to bid? Door 127 is noted as G on the floor plan, C on the schedule but not large enough for a C and where it is appears it should be HM.

If you could please provide some clarification that would be great.

07/25/2025 – Apache Junction Sewer District (AJSD)

A40. This appears to be a different project – assuming this corresponds with Q37 below.

07/17/2025 – BFL Construction Co Inc

Q39. The Price Schedule is asking for a Unit, Bid Quantity, Unit Cost and extended Item Total. There are many Units and Bid Quantities in each Division Line Item. For example, Division 9, Finishes, will include drywall, paint, floor covering, ceilings, possibly more. All will have different quantities and unit prices. Please clarify how we are to combine all the units of each division into one line item entry.

07/25/2025 – Apache Junction Sewer District (AJSD)

A39. Please utilize the Item Cost column to provide a sum for each Division and provide separate documentation with cost details.

07/16/2025 – Kroll Contractors Inc

Q38. Reference the Furniture and Equipment Schedules on Sheet 0401D-111:

1. Please confirm that CF and CI refer to the General Contractor to furnish and install as part of the scope of this project.
2. Please provide a Model No. for F-04 Control Desk
3. Please provide a Manufacturer and Model No. for F-10 Changing Room Bench
4. A symbol for the F-10 Changing Room Bench is shown in Room 201 Storage and Room 106 Tools. Is this correct?

07/25/2025 – Apache Junction Sewer District (AJSD)

A38. Answers are as follows:

1. Correct – CF (CONTRACTOR FURNISH), CI (CONTRACTOR INSTALL)
2. Sizes/layout shall be as per the contract drawings. The Contractor shall propose model and finishes for client and engineer review/feedback.
3. Provide Groot GRTB-1248 or similar bench. Click here [Goot GRTB-1248](#) for Additional Information.
4. The small manual forklift designation has changed from F-10 to E-12. It is a OF/OI item.

2. ID-113 Finish Floor Plan shows Office flooring as SC-1. ID-112 Finish and Material Legend shows CPT-1 going in the Office and Control Room. Please confirm the flooring for Office - SC-1 or CPT-1.
3. Is this a prevailing wage project? If so, what are the rates?
4. Trench drain on 040A-101 calls for trench drains see plumbing. Plumbing shows no trench drains or connections.

07/25/2025 – Apache Junction Sewer District (AJSD)

A36. This was answered on 7/17 (Q29).

1. Sizes/layout shall be as per the contract drawings. The Contractor shall propose model and finishes for client and engineer review/feedback.
2. Provide SC-1 in the office.
3. This is not a prevailing wage project.
4. Provide trenches for local containment of oil, not connected to the drainage system.

07/14/2025 – Sun Eagle Corporation

Q35. Can we please get clarification of the coiling door sizes needed? The door schedule calls for 16'w x 12't however the plans show and scale 13'-4"w x 16'-0"t.

07/25/2025 – Apache Junction Sewer District (AJSD)

A35. Follow the plans (13'-4"w x 16'-0"t), schedule to be amended to match.

07/11/2025 – Kroll Contractors Inc

Q34. Can you provide a manufacturer and model number for the vertical cantilevered lift specified in section 14 46 00?

07/25/2025 – Apache Junction Sewer District (AJSD)

A34. See item E-8 listed on the equipment schedule on sheet 040ID-111. Southwest Solutions Group model VRC

07/11/2025 – Sun Eagle Corporation

Q33. Clarification Request regarding Gravel at Maintenance Yard:

C140 Item Description 10: Maintenance Yard

C141 General Note: Maintenance Yard (By Others)

000A-102 Keynote 32.01: Stabilized Gravel, See Civil Drawings

000C-130 Legend Note: Prop Gravel

000C-131 Note 11: Furnish and install 4" gravel surfacing to Maintenance Building yard...

000C-141 Noted: Maintenance Yard (By Others)

1. Will the 4" gravel at the Maintenance Yard be furnished and installed under a separate contract?
2. If the gravel is furnished and installed under separate contract; when will it be installed.

07/25/2025 – Apache Junction Sewer District (AJSD)

A33. Answers are as follows:

1. Gravel mulch will be installed by others. Should the gravel mulch is installed before the Maintenance Building, Contractor to reinstate the gravel mulch and return to existing conditions.
2. Contractor to coordinate schedule with Other contractors working in the area.

