



BOARD OF SUPERVISORS AGENDA ITEM REPORT
CONTRACTS / AWARDS / GRANTS

Requested Board Meeting Date: May 2, 2017

or Procurement Director Award ☐

Contractor/Vendor Name (DBA): Kash Property Management, Inc. "Landlord"

Project Title/Description:

First Amendment to Lease for the building located at 4955 N. Shamrock Place.

Purpose:

This First Amendment will extend the lease term for an additional 5 years.

Procurement Method:

Program Goals/Predicted Outcomes:

The Juvenile Court branch office will have new flooring installed at the landlord's expense. To provide a safe environment for the Juvenile Court employees, juveniles and their families, the landlord will also at their expense, replace the existing lights in the parking lot and exterior of the building with new LED lights and install a video surveillance system. The landlord will be responsible for all operating and maintenance, trash, recycling, pest and janitorial services for the building during the extended term.

Public Benefit:

Pima County Juvenile Justice Court will continue to offer evaluations and investigations of juveniles through their staff which consists of probation and surveillance officers, and clerical support staff to the northern Pima County area.

Metrics Available to Measure Performance:

Conforms with A.R.S. Title 12-130 Place of holding court; accommodations.

Retroactive:

Yes. All of the required approvals were not received before the deadline for the April 18th Board of Supervisors meeting.

To: COB- 4-19-17 (1)
Jgs. 6

Procure Dept 04/19/17 RM08:51

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 AwardsWere insurance or indemnity clauses modified? ☐ Yes ☒ No ☐ Not Applicable to Grant AwardsVendor 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 InformationDocument Type: CT Department Code: SC Contract Number (i.e., 15-123): 12*2179Amendment No.: 1 AMS Version No.: 6Effective Date: May 1, 2017 New Termination Date: April 30, 2022☒ Expense ☐ Revenue ☒ Increase ☐ Decrease Amount This Amendment: \$ 1,192,209.95Funding Source(s): general fundCost to Pima County General Fund: \$1,192,209.95

Contact: Melissa LoeschenDepartment: Facilities Management Telephone: 724-8230Department Director Signature/Date: [Signature] 4/17/17Deputy County Administrator Signature/Date: [Signature] 4-18-17County Administrator Signature/Date: [Signature] 4/18/17
(Required for Board Agenda/Addendum Items)

**PIMA COUNTY DEPARTMENT:
Superior Court for Juvenile Court**

LEASE: 4955 N. Shamrock Place
Tucson, Arizona

LANDLORD: Kash Property Management, Inc.

TENANT: Pima County Juvenile Court

LEASE NO.: CT SC 12*2179 - EXPENSE

LEASE AMENDMENT NO.: ONE (1)

CONTRACT

NO. CT-SC-12-179

AMENDMENT NO. 01

This number must appear on all
invoices, correspondence and
documents pertaining to this
contract.

ORIGINAL LEASE TERM:	05/01/12-04/30/17	ORIG. LEASE AMOUNT:	\$1,572,000.00
TERMINATION DATE PRIOR AMENDMENT:	NA	PRIOR AMENDMENTS:	\$ 00.00
TERMINATION THIS AMENDMENT:	04/30/22	AMOUNT THIS AMEND:	\$1,192,209.95
		REVISED AMOUNT:	\$2,764,209.95

FIRST AMENDMENT TO LEASE

1. **DEFINED TERMS.** For purposes of this First Amendment to Lease (the "Amendment"), the following terms have the meanings set forth below:

1.1. Landlord: Kash Property Management Inc. (hereinafter referred to as "Landlord").

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

1.3. Leased Premises: The building located at 4955 N. Shamrock Place, Tucson, Arizona, which consists of approximately 10,139 square feet of finished space and 1,200 square feet of unfinished shell space.

1.4. Lease: The lease for the Leased Premises dated May 15, 2012.

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

2.1. Extension: This Amendment extends the Lease term for an additional five (5) years from May 1, 2017 to April 30, 2022 (the "Extension Period").

2.2. Base Rent: The Base Rent for the Extension Period (which does not include applicable taxes which are currently 2.5%) will be as follows:

<u>Lease Dates</u>	<u>Monthly</u>	<u>Yearly</u>	<u>Per Sq. Ft.</u>
5/1/17-4/30/18	\$15,700.00	\$188,400.00	\$16.62
5/1/18-4/30/19	\$16,171.00	\$194,052.00	\$17.11

5/1/19-4/30/20	\$16,656.13	\$199,873.56	\$17.63
5/1/20-4/30/21	\$17,155.81	\$205,869.77	\$18.16
5/1/21-4/30/22	\$17,670.49	\$212,045.86	\$18.70

2.3. Operating Expenses: Tenant is not responsible to pay Landlord any operating overage expenses for the 2015-2016 lease year or any operating expenses during the Extension Period. Landlord is solely responsible for all pest control, trash, recycling and janitorial services in addition to all maintenance, repairs and replacement of the entire Premises, gates, interior and exterior cameras, parking lot and exterior lights and associated building systems, except those caused by the negligent or intentional acts of Tenant or its invitees.

