



BOARD OF SUPERVISORS AGENDA ITEM REPORT
CONTRACTS / AWARDS / GRANTS

☐ Award ☒ Contract ☐ Grant

Requested Board Meeting Date: 3/17/2020

* = Mandatory, information must be provided

or Procurement Director Award ☐

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

Bruce Wayne, LLC, an Arizona limited liability company

***Project Title/Description:**

Third Amendment to 3550 N. 1st Ave Lease

***Purpose:**

This Third Amendment to Lease extends the Term for 1 year, from June 30, 2020 to June 30, 2021

***Procurement Method:**

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

***Program Goals/Predicted Outcomes:**

Health Department provides medical clinical and family planning services to clients in Mid-Town and North areas of Tucson. The current rental rate continues during the one year term extension and remaining lease terms are unchanged except as modified by this amendment.

***Public Benefit:**

Provides medical services and family planning to clients, which improves their health and well-being. Services available include, but are not limited to: well-women exams, prenatal outreach, immunizations, screens, health education classes.

***Metrics Available to Measure Performance:**

Conform with ARS 11-251 Powers of the Board item #39

***Retroactive:**

No.

To: CoB 3-4-20
ver. - 7
pps - 4 C11

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 22-10.***Amendment / Revised Award Information**Document Type: CT Department Code: FM Contract Number (i.e., 15-123): 19*323Amendment No.: 03 AMS Version No.: 7Effective Date: June 30, 2020 New Termination Date: June 30, 2021

Prior Contract No. (Synergen/CMS): _____

☒ Expense or ☐ Revenue ☐ Increase ☐ Decrease Amount This Amendment: \$ 128,790.75Is there revenue included? ☐ Yes ☒ No If Yes \$ _____***Funding Source(s) required:** Continuation of current HD budget split 50/50 between fund 2002, unit 2887 and fund 2042, unit 2897.
Health Department BudgetFunding 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: Kevin M. ButtonDepartment: Facilities ManagementTelephone: 520-724-8230Department Director Signature/Date: [Signature] 3/3/2020

Deputy County Administrator Signature/Date: _____

County Administrator Signature/Date: C. K. [Signature] 3/4/2020
(Required for Board Agenda/Addendum Items)



**PIMA COUNTY
DEPARTMENT OF FINANCE AND RISK MANAGEMENT**

Michelle Campagne, Director

CERTIFICATE OF SELF-INSURANCE

THIS IS TO CERTIFY THAT PIMA COUNTY, IN ACCORDANCE WITH
A.R.S. §11-981 AND PIMA COUNTY CODE §3.04, IS SELF-INSURED.

TO THE EXTENT PERMITTED BY LAW, PIMA COUNTY, AS A SELF-
INSURER, IS PROVIDING EVIDENCE OF GENERAL LIABILITY COVERAGE FOR
THE COUNTY OF ONE MILLION DOLLARS (\$1,000,000), FOR LIABILITIES THAT
HAVE BEEN PROPERLY DETERMINED TO ARISE FROM THIS ACTIVITY.

DATE OF ISSUE:

March 2, 2020

CERTIFICATE HOLDER:

Bruce Wayne, LLC an Arizona Limited Liability
Company

3550 N. 1st Avenue, Suite 100

Tucson, AZ 85719

Attn: Wayne Even

Program:

Health Care Clinic

3550 N. 1st Avenue – Tucson, AZ 85719

Certificate Date:

June 30, 2020 to June 30, 2021

***Certificate good with respect to
Pima County only.***

A handwritten signature in black ink, appearing to read "M. Luna", written over a horizontal line.

Maria Luna, Risk Manager
Pima County Finance & Risk Management Department

Pima County Department of Facilities Management

Project: Third Amendment to 3550 N. 1st Ave Lease

Contractor: BRUCE WAYNE, LLC, an Arizona limited liability company ("Landlord")

Contract No: CT-FM-19*323

Contract Amendment No: 03

Orig. Contract Term: 07/01/2015 - 06/30/2017	Orig. Amount:	\$252,111.88
Termination Date Prior Amendment: 06/30/20	Prior Amendments Amount:	\$384,741.19
Termination Date This Amendment: 06/30/21	This Amendment Amount:	\$128,790.75
	Revised Total Amount:	\$765,643.82

