

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

Requested Board Meeting Date: December 13, 2016

or Procurement Director Award

**Contractor/Vendor Name (DBA):** Daveck Properties L.L.C. ("Landlord")

**Project Title/Description:**

First Amendment to Lease for the Adult Probation West office located at 3781 North Highway Drive in Tucson.

**Purpose:**

This First Amendment to Lease extends the term for an additional seven (7) years with annual rent increases less than the current market rent for similar properties and location.

**Procurement Method:**

D 29.4.XI.H "Other Non-Procurement Method"

**Program Goals/Predicted Outcomes:**

This location provides supervision services to adult probationers residing and working on the west side in a cost effective manner which includes reduction in travel for both officers and probationers resulting in less time required for probationers to attend mandatory appointments and facilitates officer's community contacts.

**Public Benefit:**

The extension of this Lease will allow Adult Probation employees in this western location to provide supervision and probation services to their clients. GED education classes, cognitive skills and money management workshops in addition to career development/job assistance for probationer's re-introduction into the community are offered. Drug testing of probationers is also conducted at this office.

**Metrics Available to Measure Performance:**

As part of the consideration for the rent payment, landlord at his expenses provides water and sewer service. Landlord has in the past nine months spent \$19,321.77 in improvements to the parking lot, sidewalk and leased building at no cost to Superior Court.

**Retroactive:**

No.

To: COB- 12-5-16 (1)  
pgs. - 3  
Addendum

INFO 05/16/2016 09:21 AM  
AKS

**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: SC Contract Number (i.e., 15-123): 17-187

Amendment No.: One (1); lease #14-13-D-142477-1109 AMS Version No.: 1

Effective Date: January 1, 2017 New Termination Date: December 31, 2023

Expense  Revenue  Increase  Decrease Amount This Amendment: \$896,800.00

Funding Source(s): General Fund  
\_\_\_\_\_

Cost to Pima County General Fund: \$896,800.00

Contact: Melissa Loeschen

Department: Facilities Management *22 am 12/1/16* Telephone: 520-724-8230

Department Director Signature/Date: David F. Andrews 11-30-2016

Deputy County Administrator Signature/Date: Jim Jurke 12-1-16

County Administrator Signature/Date: Eric B. Melton 12/1/16  
*(Required for Board Agenda/Addendum Items)*

<b>PIMA COUNTY DEPARTMENT:</b> Superior Court, Adult Probation										
<b>LEASE:</b>	3781 N. Highway Drive, Suite 109 Tucson, Arizona	<table border="1"> <tr> <td colspan="2" style="text-align: center;"><b>CONTRACT</b></td> </tr> <tr> <td>NO.</td> <td>CT-SC-17-187</td> </tr> <tr> <td>AMENDMENT NO.</td> <td>01</td> </tr> <tr> <td colspan="2">This number must appear on all invoices, correspondence and documents pertaining to this contract.</td> </tr> </table>	<b>CONTRACT</b>		NO.	CT-SC-17-187	AMENDMENT NO.	01	This number must appear on all invoices, correspondence and documents pertaining to this contract.	
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<b>LANDLORD:</b>	Daveck Properties, LLC									
<b>TENANT:</b>	Pima County									
<b>LEASE NO.:</b>	CT SC 17*187- EXPENSE									
<b>LEASE AMENDMENT NO.:</b> ONE (1)										

<b>ORIGINAL LEASE TERM:</b>	11/01/09-12/31/16	<b>ORIG. LEASE AMOUNT:</b>	\$700,000.00
<b>TERMINATION DATE PRIOR AMENDMENT:</b>	NA	<b>PRIOR AMENDMENTS:</b>	\$ 00.00
<b>TERMINATION THIS AMENDMENT:</b>	12/31/23	<b>AMOUNT THIS AMEND:</b>	\$896,800.00
		<b>REVISED AMOUNT:</b>	\$1,596,800.00

**FIRST AMENDMENT TO LEASE**

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

1.1. Landlord: Daveck Properties, LLC, an Arizona limited liability company (hereinafter referred to as "Landlord").

1.2. Tenant: Pima County, a political subdivision of the State of Arizona, Arizona Superior Court, Adult Probation Division (hereinafter referred to as "Tenant").

1.3. Leased Premises: The building located at 3781 N. Highway Drive, Tucson, Arizona, and consisting of approximately 7,500 square feet.

1.4. Lease: The lease for the Leased Premises naming Tenant as tenant, dated November 1, 2009.

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

2.1. Extension. This First Amendment to Lease, extends the term for an additional seven (7) years from January 1, 2017 to December 31, 2023 (the "Extension Period").

2.2. Base Year. The base year will be 2016.

2.3. Base Rent. The Base Rent for the Extension Period will be as follows:

<u>Lease Dates</u>	<u>Monthly</u>	<u>Yearly</u>	<u>Per Sq. Ft.</u>
1/1/17-12/31/17	\$7,269.47	\$87,233.64	\$11.63
1/1/18-12/31/18	\$7,414.86	\$88,978.31	\$11.86
1/1/19-12/31/19	\$7,600.23	\$91,202.77	\$12.16
1/1/20-12/31/20	\$7,828.24	\$93,938.85	\$12.53
1/1/21-12/31/21	\$8,063.08	\$96,757.02	\$12.90
1/1/22-12/31/22	\$8,143.72	\$97,724.59	\$13.03
1/1/23-12/31/23	\$8,225.16	\$98,701.84	\$13.16

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

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

**TENANT:**

PIMA COUNTY, a political subdivision of the State of Arizona

**LANDLORD:**

Daveck Properties, L.L.C., an Arizona limited liability corporation

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

\_\_\_\_\_  
Dave Eckenrode

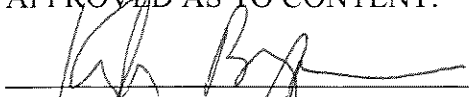
Date \_\_\_\_\_

Date \_\_\_\_\_


**ATTEST:**

\_\_\_\_\_  
Robin Brigode, Clerk of the Board

**APPROVED AS TO CONTENT:**


  
\_\_\_\_\_  
Hon. Kyle Bryson, Presiding Judge of the Superior Court

Date 12/5/2016

  
\_\_\_\_\_  
Lisa Josker, Director, Facilities Management Department

Date 12/5/16

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
Tobin Rosen, Deputy County Attorney

Date 12/5/16

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limited liability corporation



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

\_\_\_\_\_  
Dave Eckenrode

Date \_\_\_\_\_

Date 12-5-16

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Robin Brigode, Clerk of the Board

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Lisa Josker, Director, Facilities Management Department

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**APPROVED AS TO FORM:**

By: \_\_\_\_\_  
Tobin Rosen, Deputy County Attorney

Date \_\_\_\_\_