

COB - BOSAIR FORM

02/04/2026 12:21 PM (MST)

Submitted by Jorden.Oliver@pima.gov



BOARD OF SUPERVISORS AGENDA ITEM REPORT (BOSAIR)

All fields are required. Enter N/A if not applicable. For number fields, enter 0 if not applicable.

Record Number: SC PDC SC2500000074

Award Type: Contract

Is a Board Meeting Date Requested? Yes

Requested Board Meeting Date: 02/17/2026

Signature Only:

NO

Procurement Director Award / Delegated Award: • N/A

Supplier / Customer / Grantor / Subrecipient: CHASSE Building Team, Inc.; Concord General Contracting, Inc.; Durazo Construction Corporation; Kapp-Con Incorporated; Kitchell Contractors, Inc. of Arizona, LLC; Kittle Design & Construction, LLC; Lloyd Construction Company, Inc.; S.D. Crane Builders, Inc.

Project Title / Description: Job Order Contract: Remodel and Construction Services

Purpose: Amendment of Award: Supplier Contract No. SC2500000074, Amendment No. 1. This amendment adds a one-time increase of \$2,800,000.00 to the shared award amount for the remainder of this agreement term for a cumulative not-to-exceed amount of \$8,800,000.00 and increases the annual shared award amount for subsequent renewal terms by \$3,000,000.00 from \$6,000,000.00 to \$9,000,000.00 due to increased multi-departmental utilization and increasing construction costs. Administering Department: Project Design and Construction.

This is an indefinite delivery/indefinite quantity job order contract. Funding sources will be determined at time of project job order. For projects estimated less \$400,000.00, the department may select a contractor based on availability, specialty or other such basis as the department may determine at its sole discretion. For projects estimated at \$400,000.00 or more, all contractors will be given the opportunity to compete on the basis of cost or cost and schedule through a request for quotation. No individual job order may exceed \$2,000,000.00.

Procurement Method: Other

Insert additional Procurement Method info, if applicable: Pursuant to Request for Qualifications No. RFQu-2400010750, on 04/01/25, the Board of Supervisors awarded an agreement for these services in an annual shared award amount of \$6,000,000.00 for an agreement term from 04/07/25 to 04/06/26.

Attachments: Department Memo and Amendment No. 1

To: COB 02-11-26(1)

Vers: 1

Pgs: 19

Submission ID: 3e26396c-6db0-4257-8e60-ba705839e51b Receipt ID: EJBHWPPJ

FEB11'25am0848 P0

Program Goals/Predicted Outcomes:	To provide a job order contract with qualified contractors that provides construction, improvement, and maintenance of new and existing County-owned commercial buildings, structures, and facilities.
Public Benefit and Impact:	To provide County 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.
Budget Pillar	<ul style="list-style-type: none"> Critical infrastructure & economic growth
Support of Prosperity Initiative:	<ul style="list-style-type: none"> N/A
Provide information that explains how this activity supports the selected Prosperity Initiatives	N/A
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(E)(I).
Retroactive:	NO

Amendment / Revised Award Information

Record Number: SC PDC SC2500000074	
Document Type:	SC
Department Code:	PDC
Contract Number:	SC2500000074
Amendment Number:	1
Commencement Date:	02/17/2026
Termination Date:	04/06/2026
Is the Termination Date new?	NO
Classification:	Expense
Adjust Level:	Increase
Prior Contract Number (If Applicable):	N/A
Amount This Amendment:	
	\$2,800,000.00

Funding Source(s) required: Various Funds

Funding from General Fund?

NO

Contract is fully or partially funded with Federal Funds?

NO

Department: Procurement

Name: Karrie Hixon *KH*

Telephone: 520-724-3542

Add GMI Department Signatures

No

Division Manager/Procurement Officer Signature: Scott Loomis Digitally signed by Scott Loomis
Date: 2026.02.04 15:01:29 -07'00' Date: _____

Procurement Director Signature: Bruce D Collins Digitally signed by Bruce D Collins
Date: 2026.02.04 17:42:47 -07'00' Date: _____

Department Director Signature:  Date: 2/5/2026
Signed by: [Signature] F31FE9E74A344B7

Deputy County Administrator Signature:  Date: 2/5/2026

County Administrator Signature: _____ Date: 2/6/2026



MEMORANDUM

Date: January 29, 2026

To: Bruce Collins, Director
Procurement Department

From: Rod Lane Director PDC

Initial
RFL

Re: Request for Contract Limit Increases – Remodel and Construction JOC (SC250000007)

Project Design and Construction (PDC) and Facilities Management (FM) respectfully request two adjustments to the Remodel and Construction JOC (SC2500000074): a one-time increase to the current contract limit and a permanent increase to the annual contract amount.