7/11/2025 – Sun Eagle Corporation

Q32. Question regarding:

Slab on Grade at Fleet Canopy

Sheet 090A-101, Note 03.03 references reinforced concrete slab-on-grade, see structural drawings

Sheet 090S-400, notes: Concrete slab on grade paving – see Civil

Cannot find reference to Fleet Canopy slab on grade specifics (concrete thickness, reinforcing, base course) in either set of issued Civil drawings.

Please clarify Fleet Canopy slab on grade specifications.

07/25/2025 – Apache Junction Sewer District (AJSD)

A32. 7" CONCRETE SLAB OVER 4" AGGREGATE BASE AND 12" STRUCTURAL FILL. REINFORCE WITH #5 REBAR @ 8" OC EACH WAY, CENTERED IN SLAB THICKNESS

7/10/2025 – Sun Eagle Corporation

Q31. Is the clouded area new vertical picket fence? There is no Keynote on it. Reference Stantec Site Plan Drawing A-102.

07/25/2025 – Apache Junction Sewer District (AJSD)

A31. A vertical post screen is being proposed around the utility areas and along the north side the vehicle yard. Clarity would be needed for additional locations.

07/10/2025 – Danson Construction LLC

Q30. Here are some questions we've compiled thus far regarding this bid:

1. Storage racks listed as Contractor's responsibility on matrix, but not called out anywhere in the spec. Also, some product numbers shown on plans cannot be found. Can we use alternates?
2. Regarding the 84 plan page document "02-CIVIL-IFC-250228" can you provide a delineation for the scope of work for this specific project? There is a lot of information on those 84 sheets and I'd like to know what we are to provide for this project specifically. Also, upon examination of the site, it looks like it has already undergone some rough grade with some road cut. It doesn't look like these civil plans reflect this. Please advise.
3. Please provide details for gates G001 and G002 and fences, including footings.
4. Sheet 040A-101 keynote 22.05 calls out 2 trench drains in the Small and Large Bay areas but they are not shown or called out on the plumbing drawings. Please advise.
5. Foundation Plan 040S-100 is calling out the concrete building slab to be poured on subgrade with no ABC. Is this correct?
6. What is the thickness of the concrete slab on grade, reinforcing, and ABC at the fleet parking canopy? Sheet 090S-400 states "concrete slab on grade paving - see civil." There is nothing shown on the civil sheets for this portion of the work that I could find.
7. Spec Section 04 20 00 - Unit Masonry refers to the decorative ORCO Jet Black block. This could not be found on the plans, please advise.
8. Wall types have not been called out at the exterior walls of the upper level on the west side, north side, east side between column lines 2 and 3, and at door #201. Are these walls open to the structure, or should they be furred and drywalled?
9. In the spec section for the IMP Wall Panels it states that there are no substitutions to the Kingspan Panels. Is this correct or will you allow either an AWIP IMP Wall Panel or a Nucor MtlSpan IMP Wall Panel?

07/25/2025 – Apache Junction Sewer District (AJSD)

A30. Answers are as follows:

1. Follow matrix for model numbers, substitutions/alternates accepted for all furniture except the Evans Console. Owner provided items to be confirmed by the owner
2. Rough grading, final grading and roads are completed By Others. Concrete for the Maintenance Building and piping from the intersection (water and sanitary) into the Maintenance Building is part of scope. Successful Contractor to return the site to existing conditions. Should the final grading and roads are completed, the successful Contractor to repair the damaged infrastructure due to construction.
3. See attached details from 000A-110.
4. Provide trenches for local containment of oil, not connected to the drainage system.
5. That is correct.
6. 7" CONCRETE SLAB OVER 4" AGGREGATE BASE AND 12" STRUCTURAL FILL. REINFORCE WITH #5 REBAR @ 8" OC EACH WAY, CENTERED IN SLAB THICKNESS

