



BOARD OF SUPERVISORS AGENDA ITEM REPORT AWARDS / CONTRACTS / GRANTS

☐ Award ☒ Contract ☐ Grant

Requested Board Meeting Date: 4/15/25

* = Mandatory, information must be provided

or Procurement Director Award: ☐

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

City of Tucson

***Project Title/Description:**

1313 S. Mission Lease to City of Tucson for Testing Lab

***Purpose:**

Pima County will lease an asphalt and material testing laboratory to the City of Tucson. Pima County currently outsources testing and the laboratory has been vacant since early 2019. The City has a need for space to complete testing for their transportation projects and requests to lease the dormant space. City will provide testing services for both City and County transportation projects. An example menu of services and prices the City will charge for each is shown in Exhibit E for reference, but the specifics of the services will be outlined in a separate agreement.

***Procurement Method:**

Exempt Per Section 11.04.020

***Program Goals/Predicted Outcomes:**

Create a new lease for 1313 S. Mission Road, Building 11 Laboratory.

***Public Benefit:**

Pima County will collect rent for a laboratory that has been vacant. Pima County will have the opportunity to receive material testing at a reduced cost.

***Metrics Available to Measure Performance:**

Pima County will receive revenue for rent. Clear terms and conditions for Lease.

***Retroactive:**

No

To: 3-31-25(3)
Vers: 0
Pgs: 40

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THE APPLICABLE SECTION(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: CT Department Code: TR Contract Number (i.e., 15-123): 2400000038
Commencement Date: 04/15/2025 Termination Date: 04/14/2026 Prior Contract Number (Synergen/CMS): _____
☐ Expense Amount \$ _____ * ☒ Revenue Amount: \$ 38,194.00

*Funding Source(s) required: _____

Funding from General Fund? ☐ Yes ☒ No If Yes \$ _____ % _____

Contract is fully or partially funded with Federal Funds? ☐ Yes ☒ No

If Yes, 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 22-10.

Amendment / Revised Award Information

Document Type: _____ Department Code: _____ Contract Number (i.e., 15-123): _____
Amendment No.: _____ AMS Version No.: _____
Commencement Date: _____ New Termination Date: _____
Prior Contract No. (Synergen/CMS): _____

☐ Expense ☐ Revenue ☐ Increase ☐ Decrease

Amount This Amendment: \$ _____

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

*Funding Source(s) required: _____

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: _____

*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: Michelle Montagnino (Administrative Contact: Michelle Guardado: 724-2663)

Department: Transportation

Telephone: 724-5895

Department Director Signature: _____

Date: 3/28/2025

Deputy County Administrator Signature: _____

Date: 3/28/2025

County Administrator Signature: _____

Date: 3/28/2025

Pima County Department of Facilities Management

Project: 1313 S. Mission Lease to City of Tucson for Testing Lab

Contractor: City of Tucson

Amount: \$38,194.00

Contract No.: CT2400000038

LEASE AGREEMENT

This Lease Agreement ("**Lease**") is entered into by and between Pima County, a political subdivision of the State of Arizona ("**County**" or "**Landlord**"), and City of Tucson, ("**Tenant**" or "**City**"). County and City are each individually a "Party" and collectively the "Parties."

1. **Background and Purpose.**

1.1. County owns a building (the "**Building**") located at 1313 S. Mission Road (Building 11) Tucson, AZ 85713. The Building has, associated with it, certain interior and exterior areas for the common use of all occupants of the Building, including (but not limited to) streets, sidewalks, canopies, driveways, loading areas, entryways, lobbies, stairways, hallways, restrooms, shelters, ramps, landscaped areas and related common areas (the "**Common Areas**"). The Building is situated on Tax Parcel #118-04-185C. The Building and Parcel are shown on **Exhibit A**.

1.2. County Transportation Department, for a time, operated an asphalt and concrete testing laboratory for County transportation projects in the Building. County now outsources testing to various laboratories. City has a need for space to complete testing for their transportation projects and wants to lease the currently dormant space. City would provide testing services for both City and County transportation projects. A proposed menu of services ("**Services**") and the prices City will charge for each is shown in **Exhibit E**. City will use some of the testing equipment currently located in the space and may add some additional equipment. County and City may enter into a separate agreement related to Services provided.

1.2.1. City may, on the anniversary of the Commencement Date, increase the prices they charge the County for the Services. However, City pricing to County is not to exceed 95% of prevailing market pricing for the same services.

1.3. This Lease is being entered into pursuant to A.R.S. § 11-256.01, with notice of the Lease published as required by law.

Therefore, in consideration of the terms, covenants and agreements hereafter set forth, the

receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

2. **Lease/Premises.**

- 2.1. **Lease.** In consideration of rent monies and all terms, conditions, covenants, and agreements contained herein, County hereby lets to Tenant and Tenant hereby leases from County, the space within the Building located at 1313 S. Mission Road (Building 11) Tucson, AZ 85713, consisting of approximately 3,329 rentable square feet ("**Lab**") along with the free-standing building to the south, consisting of approximately 613 rentable square feet ("**Outbuilding**"), together referred to as ("**Premises**") identified on the attached **Exhibit B**. In addition, Tenant will have the right to use the Common Areas on a non-exclusive basis together with other occupants of the Building. Tenant's employees will have the right to utilize the parking lot, shown in **Exhibit C** on a non-exclusive and non-reserved basis, in common with other Building occupants.
3. **Term.** The initial term of this Lease will be for a period of one year (the "**Initial Term**") beginning on April 15, 2025 (the "**Commencement Date**") and ending April 14, 2026 (the "**Termination Date**").
4. **Option to Extend.** If Tenant is not in default under the Lease, Tenant may extend the Initial Term of the Lease for up to four additional 1-year periods (each, an "**Extension Term**"), by providing written notice to the County of Tenant's desire to exercise option to extend, not more than one year nor less than 90 days prior to end of the Initial Term or the prior Extension Term, as applicable. "Term" means the Initial Term and any Extension Term(s) exercised by Tenant.
- 4.1. If Tenant properly exercises an option to extend the Term, County will prepare an amendment (the "**Amendment**") to reflect any mutually agreed upon changes in the Base Rent, Term, Expiration Date and other appropriate terms and conditions, and Tenant will execute and return the Amendment to County within fifteen (15) days after Tenant's receipt of Amendment. If no changes are mutually agreed upon, the terms and conditions of the Lease, except for the ending date of the Term, will remain the same during all Extension Terms.
- 4.2. With the exception of items listed in **Exhibit H**. Tenant Improvements, Tenant hereby agrees to accept the Premises in its "as is" condition during the Initial Term and any Extension Term. County has no obligation to make any improvements, alterations, or modifications to the Premises, nor will County provide Tenant with any improvement allowances or other allowances or payments.
5. **Rent.** Tenant will pay to County Base Rent plus Tenant's Proportionate Share of Operating

Expenses, (together referred to as “**Rent**”), as set forth below.

- 5.1. **Rental Rate.** The rental rate for the Lab will be \$10.00 per rentable square foot per year (“**Rental Rate**”). The Rental Rate for the Outbuilding will be \$8.00 per rentable square foot per year.
- 5.2. **Rentable Square Footage.** The rentable square footage of the Lab is approximately 3,329 square feet (“**RSF**”) which equals \$2,774.17 per month or \$33,290.00 annually. The rentable square footage of the Outbuilding is 613 RSF which equals \$408.66 monthly or \$4,904.00 annually.
- 5.3. **Credits/Payments for Services.** Parties may, under separate service agreement (“**SA**”), credit the invoiced cost of Services provided by City to County against any financial obligations set forth in this Lease. If a SA is not fully executed, the following procedure will apply.
 - 5.3.1. Every 6 months, County will present City a reconciliation report comparing Services City has provided to the County within that 6-month period against the accumulated Base Rent and Tenant’s Proportional Share of Operating Expenses described in Section 5 (collectively “**Rent**”). If the dollar amount of Services invoiced to County exceeds the Rent over the 6-month period, County will reimburse City the difference. If the dollar amount of Services does not exceed the Rent over the 6-month period City will reimburse County the difference. In either case, each Party will provide payment to the other Party within 30 days of receipt reconciliation report.
 - 5.3.2. Parties agree to track Services on a monthly basis. City will invoice County on a monthly basis without demand for payment, for tracking and budgeting purposes. Parties will then reconcile as described in Section 5.3.1.
- 5.4. **Annual Escalation.** On the anniversary of the Commencement Date and every year thereafter, Base Rent will increase by 3%.
- 5.5. **Base Rent.** Beginning on the Commencement Date and each month thereafter during the Initial Term, Tenant will pay to County an annual base rent for Premises in equal monthly installments as follows (“**Base Rent**”):

Annual Lab	Monthly Lab	Annual Outbuilding	Monthly Outbuilding	Total Annual	Total Monthly
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Year 1	\$33,290.00	\$2,774.17	\$4,904.00	\$408.67	\$38,194.00	\$3,182.84
Year 2	\$34,288.70	\$2,857.39	\$5,051.12	\$420.93	\$39,339.82	\$3,278.32
Year 3	\$35,317.36	\$2,943.11	\$5,202.65	\$433.55	\$40,520.01	\$3,376.66
Year 4	\$36,376.88	\$3,031.41	\$5,358.73	\$446.56	\$41,735.61	\$3,477.97
Year 5	\$37,468.19	\$3,122.35	\$5,519.49	\$459.96	\$42,987.68	\$3,582.31

5.6. **Payment of Rent.** Tenant will pay Rent in arrears, as described in Section 5.3.1, except that the first and last payments will be prorated if the Commencement Date is not the first of the month. Rent must be delivered to Pima County Government, Finance-Revenue Management Division, 33 N. Stone, 6th floor, Mail Stop DT-BAB6-404, Tucson, Arizona 85701. Tenant will pay 9% per annum simple interest on any late Rent payments or any other sum due under this Lease that is not paid when due, from the date due until paid.

5.7. **Move-in.** If applicable, and with approval and cooperation from County, Tenant may have access to the Premises prior to Commencement Date to facilitate assessment of space, technology transfer (phone and computer systems) and equipment installation. A separate Right of Entry may be necessary, depending on move-in timeframe. Tenant will be responsible for moving its personal property (including furnishings, fixtures, cameras, phones, computers and office equipment) into the Premises, as necessary, and bearing all expenses associated with move-in. Tenant will coordinate its move-in with other Building occupants to minimize any disruption as much as reasonably possible.

