



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

Award Contract Grant

Requested Board Meeting Date: April 3, 2018

* = Mandatory, information must be provided

or Procurement Director Award

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

Larry E. & Claire B. Klingler, doing business as First Plaza, LLC.

***Project Title/Description:**

First Amendment to Lease for the Dewhirst Catalina Library.

***Purpose:**

This First Amendment to Lease will allow the Dewhirst Catalina library continuous children's story time, book clubs for adults, access to computers and individual computer assistance by appointment to residents of Catalina and the northern portion of Pima County. This is the first of two (2) options to extend the term for an additional three years to April 30, 2021. Pima County may cancel this lease at any time by giving 90 days advance written notice to the landlord.

***Procurement Method:**

Exempt pursuant to Pima County Code section 11.04.020 D

***Program Goals/Predicted Outcomes:**

The Dewhirst Catalina library will continue to provide library services for children and adults in the existing leased premises for an additional three years.

***Public Benefit:**

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

***Metrics Available to Measure Performance:**

Continuous library services for children and adults who reside in the Catalina and northern Pima County community.

***Retroactive:**

no.

To: CoB. 3-21-18
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(1)

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: CT Department Code: LIB Contract Number (i.e.,15-123): 15-469

Amendment No.: 1 AMS Version No.: 15

Effective Date: 5/1/2018 New Termination Date: 4/30/2021

Prior Contract No. (Synergen/CMS): CT LIB 12*108

Expense or Revenue Increase Decrease Amount This Amendment: \$ 190,000.00

Is there revenue included? Yes No If Yes \$ _____

***Funding Source(s) required:** Library District Operating Fund #2051

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] 3/20/18

Deputy County Administrator Signature/Date: [Signature] 3-21-18

County Administrator Signature/Date: [Signature] 3/21/18
(Required for Board Agenda/Addendum Items)

| | |
|--|--|
| PIMA COUNTY LIBRARY DISTRICT | CONTRACT |
| LEASE: CATALINA LIBRARY | NO. <u>CT. LIB-15-469</u> |
| LANDLORD: LARRY E. & CLAIRE B. KLINGLER | AMENDMENT NO. <u>01</u> |
| LEASE NO.: CT LIB 15*469 | This number must appear on all invoices, correspondence and documents pertaining to this contract. |
| LEASE AMENDMENT NO.: ONE (1) | |

| | | | |
|--|------------------------|------------------------------|--------------|
| ORIGINAL LEASE TERM: | 05/01/2015 -04/30/2018 | ORIG. LEASE AMOUNT: | \$172,000.00 |
| TERMINATION DATE PRIOR AMENDMENT: | N/A | PRIOR AMENDMENTS: | \$0.00 |
| TERMINATION THIS AMENDMENT: | 04/30/2021 | AMOUNT THIS AMEND.: | \$190,000.00 |
| | | REVISED LEASE AMOUNT: | \$362,000.00 |

**FIRST AMENDMENT TO LEASE
15631 N. ORACLE ROAD
SUITE 191**

1. **DEFINED TERMS.** For purposes of this Amendment, the following terms have the meanings set forth below:

1.1. **Landlord:** Larry E. and Claire B. Klingler (hereinafter referred to as "Landlord")

1.2. **Tenant:** Pima County, a political subdivision of the State of Arizona (hereinafter referred to as "Tenant")

1.3. **Leased Premises:** Suite 191 in the building located at 15631 N. Oracle Road, Catalina, Arizona, and known as the First Plaza Center, consisting of approximately 2,402.6 rentable square feet.

1.4. **Lease:** The Lease for the Leased Premises naming Tenant as tenant, dated May 1, 2015.

2. **MODIFICATION OF LEASE.** Landlord and Tenant hereby agree to modify the terms of the Lease as follows:

2.1. **TERM.** The term shall be extended to expire on April 30, 2021 with one option to extend for an additional three (3) years remaining.

2.2. **RENTAL RATE.** The Base Rent shall be as follows:

| YEAR | \$/Sq. Ft. | MONTHLY RENT | ANNUAL RENT |
|-----------------------|-------------------|---------------------|--------------------|
| 1) 5/1/2018-4/30/2019 | \$21.02 | \$4,208.55 | \$50,502.65 |
| 2) 5/1/2019-4/30/2020 | \$21.55 | \$4,313.77 | \$51,765.22 |
| 3) 5/1/2020-4/30/2021 | \$22.19 | \$4,443.18 | \$53,318.17 |

2.3 **BUDGET OF OPERATING EXPENSES added to Article II of the Lease.**

Landlord will provide a written budget of operating expenses for the following calendar year to Tenant no later than October 1st annually. If Landlord discovers unexpected repairs need to be made after October 1st, Landlord will immediately give tenant written notice of the type and estimated cost of the operating expense.

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

4. **EFFECTIVE DATE.** This Amendment shall be effective as of May 1, 2018.

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

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TENANT:

Pima County Library District
A BODY POLITIC

LANDLORD:

LARRY E. & CLAIRE B. KLINGLER
d/b/a FIRST PLAZA, LLC

Richard Elfas, Chairman, Board of Directors

Date _____

Larry E. Klingler

Date _____

Claire B. Klingler

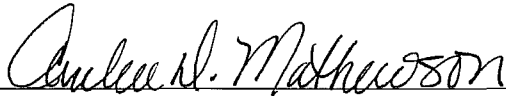
Date _____

ATTEST:

Julie Castaneda, Clerk of Board

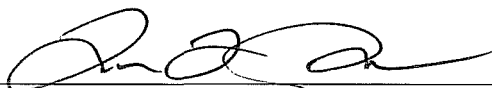
Date _____

APPROVED AS TO CONTENT:



Amber Mathewson Director, Library District

Date 3/14/18



Lisa Josker, Director, Facilities Management

Date 3/20/18

APPROVED AS TO FORM:



Tobin Rosen, Deputy County Attorney

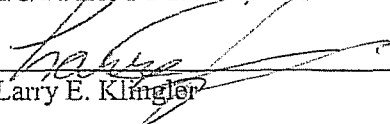
Date 3/15/18

TENANT:
Pima County Library District
A BODY POLITIC

LANDLORD:

LARRY E. & CLAIRE B. KLINGLER
d/b/a FIRST PLAZA, LLC

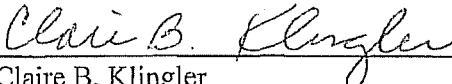
Richard Elías, Chairman, Board of Directors



Larry E. Klingler

Date _____

Date 3-16-18



Claire B. Klingler

ATTEST:

Date 3-16-18

Julie Castaneda, Clerk of Board

Date _____

APPROVED AS TO CONTENT:

Amber Mathewson Director, Library District

Date _____

Lisa Josker, Director, Facilities Management

Date _____

APPROVED AS TO FORM:

Tobin Rosen, Deputy County Attorney

Date _____