

1st phase of warehouse project at interstate junction completed

Brignall Construction Co. Inc. has completed Phase I of a major warehousing project at the junction of Interstates 10 and 8 in Casa Grande.

Central Arizona Distribution Center was developed through a joint venture between Trammell Crow Company and ING Clarion Partners and is part of The Confluence, a 185-acre master-planned project.

The 581,038-square-foot, multitenant, cross-dock distribution center is comprised of tilt concrete walls with a steel-frame roof structure. By using fast-track and phased construction packages, the project was completed in eight months.

"We knew that speed to market was an essential element for Trammell Crow/ING's ability to be competitive in leasing the building space, and are pleased that we were able to meet the demanding schedule," said Jim Brignall, president of Brignall Construction. The most intense construction activity involved concrete workers going around the clock pouring foundations, setting formwork and pouring tilt panels for 60 continuous days between the months of October and December. The other major construction challenge was laying 7800 lineal feet (about a mile and a half) of new water and sewer lines, which involved careful coordination with railroad, petroleum line and interstate highway rights of way.

"Brignall's team had some very challenging coordination issues on this project, and they handled them all very well." said Cathy Thuringer, senior development manager for Trammell Crow.

The project is the largest in Brignall's history.