



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

Award Contract Grant

Requested Board Meeting Date: 11/17/2020

* = Mandatory, information must be provided

or Procurement Director Award

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

ComCapp Elevation, LLC, a Delaware limited liability company

***Project Title/Description:**

License for Right-of-Way Encroachment for existing walls and a monument sign / Lic-0178

***Purpose:**

To allow for the encroachment of existing walls and a monument sign in Pima County Rights-of-Way at 4500 E. Sunrise Dr. (Elevation Apartments)

***Procurement Method:**

Exempt pursuant to Pima County Code 11.04.020

***Program Goals/Predicted Outcomes:**

This license will allow for the continued walls and monument sign to encroach in the Pima County Rights-of-Way for public use.

***Public Benefit:**

Elevation Apartments will have walls and a sign for public use, and maintain the landscaping in the encroachment areas.

***Metrics Available to Measure Performance:**

The Licensee will pay an annual fee of \$662.00 and maintain the landscaping in the encroachment areas.

***Retroactive:**

No

*To: COB - 11-3-20
Ver. - 1
Pgs - 8 (3)*

Contract / Award Information

Document Type: CTN Department Code: PW Contract Number (i.e., 15-123): 21*0047

Commencement Date: 11/17/2020 Termination Date: 11/16/2045 Prior Contract Number (Synergen/CMS): _____

Expense Amount: \$* _____ Revenue Amount: \$ 16,550.00

***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: _____ Department Code: _____ Contract Number (i.e., 15-123): _____

Amendment No.: _____ AMS Version No.: _____

Commencement Date: _____ New Termination Date: _____

Prior Contract No. (Synergen/CMS): _____

Expense or Revenue Increase Decrease Amount This Amendment: \$ _____

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): _____

Commencement 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: Bob Beecher

Department: Public Works/Real Property Telephone: 724-6624

Department Director Signature/Date: [Signature] 11/2/2020

Deputy County Administrator Signature/Date: [Signature] 11/2/2020

County Administrator Signature/Date: [Signature] 11/2/2020
(Required for Board Agenda/Addendum Items)

For Recorder's Use Only

**PIMA COUNTY
LICENSE
FOR RIGHT-OF-WAY ENCROACHMENT
(LIC - 0178)**

Contract Number: CTN-PW-21*0047

THIS AGREEMENT is made between Pima County, a political subdivision of the State of Arizona, ("County"), and ComCapp Elevation, LLC., a Delaware limited liability company, ("Licensee"). The parties agree as follows:

1. Grant of Permission. In consideration of Licensee's annual payment of any applicable License fee and the promises contained herein, County hereby gives permission, revocable and terminable as provided herein, to Licensee to encroach on that portion of County's right-of-way described as Sunrise Drive for the purpose of existing walls and monument sign (the "Encroachments"). The right-of-way and the Encroachment areas are depicted on the attached Exhibit "A".
2. Licensee's Maintenance Obligation. Licensee shall maintain all landscaping in the Encroachments as required by the Pima County Zoning Code and as proposed in approved Landscape Plans. Licensee's failure to maintain the Encroachments shall be cause for termination of this License, and all terms of Paragraph 12 shall then apply.
3. Hold Harmless. All costs associated with the Encroachments shall be the sole responsibility expense of Licensee. Licensee assumes responsibility and liability for any injury or damage to the above described right-of-way or to any person while using the above described right-of-way caused by or arising out of the exercise of this License. To the fullest extent allowed by law, Licensee indemnifies, defends, and holds harmless County, its officers, departments, employees, and agents from and against any and all suits, actions, legal or administrative proceedings, claims, demands, or damages of any kind or nature arising out of this License, which are attributed, in whole or in part to Licensee's use of the rights of way, or to any act or omission of the Licensee, its agents, employees,

or anyone acting under its direction, control or on its behalf, whether intentional or negligent in connection with or incident to this License. Licensee's responsibilities shall not extend to the negligence of County, its officers, departments, employees and agents. This indemnity shall survive the termination of the License.

