



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

**Requested Board Meeting Date:** May 2, 2017

**or Procurement Director Award** ☐

**Contractor/Vendor Name (DBA):** Pacific Income Properties, LLC, an Arizona limited liability company

**Project Title/Description:**

Health Department north clinic.

**Purpose:**

Approve the First Amendment to Lease which will extend the term for two years. The Health Department has leased the same north clinic for the past 26 years and does not have an alternative location to provide their services.

**Procurement Method:**

**Program Goals/Predicted Outcomes:**

The Health Department will provide continuous medical clinic and family planning services to clients located in the mid-town and northern areas of Tucson. The landlord has agreed to pay half of the cost of installing new carpeting in a portion of the premises. The rental rate will not increase for the next two years. The Health Department is also responsible for paying their proportionate share of water on a quarterly basis to the landlord.

**Public Benefit:**

Medical treatment and family planning services will improve the health and well being of children and adults in Tucson. The services available include: well woman exams, immunizations, diaper bank distribution, prenatal outreach and educational classes on the installation and use of car seats which are distributed to attendees after successful completion of the training.

**Metrics Available to Measure Performance:**

Conform with ARS 11-251 Powers of the Board item #39.

**Retroactive:**

*To: COB- 4-12-17 (1)  
Pgs. 4*

Procure Dept 04/12/17 AM 11:25

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

Effective Date: \_\_\_\_\_ Termination Date: \_\_\_\_\_ Prior Contract Number (Synergen/CMS): \_\_\_\_\_

☒ Expense Amount: \$ \_\_\_\_\_ ☐ Revenue Amount: \$ \_\_\_\_\_

Funding Source(s): \_\_\_\_\_

Cost to Pima County General Fund: \_\_\_\_\_

Contract is fully or partially funded with Federal Funds? ☐ Yes ☐ No ☐ Not Applicable to Grant AwardsWere insurance or indemnity clauses modified? ☐ Yes ☐ No ☐ Not Applicable to Grant AwardsVendor is using a Social Security Number? ☐ Yes ☐ No ☐ Not Applicable to Grant Awards

If Yes, attach the required form per Administrative Procedure 22-73.

**Amendment Information**Document Type: CT Department Code: FM for HD Contract Number (i.e., 15-123): 15\*473Amendment No.: 1 AMS Version No.: 8Effective Date: 7-1-17 New Termination Date: 6-30-19☒ Expense ☐ Revenue ☒ Increase ☐ Decrease Amount This Amendment: \$ 256,494.12

Funding Source(s): \_\_\_\_\_

Cost to Pima County General Fund: \$ 256,494.12Contact: Melissa LoeschenDepartment: Facilities Management Telephone: 724-8230Department Director Signature/Date: [Signature] 4/3/17Deputy County Administrator Signature/Date: [Signature] 10 April 17County Administrator Signature/Date: [Signature] 4/11/17  
(Required for Board Agenda/Addendum Items)

<b>TENANT:</b> Pima County	<div style="border: 1px solid red; padding: 5px; text-align: center;"> <b>CONTRACT</b>  <b>NO.</b> <u>CT-FM-15-473</u>  <b>AMENDMENT NO.</b> <u>01</u>  <small>This number must appear on all invoices, correspondence and documents pertaining to this contract.</small> </div>
<b>PROJECT:</b> Lease Agreement for the North Health Clinic	
<b>LANDLORD:</b> Pacific Income Properties, LLC, an Arizona limited liability company	
<b>CONTRACT NO.:</b> CT-FM-15*473	
<b>CONTRACT AMENDMENT NO.:</b> One (#01)	

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<b>ORIG. CONTRACT TERM:</b>	07/01/15 - 06/30/17	<b>ORIG. CONTRACT AMOUNT:</b>	\$252,111.88
<b>TERMINATION DATE PRIOR AMENDMENT:</b>	N/A	<b>PRIOR AMENDMENTS:</b>	\$0.00
<b>TERMINATION THIS AMENDMENT:</b>	06/30/19	<b>AMOUNT THIS AMENDMENT:</b>	\$256,494.12
		<b>REVISED CONTRACT AMOUNT:</b>	\$508,606.00

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### FIRST AMENDMENT

WHEREAS, Pacific Income Properties, LLC, an Arizona limited liability company (hereinafter referred to as "Landlord" and Pima County, a body politic and corporate (hereinafter referred to as "Tenant") executed the Original Lease effective July 1, 2015 for portions of the building located at 3550 North First Avenue, Tucson, Arizona; and

WHEREAS, the Original Lease expires on June 30, 2017.

Now, therefore, Landlord and Tenant hereby agree to modify the terms of the Lease as follows:

1. Lease Expiration Date: The new lease expiration date is June 30, 2019.
2. Rental Payment: The rental payments from Tenant to Landlord for the remaining lease term are Ten Thousand Three Hundred Twenty-Nine Dollars and Three Cents (\$10,329.03) per month or One Hundred Twenty-Three Thousand Nine Hundred Forty Eight Dollars and Thirty-Five Cents (\$123,948.35) annually, excluding tax.
3. Alterations and Improvements to Premises: Landlord will credit Tenant Two Thousand Seven Hundred Forty Six Dollars and Twenty-Seven Cents (\$2,746.27) for the cost of carpet replacement in the Family Planning area (except for the six (6) offices shown on the floor plan depicted in Exhibit A) towards rent. The rent credit will be effective no earlier than the July 1, 2017 payment.

REMAINING LEASE TERMS UNCHANGED. Except as modified as provided in this Amendment, all terms and conditions of the Lease remain in full force and effect and are binding upon the parties.

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

The parties hereto have executed this First Amendment as of the day, month and year written below.

**TENANT:**

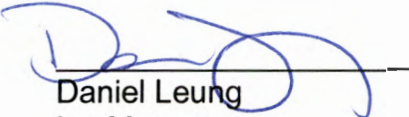
Pima County

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

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

**LANDLORD:**

Pacific Income Properties, LLC,  
an Arizona limited liability company


  
\_\_\_\_\_  
Daniel Leung  
Its: Manager

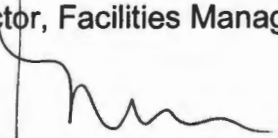
Date: 3/21/17

**ATTEST:**


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

**APPROVED AS TO CONTENT:**

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

  
\_\_\_\_\_  
Francisco Garcia, MD, MPH  
Assistant County Administrator for Health Services

**APPROVED AS TO FORM:**

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

**Exhibit:**

A – Carpet Replacement Floor Plan



# EXHIBIT A