Request 1: One-Time Contract Limit Increase

We request an immediate one-time increase of \$2,800,000 to fund several active and ready-to-award projects. The current remaining contract balance is \$610,772.50, which is insufficient to award the projects listed below.

Project #	Project Name	JOC	Amount
24004PJ	FM – 33 N Stone Stairwell Improvements	Chasse Building	\$ 531,769
25132PPDC	PDC – Drexel Facility – Recorder T.I.	Lloyd	\$1,416,472
T.B.D.	FM Project – 8” Fire Main Replacement	T.B.D.	\$ 400,000
T.B.D.	FM Project – Juvenile Court Heat Exchanges	T.B.D.	\$ 400,000

While the contract is scheduled to renew on April 6, 2026, we cannot defer these awards until that date. Delaying these projects would jeopardize current bid pricing and prevent project completion by the end of the current fiscal year.

Request 2: Annual Contract Limit Increase

We formally request an increase to the Remodel and Construction JOC annual service contract limit, raising the current cap of \$6,000,000 to a new annual limit of \$9,000,000.

Justification for Contract Limit Increase

The annual service contract limit for Remodel and Construction JOC has remained static at \$6,000,000 since 2021. That adjustment marked an 82% increase from the previous \$3,500,000 limit, a change necessitated by a recorded 40% year-over-year demand spike. Five years later, historical data and year-to-year escalation in market conditions indicate that a new adjustment is not only overdue but critical to maintaining operations.

Bruce Collins, Director

Re: Request for Contract Limit Increases – Remodel and Construction JOC (SC250000007)

January 29, 2026

Page 2

Several factors are driving this need. Since the Project Design & Construction (PDC) department was established in 2023, the JOC contract has become an unrestricted contract, allowing dual usage by both PDC and Facilities Management. Consequently, utilization has steadily escalated. Comparing the previous contract period (April 2024–April 2025) to the current period (April 2025–January 2026), combined CIP and Work Order demand has already increased by 8.6%.

This rise in interdepartmental volume, compounded by consistent year-to-year escalation in construction costs has created a funding shortfall. The current constraints are particularly restrictive regarding large projects. With a maximum bid threshold of \$2,000,000 per project, the current annual limit allows for only three major projects per year. Forecasting for the upcoming year reveals that two planned projects alone will consume over 50% of the current \$6,000,000 limit. To accommodate these projects without compromising standard JOC service demands, an increase in the annual contract limit is essential.

Project #	Project Name	JOC	Amount
24004PJ	PDC – Drexel Facility – Elections T.I.	Lloyd	\$1,800,000
25132PPDC	FM – 33 N Interior Renovations	T.B.D.	\$1,600,000

In closing, maintaining the effectiveness of the Remodel and Construction JOC (SC2500000074) requires fiscal adjustments. We formally request a one-time limit increase of \$2,800,000 to address current shortfalls, alongside a permanent adjustment to the annual contract limit, raising it by \$3,000,000 to a new total of \$9,000,000.

Thank you for your attention to this request and let us know if you need any additional information or details to consider this request.

Approved:

Signed by:


 Bruce Collins, Director
 Procurement Department

2/4/2026

Date

RL/ss

- c: Carmine DeBonis, Deputy County Administrator – Public Works
- Tony Cisneros, Director – Facilities Management

JOC Contract Period 4/1/25 to 1/28/26 (Partial 10-months)

