BOARD OF SUPERVISORS AGENDA ITEM REPORT
CONTRACTS / AWARDS / GRANTS

○ Award ◉ Contract ○ Grant

Requested Board Meeting Date: May 19, 2020

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

or Procurement Director Award ☐

***Contractor/Vendor Name/Grantor (DBA):**
The Arizona Board of Regents for and behalf of the University of Arizona ("ABOR")

***Project Title/Description:**
Amendment to Lease between Pima County ("County") and ABOR for space at the Continental Community Center ("CCC"). RP File: LCP-0044

***Purpose:**
To extend the term of the Lease for an additional 5 year term, with annual increase to rent, and also additional property.

***Procurement Method:**
Exempt pursuant to Pima County Code 11.04.020

***Program Goals/Predicted Outcomes:**
Staff recommends that the Board of Supervisors approve the 1st Amendment to Lease with ABOR

***Public Benefit:**
This Lease will provide an opportunity for rural youth in Pima County to learn, participate in and perform greenhouse and gardening activities. In addition, the public will be benefitted by having ABOR be responsible for certain of the maintenance obligations at the CCC.

***Metrics Available to Measure Performance:**
ABOR will be paying $125.00 per month with an annual increase. ABOR shall be responsible for certain maintenance obligations at the CCC as additional consideration for the Lease.

***Retroactive:**
No

To: COB - 5-1-20
Ker. - 2
PPS - 4
(1)

Procure Dept 05/01/20 PM01:23

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: CTN Department Code: PW Contract Number (i.e.,15-123): 17*0215

Amendment No.: 1 AMS Version No.: 2

Effective Date: July 1, 2020 New Termination Date: June 30, 2025

Prior Contract No. (Synergen/CMS): _____

○ Expense or ◉ Revenue ◉ Increase ○ Decrease Amount This Amendment: $ 10,500.00

Is there revenue included? ○Yes ○No If Yes $ _____

***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: Rita Leon

Department: Real Property Services Telephone: 724-6462

Department Director Signature/Date: 4/28/2020

Deputy County Administrator Signature/Date: 4/30/2020

County Administrator Signature/Date: 4/30/2020

(Required for Board Agenda/Addendum Items)

PIMA COUNTY

REAL PROPERTY

PIMA COUNTY DEPARTMENT OF: **NATURAL RESOURCES, PARKS & RECREATION** **PROJECT : Continental Community Center Lease** **TENANT: Arizona Board of Regents for and behalf of University of Arizona** **CONTRACT NO.: CTN-PW-17-215** **LEASE AMENDMENT NO.: One (1)**	

ORIGINAL LEASE TERM:	**07/01/2017 – 07/1/2020**	**ORIG. LEASE AMOUNT:**	**$3,600.00**
TERMINATION DATE PRIOR AMENDMENT:	**-0-**	**PRIOR AMENDMENTS:**	**$-0-**
TERMINATION THIS AMENDMENT:	**06/30/2025**	**AMOUNT THIS AMENDMEN:**	**$10,500.00**
		REVISED LEASE AMOUNT:	**$14,100.00**

AMENDMENT TO LEASE

1. **DEFINED TERMS**. For purposes of this 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, a body corporate on behalf of the University of Arizona Cooperative Extension

1.3. Leased Property: See Attached Exhibit "A" and Leased Premises see Attached Exhibit "B".

1.4. Lease: The lease for the Leased Premises naming Tenant as tenant, dated July 1, 2017.

1.5. Effective Date: July 1, 2020.

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

2.1. Rent: The rent for the property shall be $125.00 per month, with an annual increase of $25.00.

2.2. Term: The term of the Agreement is hereby extended to an additional 5 year term.

2.3. Premises: The Premises will include additional property See Exhibit "B-1" and Tenant agrees that no structures are to be installed.

2.4. Notice. Any notice required or permitted to be given under this Lease shall be in writing and shall be served by personal delivery, United States mail service, electronic transmission, or by fax, upon the other party. Notice to Landlord shall be addressed and mailed as follows:

If to Landlord:
Chris Cawein, Director
Natural Resources, Parks & Recreation
3500 W River Rd
Tucson, AZ 85741-3600
Phone: (520) 724-5256

If to Tenant:
Planning, Design & Construction
Attn: Director, Real Estate
University of Arizona
220 W. Sixth Street
PO Box 210300
Tucson, AZ 85721
(520) 621-1813

With a copy to:
Stephen H. Husman, Pima County Extension Director
4210 N. Campbell Avenue
Tucson, AZ 85719
Phone: (520) 626-5848

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

4. **EFFECTIVE DATE**. This Amendment shall be effective as of the Effective Date.

