



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

Award     Contract     Grant

Requested Board Meeting Date: 05/07/2024

or Procurement Director Award:

*\*=Mandatory, information must be provided*

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

Larry E. and Claire B. Klingler /dba First Plaza LLC

**\*Project Title/Description:**

Amendment 3 to extend Lease Term for 3 years for Pima County Sheriff's Catalina substation.

**\*Purpose:**

Extend the current Lease Term of 3 additional years for Pima County Sheriff's substation located at 15631 N. Oracle Road Suite #175 in Catalina, AZ.

**\*Procurement Method:**

Exempt Per Section 11.04.020.

**\*Program Goals/Predicted Outcomes:**

Continued staffing of PCSD deputies in the Catalina Sub-station for an additional three years

**\*Public Benefit:**

The northern Pima County and Catalina areas will continue to benefit from the presence of nearby law enforcement personnel, which promotes safer communities due to reduced response times and greater public safety.

**\*Metrics Available to Measure Performance:**

Continuation of efficient law enforcement and public safety services for children and adults in the Catalina and northern Pima County communities.

**\*Retroactive:**

Yes. Negotiation and signing took longer than expected.

TO: COB 4-10-24(1)  
VERS: 33  
PGS: 4

APR 16 24 AM 11:33 PM

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?
Contract is fully or partly funded with Federal Funds?
Were Insurance or Indemnity Clauses modified?
Vendor is using a Social Security Number?

Amendment / Revised Award Information

Document Type: CT Department Code: SD Contract Number (i.e., 15-123): 15-472
Amendment No.: 3 AMS Version No.: 33
Commencement Date: 05/01/2024 New Termination Date: 04/30/2027
Prior Contract No. (Synergen/CMS): N/A
Expense Revenue Increase Decrease Amount This Amendment: \$ 55,430.80
Is there revenue included?
Funding Source(s) required: General Fund
Funding from General Fund? % 100%

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?
Matching Funding from Other Sources?
Funding Source:
If Federal Funds are received, is funding coming directly from the Federal Government or passed through other organization(s)?

Contact: Jana Wilson Telephone: 520-351-3322
Department: Sheriff's Department
Department Director Signature: [Signature] Date: 4/15/2024
Deputy County Administrator Signature: [Signature] Date:
County Administrator Signature: [Signature] Date: 4/16/2024

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**Pima County Sheriff's Department**

**Project: Amendment 3 to extend Lease Term for 3 years for Pima County Sheriff's Catalina substation.**

**Contractor: Larry E. and Claire B. Klingler /dba First Plaza LLC**

**Contract No.: CT-SD-15-472**

**Contract Amendment No.:03**

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<b>Orig. Contract Term:</b> 05/01/2015 - 04/30/2018	<b>Orig. Amount:</b>	\$ 56,000.00
<b>Termination Date Prior Amendment:</b> 04/30/2024	<b>Prior Amendments Amount:</b>	\$ 97,142.20
<b>Termination Date This Amendment:</b> 04/30/2027	<b>This Amendment Amount:</b>	\$ 55,430.80
	<b>Revised Total Amount:</b>	<b>\$208,573.00</b>

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**AMENDMENT THREE**

This third amendment ("**Amendment**") is made by and between Pima County, a political subdivision of the State of Arizona ("**County**" or "**Tenant**") and Larry E. and Claire B. Klingler /dba First Plaza LLC, an Arizona for-profit limited liability company ("**Landlord**" or "**First Plaza**"). Tenant and Landlord are each individually a "Party" and collectively the "Parties."