5.8. **Operating Expenses.** In addition to the Base Rent set forth above, Tenant will pay Tenant's Proportional Share of all Operating Expenses for the Building and all associated Common Areas (collectively "Rent") as described below.

5.8.1. "*Tenant's Proportionate Share*" is the percentage calculated by dividing the total rentable area of the Premises by the total rentable area of the Building. Tenant's Proportionate Share is 28.86% based on the RSF of the Premises divided by the total RSF of the Building and Outbuilding ($3,942/13,655 = 28.86\%$). Landlord will provide Tenant with an estimate of monthly Operating Expenses and Tenant's Proportionate Share of the estimated Operating Expenses and Tenant will pay this amount in addition to its Base Rent each month. The Director of Facilities Management may adjust the estimate at any time and from time to time with written notice to Tenant.

5.8.2. "*Operating Expenses*" means any and all direct costs of operation, repair and

maintenance of the Building and all Common Areas including, but not limited to, any applicable taxes related to this Lease, or any special assessments; all utilities (including electrical, gas, water, sewer, trash collection and recycling charges); insurance premiums; HVAC systems, and any other Building systems including fire safety systems; the cost of repairs to Common Areas; landscaping costs; pest control; janitorial costs; costs associated with maintaining, painting, repairing or resurfacing the parking areas; janitorial services and supplies; security personnel and services; Landlord's direct and indirect labor costs for any work done by Landlord's own labor force; and a 10% administrative charge. Operating expenses will not include the cost of capital improvements.

- 5.8.3. **Payment of Tenant's Share.** Tenant will pay, beginning on the Commencement Date and on the first day of each month thereafter during the Term of this Lease, Tenant's Proportionate Share of the estimated Operating Expenses for the next month. If the first and last months are partial months, the amount will be prorated. Landlord will advise Tenant from time to time of this estimated amount and Tenant will pay that amount on a monthly basis, without demand or offset, until such time as Landlord advises Tenant of any new estimate.

Reconciliation/Audit. Landlord will, no less often than annually, give to Tenant a reasonably detailed itemized statement reconciling estimated Operating Expenses paid with actual Operating Expenses incurred. In addition, Tenant will be entitled, at any time, to inspect or audit, at Tenant's expense, Landlord's books and records to verify the amount of Operating Expenses. If such a reconciliation or audit reveals that Tenant has underpaid, Tenant will pay any additional amounts due within thirty (30) days of receipt of the statement or completion of the audit; if Tenant has overpaid, Tenant will receive a timely credit in the amount of the overpayment against subsequent Operating Expense payments due hereunder.

6. **Tenant Improvements.** Should Tenant wish to make Tenant improvements to the Premises, Tenant may, at Tenant's expense, improve the Premises as explained below. These Tenant improvements will be referred to as ("**Improvements**" or "**TIs**") and must adhere to guidelines and regulations outlined in Title 34 - Public Buildings and Improvements.

- 6.1. **Plans.** Tenant will, at Tenant's expense, develop plans and specifications necessary for permitting and constructing the Improvements (the "**Plans**"). The Plans will be reviewed and approved by County. Any changes to the Plans during construction will be submitted to County for its review and approval, which will not be unreasonably withheld.

- 6.2. **Construction.** Tenant will construct, or cause to be constructed, the Improvements in a good and workmanlike manner, according to the Plans.
7. **Permitted Use.** City will use the space as a laboratory for asphalt and concrete testing for both City and County transportation and roadway projects and related uses ("**Permitted Use**").
8. **Prohibited Uses.** Tenant will not use or knowingly permit any portion of the Premises to be used in any way that would constitute a violation of any law, ordinance (including zoning), or governmental regulation or order, or that would constitute a nuisance or waste or would interfere with other users of the Building or neighboring properties.
9. **Licensure/Permits.** Tenant will apply for and obtain any license, registration or permit which will be required during the Term of this Agreement by the State of Arizona or any other governmental or regulatory authority and will maintain such license, registration or permit in good standing throughout the Term of this Agreement. Tenant will immediately notify County in writing if the license, registration, or permit is denied or terminated. In the event of such denial or termination County may, in its sole discretion, terminate this Agreement with no further obligation to Tenant.
10. **Common Areas.** The Common Areas will at all times be subject to the control and management of County and County will have the right from time to time to change the area, level, location, appearance and furnishing or landscaping of the Common Areas provided that such activity does not materially interfere with Tenant's operations. County will have the right at any time to temporarily close any portion of the Common Areas for the purpose of making repairs, changes or additions thereto and County may enter into agreements with adjacent owners for cross-easements for parking, ingress or egress.
11. **Use of Building by Others.** It is County's intent to utilize other portions of the Building for County office use and other related purposes, and County may lease space within the Building to other public and/or non-profit organizations and agencies for similar use. County will, however, have the right to make any legal use of the Building or portions thereof, provided that such use does not materially interfere with Tenant's operations.
12. **Furnishings and Fixtures.** Certain County owned furniture, furnishings, and fixtures (collectively, "**Furnishings**") are installed and will remain in place. Tenant may use all County owned Furnishings present within the Premises as of the Commencement Date. After providing County "first right of refusal" on any Furnishings bearing County inventory tags, Tenant may remove or discard any County owned Furnishings, at its own expense. Any Furnishings paid for and installed in the Premises by Tenant will remain the property of the Tenant and may be removed at any time during the Term provided Tenant restores the Premises to its condition prior to the installation. Upon expiration or early termination of

the Lease, with County's advance approval, Tenant may leave said items in place and they will become the property of the Landlord. Tenant will maintain, repair and replace all furnishings provided and installed by Tenant, including but not limited to security cameras, office equipment, and appliances, include vending services equipment.

- 13. Lab Testing Equipment.** County currently has asphalt and concrete and other related testing equipment in place and City intends to install some of their own equipment in the Lab, together County and City equipment are considered (the "**Equipment**"). Lists of Equipment are shown in **Exhibit D and Exhibit I**. City may use the Equipment. County makes no representations regarding the condition of the Equipment. If required during the Term, City at its sole cost and expense, will be responsible to maintain proper operating condition of the Equipment in accordance with Section 13.2, below.

13.1. City-Owned Equipment. With prior written approval, City may, at its sole cost and expense, install its own equipment in the Premises. A list of City installed equipment is listed in **Exhibit I**.

13.2. Equipment Maintenance, Repair, Replacement. City will, at its sole cost and expense, be responsible for testing, calibration, certification, maintenance, repair or, if necessary, replacement of Equipment.

14. Repairs.

14.1. Repairs. Subject to Section 36 of this Lease concerning damage resulting from casualty, County will make all necessary repairs in and to the Premises, except for Equipment as provided in Section 13. This will include the roof, structural portions of the Building, and major Building systems such as air conditioning motors or compressors, major plumbing requirements (in-wall plumbing), heating units and in-wall electrical connections.

14.2. Notification to Landlord. In the event of a breakdown or needed repairs to the Premises or equipment associated therewith, Tenant will notify Landlord or its agent of such breakdowns or needed repairs by emailing FM-TenantRequest@Pima.gov and Landlord will, in a timely manner, cause repairs and/or replacements to be made.

14.3. Janitorial. County is responsible for providing and paying for janitorial services to the Premises, including the Common Areas which will be included in the Operating Expenses. Due to the nature of the work performed in the Lab, typical cleaning services may not be sufficient, should County employ additional cleaning services for the Lab or Outbuilding, 100% of the cost for those additional cleaning services will be included in Operating Expenses and directly passed through to Tenant as part of the annual reconciliation.

- 14.4. **Security.** Tenant will comply with any County rules regarding security procedures, which may include checking in and out of the Building after regular business hours. Tenant's regular business hours will be as follows: Monday-Friday 6:00am to 3:30pm, with occasional weekend hours ("**Business Hours**"). Should Tenant require additional security personnel and services beyond what County provides for the Building, Tenant will be responsible for providing and paying directly for those services and systems.
15. **Tenant Damage.** Tenant will promptly repair any damage done to the Premises by any employee, agent, contractor or invitee of Tenant.
16. **Access / Keys.**
- 16.1. **Hours of Access.** Tenant will have access to the Premises twenty-four (24) hours a day, seven (7) days per week, three hundred sixty-five days (365) days per year. Tenant's main access to the Premises will be from the doors on the east side. County will utilize its own access technology to secure the Premises.
- 16.2. **Keys.** Keys/Key Cards for the Property will be provided by County to designated Tenant staff. Tenant will pay to County a standard charge (\$100.00) for any key that is lost, stolen or damaged and must be replaced by County.
- 16.3. **County Access to the Premises.** Tenant will permit County and County's authorized representatives to enter the Premises, with reasonable prior notice for purposes of inspection, making any repairs and performing any work therein as may be necessary for County to comply with its obligations under this Lease Agreement. County, in the performance of any such work, will cause as little inconvenience, annoyance, disturbance, or damage to Tenant as is reasonably possible under the circumstances, but without being required to incur additional expenses. If necessary, during emergencies, County may access the Premises at any time should County be required to respond to any emergency situation at the Premises. If necessary, Tenant will provide access and/or keys to first responders.
- 16.4. **Fire Safety Systems.** County will always have access to all Fire Risers and all related fire safety infrastructure and will be responsible to maintain all fire safety systems.
17. **Utilities.** Landlord will provide all utilities to the Premises and the Common Areas, including electricity, gas, water, sewer, and trash collection. Electricity, heating, ventilation and air conditioning services will be provided during Business Hours, defined as 8:00 A.M. - 5:00 P.M. Monday through Friday. If Tenant requires heating, ventilation or air conditioning services at any time in addition to the Business Hours ("Additional Hours"), an email request for service must be received by Pima County's Facilities Management at FM-TenantRequest@pima.gov at least 24 hours in advance of the desired

date. Cooling requests received by Tenant for Additional Hours will be billed at \$40.00 per hour not to exceed twenty-eight (28) hours in any seven (7) consecutive day period. Each period will commence at 12:01 A.M. on Monday. Any requested Additional Hours more than twenty-eight (28) hours per week for seven (7) consecutive days will be billed at a rate of three hundred dollars (\$300.00) per hour. Landlord may adjust the hourly rate any time during the term of this lease based on actual costs incurred for providing electricity and HVAC services to the building. Tenant will pay for its own telecommunications and data services. All other utilities will be included in Operating Expenses.

