



**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):**

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

**\*Project Title/Description:**

First Amendment to the Lease, CTN-FM-15\*006, to extend the use of courtrooms at 240 North Stone, #550, 551 & 507 by the University of Arizona ("U of A") for legal education.

**\*Purpose:**

This first amendment extends the lease with the U of A for use of courtrooms at 240 North Stone, #550, 551 (also known as #502 & 503) and office #507 ("Premises") to further the education of U of A Law Students for an additional five years. It also modifies the Lease to allow for Pima County Justice Court ("Court") to use the Premises for County purposes when not in use by the U of A.

**\*Procurement Method:**

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

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

Provides for continuing legal education to U of A graduate law students in a courtroom setting as well as allowing for Pima County Justice Courts use of the courtrooms, when not in use by the U of A, for its regional Consolidated Misdemeanor Problem Solving Court (CMPS).

**\*Public Benefit:**

Further U of A graduate law students education by provided a court room setting, which enhances the educational experience. Court use, when not in use by the U of A, for its CMPS allows for any limited access jurisdiction court to referrals of high-risk/high needs individuals to allow for multiple points of interventions, which better serves the public and the court-involved individuals. Both uses compliment the Public use of the Premises.

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

Successful enhancement of law student education. Continued assess to CMPS resulting in better outcomes for referred individuals, continued growth and use by both programs.

**\*Retroactive:**

No

To: COB- 8-2-19  
Ver. - 5  
Pgs - 3  
(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): 15\*006

Amendment No.: One AMS Version No.: five

Effective Date: August 19, 2019 New Termination Date: 02/10/2025

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

☐ Expense or ☒ Revenue ☒ Increase ☐ Decrease Amount This Amendment: \$ 5.00Is there revenue included? ☒ Yes ☐ No If Yes \$ 5.00**\*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 Small

Department: Facilities Management Telephone: 520-724-9870

Department Director Signature/Date: \_\_\_\_\_ 8/2/19

Deputy County Administrator Signature/Date: \_\_\_\_\_ 8-5-19

County Administrator Signature/Date: \_\_\_\_\_ 8/5/19  
(Required for Board Agenda/Addendum Items)

**PIMA COUNTY DEPARTMENT OF FACILITIES MANAGEMENT**

**LEASE: 240 North Stone, #550, 551 & 507, Tucson Arizona**

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

**LEASE NO.: CTN-FM-15\*006**

**LEASE AMENDMENT NO.: ONE (1)**

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<b>ORIGINAL LEASE TERM:</b>	02/11/2015 to 02/10/2020	<b>ORIG. LEASE AMOUNT:</b>	\$5.00
<b>TERMINATION DATE PRIOR AMENDMENT:</b>	02/10/2020	<b>PRIOR AMENDMENTS:</b>	
<b>TERMINATION THIS AMENDMENT</b>	02/10/2025	<b>AMOUNT THIS AMEND.:</b>	\$5.00
		<b>REVISED LEASE AMOUNT:</b>	\$10.00

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**FIRST AMENDMENT TO LEASE  
240 NORTH STONE, # 550, 551 & 507  
TUCSON, ARIZONA**

1. **DEFINED TERMS.** For purposes of this FIRST 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: Two (2) court rooms, #502 and #503 (also designated #550 and #551) and one (1) office, #507 located on the fifth floor at 240 North Stone Avenue, Tucson Arizona and commonly known as the Public Service Center ("PSC") consisting of approximately 3,026 gross square feet (the "Premises").

1.4. Lease: Parties entered into an agreement for the Leased Premises on June 25, 2014 (the "Lease"). The 5-year Lease Term commenced on February 11, 2015. Tenant has one (1) option to extend the Term for a five-year period.

2. **BACKGROUND.**

2.1. Term. The initial term of the Lease is expiring on February 11, 2020. Tenant has provided notification according to the terms of the Lease agreement to exercise its one five-year extension option. Tenant will continue to use the Premises for legal education of Tenant's graduate students, which compliments the Public use of the Premises.

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 five (5) additional years from February 11, 2020 to February 10, 2025.

3.2. Modification to Use: Tenant acknowledges and agrees that its occupancy of the Premises will not be exclusive and that Pima County Justice Court ("Court") may use the two courtrooms that are part of the Premises for its regional Consolidated Misdemeanor Problem Solving Court (CMPS Court) during times when the courtrooms are not in use by Tenant. Tenant will have priority for use of the courtrooms. The University Director of Advocacy will notify the Court administrator of the Tenant's usage schedule for the courtrooms, as soon as that schedule is determined, and will notify the Court whenever that schedule changes or is updated, so that the Court can schedule court dates.

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

**LANDLORD:**

PIMA COUNTY, a political subdivision of the State of Arizona

*NA*

Mary Jo Furphy,  
Pima County Procurement Director

Date \_\_\_\_\_

**TENANT:**

ARIZONA BOARD OF REGENTS  
FOR THE UNIVERSITY OF ARIZONA

*Bruce M. Vaughan*

Bruce M. Vaughan  
Director, Real Estate

Date 7/29/19

APPROVED AS TO CONTENT:

*Lisa Josker*

Lisa Josker, Director, Facilities Management

Date 8/1/19

APPROVED AS TO FORM:

*Regina L. Nassen*

Regina L. Nassen, Deputy Pima County Attorney

Date 7.30.2019

PIMA COUNTY  
BOARD OF SUPERVISORS

\_\_\_\_\_  
Chairman

**ATTEST:**

\_\_\_\_\_  
Clerk of the Board