



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

☐ Award ☒ Contract ☐ Grant

Requested Board Meeting Date: 05/20/2025
or Procurement Director Award: ☐

**=Mandatory, information must be provided*

***Contractor/Vendor Name/Grantor (DBA):**

TUCSON UNIFIED SCHOOL DISTRICT

***Project Title/Description:**

Amendment 5 to Southwest Library Lease 6855 S. Mark Road Tucson, AZ 85757

***Purpose:**

Exercise option 5 of 6 to renew Lease

***Procurement Method:**

Exempt Per Section 11.04.020.

***Program Goals/Predicted Outcomes:**

Continue providing the southwest library services, reading programs and related special events.

***Public Benefit:**

Children and adults will continue to have convenient access to books and other materials which promotes and facilitates increased knowledge and education within the community.

***Metrics Available to Measure Performance:**

Better educated, informed and productive community

***Retroactive:**

No

TD: COB, 5-5-25(1)
VERS: 1
PGS: 3

MAY02*25AM1106 PD

THE APPLICABLE SECTIONS(S) BELOW MUST BE COMPLETED

Click or tap the boxes to enter text. If not applicable, indicate "N/A". Make sure to complete mandatory (*) fields

Contract / Award Information

Document Type: _____ Department Code: _____ Contract Number: _____
Commencement 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 partly funded with Federal Funds? ☐ Yes ☐ No
If Yes, Is the Contract to 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 22-10.

Amendment / Revised Award Information

Document Type: PO Department Code: LIB Contract Number (i.e., 15-123): CT_12000000000000000871
Amendment No.: 5 AMS Version No.: 1
Commencement Date: 06/01/2025 New Termination Date: 04/30/2030
Prior Contract No.(Synergen/CMS): CT12*871, 129313
☒ Expense ☐ Revenue ☒ Increase ☐ Decrease Amount This Amendment: \$ 148,435.36
Is there revenue included? ☐ Yes ☒ No If Yes \$: _____
Funding Source(s) required: Library District
Funding from General Fund? ☐ Yes ☒ No If Yes \$: _____ % _____

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

Document Type: _____ Department Code: _____ Grant Number (i.e., 15-123): _____
Commencement Date: _____ Termination Date: _____ Amendment Number: _____
☐ Match Amount: \$ _____ ☐ Revenue Amount: _____

*All Funding Source(s) required:

*Matching Funding from General Fund? ☐ Yes ☐ No If Yes, \$ _____ % _____
*Matching 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: Anthony Batchelder
Department: Library District

Telephone: 520-594-5654

Department Director Signature: Andrew J. Mathewson Date: 4/17/25

Deputy County Administrator Signature: [Signature] Date: 4/17/25

County Administrator Signature: _____ Date: 4/15/2025

Pima County Library District

Project: Amendment 5 to Southwest Library Lease 6855 S. Mark Road Tucson, AZ

Contractor: TUCSON UNIFIED SCHOOL DISTRICT

Contract No.: CT_12000000000000000871

Contract Amendment No.:05

Orig. Contract Term:	01/01/2001 - 09/30/2005	Orig. Amount:	\$ 37,423.95
Termination Date Prior Amendment:	05/31/2025	Prior Amendments Amount:	\$ 386,361.23
Termination Date This Amendment:	04/30/2030	This Amendment Amount:	\$ 148,435.36
		Revised Total Amount:	\$ 572,220.54

AMENDMENT FIVE

This fifth amendment ("**Amendment**") is made by and between Pima County, a political subdivision of the State of Arizona ("**County**" or "**Tenant**") and TUCSON UNIFIED SCHOOL DISTRICT, Tucson Unified School District #1, a political subdivision of the State of Arizona. ("**Landlord**" or "**TUSD**"). Tenant and Landlord are each individually a "Party" and collectively the "Parties."

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

1.1. **Leased Premises.** Approximately 2,270 square feet of space in the Southwest Education Center located at 6855 S. Mark Road in Tucson, Arizona, (the "**Premises**").

1.2. **Lease.** The original Lease executed on August 7, 2001 and the First Amendment dated October 1, 2005, Second Amendment dated December 7, 2010, Third Amendment dated December 15, 2015, the Fourth Amendment dated July, 7, 2020.

1.3. **Effective Date of this Amendment:** June 1, 2025.

2. **BACKGROUND.**

2.1. On January 1, 2001, Tenant and Landlord entered into an original Lease agreement that provided a renewal option in Article XVIII for up to six (6) additional periods. The Tenant has exercised four (4) options and now wishes to exercise the fifth option.

3. **MODIFICATION OF LEASE.** Landlord and Tenant desire to modify the Lease and acknowledge the exercising of the Tenant's fifth (5th) renewal option as follows:

3.1. **Extended Lease Term.** The Term of the Lease is hereby extended from June 1, 2025 through April 30, 2030.

3.2. **Basic Rent Schedule.** The Basic Rent during the Extension Period is:

Lease Year	Start	End	Rent/Mo	Rent/year
Year 1	6/1/2025	05/31/2026	\$1,217.05	\$14,604.60
Year 2	6/1/2026	05/31/2027	\$1,241.39	\$14,896.68
Year 3	6/1/2027	05/31/2028	\$1,266.22	\$15,194.64
Year 4	6/1/2028	05/31/2029	\$1,291.54	\$15,498.48
Year 5 (11 months)	6/1/2029	04/30/2030	\$1,317.36	\$14,490.96
Total Amendment 5 Base Rent				\$ 74,685.36

Max additional Rent for Cafeteria Use Not to Exceed \$1,250/month or \$15,000/year	6/1/2025	04/30/2030	Based On Use	\$73,750.00
Total Amendment 5				\$ 148,435.36

4. **REMAINING LEASE TERMS UNCHANGED.** Except as modified by this Lease Amendment five (5), all terms and conditions of the Lease remain in full force and effect.

The remainder of this page is intentionally left blank.

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

LANDLORD: TUCSON UNIFIED
SCHOOL DISTRICT #1, a political
subdivision of the State of Arizona

DocuSigned by:
Bryant Modine
F496460027C6478...
Authorized Signer
For Tucson Unified School District #1
Date: 4/16/2025

TENANT: PIMA COUNTY
LIBRARY DISTRICT, a political subdivision
of the State of Arizona

Rex Scott, Chairman, Board of Directors
Date: _____

ATTEST:

Melissa Manriquez, Clerk of the Board
Date: _____

APPROVED AS TO CONTENT:

Amber D. Mathewson
Amber Mathewson, Director, Library District
Date: 4/29/25

DocuSigned by:
Tony Cisneros
2FD987FF1D444D9...
Tony Cisneros
Director, Facilities Management

Date: 4/16/2025

APPROVED AS TO FORM:

Bobby Yu
Bobby Yu
Deputy County Attorney

Date: 4/14/2025