



BOARD OF SUPERVISORS AGENDA ITEM REPORT
AWARDS / CONTRACTS / GRANTS

Award Contract Grant

Requested Board Meeting Date: 10/17/23

\* = Mandatory, information must be provided

or Procurement Director Award: [ ]

\*Contractor/Vendor Name/Grantor (DBA):

Barker Contracting, Inc., Chasse Building Team, Inc., Core Construction, Inc., Durazo Construction Corporation, Kapp-Con Incorporated, Kittle Design and Construction, LLC, Lloyd Construction Company, Inc., SD Crane Builders, Inc.

\*Project Title/Description:

Job Order Master Agreement: Remodel And Construction Services

\*Purpose:

Amendment of Award: Master Agreement No. MA-PO-20-154, Amendment No. Seven (7). This amendment increases the competition threshold and maximum individual job order threshold from \$250,000.00 to \$400,000.00 and \$1,500,000.00 to \$2,000,000.00 respectively to address an increase in construction costs. Administering Department: Project Design and Construction

This is an indefinite delivery/indefinite quantity job order master agreement. Funding sources will be determined at the time of project job order. For projects estimated at less than \$400,000.00 the department may select a contractor based on availability, specialty or other such basis as the department may determine in its sole discretion. For projects estimated at \$400,000.00 or more, selection will be based on the responses to a request for quotation covering either cost or cost and schedule from all the job order contractors. No individual Job Order may exceed \$2,000,000.00, including any change orders.

\*Procurement Method:

Pursuant to Solicitation for Qualifications No. SFQ-PO-2000014, on 04/07/20, the Board of Supervisors awarded a shared master agreement for these services in the amount of \$2,500,000.00 for an agreement term of 04/07/20 to 04/06/21.

Amendment No. One (1) was approved by the Board of Supervisors, on 02/16/21, to increase the annual shared award amount by \$1,000,000.00 from \$2,500,000.00 to \$3,500,000.00 and add \$1,000,000.00 for a cumulative not-to-exceed amount of \$3,500,000.00.

Amendment No. Two (2) was approved by the Procurement Director, on 04/22/21, to extend the term of the agreement to 04/06/22 and add the full annual shared award amount of \$3,500,000.00 for a cumulative not-to-exceed amount of \$7,000,000.00.

Amendment No. Three (3) was approved by the Board of Supervisors, on 09/07/21, to increase the competition and maximum individual job order thresholds from \$149,999.99 to \$250,000.00 and \$500,000.00 to \$1,500,000.00 respectively, increase the annual shared award amount from \$3,500,000.00 to \$6,000,000.00 and add \$2,500,000.00 for a not-to-exceed amount of \$9,500,000.00.

Amendment No. Four (4) was approved by the Procurement Director, on 04/05/22, to extend the term of the agreement to 04/06/23 and add the full annual shared award amount of \$6,000,000.00 for a cumulative not-to-exceed amount of \$15,500,000.00.

Amendment No. Five (5) was approved by the Board of Supervisors, on 02/07/23, to add a one-time increase of \$2,000,000.00 to the shared award amount for a cumulative not-to-exceed amount of \$17,500,000.00 due to an increase in projects and add the Forced Labor of Ethnic Uyghurs clause.

Amendment No. Six (6) was approved by the Procurement Director, on 03/27/23, to extend the term of the agreement to 04/06/24 and add the full annual shared award amount of \$6,000,000.00 for a cumulative not-to-exceed amount of \$23,500,000.00.

Attachments: Amendment No. Seven (7) and Department Memo.

\*Program Goals/Predicted Outcomes:

To provide a job order master agreement with qualified contractors that provides construction, improvement, and maintenance of new and existing County-owned commercial buildings, structures, and facilities.

\*Public Benefit:

To provide the public with contractors that will provide all labor, materials, management, supervision, services, and coordination required to provide a full range of remodeling and construction services on an as-needed basis.

\*Metrics Available to Measure Performance:

The contractor's ability to meet all contractual / project requirements within the anticipated timeline and within the available funding. In addition, performance evaluations will be provided in accordance with BOS Policy D29.1.

\*Retroactive:

No.