18. **Taxes.** County will be responsible for all taxes related to this Lease, in addition to any other sums due hereunder, any applicable rental taxes for which County is responsible including, if applicable, the government property lease excise tax pursuant to A.R.S. §-42-6201 *et seq.*

19. **Insurance.** During the Term of this Lease, Tenant will at its sole expense maintain in full force and effect the following:

19.1. The below requirements may be met through self-insurance, at no less than the minimum coverage levels set forth in this Agreement.

19.2. **Commercial General Liability (CGL).** Occurrence Form with limits of \$2,000,000 Each Occurrence and \$2,000,000 General Aggregate. Policy will include bodily injury, property damage, broad form contractual liability coverage, personal and advertising injury and products – completed operations.

19.3. **Business Automobile Liability** – Bodily Injury and Property Damage for any owned, hired, and/or non-owned automobiles used in the performance of this Contract with a Combined Single Limit (CSL) of \$1,000,000 each accident.

19.4. **Workers' Compensation (WC) and Employers' Liability.** Statutory requirements and benefits for Workers' Compensation. In Arizona, WC coverage is compulsory for employers of one or more employees. Employer's Liability coverage- \$1,000,000 each accident and each person - disease.

19.5. **Additional Insured.** The General Liability and Business Automobile Liability Policies will each be endorsed to include County, its departments, districts, boards, commissions, officers, officials, agents, and employees as additional insureds with respect to liability arising out of the activities performed by or on behalf of the Tenant.

19.6. **Subrogation.** The General Liability, Business Automobile Liability and Workers' Compensation Policies will each contain a waiver of subrogation endorsement in favor of County, and its departments, districts, boards, commissions, officers, officials, agents, and employees for losses arising from work performed by or on behalf of the Tenant.

- 19.7. **Primary Insurance.** The Tenant 's policies will stipulate that the insurance afforded the Tenant will be primary and that any insurance carried by County, its agents, officials, or employees will be excess and not contributory insurance unless County has failed to meet its responsibilities pursuant to this agreement.
- 19.8. **Approval and Modifications.** Pima County Risk Management reserves the right to review or make modifications to the insurance limits, required coverages, or endorsements throughout the life of this contract, as deemed necessary. Such action will not require a formal contract amendment but may be made by administrative action.
20. **County's Insurance.** County will obtain and maintain fire and other property insurance for the Building, and may self-insure for such losses.
21. **Alterations/Modifications.** Tenant will not make, or cause to be made, any structural modifications ("**Alterations**") to the Premises without written approval of Landlord which shall not be unreasonably withheld or delayed.
- 21.1. **Quality.** All County-approved Alterations will be carried out by Tenant using licensed contractors and subcontractors in good standing with the Arizona Registrar of Contractors and reasonably acceptable to County. Alterations shall be constructed in a good and workmanlike manner using materials of a quality that is at least equal to the quality approved by County and in compliance with any County-approved Plans. Tenant shall assure that the Alterations comply with all insurance requirements and all applicable laws. County's approval of Alterations will not be a representation by County that the Alterations comply with applicable laws or will be adequate for Tenant's use.
- 21.2. **Liens.** Tenant will timely pay all contractors, subcontractors, mechanics, laborers, or materialmen providing materials or services with respect to the Alterations, and will not permit any lien to attach to the Premises or any interest therein, or will bond or insure over the lien, or discharge the lien, and will indemnify and defend County against all legal costs and charges resulting from any such lien. If Tenant fails to discharge the lien, then, in addition to any other right or remedy of County, County may bond or insure over the lien or otherwise discharge the lien. Tenant shall reimburse Landlord for any amount paid by County to bond or insure over the lien or discharge the lien, including, without limitation, reasonable attorneys' fees (if and to the extent permitted by law) within thirty (30) days after receipt of an invoice from County.
- 21.3. **Removal of Alterations.** Non-structural Alterations made by Tenant will not be subject to any removal or restoration obligations at the end of the Term or earlier termination of this Lease.

- 21.4. **Telecommunications.** Tenant, at its sole cost, will install its own telecommunication systems and equipment including telephone, data and internet, and will be responsible for maintaining the systems and equipment and will directly pay for all such services and equipment. Tenant will obtain internet/data network connectivity from an Internet Service Provider (“ISP”) and will maintain the same at its own expense. Tenant is responsible for all telecommunications, information technology, networks, systems, equipment and infrastructure that is under its control, and for securing the same from intrusion or damage.
22. **Sublease and Assignment.** Tenant may not assign its rights and obligations under this Lease or sublease any portion of the Premises without County’s prior written consent, which may be withheld by County in County’s sole and unfettered discretion. Such an assignment or sublease, if permitted, does not constitute a release of any obligations of the Tenant due under this Lease. The County agrees that should it desire to sell the Building, it will do so only subject to the terms and conditions of this Lease and further agrees to give at least one hundred and eighty (180) day Notice to Tenant, of any such intent.
23. **Personal Property.** All personal property placed or removed in the Premises shall be at the risk of the party placing such property on the Premises or moving such property in the Premises.
24. **Damage to Property.** The Tenant covenants that it will permit no waste or damage to the Premises; that it will keep all improvements placed upon the Premises in reasonably good order and reasonably good state of repair.
25. **Change in Ownership.** If ownership of the Premises or the name or address of the party entitled to Rent changes, Tenant may, until receipt of written notice of such change, continue to pay Rent to the party to whom and in the manner in which the last preceding installment of Rent was paid. Tenant will not be subject to double liability for any Rent so paid. Any transfer of title to the Premises will be subject to this Lease.
26. **Surrender / Holding Over.** On termination of Tenant's occupancy, Tenant shall surrender the Premises in the condition in which Tenant is required to maintain them under this Lease. Tenant will repair any damage done by the removal of Personal Property and be responsible for all associated costs. If Tenant for any reason and with written consent of Landlord remains in possession after the expiration of this Lease (including any optional extension), or after the date specified in any notice of termination given by either party, such possession shall be as a month-to-month Tenant, subject to all conditions of this Lease except the term hereof, and the rent for the first 6 months will be 125% of the rent being paid by Tenant’s prior to the expiration or termination, and for the next 6 months will be 150% of that amount.

27. Cancellation.

Notwithstanding any provision to the contrary contained herein, this Lease may be cancelled at any time, for any reason by County or Tenant by providing the other Party 180 day written notice to the address shown in Notice section of this Lease. In the event of such cancellation, Rent will cease when Tenant is fully vacated, County is in receipt of all keys/cards issued to Tenant and Tenant has signed and acknowledged receipt of County "Final Walk-Through" letter. Rent will be prorated and Parties will have no further obligation to the other.

28. Parking. Tenant's employees and visitors may park in any unassigned spaces in the Building parking lot as shown in **Exhibit C**. County will not reserve or assign Tenant parking spaces and makes no guarantee of parking availability. All unassigned spaces are available on a first come, first served basis.

28.1. City may leave up to 8 City vehicles overnight in the parking lot. County is not responsible for security of vehicles, personal property or equipment and will not be liable for any damage or loss.

28.2. City may, if available, utilize one charging station with the understanding that these stations are in high demand. Parties agree to cooperate, share and not monopolize this resource.

29. Rules and Regulations. Tenant and its employees, contractors, agents and invitees will abide by the rules and regulations for the Building, which are set forth in **Exhibit F** attached hereto and incorporated herein. County has the right, from time to time, to modify or make additional reasonable rules and regulations, including but not limited to, reasonable requirements pertaining to sanitation, handling of trash and debris, loading and unloading of trucks and other vehicles, and safety and security against fires, theft, vandalism, personal injury and other hazards, provided that such rules and regulations are applied in a non-discriminatory manner and do not unreasonably impair Tenant's permitted operations.

30. Signs. Tenant may, upon obtaining any necessary permits from governmental authorities and with the advance written approval of County, erect, maintain, and repair at Tenant's own expense, signs of such dimensions and materials as it may desire. Tenant is responsible for all costs associated with the design, manufacture, installation, permitting, and connecting of any utilities necessary for any signage on the interior or exterior of the Building or in the Premises. County's consent shall not be unreasonably withheld.

31. **Indemnification.** To the fullest extent permitted by law, each party will indemnify, defend, and hold harmless the other, its officers, employees and agents from and against any and all losses, costs, or expenses (including reasonable attorney fees) incurred or suffered by the indemnified party as a result of any damages to property or injuries to persons (including death), or any suits, actions, legal administrative proceedings, claims or demands and costs attendant thereto, arising out of or directly related to any act, omission, fault or negligence by the indemnifying party, its agents, employees, invitees or anyone under its direction or control or acting on its behalf.

32. Default.

32.1. **Tenant Default.** The occurrence of any one or more of the following events will constitute a default and breach of this Lease by Tenant for which County may terminate this Lease:

32.1.1. *Operations of the Premises.* The vacating or abandonment of the Premises, or cessation of activities thereon, or any material portion thereof, by Tenant, where such abandonment shall continue for a period of 30 calendar days after notice of such default is sent by Landlord to Tenant.

32.1.2. *Monetary Obligations.* The failure by Tenant to make any payment required to be made by Tenant under this Lease, as and when due, where such failure continues for a period of 21 calendar days after notice from County that the payment is due.

32.1.3. *Violation of Law.* Violation of any law by Tenant, or the conduct of any unlawful activities on the Premises that are permitted by Tenant, either tacitly or explicitly, or which Tenant has not taken reasonable means to prevent after Tenant becomes aware or, in the exercise of reasonable diligence, should have become aware that such activities are being conducted.

32.1.4. *Health and Safety Violation.* Any action or omission by Tenant that, in the County's reasonable judgment, causes a threat to the health or safety of the general public or the users of the Building, which continues for a period of 3 days after written notice from County. Tenant's failure to obtain and maintain any required license and/or registration for its operations at the Premises is considered a violation under this paragraph.

32.1.5. *Other Covenants.* The failure by Tenant to observe or perform any other of the covenants, conditions or provisions of this Lease to be observed or

performed by Tenant, where such failure continues for a period of 30 days after written notice from County to Tenant; provided, however, that if the nature of Tenant 's default is such that more than 30 days are reasonably required for its cure, then Tenant will not be deemed to be in default if Tenant commences such cure within said 30-day period and thereafter diligently prosecutes such cure to completion provided such cure is completed within one hundred and twenty (120) days of the notice by County.

