



BOARD OF SUPERVISORS AGENDA ITEM REPORT
CONTRACTS / AWARDS / GRANTS

☐ Award ☒ Contract ☐ Grant

Requested Board Meeting Date: April 6, 2021

* = Mandatory, information must be provided

or Procurement Director Award ☐

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

Larry E. and Claire B. Klingler, d/b/a First Plaza LLC.

***Project Title/Description:**

Second Amendment to Lease.

***Purpose:**

To exercise the final option to extend the lease of the PCSD Catalina Sub-station for three (3) years, and to add three (3) new lease renewal options of three (3) years each.

***Procurement Method:**

Exempt pursuant to Pima County code section 11.04.020 D.

***Program Goals/Predicted Outcomes:**

Continued staffing of PCSD deputies in the Catalina Sub-station for an additional three years, from May 1, 2021 through April 30, 2024. Pima County may cancel this lease at any time, with or without reason, by giving 90 days advance written notice to the landlord.

***Public Benefit:**

The northern Pima County and Catalina areas will continue to benefit from the presence of nearby law enforcement personnel, which promotes safer communities due to reduced response times and greater public safety.

***Metrics Available to Measure Performance:**

Continuation of efficient law enforcement and public safety services for children and adults in the Catalina and northern Pima County communities.

***Retroactive:**

No.

TO: COB 3-15-21 ①
vers.: 20
pgs.: 3

Contract / Award Information

Document Type: _____ Department Code: _____ Contract Number (i.e., 15-123): _____
Commencement 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: SD Contract Number (i.e., 15-123): 15-472

Amendment No.: Two (2) AMS Version No.: 20

Commencement Date: 5-01-2021 New Termination Date: 4-30-2024

Prior Contract No. (Synergen/CMS): _____

☒ Expense or ☐ Revenue ☐ Increase ☐ Decrease Amount This Amendment: \$ 38,142.90

Is there revenue included? ☐ Yes ☒ No If Yes \$ _____

***Funding Source(s) required:**

Funding from General Fund? ☒ Yes ☐ No If Yes \$ 38,142.90 % _____

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: Nina Armstrong

Department: Facilities Management

Telephone: 724-2725

Department Director Signature/Date: Julia Jeter 8/8/2021

Deputy County Administrator Signature/Date: _____

County Administrator Signature/Date: _____

(Required for Board Agenda/Addendum Items)

C. J. Daulton 3/15/21

PIMA COUNTY SHERIFF'S DEPARTMENT

PROJECT: SECOND AMENDMENT TO LEASE - PCSD CATALINA SUBSTATION

LANDLORD: LARRY E. & CLAIRE B. KLINGLER, d/b/a FIRST PLAZA, LLC.

LEASE NO.: CT-SD-15*472

LEASE AMENDMENT NO.: TWO (2)

Original Lease Term: 05/01/2015 -04/30/2018
Termination Date Prior Amendment: 04/30/2021
Termination Date This Amendment: 04/30/2024

Original Lease Amount: \$ 56,000.00
Prior Amendments: \$ 59,000.00
Amount This Amendment: \$ 38,142.20
Revised Lease Amount: \$ 153,142.90

**SECOND AMENDMENT TO LEASE
15631 N. ORACLE ROAD
SUITE 175**

1. DEFINED TERMS. For purposes of this Amendment, the following terms have the meanings set forth below:

1.1. Landlord: Larry E. and Claire B. Klingler, d/b/a First Plaza, LLC (hereinafter referred to as "Landlord")

1.2. Tenant: Pima County, a political subdivision of the State of Arizona (hereinafter referred to as "Tenant")

1.3. Leased Premises: Suite 175, consisting of approximately 747.90 rentable square feet, in the building located at 15631 N. Oracle Road, Catalina, Arizona (Pima County Assessor Parcel Number 222-21-059D), which is also known as the First Plaza Center.

1.4. Lease: The Lease for the Leased Premises naming Tenant as Tenant, dated May 1, 2015, as amended. The current term of the Lease ends April 30, 2021. The Tenant has one additional 3-year extension option.

2. MODIFICATION OF LEASE. Landlord and Tenant hereby agree to exercise the final remaining extension option and grant additional extension options as follows:

2.1. **TERM.** The Term is hereby extended to April 30, 2024. Tenant is hereby granted three (3) additional renewal options to extend for an additional three (3) years per option period.

2.2. **RENT.** The Rent Schedule is as follows:

Lease Year	\$/SqFt/Yr	Monthly Base Rent	Annual Base Rent
Year 1: 5/1/21 - 4/30/22	\$ 16.00	\$ 997.20	\$ 11,966.40
Year 2: 5/1/22 - 4/30/23	\$ 17.00	\$ 1,059.53	\$ 12,714.30
Year 3: 5/1/23 - 4/30/24	\$ 18.00	\$ 1,121.85	\$ 13,462.20
3 YEAR TOTAL			\$ 38,142.90

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

4. **EFFECTIVE DATE.** This Amendment will be effective as of May 1, 2021

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

TENANT:

PIMA COUNTY, A BODY POLITIC

Sharon Bronson, Chair, Board of Supervisors

Date _____

LANDLORD:

LARRY E. & CLAIRE B. KLINGLER
d/b/a FIRST PLAZA, LLC

Larry E. Klingler

Date 3/12/2021

ATTEST:

Claire B. Klingler

Date 3/12/2021

Julie Castañeda, Clerk of Board

Date _____

APPROVED AS TO CONTENT:

Chris Nanos, Sheriff

Date MARCH 11, 2021

Lisa Josker, Director, Facilities Management

Date 3/11/2021

APPROVED AS TO FORM:

Regina Nassen, Deputy County Attorney

Date 3/10/2021