



BOARD OF SUPERVISORS AGENDA ITEM REPORT
AWARDS / CONTRACTS / GRANTS

Award Contract Grant

Requested Board Meeting Date: 01/07/2025
or Procurement Director Award:

**=Mandatory, information must be provided*

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

Bruce Wayne LLC

***Project Title/Description:**

Amendment 6 to 3550 N. 1st Ave. Lease

***Purpose:**

Construction completion date and Health Department move out of 3550 N. 1st Ave (aka The North Clinic) into new Northwest Service Center has been revised. Per timely Notice to Landlord, County anticipates fully vacating the leased Premises on 1st Ave by the end of June 2025. Amendment 5 extended the Lease Term to the anticipated completion date of December 31, 2024 and also allowed County the option to remain at the location on a month-to-month basis. This Amendment 6 allocates the financial resources for County to continue its tenancy month-to-month.

***Procurement Method:**

Exempt Per Section 11.04.020.

***Program Goals/Predicted Outcomes:**

This Amendment 6 allocates the financial resources for County to continue its tenancy month-to-month at 3550 N. 1st Avenue, Tucson, AZ until Northwest Service Center is complete and County is fully vacated.

***Public Benefit:**

County continues to provide Healthcare services at the existing location until new facility is complete. Timely payment of County obligations.

***Metrics Available to Measure Performance:**

Improved access to healthcare. Efficient allocation of financial resources.

***Retroactive:**

No

TO: COB, 12-19-2024 (1)
Vers: 2
pgs: 3

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THE APPLICABLE SECTION(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? Yes No If Yes _____ %
Contract is fully or partly funded with Federal Funds? Yes No
If Yes, Is the Contract to 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 22-10.

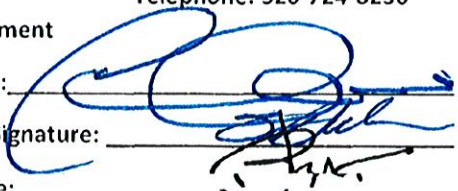
Amendment / Revised Award Information

Document Type: PO Department Code: FM Contract Number (i.e., 15-123): CT_19000000000000000323
Amendment No.: 6 AMS Version No.: 2
Commencement Date: 01/01/2025 New Termination Date: 06/30/2025
Prior Contract No.(Synergen/CMS): CT~FM~15*423 & CT~FM~19*323
 Expense Revenue Increase Amount This Amendment: \$ 94,663.33
Is there revenue included? Yes No If Yes \$: _____
Funding Source(s) required: Continuation of current split 50/50 between Health Department Budget and Grant Funding
Funding from General Fund? _____ If Yes \$: _____ %
_____ %

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? Yes No If Yes, \$ _____ % _____
*Matching 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: Kevin Button Telephone: 520-724-8230
Department: Facilities Management

Department Director Signature:  Date: 12-13-2024
Deputy County Administrator Signature: _____ Date: 12-13-2024
County Administrator Signature: _____ Date: 12-13-2024

Pima County Department of Facilities Management

Project: Amendment 6 to 3550 N. 1st Ave.

Lease Contractor: Bruce Wayne, LLC Contractor: Bruce Wayne LLC

Contract No.: CT_19000000000000000323

Contract Amendment No.:06

Orig. Contract Term: 07/01/2015 - 06/30/2017	Orig. Amount:	\$ 252,111.88
Termination Date Prior Amendment: 12/31/2024	Prior Amendments Amount:	\$ 992,048.95
Termination Date This Amendment: 06/30/2025	This Amendment Amount:	\$ 94,663.33
	Revised Total Amount:	\$ 1,338,824.16

AMENDMENT SIX

This sixth amendment ("**Amendment**") is made by and between Pima County, a political subdivision of the State of Arizona ("**County**" or "**Tenant**") and Bruce Wayne LLC, Arizona for-profit limited liability company ("**Landlord**"). 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. PIMA COUNTY, a political subdivision of the State of Arizona ("**Tenant**") and Pacific Income Properties, LLC, an Arizona limited liability company, entered into a lease agreement ("**Lease**"), CT-FM-15-473, which commenced July 1, 2015, for portions of the building located at 3550 North First Avenue, Tucson, Arizona, commonly known as Weston Plaza, consisting of approximately 8,150 square feet ("**Premises**").
- 1.2. The Term of the Lease was previously extended to June 30, 2019, by the First Amendment to the Lease and the parties executed a Second Amendment assigning the original landlord's interest in the Lease to the new owner of the building, Bruce Wayne, LLC, an Arizona limited liability company ("**Landlord**") and extending the Lease Term to June 30, 2020. The County at that time changed the County contract number for the Lease from CT-FM-15-473 to CT-FM-19-323. The Third Amendment further extended the Lease to June 30, 2021.
- 1.3. On May 18, 2021, the Fourth Amendment replaced the two remaining one-year extensions to a two-year extension, which extended the Term of the Lease to June 30, 2023, and added two additional one-year options to extend.

- 1.4. On June 6, 2023, the Fifth Amendment further extended the Term of the Lease to December 31, 2024 and allowed County to remain as Tenant on a month-to-month basis to provide flexibility in occupancy due to the estimated timeline for constructing the Northwest Service Center.
- 1.5. Consistent with Section 2.1 of the Fifth Amendment, County has provided timely Notice to Landlord of County's intent to continue to occupy the Premises on a month-to-month basis beyond the Lease's Extension Term. County indicated in the Notice that the County anticipates being fully vacated during the month of June 2025.
2. **Purpose.** The Parties now wish to affirm that as of January 1, 2025, pursuant to Section 2.1 of the Fifth Amendment, County will occupy the Premises on a month-to-month basis.
3. **Term.** Landlord affirms that as of January 1, 2025, County is occupying the Premises on a month-to-month basis.
4. **Rent.** The monthly Base Rent of \$11,283.14 is unchanged during the month-to-month tenancy. This amendment adds \$69,797.50 for the Base Rent (plus TPT tax) and \$1,200.00 in County funding for estimated operating and maintenance expenses, together totaling \$70,997.50 anticipated to be spent by County per month through June 30, 2025.
5. **Contingency Amount.** In the unlikely event County continues to occupy the Premises beyond the anticipated June 30, 2025 date, County authorizes a contingency amount, not to exceed \$23,665.83, to be earmarked to cover two additional months of Base Rent and operating and maintenance expenses ("**MTM Contingency**").
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.

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IN WITNESS WHEREOF, the parties have executed this agreement on the dates indicated below.

PIMA COUNTY

Bruce Wayne, LLC

Adelita S. Grijalva, Board of Supervisors

Dewayne Even

Authorized Officer Signature

Date

Dewayne Even - President

Printed Name and Title

ATTEST

12/13/24

Date

Melissa Manriquez, Clerk of the Board

Date

APPROVED AS TO CONTENT

[Signature]
Tony Cisneros, Director, Facilities Management

12/13/2024
Date

[Signature]
Kimberly VanPelt, Deputy Director, Health Department

12/13/24
Date

APPROVED AS TO FORM

[Signature]
Bobby Yu, Deputy County Attorney

12/13/2024

Date