32.2. **County Default.** County will be deemed to be in default under this Lease if County fails to perform any covenant or condition of this Lease to be performed by County and such failure continues for 30 days after written notice and demand from Tenant (unless the failure is of such a character as to require more than 30 days to cure, in which event County will be in default only if it fails to initiate the cure within thirty days and thereafter diligently pursue the same to completion), provided such cure is completed within one hundred and twenty (120) days of the notice by Tenant.

32.3. **Remedies.** Either party may pursue any remedies provided by law and in equity for the breach of this Lease, including termination of the Lease.

33. **Notices.** All notices to be given under this lease will be in writing and will be either served personally or sent by certified or registered mail, return receipt requested, electronic transmission or fax, to the parties as indicated below or to such other persons, or addressees as either party may designate in writing to the other party:

City: City of Tucson LF #879
Attn: Real Estate Division
P. O. Box 27210
Tucson AZ 85726
Email: Tiana.Clark@tucsonaz.gov
(520) 791-4181

County: Director, Pima County Facilities Management
150 West Congress, 3rd Floor
Tucson, AZ 85701
Email: FM_Leasing_Services@pima.gov

34. **Receipt of Notice.** Any notice given as indicated in section 33 will be deemed to have been given on the date of receipt, or if delivery is refused, on the date of such refusal.

35. **Non-Disturbance.** County represents and warrants that there is currently no monetary encumbrance or lien on the Premises. Tenant will subordinate its interest in this Lease to

any future encumbrance if Tenant receives a commercially reasonable non-disturbance and attornment agreement from the holder of such encumbrance. Tenant will have thirty (30) days following receipt of a written request from County to execute such agreement so long as the agreement states (a) the lease is unmodified and in full force and effect; (b) the dates to which rent has been paid; (c) whether or not, to Tenant's best knowledge, County or Tenant is in default in the performance of any obligation hereunder and, if so specifying in reasonable detail the nature of such default; (d) that Tenant has accepted the Premises, and (e) that the holder of the encumbrance agrees to be bound by the terms of this Lease.

36. **Environmental.** Tenant will comply with all present and future laws and regulations regulating the environment, hazardous or toxic waste, ambient air, groundwater, surface water, and land use.

36.1. **Medical Waste & Material Disposal.** At its own expense, Tenant will properly dispose of any medical supplies and medical waste-including but not limited to syringes, vials, prescriptions and any materials containing blood or other biological material used or generated on the Premises. Tenant's disposal may include using appropriate medical waste containers and/or contracting with a third-party medical waste disposal company. Tenant will never dispose of any medical supplies or medical waste outside of the Premises in the Building's Common Areas. Tenant will indemnify and defend County from and against any liability incurred by County as a result of any unlawful or inappropriate disposal of medical supplies or medical waste by Tenant.

36.2. **Hazardous Material.** For the purposes of this section, "Hazardous Material" means any hazardous or toxic substance, material, or waste that is or becomes regulated by any local governmental authority, the State of Arizona, or the United States Government and includes, without limitation, any material or substance that is (i) defined as a "hazardous waste" under NRS 459.400 et seq., (ii) petroleum, (iii) asbestos, (iv) designated as a "hazardous substance" pursuant to Section 311 of the Federal Water Pollution Control Act (33 U.S.C. 1321), (v) defined as a "hazardous waste" pursuant to Section 1004 of the Federal Resource Conservation and Recovery Act, 42 U.S.C. 6901 et seq. (42 U.S.C. 6903), (vi) defined as a "hazardous substance" pursuant to Section 101 of the Comprehensive Environmental Response, Compensation and Liability Act, 42 U.S.C. 9601 et seq. (42 U.S.C. 9601) or (vii) defined as a "regulated substance" pursuant to Subchapter IX, Solid Waste Disposal Act (Regulation of Underground Storage Tanks), 42 U.S.C. 6991 et seq.

36.3. **Hazardous Materials Prohibited; Clean Air Act.** Tenant may not cause or permit any Hazardous Material to be brought upon, kept, or used in or about the Facility by Tenant or Tenant's agents, employees, contractors, or invitees without the prior written consent of County, other than such Hazardous Materials that are necessary or

useful to Tenant's business and will be used, kept, and stored in a manner that complies with all laws regulating those Hazardous Materials. Tenant will comply with applicable provisions of the Clean Air Act, 42 U.S.C. 7401 *et seq.* and Arizona Revised Statutes, Title 49, Chapter 3.

36.4. **Environmental Indemnity.** In the event an Environmental Act occurs, Tenant will indemnify, protect, defend, and hold County harmless from any and all claims, judgments, damages, penalties, fines, costs, expenses, liabilities, or losses (including, without limitation, diminution in value of the Building or any part thereof, damages for the loss or restriction on use of usable space or of any amenity of the Building or any part thereof, damages arising from any adverse impact on marketing of space with respect to the Building or any part thereof, and sums paid in settlement of claims, attorney's fees, consultant fees, and expert fees) that arose or arises during or after the term of this Lease as a result of such contamination. This obligation of Tenant to indemnify, protect, defend, and hold County harmless includes, without limitation, costs incurred in connection with any investigation of site conditions or any cleanup, remedial, removal, restoration, or other response work required by any federal, state, or local governmental agency or political subdivision because of Hazardous Material presence, as a result of any action or inaction on the part of Tenant or Tenant's agents, employees, contractors, or invitees, on the Building or the soil or groundwater on, under or adjacent to the Building, or elsewhere in connection with the transportation by Tenant of Hazardous Material to or from the Building or any part thereof.

36.5. **Environmental Act.** For purposes of this section, "Environmental Act" means an occasion in which:

36.5.1. Tenant breaches the obligations stated in section 35;

36.5.2. the presence (whether consented to by County or otherwise) of Hazardous Material on the Building or any part thereof or on or in the soil or groundwater under or adjacent to the Building caused or permitted by Tenant or Tenant's agents, employees, contractors, or invitees results in contamination of the Building or any part thereof, or such soil or groundwater;

36.5.3. contamination of the Building or any part thereof, or such soil or groundwater by Hazardous Material otherwise occurs for which Tenant is legally liable to County for damage resulting therefrom; or

36.5.4. if contamination occurs elsewhere in connection with the transportation by Tenant of Hazardous Material to or from the Building or any part thereof.

36.6. **Clean-Up.** Without limiting the foregoing, if the presence of any Hazardous Material within the Building or any part thereof, or the soil or groundwater under or adjacent to the Facility caused or permitted by Tenant or Tenant's agents, employees, contractors, or invitees results in any suspected contamination of the Building or any part thereof or the soil or groundwater under or adjacent to the Building or any part thereof, Tenant will promptly notify County in writing and take all actions, at Tenant's expense, as are necessary to return the Building or any part thereof or such soil or groundwater to the condition existing prior to the introduction of any such Hazardous Material to the Building or any part thereof or to such soil or groundwater; provided that Tenant will first obtain County's approval of such actions, which approval County will not unreasonably withhold so long as such actions would not potentially have any material adverse long-term or short-term effect on the Facility.

36.7. **Notices Regarding Environmental Conditions.** Tenant will, within ten (10) business days following receipt, provide County with a copy of (i) any notice from any local, state, or federal governmental authority of any violation or administrative or judicial order or complaint having been filed or about to be filed against Tenant or the Building or any part thereof alleging any violation of any local, state, or federal environmental law or regulation or requiring Tenant to take any action with respect to any release on or in the Building or any part thereof or the soil or groundwater under or adjacent to the Building or any part thereof of Hazardous Material, or (ii) any notices from a federal, state, or local governmental agency or private party alleging that Tenant might be liable or responsible for cleanup, remedial, removal, restoration, or other response costs in connection with Hazardous Material on or in the Building or any part thereof or the soil or ground water under or adjacent to the Building or any part thereof or any damages caused by such release.

36.8. **Survival.** Tenant's and County's obligations under this Section 36 will survive the expiration or earlier termination of this Agreement and vacation of the Facility.

37. **Destruction of Premises.** If at any time during the Term of the Lease, the Premises becomes partially or totally destroyed by reason of any damage by fire, flood, hurricane, windstorm or other casualty or act of God and the County cannot or does not fully repair the Premises within ninety (90) days through no fault of Tenant then, Tenant will be relieved of any further obligation, duty or liability under this Lease. If the Premises can be and are repaired fully in ninety (90) days, then the Lease will continue in full force and effect while the repairs are being made, and rent will be abated by the percentage of the total space that is unavailable or not reasonably useful to Tenant.

38. Condemnation.

38.1. Complete Taking. If the whole of the Premises is taken or condemned for any public or quasi-public use or purpose, by right of eminent domain or by purchase in lieu thereof, or if a substantial portion of the Premises is taken or condemned so that the portion or portions remaining is or are insufficient or unsuitable, in the reasonable judgment of Tenant, for the continued operation of the business contemplated by this Lease, so as to effectively render the Premises untenable, then this Lease will cease and terminate as of the date on which Tenant is required to vacate the Premises as a result of the condemning authority taking possession and all Rent will be paid by Tenant to County up to that date or refunded by County to Tenant if Rent has previously been paid by Tenant beyond that date.

38.2. Partial Taking. If a portion of the Premises is taken, and the portion or portions remaining can, in the reasonable judgment of Tenant, be adapted and used for the conduct of Tenant's business operation, then County will promptly restore the remaining portion or portions thereof to a condition comparable to their condition at the time of such taking or condemnation, less the portion or portions lost by the taking, and this Lease will continue in full force and effect except that the Rent payable hereunder will, if necessary, be equitably adjusted to take into account the portion or portions of the Premises lost by the taking.

39. Quiet Enjoyment. County warrants that County is seized of the Premises and has the full right to make this Lease. County further covenants that Tenant will have quiet and peaceful possession of the Premises during the entire Term as against lawful acts of third parties and as against the acts of all parties claiming title to, or a right to possess, the Premises.

40. Expenses Advanced by Tenant. If County fails within thirty days (or such lesser time as is appropriate if there is a threat to health or safety) after requested by Tenant to make necessary repairs to the Premises or perform another act required of County under this Lease, Tenant may cause such repairs to be made or such acts to be performed at the expense of County. Tenant may apply such claims against any subsequent installment of Rent.

