

REQUEST FOR MAYOR & COUNCIL ACTION

Session of: April 7, 2026

☒ Regular ☐ Special

DATE ACTION SUBMITTED: March 31, 2026

REGULAR ☒ CONSENT ☐

TYPE OF ACTION:

RESOLUTION ☐ ORDINANCE ☐ FORMAL ACTION ☒ OTHER ☐

SUBJECT: Discussion and possible approval of Change Orders 1,3,5, 6, and 7 with Durazo Construction.

FROM: Mike Normand, Construction Project Manager

RECOMMENDATION: Approve

PROPOSED MOTION: I move to approve Change Orders 1,3,5, 6 and 7 with Durazo Construction in the amount of \$135,580

DISCUSSION

Staff requests approval of Change Orders No. 1, 3, 5, 6, and 7 for the rehabilitation of historic buildings at Camp Naco under the contract with Durazo Construction. These changes reflect standard adjustments due to field conditions and scope refinement. These changes are supported by existing grant funds and align with the approved project scope and budget.

Several items address unforeseen conditions encountered during construction, including masonry, concrete, and historic adobe elements. The most significant change is the addition of electrical switchgear, which was not included in the original GMP while the contractor competitively bid the scope. This component is necessary to support the buildings' electrical systems.

FISCAL IMPACT: The amount of \$135,580 will be reimbursed from the Mellon Foundation, State of Arizona, and National Park Service grant funds awarded for the rehabilitation of Camp Naco.

DEPARTMENT LINE-ITEM ACCOUNT: 19-40-92000, 19-45-92000, 19-50-92000

BALANCE IN LINE ITEM IF APPROVED: 19-40-92000 – \$1,307,161.46
19-45-92000 – \$629,352.57
19-50-92000 - \$600,528.90

Prepared by: M.E. Normand
Mike Normand
Construction Project Manager

Reviewed by: Ashlee Coronado
Ashlee Coronado
Interim City Manager

Camp Naco Phase 2
Durazo Change Order Log

3/31/2026

CO#	Description	Total \$ Amount	Working Days Added to Schedule	Date Approved by City Council	Notice to Proceed	Notes:
1	Additional Masonry (Bldgs A6 & A7)	\$ 4,109	10	Pending		
2	A2 Full Buildout	\$ 250,908	60	2/17/2026	2/18/2026	
3	A8 Adobe Repairs	\$ 10,335	10	Pending		
4	Bldg A8: Rough-in two ADA restrooms	\$ 58,741	15	3/17/2026	3/18/2026	
5	Attic Vent	\$ 817	2	Pending		
6	Electrical Switch Gear	\$ 101,460	45	Pending		
7	Concrete Repairs at Bldgs A6 & A7	\$ 18,859	10	Pending		
Totals		\$ 445,229	152			
	Less CO Amounts Previously Approved	\$ 135,580				

ATTN: MIKE NORMAND

City of Bisbee
915 S Tovreaville Rd
Bisbee, AZ 85603

RE: CAMP NACO HISTORIC BUILDING RESTORATION
COR#001 ADDITIONAL MASONRY

Dear Mr. Normand,

A cost impact to modify our scope of work per our discussion regarding the buttress and A6's south wall is as follows. Please see attached change order for a full description of work.

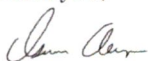
ITEM	DESCRIPTION	AMOUNT
1	Add an additional buttress at the north elevation, as per RFI 7.	\$2,090.13
2	Rebuild the top of the south wall of building A6.	\$1,182.00
Subtotal		\$3,272.13
Overhead (10%)		\$328.87
Profit (5%)		\$180.00
Sales Tax		\$227.00
Performance and Payment Bond		\$101.00
TOTAL CHANGE ORDER REQUEST #001		\$4,109.00

EXCLUSIONS:

- Permits & Permit Fees
- Engineering
- Unforeseen Concealed Conditions
- Any Work not Mentioned in Proposal
- Off-Hours
- Material Cost Escalation

The scope of work outlined above will require that 10 *days be added* to the schedule. Please contact me if you have any questions or concerns.