TO: COB 10/04/23

VERS: 12

PGS: 12

THE APPLICABLE SECTION(S) BELOW MUST BE COMPLETED

Click or tap the boxes to enter text. If not applicable, indicate "N/A". Make sure to complete mandatory (\*) fields

Contract / Award Information

Document Type: \_\_\_\_\_ Department Code: \_\_\_\_\_ Contract Number (i.e., 15-123): \_\_\_\_\_
Commencement Date: \_\_\_\_\_ Termination Date: \_\_\_\_\_ Prior Contract Number (Synergen/CMS): \_\_\_\_\_
Expense Amount \$ \_\_\_\_\_ Revenue Amount: \$ \_\_\_\_\_

\*Funding Source(s) required: \_\_\_\_\_

Funding from General Fund? Yes No If Yes \$ \_\_\_\_\_ % \_\_\_\_\_
Contract is fully or partially funded with Federal Funds? Yes No
If Yes, is the Contract to a vendor or subrecipient? \_\_\_\_\_
Were insurance or indemnity clauses modified? Yes No
If Yes, attach Risk's approval.
Vendor is using a Social Security Number? Yes No
If Yes, attach the required form per Administrative Procedure 22-10.

Amendment / Revised Award Information

Document Type: MA Department Code: PO Contract Number (i.e., 15-123): 20-154
Amendment No.: 7 AMS Version No.: 12
Commencement Date: 10/17/23 New Termination Date: \_\_\_\_\_
Prior Contract No. (Synergen/CMS): \_\_\_\_\_
Expense Revenue Increase Decrease
Amount This Amendment: \$ 0.00

Is there revenue included? Yes No If Yes \$ \_\_\_\_\_

\*Funding Source(s) required: Various Funds

Funding from General Fund? Yes No If Yes \$ \_\_\_\_\_ % \_\_\_\_\_

Grant/Amendment Information (for grants acceptance and awards)

Award Amendment

Document Type: \_\_\_\_\_ Department Code: \_\_\_\_\_ Grant Number (i.e., 15-123): \_\_\_\_\_
Commencement Date: \_\_\_\_\_ Termination Date: \_\_\_\_\_ Amendment Number: \_\_\_\_\_
Match Amount: \$ \_\_\_\_\_ Revenue Amount: \$ \_\_\_\_\_

\*All Funding Source(s) required: \_\_\_\_\_

\*Match funding from General Fund? Yes No If Yes \$ \_\_\_\_\_ % \_\_\_\_\_

\*Match funding from other sources? Yes No If Yes \$ \_\_\_\_\_ % \_\_\_\_\_

\*Funding Source: \_\_\_\_\_

\*If Federal funds are received, is funding coming directly from the Federal government or passed through other organization(s)?

Contact: Procurement Officer Dawn Dargan Division Manager Scott Loomis

Department: Procurement Director Terri Spencer Telephone: 520-724-9071

Department Director Signature: Martyn Klell Date: September 27, 2023
Deputy County Administrator Signature: [Signature] Date: 9/28/2023
County Administrator Signature: [Signature] Date: 9/28/23

## MEMORANDUM

Date: September 11, 2023

To: Terri Spencer  
Director, Procurement

From: Sheila Holben  
Director



**Re: Contract Limit for Remodeling and Construction Master Agreement, MA-20-154**

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Project Design and Construction (PDC) utilizes the current Remodeling and Construction Master Agreement, MA-20-154, for repairs and improvements throughout the County's existing buildings to maintain and support department's operations and the services they provide to the public. The general contractors on the current contract are pre-qualified and have experience working on Pima County owned buildings, including occupied buildings and understand the sensitivity and care that must be taken while working within or adjacent to buildings that are occupied by County staff and the public. The current MA allows the County to procure construction contracts without pre-qualifying and bidding each construction contract separately. The current Master Agreement requires all contracts over \$250,000 to be competitively bid and places a cap on any single contract at \$1,500,000.

Due to the unprecedented construction cost increases beginning in approximately 2021 including material price escalation and a lack of skilled labor, the contract caps are limiting the effective use of the Master Agreement. The second quarter 2023 Quarterly Construction Cost Report produced by Rider Levitt Bucknall cites a construction cost increase of almost 40% since the start of the COVID -19 pandemic. While construction cost escalation is trending downward, it is still higher than historic averages, the overall cost of construction has not returned to their pre-2021 level and we still see significant pressure on the construction market due to the high demand for materials and labor in the region.

In order for PDC to effectively utilize the current MA-20-154, we request the single contract cap to be increased from \$1,500,000 to \$2,000,000 and the single quote bid threshold increased from \$250,000 to \$400,000.

