



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

Award     Contract     Grant

Requested Board Meeting Date: 05/21/2024  
or Procurement Director Award:

*\*=Mandatory, information must be provided*

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

Baggins Inc.

**\*Project Title/Description:**

Baggins Lease Amendment 6

**\*Purpose:**

Extend the Lease Term for 5 years for Baggins's Gourmet Sandwiches located in Suite 140 of 33 N. Stone.

**\*Procurement Method:**

Exempt Per Section 11.04.020.

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

Extend the Lease Term for Baggins's Gourmet Sandwiches shop who are a long-standing Tenant operating a popular lunch spot in downtown Tucson.

**\*Public Benefit:**

County receives Lease payments and Tenant's proportional share of building maintenance expenses which help to offset costs to the public for building upkeep and maintenance. Tenant employs people downtown and those employees contribute to the economy of downtown Tucson. Tenant's shop is a popular lunch location for those working downtown.

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

Full and timely payment of rent during Extension Term of ease.

**\*Retroactive:**

No

To: COB 4-15-24(1)  
Vers: 5  
Pages: 4

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THE APPLICABLE SECTIONS(S) BELOW MUST BE COMPLETED

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

Contract / Award Information

Document Type: \_\_\_\_\_ Department Code: \_\_\_\_\_ Contract Number: \_\_\_\_\_  
Commencement Date: \_\_\_\_\_ Termination Date: \_\_\_\_\_ Prior Contract Number.(Synergen/CMS): \_\_\_\_\_  
 Expense Amount \$: \_\_\_\_\_  Revenue Amount \$: \_\_\_\_\_  
Funding Source(s) required: \_\_\_\_\_  
Funding from General Fund?  Yes  No If Yes \_\_\_\_\_ % \_\_\_\_\_  
Contract is fully or partly funded with Federal Funds?  Yes  No  
If Yes, Is the Contract to vendor or subrecipient? \_\_\_\_\_  
Were Insurance or Indemnity Clauses modified?  Yes  No  
*If Yes attach Risk's approval*  
Vendor is using a Social Security Number?  Yes  No  
*If Yes, attach the required form per Administrative Procedure 22-10.*

Amendment / Revised Award Information

Document Type: CTN Department Code: FM Contract Number (i.e., 15-123): CMS139840  
Amendment No.: 6 AMS Version No.: 5  
Commencement Date: 06/01/2024 New Termination Date: 05/31/2029  
Prior Contract No.(Synergen/CMS): N/A  
 Expense  Revenue  Increase  Decrease Amount This Amendment: \$ 371,014.27  
Is there revenue included?  Yes  No If Yes \$: 371,014.27  
Funding Source(s) required: Rent Revenue  
Funding from General Fund?  Yes  No If Yes \$: \_\_\_\_\_ % \_\_\_\_\_

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

Document Type: \_\_\_\_\_ Department Code: \_\_\_\_\_ Grant Number (i.e., 15-123): \_\_\_\_\_  
Commencement Date: \_\_\_\_\_ Termination Date: \_\_\_\_\_ Amendment Number: \_\_\_\_\_  
 Match Amount: \$ \_\_\_\_\_  Revenue Amount: \_\_\_\_\_  
\*All Funding Source(s) required:  
\*Matching Funding from General Fund?  Yes  No If Yes, \$ \_\_\_\_\_ % \_\_\_\_\_  
\*Matching Funding from Other Sources?  Yes  No If Yes, \$ \_\_\_\_\_ % \_\_\_\_\_  
\*Funding Source: \_\_\_\_\_  
\*If Federal Funds are received, is funding coming directly from the Federal Government or passed through other organization(s)?

