



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

Award Contract Grant

Requested Board Meeting Date: 05/07/2024
or Procurement Director Award:

**=Mandatory, information must be provided*

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

Larry Klingler, /dba First Plaza LLC

***Project Title/Description:**

Amendment 3 to extend Lease Term for Dewhirst-Catalina Library located at 15631 N Oracle Rd. Suite 199 in Catalina.

***Purpose:**

To extend the Lease Term for the Dewhirst-Catalina Library located at 15631 N. Oracle Rd, Suite #199 in Catalina for 3 years.

***Procurement Method:**

Exempt Per Section 11.04.020.

***Program Goals/Predicted Outcomes:**

Allow the Dewhirst-Catalina Library to continue providing children's story time, book clubs for adults, access to computers and individual computer assistance by appointment to residents of Catalina and northern Pima County for an additional 3 years.

***Public Benefit:**

Residents in northern Pima County and Catalina will continue to have access to books, public computers, children's story time and book clubs for adults.

***Metrics Available to Measure Performance:**

Provision of continuous library services for children and adults residing in the Catalina and northern Pima County community.

***Retroactive:**

Yes. Negotiation and signing took longer than expected.

TO: COB, 4-9-2024 (1)
Vers.: 47
pgs.: 4

APR09 24PM0938 PD

THE APPLICABLE SECTIONS(S) BELOW MUST BE COMPLETED

Click or tap the boxes to enter text. If not applicable, indicate "N/A". Make sure to complete mandatory (*) fields

Contract / Award Information

Document Type: Department Code: Contract Number:
Commencement Date: Termination Date: Prior Contract Number (Synergen/CMS):
Expense Amount \$: Revenue Amount \$:
Funding Source(s) required:
Funding from General Fund?
Contract is fully or partly funded with Federal Funds?
Were Insurance or Indemnity Clauses modified?
Vendor is using a Social Security Number?

Amendment / Revised Award Information

Document Type: CT Department Code: LIB Contract Number (i.e., 15-123): 15-469
Amendment No.: 3 AMS Version No.: 47
Commencement Date: 05/01/2024 New Termination Date: 04/30/2027
Prior Contract No. (Synergen/CMS): N/A
Expense Revenue Increase Decrease Amount This Amendment: \$183,614.87
Is there revenue included?
Funding Source(s) required: Library District Operating Fund (#2051)
Funding from General Fund?

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:
Matching Funding from General Fund?
Matching Funding from Other Sources?
Funding Source:
If Federal Funds are received, is funding coming directly from the Federal Government or passed through other organization(s)?

Contact: Kevin Button Telephone: 520-724-8230
Department: Facilities Management

Department Director Signature: Date: 4/10/2024
Deputy County Administrator Signature: Date: 4-5-2024
County Administrator Signature: Date: 4/10/2024

Pima County Library District

Project: Amendment 3 to extend Lease Term for Dewhirst-Catalina Library located at 15631 N Oracle Rd. Suite 199 in Catalina.

Contractor: Larry Klingler, /dba First Plaza LLC

Contract No.: CT-LIB-15-469

Contract Amendment No.:03

Orig. Contract Term: 05/01/2015 - 04/30/2018	Orig. Amount:	\$ 172,000.00
Termination Date Prior Amendment: 04/30/2024	Prior Amendments Amount:	\$ 338,911.28
Termination Date This Amendment: 04/30/2027	This Amendment Amount:	\$ 183,614.87
	Revised Total Amount:	\$ 694,526.15

AMENDMENT THREE

This third amendment ("**Amendment**") is made by and between Pima County, a political subdivision of the State of Arizona ("**County**" or "**Tenant**") and Larry E. and Claire B. Klingler, /dba First Plaza LLC, an Arizona for-profit limited liability company ("**Landlord**" or "**First Plaza**"). Tenant and Landlord are each individually a "Party" and collectively the "Parties."

The parties agree to amend the agreement as follows:

1. Background and Purpose.

- 1.1. Background. On May 1, 2015, Tenant and Landlord entered into Lease agreement ("**Agreement**") for approximately 2,402.6 square feet of space within 15631 N Oracle Rd, Suite #191 Catalina, AZ 85739 (the "**Premises**"), and described more specifically in the Agreement. The Term of the Agreement expired on 04/30/2018. The Agreement included a number of options to extend the lease Term.
- 1.2. On April 3, 2018, Parties executed Amendment 1 which extended the lease Term through April 30, 2021.
- 1.3. On April 6, 2021, Parties executed Amendment 2 which extended the lease Term through April 30, 2024 and also granted additional options to extend.
- 1.4. Purpose. County wishes to exercise one of its option to extend and Landlord approves.

2. **Term.** The Parties agree to extend the Lease Term for three additional years commencing on May 1, 2024 ("**Commencement Date**") and terminating on April 30, 2027 (the "**Extension Term**"). Regardless of the date this Amendment is fully-executed (the "**Effective Date**"), the parties will, for all purposes, deem this Amendment to be in effect as of the Commencement Date.

3. **Suite Numbering Change.** Tenant has occupied the same space since the original Lease Commencement Date of 5/1/2015 and has not moved. The current Suite Number for the Premises is Suite Number 199.

4. **Base Rent.** Base Rent for the Extension Term is as follows:

Suite 199	Annual Base	Monthly
Year 1	\$45,642.67	\$3,803.56
Year 2	\$46,258.85	\$3,854.90
Year 3	\$46,850.96	\$3,904.25

5. **Estimated Operating and Maintenance.** The estimated operating and maintenance costs over the Extension Term is not to exceed \$44,862.39

6. **Counterparts and Copies.** This Agreement may be executed in counterparts, all of which, when taken together, shall constitute one agreement with the same force and effect as if all signatures had been entered on one document. Electronic, scanned, copied, or facsimile images of signatures in lieu of original signatures, transmitted electronically, are acceptable and shall be deemed the equivalent of an original.

THE REMAINDER OF THIS PAGE LEFT BLANK INTENTIONALLY

All other provisions not specifically changed herein remain in effect and are binding upon the parties.

PIMA COUNTY LIBRARY DISTRICT

Larry E. and Claire B. Klingler,
/dba First Plaza LLC

Adelita S. Grijalva, Chair, Board of Directors

Date

Claire B. Klingler _____
Authorized Officer Signature

member
Claire B. Klingler *Larry E. Klingler*
Printed Name and Title *member*

4-3-24

Date

ATTEST

Melissa Manriquez, Clerk of the Board

Date

APPROVED AS TO CONTENT

Tony Cisneros, Director, Facilities Management

Date

Amber Mathewson, Director, Library District

Date

APPROVED AS TO FORM

Deputy County Attorney

Print DCA Name

Date

All other provisions not specifically changed herein remain in effect and are binding upon the parties.

PIMA COUNTY LIBRARY DISTRICT

**Larry E. and Claire B. Klingler,
/dba First Plaza LLC**

Adelita S. Grijalva, Chair, Board of Directors

Authorized Officer Signature

Date

Printed Name and Title

ATTEST

Date

Melissa Manriquez, Clerk of the Board

Date

APPROVED AS TO CONTENT



Tony Cisneros, Director, Facilities Management

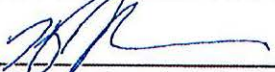
4-07-2024
Date



Amber Mathewson, Director, Library District

4/11/24
Date

APPROVED AS TO FORM



Deputy County Attorney

Kyle Johnson
Print DCA Name

4/2/2024
Date