



CTN. FM. CMS140517-05  
Effective Date 9-18-13  
Term Date 9-18-18  
Cost 1,407,215.60  
Revenue  
Total NTE  
Renewal By 6-1-18  
Term 9-18-18  
Reviewed by

## **BOARD OF SUPERVISORS AGENDA ITEM SUMMARY**

Requested Board Meeting Date: October 15, 2013

### **ITEM SUMMARY, JUSTIFICATION &/or SPECIAL CONSIDERATIONS:**

***This Fifth Lease Amendment will allow the office of the University of Arizona College of Medicine to continue leasing office space in the Herbert K. Abrams Public Health building. This office allows physicians to work near patients they treat in The University of Arizona Medical Center - South Campus hospital.***

CONTRACT NUMBER (If applicable) CTN FM CMS140517

### **STAFF RECOMMENDATION(S):**

***Approve this Lease to allow the University of Arizona College of Medicine to continue leasing office space in the Herbert K. Abrams Public Health building.***

CORPORATE HEADQUARTERS: \_\_\_\_\_

To: COB - 10-2-13  
Agenda - 10-15-13  
(2)

Procure Dept 09/25/13 PM 12:10

CLERK OF BOARD USE ONLY: BOS MTG. \_\_\_\_\_

ITEM NO. \_\_\_\_\_

REVENUE TO PIMA COUNTY: \$1,407,215.60 COST TO PIMA COUNTY: \$0.00

FUNDING SOURCE(S): General Fund for Facilities Management Dept. operations and maintenance of the building.

(i.e. General Fund, State Grant Fund, Federal Fund, Stadium D. Fund, etc.)

Advertised Public Hearing:

		YES	X	NO
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Board of Supervisors District:

1		2	X	3		4		5		All	
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IMPACT:

**IF APPROVED:** The University of Arizona will continue to lease office space in the Herbert K. Abrams Public Health building which will allow physicians convenient and quick access to patients they treat in The University of Arizona Medical Center-South Campus hospital.

**IF DENIED:** The physicians who treat patients in The University of Arizona Medical Center-South Campus hospital will have to commute from other offices to treat patients in The University of Arizona Medical Center-South Campus hospital which could affect the patients' health.

DEPARTMENT NAME: Facilities Management

CONTACT PERSON: Melissa Loeschen TELEPHONE NO.: 724-8230

<b>PIMA COUNTY DEPARTMENT OF: FACILITIES MANAGEMENT</b>									
<b>LEASE:</b> 3950 South Country Club Road, Suite #200 Tucson, Arizona	<table border="1"> <tr> <td align="center" colspan="2"><b>CONTRACT</b></td> </tr> <tr> <td><b>NO.</b></td> <td>CTN-EM-CMS 140517</td> </tr> <tr> <td><b>AMENDMENT NO.</b></td> <td>05</td> </tr> <tr> <td colspan="2"> This number must appear on all  invoices, correspondence and  documents pertaining to this  contract </td> </tr> </table>	<b>CONTRACT</b>		<b>NO.</b>	CTN-EM-CMS 140517	<b>AMENDMENT NO.</b>	05	This number must appear on all invoices, correspondence and documents pertaining to this contract	
<b>CONTRACT</b>									
<b>NO.</b>		CTN-EM-CMS 140517							
<b>AMENDMENT NO.</b>		05							
This number must appear on all invoices, correspondence and documents pertaining to this contract									
<b>TENANT:</b> Arizona Board of Regents for and on behalf of the University of Arizona									
<b>LEASE NO.:</b> 04-13-A-140517-0908 (Revenue)									
<b>LEASE AMENDMENT NO.:</b> Five (5)									

<b>ORIGINAL LEASE TERM:</b>	09/18/08 - 09/30/13	<b>ORIG. LEASE AMOUNT:</b>	\$1,035,829.20
<b>TERMINATION DATE PRIOR AMENDMENT:</b>	09/30/13	<b>PRIOR AMENDMENTS:</b>	\$13,848.40
<b>TERMINATION THIS AMENDMENT:</b>	09/18/18	<b>AMOUNT THIS AMEND.:</b>	\$1,407,215.60
		<b>REVISED LEASE AMOUNT:</b>	\$2,456,892.80

**FIFTH AMENDMENT TO LEASE  
3950 SOUTH COUNTRY CLUB ROAD, SUITE #200  
TUCSON, ARIZONA**

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

1.1. Landlord: Pima County, a political subdivision of the State of Arizona (hereinafter referred to as "Landlord")

1.2. Tenant: ARIZONA BOARD OF REGENTS for and on behalf of the University of Arizona.

1.3 Leased Premises: Suite #200 in the building located at 3950 S. Country Club Road, Tucson, Arizona, and known as the Abrams Public Health Building, consisting of approximately 13,492 rentable square feet.

1.4 Lease: The lease for the Leased Premises naming Tenant as tenant, which commenced on September 18, 2008, and all amendments thereto.

2. **MODIFICATION OF LEASE.** Landlord and Tenant hereby agree to modify the terms of the Lease as follows:

2.1. Extension Of Lease: Landlord and Tenant hereby agree to extend the term of the Lease for five (5) additional years from September 19, 2013 to September 18, 2018.

3. **REMAINING LEASE TERMS UNCHANGED.** Except as modified as provided in this Amendment, all of the terms and conditions of the Lease shall remain in full force and effect.

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

**LANDLORD:**

PIMA COUNTY, a political subdivision of  
the State of Arizona

**TENANT:**

ARIZONA BOARD OF REGENTS  
FOR THE UNIVERSITY OF ARIZONA

\_\_\_\_\_  
Ramon Valadez  
Chairman of the Board

Date \_\_\_\_\_

\_\_\_\_\_  
Bruce M. Vaughan  
Director, Real Estate Administration

Date Sept 12, 2013

ATTEST:

\_\_\_\_\_  
Robin Brigode, Clerk of the Board

APPROVED AS TO CONTENT:

\_\_\_\_\_  
Reid H. Spaulding, Director, Facilities Management

Date 9.18.13

APPROVED AS TO FORM:

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

Date 9-18-2013