SH/mak

c: Martyn Klell, Deputy Director, Project Design and Construction  
Scott Loomis, Division Manager, Procurement

**PIMA COUNTY FACILITIES MANAGEMENT DEPARTMENT**

**PROJECT:** JOB ORDER MASTER AGREEMENT:  
REMODEL AND CONSTRUCTION SERVICES

**CONTRACTORS:** Barker Contracting, Inc.  
2127 E Speedway Blvd,  
Tucson, AZ 85716

Chasse Building Team, Inc.  
5115 N Oracle Rd.  
Tucson, AZ 85704

Core Construction, Inc.  
3097 W Ina Rd.  
Tucson, AZ 85741

Durazo Construction Corporation  
P.O. Box 629  
Tucson, AZ 85701

Kapp-Con Incorporated  
4847 N Daisy Dawn Place, Suite 101  
Tucson, AZ 85705

Kittle Design and Construction, LLC  
2539 N Balboa Ave.  
Tucson, AZ 85705

Lloyd Construction Company, Inc.  
2180 N Wilmot Rd.  
Tucson, AZ 85712

SD Crane Builders, Inc.  
1901 E University Dr. #330  
Mesa, AZ 85203

**MASTER AGREEMENT NO.:** MA-PO-20-154

**AMENDMENT NO.:** Seven (7)

**FUNDING:** Various Funds

<b>MASTER AGREEMENT TERM:</b> 04/07/20 - 04/06/21	<b>ORIGINAL AMOUNT:</b>	\$ 2,500,000.00
<b>TERMINATION PRIOR AMENDMENT:</b> 04/06/24	<b>PRIOR AMENDMENTS:</b>	\$ 21,000,000.00
<b>TERMINATION THIS AMENDMENT:</b> 04/06/24	<b>AMOUNT THIS AMENDMENT:</b>	
	<b>REVISED AMOUNT:</b>	\$ 23,500,000.00

**MASTER AGREEMENT AMENDMENT**

**WHEREAS,** COUNTY and CONTRACTORS entered into a Master Agreement (Agreement) for these services, as referenced above; and

**WHEREAS,** COUNTY has a continuing need for job order remodel and construction services; and

**WHEREAS,** COUNTY intends to increase the competition threshold and maximum individual job order threshold to address an increase in construction costs.

**NOW, THEREFORE,** it is agreed as follows:

**1. CHANGE: ARTICLE 1 –BASIC TERMS, Paragraphs 4, 5 and 7, as follows:**

FROM: “For projects less than \$250,000.00, and during emergency situations...”

“For projects of \$250,000.00 or more...”

“No individual Job Order may exceed \$1,500,000.00, including any change orders.”

TO: “For projects less than \$400,000.00, and during emergency situations...”

“For projects of \$400,000.00 or more...”

“No individual Job Order may exceed \$2,000,000.00, including changes orders.”

**2. CHANGE: EXHIBIT “C” SPECIAL CONDITIONS - MULTIPLE AWARD JOB ORDER CONTRACT, ARTICLE 1 –OVERVIEWS AND DEFINITIONS, Paragraph 2 as follows:**

FROM: “The Contract Price for each Job Order shall not exceed \$1,500,000.00...”

TO: “The Contract Price for each Job Order shall not exceed \$2,000,000.00...”

**3. CHANGE: EXHIBIT “C” SPECIAL CONDITIONS - MULTIPLE AWARD JOB ORDER CONTRACT, ARTICLE 2 –JOB ORDER DEVELOPMENT, Paragraphs 1 and 3 as follows:**

FROM: “For Projects less than \$250,000.00, and during emergency situations...”

“For Projects of \$250,000.00 or greater...”

TO: “For Projects anticipated to be valued \$400,000.00, or more...”

“For Projects of \$400,000.00 or greater...”

*(Remainder of Page Intentionally Left Blank)*

All other provisions of the Agreement, not specifically changed by this Amendment, shall remain in effect and be binding upon the Parties.

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IN WITNESS WHEREOF, the Parties have affixed their signatures to this Amendment on the dates written below.

**PIMA COUNTY**

**CONTRACTOR**

\_\_\_\_\_  
Chair, Board of Supervisors

\_\_\_\_\_  
Authorized Officer Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name and Title

ATTEST:

\_\_\_\_\_  
Contractor Name

\_\_\_\_\_  
Clerk of the Board

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

This contract template has been approved as to form by the Pima County Attorney's Office.

All other provisions of the Agreement, not specifically changed by this Amendment, shall remain in effect and be binding upon the Parties.

