



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):**

Durazo Construction Corporation, MW Morrissey Construction, LLC, and Sellers and Sons, Inc.

***Project Title/Description:**

Job Order Master Agreement: Historic Preservation Services

***Purpose:**

Amendment of Award: Master Agreement No. MA-PO-22-024, Amendment No. Four (4). This amendment increases the competition threshold and maximum individual job order threshold from \$50,000.00 to \$250,000.00 and \$1,000,000.00 to \$1,500,000.00 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 time of project job order. For projects less than \$250,000.00 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 \$250,000.00 or more, selection will be based on the responses to a request for quotation covering either price or price and schedule from all the job order contractors. No individual Job Order may exceed \$1,500,000.00, including any change orders.

***Procurement Method:**

Pursuant to Solicitation for Qualifications No. SFQ-PO-2200019, on 9/07/21, the Board of Supervisors awarded a master agreement for these services in the amount of \$2,000,000.00 for an agreement term of 09/07/21 to 09/06/22.

Amendment No. One (1) was approved by the Procurement Director on 07/27/22 to extend the term of the agreement to 09/06/23 and add the full annual shared award amount of \$2,000,000.00 for a cumulative not-to-exceed amount of \$4,000,000.00.

Amendment No. Two (2) was approved by the Procurement Director on 10/11/22 to add a third qualified Job Order Contractor, Sellers and Sons, Inc. and add the Forced Labor of Ethnic Uyghurs clause.

Amendment No. Three (3) was approved by the Procurement Director on 09/05/23 to extend the term of the agreement to 09/06/24 and add the full annual shared award amount of \$2,000,000.00 for a cumulative not-to-exceed amount of \$6,000,000.00.

Attachments: Amendment No. Four (4) and Department Memo.

***Program Goals/Predicted Outcomes:**

Historic County facilities will be repaired and restored with successful preservation construction projects.

***Public Benefit:**

Modifications, restorations, and/or repairs to historic county facilities used by the general public.

***Metrics Available to Measure Performance:**

Completed construction meets the specified scope of work, and within the budget, for each project.

***Retroactive:**

No.

TO: COB 10/04/23

VERS: 5

PGS: 6

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): 22-024

Amendment No.: 4 AMS Version No.: 5

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 Kleil Date: September 27, 2023

Deputy County Administrator Signature: [Signature] Date: 9/28/2023

County Administrator Signature: [Signature] Date: 9/28/2023

MEMORANDUM

Date: September 11, 2023

To: Terri Spencer
Director, Procurement

From: Sheila Holben
Director



Re: Contract Limit for Historic Preservation Construction Master Agreement, MA-22-24

Project Design and Construction (PDC) utilizes the current Historic Construction Master Agreement, MA-22-24, for the preservation and rehabilitation necessary to restore and protect Pima County owned structures designated as having historic and cultural value. The three general contractors on the current contract are pre-qualified, have extensive experience working with the specific construction trades necessary to complete the work and understand the sensitivity and care that must be taken to protect the important structures while working on them. The current MA allows the County to procure construction contracts without pre-qualifying and bidding each construction contract separately. The current MA requires all contracts over \$50,000 to be competitively bid and places a cap on any single contract at \$1,000,000.

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-22-24, we request the single contract cap to be increased from \$1,000,000 to \$1,500,000 and the single quote bid threshold increased from \$50,000 to \$250,000.

SH/mak

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

PIMA COUNTY PROJECT DESIGN AND CONSTRUCTION

Project: Job Order Master Agreement: Historic Preservation Services

Contractor: Durazo Construction Corporation
934 S. Sixth Avenue
Tucson, AZ 85701

MW Morrissey Construction, LLC
3320 N. Country Club Rd., Suite 220
Tucson, AZ 85716

Sellers and Sons, Inc
2845 E. Ganley Rd.
Tucson, AZ 85706

Contract No.: MA-PO-22-024

Contract Amendment No.: Four (4)

Funding: Various Funds

Orig. Contract Term: 09/07/2021 - 09/06/2022	Orig. Amount:	\$2,000,000.00
Termination Date Prior Amendment: 09/06/2024	Prior Amendments Amount:	\$4,000,000.00
Termination Date This Amendment: 09/06/2024	This Amendment Amount:	\$ 0.00
	Revised Total Amount:	\$6,000,000.00

MASTER AGREEMENT AMENDMENT

The Parties agree to amend the above-referenced contract as follows:

1. Background, Purpose and Parties.

1.1. Background. On September 7, 2021, County and Contractors entered into the above referenced agreement to provide Job Order Master Agreement: Historic Preservation Services.

1.2. Purpose. County requires an increase to the competition threshold and the maximum individual job order limit to address an increase in construction costs.

2. Competition Thresholds (Section 2.3.1). The competition threshold is increased from \$50,000.00 to \$250,000.00.

3. Individual Job Order Limit (Section 2.3.1.4). The maximum Job Order limit is increased from \$1,000,000.00 to \$1,500,000.00.

4. Exhibit C - Special Conditions – Multiple Award Job Order Contract

4.1 **Article 1 – Overview and Definitions.** The maximum Job Order limit is increased from \$1,000,000.00 to \$1,500,000.00.

4.2 **Article 2 – Job Order Development.** The competition threshold is increased from \$50,000.00 to \$250,000.00.

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

APPROVED:

CONTRACTOR:

Chair, Board of Supervisors

Authorized Officer Signature

Date

Printed Name and Title

Date

ATTEST:

Clerk of the Board

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 remain in effect and are binding upon the Parties.

APPROVED:

Chair, Board of Supervisors

Date

CONTRACTOR:



Authorized Officer Signature

Mario Durazo Jr., President

Printed Name and Title

10/04/2023

Date

ATTEST:

Clerk of the Board

Date

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

APPROVED:

CONTRACTOR:

Chair, Board of Supervisors



Authorized Officer Signature

Date

Kevin Morrissey

Printed Name and Title

9-27-23

Date

ATTEST:

Clerk of the Board

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 remain in effect and are binding upon the Parties.

APPROVED:

CONTRACTOR:

Chair, Board of Supervisors



Authorized Officer Signature

Date

Michael Sellers VP

Printed Name and Title

10-2-2023

Date

ATTEST:

Clerk of the Board

Date

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