Row Labels	Status	Supplier	Sum of Amou
PO2500010797	Closed	KITTLE DESIGN AND CONSTRUCTION LLC	8649
PO2500011634	Closed	DURAZO CONSTRUCTION CORP	6953
PO2500011720	Closed	DURAZO CONSTRUCTION CORP	8940
PO2500012261	Closed	KITTLE DESIGN AND CONSTRUCTION LLC	25275
PO2500012312	Closed	DURAZO CONSTRUCTION CORP	34668
PO2500012338	Issued	KITTLE DESIGN AND CONSTRUCTION LLC	0
PO2500012474	Closed	KITTLE DESIGN AND CONSTRUCTION LLC	1463
PO2500012506	Closed	DURAZO CONSTRUCTION CORP	13937
PO2500012998	Closed	KITTLE DESIGN AND CONSTRUCTION LLC	3936
PO2500013146	Closed	KITTLE DESIGN AND CONSTRUCTION LLC	9316
PO2500013693	Closed	Chasse Building Team Inc	91848.5
PO2500013694	Closed	Chasse Building Team Inc	88625
PO2500013695	Closed	Chasse Building Team Inc	117866
PO2500013697	Closed	KITTLE DESIGN AND CONSTRUCTION LLC	123185
PO2500013775	Closed	DURAZO CONSTRUCTION CORP	12275
PO2500014936	Closed	Chasse Building Team Inc	22666
PO2500014937	Closed	Chasse Building Team Inc	32749
PO2500015592	Issued	KITTLE DESIGN AND CONSTRUCTION LLC	108817
PO2500015758	Closed	KITTLE DESIGN AND CONSTRUCTION LLC	412969
PO2500016163	Closed	KAPP-CON INCORPORATED	19703
PO2500016311	Closed	DURAZO CONSTRUCTION CORP	8793
PO2500016390	Closed	KITTLE DESIGN AND CONSTRUCTION LLC	2415
PO2500016524	Closed	KITTLE DESIGN AND CONSTRUCTION LLC	6865
PO2500016701	Closed	KITTLE DESIGN AND CONSTRUCTION LLC	22032
PO2500017948	Closed	KITTLE DESIGN AND CONSTRUCTION LLC	14737
PO2500018338	Closed	KITTLE DESIGN AND CONSTRUCTION LLC	4450
PO2500020063	Closed	KITTLE DESIGN AND CONSTRUCTION LLC	5912
PO2500022004	Closed	KITTLE DESIGN AND CONSTRUCTION LLC	109340
PO2500023141	Closed	KITTLE DESIGN AND CONSTRUCTION LLC	1783
PO2500025754	Closed	KITTLE DESIGN AND CONSTRUCTION LLC	7342
PO2500026673	Closed	DURAZO CONSTRUCTION CORP	3042
PO2500026718	Issued	DURAZO CONSTRUCTION CORP	26673
PO2500028169	Closed	KITTLE DESIGN AND CONSTRUCTION LLC	18475
PO2500028355	Issued	KITTLE DESIGN AND CONSTRUCTION LLC	336159
PO2500028963	Issued	KITTLE DESIGN AND CONSTRUCTION LLC	299000
PO2500029209	Closed	DURAZO CONSTRUCTION CORP	12680
PO2500029248	Closed	KITTLE DESIGN AND CONSTRUCTION LLC	32083
PO2500029410	Issued	Chasse Building Team Inc	214520
PO2500030589	Issued	DURAZO CONSTRUCTION CORP	10200
PO2500031400	Change Order In Progress	KITTLE DESIGN AND CONSTRUCTION LLC	13020
PO2500031624	Closed	KITTLE DESIGN AND CONSTRUCTION LLC	3695
PO2500031953	Closed	DURAZO CONSTRUCTION CORP	8305
PO2500032583	Closed	Chasse Building Team Inc	19061
PO2500033129	Draft	Chasse Building Team Inc	53902
PO2500033965	Issued	Chasse Building Team Inc	92113
PO2500034361	Closed	KITTLE DESIGN AND CONSTRUCTION LLC	18964
PO2500034773	Closed	KITTLE DESIGN AND CONSTRUCTION LLC	10449
PO2500035702	Issued	KITTLE DESIGN AND CONSTRUCTION LLC	5132
PO2500035922	Closed	DURAZO CONSTRUCTION CORP	26173
PO2500035926	Closed	KITTLE DESIGN AND CONSTRUCTION LLC	10430
PO2500037440	Issued	Chasse Building Team Inc	249182

