



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

Award  Contract  Grant

Requested Board Meeting Date: October 3, 2017

\* = Mandatory, information must be provided

or Procurement Director Award

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

Accelerate Diagnostics, Inc. ("Tenant").

**\*Project Title/Description:**

Eighth Amendment to Lease for the premises which consists of the entire fourth floor (45,885 square feet) of the Herbert K. Abrams public health building located at 3950 S. Country Club Road, Tucson, Arizona.

**\*Purpose:**

This Eighth Amendment will extend the term of the lease for one additional year to January 12, 2019. This is the last of the three 1 year options to extend the term of the lease.

**\*Procurement Method:**

Exempt D29.6

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

Tenant will continue to lease the premises that contain offices, engineering and biological laboratories which will provide over \$1,000,000.00 of revenue to Pima County for one additional year. Tenant pays for the increase in recycling and trash services in addition to the electricity for their equipment in the premises.

**\*Public Benefit:**

The extension of the lease term will allow tenant to continue to employ 146 personnel whose spending on food, housing, entertainment, recreation and sporting activities makes a positive economic impact on Pima County businesses. The number of employees that tenant employs has increased from 30 in 2013 to 146 at the present time.

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

Pima County will continue to receive rental and utilities revenue for the one year extension of the leased premises.

**\*Retroactive:**

No.

SEP 20 17 PM 04:52 PC CLK OF BD  
R

TO: COB 9-21-17  
Vers: 10  
PSS:

**Contract / Award Information**

Document Type: \_\_\_\_\_ Department Code: \_\_\_\_\_ Contract Number (i.e.,15-123): \_\_\_\_\_

Effective 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

**\*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 22-73.

**Amendment / Revised Award Information**

Document Type: CTN Department Code: FM Contract Number (i.e.,15-123): 13\*55

Amendment No.: Eight AMS Version No.: 10

Effective Date: 10/3/2017 New Termination Date: January 12, 2019

Prior Contract No. (Synergen/CMS): \_\_\_\_\_

Expense or  Revenue  Increase  Decrease Amount This Amendment: \$ 1,053,193.24

Is there revenue included?  Yes  No If Yes \$ 1,053,193.24

**\*Funding Source(s) required:** not applicable

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): \_\_\_\_\_

Effective 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: Melissa Loeschen

Department: Facilities Management Telephone: 724-8230

Department Director Signature/Date: [Signature] 9/20/17

Deputy County Administrator Signature/Date: [Signature] 9-20-17

County Administrator Signature/Date: [Signature] 9/20/17  
*(Required for Board Agenda/Addendum Items)*

<b>PIMA COUNTY FACILITIES MANAGEMENT DEPARTMENT</b>  <b>LEASE: 3950 S. COUNTRY CLUB ROAD, ENTIRE 4<sup>th</sup> FLOOR TUCSON, ARIZONA</b>  <b>TENANT: ACCELERATE DIAGNOSTICS, INC.</b>  <b>LEASE NO.: CTN FM 13*55 - REVENUE</b>  <b>LEASE AMENDMENT NO.: EIGHT (8)</b>	<b>CONTRACT</b>
	NO. <u>CTN-FM-13-055</u>
	AMENDMENT NO. <u>08</u>
	This number must appear on all invoices, correspondence and documents pertaining to this contract.

<b>ORIGINAL LEASE TERM:</b>	<b>01/13/13-01/12/16</b>	<b>ORIG. LEASE AMOUNT:</b>	<b>\$418,914.00</b>
<b>TERMINATION DATE PRIOR AMENDMENT:</b>	<b>01/12/18</b>	<b>PRIOR AMENDMENTS:</b>	<b>\$2,715,610.93</b>
<b>TERMINATION THIS AMENDMENT:</b>	<b>01/12/19</b>	<b>AMOUNT THIS AMEND:</b>	<b>\$1,053,193.24</b>
		<b>REVISED AMOUNT:</b>	<b>\$4,187,718.17</b>

**EIGHTH AMENDMENT TO LEASE**

Pima County ("Landlord") and ACCEL8 TECHNOLOGY CORPORATION, a Colorado corporation ("Tenant"), entered into a lease agreement for premises located at 3550 S. Country Club Road (the "Building") dated August 20, 2012 and amended on October 15, 2013, whereby Tenant's name was changed to ACCELERATE DIAGNOSTICS, INC. and subsequently amended on April 15, 2014, June 1, 2014, December 16, 2014, January 13, 2015, February 16, 2016 and December 13, 2016 (the "Lease").

1. The First Amendment to Lease dated October 15, 2013, Second Amendment to Lease dated April 16, 2014 and the Fourth Amendment to Lease dated December 16, 2014 expanded Tenant's premises to include the entire fourth floor of the Herbert K. Abrams Public Health Building which contains 45,885 useable square feet.
2. Landlord has received Tenant's written notice to exercise the third and final option to extend the term "Extension Term" as allowed in Section 3b of the Lease.
3. **MODIFICATION OF LEASE.** Landlord and Tenant hereby agree to modify the terms of the Lease as set forth in this Eighth Amendment to Lease. Capitalized terms not otherwise defined in this Eighth Amendment to Lease have the meanings set forth in the original Lease unless otherwise revised by prior amendments. This Eighth Amendment to Lease will be effective when approved and executed by both parties.
4. **TERM.** The expiration date of the Lease is extended to January 12, 2019.

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

**THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK.**

**IN WITNESS WHEREOF**, the parties hereto have executed this Eighth Amendment to Lease as of the day, month and year written below.

**LANDLORD:**

PIMA COUNTY, a political subdivision of the State of Arizona

**TENANT:**

ACCELERATE DIAGNOSTICS, INC.

\_\_\_\_\_  
Sharon Bronson, Chair, Board of Supervisors

\_\_\_\_\_  
Steve Reichling, Chief Financial Officer

Date \_\_\_\_\_

Date \_\_\_\_\_

**ATTEST:**

\_\_\_\_\_  
Julie Castaneda, Clerk of the Board

**APPROVED AS TO CONTENT:**

By:  9/20/17  
Lisa Josker, Director, Facilities Management Department

**APPROVED AS TO FORM:**

By:  9/20/17  
Tobin Rosen, Deputy County Attorney

**IN WITNESS WHEREOF**, the parties hereto have executed this Eighth Amendment to Lease as of the day, month and year written below.

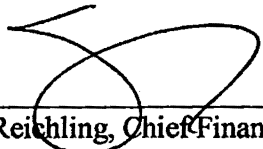
**LANDLORD:**

PIMA COUNTY, a political subdivision of the State of Arizona

**TENANT:**

ACCELERATE DIAGNOSTICS, INC.

\_\_\_\_\_  
Sharon Bronson, Chair, Board of Supervisors

  
\_\_\_\_\_  
Steve Reichling, Chief Financial Officer

Date \_\_\_\_\_

Date 9/20/17

**ATTEST:**

\_\_\_\_\_  
Julie Castaneda, Clerk of the Board

**APPROVED AS TO CONTENT:**

By: \_\_\_\_\_  
Lisa Josker, Director, Facilities Management Department

**APPROVED AS TO FORM:**

By: \_\_\_\_\_  
Tobin Rosen, Deputy County Attorney