

BOARD OF SUPERVISORS AGENDA ITEM REPORT CONTRACTS / AWARDS / GRANTS

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:

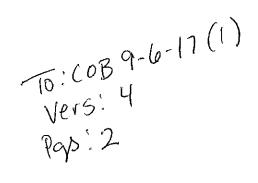
The extension of the lease term will allow tenant to continue to employ personnel whose spending on food, housing, entertainment, recreation and sporting activities makes a positive economic impact on Pima County businesses.

*Metrics Available to Measure Performance:

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

*Retroactive:

No.



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Revised 2017

Contract / Award Information		
Document Type: Department Co	de: 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? OYes ONo	If Yes \$ %	
Contract is fully or partially funded with Federal Fundation	nds? 🔲 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		
· · · · · · · · · · · · · · · · · · ·	de: <u>FM</u> Contract Number (i.e., 15-123): <u>15*187</u>	
Amendment No.: 1 Effective Date: 9/19/2017	AMS Version No.: <u>4</u> New Termination Date: November 18, 2018	
	Prior Contract No. (Synergen/CMS):	
○ Expense or ● Revenue ● Increase ○ De		
Is there revenue included?	If Yes \$ 83,138.42	
*Funding Source(s) required: not applicable		
Funding from General Fund? OYes ONO	If Yes \$ %	
Funding from General Fund? OYes No Grant/Amendment Information (for grants accept		
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PIMA COUNTY FACILITIES MANAGEMENT DEPARTMEN	CONTRACT	
LEASE: 2980 E. AJO WAY TUCSON, ARIZONA	NO. CTD-FM-15-187 AMENDMENT NO. 01	
TENANT: ACCELERATE DIAGNOSTICS, INC.	This number must appear on all invoices, correspondence and	
LEASE NO.: CTN FM 15*187	documents pertaining to this contract.	
LEASE FIRST AMENDMENT NO.: ONE (1)		

ORIGINAL LEASE TERM: 11/19/15-11/18/17 TERMINATION DATE PRIOR AMENDMENT: NA TERMINATION THIS AMENDMENT: 11/18/18
 ORIG. LEASE AMOUNT:
 \$134,182.96

 PRIOR AMENDMENTS:
 \$0.00

 AMOUNT THIS AMEND.:
 \$83,138.42

 REVISED AMOUNT:
 \$217,321.38

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.

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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.

Steve Reichling, Chief Financial Officer

8/22/17

Date

Sharon Bronson, Chair, Board of Supervisors

Date

ATTEST:

Julie Castaneda, Clerk of the Board

APPROVED AS TO CONTENT: Βv

Lisa Josker, Director, Facilities Management

APPROVED AS TO FORM: 117 By:

Tobin Rosen, Deputy County Attorney

First Amendment to Lease