



INTEROFFICE MEMORANDUM

DATE: June 29, 2026
TO: Jason Hart, Capital Program Manager
FROM: Philip Porter, Project Manager
SUBJECT: PD Facility and Jail Rehab Project #103007
Recommendation of Award to; Precise Builders, Inc.

In conjunction with, Selberg Associates, Inc. I have completed a review of contract documents, references, contractor's license, and contractor's surety for the above-referenced bidder. The following information summarizes our findings:

Precise Builders, Inc., has completed many projects for both private and government agencies in the States of Arizona, Nevada, and California. They have been licensed by the Arizona Registrar of Contractors since 2009.

Precise Builders, Inc. has a KB-1 license, which is the correct license for this work. Verification with the Registrar of Contractors found that their KB-1 license is in good standing with no complaints against them.

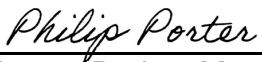
Precise Builders, Inc. maintains surety through Old Republic Surety Company, which is listed with the FMS US Treasury Department for underwriting ability in Arizona.

The Architect's Estimate was \$4,168,841.00 for the base bid plus additive alternates 1,2,3,4 & 6 plus force account. Seven (7) bids were received with Five (5) being complete and Two (2) incomplete. The low bid, received from Precise Builders, Inc. came in at \$3,753,886.32 for the base bid plus additive alternates 1,2,3,4 & 6 plus force account. The second bid came at \$3,755,900.00 for base bid plus additive alternates 1,2,3,4 & 6 plus force account. The bids received were very close with a variance of \$2,013.68.

Funding Source: CIP Budget FY 26/27 General funds.

With these findings, I recommend that the Base Bid plus additive alternates 1,2,3,4 & 6 plus Force Account be awarded to Precise Builders, Inc., in the amount of \$3,753,886.32.

Respectfully,



Phil Porter, Project Manager

Encl.: Bid Tab for; **PD Facility and Jail Rehab, Phase 2 Project**

cc: Ron Foggin, Director of Public Works
Chief Stirling, Chief of Police
Lynette Singleton, Procurement Official
Kianie King, Senior Procurement Specialist