<u>PO2500038361</u>	Closed	KITTLE DESIGN AND CONSTRUCTION LLC	592
<u>PO2500038808</u>	Issued	KITTLE DESIGN AND CONSTRUCTION LLC	5434
<u>PO2500038890</u>	Closed	DURAZO CONSTRUCTION CORP	8635
<u>PO2500039266</u>	Issued	KITTLE DESIGN AND CONSTRUCTION LLC	254086
<u>PO2500039327</u>	Closed	DURAZO CONSTRUCTION CORP	2859
<u>PO2500039794</u>	Issued	DURAZO CONSTRUCTION CORP	32063
<u>PO2500040230</u>	Issued	DURAZO CONSTRUCTION CORP	5568
<u>PO2500040802</u>	Issued	DURAZO CONSTRUCTION CORP	3691
<u>PO2500040812</u>	Issued	KITTLE DESIGN AND CONSTRUCTION LLC	1576
<u>PO2600000084</u>	Draft	DURAZO CONSTRUCTION CORP	25701
<u>PO2600000087</u>	Issued	DURAZO CONSTRUCTION CORP	5066
<u>PO2600001162</u>	Issued	KITTLE DESIGN AND CONSTRUCTION LLC	25641
<u>PO2600002067</u>	Issued	Chasse Building Team Inc	1818149
<u>PO2600002711</u>	Issued	KITTLE DESIGN AND CONSTRUCTION LLC	409399
<u>PO2600002927</u>	In Progress	KITTLE DESIGN AND CONSTRUCTION LLC	3998
<u>(blank)</u>	(blank)	(blank)	
Grand Total			5393225.5

Monthly average over sample period (10 months)	\$	539,323
Projected monthly average over 12 months	\$	539,323
12 month projected total for 2026	\$	6,471,871

JOC Contract Period 4/1/24 to 3/31/25

Row Labels	Status	Supplier	Sum of Amount
DO_2300000000000014421	Closed	DURAZO CONSTRUCTION CORP	11476
DO_2300000000000026943	Closed	KAPP-CON INCORPORATED	12232
DO_2300000000000032886	Closed	KITTLE DESIGN AND CONSTRUCTION LLC	727894.08
DO_2400000000000007060	Closed	KITTLE DESIGN AND CONSTRUCTION LLC	5828.2
DO_2400000000000008723	Closed	KITTLE DESIGN AND CONSTRUCTION LLC	20996.5
DO_2400000000000010102	Closed	KAPP-CON INCORPORATED	6475
DO_2400000000000010395	Closed	KITTLE DESIGN AND CONSTRUCTION LLC	528525.28
DO_2400000000000020760	Closed	KITTLE DESIGN AND CONSTRUCTION LLC	37890
DO_2400000000000022698	Closed	Chasse Building Team Inc	15285
DO_2400000000000022705	Closed	KITTLE DESIGN AND CONSTRUCTION LLC	15656
DO_2400000000000025582	Closed	KITTLE DESIGN AND CONSTRUCTION LLC	73775.35
DO_2400000000000027843	Closed	DURAZO CONSTRUCTION CORP	264190
DO_2400000000000027944	Closed	Chasse Building Team Inc	47674.2
DO_2400000000000028407	Closed	KAPP-CON INCORPORATED	4337
PO2400000216	Closed	KITTLE DESIGN AND CONSTRUCTION LLC	100007
PO2400001425	Closed	KITTLE DESIGN AND CONSTRUCTION LLC	12884
PO2400002953	Closed	BARKER CONTRACTING INC	4532.4
PO2400002992	Closed	KITTLE DESIGN AND CONSTRUCTION LLC	7144
PO2400003423	Closed	KAPP-CON INCORPORATED	149064
PO2400003574	Issued	DURAZO CONSTRUCTION CORP	74582
PO2400004454	Closed	Chasse Building Team Inc	18016
PO2400004985	Closed	Chasse Building Team Inc	71398.34
PO2400006981	Closed	Chasse Building Team Inc	10435
PO2400009714	Closed	KITTLE DESIGN AND CONSTRUCTION LLC	3907
PO2400009726	Closed	Chasse Building Team Inc	47302.37
PO2400009773	Closed	KITTLE DESIGN AND CONSTRUCTION LLC	14162
PO240010856	Closed	KITTLE DESIGN AND CONSTRUCTION LLC	210456
PO240011076	Closed	Chasse Building Team Inc	774280.47
PO240011322	Closed	KITTLE DESIGN AND CONSTRUCTION LLC	4442
PO240011403	Closed	Chasse Building Team Inc	58142.32
PO240012012	Closed	DURAZO CONSTRUCTION CORP	49491
PO240013503	Closed	KAPP-CON INCORPORATED	215885
PO240014279	Closed	DURAZO CONSTRUCTION CORP	2850
PO240014439	Closed	KITTLE DESIGN AND CONSTRUCTION LLC	428431
PO240015204	Closed	Chasse Building Team Inc	14037
PO240017342	Closed	KITTLE DESIGN AND CONSTRUCTION LLC	187199
PO240017729	Closed	BARKER CONTRACTING INC	129955
PO2500000607	Closed	KITTLE DESIGN AND CONSTRUCTION LLC	30258
PO2500000608	Closed	KITTLE DESIGN AND CONSTRUCTION LLC	99795
PO2500001549	Closed	Chasse Building Team Inc	151515.91
PO2500001995	Issued	Chasse Building Team Inc	99536.83
PO2500004013	Closed	KITTLE DESIGN AND CONSTRUCTION LLC	4768
PO2500005151	Closed	KITTLE DESIGN AND CONSTRUCTION LLC	107060
PO2500005459	Closed	KITTLE DESIGN AND CONSTRUCTION LLC	11563
PO2500005630	Closed	KITTLE DESIGN AND CONSTRUCTION LLC	56750
PO2500006240	Closed	KITTLE DESIGN AND CONSTRUCTION LLC	200525
PO2500006431	Closed	DURAZO CONSTRUCTION CORP	3266
PO2500006477	Closed	KITTLE DESIGN AND CONSTRUCTION LLC	18126
PO2500006695	Issued	DURAZO CONSTRUCTION CORP	264170
PO2500006737	Closed	DURAZO CONSTRUCTION CORP	19404
PO2500007155	Closed	KITTLE DESIGN AND CONSTRUCTION LLC	7292
PO2500007174	Closed	KITTLE DESIGN AND CONSTRUCTION LLC	7643