4. Insurance. Prior to construction, Licensee shall obtain a \$5,000,000 commercial general liability insurance policy naming County as Additional Insured to cover the Encroachment within the County's right-of-way. County reserves the right to require additional insurance at County's sole discretion. The policy shall be maintained throughout the term of this License by the Licensee. This License shall terminate if insurance lapses. A certificate of insurance shall be supplied to County on an annual basis with the stipulation that the insurance company shall notify County in writing of any intent to cancel the liability insurance. This notification shall be required no less than thirty days prior to cancellation, and Licensee shall remove the Encroachment at its expense within thirty days of notification.
5. Annual Fee. Pursuant to Pima County Board of Supervisors Policy Number F54.3, Licensee shall pay an annual fee to County in the amount of \$662.00, due upon execution of this License and on each anniversary of the date that the Pima County Board of Supervisors executes this License.
6. Permits. This License is not a right of way use permit. Following the granting of this License by County, Licensee shall obtain all applicable permits, which may include a Right-of-Way Use Permit, a County Use Permit, Building Permit or Floodplain Use Permit. Licensee shall construct the proposed Encroachment in accordance with the plans submitted to County with the application for the License.
7. Compliance With Highway Safety. Construction of the Encroachment shall not interfere with the safety of the traveling public or the authorized public use of right-of-way, and may not otherwise interfere with the general health, safety and welfare of the citizens of Pima County. Once constructed, the Encroachment shall be maintained by Licensee so as not to interfere with safe sight distance or safe travel along the right-of-way.
8. Term. This License shall run for a period of 25 (twenty five) years from the date this License is executed by Pima County Board of Supervisors. Notwithstanding any other condition, this License may be terminated by either party or revoked by County upon ninety days' written notice to the other. County may terminate or revoke by recording a termination or revocation statement executed by the Manager of the Real Property Services of the Public Works Administration. When this License lapses, terminates or is revoked, Licensee shall remove the Encroachment from the right-of-way at no expense to County and to the satisfaction of County within 90 days. Licensee shall restore the right-of-way to the pre-License condition or as may be mutually agreed upon. The indemnifications set forth in Paragraph 2 above shall survive the termination or revocation of this License.

9. Underground Facilities. If Encroachment includes any underground facilities, Licensee or its successors or assignees is required per A.R.S. § 40-360.32 (E) and (C) to maintain a Limited Basis Participation membership with Arizona Blue Stake, Inc. and file contact information with the corporation commission throughout the term of this License. Proof of membership shall be supplied to County on an annual basis with the stipulation that the Licensee shall notify County in writing of any intent to cancel the membership. This notification shall be required no less than thirty days prior to cancellation.
10. Licensee Has No Interest or Estate. Licensee agrees that it has no claim, interest, or estate at any time in the right-of-way by virtue of this License or its use hereunder. Upon termination or revocation of this License, Licensee shall have no right of entry upon the right-of-way.
11. License Runs With the Land. The provisions, conditions, restrictions and covenants of this License are both personal and shall run with the land described on the attached **Exhibit "B"** and shall be binding on all persons owning or occupying any portion of the land. Conveyance of the land will not relieve the prior owner of any obligations that accrued prior to conveyance.
12. Removal of Encroachment. Upon termination or revocation of this License for any reason or in the event partial or total removal of the Encroachment is required by County, Licensee shall promptly remove all or part of the Encroachment as required by County at Licensee's sole expense and to the satisfaction of County. Licensee shall not seek compensation or financial reimbursement for any and all costs associated with the removal or relocation of the Encroachment from County. In the event the Encroachment is not promptly removed by Licensee as directed by County, County shall have the right to remove the Encroachment and Licensee hereby agrees to reimburse the total amount of County's costs incurred for the partial or complete removal of the Encroachment within sixty (60) days of receipt of an invoice from County for said costs. In the event Licensee fails to reimburse County for the costs of removal within the 60-day period, County shall immediately file a lien upon the property described in **Exhibit "B"** herein, which shall be a continuing lien, and Licensee hereby consents to the placement of such a lien on said property. Said lien may be enforced by foreclosure in like manner as a mortgage on real property. County shall be entitled to County's reasonable attorney's fees and interest at the rate established by A.R.S. § 44-1201(A), occurring from the date the costs are incurred.
13. Conflict of Interest. This Agreement is subject to A.R.S. § 38-511 which provides for cancellation of contracts by Pima County for certain conflicts of interest.

