



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

Award Contract Grant

Requested Board Meeting Date: July 11, 2017

or Procurement Director Award

** = Mandatory, information must be provided*

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

Banner-University Medical Center South Campus, LLC.

***Project Title/Description:**

First Amendment to Lease with Banner-University Medical Center South Campus, LLC, for two health clinics (Family Medicine clinic in Suite #130 and the Diabetes clinic in Suite #140) on the first floor of the Herbert K. Abrams Public Health building.

***Purpose:**

This First Amendment to Lease will extend the term an additional five years as allowed in the lease.

***Procurement Method:**

A.R.S. 11-256.01

***Program Goals/Predicted Outcomes:**

The extension of the lease term will allow Banner-University Medical Center South Campus, LLC to provide continuous health and diabetes clinics for an additional five years while paying rent and operating expenses for their premises.

***Public Benefit:**

The medical care provided at both the Family Medicine and the Diabetes clinics in addition to the teaching kitchen and nutritional classes that are offered an average of ten times per month to the community and diabetic patients will improve the health of Pima County residents.

***Metrics Available to Measure Performance:**

The uninterrupted medical services, healthy cooking demonstrations and nutritional classes coincides with the Pima County Health Department vision of "A Healthy Pima County - Everyone. Everywhere. Everyday."

***Retroactive:**

No.

*To: COB 6.22.17 CA1
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Procure Dept 06/21/17 PM03:41

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): 13-54
Amendment No.: 1 AMS Version No.: 3
Effective Date: September 1, 2017 New Termination Date: August 31, 2022
Prior Contract No. (Synergen/CMS): _____
 Expense or Revenue Increase Decrease Amount This Amendment: \$ 2,352,502.80
Is there revenue included? Yes No If Yes \$ 2,352,502.80

***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): _____
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] 6/17/17
Deputy County Administrator Signature/Date: [Signature] 6-21-17
County Administrator Signature/Date: [Signature] 6/21/17
(Required for Board Agenda/Addendum Items)

<p>PIMA COUNTY DEPARTMENT OF: FACILITIES MANAGEMENT</p> <p>LEASE: 3950 South Country Club Road Suites #130 & 140, Tucson, Arizona</p> <p>TENANT: Banner-University Medical Center South Campus, LLC</p> <p>LEASE NO.: CTN-FM-13*54 (Revenue)</p> <p>LEASE AMENDMENT NO.: One (1)</p>	<p style="text-align: center;">CONTRACT</p> <p>NO. <u>CTN-FM-13-054</u></p> <p>AMENDMENT NO. <u>01</u></p> <p><small>This number must appear on all invoices, correspondence and documents pertaining to this contract.</small></p>
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ORIGINAL LEASE TERM:	09/01/12 - 08/31/17	ORIG. LEASE AMOUNT:	\$2,145,495.00
TERMINATION DATE PRIOR AMENDMENT:	NA	PRIOR AMENDMENTS:	\$0.00
TERMINATION THIS AMENDMENT:	08/31/22	AMOUNT THIS AMEND.:	\$2,352,502.80
		REVISED LEASE AMOUNT:	\$4,497,997.80

**FIRST AMENDMENT TO LEASE
3950 SOUTH COUNTRY CLUB ROAD, SUITES #130 & #140
TUCSON, ARIZONA**

1. **DEFINED TERMS.** For purposes of this First 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:** Banner-University Medical Center South Campus, LLC, an Arizona limited liability company.

1.3. **Leased Premises:** The Family Medicine Clinic (Suite #130) and the Diabetes Clinic (Suite #140) located on the first floor in the building located at 3950 S. Country Club Road, Tucson, Arizona, and known as the Abrams Public Health Building, consisting of approximately 26,006 usable square feet.

1.4. **Lease:** The Lease for the Leased Premises naming Tenant as tenant, which commenced on September 1, 2012. The original tenant, University Physicians Healthcare, assigned its interest in the Lease to Tenant, to which assignment the County consented in a Consent to Assignment of Agreement dated February 27, 2015. The initial 5-year term of the Lease will expire August 31, 2017.

2. **MODIFICATION OF LEASE.** Tenant has exercised its option, under Section 2 of the Lease, to extend the Lease:

2.1. **Extension of Lease:** Landlord and Tenant hereby agree to extend the term of the Lease

for an additional five (5) years from September 1, 2017 to August 31, 2022.

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

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

LANDLORD:

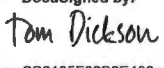
PIMA COUNTY, a political subdivision of the State of Arizona

Sharon Bronson
Chair, Board of Supervisors

Date _____

TENANT:

BANNER- UNIVERSITY MEDICAL CENTER SOUTH CAMPUS, LLC, an Arizona limited liability company

DocuSigned by:


CB9185F8288E403...
Tom Dickson
Chief Executive Officer

Date June 6, 2017 | 11:39:35 AM MST

ATTEST:

Julie Castaneda, Clerk of the Board

APPROVED AS TO CONTENT:



Lisa Josker, Director, Facilities Management

Date 6/9/17

APPROVED AS TO FORM:



Regina Massen, Deputy County Attorney

Date 6/13/2017