



Superstition Fire & Medical District

Serving the Communities of Apache Junction and Gold Canyon since 1955

Request for Quote for Construction Manager at Risk to Build Fire Station 266

Superstition Fire & Medical District (SFMD)

Request for Qualifications (RFQ) – Construction Manager at Risk (CMAR)

Project: New Fire Station, Blossom Rock Community

Address: Northwest corner of Flat Iron Trail & Warner Avenue

RFQ Issued: March 9, 2026

Submission Deadline: April 5, 2026, by Midnight

Introduction

The Superstition Fire & Medical District (SFMD) is soliciting Statements of Qualifications from experienced and qualified **Construction Manager at Risk (CMAR)** firms to provide pre-construction and construction services for a new fire station to serve the Blossom Rock community.

This procurement shall follow a qualifications-based selection process in accordance with Arizona Revised Statutes (A.R.S.) §34-601 et seq., including §34-603.

The selected CMAR will collaborate with SFMD and the District's Architect from early design through project completion. Services include, but are not limited to:

- Cost estimating and value engineering
- Scheduling and logistics planning
- Constructability and risk analysis
- Development and negotiation of a Guaranteed Maximum Price (GMP)
- Construction management services
- Subcontractor procurement in accordance with Arizona law

Firms with demonstrated CMAR experience delivering fire stations or similar public-safety facilities in Arizona are strongly encouraged to submit qualifications.

Project Overview

Project Description

The project consists of a new, modern, multi-crew fire station designed to enhance emergency response capabilities and operational efficiency.

Anticipated Scope Includes:

- Three (3) pull-through apparatus bays
- Living quarters and operational support spaces
- Secured site with perimeter control
- Public access parking
- On-site, off-site, and utility improvements
- Utility extensions and infrastructure improvements
- Site-adapted fire station design

Estimated Construction Cost: \$8,000,000

Anticipated Schedule:

- Preconstruction services begin: Spring 2026
- Construction Start: Summer of 2026
- Target Substantial Completion: To be determined during preconstruction

Project Goals:

- **Cost Effectiveness:** Deliver within budget through proactive cost control
- **Enhanced Emergency Response:** Optimize operational layout and efficiency
- **Smart Technology Integration:** Support automation and emergency technology systems
- **Sustainable Design:** Incorporate energy-efficient systems and long-term operational savings
- **Schedule Certainty:** Deliver a timely and well-managed project

Scope of Services

1. Pre-Construction Services

The CMAR will provide:

- Design phase document reviews at schematic, design development, and construction document phases
- Progressive cost estimating and budget modeling
- Cost containment strategies and value engineering
- Long-lead procurement strategy recommendations
- Constructability and risk analysis
- Development of a detailed project schedule
- Logistics and phasing plans
- Subsurface investigations coordination (geotechnical, potholing, etc.)
- Assistance with permitting strategy
- The preparation and submission of a Guaranteed Maximum Price (GMP)

The GMP shall clearly identify:

- Cost of the work
- General conditions
- CMAR Fee
- CMAR Contingency
- Allowances
- Owner Contingency (separate from CMAR contingency)

Early procurement packages may be recommended, subject to Fire Chief approval.
SFMD can schedule a site visit upon request from the bidding firms prior to submission.

2. Construction Services

Upon GMP approval, the CMAR shall:

- Provide full construction management services per plans and specifications
- Provide schedule of values and prepare pay applications
- Procure subcontractors in accordance with A.R.S. §34-603
- Manage site work, grading utilities, and building construction
- Coordinate structural, architectural, and MEP systems
- Coordinate with SFMD representative for all OFI furnishings, fixtures, and equipment
- SFMD will manage all OFOI furnishings, fixtures, and equipment
- Integrate smart technology and sustainable solutions
- Conduct daily quality control and safety oversight
- Maintain project documentation and reporting
- Provide Procore or equal project management software access for project team
- Complete commissioning, closeout, as built, and warranty documentation

The CMAR shall attend weekly SFMD/Architect meetings and proactively resolve issues.