COUNTY: PIMA COUNTY, a political subdivision of the State of Arizona:

Chairman, Board of Supervisors

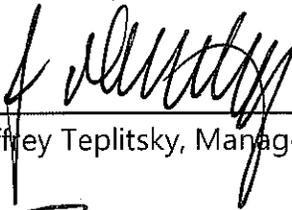
Date

ATTEST:

Julie Castaneda, Clerk of Board

Date

APPROVED AS TO CONTENT:



Jeffrey Teplitsky, Manager, Real Property Services

 11/2/2020

Carmine DeBonis, Deputy County Administrator, Public Works

APPROVED AS TO FORM:



Kell Olson, Deputy County Attorney

EXHIBIT "A"

CBA File No. 95BFS-005-0000
02/15/95
BFS02090.D (1)



4911 EAST BROADWAY
TUCSON, ARIZONA 85711
TEL (602) 750-7474
FAX (602) 750-7470

Description of License for Encroachments within Sunrise Drive

A part of Section 15, Township 13 South, Range 14 East, Gila and Salt River Meridian, Pima County, Arizona, lying within Sunrise Drive and adjacent to Block 3, VILLAS LA PUESTA DEL SOL, as recorded in Book 26 of Maps and Plats at Page 25, Pima County Recorder's Office, described as follows:

COMMENCING at the Northeast corner of said Block 3;

THENCE on a plat bearing of S 89°42'03" W along the North line of said Block 3 a distance of 298.02 feet to the Northwest corner of said Block 3;

THENCE N 00°17'57" W 10.00 feet to a line 10.00 feet North of and parallel with the said North line;

THENCE N 89°42'03" E along the said parallel line a distance of 129.21 feet;

THENCE N 00°17'57" W 7.00 feet;

THENCE N 89°42'03" E 6.00 feet;

THENCE S 00°17'57" E 7.00 feet to the said parallel line;

THENCE N 89°42'03" E along the said parallel line a distance of 163.82 feet;

THENCE S 05°26'11" W 10.05 feet to the POINT OF BEGINNING.

Containing 0.0695 acres more or less.

Prepared by:

CELLA BARR ASSOCIATES

Bruce Small
Bruce F. Small, R.L.S.



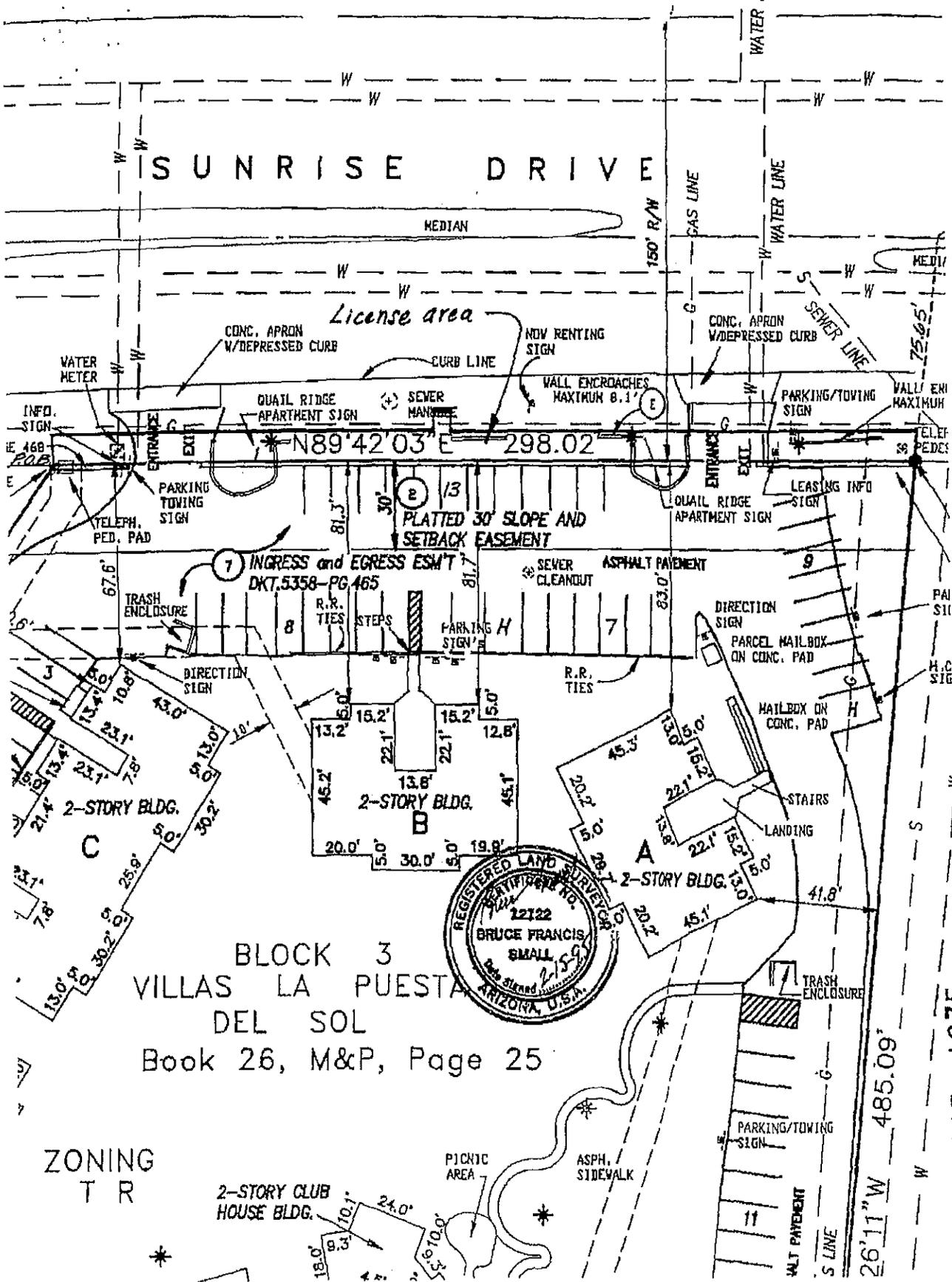
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OFFICES IN ARIZONA
CALIFORNIA & NEVADA

