



**BOARD OF SUPERVISORS AGENDA ITEM REPORT
CONTRACTS / AWARDS / GRANTS**

Award Contract Grant

Requested Board Meeting Date: April 3, 2018

* = Mandatory, information must be provided

or Procurement Director Award

***Contractor/Vendor Name/Grantor (DBA):**
Larry E. & Claire B. Klingler, doing business as First Plaza, LLC.

***Project Title/Description:**
First Amendment to Lease for the Catalina Sheriff's Substation.

***Purpose:**
This First Amendment to Lease will allow the continuous operation of the Catalina Sheriff's Department substation to provide law enforcement services to residents and visitors of Catalina and the northern portion of Pima County. This is the first of two (2) options to extend the term for an additional three years to April 30, 2021. Pima County may cancel this lease at any time by giving 90 days advance written notice to the landlord.

***Procurement Method:**
Exempt pursuant to Pima County Code section 11.04.020 D

***Program Goals/Predicted Outcomes:**
The Catalina Sheriff's substation will continue to occupy the leased premises for an additional three years.

***Public Benefit:**
The northern Pima County and Catalina community will still have access to nearby Sheriff's Department law enforcement personnel which reduces response time and enhances their personal safety.

***Metrics Available to Measure Performance:**
Continuous law enforcement/public safety services for children and adults in the Catalina and northern Pima County community.

***Retroactive:**
no.

To: C.B. 3.16.18
GJS - 3
(11)

Procure Dept 03/15/18 PM02:35

Contract / Award Information

Document Type: _____ Department Code: _____ Contract Number (i.e., 15-123): _____

Effective 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

***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 22-73.

Amendment / Revised Award Information

Document Type: CT Department Code: SD Contract Number (i.e., 15-123): 15-472

Amendment No.: 1 AMS Version No.: 12

Effective Date: 5/1/2018 New Termination Date: 4/30/2021

Prior Contract No. (Synergen/CMS): CT SD 12*73

Expense or Revenue Increase Decrease Amount This Amendment: \$ 59,000.00

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

***Funding Source(s) required:** Sheriff's Department

Funding from General Fund? Yes No If Yes \$ 59,000.00 % 100

Grant/Amendment Information (for grants acceptance and awards) Award Amendment

Document Type: _____ Department Code: _____ Grant Number (i.e., 15-123): _____

Effective 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: Melissa Loeschen

Department: Facilities Management

Telephone: 724-8230

Department Director Signature/Date: _____

[Signature] 3/13/18

Deputy County Administrator Signature/Date: _____

[Signature] 3-14-18

County Administrator Signature/Date: _____

(Required for Board Agenda/Addendum Items)

[Signature] 3/15/18

PIMA COUNTY SHERIFF'S DEPARTMENT LEASE: CATALINA SHERIFF'S SUBSTATION LANDLORD: LARRY E. & CLAIRE B. KLINGLER LEASE NO.: CT SD 15*472 LEASE AMENDMENT NO.: ONE (1)	CONTRACT
	NO. <i>CT SD - 15-472</i>
	AMENDMENT NO. <i>01</i>
	<small>This number must appear on all invoices, correspondence and documents pertaining to this contract.</small>

ORIGINAL LEASE TERM:	05/01/2015 -04/30/2018	ORIG. LEASE AMOUNT:	\$56,000.00
TERMINATION DATE PRIOR AMENDMENT:	N/A	PRIOR AMENDMENTS:	\$0.00
TERMINATION THIS AMENDMENT:	04/30/2021	AMOUNT THIS AMEND.:	\$59,000.00
		REVISED LEASE AMOUNT:	\$115,000.00

**FIRST AMENDMENT TO LEASE
15631 N. ORACLE ROAD
SUITE 175**

1. **DEFINED TERMS.** For purposes of this Amendment, the following terms have the meanings set forth below:

1.1. **Landlord:** Larry E. and Claire B. Klingler, d/b/A First Plaza, LLC (hereinafter referred to as "Landlord")

1.2. **Tenant:** Pima County, a political subdivision of the State of Arizona (hereinafter referred to as "Tenant")

1.3. **Leased Premises:** Suite 175 in the building located at 15631 N. Oracle Road, Catalina, Arizona, and known as the First Plaza Center, consisting of approximately 747.9 rentable square feet

1.4. **Lease:** The Lease for the Leased Premises naming Tenant as Tenant, dated May 1, 2015.

2. **MODIFICATION OF LEASE.** Landlord and Tenant hereby agree to modify the terms of the Lease as follows:

2.1. **TERM.** The term will be extended to expire on April 30, 2021 with one option to extend for an additional three (3) years remaining.

2.2. **RENTAL RATE.** The Base Rent will be as follows:

YEAR	\$/Sq. Ft.	MONTHLY RENT	ANNUAL RENT
5/1/2018-4/30/2019	\$21.02	\$1,310.25	\$15,722.99
5/1/2019-4/30/2020	\$21.55	\$1,343.01	\$16,116.07
5/1/2020-4/30/2021	\$22.19	\$1,383.30	16,559.55

2.3 BUDGET OF OPERATING EXPENSES added to Article II of the Lease.

Landlord will provide a written budget of operating expenses for the following calendar year to Tenant no later than October 1st annually. If Landlord discovers unexpected repairs need to be made after October 1st, Landlord will immediately give Tenant written notice of the type and estimated cost of the operating expense.

3. **REMAINING LEASE TERMS UNCHANGED.** Except as modified as provided in this Amendment, all of the terms and conditions of the Lease will remain in full force and effect.

4. **EFFECTIVE DATE.** This Amendment will be effective as of May 1, 2018.

IN WITNESS WHEREOF, the parties hereto have executed this First Amendment on the day, month and year written below.

THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK

TENANT:

PIMA COUNTY, A BODY POLITIC

Richard Elias, Chairman, Board of Supervisors

Date _____

ATTEST:

Julie Castaneda, Clerk of Board

Date _____

LANDLORD:

LARRY E. & CLAIRE B. KLINGLER
d/b/a FIRST PLAZA, LLC

Larry E. Klingler

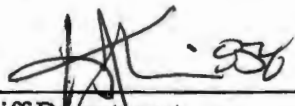
Date 3/6/18

Claire B. Klingler

Claire B. Klingler

Date 3-6-18

APPROVED AS TO CONTENT:



Sheriff Department

Date 3/12/18



Lisa Josker, Director, Facilities Management

Date 3/13/18

APPROVED AS TO FORM:



Tobin Rosen, Deputy County Attorney

Date 3/7/18