41. Interpretation of Lease. The parties acknowledge that each has had the opportunity to review this Lease with counsel of their choice. This Lease will not be construed more strongly in favor or against either of the parties but will be interpreted fairly and equitably to effectuate the intent of the parties. All provisions contained in this Lease will bind and inure to the benefit of the parties and their successors and assigns.

42. Entire Agreement. This Lease contains the entire agreement between the parties and all

previous Leases, amendments, negotiations, or understandings are superseded by and merged in this Lease. This Lease may be modified by the parties only by writing executed with the same formalities as this Lease.

43. **Professional Fees.** County represents and warrants to Tenant it has not dealt with any broker in connection with this Lease transaction other than Baker, Peterson, Baker & Associates, Inc. for property appraisal. County will be solely responsible for the payment of any fees, costs or expenses payable to Barker, Peterson, Baker and Associates, Inc. for same appraisal. If there are any associated third-party commissions, fees or costs, related to this Lease that have been incurred by Tenant, they will be paid by Tenant pursuant to a separate agreement between Tenant and third party.
44. **Non-Discrimination.** The parties will comply with all applicable state and federal statutes and regulations governing equal employment opportunity, non-discrimination, and immigration.
45. **Arbitration.** The parties agree that any dispute arising under this Agreement involving the sum of fifty thousand (\$50,000) or less in money damages only shall be resolved by arbitration pursuant to the Arizona Uniform Rules of Procedure for Arbitration. The decision of the arbitrator(s) shall be final.
46. **American with Disabilities Act.** Both parties will comply with all applicable provisions of the Americans with Disabilities Act (Public Law 101-336, 42 U.S.C. 12101-12213) and applicable federal regulations under the Act as it pertains to the Building and use of the Premises. This will not obligate County to make any modifications to the Building or Premises, as a result of any change in the law or regulations, if such repairs are not otherwise legally required.
47. **Non-appropriation.** The parties recognize that the performance by County and City, as applicable, may be dependent upon the appropriation of funds by the Board of Supervisors of the County and the Mayor and Council of the City, or the availability of funding by either or both from other sources. Should the Board of Supervisors or the Mayor and Council of the City fail to appropriate the necessary funds, or if funding becomes otherwise not legally available to the applicable party to fund its responsibilities under this Lease, the party lacking appropriations may terminate this Lease without further duty or obligation. The parties agrees to notify the other as soon as reasonably possible after the unavailability of said funds comes to its legislative body's attention.
48. **Conflict of Interest.** This Lease is subject to cancellation pursuant to the provisions of Arizona Revised Statute § 38-511 regarding Conflict of Interest.

49. **Law to Govern.** This Lease is made under and will be interpreted according to Arizona law. Any action relating to this Lease will be brought in a court of the State of Arizona in Pima County.
50. **Sustainability Plan.** In accordance with the County's Sustainability Plan, Tenant will use all reasonable efforts to use recycled products or re-use and recycle materials used in the Premises.
51. **Applicable Law.** The parties will comply with all applicable federal, state and local laws, rules, regulations, standards, Executive Orders, and with any applicable Pima County Board of Supervisors' policies, including Policy Number C. 3.18 entitled "Tobacco and Vape-Free Environment," a copy of which is attached as **Exhibit G**.
52. **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.

THE REMAINDER OF THIS PAGE LEFT BLANK INTENTIONALLY

IN WITNESS WHEREOF, the parties hereto have executed this agreement as of the day, month and year written below.

PIMA COUNTY, ARIZONA

By: _____

Rex Scott
Chair, Board of Supervisors

Date: _____

ATTEST:

By: _____

Melissa Manriquez, Clerk of the Board of Supervisors

APPROVED AS TO CONTENT:

By: Pamela Rush for Tony Cisneros

Tony Cisneros, Director, Pima County Facilities Management

Date: 3/28/25

By: Kathryn Skinner

Kathryn Skinner, Director, Department of Transportation

Date: 3/28/2025

APPROVED AS TO FORM

By: Kyle Johnson

Kyle Johnson, Deputy County Attorney

Date: 02/27/2025

CITY OF TUCSON

By: _____

Timothy Thomure
City Manager

Date: _____

ATTEST:

By: _____

City Clerk

APPROVED AS TO CONTENT:

By: _____

John Cahill, Real Estate Administrator

APPROVED AS TO FORM:

By: _____

Damian Fellows, Principal Assistant City Attorney

CONCUR:

By: _____

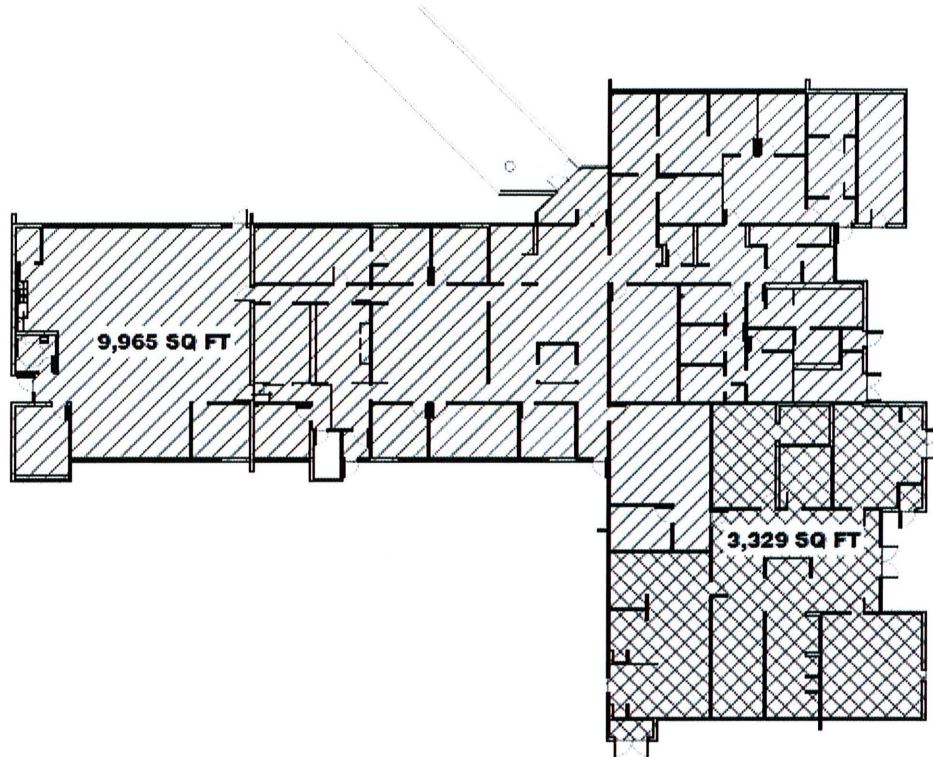
Alfred Zuniga, Transportation Administrator

EXHIBIT A

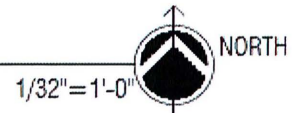
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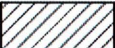



EXHIBIT B (1 of 2)
Premises (Lab)



FLOOR PLAN



	DOT ENGINEERING	9,965 SQ FT
	CITY OF TUCSON	3,329 SQ FT

BUILDING 11

**MISSION ROAD
1313 S. MISSION RD.
TUCSON, AZ**

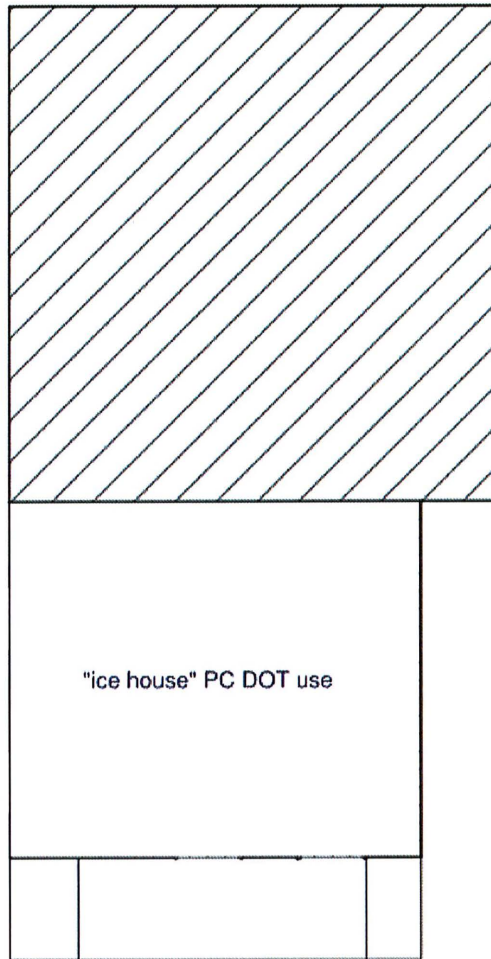


**ASSET MANAGEMENT & PLANNING DIVISION
FACILITIES MANAGEMENT DEPARTMENT
150 W. Congress Street
Tucson, Az 85701**

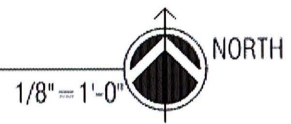
**COST ALLOCATION
SPACE CALCS**

DATE: 08/25/23	SCALE: 1/32"=1'-0"
CHECKED BY: KRI	DRAWN BY: SJT
SHEET 1 OF 1	NOTICE: THIS DOCUMENT AND THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF PIMA COUNTY. FOR OFFICIAL USE ONLY.