PO250007273	Closed	BARKER CONTRACTING INC	14920
PO250008062	Closed	KITTLE DESIGN AND CONSTRUCTION LLC	292280
PO250008997	Closed	KITTLE DESIGN AND CONSTRUCTION LLC	10782
PO250009791	Closed	KAPP-CON INCORPORATED	36606.72
PO250009861	Closed	Chasse Building Team Inc	122277.97
(blank)	(blank)	(blank)	
Grand Total			5919376.94

Monthly average over sample period (12 months) \$ 493,281

PIMA COUNTY PROJECT DESIGN AND CONSTRUCTION DEPARTMENT

PROJECT: Job Order Contract: Remodel and Construction Services

CONTRACTORS: CHASSE Building Team, Inc.
230 S. Siesta Lane
Tempe, AZ 85288

Concord General Contracting, Inc.
5828 N. Oracle Rd., Suite 150
Tucson, AZ 85704

Durazo Construction Corporation
PO Box 629
Tucson, AZ 85702

Kapp-Con Incorporated
4847 N. Daisy Dawn Place, Suite 100
Tucson, AZ 85705

Kitchell Contractors, Inc. of Arizona, LLC
1707 E. Highland Ave.
Phoenix, AZ 85016

Kittle Design & Construction, LLC
2539 N. Balboa Ave., Suite 125
Tucson, AZ 85705

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

S.D. Crane Builders, Inc.
1215 W. Rio Salado Pkwy., Suite 109
Tempe, AZ 85281

CONTRACT NO.: SC2500000074

AMENDMENT No.: 1

FUNDING: Various Funds

CONTRACT TERM: 04/07/25 - 04/06/26	ORIGINAL CONTRACT AMOUNT:	\$	6,000,000.00
TERMINATION PRIOR AMENDMENT: N/A	PRIOR AMENDMENT(S):	\$	-
TERMINATION THIS AMENDMENT: 04/06/26	AMOUNT THIS AMENDMENT:	\$	2,800,000.00
	REVISED CONTRACT AMOUNT:	\$	8,800,000.00

SUPPLIER CONTRACT AMENDMENT

1. Parties, Background and Purpose.

1.1. Background. On April 7, 2025, County and Contractors entered into the above referenced agreement to provide Job Order Contract: Remodel and Construction Services.