ENGINEERING • PLANNING • LANDS • ARCHITECTURE • WATER RESOURCES • SURVEYING

10017 10017

EXHIBIT "A" (Continued)



BLOCK 3
 VILLAS LA PUESTA
 DEL SOL
 Book 26, M&P, Page 25

ZONING
 T R

10017-10975

EXHIBIT "B"

THAT PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 15, TOWNSHIP 13 SOUTH, RANGE 14 EAST, GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA, AND BLOCK 3, VILLAS LA PUESTA DEL SOL, AS RECORDED IN BOOK 26 OF MAPS AND PLATS AT PAGE 25, PIMA COUNTY RECORDER'S OFFICE, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID BLOCK 3;

THENCE ON A PLAT BEARING OF NORTH 89 DEGREES 42 MINUTES 03 SECONDS EAST ALONG THE NORTH LINE OF SAID BLOCK 3, A DISTANCE OF 298.02 FEET TO THE FOUND 5/8 INCH IRON ROD MONUMENTING THE NORTHEAST CORNER OF SAID BLOCK 3;

THENCE SOUTH 05 DEGREES 26 MINUTES 11 SECONDS WEST ALONG THE EAST LINE OF SAID BLOCK 3 A DISTANCE OF 485.09 FEET;

THENCE SOUTH 31 DEGREES 34 MINUTES 51 SECONDS WEST ALONG THE SAID EAST LINE A DISTANCE OF 501.07 FEET TO THE FOUND 5/8 INCH IRON ROD MONUMENTING THE SOUTHEAST CORNER OF SAID BLOCK 3;

THENCE SOUTH 00 DEGREES 39 MINUTES 11 SECONDS WEST ALONG THE EAST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SAID NORTHEAST QUARTER (NE 1/4) A DISTANCE OF 320.83 FEET TO THE SOUTH LINE OF SAID NORTHWEST QUARTER (NW 1/4);

THENCE SOUTH 89 DEGREES 42 MINUTES 03 SECONDS WEST ALONG THE SAID SOUTH LINE A DISTANCE OF 495.29 FEET TO A FOUND 5/8 INCH IRON ROD;

THENCE NORTH 00 DEGREES 38 MINUTES 27 SECONDS EAST 469.26 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 3;

THENCE NORTH 33 DEGREES 28 MINUTES 12 SECONDS EAST ALONG THE WEST LINE OF SAID BLOCK 3 A DISTANCE OF 913.95 FEET TO THE POINT OF BEGINNING.