Exhibit B (page 2 of 2)
Premises (Outbuilding)



FLOOR PLAN




	steel testing area	613 SQ FT
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EXHIBIT C
Parking

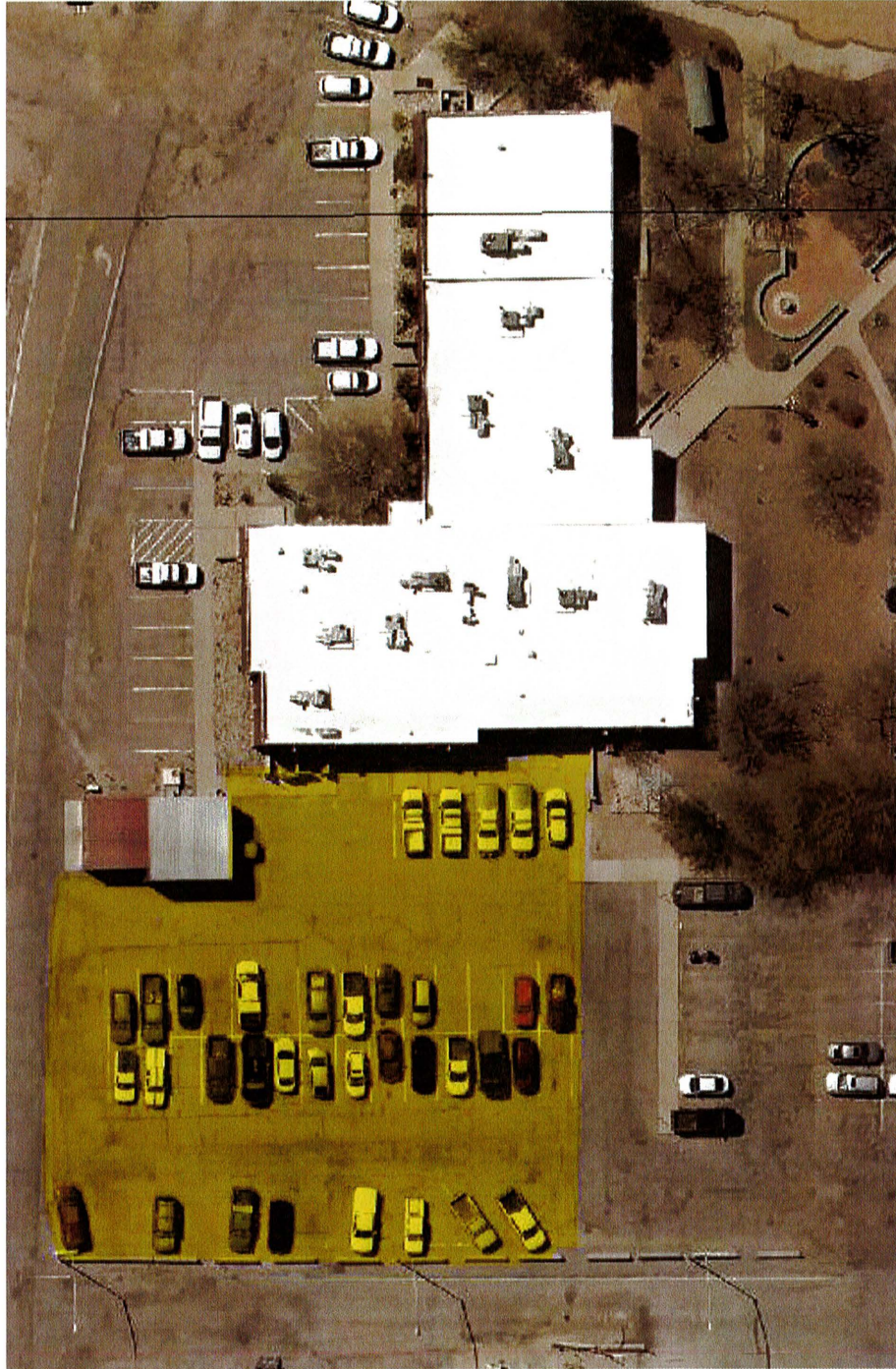


EXHIBIT D County Equipment (1 of 3 pages)

County Equipment List	
Asset Tag #	Description
108568	COMPACTOR: PLOOG AUTOMATIC SOIL 110V
1174310108567	FURNACE: NCAT ASPHALT CONTENT 240V TAG 117431
386140108568	COMPRESSION: FORNEY CONCRETE
589110117212	COMPACTOR: HVEEM KNEADING
590130117213	SOIL TESTER: PROFILOGRAPH PAVE
62609	TESTING MACHINE: TINIUS OLSEN
71424	LAB: COLD BEND TEST TOOL
121575	MARSHALL/TSR COMPRESSION MACHINE, 110 V 60HZ

EXHIBIT D County Equipment (2 of 3)

PC Number	Manufacturer	Model #	Usage	Serial #
-	Soiltest	3265	Concrete	HO50827
-	Dayton	15	Soils	7150029
58911	Cox & Sons	CS1000	Soil	-
38614	Forney	QC 150-160	Concrete	77162
121822	Humboldt	2300-100	AC Stab-Flow	108145
-	Gilson	59015C	Concrete	9008220
52130	Cutler-Hammer	CH control	Aggregate	52130
121838+	Humboldt	Power Team	Asphalt	1810AS 156249
-	Panasonic	F1022	Soil/Agg.	F02263930AP
TR000202	Berkel	FMS10NH	Asphalt	31-1417
-	Hobart	A120	Soil	112-385-174
100754	Despatch	LBB1-69A-1	Asphalt oven	168679
89194	Troxler	4155	Asphalt	534
56460	Grieve	333	Soil/Agg.	310454
40621	Forney	LA-0881	Soil/Agg.	57544
75557	Baxter	DK-63	Soil/Agg.	-
71944	Baxter	DK-43	Soil/Agg.	-
#1	Shellab	CE5F	Soils oven	
75556	Baxter	DK-63	Asphalt oven	-
121839	Shellab	CE5F	Asphalt oven	11035313
72648	VWR	1350	Asphalt oven	204588
TR000200	VWR	1325	Asphalt oven	5039710
63054	VWR	2010	Asphalt oven	-
28616	Blue M	-	Asphalt oven	-
TR000199	VWR	1350	Soil/Agg.	4030910
-	Geotest	U-1927	Soils	EL 7552
-	Geotest	U-1927	Soils	EO4446
-	A & D	HC 12KA	Soils	J7704320
-	Geotest	U-1927	Soils	FB 7609
-	Geotest	U-1927	Soils	EJ4084
-	Geotest	U-1927	Soils	EL 7557
121834	Mettler Toledo	MS 16001L	Soils (Buck)	B317269835
56217	Mettler	PC-24	Soils (Buck)	416607
58557	Mettler	PE-16	Soils (SA)	SV-254
TR000147	Adams	PGL 10001	Soils (SA)	71312
	Adams	HC 12KA	Soils (SA)	J17704320

EXHIBIT D (3 of 3 pgs)				
72030	Mettler	PJ-3000	Soils (PI)	J-001171
-	Adams	GF 8000	Asphalt	14609153
120008	Adams	PGL 10001	Asphalt	AE773145
58556	Mettler	PE 16	Asphalt	CH428-68613
-	Accu-weigh	301TDX	Soils/Agg	1JJ27364
-	Accu-weigh	301TDX	Soils/Agg	1JJ27365
117431	NCAT	F85930	Asphalt	015239130110617
106505	Gilson	SS12R	Soil/Agg	4405
58583	Gilson	SS12R	Soil/Agg	3259
-	Gilson	SS-8R	Soil/Agg	4836
52173	Gilson	TM 4	Soil/Agg	T-1409
-	Gilson	SE-2B	Aggregate	SE 640
-	Soiltest	-	Concrete	2
-	Soiltest	-	Concrete	3
-	Soiltest	-	Concrete	4
91319	Gilson	637	Soil/Agg	3
84362	Rainhart	637	Soil/Agg	2
107202	Rainhart	637	Soil/Agg	1
TR00023	Rainhart	637	Soil/Agg	4
-	Humboldt	-	Soil/Agg	H-1
107200	Humboldt	-	Soil/Agg	H-2
107201	Humboldt	-	Soil/Agg	H-3
-	Soiltest	-	Soil/Agg	W1
-	Soiltest	-	Soil/Agg	W2
-	Humboldt	-	Soil/Agg	H4
-	Humboldt	-	Soil/Agg	H5
-	Humboldt	-	Soil/Agg	P-1
121575	Humboldt	HM 1327	Asphalt	612601
-	VWR	VWIG-32.3	Asphalt	414005-128
TR000024	Humboldt	H-1390	Asphalt	511069

EXHIBIT E Services Menu (2 pages)

Asphaltic Concrete	Test Method	Unit	Rate
Sampling Bituminous Paving Mixtures	AASHTO T168 AZ 104d	EA.	\$55.00
Preparing and Splitting Field Samples of Bituminous Mixtures for Testing	AASHTO R76 AZ 416d	EA.	\$25.00
Sampling Compacted Bituminous for Laboratory Testing (coring)	ASTM D5361	EA.	\$15.00
Moisture Content of Bituminous Mixes	AASHTO T255 AZ 406c	EA.	\$35.00
Prep of Bituminous Specimens using Marshall Apparatus	ASSHTO R68 AZ 410d	EA.	\$75.00
Bulk Specific Gravity and Density of Compacted Bituminous Mixtures	AASHTO T166 AZ 415c	EA.	\$20.00
Theoretical Max. Specific Gravity and Density of Bituminous Paving Mixtures (rice test)	AASHTO T209 AZ 417c	EA.	\$95.00
Asphalt Content of Hot Mix Asphalt BY Ignition	AASHTO T308 AZ 427	EA.	\$85.00
Marshall Stability and Flow of Bituminous Mixtures	AASHTO T245 AZ 410	EA.	\$75.00
Portland Cement Concrete			
Sampling Freshly Mixed Concrete	ASTM c172	EA.	\$15.00
Making and Curing Concrete Test Specimens in the Field	ASTM c31	EA.	\$25.00
Compressive Strength of Cylindrical Concrete Specimens	ASTM c39	EA.	\$14.00
Capping Cylindrical Concrete Specimens	ASTM c617	EA.	\$15.00
Soils			
Amount of Soil Finer than No. 200 Sieve	AASHTO T11	EA.	\$10.00
Laboratory Compaction Characteristics of Soil using Standard Effort	AASHTO T99	EA.	\$105.00
Laboratory Compaction Characteristics of Soil Using Modified Effort	AASHTO T180	EA.	\$125.00
Laboratory Determination of Moisture Content of soils and Rock by Mass	AASHTO T265	EA.	\$15.00
One Point Determination	AZ 232a AZ 146a	EA.	\$30.00
Sieve Analysis of Soil	AASHTO T27	EA.	\$45.00
Liquid Limit, Plastic Limit and Plasticity Index of Soils	AASHTO T89 AASHTO T90	EA.	\$50.00
PH of Soils	AASHTO T289	EA.	\$35.00
Soil Box Resistivity	AASHTO T288	EA.	\$70.00

