



BOARD OF SUPERVISORS AGENDA ITEM REPORT
CONTRACTS / AWARDS / GRANTS

☐ Award ☒ Contract ☐ Grant

Requested Board Meeting Date: August 19, 2019

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

or Procurement Director Award ☐

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

IMPACT OF SOUTHERN ARIZONA, an Arizona non-profit corporation ("Impact")

***Project Title/Description:**

Second Amendment to Lease, CTN-FM-CMS143190, with Impact at 3535 East Hawser Street, Tucson Arizona 85739 for additional space in main building.

***Purpose:**

This 2nd amendment increases Impact's space in the main building located at 3535 East Hawser St ("Premises") Tucson AZ by 1,708 sq ft and also increasing O&M and Capital Reserve. Impact will occupy the entire building and pay 100% OM.

***Procurement Method:**

"Exempt pursuant to Pima County Code section 11.04.020.D."

***Program Goals/Predicted Outcomes:**

Impact has outgrown its current space in the Premises. The increased space allows Impact to expand its current social programming and allows for additional social services programs to be implemented to better serve the needs of the community.

***Public Benefit:**

To continue to provide social services such as, but not limited to, a food bank and clothing bank, referral and resource services and educational workshops to Catalina and the surrounding area's under-served residents.

***Metrics Available to Measure Performance:**

Increased current levels of social services to the Community; Increased ability to prepare food and clothing for distribution allowing for more distribution into the under-served Community residents; Ability to hold additional and larger community educational workshops;

***Retroactive:**

No

Procure Dept 08/06/19 PM08:01

To. 008-8.6-19

Ver. - 3

pgs - 5

(1)

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): CMS143190Amendment No.: Two AMS Version No.: 3Effective Date: 08/19/2019 New Termination Date: _____

Prior Contract No. (Synergen/CMS): _____

☐ Expense or ☒ Revenue ☒ Increase ☐ Decrease Amount This Amendment: \$ 209,773.07Is there revenue included? ☒ Yes ☐ No If Yes \$ 209,773.07***Funding Source(s) required:**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 SmallDepartment: Facilities ManagementTelephone: 520-724-9870

Department Director Signature/Date: _____

Deputy County Administrator Signature/Date: _____

County Administrator Signature/Date: _____

(Required for Board Agenda/Addendum Items)

PIMA COUNTY DEPARTMENT OF FACILITIES MANAGEMENT

LEASE: 3535 East Hawser Street, Tucson Arizona 85739

TENANT: IMPACT OF SOUTHERN ARIZONA, an Arizona non-profit corporation

LEASE NO.: CTN-FM-CMS143190

LEASE AMENDMENT NO.: TWO (2)

ORIGINAL LEASE TERM:	06-28-2010 to 08-15-2035	ORIG. LEASE AMOUNT:	\$1,428,364.14
TERMINATION DATE PRIOR AMENDMENT:	08-15-2035	PRIOR AMENDMENTS:	00.00
TERMINATION THIS AMENDMENT:	08-15-2035	AMOUNT THIS AMEND.:	\$ 209,773.07
		REVISED LEASE AMOUNT:	\$1,638,137.21

**SECOND AMENDMENT TO LEASE
3535 EAST HAWSER STREET
TUCSON, ARIZONA 85739**

1. **DEFINED TERMS.** For purposes of this Second 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:** IMPACT OF SOUTHERN ARIZONA, an Arizona nonprofit corporation (hereinafter referred to as "Tenant")

1.3. **Leased Premises:** The building and modular building located at 3535 East Hawser, Tucson Arizona, which contain approximately 6,672 square feet of space.

1.4. **Lease:** The Lease for the Leased Premises naming Tenant as tenant, which commenced on June 28, 2010, and was amended on January 10, 2017.

2. **BACKGROUND.**

2.1. County as Landlord originally leased approximately 4,964 square feet of office space in the building and modular building located at 3535 East Hawser Street, Tucson Arizona to CATALINA COMMUNITY SERVICES, an Arizona non-profit corporation, under the Lease, for the purpose of providing social services to the Catalina community.

2.2. Tenant filed an Amendment to its Articles of Incorporation with the Arizona Corporation Commission on April 4, 2014 to change its name from Catalina Community Services to IMPACT OF SOUTHERN ARIZONA. The Landlord and Tenant (the "Parties") executed the First Amendment to the Lease on January 10, 2017 to reflect the name change.

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3. **MODIFICATION OF LEASE.** The Parties hereby agree to modify the terms of the Lease as follows:

3.1. Additional Space. , As of the Effective Date, an additional 1,708 square feet (the "Additional Space") is added to the Premises, increasing the square footage from 4,964 to 6,672. The Additional Space consists of the remainder of the space in the main building at 3535 East Hawser Street not already occupied by Tenant, as shown on Exhibit A attached hereto. The Additional Space will be used by Tenant to support Tenant's community programs.

3.2. Tenant's Proportional Share of Operating Expenses. As of the Effective Date, Tenant's proportionate share of operating expenses under Section 7 of the Lease is increased to 100%.

3.3. Capital Reserve Fee. As of the Effective Date, Tenant's Capital Reserve Fee is increased to \$4880 per year.

4. **EFFECTIVE DATE.** This Amendment will be effective as of the date it is signed by the County (the "Effective Date").

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

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IN WITNESS WHEREOF, the parties hereto have executed this Second Amendment on the
dates written below.