Thank you,



ISAAC ALEGRIA

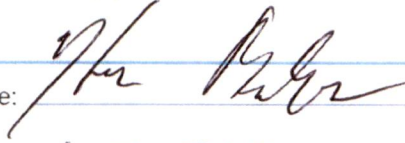
Project Manager
Durazo Construction Corporation

DURAZO

CONSTRUCTION

15 December 2025

Authorized Signature:



Date of Acceptance:

4-7-2024

Architect's Signature:

Drew Cook

Drew Cook (Apr 15, 2026 08:46:11 PDT)

DUR ROC 073404
AZO ROC 295690



P 520.623.1077
F 520.798.3428



PO BOX 629
TUCSON AZ 85702



WWW.DURAZO.BUILD



CHANGE ORDER

#ROC074848 | #ROC059555 | NM#ROC399495

CHG. ORDER # 1

P.O. BOX 42243

Date: 12/11/2025

TUCSON, AZ 85733-2243

(520) 740-0607 Phone | (520) 740-0609 Fax

info.odenconstruction@gmail.com | odenconstruction@hotmail.com

Durazo Construction
934 S. 6th Ave.
Tucson, Arizona 85701

JOBSITE:
Camp Naco Restoration

Building A-7

Description	Change order total
Add Additional Butress at North Elevation	
Excavation, Concrete & Rebar	\$685.00
Masonry	\$757.50
Stucco	\$375.00
Profit and Overhead	\$272.63
Total	\$2,090.13

Contract Duration : This change order will extend the substantial completion date by 5 days, not including additional delays for materials with long lead times.

The above prices and specifications of this Change Order are satisfactory and are hereby accepted.

Supporting document - no signature required

on

Signature

Date

All work to be performed under the same terms and conditions as specified in original contract unless otherwise stipulated.



CHANGE ORDER

#ROC074848 | #ROC059555 | NM#ROC399495

CHG. ORDER # 2

P.O. BOX 42243

Date: 12/11/2025

TUCSON, AZ 85733-2243

(520) 740-0607 Phone | (520) 740-0609 Fax

info.odenconstruction@gmail.com | odenconstruction@hotmail.com

Durazo Construction
934 S. 6th Ave.
Tucson, Arizona 85701

JOBSITE:
Camp Naco Restoration

Building A-6

Description	Change order total
Rebuild Top of South Wall	
Materials	\$348.00
Labor	\$680.00
Profit and Overhead	\$154.20
Total	\$1,182.20

Contract Duration : This change order will extend the substantial completion date by 5 days, not including additional delays for materials with long lead times.

The above prices and specifications of this Change Order are satisfactory and are hereby accepted.
Supporting document - no signature required

Signature

on

Date

All work to be performed under the same terms and conditions as specified in original contract unless otherwise stipulated.

ATTN: MIKE NORMAND

City of Bisbee
915 S Tovreaville Rd
Bisbee, AZ 85603

RE: CAMP NACO HISTORIC BUILDING RESTORATION
COR#003 ADOBE REPAIRS AT BUILDING A8

Dear Mr. Normand,

A cost impact to modify our scope of work per our discussion regarding the damaged adobe at the NE wall of A8 is as follows. Please see attached change order for a full description of work.

ITEM	DESCRIPTION	AMOUNT
1	Repairing the adobe NE wall of A8. Includes shoring, removal, and re-installation.	\$8,234.00
Subtotal		\$8,234.00
Overhead (10%)		\$824.00
Profit (5%)		\$453.00
Sales Tax		\$571.00
Performance and Payment Bond		\$253.00
TOTAL CHANGE ORDER REQUEST #003		\$10,335.00

EXCLUSIONS:

- Permits & Permit Fees
- Engineering
- Unforeseen Concealed Conditions
- Any Work not Mentioned in Proposal
- Off-Hours
- Material Cost Escalation

The scope of work outlined above will require that 10 *days be added* to the schedule. Please contact me if you have any questions or concerns.

