



Memorandum

FACILITIES MANAGEMENT DEPARTMENT

DATE: December 31, 2014
TO: C. H. Huckelberry – County Administrator
FROM: Michael Kirk – Director, Facilities Management Department

APPROVAL & PROCESS AUTHORITY: Board of Supervisors 1/13/2015 addendum

SUBJECT: Accelerate Diagnostics, Inc. Fifth Amendment to Lease – Herbert K. Abrams Public Health Building

REQUESTED ACTION: Please approve the Fifth Amendment to Lease with Accelerate Diagnostics, Inc. to be placed on the January 13, 2015 Board of Supervisors addendum.

BACKGROUND: Accelerate Diagnostics entered into a lease effective January 13, 2013 for 15,096 square feet on a portion of the fourth floor of the Herbert K. Abrams Public Health Building. The lease term is for three years with three options to extend, each for a term of one year. As a result of their growing business, Accelerate has expanded their leased premises three times (October 15, 2013 expanded from 15,096 square feet to 19,647 square feet; April 15, 2014 expanded from 19,647 square feet to 27,404 square feet; and December 16, 2014 expanded from 27,404 to 45,885 square feet, which is the entire fourth floor).

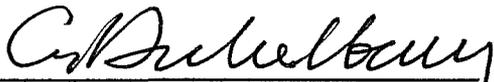
Section 4 of the Fourth Amendment to Lease omitted the name of D.L. Withers from the names of general contractors who could enter into a written agreement with Accelerate to build out the final Expanded Premises. Sealed bids for this tenant improvement project, which will be paid entirely by Accelerate, will be submitted to Swaim Associates Ltd., Accelerates' architect.

EXPECTED BENEFIT: Since D.L. Withers has been awarded three of the four tenant improvement contracts, including the original premises, their staff and subcontractors are familiar with Accelerate's construction and how it affects the Abrams building plumbing, electrical, HVAC and fire suppression systems. This knowledge could be helpful in completing this project on time, since Pima County can begin charging rent on the expanded premises when the Certificate of Occupancy is issued.

COST TO PIMA COUNTY: Pima County will not incur any cost associated with this tenant improvement project.

EXPECTED PUBLIC BENEFIT: A portion of Accelerate's new expanded premises will be used to demonstrate their scientific product to potential customers. Their product, which is manufactured in their current Abrams premises, is a system that rapidly diagnoses and identifies drug-resistant pathogens and hospital-acquired infections, which will improve the health of sick people in a wide geographic area.

APPROVED:



C.H. Huckelberry – County Administrator

12/31/14

Date