The parties agree to amend the agreement as follows:

**1. Background and Purpose.**

- 1.1. Background. On May 1, 2015, Tenant and Landlord entered into Lease agreement ("**Agreement**") for approximately 747.90 square feet of space within 15631 N. Oracle Road, Catalina, Arizona Suite #175 (the "**Premises**"), and described more specifically in the Agreement. The Term of the Agreement expired on 04/30/2018. The Agreement included a number of option to extend the Initial Term.
  - 1.2. On April 3, 2018, Parties executed Amendment 1 which extended the Lease Term through April 20, 2021.
  - 1.3. On April 6, 2021, Parties executed Amendment 2 which extended the Lease Term through April 30, 2024 and granted additional options to renew.
  - 1.4. Purpose. Landlord now wishes to exercise its option to extend and Tenant approves.
- 2. Term.** The Parties agree to extend the Lease Term for three additional years commencing on May 1, 2024 ("**Commencement Date**") and terminating on April 30, 2027 (the "**Extension Term**"). Regardless of the date this Amendment is fully executed (the "**Effective Date**"), the Parties will, for all purposes, deem this Amendment to be in effect as of the Commencement Date.

3. **Base Rent.** Base Rent for the Extension Term is as follows:

Suite 175	Annual Base	Monthly
Year 1	\$13,462.20	\$1,121.85
Year 2	\$13,836.45	\$1,153.04
Year 3	\$14,023.24	\$1,168.60

4. **Estimated Operating and Maintenance.** The estimated operating and maintenance costs over the Extension Term is not to exceed \$14,108.91

5. **Parking in Rear.** Per the Agreement, Tenant's have two spaces located behind the Suite marked "Reserved for Sheriff's Office Only". Officers, at times, must quickly exit these spaces in the normal conduct of their duties. Landlord will not permit U-Haul trucks from neighboring business, or any other vehicles, to park or stage vehicles in such a way as to inhibit quick ingress or egress to Sheriff's reserved spaces. If necessary, Tenant has the right to place traffic cones in the parking lot indicating the area to remain clear.

6. **Counterparts and Copies.** This Agreement may be executed in counterparts, all of which, when taken together, shall constitute one agreement with the same force and effect as if all signatures had been entered on one document. Electronic, scanned, copied, or facsimile images of signatures in lieu of original signatures, transmitted electronically, are acceptable and shall be deemed the equivalent of an original.

THIS REMAINDER OF THIS PAGE LEFT BLANK INTENTIONALLY

All other provisions not specifically changed herein remain in effect and are binding upon the parties.

**PIMA COUNTY  
LLC**

**Larry E. and Claire B. Klingler /dba First Plaza**

\_\_\_\_\_  
Adelita S. Grijalva, Chair, Board of Supervisors

\_\_\_\_\_  
Authorized Officer Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name and Title

\_\_\_\_\_  
Date

ATTEST

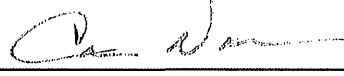
\_\_\_\_\_  
Melissa Manriquez, Clerk of the Board

\_\_\_\_\_  
Date

APPROVED AS TO CONTENT


  
\_\_\_\_\_  
Tony Cisneros, Director, Facilities Management

\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Authorized Signer Sheriff's Department

  
\_\_\_\_\_  
Date

APPROVED AS TO FORM

  
\_\_\_\_\_  
Deputy County Attorney

\_\_\_\_\_  
Kyle Johnson  
Print DCA Name

\_\_\_\_\_  
4/2/2024  
Date

All other provisions not specifically changed herein remain in effect and are binding upon the parties.

**PIMA COUNTY  
LLC**

**Larry E. and Claire B. Klingler /dba First Plaza**

\_\_\_\_\_  
Adelita S. Grijalva, Chair, Board of Supervisors

*Claire B. Klingler*  
\_\_\_\_\_  
Authorized Officer, Signature

\_\_\_\_\_  
Date

*Claire B. Klingler member*  
*Larry E. Klingler member*  
\_\_\_\_\_  
Printed Name and Title

*4-3-24*  
\_\_\_\_\_  
Date

ATTEST

\_\_\_\_\_  
Melissa Manriquez, Clerk of the Board

\_\_\_\_\_  
Date

APPROVED AS TO CONTENT

\_\_\_\_\_  
Tony Cisneros, Director, Facilities Management

\_\_\_\_\_  
Date

\_\_\_\_\_  
Authorized Signer Sheriff's Department

\_\_\_\_\_  
Date

APPROVED AS TO FORM

\_\_\_\_\_  
Deputy County Attorney

\_\_\_\_\_  
Print DCA Name

\_\_\_\_\_  
Date