LANDLORD:

PIMA COUNTY, a political subdivision of
The State of Arizona

TENANT:

IMPACT OF SOUTHERN ARIZONA,
an Arizona nonprofit corporation

Richard Elias
Chairman, Board of Supervisors

Date _____

Date _____

ATTEST:

Julie Castaneda, Clerk of the Board

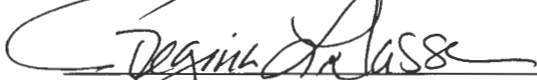
APPROVED AS TO CONTENT:



Lisa Josker, Director, Facilities Management

Date 8/2/19

APPROVED AS TO FORM:



Regina L. Nassen, Deputy Pima County Attorney

Date 6.28.2019

IN WITNESS WHEREOF, the parties hereto have executed this Second Amendment on the
dates written below.

LANDLORD:

PIMA COUNTY, a political subdivision of
The State of Arizona

Richard Elias
Chairman, Board of Supervisors

Date _____

ATTEST:

Julie Castaneda, Clerk of the Board

APPROVED AS TO CONTENT:

Lisa Josker, Director, Facilities Management

Date _____

APPROVED AS TO FORM:

Regina L. Nassen, Deputy Pima County Attorney

Date 7.23.2019

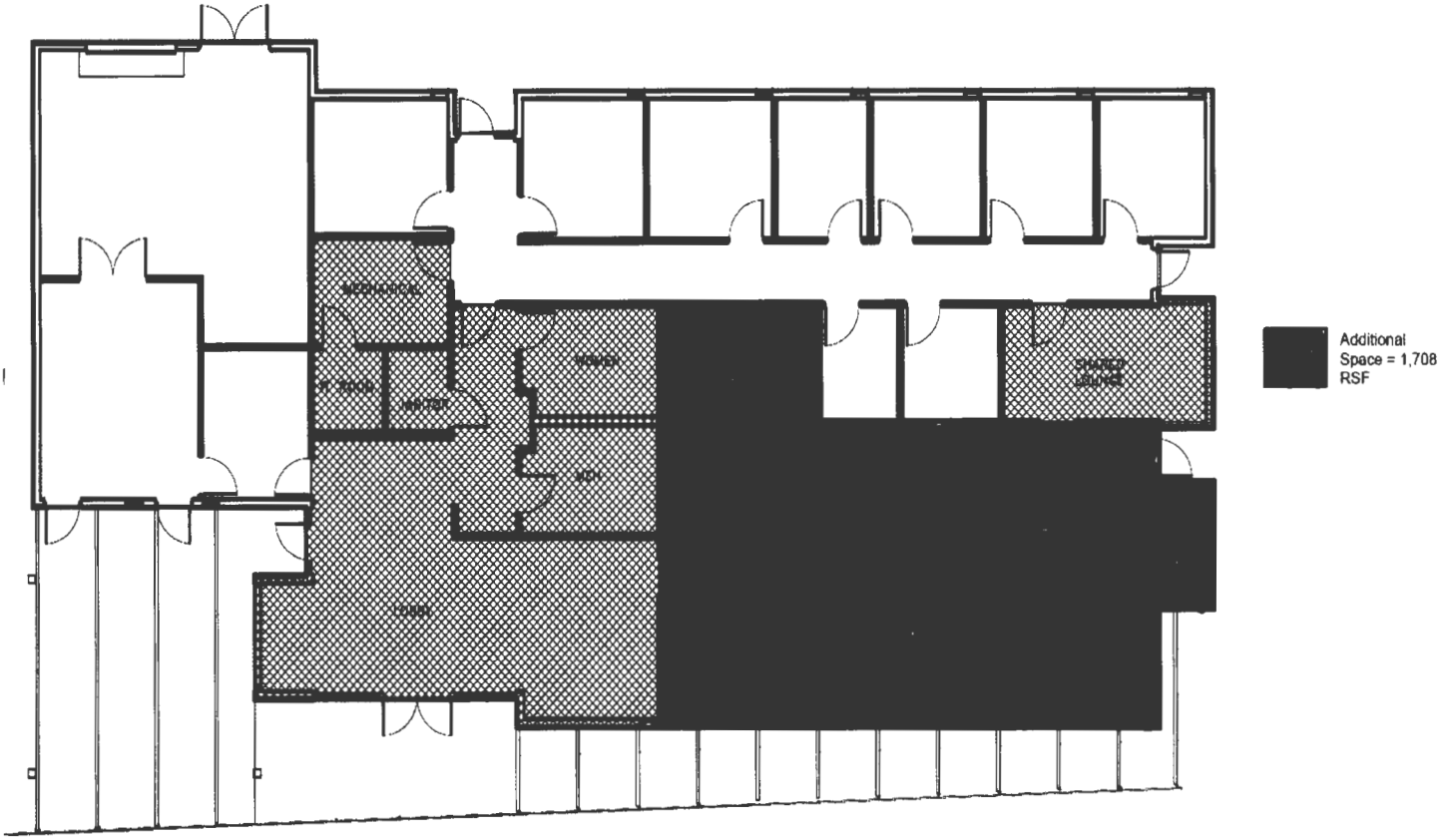
TENANT:

IMPACT OF SOUTHERN ARIZONA,
an Arizona nonprofit corporation

Daniel L. Thomas

Date 24 July 2019

EXHIBIT A



IMPACT OF SOUTHERN ARIZONA - 3535 E. HAWSER STREET