7. ORCO Jet Black block has been removed from scope. CMU spec: OLDCASTLE APG – SUPERLITE, Precision face, Color: Bone
 8. Walls at the upper level in rooms 148, 201, and 202 (also door 201) are open to the structure/IMPs. Only the exterior walls in the upper level of the Control room (101) and Mezzanine (203) need to be furred out.
 9. A substitution request can be made through a general contractor. There's a form in the Project Manual that needs to be provided. The form requests verification on several items to ensure that a substitution will not affect the aesthetics or negatively interact with materials or details that it will be applied to. A large factor in examining the request is the approval process and what may need to be resubmitted with the City of Apache Junction to get Design Review approval. The color on the metal panel system selected is a standard color by the specified manufacturer that required approvals.
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07/09/2025 – A.R. Mays Construction

Q29. Request for information:

5. Reference sheet 040ID-111, calls for control desk by Evans Console. Need more information. Model, size, finish, etc.
6. ID-113 Finish Floor Plan shows Office flooring as SC-1. ID-112 Finish and Material Legend shows CPT-1 going in the Office and Control Room. Please confirm the flooring for Office - SC-1 or CPT-1.
7. Is this a prevailing wage project? If so, what are the rates?
8. Trench drain on 040A-101 calls for trench drains see plumbing. Plumbing shows no trench drains or connections.

07/17/2025 – Apache Junction Sewer District (AJSD)

A29. Answers are as follows:

1. Sizes/layout shall be as per the contract drawings. The Contractor shall propose model and finishes for client and engineer review/feedback.
 2. Provide SC-1 in the office.
 3. This is not a prevailing wage project.
 4. Provide trenches for local containment of oil, not connected to the drainage system.
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07/09/2025 – Sun Eagle Corporation

Q28. Do all of the answers to all of the questions submitted get answered in form of an Addenda?

07/17/2025 – Apache Junction Sewer District (AJSD)

A28. All correspondence will be posted to the District website project page under “Project 25.15 Q&A” for all to reference.

Please be sure to check the website for all updates.

07/09/2025 – Mesa Energy Systems Inc.

Q27. Mesa Energy is Energy services company that specialized in providing automation solutions. We lead the market with the *Delta by Mesa* automation solution. We're looking to get approved as a controls contractor for this project. Happy to answer any RFQ questions.

07/17/2025 – Apache Junction Sewer District (AJSD)

A27. Thank you for your interest. Any subcontractors wishing to work with the project's GC can see a list of eligible bidders on our website under the preconstruction meeting sign-in sheet.

07/08/2025 – Sun Eagle Corporation

Q26. Substitutions:

Is there a formal process for submitting substitution products to what is specified? Can you let us know how to present this information for consideration?

07/17/2025 – Apache Junction Sewer District (AJSD)

A26. The substitution request needs to be made through a general contractor. There's a form in the Project Manual that needs to be provided. The form requests verification on several items to ensure that a substitution will not affect the aesthetics, negatively interact with materials or systems, or will provide cost savings or decreased lead time.

07/08/2025 – Sun Eagle Corporation

Q25. Flooring question:

ID-113 Finish Floor Plan shows Office flooring as SC-1. ID-112 Finish and Material Legend shows CPT-1 going in the Office and Control Room. Please confirm the flooring for Office - SC-1 or CPT-1.

07/17/2025 – Apache Junction Sewer District (AJSD)

A25. Provide SC-1 in the office

07/07/2025 – Sun Eagle Corporation

Q24. Request for information:

AJ Sewer District,
The specified Manufacturers are listed in Spec Section 284600 2.01.A as Notifier, Siemens and Simplex. Will the Owner / Architect accept manufacturer Edwards/ EST systems as well?

07/17/2025 – Apache Junction Sewer District (AJSD)

A24. Edwards / EST is an acceptable substitution for the project.

07/02/2025 – Kroll Contractors Inc.

Q23. Will there be a grading and drainage plan issued for the scope of this project?

07/17/2025 – Apache Junction Sewer District

A23. Grading for the Maintenance Building will be completed by another Contractor. Contractor to match existing grades for all areas disturbed during construction and to be brought back to existing conditions.

6/27/2025 – Sun Eagle Corporation

Q22. Request for information:

Apache Junction Sewer District

The plans issued for bid do not include any Grading and Drainage sheets. Is that scope of work performed by others or will you be issuing those sheets?

07/17/2025 – Apache Junction Sewer District (AJSD)

A22. Grading for the Maintenance Building will be completed by another Contractor. Contractor to match existing grades for all areas disturbed during construction and to be brought back to existing conditions.