1.2. Purpose. County has a continuing need for job order contractors for these services. Due to an increased multi-departmental utilization and increasing construction costs, the annual shared award amount is insufficient and requires an increase to support ongoing and future projects for these services.

2. Basic Terms, Renewals, Extensions and Revisions.

- 2.2. Extension Options. County is adding a one-time increase of \$2,800,000.00 to the shared award amount for the remainder of this contract term for a cumulative not-to-exceed amount of \$8,800,000.00 and is increasing the annual shared award amount by \$3,000,000.00 from \$6,000,000.00 to \$9,000,000.00 for subsequent renewal terms.

Each Party is signing this Contract on the date below that Party's signature.

PIMA COUNTY:

CONTRACTOR:

Chair, Board of Supervisors

Signature

Date

Firm Name

Date

Name and Title (Please Print)

Date

ATTEST:

Clerk of the Board

Date

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

2. **Basic Terms, Renewals, Extensions and Revisions.**

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PIMA COUNTY:

Chair, Board of Supervisors

Date

Date

ATTEST:

Clerk of the Board

Date

CONTRACTOR:



Signature
Chasse Building Team

Firm Name
Eddie McComb Project Director

Name and Title (Please Print)
2/10/2026

Date

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PIMA COUNTY:

Chair, Board of Supervisors

Date

Date

CONTRACTOR:



Signature

Concord General Contracting
Firm Name

Grenee Martacho, CEO
Name and Title (Please Print)

2/5/26
Date

ATTEST:

Clerk of the Board

Date

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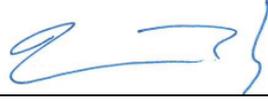
PIMA COUNTY:

Chair, Board of Supervisors

Date

Date

CONTRACTOR:



Signature

Durazo Construction Corporation

Firm Name

Mario Durazo Jr, President

Name and Title (Please Print)

2/06/2026

Date

ATTEST:

Clerk of the Board

Date

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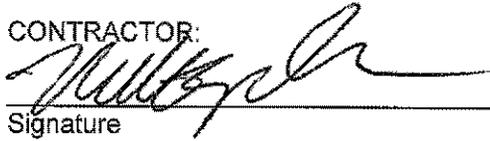
PIMA COUNTY:

Chair, Board of Supervisors

Date

Date

CONTRACTOR:



Signature

Kapp-Con Incorporated

Firm Name

Nathan Kappler, President

Name and Title (Please Print)

2/6/2026

Date

ATTEST:

Clerk of the Board

Date

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PIMA COUNTY:

Chair, Board of Supervisors

Date

Date

CONTRACTOR:

Dan Maher

Signature

Kitchell Contractors, Inc

Firm Name

Dan Maher, Regional Executive

Name and Title (Please Print)

02/10/2026

Date

ATTEST:

Clerk of the Board

Date

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PIMA COUNTY:

Chair, Board of Supervisors

Date

Date

CONTRACTOR:



Signature

Kittle Design & Construction LLC

Firm Name

KEN SCHLEGEL
Name and Title (Please Print)

02/05/2026
Date

ATTEST:

Clerk of the Board

Date

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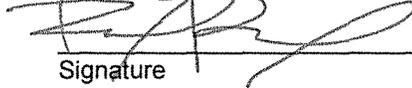
PIMA COUNTY:

Chair, Board of Supervisors

Date

Date

CONTRACTOR:



Signature

LLOYD CONSTRUCTION

Firm Name

PAUL PENA / GENERAL MANAGER

Name and Title (Please Print)

2/5/26

Date

ATTEST:

Clerk of the Board

Date

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PIMA COUNTY:

Chair, Board of Supervisors

Date

Date

CONTRACTOR:

Keith Burns 

Signature

SD Crane Builders, Inc.

Firm Name

Keith Burns, President/CEO

Name and Title (Please Print)

02/05/2026

Date

ATTEST:

Clerk of the Board

Date

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