



City of
Casa Grande

**REQUEST FOR QUALIFICATIONS
FOR
CONSTRUCTION MANAGER AT RISK
FOR THE
THORNTON ROAD IMPROVEMENTS
PROJECT PHASE I -
SELMA HIGHWAY TO PETERS ROAD**

SECTION 1: PROJECT DESCRIPTION

The City of Casa Grande (City) is seeking a qualified Construction Manager at Risk (CMAR) to provide preconstruction services and complete construction services as the CMAR for the Thornton Road Improvements Phase I – Selma Highway to Peters Road Project, hereinafter referred to as “the Project.” This CMAR is intended to provide pre-construction services up to and including creation of a guaranteed maximum price for construction, and then execute construction of the project. These services are intended to be provided under two separate Contracts.

Thornton Road is a major arterial that is one of the main access routes to Casa Grande from Interstate 8 and supports the fast-growing industrial sector of the City, including the Lucid Manufacturing development currently under construction. Due to this fact this road will experience very high volumes of traffic, with significant truck traffic once adjacent developments commence production and operations. Currently, Thornton Road is a two-lane road with a center turn lane with an interim traffic signal at Peters Road. In response to this growth, to facilitate truck movements and employee traffic, as well as to increase roadway safety, the City intends to widen Thornton Road.

To support this growth, major utility activity has and will continue to occur. Relevant to this project the City has included the option of construction of a large diameter sanitary sewer line within Peters Road. The Project includes two major components, which are as follows:

Thornton Road Widening

This portion of the Project is intended to provide for the reconstruction, widening and improvements for approximately 6,100 feet of Thornton Road. The new roadway cross section will be two lanes in each direction (N/S) with a center median. The Project includes new, permanent signalized intersection at Peters Road. Other improvements associated with the Project include drainage, irrigation, utility coordination/relocation, curb, gutter and sidewalk. The 90% Utility Plans for the project are included as Appendix B to this solicitation; 90% full-design plans will progress once the CMAR is under contract.

Peters Road Sewer

In addition, this project includes 3,850 feet of large-diameter (27”) gravity sewer pipeline on Peters Road from Commerce Drive to just east of the Thornton/Peters intersection. The pipeline is tentatively planned to be installed within existing rights-of-way as depicted in the 60% Improvement Plans shown in Appendix C.

Design efforts for this project will be performed concurrent with the pre-construction services to be provided by the selected CMAR. During this phase of the project the CMAR will be required to actively participate in value-engineering and cost estimating of the design. Value engineering of the project shall include determination of design parameters as necessary to ensure project can be designed and constructed within budget and deadline constraints.

The budget for this project is anticipated to be approximately \$8.5 million as a maximum amount for the construction of this project.

