



BOARD OF SUPERVISORS AGENDA ITEM REPORT
AWARDS / CONTRACTS / GRANTS

Award Contract Grant

Requested Board Meeting Date: 05/20/25

or Procurement Director Award: []

* = Mandatory, information must be provided

*Contractor/Vendor Name/Grantor (DBA):

Sundt Construction, Inc.

*Project Title/Description:

Construction Manager at Risk Services: 130 W. Congress Façade Upgrades and Tenant Improvements

*Purpose:

Amendment: Contract No. PO2400012496, Amendment No. 11. This amendment extends the term of the contract to 12/31/25 to allow for additional time to complete the remaining scope, Contractor's punchlist and close out activities. Administering Department: Project Design & Construction.

*Procurement Method:

Pursuant to the Emergency and other Limited Competition authority of A.R.S. §34-606 and Pima County Procurement Code 11.20.060, on 06/20/23, the Board of Supervisors awarded a contract for this project in the amount of \$98,356.93 for a contract term of 06/20/23 to 06/30/25 for Pre-Construction Services.

- Amendment No. 1 was approved by the Procurement Director on 07/07/23, to increase the contract amount by \$2,553,484.95 for a cumulative not-to-exceed amount of \$2,651,841.88 through incorporation of GMP-1 for this Project.
•Amendment No. 2 was approved by the Procurement Director on 09/18/23, to modify Article 5 - Hazardous Materials and Unforeseen Project Site Conditions and Article 8 - Indemnification of Appendix C - General Conditions.
•Amendment No. 3 was approved by the Procurement Director on 10/19/23, to increase the contract amount by \$58,826.69 for a cumulative not-to-exceed amount of \$2,710,668.57 for Pre-Construction Services due to the complexity and rapid need to meet the Project schedule.
•Amendment No. 4 was approved by the Procurement Director on 11/15/23, to increase the contract amount by \$7,076,354.00 for a cumulative not-to-exceed amount of \$9,787,022.57 through incorporation of GMP-2.
•Amendment No. 5 was approved by the Procurement Director on 11/28/23, to increase the contract amount by \$4,980,014.33 for a cumulative not-to-exceed amount of \$14,767,036.90 through the incorporation of GMP-3.
•Amendment No. 6 was approved by the Procurement Director on 12/18/23, to increase the contract by \$59,751.43 for a cumulative not-to-exceed amount of \$14,826,788.33 for additional Pre-Construction cost to meet the additional effort to manage the Value Engineering process on GMP-4.
•Amendment No. 7 was approved by the Procurement Director on 01/23/24, to increase the contract amount by \$3,350,312.40 for a cumulative not-to-exceed amount of \$18,177,100.73 to incorporate GMP-4. A 4% SBE goal was established for this GMP.
•Amendment No. 8 was approved by the Procurement Director on 04/26/24, to reduce GMP-1 by (\$993,852.06) for a new GMP-1 total of \$1,559,632.89 and increase GMP-2 by \$993,852.06 for a new GMP-2 total of \$8,070,206.06 with no change to the contract amount.
•Amendment No. 9 was approved by the Procurement Director on 10/24/24, to change the Contract number to PO2400012496 (formerly CT-FM-23-453), increase the contract amount by \$484,592.48 for a cumulative not-to-exceed amount of \$18,661,693.21 to incorporate GMP-5 for stairway improvements, incorporate a 3% SBE goal for GMP-5, and add the Heat Injury and Illness Prevention and Safety Plan clause to the contract.
•Amendment No. 10 was approved by the Procurement Director on 12/26/24, to reallocate \$301,920.00 from GMP-2 Owner Contingency and Bond funds to GMP-4 Owner Contingency and Bond funds with no increase to the Contract amount.

On 06/20/23, the Board of Supervisors authorized the Procurement Director to execute all modifications, including one or more Guaranteed Maximum Price (GMP) packages, provided that the cumulative total of all GMPs and Pre-Construction Services do not exceed \$25,000,000.00 and the contract expiration date does not exceed June 30, 2025, which allows for all contract close-out activities and final submittals.

Attachment: Amendment No. 11.

*Program Goals/Predicted Outcomes:

Contract task to remove and replace existing aged, deteriorated, and leaking window system from the 1960's with a modern window system that will result in better energy performance. Require less overall maintenance due to water leakage into the building often requiring unique accommodations by employees during rain. Replacement of the sealant at all concrete panel joints will have the effect of reducing conditioned air escaping to the environment and also preclude unwanted water infiltration into the building.

*Public Benefit:

Economic impact will be immediate as the building envelope will be sealed properly and to a high degree to preclude unwanted conditioned air from escaping directly. Will have the impact on the central plant to make less drastic changes to the comfort air system. Savings will be cumulative as the solution is for the long term and under a warranty.

*Metrics Available to Measure Performance:

The reduced energy use will reduce the load on the central plant and decrease building maintenance due to the failing window system.

*Retroactive:

No.

TO: COB, 5-5-25(1)
vers: 3
pgs: 2

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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: PO Department Code: PDC Contract Number (i.e., 15-123): PO2400012496

Amendment No.: 11 AMS Version No.: 3

Commencement Date: 05/20/25 New Termination Date: 12/31/25

Prior Contract No. (Synergen/CMS): CT-FM-23-453

Expense Revenue Increase Decrease Amount This Amendment: \$ 0.00

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

*Funding Source(s) required: General Fund

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: Bruce D Collins Telephone: 520-724-9071

Department Director Signature: [Signature] Date: 4/25/2025
Deputy County Administrator Signature: [Signature] Date: 4/25/2025
County Administrator Signature: [Signature] Date: 4/25/2025

PIMA COUNTY PROJECT DESIGN AND CONSTRUCTION DEPARTMENT

PROJECT: Construction Manager at Risk Services: 130 W. Congress Façade Upgrades and Tenant Improvements

CONTRACTOR: Sundt Construction, Inc.
2015 W. River Rd., Suite 101
Tucson, AZ 85704

CONTRACT NO.: PO2400012496

AMENDMENT NO.: 11

FUNDING: General Fund

CONTRACT TERM: 06/20/23 - 06/30/25	ORIGINAL CONTRACT AMOUNT:	\$	98,356.93
TERMINATION PRIOR AMENDMENT: 06/30/25	PRIOR AMENDMENT(S):	\$	18,563,336.28
TERMINATION THIS AMENDMENT: 12/31/25	AMOUNT THIS AMENDMENT:	\$	-
	REVISED CONTRACT AMOUNT:	\$	18,661,693.21

CONTRACT AMENDMENT

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

1. Parties, Background and Purpose

- 1.1. Background. On June 20, 2023, County and Contractor entered into the above referenced agreement to provide Construction Manager at Risk Services for the 130 W. Congress Façade Upgrades and Tenant Improvements project.
- 1.2. Purpose. County intends to increase the term of the contract to allow for additional time to complete the remaining scope, Contractor's punch-list, and close out activities.

2. Term and Extension Options.

Section 2.1 Initial Term. County extends the term of the Contract to December 31, 2025.

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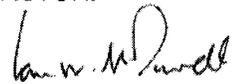
All other provisions of the Contract not specifically changed by this Amendment remain in effect and are binding upon the Parties.

APPROVED:

Chair, Board of Supervisor

Date

CONTRACTOR:



Authorized Officer Signature

Ian W. McDowell, VP

Printed Name and Title

4/25/25

Date

ATTEST:

Clerk of the Board

Date

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