



---

# Board of Supervisors Memorandum

---

March 17, 2020

## Historic Courthouse Change Order Authorization

### Background

The final phase of the Historic Courthouse renovation is underway, and there are a number of site improvements required to support a fully occupied facility. The final phase of the interior renovation is underway, and it will culminate in the completion of the Alfie Norville Gem and Mineral Museum operated by the University of Arizona. With a fully occupied facility on the horizon, planned site improvements for pedestrian access, wayfinding and native landscaping are moving forward.

### Historic Courthouse Site Improvements

The site improvements necessary to complete the Historic Courthouse renovation include:

1) Historic Courthouse Landscape (\$400,000)

- a) The existing plant palette at the Historic Courthouse is a gem in downtown's urban environment. The existing plant palette will be continued to fill in areas that have been disturbed by construction and need to be vegetated. Pedestrian circulation that has been disrupted will be re-connected with walkways and signage.
- b) Trees along pedestrian walkways will be planted for welcoming shade.
- c) Site furnishings such as benches will be installed.
- d) Site security will be addressed with an extension of the existing steel fence currently located on the east side of the Historic Courthouse.

2) Site utility remediation (\$119,000)

An original fuel tank feeding the Historic Courthouse was discovered on site. Regulatory compliance requires its removal, including concrete encased ducts and a 2,000-gallon steel tank located 12 feet underground.

3) Site grading and irrigation (\$246,000)

- a) Pedestrian circulation to complete the site requires site grading for ADA-compliance and connect to the Memorial site construction areas.
- b) Irrigation systems to connect to existing infrastructure and support the native vegetation at the Historic Courthouse environs will be installed.

The Honorable Chairman and Members, Pima County Board of Supervisors  
Re: **Historic Courthouse Change Order Authorization**  
March 17, 2020  
Page 2

4) Construction fees (\$135,000)

Additional days of construction mobilization to build the site improvements described above and to allow for any unexpected site conditions discovered in what has been identified as a former utility corridor for downtown.

**Construction of Final Site Improvements**

The Historic Courthouse renovation has been a complex project with multiple moving parts, complicated phased scheduling and unforeseen condition issues. This site has limited access and areas that require archaeological monitoring. It is also the location of a dense network of major utilities. To avoid delays in completing the site work, Facilities Management requests the Board of Supervisors approval to use change orders to the existing contract CT-FM-19-347 with Chasse Building Team, the general contractor currently constructing the January 8<sup>th</sup> Memorial near the Historic Courthouse.

By delivering the necessary site improvements using this existing construction contract, potential conflicts among multiple contractors on a single, limited access site with known site utilities will be avoided. The time required to procure a contractor through a competitive selection process which would severely impact the completion schedule will be avoided. With Board approval, the Procurement Director may approve amendments to the Chasse Building Team's existing contract to complete the final site work improvements without schedule delays or site conflicts.

Recommendation

I recommend the Board of Supervisors authorize the Procurement Director to execute necessary amendments to the existing Chasse Building Team contract CT-FM-19-347 to complete the site work around the Historic Courthouse, provided the multiple amendments for the additional defined scope of work does not exceed \$900,000.00 and the expiration date does not exceed December 31, 2020.

Sincerely,



C.H. Huckelberry  
County Administrator

CHH/lab – March 2, 2020

c: Jan Leshner, Chief Deputy County Administrator  
Lisa Josker, Director, Facilities Management  
Linda Mayro, Director, Office of Sustainability and Conservation  
Diane Frisch, Director, Attractions and Tourism  
Mary Jo Furphy, Director, Facilities Management