07/01/2025 – Sun Eagle Corporation

Q21. Glass questions:

#1 - Plan sheet 040A-606 is indicating these units as "Vertical Strip HM Windows". The Details a1, A3, C1, & C3 on plan sheet 040A-607 appear to depict an Aluminum Window. Can we get confirmation?

#2 - The project specifications do not have a section for the windows as noted in question #1 above. I am not able to determine the manufacturer of these units. Can we get clarification?

07/08/2025 – Apache Junction Sewer District (AJSD)

A21. Answers are as follows:

#1 - Design intent is for the vertical strip window Types A, B, and C to be aluminum storefront and the window details reflect that condition; however, hollow metal frames will be accepted as an alternate. Types D, E, and F are to be aluminum storefront per the legend and details

#2 - Please see spec section 08 43 13 - ALUMINUM-FRAMED STOREFRONTS.

06/27/2025 – A.R. Mays Construction

Q20. Request for Information:

1. What is the concrete slab thickness on the fleet canopy?
2. Structural drawing are missing dimensions. Please clarify.

07/08/2025 – Apache Junction Sewer District (AJSD)

A20. Answers are as follows:

1. 7" slab on ground reinforced with #5 @ 8" OC each way, centered in slab thickness. Provide 4" Aggregate Base and 12" prepared soil layers per geotechnical report.
 2. The PEMB structure is to be included as part of the bid. Overall and grid dimensions are provided, but engineered drawings are to be completed by the PEMB sub.
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06/27/2025 – Sun Eagle Corporation

Q19. Request for information:

Apache Junction Sewer District

The plans issued for bid do not include any Grading and Drainage sheets. Is that scope of work performed by others or will you be issuing those sheets?

07/08/2025 – Apache Junction Sewer District (AJSD)

A19. Grading for the Maintenance Building will be completed by another Contractor. Contractor to match existing grades for all areas disturbed during construction and to be brought back to existing conditions.

06/26/2025 – Sun Eagle Corporation

Q18. Request for information:

Apache Junction Sewer District

Regarding the floor coatings: The EXP-1 Benjamin Moore product is for metal surfaces only. The SC-2 Urethane should have a primer. Can you please review the documents and clarify what is required with the bid?

06/30/2025 – Apache Junction Sewer District (AJSD)

A18. Answers are as follows:

1. See attached cutsheet for EXP-1 (SUPER SPEC. HP 100% Solids Floor Epoxy P40 W/Anti-Slip Aggregate). Installation instructions include prep at concrete. (Reference attachment under “Links to Additional Information” found on District website project page.)
2. Provide a primer as required by manufacturer.

06/26/2025 – Sun Eagle Corporation

Q17. Request for information:

Apache Junction Sewer District

1. The Door Schedule; page A040A-601, shows the HM Doors to be 1-3/4" thick, however the Detail; page A040-603, shows them at 2" thick, could you please advise which is correct?
2. There are some Windows; page 040A-606, Types C, B & A call out HM Window. The Detail called out 040A-607, A1, C1 & D1 shows Aluminum Storefront System, could you please advise which is correct?

07/08/2025 – Apache Junction Sewer District (AJSD)

A17. Answers are as follows:

1. Follow the door schedule. The 2" dimension is in reference to the setback of the rabbet.
 2. Types A, B, and C are intended to be aluminum per the details; however, hollow metal frames will be accepted as an alternate. Types D, E, and F are to be aluminum storefront per the legend and details.
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06/26/2025 – Sun Eagle Corporation

Q16. Sun Eagle Corporation is a General Contractor and we intend on submitting a bid for your upcoming bid.

Per the documents, we will be submitting questions directly to you thru this email address.

If we need to submit questions in another format please let us know.

QUESTION:

Specification section 074213.19 Insulated Metal wall Panels for this project calls out Kingspan Insulated panels with no substitutions

PART 2 PRODUCTS

2.01 MANUFACTURERS

A. Insulated Metal Wall Panels:

1. Kingspan Insulated Panels ; Optimo Wall Panel : www.kingspan.com/#sle.
2. Substitutions: Not permitted.

Kingspan only provides pricing to (1) contractor in Arizona for their panels.

Because you are sole sourcing this scope of work, we wanted to ask if you are willing to accept other manufacturers?