THIRD AMENDMENT

1. Background and Purpose.

- 1.1. PIMA COUNTY, a political subdivision of the State of Arizona ("**Tenant**") and Pacific Income Properties, LLC, an Arizona limited liability company, entered into a lease agreement ("**Lease**"), #CT-FM-15-473, which commenced July 1, 2015, for portions of the building located at 3550 North First Avenue, Tucson, Arizona, commonly known as Weston Plaza, consisting of approximately 8,150 square feet ("**Premises**").
- 1.2. The Term of the Lease was previously extended to June 30, 2019, by the First Amendment to the Lease and the parties executed a Second Amendment assigning the original landlord's interest in the Lease to the new owner of the building, Bruce Wayne, LLC, an Arizona limited liability company ("**Landlord**") and extending the Lease Term to June 30, 2020. The County at that time changed the Lease's contract number from CT-FM-15-473 to CT-FM-19-323.
- 1.3. Tenant and Landlord wish to further extend the Term of the Lease with this Third Amendment. Capitalized terms used in this Third Amendment that are not otherwise defined, have the meanings previously assigned in the Lease.
- 1.4. Landlord wishes to continue leasing the Premises to Tenant, and Tenant wishes to continue leasing the Premises from Landlord.

2. Term.

- 2.1. **Lease Extension:** The Lease Term is extended one (1) year, through June 30, 2021.
- 2.2. **Option to Extend:** If Tenant is not in default under the Lease, Tenant may extend the Term of the Lease for up to two (2) additional 1-year periods (each an "**Extension Term**") by providing written notice to the Landlord, ninety (90) days prior to end of Term or prior Extension Term, as applicable.

3. **Termination.** Tenant may terminate the Lease, without any early termination penalties or fees, by giving Landlord ninety (90) days prior written notice of its intention to do so.
4. **Notice.** Any notices required or permitted to be given under the Lease as amended shall be in writing and shall be served by personal delivery, United States mail service, electronic transmission, or by fax, upon the other party as follows:

Tenant:

Pima County Facilities Management Department
150 W. Congress, 3rd Floor
Tucson, Arizona 85701

Landlord:

Bruce Wayne, LLC
3550 N. First Avenue, Ste. 100
Tucson, Arizona 85719

5. **Counterpart Signatures.** This Amendment may be executed in one or more counterparts, and by different parties hereto on separate counterparts, each of which will be deemed an original, but all of which together will constitute one and the same instrument.
6. **Remaining Lease Terms Unchanged.** Except as modified by this Amendment, all the terms and conditions of the Lease shall remain in full force and effect.

[REMAINDER OF PAGE INTENTIONALLY BLANK]

IN WITNESS WHEREOF, the parties have executed this Lease on the dates indicated below.

TENANT:

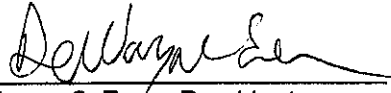
PIMA COUNTY, a political subdivision
of the State of Arizona

By: _____
Chairman of the Board of Supervisors

Date: _____

LANDLORD:

Bruce Wayne, LLC
3550 N 1st Ave
Tucson, AZ 85719

By: 
DeWayne S. Even, President

Date: 2/28/20

ATTEST:

By: _____
Clerk of the Board of Supervisors

Date: _____

APPROVED AS TO CONTENT:

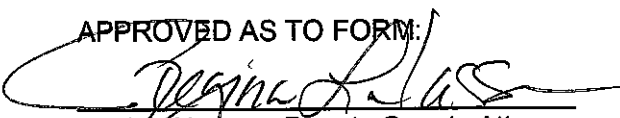
By: 
Lisa Josker
Director, Facilities Management

Date: 3/3/2020

By: _____
Bob England
Acting Director, Health Department

Date: _____

APPROVED AS TO FORM:


Regina Nassen, Deputy County Attorney

Date: 3-2-2020

IN WITNESS WHEREOF, the parties have executed this Lease on the dates indicated below.

TENANT:

PIMA COUNTY, a political subdivision
of the State of Arizona

By: _____
Chairman of the Board of Supervisors

Date: _____

LANDLORD:

Bruce Wayne, LLC
3550 N 1st Ave
Tucson, AZ 85719

By: DeWayne S. Even
DeWayne S. Even, President

Date: 2/28/20

ATTEST:

By: _____
Clerk of the Board of Supervisors

Date: _____

APPROVED AS TO CONTENT:

By: _____
Lisa Josker
Director, Facilities Management

Date: _____

By: Bob England
Bob England
Acting Director, Health Department

Date: 3/4/2020

APPROVED AS TO FORM:

Regina Nassen, Deputy County Attorney

Date: _____