



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 (Himmel Park Library).

***Purpose:**

(1) Library District assumes responsibility for contracting with and paying providers of its choice for trash pick up, recycling, and custodial services.

(2) City of Tucson assumes responsibility, at its sole cost, for maintenance and repair of all parking areas, parking facilities, landscaping, and irrigation systems related to and within the Premises.

***Procurement Method:**

Exempt pursuant to Pima County Code Section 11.04.020.D.

***Program Goals/Predicted Outcomes:**

Improve quality of maintenance and repairs; reduce maintenance and repair costs that are currently billed by COT to Library District.

***Public Benefit:**

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

***Metrics Available to Measure Performance:**

Reduced operating expenses and fewer customer complaints.

***Retroactive:**

No.

APR 23 2021 PM 12:08

TO: COB 4-26-21 (4)
Vers.: 3
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: LIB Contract Number (i.e., 15-123): CMS 138167
Amendment No.: ONE (1) AMS Version No.: 3
Commencement Date: May 4, 2021 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: 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: _____

Deputy County Administrator Signature/Date: _____

County Administrator Signature/Date: _____

(Required for Board Agenda/Addendum Items)

Pima County Free Library District

Project: Lease Amendment - Himmel Park Library

Landlord: City of Tucson

Contract No.: CT-LIB-CMS 138167

(Original Contract No.: 04-66-T-138167-0706)

Contract Amendment No.: One (1)

Original Lease Term: 07/01/06 – 06/30/56
Termination Date Prior Amendment: N/A
Termination Date This Amendment: 06/30/56

Orig. Lease Amount: \$ 0.00
Prior Amendments: \$ 0.00
Amount This Amendment: \$ 0.00
Revised Lease Amount: \$ 0.00

AMENDMENT ONE (1) TO LEASE

Himmel Park Library

1. Background.

- 1.1. Parties: This Lease Amendment ("Amendment 1") is made by and between the CITY OF TUCSON, a municipal corporation ("CITY"), and the PIMA COUNTY FREE LIBRARY DISTRICT, a special taxing district of Pima County and a political subdivision of the State of Arizona ("DISTRICT"), collectively, the "Parties".
- 1.2. Lease. That certain lease agreement between the Parties for the Premises described above and originally identified as Pima County Contract Number 04-66-T-138167-0706, subsequently renumbered as CT-LIB-CMS 138167, which commenced on July 1, 2006 and is referred to herein as "the Lease".
- 1.3. Premises: That certain stand-alone building consisting of approximately 4,652 square feet on a multi-use campus ("Campus") located at 1035 N Treat Ave., Tucson, AZ (Pima County Assessor Parcel Number 125-01-0020), together with associated parking and landscaped areas, referred to herein as "the Premises" and shown on the attached Exhibit "A".
- 1.4. Commencement Date: The commencement date of this Amendment One (1) is the date it is signed by all Parties.

2. Modifications to Lease.

- 2.1. Article 5, Utilities; Services. Article 5 is hereby modified to include that DISTRICT is also responsible for providing trash pickup, recycling, and custodial services in connection with its operations on the Premises. DISTRICT will contract with and pay vendors of its choice for such services provided to the Premises. CITY will not provide to nor charge DISTRICT for trash pickup, recycling, and/or custodial services related to the Premises.
- 2.2. Article 6, Maintenance and Repair. Article 6.A., "Maintenance and Repair", is deleted entirely and replaced with the following:

6.1. DISTRICT will, at its expense, repair and maintain the building located on the Premises, including but not limited to maintenance, repair and replacement (when necessary) of the roof, ceiling, light fixtures, heating systems, cooling systems, panic hardware and cylindrical locks, plumbing, electrical wiring, termite pest control, interior and exterior façade.

6.2. CITY will, at its sole expense, maintain and repair all parking areas, parking facilities, and the landscaped areas included within the Premises, including but not limited to watering, mowing, trimming, pruning, sprinkler system maintenance and other landscaping tasks.

6.3. DISTRICT will keep the Premises in a neat, clean and orderly condition at all times during occupancy, and will not commit, suffer, or permit any waste of the Premises or any acts to be committed in violation of any laws or ordinances.

3. **Remaining Lease Terms Unchanged.** Except as modified by this Amendment One (1), all terms and conditions of the Lease 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 09:56:35 MST

John Cahill
Real Estate Administrator

Date: February 19, 2021

Sharon Bronson
Chair, Board of Directors

Date: _____

APPROVED AS TO CONTENT:

ATTEST:

E-SIGNED by Carlos De La Torre
on 2021-04-22 15:39:27 MST

Carlos De La Torre
Director of Environmental and General Services

Date: April 22, 2021

Julie Castañeda
Clerk of the Board

Date: _____

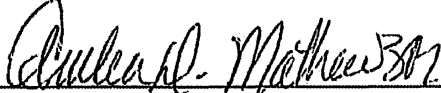
APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

E-SIGNED by Damian Fellows
on 2021-02-18 11:31:27 MST


Damian Fellows
Principal Assistant Attorney

Date: February 18, 2021



Amber Mathewson
Director, Pima County Library

Date: 2/16/21



Lisa Josker
Director, Facilities Management

Date: 2/16/21

APPROVED AS TO FORM:



Regina Nassen
Deputy County Attorney

Date: Feb. 16, 2021

EXHIBIT "A"



Himmel Park Library
1035 N. Treat Ave., Tucson, AZ