Aggregate			
Sampling Aggregates	AASHTO T2	EA.	\$30.00
Reducing Samples of Aggregate to testing size	AASHTO T248	EA.	\$20.00
Lab Determination of Moisture in Aggregate	AASHT T265	EA.	\$15.00
Sieve Analysis of Aggregate	AASHTO T27	EA.	\$55.00
Specific Gravity and Absorption of Aggregate	AASHTO T85	EA.	\$55.00
Specific Gravity and Absorption of Fine Aggregate	AASHTO T84	EA.	\$70.00
Sand Equivalent	AASHTO T176	EA.	\$95.00
Flat and Elongated Particles of Agg.	ASTM D4791	EA.	\$25.00
Percentage of Fractured Particles	AASHTO T335	EA.	\$25.00

EXHIBIT F (1 of 3)

COUNTY'S RULES & REGULATIONS

These Rules & Regulations have been adopted by County in order to set forth standards of conduct that will allow all tenants to enjoy a professional working environment that is compatible with the general character of the building. County reserves the right to make amendments and/or additions to these Rules and Regulations from time to time. These Rules and Regulations are in addition to and shall not be construed to modify or amend any of the terms, covenants, or agreements and conditions of a tenant's lease. Each tenant shall be responsible for informing its employees and invitees as to the provisions of these Rules and Regulations and to enforce same with respect to its employees and invitees. County may waive compliance with any one or more of these Rules and Regulations for the benefit of a tenant. Such waiver shall not be construed as a waiver for any other tenant, nor shall it prevent County from enforcing the same against any or all other tenants. These rules may only be enforced by County. The failure of County to enforce any Rule or Regulation shall not give any tenant the right to enforce same against another Building occupant. Any concerns about violations of the Rules and Regulations should be addressed to the Building Manager's office or to such other place as County may designate from time to time.

1. No sign, placard, picture, advertisement, name or notice shall be inscribed, displayed, printed or affixed on or to any part of the inside of the Building without the prior written consent of County. County shall have the right to remove any unapproved sign, placard, picture, advertisement, name or notice without notice to and at the expense of Tenant. All approved signs must be placed or affixed on the wall adjacent to Tenant's entry doors. All approved signs shall be printed, painted, inscribed, affixed or removed at the expense of Tenant by a person approved by County. All walls or other structures where Tenant's signs have been affixed or attached must be restored to their original condition at Tenant's expense after removal of such signs.
2. Tenant shall not place anything or allow anything to be placed near any window, door, partition or wall that may appear unsightly from outside the Premises, nor shall Tenant cause any window in the Premises to be color treated.
3. The sidewalks, exits and entrances, shall not be obstructed by Tenant or used for any purpose other than for ingress and egress from Tenant's Premises.
4. Tenant shall not alter any lock or install any new or additional locks or any bolts on any doors or windows of the Premises without prior written consent of County, which will not be unreasonably withheld. County shall have no obligation to open Tenant's Premises due to the loss of keys by Tenant. All requests to open Tenant's Premises to guests or employees must be made by Tenant to County. If Tenant needs to have its leased Premises rekeyed for any reason, Tenant shall use the County's authorized building locksmith. Any rekeying shall keep the applicable lock on the existing building master keyway. Tenant shall bear the entire cost of rekeying, unless the rekeying is requested by County. Any installation or repair of specialty locks shall be at Tenant's expense. Tenant assumes all responsibility for protecting its Premises from theft, robbery, and pilferage, including but not limited to, keeping all means of entry to Premises closed and locked.
5. The plumbing facilities shall not be used for any purpose other than that for which they were constructed and no foreign substance of any kind whatsoever shall be thrown therein. The expense of any breakage, stoppage or damage resulting from a violation of this provision shall be borne by the Tenant whose employee, agent or invitee shall have caused it.
6. Tenant shall not deface the Premises or any part thereof. Tenant will not install, affix or fasten to the rooftop any signs, satellites, or antennas without the prior written approval of County. County may require design

EXHIBIT F (2 of 3)

drawings, specifications and/or weight load structural tests prior to granting approval for any rooftop installation. Tenant shall bear the entire expense of any drawings or tests to be submitted to County for approval.

7. All moving of furniture, freight, equipment or any other items into or out of the Building shall be done at such time and in such manner as County will designate and considers the schedule of the other Building occupant. Any damage to the doors, frames, walls or ceilings caused by Tenant or Tenant's invitees or moving contractors will be repaired at Tenant's expense to County's satisfaction.
8. Tenant shall not use, keep or permit to be used or kept any foul or noxious gas or substance in the Premises, or permit or allow the Premises to be occupied or used in a manner offensive or objectionable to the County or the other occupant of the Building by reason of noise, odors and/or vibrations, or that would interfere in any way with the other Building occupant or those having business therein. No animals shall be brought in or kept in or about the Premises or the Building except service animals.
9. Tenant shall not use or keep in the Premises or the Building any kerosene, gasoline, or flammable or combustible fluid or material, or use any method of heating or air conditioning other than that supplied by County.
10. Tenant acknowledges that periodically the Tucson Fire Department or other contractor or representative of the County will inspect the Premises for Fire Code compliance and fire, sprinkler, and alarm testing. Tenant, and its employees, contractors and invitees shall comply with any fire safety and handicap procedures and regulations established by the County and/or any governmental agency. Tenant shall distribute to its employees, representatives, contractors and invitees a copy of these Rules and Regulations and all fire drill safety and handicap material provided to it from time-to-time by County and/or any governmental agency. If an audible fire alarm is sounded in the Building or Premises, Tenant must take immediate and prudent actions to evacuate its employees, or guests from the Building or Premises through designated exits as posted by County. Tenant shall notify County in writing of the emergency contact information of two on-site employees or representatives who are responsible for emergency evacuations or fire drills for their Premises. Tenant is responsible for notifying the County in writing of any changes to such assignments. Each Tenant will notify the County of any handicapped occupants or other individuals who may require special assistance in the event of an emergency.
11. County will direct electricians and/or phone installation employees or contractors as to where and how telephone and computer network cables are to be introduced. No boring or cutting for wires will be allowed without the consent of the County. The location of telephones, call boxes and other office equipment affixed to the Premises shall be subject to the approval of County.
12. Outside of Business Hours, Tenant and its employees may access the Building or the Premises by using keys assigned by County. The County shall in no case be liable for damages with regard to the admission to or exclusion from the Building or Premises of any person. In case of invasion, mob, fire alarm, bomb threat, riot, public excitement, or other commotion, County reserves the right to prevent access to the Building or Premises during the continuance of the same by closing of the doors or otherwise, for the safety of the Building or Premises occupants and the protection of the Building Or Premises.
13. County reserves the right to exclude or expel from the Building any person who, in the judgment of County, is intoxicated or under the influence of alcohol or drugs, or who shall in any manner do any act in violation of any of the rules and regulations of the Building or impair the safety of any Tenant, employee, or contractor of County.

EXHIBIT F (3 of 3)

14. County reserves the right, in its sole discretion, to increase security personnel, equipment and related services for the Property, Building and Premises. Each Tenant will be responsible for its share of costs associated with additional security.
15. No machines of any description shall be installed, maintained or operated upon the Premises without the written consent of the County.
16. Tenant shall not disturb, solicit, or canvass any occupant of the Building and shall cooperate to prevent same by others.
17. County shall have the right to control and operate the Common Area(s), and the public facilities, and heating and air conditioning, in such manner as County deems best for the benefit and safety of the Building occupants generally.
18. All entrance doors in the Premises shall be locked when the Premises are not in use. All emergency fire exit doors must remain free of debris from both the interior and exterior and remain locked when not in use.
19. All exterior areas adjacent to the Premises shall be kept clean and free from dirt and rubbish by Tenant and Tenant shall not place or permit any obstruction or merchandise in such areas.
20. There will be no storage, temporary or permanent, of bicycles, refuse containers or other such unsightly materials outside of the Premises except in County approved bike storage racks/ facilities or refuse containers.
21. Upon the termination of the tenancy, Tenant shall deliver to County all keys to the Premises and security access cards for the Building that have been furnished to Tenant.
22. No electrical cooking appliances of any type other than microwave ovens and coffee machines located in the kitchen/breakroom are allowed in the Premises.
23. No space heaters, floor fans or floor lamps are allowed at any time in the Premises.

EXHIBIT G
TOBACCO FREE POLICY C 3.18 Page 1 of 2

PIMA COUNTY, ARIZONA
BOARD OF SUPERVISORS POLICY
Subject: Tobacco-Free Environment

Policy Number C 3.18

Purpose:

Smoking and the use of tobacco-related products are a major cause of preventable disease and death. As a leading employer and health proponent, Pima County is committed to the promotion of health, wellness, and the prevention/treatment of diseases. Pima County also serves as a model for the public, influencing attitudes about smoking and the dangers of tobacco and vape products. The purpose of this policy is to create tobacco and vape-free environments for all Pima County facilities, public buildings and adjacent properties, to provide Pima County employees and the public with guidelines for managing and supporting this policy, and to encourage a healthy lifestyle for all personnel and visitors.

Background:

As a major entity involved in the promotion of public health and safety within Pima County, the Board of Supervisors promotes and encourages the establishment of a tobacco and vape-free zone on County facilities, public buildings and adjacent properties. The Board of Supervisors has previously established wellness as a priority for all County employees, by the adoption of the long-range Sustainability Program and employee incentives in the way of premium discounts for health insurance benefits. The establishment of a tobacco and vape-free policy is the natural continuance of those efforts.

Policy:

It is the policy of the Board of Supervisors that to provide a safe and healthy environment for all employees and the general public.

The Board of Supervisors prohibits the use of tobacco and vape products at all times on County facilities, public buildings and adjacent properties, and in County vehicles. This prohibition applies to all employees, and to all visitors and other persons at any County sponsored activity or event conducted on County facilities, in public buildings or on adjacent properties.

Definitions:

Tobacco Products include cigarettes, cigars, pipes, smokeless tobacco, water pipes, hookah, e-cigarettes, chewing tobacco, snuff and other products containing tobacco.

County Facilities, Public Buildings and Adjacent Properties including County owned or leased properties and a facility occupied or used by any County personnel, visitor, or vendor, and includes but is not limited to buildings, courtyards, walkways, breeze-ways, parking lots, parking structures, County vehicles (owned or leased), loading docks or construction sites.

