



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

Award  Contract  Grant

Requested Board Meeting Date: September 19, 2017

\* = Mandatory, information must be provided

or Procurement Director Award

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

Accelerate Diagnostics, Inc. ("Tenant").

**\*Project Title/Description:**

First Amendment to Lease for premises which consists of 6,207 square feet located at 2980 E. Ajo Way, Tucson, Arizona.

**\*Purpose:**

This First Amendment will extend the term of the lease for one additional year to November 18, 2018.

**\*Procurement Method:**

Exempt D29.6

**\*Program Goals/Predicted Outcomes:**

Tenant will continue to lease the premises used for testing and manufacturing scientific equipment that has been approved by the Federal Drug Administration, which will provide rental revenue to Pima County for one additional year. Tenant paid for the design, construction and furnishing of 2,380 square feet of the leased premises.

**\*Public Benefit:**

The extension of the lease term will allow tenant to continue to employ personnel whose spending on food, housing, entertainment, recreation and sporting activities makes a positive economic impact on Pima County businesses.

**\*Metrics Available to Measure Performance:**

Pima County will continue to receive rental revenue for the one year extension of the leased premises.

**\*Retroactive:**

No.

To: COB 9-6-17 (1)  
Vers: 4  
Pgs: 2

**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: CTN Department Code: FM Contract Number (i.e.,15-123): 15\*187

Amendment No.: 1 AMS Version No.: 4

Effective Date: 9/19/2017 New Termination Date: November 18, 2018

Prior Contract No. (Synergen/CMS): \_\_\_\_\_

Expense or  Revenue  Increase  Decrease Amount This Amendment: \$ 83,138.42

Is there revenue included?  Yes  No If Yes \$ 83,138.42

**\*Funding Source(s) required:** not applicable

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] 9/6/17

Deputy County Administrator Signature/Date: [Signature] 8-6-17

County Administrator Signature/Date: [Signature] 9/6/17

*(Required for Board Agenda/Addendum Items)*

<b>PIMA COUNTY FACILITIES MANAGEMENT DEPARTMENT</b>  <b>LEASE: 2980 E. AJO WAY</b> <b>TUCSON, ARIZONA</b>  <b>TENANT: ACCELERATE DIAGNOSTICS, INC.</b>  <b>LEASE NO.: CTN FM 15*187</b>  <b>LEASE FIRST AMENDMENT NO.: ONE (1)</b>	<b>CONTRACT</b>
	<b>NO. CTN-FM-15-187</b> <b>AMENDMENT NO. 01</b> This number must appear on all invoices, correspondence and documents pertaining to this contract.

<b>ORIGINAL LEASE TERM:</b>	<b>11/19/15-11/18/17</b>	<b>ORIG. LEASE AMOUNT:</b>	<b>\$134,182.96</b>
<b>TERMINATION DATE PRIOR AMENDMENT:</b>	<b>NA</b>	<b>PRIOR AMENDMENTS:</b>	<b>\$0.00</b>
<b>TERMINATION THIS AMENDMENT:</b>	<b>11/18/18</b>	<b>AMOUNT THIS AMEND.:</b>	<b>\$ 83,138.42</b>
		<b>REVISED AMOUNT:</b>	<b>\$217,321.38</b>

**FIRST AMENDMENT TO LEASE**

PIMA COUNTY ("Landlord") and ACCELRATE DIAGNOSTICS, INC. ("Tenant"), entered into a lease agreement dated July 7, 2015 (the "Lease"), pursuant to which Landlord leased space in a county-owned building to Tenant. The Commencement Date of the Lease occurred on November 19, 2015.

1. **MODIFICATION OF LEASE.** Landlord and Tenant hereby agree to modify the terms of the Lease as set forth in this First Amendment. Capitalized terms not otherwise defined in this First Amendment have the meanings set forth in the original Lease. This First Amendment will be effective when approved and executed by both parties.
2. **TERM.** The term is extended to expire on November 18, 2018. No options to extend the term remain.

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

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

Landlord:  
PIMA COUNTY, a political subdivision of  
the State of Arizona

Tenant:  
ACCELERATE DIAGNOSTICS, INC.

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

\_\_\_\_\_  
Steve Reichling, Chief Financial Officer

Date \_\_\_\_\_

Date 8/22/17

ATTEST:

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

APPROVED AS TO CONTENT:

By:  9/6/17  
Lisa Josker, Director, Facilities Management

APPROVED AS TO FORM:

By:  8/15/17  
Tobin Rosen, Deputy County Attorney