Please let us know.

07/08/2025 – Apache Junction Sewer District

A16. The substitution for the metal panel system request needs to be made through a general contractor for this project which will be selected at close of bidding.

There's a form in the Project Manual that needs to be provided. The form requests verification on several items to ensure that a substitution will not affect the aesthetics or negatively interact with materials or details that it will be applied to.

A large factor in examining the request is the approval process and what may need to be resubmitted with the City of Apache Junction to get Design Review approval. The color on the metal panel system selected is a standard color by the specified manufacturer that required approvals.

06/25/2025 – Sigma Southwest LLC

Q15. I just reached out to Anne Latimer when I found out about this project. I did see in the bid notification that there was a mandatory meeting on the 18th. Are we still good to submit a bid if we missed that meeting?

07/08/2025 – Apache Junction Sewer District (AJSD)

A15. Because this bid includes language that the Pre-Bid Meeting was mandatory, the District is only accepting bids by companies in attendance.

06/25/2025 – Sigma Southwest LLC

Q14. I hope this message finds you well. My name is Gino Camilleri, and I am one of the owners of Sigma Southwest, a general contracting company based in Phoenix. A subcontractor of mine recently brought your project to my attention, and I believe it aligns perfectly with our expertise. If it is still possible, I would appreciate the opportunity to submit a proposal for your project. I look forward to your response.

06/25/2025 – Apache Junction Sewer District (AJSD)

A14. Thank you for your interest.

All information for the bid can be found here: <https://ajsewer.org/notice-and-call-of-public-bid/>. Any questions should be directed to bids@ajsewer.org

06/25/2025 – A.R. Mays Construction

Q13. Request for information:

1. Can I assume that the building is pad ready?
2. Will CAD files be made available for this project? If so we are looking for current topographic contours, design contours, curb, pads, and roadway linework.
3. Has the site been graded since January?
4. Is this bid strictly for the asphalt paving?
5. Can you confirm it's just the paving in the immediate vicinity of the proposed maintenance building?
6. If paving plans are unavailable, can you provide us with the thicknesses of AC, ABC, and gravel areas?

07/08/2025 – Apache Junction Sewer District (AJSD)

A13. Reference answers below:

1. The building pad construction is included in the bidder's scope of work.
2. CAD files can be provided to the successful contractor.

3. The final grade have not been completed.
 4. Asphalt paving will be completed by another contractor. The successful contractor is to repair any asphalt that is damaged during construction.
 5. Paving is for repairs. No new pavement is required.
 6. Gravel, millings and pavement structures can be provided to the successful contractor.
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06/23/2025 – Kroll Contractors Inc

Q12. The IFC civil set of plans does not delineate the grading and paving to be covered specifically under this contract scope.

Is there another plan that can adequately show the scope of grading and pavement work to be included in this bid?

07/08/2025 – Apache Junction Sewer District (AJSD)

A12. Pavement and grading will be completed by another contractor. The successful contractor for the Maintenance Building shall bring affected areas during construction back to existing conditions.

06/23/2025 - Owens Construction

Q11. We'd like to submit a bid for this project as a subcontractor. Would you be able to share a list of general contractors we can bid to, or direct me to someone who might have that info? Appreciate your help.

06/24/2025 - Apache Junction Sewer District (AJSD)

A11. The District does not hold a vendors list, however there is a post Pre-Bid Meeting 'Sign-In Sheet' available on the District's website.

06/20/2025 - Kroll Contracting

Q10. There is no grading or paving plan in the set of the bid documents. Will these be issued to show the scope of grading and asphalt paving?

06/23/2025 - Apache Junction Sewer District (AJSD)

A10. Please refer to the "IFC Civil Set Drawings" found under "Links to Additional Information" recently provided on the District website.

06/17/2025 – Muir Contracting

Q9. We have a couple questions.

1. Is there a civil grading and drainage set that will be added to the bid docs?
2. Per detail 5 (Drawing No. 000L-403) on the "Landscape Rock Metal Edging" drawing, the metal edging (header board) is shown with a height of 2" above finish grade and 4" below finish grade. However, the material gauge, width, finish, and specific manufacturer product are not clearly identified in the detail or on the drawing. Please confirm the following:
 1. What is the required material thickness (gauge) of the metal edging?
 2. Is there a preferred manufacturer and product line? (e.g., Sure-Loc, Permaloc)
 3. What finish/coating is required (e.g., galvanized, powder-coated, raw steel)?
 4. Can you confirm if the height and stake length shown in the detail are final or subject to modification per spec section 32 94 13?
3. Do you have current service providers for fire alarm, data, and other low-voltage vendors onsite for the other buildings?