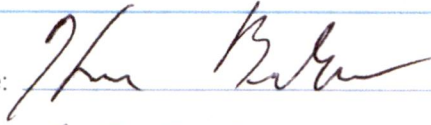
Thank you,



ISAAC ALEGRIA

Project Manager
Durazo Construction Corporation

Authorized Signature:



Date of Acceptance:

4-7-2026

Architect's Signature:

Drew Cook

Drew Cook (Apr 15, 2026 08:46:11 PDT)





CHANGE ORDER

#ROC074848 | #ROC059555 | NM#ROC399495

CHG. ORDER # 7

P.O. BOX 42243

Date: 2/24/2026

TUCSON, AZ 85733-2243

(520) 740-0607 Phone | (520) 740-0609 Fax

info.odenconstruction@gmail.com | odenconstruction@hotmail.com

Durazo Construction
934 S. 6th Ave.
Tucson, Arizona 85701

JOBSITE:
Camp Naco Restoration

Building A-8

Description	Change order total
<i>Repair Adobe Work at North East Elevation</i>	
<i>Shore Roof Structure</i>	
Materials	\$650.00
Labor	\$330.00
<i>Remove and Reinstall Adobe</i>	
Materials	\$1,080.00
Labor	\$5,100.00
<i>Profit and Overhead</i>	\$1,074.00
Total	\$8,234.00

Contract Duration : This change order will extend the substantial completion date by 10 days, not including additional delays for materials with long lead times.

The above prices and specifications of this change order are satisfactory and are hereby accepted.

Supporting document - no signature required

Signature

on

Date

All work to be performed under the same terms and conditions as specified in original contract unless otherwise stipulated.

ATTN: MIKE NORMAND

City of Bisbee
915 S Tovreaville Rd
Bisbee, AZ 85603

RE: CAMP NACO HISTORIC BUILDING RESTORATION
COR#005 ATTIC VENTILATOR INVESTIGATION

Dear Mr. Normand,

A cost impact to assess the (24) existing attic ventilators on all buildings for this project is as follows. Please see attached change order for a full description of work.

ITEM	DESCRIPTION	AMOUNT
1	Assessment of twenty-four (24) existing attic ventilators	\$650.00
Subtotal		\$650.00
Overhead (10%)		\$65.00
Profit (5%)		\$36.00
Sales Tax		\$46.00
Performance and Payment Bond		\$20.00
TOTAL CHANGE ORDER REQUEST #005		\$817.00

EXCLUSIONS:

- Permits & Permit Fees
- Engineering
- Unforeseen Concealed Conditions
- Any Work not Mentioned in Proposal
- Off-Hours
- Material Cost Escalation

The scope of work outlined above will require that *2 days be added* to the schedule. Please contact me if you have any questions or concerns.

Thank you,



ISAAC ALEGRIA

Project Manager
Durazo Construction Corporation

Authorized Signature: *John G. Cook*

Date of Acceptance: 4-7-2024

Architect's Signature: *Drew Cook*
Drew Cook (Apr 15, 2025 08:46:11 PDT)



PO Box 1250 • 7248 S. Hwy. 92 • Hereford, AZ. 85615
Phone: (520)803-8884 • Fax: (520) 803-8891
ROC 154685

February 9, 2026

Durazo Construction
Attn: Ned McGrath, Xavier Bizon, Isaac Algeria
PO Box 629
Tucson, AZ 85702
Email: ned@durazo.build

Job Location:
Camp Naco Rehabilitation
2118 Newell Street
Bisbee, AZ 85603

Subject Proposal- Assessment of Attic Ventilators.

JOB DESCRIPTION: Assessment of twenty-four (24) existing attic ventilators on all buildings at the project location.

