



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

☐ Award ☒ Contract ☐ Grant

**Requested Board Meeting Date:** 05/21/2019

**\* = Mandatory, information must be provided**

**or Procurement Director Award** ☐

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

Arizona Board of Regents for and on behalf of the University of Arizona

**\*Project Title/Description:**

Fifth Amendment to Lease CTN-FM-15\*056 with UA ASHline, Arizona Smokers Helpline, which extends Lease and increases rent.

**\*Purpose:**

This fifth amendment extends Lease term for one additional year, includes four one-year options to extend and increases rental rate. UA ASHline provides telephone coaching and support services to people seeking to stop using tobacco products.

**\*Procurement Method:**

"Exempt pursuant to Pima County Code section 11.04.020"

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

ASHline provides free services directly to people who want to stop smoking, to employers who want to provide a tobacco cessation program and to healthcare providers who refer people to ASHline. Free services include telephone coaching, on-line programs and coaching as well as other resources and support.

**\*Public Benefit:**

Assists people who want to stop using tobacco products resulting in improved lifestyle, which will more productively contribute to general community economics and as well as societal culture.

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

Supports BOS Policy C 3.18 "Tobacco-Free Environment"; continued funding for program; continued use by individuals, continued referrals to program and successful assistance to business' to implement tobacco cessation programs for employees

**\*Retroactive:**

No

*To: COB-5-6-19  
Pg-3  
(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

**If Yes, 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): 15-056  
Amendment No.: 5 AMS Version No.: 7  
Effective Date: 07/01/2019 New Termination Date: 6/30/2020

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

☐ Expense or ☒ Revenue ☒ Increase ☐ Decrease Amount This Amendment: \$ 108,716.40

Is there revenue included? ☒ Yes ☐ No If Yes \$ 108,716.40

**\*Funding Source(s) required:** Revenue Contract

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: Roberta Small

Department: Facilities Management Telephone: 724-9870

Department Director Signature/Date:  5/2/19

Deputy County Administrator Signature/Date:  5-3-19

County Administrator Signature/Date:  5/3/19  
(Required for Board Agenda/Addendum Items)

**PIMA COUNTY DEPARTMENT OF FACILITIES MANAGEMENT**

**LEASE:** 3950 South Country Club Road, Suite #300, Tucson, Arizona

**TENANT:** Arizona Board of Regents for and on behalf of the University of Arizona

**LEASE NO.:** CTN-FM-15\*056

**LEASE AMENDMENT NO.:** Five (5)

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<b>ORIGINAL LEASE TERM:</b>	12/1/14 - 06/30/15	<b>ORIG. LEASE AMOUNT:</b>	\$54,012.42
<b>TERMINATION DATE PRIOR AMENDMENT:</b>	06/30/19	<b>PRIOR AMENDMENTS:</b>	\$379,877.18
<b>TERMINATION THIS AMENDMENT:</b>	06/30/20	<b>AMOUNT THIS AMEND.:</b>	\$108,716.40
		<b>REVISED LEASE AMOUNT:</b>	\$542,606.00

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**FIFTH AMENDMENT TO LEASE  
3950 SOUTH COUNTRY CLUB ROAD, SUITE #300  
TUCSON, ARIZONA**

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

1.1. Landlord: Pima County, a political subdivision of the State of Arizona (hereinafter referred to as "Landlord")

1.2. Tenant: ARIZONA BOARD OF REGENTS for and on behalf of the University of Arizona.

1.3. Leased Premises: Suite #300 in the building located on the third floor of 3950 S. Country Club Road, Tucson, Arizona, and known as the Abrams Public Health Building (the "Building"), consisting of approximately 5,252 usable square feet.

1.4. Lease: The Lease for the Leased Premises naming Tenant as tenant, which commenced on December 1, 2014, and was amended on June 16, 2015, June 21, 2016, June 6, 2017 and May 1, 2018.

2. **BACKGROUND.**

2.1. Prior Term. The original term of the Lease, plus all the extension options, which Tenant exercised, is expiring on June 30, 2019. Tenant wishes to remain in the Premises. Tenant's use of the Premises for its ASHline program complements the public health nature of the Building.

1.5. Notice of Publication: Notice of this lease extension was published in accordance with § 11.256.01.

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

3.1. Extension of Lease: Landlord and Tenant hereby agree to extend the term of the Lease for one (1) additional year from June 30, 2019 to June 30, 2020.

3.2. Options to Extend. Tenant may extend term for four (4) additional one (1) year terms, with written notice to Landlord no less than ninety (90) days prior to end of each term.

3.3. Rent. Base rent during the this Extension of Lease is Fourteen and 00/11 Dollars (\$14.00) per rentable square foot per year for this extension. If Tenant elects to exercise Options to Extend, base rent will increase three percent (3%) per year.

Option	Term	Increase	Sq Ft	Rent	Annual Rent	Mthly Rent
Option 1	6/30/19 - 6/29/20		5252	14.00	73,528.00	6,127.33
Option 2	6/30/20 - 6/29/21	3%	5252	14.42	75,733.84	6,311.15
Option 3	6/30/21 - 6/29/22	3%	5252	14.85	78,005.86	6,500.49
Option 4	6/30/22 - 6/29/23	3%	5252	15.30	80,346.03	6,695.50
Option 5	6/30/23 - 6/29/24	3%	5252	15.76	82,756.41	6,896.37

390,370.14

4. **REMAINING LEASE TERMS UNCHANGED.** Except as modified as provided in this Fifth Amendment to Lease, 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 Fourth Amendment on the day, month and year written below.

**LANDLORD:**

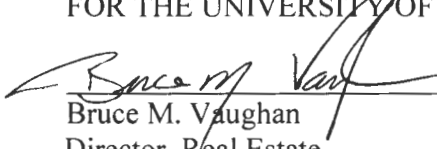
PIMA COUNTY, a political subdivision of the State of Arizona

\_\_\_\_\_  
Richard Elias  
Chairman, Board of Supervisors

Date \_\_\_\_\_

**TENANT:**

ARIZONA BOARD OF REGENTS  
FOR THE UNIVERSITY OF ARIZONA

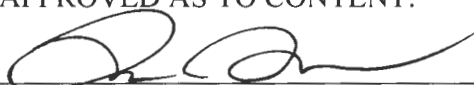
  
\_\_\_\_\_  
Bruce M. Vaughan  
Director, Real Estate

Date 4/23/19

**ATTEST:**

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

**APPROVED AS TO CONTENT:**

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

Date 5/2/19

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
Regina L. Nassen, Deputy Pima County Attorney

Date 4.23.2019