06/23/2025 - Apache Junction Sewer District (AJSD)

A9. Please see below for answers to your questions.

1. The IFC Civil Set Drawings can be found under "Links to Additional Information" found on the project webpage.
 2. See Specification Section 32 94 13 for products, materials, and finishes. Depth of metal edging in DG is 4". No more than ½" metal edging to be exposed." Height and stake length to be per the spec section.
 3. The District has fiber internet with Zayo and Metro Fire and Security currently monitors our alarm system.
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06/17/2025 - Phoenix Pro Roofing

Q8. Greetings, my name is Robert, I am interested in doing the roof and wall panels for this project can you please direct me to the GC who is bidding on this project so I can submit my proposal.

06/17/2025 - Apache Junction Sewer District (AJSD)

- A8.** Thank you for your interest in the Operations & Maintenance Building project. All available bid information and project updates can be found on the District website www.ajsewer.org. Bids are due 07/30/2025 by 10 AM. Please reference the Bid Schedule for other important dates.
- Please note, the District does not hold a bidders list for this project.
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06/17/2025 - Kroll Contractors, Inc.

- Q7.** We would like to confirm the Pre-Bid meeting is at 5661 S. Ironwood Dr. Apache Junction AZ 85120 tomorrow the 18th at 10 AM?

06/17/2025 - Apache Junction Sewer District (AJSD)

- A7.** That is correct, the pre-bid meeting is Wednesday, June 18th at 10 AM in Building B (3rd door on the right) 5661 S. Ironwood Drive, Apache Junction, 85120. There will be signs to help in finding the boardroom.
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06/17/2025 - Greenberg Construction

- Q6.** This is to notify the District that Greenberg Construction will be in attendance tomorrow for Project 25.15 Construction of Operations & Maintenance Building pre-bid meeting. To confirm, is the meeting located at 5661 S. Ironwood Drive, Apache Junction, AZ 85120.

06/17/2025 - Apache Junction Sewer District (AJSD)

- A6.** The pre-bid meeting is tomorrow, Wednesday June 18th at 10 AM in Building B (3rd door on the right). 5661 South Ironwood Drive, Apache Junction, 85120
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06/16/2025 - JCH

- Q5.** Can you provide a bidder's list for the attached project.

06/16/2025 - Apache Junction Sewer District (AJSD)

- A5.** All open bid information can be found on the District website www.ajsewer.org. Project 25.15 Construction of Operations & Maintenance building does not have a bidder's list.
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06/05/2025 - Kroll Contractors, Inc.

Q4. This job please: Project 25.15 - Construction of Operations and Maintenance Building, your current bidding job. Do you have an approximate budget range for this project?

06/05/2025 - Apache Junction Sewer District (AJSD)

A4. There is no engineer's estimate or budget range for this project.

06/05/2025 - Kroll Contractors, Inc.

Q3. We are interested in bidding the AJSD Water Waste Treatment Facility Expansion, do you have an approximate budget range for this project.

06/05/2025 - Apache Junction Sewer District (AJSD)

A3. The solicitation for RFQ# 23.09 regarding WRF Expansion was finalized on June 28, 2023. For current solicitations, please visit our website www.ajsewer.org

06/04/2025 - Lejas Corporation

Q2. Is the District Board Room at 5661 South Ironwood Drive, Apache Junction, Arizona 85120?

06/04/2025 - Apache Junction Sewer District (AJSD)

A2. The address is correct, and located in Building B.

06/03/2025 – Construct Connect

Q1. Is there an engineer's estimate or budget/range for this project? Also, is there a plan holders list and an anticipated start and completion date for the work to be done?

06/03/2025 - Apache Junction Sewer District (AJSD)

A1. There is no engineer's estimate or budget/range for this project. The District does not hold a plan holders list. The anticipated project start date is August 27, 2025 with a completion date of October 30, 2026 as found in the **Sample Construction Contract**.