2.4 Tenant Improvements: Landlord is solely responsible for the cost of installing a commercial grade High Definition 1080P video surveillance system utilizing 2.1 mega pixel cameras and a real time 30 frame per second 1080P digital video recorder with 4Tb of video storage whose specifics are shown on the attached Exhibit A. Landlord's contractor must complete the installation no later than ninety (90) days after this Amendment is fully executed. The total cost will not exceed \$13,500.00

Landlord will paint, remove the existing carpet and install new carpet and vinyl composition grade floor tiles in the Premises except for the vacant shell on the second floor, all at Landlord's expense. Tenant is responsible for moving and replacing free standing furniture and computers as necessary to facilitate the painting and recarpeting, which Landlord must complete no later than sixty (60) days after this Amendment is fully executed. The total cost will not exceed \$32,105.00.

Landlord will at its expense, replace the existing exterior building and parking lot lights with LED lights no later than one hundred and twenty (120) days after this Amendment is fully executed.

2.5 Tenant Expenses: Tenant is responsible for the cost of Landlord's property insurance, and electricity, water, sewer and real estate taxes for the Leased Premises.

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.

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.

TENANT:

PIMA COUNTY, a political subdivision of the State of Arizona

LANDLORD:

Kash Property Management, Inc.

Sharon Bronson, Chair, Board of Supervisors

Daryl Ross

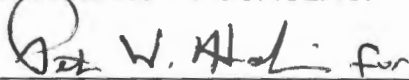
Date _____

Date _____

ATTEST:


Julie Castaneda, Clerk of the Board

APPROVED AS TO CONTENT:



Hon. Kathleen Quigley, Presiding Judge of Juvenile Court

Date 4/13/17



Lisa Josker, Director, Facilities Management Department

Date 4/12/17

APPROVED AS TO FORM:



Tobin Rosen, Deputy County Attorney

Date 4/11/17

Exhibit A – Camera specifications

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

Sharon Bronson, Chair, Board of Supervisors

Date _____

ATTEST:

Julie Castaneda, Clerk of the Board

APPROVED AS TO CONTENT:

Hon. Kathleen Quigley, Presiding Judge of Juvenile Court

Date _____

Lisa Josker, Director, Facilities Management Department

Date _____

APPROVED AS TO FORM:

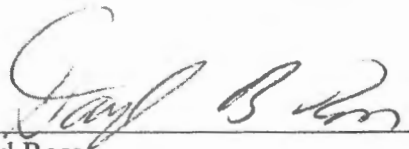
Tobin Rosen, Deputy County Attorney

Date _____

Exhibit A – Camera specifications

LANDLORD:

Kash Property Management, Inc.



Daryl Ross

Date 4/11/2017

· EXHIBIT A

Specifications for a commercial grade, true High Definition 1080P system utilizing 2.1 Mega Pixel cameras and a real time 30 frame per second 1080P digital video recorder with 4Tb of video storage.

1-LTSLTD8416 TT-DT 16 Channel High Definition Digital Video Recorder contains:

- 16 channel for camera addition in the future if desired
- 4 Tb of video storage
- 1080P through all channels at 30 frames per second (real time recording and playback through all cameras)
- 3-year platinum warranty

4-LTSPTZHH512OX3OOIR High Definition Pan, Tilt, Zoom Cameras contain:

- 2.1 Mega Pixel, Full HD1080P
- 1920x1080P @ 30 frames per second
- 30x optical zoom 4-120mm lens
- 4 matrix infrared LED's @ 400 ft.
- True day/night 3D digital noise reduction
- 256 preset positions
- 4 patterns, 8 patrols
- self-adaptive, RS485 Pelco D protocol
- IP66 rated for outdoor environments

5-LTSCMHDR3423DDW High Definition HD-TRI cameras (replacing all existing stationary cameras and new installation at outdoor kitchen entry) contain:

- 2.1 Mega Pixel, Full HD1080P
- 1920x1080P @ 30 frames per second real time
- IK10 vandal proof cameras
- IP66 rated for harsh environments
- 2.8-12mm vari-focal lens
- 24 infrared LED's for outstanding low light level viewing
- True wide dynamic range

2-LTSCMHDR742228 High Definition HG-TRI Indoor Cameras (for interview room 5 and front entry area) contain:

- 2.1 Mega Pixel
- 1920x1080P @ 30 frames per second
- Low profile for indoor use
- IK10 vandal proof

1-27" HDMI color monitor

5-boxes of Siamese RG59 and 18'2 power for HD signal

1-Sixtenn channel power supply, fuse protected

1-Minute Man 15-20 minute UPS back up

1-surge suppressor

1-annunciator for internal panic button & power supply (button at desk to remain the same)

Other:

All wire runs will utilize new cable and connections.

Rental of lift for PTZ install

40 hours of labor

Includes professional installation, all equipment and parts, programming and training.