SFMD: Reserves the right to go out to bid with the CMAR's GMP.

Arizona Statutory Requirements

The selected CMAR must:

- Be properly licensed in the State of Arizona
- Comply with A.R.S. §34-601 et seq.
- Procure subcontractors through competitive bidding as required by statute.
- Provide a **Guaranteed Maximum Price (GMP)**, subject to SFMD review and approval.
- Provide a Payment and Performance Bonds, each equal to 100% of GMP
- Maintain required insurance coverage

Insurance Requirements

The CMAR shall maintain the following minimum coverage:

- **Commercial General Liability:** \$1,000,000 per occurrence
- **Automobile Liability:** \$1,000,000 per occurrence
- **Professional Liability:** \$1,000,000 per claim (if delegated design services provided)
- **Workers' Compensation:** As required by Arizona law

SFMD shall be named as Additional Insured. Policies shall provide 30 days' written notice of cancellation or material change.

Subcontractors shall maintain the same insurance requirements as the CMAR.

Submission Requirements

Maximum Length: 25 pages (excluding cover, resumes, appendices)

Format:

- Single PDF via email

Submit To:

- richard.mooney@sfmd.az.gov
- anna.butel@sfmd.az.gov

Required Sections:

1. **Cover Letter** (2 pages max)
2. **Firm Profile** (2 pages max)
3. **Relevant CMAR Experience** (5 pages max, minimum 3 references)
4. **Key Personnel & Organizational Chart** (2 pages per resume)
5. **Project Approach** (5 pages max)
 - Preconstruction methodology
 - Subcontractor selection plan
 - Safety program
 - Public-safety facility experience
 - Technology integration
 - Sustainability approach
6. **Project Schedule** (2 pages max)
7. **Compliance Statement** (1 page)

Evaluation Criteria

Qualifications will be evaluated using the following criteria:

Criteria

- Relevant CMAR Experience
- Project Approach
- Key Personnel
- Schedule & Preconstruction Strategy
- References

SFMD reserves the right to short-list firms and conduct interviews prior to final selection.

Final Selection may include fee negotiation and GMP discussions.

Submission Guidelines

Item	Detail
Deadline	April 5, 2026, Midnight
Format	PDF via email
Submit To	richard.mooney@sfmd.az.gov & anna.butel@sfmd.az.gov
Contact	Assistant Chief Richard Mooney, 480-982-4440 x160

23

Questions & Clarifications:

- Questions must be submitted in writing by **March 23, 2026**.
- Responses will be shared with all known proposers

Proposal Validity:

- Proposals shall remain valid for ninety (90) days from the submission deadline.

Rights Reserved:

SFMD reserves the right to:

- Reject any or all proposals
- Waive informalities or irregularities
- Request additional information
- Conduct interviews
- Negotiate fees and contract terms
- Verify pricing or pursue alternative procurement options if a mutually acceptable GMP cannot be reached
- Award to next most qualified contractor if unable to negotiate a contract with first selection

All costs incurred in preparing a response are the responsibility of the proposer.

Innovation Encouraged

SFMD encourages firms to propose:

- Innovative construction methods
- Sustainable and energy-efficient systems
- Technology-enhanced operational solutions
- Community-focused design and engagement strategies

Pre-Submittal Meeting

There will not be a pre-submittal meeting for this solicitation. While firms can view and walk the site of the proposed site, at no time will firms or their representatives be permitted to enter or contact SFMD personnel except as listed above

Attachment A – Submittal Checklist

- Cover Letter (max 2 pages)
 - Firm Profile (max 2 pages)
 - Relevant Experience & References (max 5 pages)
 - Key Personnel Resumes (2 pages per)
 - Project Approach (max 5 pages)
 - Project Schedule (max 2 pages)
 - Compliance Statement (1 page)
 - Exceptions
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