



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

Requested Board Meeting Date: August 15, 2016

or Procurement Director Award

Contractor/Vendor Name (DBA): Banner-university Medical Center South Campus, LLC

Project Title/Description:

Third Amendment to Amended and Restated Lease Agreement.

Purpose:

This 3rd Amendment to the Amended & Restated Lease Agreement allows Solon Corporation to construct solar covered parking structures on the parking lots included in the leased property.

Procurement Method:

Program Goals/Predicted Outcomes:

Provide covered parking spaces to employees and visitors of the South Campus hospital . The solar covered parking structures will reduce the future cost of electricity of the Pima County owned Forensic Science building.

Public Benefit:

Covered parking spaces will provide shade and shelter from hot weather or strong winds of vehicles owned by individuals that work or are clients of Banner-University Medical Center South Campus hospital.

Metrics Available to Measure Performance:

Supports Pima County's goal through the Sustainability Program to reduce electrical consumption in County owned buildings.

Retroactive:

No.

AUG 09 16 PM 04:00 PC CLK OF PD

To: COB- 8.9.16 (2)
Pgs. 3
Addendum

Procure Dept 08/09/16 PM 10:30

Original 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): _____

Cost to Pima County General Fund: _____

Contract is fully or partially funded with Federal Funds? Yes No Not Applicable to Grant Awards

Were insurance or indemnity clauses modified? Yes No Not Applicable to Grant Awards

Vendor is using a Social Security Number? Yes No Not Applicable to Grant Awards

If Yes, attach the required form per Administrative Procedure 22-73.

Amendment Information

Document Type: CT Department Code: FM Contract Number (i.e.,15-123): 12*2152

Amendment No.: Three (3) AMS Version No.: Thirteen (13)

Effective Date: August 15, 2016 New Termination Date: no change from 6/16/2029

Expense Revenue Increase Decrease Amount This Amendment: \$0.00

Funding Source(s): not applicable

Cost to Pima County General Fund: \$0.00

Contact: Melissa Loeschen

Department: Facilities Management Telephone: 724-8230

Department Director Signature/Date: [Signature] 8/8/16

Deputy County Administrator Signature/Date: [Signature] 8/8/16

County Administrator Signature/Date: [Signature] 8/8/16
(Required for Board Agenda/Addendum Items)

This number must appear on all correspondence and documents pertaining to this contract

**THIRD AMENDMENT TO
AMENDED AND RESTATED LEASE AGREEMENT
BETWEEN PIMA COUNTY AND UNIVERSITY PHYSICIANS HEALTHCARE
FOR KINO HOSPITAL CAMPUS
[PIMA COUNTY CONTRACT CT FM 12*2152]**

This Third Amendment to Amended and Restated Lease Agreement, dated 6/16, 2016 for reference purposes, is made and entered into by and between Pima County, a political subdivision of the State of Arizona ("County"), and Banner-University Medical Center South Campus, LLC, an Arizona limited liability company ("Banner").

RECITALS

- A. County and University Physicians, Inc., which was later known as University Physicians Healthcare ("UPH"), an Arizona nonprofit corporation, previously entered into a lease agreement dated April 27, 2004 (as subsequently amended, the "Lease"), pursuant to which County leased to UPH a hospital facility and some associated real property formerly operated by County as Kino Community Hospital (the "Hospital").
- B. The Lease was subsequently amended several times and then completely amended and restated by the parties pursuant to the Amended and Restated Lease dated June 21, 2011 for reference purposes. The Lease was further amended by the First Amendment to Amended and Restated Lease executed by the County on August 20, 2012 and the Second Amendment to Amended and Restated Lease which was fully executed on May 13, 2014.
- C. UPH assigned the Lease to Banner-University Medical Center South Campus, LLC, an Arizona limited liability company effective February 27, 2015.
- D. County has entered into a Solar Service Agreement with Solon Development LLC for solar covered parking structures to be constructed and operated in the parking lots within the Leased Premises as depicted in Exhibit A. The parties have agreed that Banner will not be responsible for any construction, maintenance, repair, or replacement obligations for any solar covered parking structures or the associated electrical equipment that will be installed in the Medical Examiner's building located at 2525 E. District Street, Tucson, Arizona, during the remaining Lease term.

AGREEMENT

Now, therefore, the parties agree as follows:

- 1. Solar Covered Parking Structure Construction. Banner is and will not be responsible for any construction, maintenance, repair, or replacement obligations related to or arising out of the the proposed solar covered parking structures or the associated electrical equipment that will be installed in the Medical Examiner's building located at 2525 E. District Street, Tucson, Arizona..
- 2. Lease Remains in Effect. The Lease remains in full force and effect as modified by this Amendment.

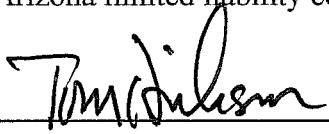
IN WITNESS WHEREOF, County and Banner have executed this Amendment as of the date indicated below.

PIMA COUNTY, a political subdivision
of the State of Arizona

**BANNER-UNIVERSITY MEDICAL
CENTER SOUTH CAMPUS, LLC**
an Arizona limited liability company

By: Sharon Bronson
Chair of the Board of Supervisors

Date: _____



By:
Title: CEO

Date: 6/16/16

ATTEST:

By: Robin Brigode
Clerk of the Board of Supervisors

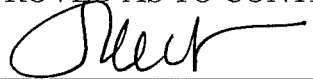
APPROVED AS TO CONTENT:



By: Lisa Josker
Director, Facilities Management Department

Date: 8/2/16

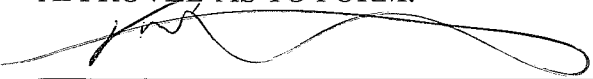
APPROVED AS TO CONTENT:



By: Jan Leshner
Deputy County Administrator for
Medical and Health Services

Date: 8-8-16

APPROVED AS TO FORM:



Tobin Rosen, Deputy County Attorney

Date: 6/17/16

EXHIBIT A

Medical Examiner/Behavioral Health

