



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

Requested Board Meeting Date: June 20, 2017

or Procurement Director Award

**Contractor/Vendor Name (DBA):** Sahuarita Water Company, LLC, an Arizona limited liability company

**Project Title/Description:**

Sahuarita branch library First Amendment to Lease.

**Purpose:**

Approve the First Amendment to Lease which will extend the term for two (2) years. The Sahuarita library has leased the same premises for the past nine years.

**Procurement Method:**

Exempt D 29.4.

**Program Goals/Predicted Outcomes:**

The Sahuarita library will provide continuous library services to the Sahuarita community for the next two years.

**Public Benefit:**

The uninterrupted access to books and computers available at the Sahuarita branch library will provide both educational and recreational benefits to children and adults in the community.

**Metrics Available to Measure Performance:**

Conform with A.R.S Title 48-3901 County free library district.

**Retroactive:**

no.

To: CoB - 6-1-17 (1)  
Pjs - 3

Procure Dept 06/01/17 10:34

**Original 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): \_\_\_\_\_

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

Contract is fully or partially funded with Federal Funds?  Yes  No  Not Applicable to Grant Awards

Were insurance or indemnity clauses modified?  Yes  No  Not Applicable to Grant Awards

Vendor 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: LIB Contract Number (i.e., 15-123): 15\*481

Amendment No.: 01 AMS Version No.: 03

Effective Date: 7-1-2017 New Termination Date: 6-30-2019

Expense  Revenue  Increase  Decrease Amount This Amendment: \$2.00

Funding Source(s): Library District fund 2051

Cost to Pima County General Fund: \$0.00

Contact: Melissa Loeschen

Department: Facilities Management for the Library District Telephone: 724-8230

Department Director Signature/Date: [Signature] 5/31/17

Deputy County Administrator Signature/Date: \_\_\_\_\_

County Administrator Signature/Date: [Signature] 5/31/17  
(Required for Board Agenda/Addendum Items)

<b>SAHUARITA WATER COMPANY, L.L.C.</b>  <b>LEASE: SAHUARITA LIBRARY, PREMISES</b> <b>725 W. Via Rancho, Sahuarita AZ 85629</b>  <b>TENANT: PIMA COUNTY LIBRARY</b>  <b>LEASE NO.: CT LIB 15*481</b>  <b>LEASE AMENDMENT NO.: ONE (1)</b>	<b>CONTRACT</b>
	<b>NO. CT-LIB-15-481</b> <b>AMENDMENT NO. 01</b> <small>This number must appear on all invoices, correspondence and documents pertaining to this contract.</small>

<b>ORIGINAL LEASE TERM:</b>	<b>06/04/15-06/30/17</b>	<b>ORIG. LEASE AMOUNT:</b>	<b>\$2.00</b>
<b>TERMINATION DATE PRIOR AMENDMENT:</b>	<b>N/A</b>	<b>PRIOR AMENDMENTS:</b>	<b>\$0.00</b>
<b>TERMINATION THIS AMENDMENT:</b>	<b>06/03/19</b>	<b>AMOUNT THIS AMENDMENT:</b>	<b>\$2.00</b>
		<b>REVISED AMOUNT:</b>	<b>\$4.00</b>

**FIRST AMENDMENT TO LEASE**

This FIRST AMENDMENT to LEASE between SAHUARITA WATER COMPNAY, L.L.C. (“Landlord”) and the PIMA COUNTY PUBLIC LIBRARY, a county free library district formed pursuant to A.R.S.§ 11-901and pursuant to A.R.S. § 48-3901 (“Tenant”).

**WITNESSETH**

WHEREAS, Landlord and Tenant entered into that certain Lease on June 4, 2015 with respect to space in a building located at 725 W. Via Rancho Sahuarita Road, Sahuarita, Arizona (the “Building”), further defined as Building #2 (the “Premises”); and

WHEREAS, Landlord and Tenant desire to modify the Lease in order to permit Tenant to extend the current Lease term, and to revise or delete existing Lease language:

**NOW THEREFORE**, the parties hereto agree as follows:

1. **EXPIRATION.** The term of the Lease is hereby extended to June 30, 2019.
2. **NOT-TO-EXCEED.** The total Not-To-Exceed amount of the extended term of the Lease is \$2.00.
3. **TENANT RIGHT TO TERMINATE.** Section 3.3 of the Lease is amended to provide if Tenant moves to another site Tenant may terminate this lease by giving Landlord thirty (30) days advance written notice thereof.
4. **OTHER.** Section 4.7 of the Lease is entirely deleted.
5. **SURVIVAL.** The Lease remains in full force and effect in accordance with its terms, except as modified herein.

IN WITNESS WHEREOF, the parties hereto have executed this Lease as of the day, month and year written below.

TENANT:  
PIMA COUNTY PUBLIC LIBRARY  
Board of Directors


By: \_\_\_\_\_  
Chair, Board of Supervisors

Date: \_\_\_\_\_, 2017


ATTEST:

By: \_\_\_\_\_  
Clerk of the Board of Supervisors

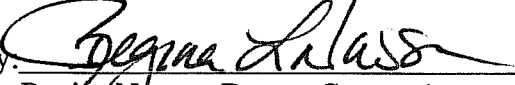
APPROVED AS TO CONTENT:

By:  \_\_\_\_\_  
Lisa Josker, Director, Facilities Management

APPROVED AS TO CONTENT

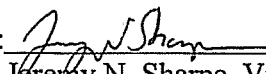
By:  \_\_\_\_\_  
Amber Mathewson, Director, Pima County Public Library

APPROVED AS TO FORM:

By:  \_\_\_\_\_  
Regina Nassen, Deputy County Attorney

LANDLORD:

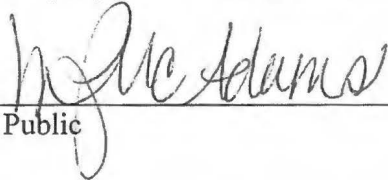
SAHUARITA WATER COMPANY, L.L.C., an Arizona limited liability company  
By Sharpe & Associates, an Arizona corporation, its Manager

By:  \_\_\_\_\_  
Jeremy N. Sharpe, Vice President

Date: 5-30-17

STATE OF ARIZONA        )  
                                      ) ss  
County of Pima                    )

SUBSCRIBED AND SWORN to before me this 30 day of May, 2017, by Robert Sharpe, the President of Sharpe & Associates, Inc., an Arizona corporation, the Manager of Sahuarita Water Company, L.L.C., an Arizona limited liability company.

  
\_\_\_\_\_  
Notary Public

