



BOARD OF SUPERVISORS AGENDA ITEM REPORT
CONTRACTS / AWARDS / GRANTS

☐ Award ☒ Contract ☐ Grant

Requested Board Meeting Date: 07/07/2020

* = Mandatory, information must be provided

or Procurement Director Award ☐

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

TUCSON UNIFIED SCHOOL DISTRICT

***Project Title/Description:**

Amendment 4 to Southwest Library Lease 6855 S. Mark Road Tucson, AZ

***Purpose:**

Exercise option 4 of 6 to renew lease for an additional 4 years and 11 months.

***Procurement Method:**

"Exempt pursuant to Pima County Code section 11.04.020.D."

***Program Goals/Predicted Outcomes:**

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

***Public Benefit:**

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

***Metrics Available to Measure Performance:**

Better educated, informed and productive community

***Retroactive:**

Yes, current lease went through 6/30/2020. Delaying the continuation of contract may impact the ability to pay the lease.

Contract / Award Information

Document Type: _____ Department Code: _____ Contract Number (i.e., 15-123): _____
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 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: CT Department Code: L18 Contract Number (i.e., 15-123): 12-0871
Amendment No.: 4 AMS Version No.: 43
Commencement Date: 7/1/2020 New Termination Date: 5/31/2025
Prior Contract No. (Synergen/CMS): _____

☒ Expense or ☐ Revenue ☒ Increase ☐ Decrease Amount This Amendment: \$ 141,394.81

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

***Funding Source(s) required:** Library District

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

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

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

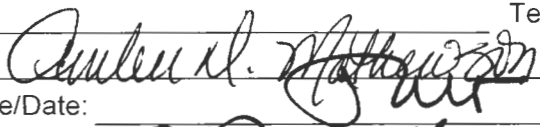
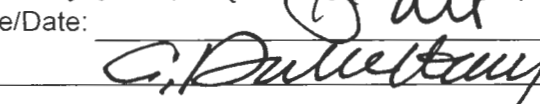
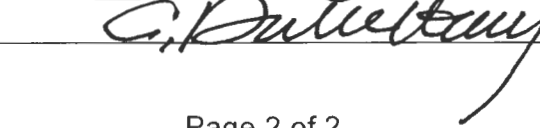
***All Funding Source(s) required:**

*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 Simon
Department: Library Telephone: 594-5654
Department Director Signature/Date:  6-19-20
Deputy County Administrator Signature/Date:  6-19-20
County Administrator Signature/Date:  6/21/20
(Required for Board Agenda/Addendum Items)

PIMA COUNTY LIBRARY DISTRICT

PROJECT: Amendment 4 to Southwest Library Lease 6855 S. Mark Road Tucson, AZ

LANDLORD: TUCSON UNIFIED SCHOOL DISTRICT #1

TENANT: PIMA COUNTY LIBRARY DISTRICT

PROPERTY: 6855 S. Mark Road Tucson, AZ

CONTRACT NO.: CT-LIB-12-0871

LEASE AMENDMENT NO.: FOUR (4)

ORIGINAL LEASE TERM: 01/01/01 – 09/31/05	ORIG. LEASE AMOUNT: \$ 37,423.95
TERMINATION DATE PRIOR AMENDMENT: 06/30/2020	PRIOR AMENDMENTS: \$ 244,966.42
TERMINATION THIS AMENDMENT: 05/31/2025	AMOUNT THIS AMENDMENT: \$ 141,394.81
	REVISED LEASE AMOUNT: \$ 423,785.18

SOUTHWEST LIBRARY LEASE AMENDMENT Four (4)

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

- 1.1. Landlord. Tucson Unified School District #1, a political subdivision of the State of Arizona.
- 1.2. Tenant. Pima County Library District, a political subdivision of the State of Arizona.
- 1.3. Leased Premises. Approximately 2,270 square feet of space in the Southwest Education Center located at 6855 S. Mark Road in Tucson, Arizona, (the "Building").
- 1.4. Lease. The original Lease executed on August 7, 2001 and the First Amendment dated October 1, 2005, Second Amendment dated December 7, 2010, Third Amendment dated December 15, 2015.
- 1.5. Effective Date of this Amendment: June 30, 2020.

2. **BACKGROUND.**

- 2.1. Tenant and Landlord entered into an original Lease agreement that provided a renewal option in Article XVIII for up to six (6) additional periods of four (4) years and eleven (11) months each to extend the Lease Term. The Tenant has exercised three (3) options and now wishes to exercise the fourth option.

3. **MODIFICATION OF LEASE.** Landlord and Tenant desire to modify the Lease and acknowledge the exercising of the Tenant's fourth (4th) renewal option as follows:

3.1. Extended Lease Term. The Term of the Lease is hereby extended from July 1, 2020 through May 31, 2025.

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

Lease Year	Start	End	Rent/Mo	Rent/year
Year 1	7/1/2020	06/30/2021	\$1,102.31	\$13,227.72
Year 2	7/1/2021	06/30/2022	\$1,124.36	\$13,492.32
Year 3	7/1/2022	06/30/2023	\$1,146.85	\$13,762.20
Year 4	7/1/2023	06/30/2024	\$1,169.79	\$14,037.48
Year 5 (11 months)	7/1/2024	05/31/2025	\$1,193.19	\$13,125.09
Total Amendment 4 Base Rent				\$67,644.81

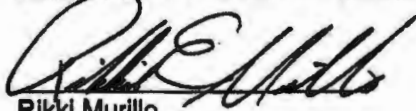
Max additional Rent for Cafeteria Use Not to Exceed \$1,250/month or \$15,000/year	7/1/2020	05/31/2025	Based On Use	\$73,750.00
Total Amendment 4				\$141,394.81

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

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

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



Rikki Murillo
For Tucson Unified School District #1

Date: 6/9/2020

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

Chair, Board of Directors

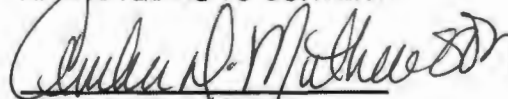
Date: _____

ATTEST:

Clerk of the Board of Directors

Date: _____

APPROVED AS TO CONTENT:



Director, Library District

Date: 6-19-20



Lisa Josker
Director, Facilities Management

Date: 6/11/2020

APPROVED AS TO FORM:



Regina Nassen
Deputy County Attorney

Date: June 11, 2020