IN WITNESS WHEREOF, the parties hereto have executed this Amendment on the day, month and year written below.

TENANT: ARIZONA BOARD OF REGENTS
for and on behalf of the University of Arizona

Bruce M. Vaughan, Director, Real Estate
Planning, Design & Construction

April 21, 2020
Date

LANDLORD: Pima County, a political subdivision of the State of Arizona

Ramon Valadez, Chairman, Board of Supervisors

Date: _____

ATTEST:

Julie Castaneda, Clerk of Board

Date_____

APPROVED AS TO CONTENT:

Chris Cawein, Director, Natural Resources, Parks & Recreation

Neil J. Konigsberg, Manager Real Property Services

APPROVED AS TO FORM:

Kell Olson, Deputy County Attorney, Civil Division

EXHIBIT A

CONTINETAL COMMUNITY CENTER

530 E. Whitehouse Canyon Road, Continental, AZ 85614

IRR PCL LYG S & W OF WHITE HOUSE CANYON RD
& E OF SPRR IN CONTINENTAL CANOA LAND GRANT
1.26 AC SEC 24-18-13

Map, Book, Parcel 304-18-9750

Continental Community Center Exhibit "B"

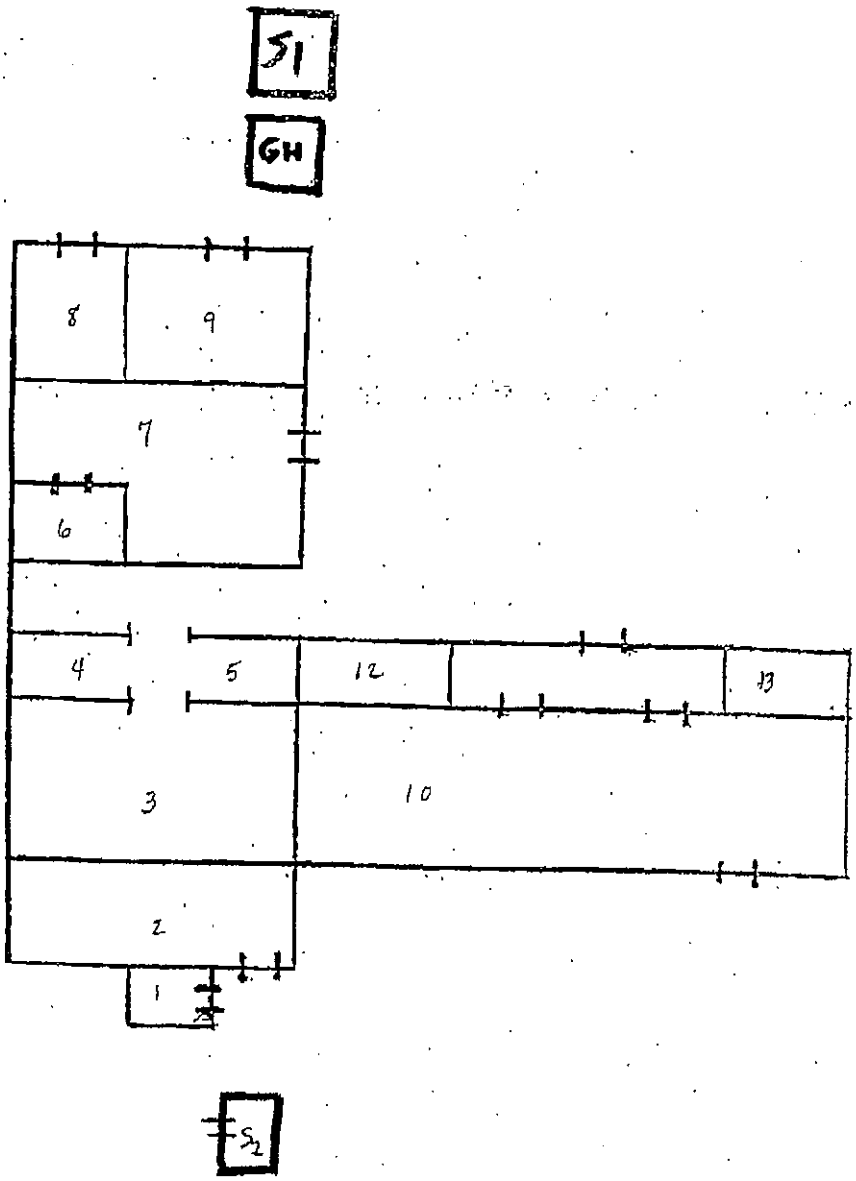
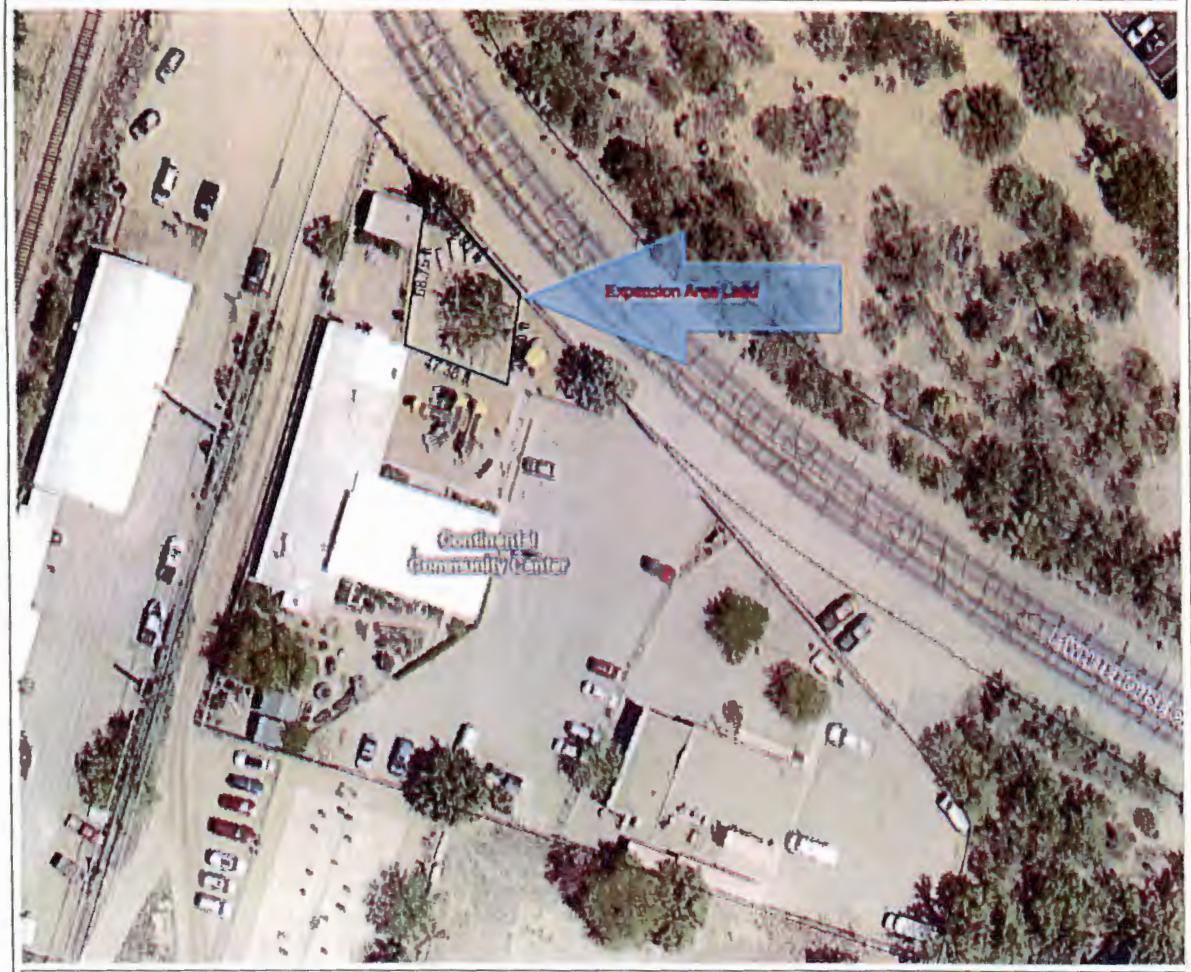


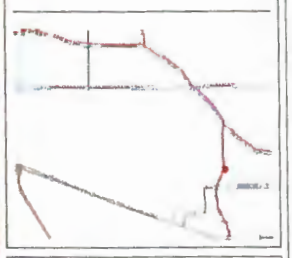
EXHIBIT "B-1"

Continental Community Center - Expansion Land



Legend

☐ Parcels



Notes:

121.8 0 60.92

Feet

Pima County GIS

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map are subject to Pima County's ITD GIS disclaimer and use restrictions.

4/15/2020