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**PIMA COUNTY**

\_\_\_\_\_  
Chair, Board of Supervisors

\_\_\_\_\_  
Date

ATTEST:

\_\_\_\_\_  
Clerk of the Board

\_\_\_\_\_  
Date

**CONTRACTOR**

  
\_\_\_\_\_  
Authorized Officer Signature

Riley Rasmussen, Project Director  
\_\_\_\_\_  
Printed Name and Title

Barker Contracting, Inc.  
\_\_\_\_\_  
Contractor Name

09-27-2023  
\_\_\_\_\_  
Date

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**PIMA COUNTY**

\_\_\_\_\_  
Chair, Board of Supervisors

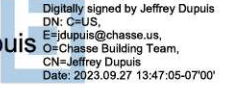
\_\_\_\_\_  
Date

ATTEST:

\_\_\_\_\_  
Clerk of the Board

\_\_\_\_\_  
Date

**CONTRACTOR**

Jeffrey Dupuis   
Digitally signed by Jeffrey Dupuis  
DN: C=US,  
E=dupuis@chasse.us,  
O=Chasse Building Team,  
CN=Jeffrey Dupuis  
Date: 2023.09.27 13:47:05-0700

\_\_\_\_\_  
Authorized Officer Signature

Jeff Dupuis, Project Director  
\_\_\_\_\_  
Printed Name and Title

Chasse Building Team  
\_\_\_\_\_  
Contractor Name

9/27/23  
\_\_\_\_\_  
Date

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**PIMA COUNTY**

**CONTRACTOR**

\_\_\_\_\_  
Chair, Board of Supervisors

  
\_\_\_\_\_  
Authorized Officer Signature

\_\_\_\_\_  
Date

Todd Steffen, President

\_\_\_\_\_  
Printed Name and Title

CORE Construction, Inc.

\_\_\_\_\_  
Contractor Name

ATTEST:

09/28/2023

\_\_\_\_\_  
Date

\_\_\_\_\_  
Clerk of the Board

\_\_\_\_\_  
Date

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**PIMA COUNTY**

\_\_\_\_\_  
Chair, Board of Supervisors

\_\_\_\_\_  
Date

ATTEST:

\_\_\_\_\_  
Clerk of the Board

\_\_\_\_\_  
Date

**CONTRACTOR**

  
\_\_\_\_\_  
Authorized Officer Signature

Mario Durazo Jr., President  
\_\_\_\_\_  
Printed Name and Title

Durazo Construction Corporation  
\_\_\_\_\_  
Contractor Name

9/27/2023  
\_\_\_\_\_  
Date

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**PIMA COUNTY**

\_\_\_\_\_  
Chair, Board of Supervisors

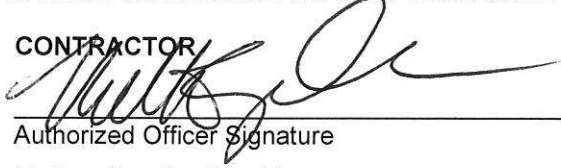
\_\_\_\_\_  
Date

ATTEST:

\_\_\_\_\_  
Clerk of the Board

\_\_\_\_\_  
Date

**CONTRACTOR**

  
\_\_\_\_\_  
Authorized Officer Signature

Nathan Kappler, President

\_\_\_\_\_  
Printed Name and Title

Kapp-Con Incorporated

\_\_\_\_\_  
Contractor Name

09/27/2023

\_\_\_\_\_  
Date

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**PIMA COUNTY**

\_\_\_\_\_  
Chair, Board of Supervisors

\_\_\_\_\_  
Date

ATTEST:

\_\_\_\_\_  
Clerk of the Board

\_\_\_\_\_  
Date

**CONTRACTOR**

  
\_\_\_\_\_  
Authorized Officer Signature

**Tom KITTLE, GENERAL MANAGER**  
\_\_\_\_\_  
Printed Name and Title

**KITTLE DESIGN AND CONSTRUCTION, LLC**  
\_\_\_\_\_  
Contractor Name

**27 SEP 2023**  
\_\_\_\_\_  
Date

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**PIMA COUNTY**

\_\_\_\_\_  
Chair, Board of Supervisors

\_\_\_\_\_  
Date

ATTEST:

\_\_\_\_\_  
Clerk of the Board

\_\_\_\_\_  
Date

**CONTRACTOR**

  
\_\_\_\_\_  
Authorized Officer Signature

**Sr. Project Manager**  
\_\_\_\_\_  
Printed Name and Title

**Lloyd Construction Company, Inc.**  
\_\_\_\_\_  
Contractor Name

**10/4/2023**  
\_\_\_\_\_  
Date

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**PIMA COUNTY**

\_\_\_\_\_  
Chair, Board of Supervisors

\_\_\_\_\_  
Date

ATTEST:

\_\_\_\_\_  
Clerk of the Board

\_\_\_\_\_  
Date

**CONTRACTOR**

  
\_\_\_\_\_  
Authorized Officer Signature

Steve Crane                      President/CEO  
\_\_\_\_\_  
Printed Name and Title

SD Crane Builders, Inc.  
\_\_\_\_\_  
Contractor Name

10/02/2023  
\_\_\_\_\_  
Date

This contract template has been approved as to form by the Pima County Attorney's Office.