To Include:

- Photographs documenting the condition of each attic ventilator.
- Manual rotation of each fan to verify bearing condition.
- Inspection and verification of damper operation and functionality.
- Labor associated with above tasks.

A written report will be provided detailing:

- Overall condition of each attic ventilator.
- Damper function.
- Recommended repairs if needed.
- Cleaning and lubrication.
- Labor required for any proposed repairs.

COST: \$650.00 (*Lump Sum*)

TERMS: Terms and Conditions to remain per the original contract.

Mountain View Air Conditioning & Heating LLC has an A+ rating with the BBB, The Register of Contractors and is an Energy Star certified contractor.

We will assume no responsibility for failure to deliver due to any circumstances beyond our control. Any changes or extra work not in the above contract will be done only on a written order from the owner or contractor, and only after the added cost of the extra work is agreed upon by both parties. This proposal shall become a binding and legal contract when signed and accepted by the owner, contractor, or their legal assigns. All overdue payments will be charged 20% interest or in the case of lien or suit, owner and attorney's fees.

This proposal is good for a period of 30 days from date stated above. After that period, this proposal is subject to price change.

ACCEPTED BY: Supporting document - no signature required

Supporting document - no signature required
Art Trujillo Date

ATTN: MIKE NORMAND

City of Bisbee
915 S Tovreaville Rd
Bisbee, AZ 85603

RE: CAMP NACO HISTORIC BUILDING RESTORATION
COR#006 ELECTRICAL GEAR

Dear Mr. Normand,

A cost impact of incorporating the electrical gear for this project is as follows. Please see attached change order for a full description of work.

ITEM	DESCRIPTION	AMOUNT
1	Electrical Gear SES-1 and DS-1	\$80,850.00
Subtotal		\$80,850.00
Overhead (10%)		\$8,085.00
Profit (5%)		\$4,447.00
Sales Tax		\$5,603.00
Performance and Payment Bond		\$2,475.00
TOTAL CHANGE ORDER REQUEST #006		\$101,460.00

EXCLUSIONS:

- Permits & Permit Fees
- Engineering
- Unforeseen Concealed Conditions
- Any Work not Mentioned in Proposal
- Off-Hours
- Material Cost Escalation

The scope of work outlined above will require that 45 *working days be added* to the schedule. Please contact me if you have any questions or concerns.

Thank you,



ISAAC ALEGRIA

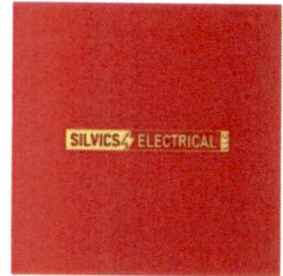
Project Manager
Durazo Construction Corporation

Authorized Signature: *Alm B. Gm*

Date of Acceptance: 4-7-2024

Architect's Signature: *Drew Cook*
Drew Cook (Apr 15, 2026 08:46:11 PDT)

Silvics Electrical Llc roc 329877
2011 W Newell St. P.O.BOX 7
NACO, AZ 85620 US
+15202550304
silvicselectrical@gmail.com
www.silvicselectricalllc.com



ADDRESS

Isaac Alegria
2118 W Newell St Naco AZ 85620
CAMP NACO

Estimate 1323

DATE 12/29/2025

DATE	DESCRIPTION	QTY	RATE	AMOUNT
Sales	SES-1 with Spd ,1600	1	62,040.00	62,040.00
Sales	DS-1	1	18,810.00	18,810.00
move conduit from transformer to SES-1		SUBTOTAL		80,850.00
install SES-1		TAX		0.00
install DS-1				
TOTAL			\$80,850.00	

Supporting document - no signature required

Accepted By

Accepted Date

ATTN: MIKE NORMAND

City of Bisbee
915 S Tovreaville Rd
Bisbee, AZ 85603

RE: CAMP NACO HISTORIC BUILDING RESTORATION
COR#007 Concrete Work at A7 & A6

Dear Mr. Normand,

A cost impact to modify our scope of work per our discussion regarding the additional concrete at A7 per RFI 09 and ASI 02, as well as repairing the edge of the slab at A6 per RFI 10. Please see attached change order for a full description of work.