Contact: Kevin Button Telephone: 520-724-8230  
Department: Facilities Management

Department Director Signature: \_\_\_\_\_ Date: 4/9/2024  
Deputy County Administrator Signature: \_\_\_\_\_ Date: 4-11-2024  
County Administrator Signature: \_\_\_\_\_ Date: 4/12/24

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**Pima County Department of Facilities Management**

**Project: Baggins Lease Amendment 6**

**Contractor: Baggins Inc.**

**Contract No.: CTN-FM-CMS139840**

**Contract Amendment No.:06**

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<b>Orig. Contract Term:</b>	06/01/1994 - 05/31/1999	<b>Orig. Amount:</b>	\$ 95,583.00
<b>Termination Date Prior Amendment:</b>	05/31/2024	<b>Prior Amendments Amount:</b>	\$ 1,101,319.20
<b>Termination Date This Amendment:</b>	05/31/2029	<b>This Amendment Amount:</b>	\$ 371,014.27
		<b>Revised Total Amount:</b>	\$ 1,567,916.47

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**AMENDMENT SIX**

This sixth amendment ("**Amendment**") is made by and between Pima County, a political subdivision of the State of Arizona ("**County**" or "**Landlord**") and Baggins Inc., an Arizona for-profit corporation ("**Tenant**" or "**Baggins**"). Landlord and Tenant 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 June 1, 1994, Landlord and Tenant entered into Lease agreement ("**Agreement**") for approximately 3311 square feet of space within 33 N. Stone Ave. Suite 140, Tucson, AZ 85701 (the "**Premises**"), and described more specifically in the Agreement. The Term of the Agreement had an expiration on 05/31/1999. The Agreement included a number of Options to Extend the Initial Term.
- 1.2. The Agreement was modified and extended with Amendments 1, 2, 3, 4 and 5. Amendment 5 extended the Lease Term an additional five years with the addition of two 5-year Options to Extend. Amendment 5 expires on May 31, 2024.
- 1.3. Purpose. Tenant wishes to exercise its 1<sup>st</sup> Option to Extend and County approves.

2. **Term.** The parties agree to extend the Lease Term for five additional years commencing on June 1, 2024 ("**Commencement Date**") and terminating on May 31, 2029 ("**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. **Rent.** Base Rent for the Extension Term will be as follows:

<b>Premises Suite 140</b>	<b>Annual Base</b>	<b>Monthly</b>
<b>Year 1</b>	\$70,789.18	\$5,899.10
<b>Year 2</b>	\$72,027.99	\$6,002.33
<b>Year 3</b>	\$73,828.69	\$6,152.39
<b>Year 4</b>	\$76,043.55	\$6,336.96
<b>Year 5</b>	\$78,324.86	\$6,527.07

4. **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 Amendment as of the day, month and year written below.

**PIMA COUNTY, ARIZONA**

**BAGGINS INC.**

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

By: \_\_\_\_\_  
Authorized Signer

Date: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

**ATTEST:**

By: \_\_\_\_\_  
Melissa Manriquez  
Clerk of the Board of Supervisors


Date: \_\_\_\_\_

**APPROVED AS TO CONTENT:**

By:  \_\_\_\_\_  
Tony Cisneros  
Director Facilities Management

Date: 4-9-2024

**APPROVED AS TO FORM:**

By:  \_\_\_\_\_  
Deputy County Attorney

Date: 3/27/2024

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

PIMA COUNTY, ARIZONA

BAGGINS INC.

By \_\_\_\_\_  
Adelata S. Grjalva  
Chair, Board of Supervisors

*John Muehr*  
By \_\_\_\_\_  
Authorizing Signer

Date \_\_\_\_\_

Title: *President*

Date: *4/9/2024*

ATTEST

By \_\_\_\_\_  
Melissa Manriquez  
Clerk of the Board of Supervisors

Date \_\_\_\_\_

APPROVED AS TO CONTENT:

By \_\_\_\_\_  
Tony Cisneros  
Director Facilities Management

Date \_\_\_\_\_

APPROVED AS TO FORM:

By: *[Signature]*  
Deputy County Attorney

Date: *3/27/2024*