Vape (or Vaping Device) is a piece of equipment used for inhaling vapor that may contain nicotine, flavoring, and/or other substances.

EXHIBIT G

TOBACCO FREE POLICY C 3.18 Page 2 of 2

Compliance:

County personnel are responsible for compliance with the policy.

Visitors and vendors observed to violate this policy shall be respectfully informed of the Tobacco and Vape-Free Environment Policy and asked to comply. If a visitor or vendor neglects to comply, that neglect to comply may be used as grounds for prohibiting access to premises or facilities by said visitor or vendor.

If any individual violating the policy appears agitated or otherwise confrontational regarding compliance, then County personnel shall immediately inform the staff responsible for the facility or security personnel if available and shall engage in no further intervention.

All vendors doing business with Pima County shall be notified of the Tobacco and Vape-Free policy and shall be expected to comply with the policy. Organizers and supervisors of public events, conferences, meetings and work activities on County facilities, work sites, public buildings and adjacent properties shall be responsible to communicating the requirements of the Tobacco and Vape-Free Policy to such events or conferences for attendees.

All new employees of Pima County will be informed on and educated about the Tobacco and Vape-Free Policy and the requirement that employees comply with the policy. Additionally, new employees shall be made aware of the availability of tobacco cessation programs sponsored or funded by Pima County.

References:

Smoke-Free Arizona Act, A.R.S. § 36-601.01

Pima County Ordinance, Chapter 2.12

Pima County Code, Section 8.50

Adopted Date:	November 13, 2012
Revised Date:	November 15, 2022
Effective Date:	November 15, 2022

Exhibit H

Tenant Improvements

Prior to Commencement Date County, at its sole cost, will:

1. County will clean out the Premises
2. County will clean out the File Room. County will move tools located in the Tool room to File room.

County agrees to make the following Tenant Improvements in preparation of City of Tucson move-in and City agrees to reimburse County within 30 days of receipt of invoice for Tenant Improvements.

3. In Asphalt Room, ignition furnace exhaust will be upgraded to accommodate 2 chimneys for 2 furnaces. Additional 220 volt electrical services may be required to accommodate City-provided second furnace.
4. In Office Space, sink may remain in place, but counter to the left of the sink will be removed, shelving will be removed. Air line for use with concrete cure room may remain in place.
5. Outside exhaust fan must be remounted to exterior wall and be fully-functional

City, at its sole cost, will

6. Install all City-owned equipment it is adding to the Premises.
7. The steel breaking building contains a steel breaking machine which is currently not functioning. This machine can test #15 rebar (Maximum size). Parties speculate that it requires the repair or replacement of a new controller board. City will investigate whether the unit can be repaired. If so, City will have new controller board repaired/replaced.

Exhibit I (1 of 3 pages)

City Equipment (to be installed or present on Premises)



CITY OF TUCSON
Department of Transportation
 Engineering Division
 Materials Testing Lab

Complete Equipment List

Equipment	ID	Manufacturer/Model No.	Serial No.	C	M	In	O	Date
Balance	Scale 2	Ohaus/EP12001C	1125501484	X				7/29/2024
Balance	Scale 5	A & D/GP-20K	14734591	X				7/29/2024
Balance	Scale 6	A & D/FX-5000I	15643264	X				7/29/2024
Balance	Scale 7	A & D/GP-20K	14745037	X				7/29/2024
Ignition Oven	IGN-1	Thermolyne/F85930	1.15E+15	X				7/29/2024
Oven	BENCH-O				X			8/1/2024
Oven	BLUE-O				X			5/8/2024
Oven	72-A				X			5/8/2024
Oven	AC-O				X			8/1/2024
Sample Splitter	S-BIG				X			5/1/2024
Sample Splitter	S-SMALL				X			5/1/2024
Breaking Head	MBH-01			X				7/29/2024
Load Cell	BH-1	Humboldt/HM-2300.100	800470	X				7/29/2024
Flow Needle	FW-N	Novotechnik/TR-0025	23261	X				7/29/2024
Marshall Compactor	MARS	Humboldt			X			7/9/2024
Marshall Molds	MMS-1						X	1/23/2025
Marshall Molds	MMS-2						X	1/23/2025
Water Bath	WB-1				X			5/1/2024
RICE Flask	AF-1	Pyrex		X				8/20/2024
RICE Flask	AF-2	Pyrex		X				8/20/2024
RICE Flask	3A	Pyrex		X				8/20/2024
Soil Rammer	SR-1	Ploog Eng	k100-304143724		X			5/29/2024
Soil Mod Rammer	SMR-1				X			5/29/2024
Proctor Mold 4"	PMS-1			X				5/29/2024
Proctor Mold 4"	PMS-2						X	2/13/2024
Proctor Mold 6"	PMS-6			X				2/13/2024
Glass Plate	GP-1				X			5/1/2024
Glass Plate	GP-2				X			5/1/2024
Sample Extruder	SAM-EX				X			5/1/2024
Mech Shaker Mary	M-MARY	RainHart	56220	X				5/7/2024
Mech Shaker Gilson	M-GIL	Gilson	SS-21	X				5/7/2024
Caliper	CAL-3	Mitutoyo		X				7/29/2024
Caliper	CAL-4	Pittsburgh	Cot-DC-01	X				7/29/2024
Vacuum Gauge	VG-1			X				7/29/2024
Marshall Mold	1A			X		X		1/23/2025

Marshall Mold	1B			X		X		1/23/2025
Marshall Mold	1C			X		X		1/23/2025

Exhibit I (2 of 3 pages)

City Equipment (to be installed or present on Premises)



CITY OF TUCSON
Department of Transportation
Engineering Division
Materials Testing Lab

Complete Equipment List

Equipment	ID	Manufacturer/Model No.	Serial No.	C	M	In	O	Date
Sieve 1 Inch	SIEVE-1	Endecotts	198058		X			2/13/2024
Sieve Set 1	SS-1	Gilson #3/4	1424888		X			2/13/2024
Sieve Set 1	SS-1	Gilson # 1/2	1445216		X			2/13/2024
Sieve Set 1	SS-1	Gilson # 3/8	14117116		X			2/13/2024
Sieve Set 1	SS-1	Gilson #1/4	14107414		X			2/13/2024
Sieve Set 1	SS-1	Gilson #4	13406917		X			2/13/2024
Sieve Set 2	SS-2	Soiltest	22102				X	7/9/2024
Sieve Set 2	SS-2	Endecotts	199875				X	7/9/2024
Sieve Set 2	SS-2	Endecotts	197968				X	7/9/2024
Sieve Set 2	SS-2	Endecotts	199593				X	7/9/2024
Sieve Set 2	SS-2	ELE International	6207930				X	7/9/2024
Sieve Set 3	SS-3	Gilson #8	240820876		X			2/10/2024
Sieve Set 3	SS-3	Gilson #10	240820584		X			2/10/2024
Sieve Set 3	SS-3	Gilson #16	233723338		X			2/10/2024
Sieve Set 3	SS-3	Gilson #40	Standard-1		X			2/10/2024
Sieve Set 3	SS-3	Gilson #50	233823751		X			2/10/2024
Sieve Set 3	SS-3	Gilson #100	233821027		X			2/10/2024
Sieve Set 3	SS-3	Gilson #200	233327733		X			2/10/2024
Sieve (Rice)	SR-1				X			5/1/2024
Sieve (T89/T90)	S-PI1	Soiltest	498659		X			5/1/2024
Sieve (T89/T90)	S-PI2	Endecotts	131839		X			5/1/2024
Sieve (T89/T90)	S-PI3	Gilson	7219735		X			5/1/2024
Sieve (T11) #8	WASH-1				X			5/1/2024
Sieve (T11) #200	WASH-2				X			5/1/2024
Sieve (T11) #4	WASH-3				X			5/1/2024
Concrete Breaker	Con-1			X				7/29/2024
SE Shaker	SE-Shake				X			5/1/2024
Weighted Foot	WE-F	Gilson			X			8/20/2024
Straight edge	S-Edge2				X			8/10/2024
Manometer	MN-1					X		5/8/2024
Digital Manometer	MN-2	REED	R3002				X	7/23/2024
Resistivity Checker	RC-4385	Extech	380400		X			Per Use
Hot Plate	HP-1				X			5/1/2024
Mech Soil Rammer	PH-1						X	2/3/2023



CITY OF TUCSON

Department of Transportation

Engineering Division
Materials Testing Lab

Complete Equipment List

Equipment	ID	Manufacturer/Model No.	Serial No.	C	M	In	O	Date
Mold and Tamper	T84A	Gilson			X			10/10/2024
Pycnometer	T84B	Tekk	28010-k	X				10/10/2024
Liquid Limit Device	LLD-1		9369		X			8/20/2024
Grooving Tool	LL-1G	Gilson			X			8/20/2024
Marshall Manual	AC-M1				X			7/26/2024
Marshall Extruder	M-EX				X			5/1/2024
Uncom void assembly	T304-A				X			6/26/2024
Uncom void measure	T304-B				X			6/26/2024
Resistivity Meter	H-4385	Humboldt		X				Per Use
Resistivity Checker	RC-4385	Extech	380400	X				Per Use
pH Meter	HI-8424	Hanna		X				Per Use
LIG Thermometer	H-2611	Humboldt	4M1834	X				7/29/2024
Digital Thermometer	FLUKE-1	FLUKE/51II	53170866MV	X				7/29/2024
Digital Thermometer	FLUKE-2	FLUKE/51II	86410038	X				7/29/2024
LIG Thermometer	15C	VWR	61103-108	X				7/29/2024
Thermometer	Temp-1	Dixon					X	7/6/2023
Thermometer	Temp-2	Dixon	Y2544	X	X			4 mths
Thermometer	Temp-3	Dixon	Y1653	X	X			4 mths
Thermometer	Temp-4	Dixon	Y2115			X		7/6/2023
Feeler Gauge	FG-1	Precision	6.98E+11	X				5/1/2024
Timer	TM-1				X			5/1/2024
Timer	TM-2				X			5/1/2024
Timer	TM-3				X			5/1/2024
Timer	TM-4				X			5/1/2024
Timer	TM-5				X			5/1/2024
Vacuum Pump	VP-1	Welch	81700004143	X				7/29/2024
Data Reader (Con.)	Co-Pilot	Forney	2507006	X				7/29/2024
Drill Press	DP-1	Central	366851732		X			5/1/2024