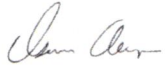
ITEM	DESCRIPTION	AMOUNT
1	Installation of concrete and AB, including labor.	\$11,885.20
2	Slab edge repair at A6 (concrete only).	\$3,141.80
Subtotal		\$15,027.00
Overhead (10%)		\$1,503.00
Profit (5%)		\$827.00
Sales Tax		\$1,042.00
Performance and Payment Bond		\$460.00
TOTAL CHANGE ORDER REQUEST #007		\$18,859.00

EXCLUSIONS:

- Permits & Permit Fees
- Engineering
- Unforeseen Concealed Conditions
- Any Work not Mentioned in Proposal
- Off-Hours
- Material Cost Escalation

The scope of work outlined above will require that 10 *days be added* to the schedule. Please contact me if you have any questions or concerns.

Thank you,

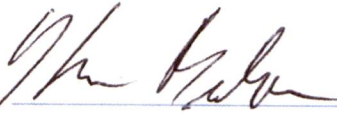


ISAAC ALEGRIA

Project Manager

Durazo Construction Corporation

Authorized Signature:



Date of Acceptance:

4-7-2026

Architect's Signature:

Drew Cook

Drew Cook (Apr 15, 2026 08:46:11 PDT)





Oden CONSTRUCTION Inc.

CHANGE ORDER

#ROC074848 | #ROC059555 | NM#ROC399495

P.O. BOX 42243

TUCSON, AZ 85733-2243

(520) 740-0607 Phone | (520) 740-0609 Fax

info.odenconstruction@gmail.com | odenconstruction@hotmail.com

CHG. ORDER # 5

Date: 1/2/2026

Durazo Construction
934 S. 6th Ave.
Tucson, Arizona 85701

JOBSITE:
Camp Naco Restoration

Building A-7

Description	Change order total
Additional Concrete	
ABC	
Materials	\$450.00
Labor	\$560.00
Concrete	
Labor	\$1,776.00
Materials	\$6,299.00
Additional Travel (5 Days)	
Lodging, Fuel, & Labor	\$1,250.00
Profit and Overhead	\$1,550.25
Total	\$11,885.25

Contract Duration : This change order will extend the substantial completion date by 5 days, not including additional delays for materials with long lead times.

The above prices and specifications of this Change Order are satisfactory and are hereby accepted.

Supporting document - no signature required

Signature

on

Date

All work to be performed under the same terms and conditions as specified in original contract unless otherwise stipulated.



CHANGE ORDER

#ROC074848 | #ROC059555 | NM#ROC399495

P.O. BOX 42243

TUCSON, AZ 85733-2243

(520) 740-0607 Phone | (520) 740-0609 Fax

info.odenconstruction@gmail.com | odenconstruction@hotmail.com

CHG. ORDER # 4

Date: 1/2/2026

Durazo Construction
934 S. 6th Ave.
Tucson, Arizona 85701

JOBSITE:
Camp Naco Restoration

Building A-6

Description	Change order total
Additional Concrete	
Rebar Dowels	
Materials	\$235.00
Labor	\$220.00
Concrete	
Materials	\$769.00
Labor	\$1,008.00
Additional Travel (2 Days)	
Lodging, Fuel, & Labor	\$500.00
Profit and Overhead	\$409.80
Total	\$3,141.80

Contract Duration : This change order will extend the substantial completion date by 2 days, not including additional delays for materials with long lead times.

The above prices and specifications of this Change Order are satisfactory and are hereby accepted.

Supporting document - no signature required

Signature

on

Date

All work to be performed under the same terms and conditions as specified in original contract unless otherwise stipulated.