



BOARD OF SUPERVISORS AGENDA ITEM REPORT
CONTRACTS / AWARDS / GRANTS

☐ Award ☒ Contract ☐ Grant

Requested Board Meeting Date: ~~March 16, 2021~~ May 4, 2021

* = Mandatory, information must be provided

or Procurement Director Award ☐

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

City of Tucson, a municipal corporation (COT").

***Project Title/Description:**

Amendment One (1) to Lease (Miller - Golf Links Library).

***Purpose:**

Clarifies Library District is responsible for contracting with and paying provider of its choice for recycling and custodial services related to the Library premises, and that COT will not charge Library District for those services.

***Procurement Method:**

Exempt pursuant to Pima County Code Section 11.04.020.D.

***Program Goals/Predicted Outcomes:**

Reduce maintenance costs that are currently reimbursable to COT.

***Public Benefit:**

Reduce annual expenses by using County vendors and/or County employees to provide services. Improve Library cleanliness and appearance as result of better and more frequent levels of service.

***Metrics Available to Measure Performance:**

Lower operating expenses and fewer customer complaints.

***Retroactive:**

No.

TO: COB 4-24-21 (JY)
VERS: 25
PSS: 4

APR 25 2021 05:00 PM C:\X\PR

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: LIB Contract Number (i.e., 15-123): 12*895
Amendment No.: One (1) AMS Version No.: 25
Commencement Date: May 4, 2021 New Termination Date: _____
Prior Contract No. (Synergen/CMS): 04-30-T-138169-0706

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

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

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

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: Michelle Simon 594-5654 / Nina Armstrong 724-2725

Department: Library / Facilities Management Telephone: _____

Department Director Signature/Date: *Michelle Simon* 2/16/21

Deputy County Administrator Signature/Date: *Juan* 2/16/2021

County Administrator Signature/Date: *C. DeLorenzo* 2/17/21
(Required for Board Agenda/Addendum Items)

PIMA COUNTY FREE LIBRARY DISTRICT

Project: Lease Amendment - Miller-Golf Links Library

Landlord: CITY OF TUCSON

Tenant: PIMA COUNTY FREE LIBRARY DISTRICT

Contract Number: CT-LIB-138169 (AMS Number: CT-LIB-12*895)
(Original Contract Number: 04-30-T-138169-0706)

CONTRACT AMENDMENT NO.: One (1)

Original Lease Term: 07/01/06 – 06/30/56	Original Lease Amount:	\$ 0.00
Termination Date Prior Amendment: N/A	Prior Amendments:	\$ 0.00
Termination Date This Amendment: 06/30/56	Amount This Amendment:	\$ 0.00
	Revised Lease Amount:	\$ 0.00

AMENDMENT ONE (1) TO LEASE

Miller - Golf Links Library

1. Background.

1.1. Parties: This Lease Amendment ("Amendment 1") is made by and between the CITY OF TUCSON, a municipal corporation (Landlord, hereinafter referred to as "CITY") and the PIMA COUNTY FREE LIBRARY DISTRICT, a special taxing district of Pima County, a political subdivision of the State of Arizona (Tenant, hereinafter referred to as "DISTRICT"), which are herein collectively referred to as "the Parties".

1.2. Premises: That certain stand-alone building consisting of approximately 15,000 square feet on a multi-use campus ("Campus") located at 9640 E. Golf Links Road, Tucson, Arizona (Pima County Assessor Parcel Number 136-12-004K), together with associated parking areas and landscaped areas, referred to herein as "the Premises" and shown on the attached Exhibit "A".

1.3. Lease: That certain lease agreement between the Parties for the Premises described above and identified as Pima County Contract Number 04-30-T-138169-0706, which commenced on July 1, 2006 and is referred to herein as "the Lease".

1.4. Commencement Date: The commencement date of this Amendment is the date it is signed by the Parties.

2. Modifications to Lease. CITY and DISTRICT hereby agree to modify the first paragraph of the original Article 5 as follows:

2.1. Article 5. UTILITIES AND SERVICES.

CITY shall pay the cost of all utilities and services used in connection with all operations on the

Campus. These accounts include but are not limited to electricity, gas, water and sewer, normal and customary trash and recycling services, phone service, television and computer cable service, and water utilized for the irrigation and maintenance of landscaping.

The District shall annually pay City a proportionate share of the actual costs of utilities as set forth herein. District's current proportionate share of utilities is thirty percent (30.0%). District shall have the right to inspect the City's records related to such costs, including invoices from utility companies and contractors, in order to verify the accuracy of these charges. In the event of a change in hours or technology that affects the proportionate share ratio, this Lease shall be amended by action of the Parties executed through their respective managers.

Notwithstanding the above, DISTRICT will contract with and pay providers of its choice for custodial services specific to the Premises. DISTRICT will not be charged by CITY for custodial services related to the Premises or the Campus.

3. **REMAINING LEASE TERMS UNCHANGED.** Except as modified by this Amendment One (1), all terms and conditions of the Lease shall remain in full force and effect.

THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK.

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

LANDLORD: CITY OF TUCSON

TENANT: PIMA COUNTY LIBRARY DISTRICT

E-SIGNED by John Cahill
on 2021-02-19 10:00:53 MST

John Cahill
Real Estate Administrator

Date: February 19, 2021

Sharon Bronson
Chair, Board of Directors

Date: _____

APPROVED AS TO CONTENT:

E-SIGNED by Carlos De La Torre
on 2021-04-22 15:40:10 MST

Carlos De La Torre
Director of Environmental and General Services

Date: April 22, 2021

ATTEST:

Julie Castañeda
Clerk of the Board

Date: _____

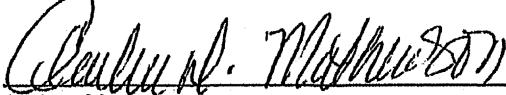
APPROVED AS TO FORM:

E-SIGNED by Damian Fellows
on 2021-02-18 12:26:53 MST

Damian Fellows
Principal Assistant Attorney

Date: February 18, 2021

APPROVED AS TO CONTENT:


Amber Mathewson

Director, Pima County Library

Date: 2/16/21



Lisa Josker,
Director, Facilities Management

Date: 2/16/2021

APPROVED AS TO FORM:



Regina Nassen, Deputy County Attorney

Date: Feb. 16, 2021

EXHIBIT "A"



Miller-Golf Links Library
9640 E. Golf Links Road., Tucson, AZ