

After recording, return to:

Clerk's Office
City of Flagstaff
211 W. Aspen Avenue
Flagstaff, AZ 86001

Amendment One

INTERGOVERNMENTAL AGREEMENT

Between
**The Governing Board of the Coconino County Community College District
and
City of Flagstaff**

This Amendment One is incorporated into and made a part of the Intergovernmental Agreement, dated September 10, 2002 (the "Agreement") made by and between the Governing Board of the Coconino County Community College District ("CCCC"), and the City of Flagstaff, acting on behalf of the Flagstaff Public Library ("City"), by mutual agreement of the parties as set forth below.

1. The text in Section 9.1 of the Agreement shall be revised as follows:

9.1 In consideration of the rights and privileges granted by CCCC to the City by this Agreement, and in consideration for the costs incurred in 9.3 below, the parties agree that the City shall pay rent to the CCCC as described in Schedule 1 attached to Amendment 1 of this Agreement in the amount of Sixty Thousand Dollars (\$60,000) per year, paid in twelve equal monthly installments of Five Thousand Dollars (\$5,000). Schedule 1 will be updated as of July 1 each year for budgeted amounts and then adjusted for actual cost differences from the prior fiscal year, should there be a difference from budget. Adjustments will be applied prospectively to the rent. If the term commences on a date other than the first day of a calendar month or ends on a date other than the last day of the month, monthly rental shall be prorated. Rent is due on the first of each month. If payment is not received by the 20th of the month, such delay shall constitute breach of this Agreement. City shall not be obligated to make rental payments until it has received a certificate of occupancy for the Premises.

~~9.1.1 Each July the monthly rental shall be increased by the amount of increase in the Consumer Price Index - U.S. City Average - All Urban Consumers (1982-84=100), as published by the United States Department of Labor's Bureau of Labor Statistics, over the base period index for the annual average of the prior year. Such increase shall be limited to not less than 0% and not more than 5% over the prior year.~~

2. The text in Section 9.3.1 of the Agreement shall be revised as follows:

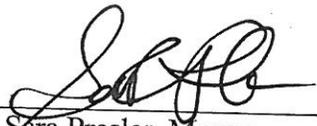
9.3.1 CCCC's obligations shall include providing landscaping, snow removal, and other services for the exterior common areas. ~~With regard to the interior of the Premises, CCCC will provide cleaning and janitorial services, as described in RFP 98-4 "Request for Janitorial Services," attached as Exhibit B.~~

Except as modified by this Amendment One, the Agreement remains in full force and effect.

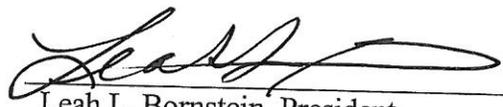
IN WITNESS WHEREOF, this Amendment has been executed by duly authorized representative of the parties as of the 8th day of September, 2008.

City of Flagstaff

**Coconino County Community
College District**



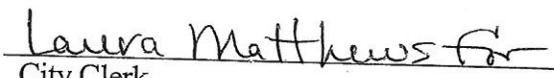
Sara Presler, Mayor



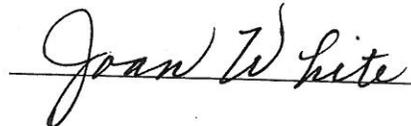
Leah L. Bornstein, President

Attest:

Attest:



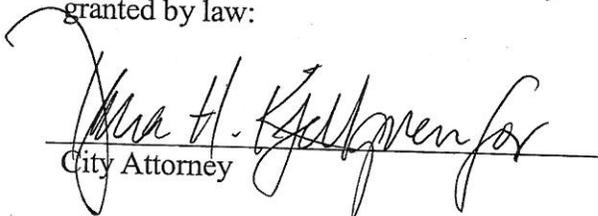
Laura Matthews for
City Clerk



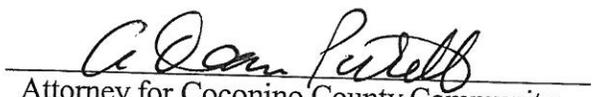
Joan White

Approved as to form and as to authority
granted by law:

Approved as to form and as to authority
granted by law:



Maria H. Kelly
City Attorney



A. Dan Pettit
Attorney for Coconino County Community
College District



LONE TREE CAMPUS 2800 S LONE TREE RD FLAGSTAFF AZ 86001-2701

August 26, 2008

Ms. Amelia Mason
Library Administration Specialist
East Flagstaff Library
3000 N. Fourth Street, Ste. #5
Flagstaff, AZ 86004

Regarding: Updated Tenant Rental Letter

Dear Ms. Mason,

The IGA for the library lease between the City of Flagstaff and Coconino Community College specifies the rental rate for fiscal year 2008-2009 will be \$77,853.89 per year or \$6,487.82 per month. In addition to rent, the rental tax rate of 1.721% was effective as of July 1, 2008. The total monthly rental rate is calculated as follows:

FY2009 Rental Rate/month	\$	6,487.82
Rental Tax @ 1.721%	+	111.66
Total Rent (effective 7/1/08)	=	<u>\$ 6,599.48</u>

You may remit your payment to:

Coconino Community College
Attn: Accounts Receivable
2800 S. Lone Tree Road
Flagstaff, AZ 86001

I appreciate your prompt attention to this matter.

Sincerely,

Cindy Cook
Controller

cc: Accounts Receivable,
Jami Van Ess, Vice President, Business and Administrative Services

BUSINESS &
ADMINISTRATIVE
SERVICES
VICE PRESIDENT
ACCOUNTING
BUDGET
FACILITIES
HUMAN RESOURCES
INFORMATION
TECHNOLOGY SYSTEMS
PURCHASING
AUXILIARY SERVICES

FLAGSTAFF
GRAND CANYON
PAGE
WILLIAMS

SCHEDULE 1

**Coconino Community College
Library Rental at Fourth Street Campus
5/15/2008 14:54**

<u>Locat.</u>	<u>Org.</u>	<u>Description</u>	<u>Library %</u>	<u>FY 09</u> <u>Budget</u>	<u>FY 09</u> <u>Library</u>
		Library Rental Charge			\$ 77,853.89
		Expenses:			
(1)		District Budget Allocation			28,477.67
(2)		Fourth Street Budget Allocation			<u>46,023.67</u>
		Subtotal Expenses			<u>74,501.33</u>
		Indirect Expenses at 4.5%			<u>3,352.56</u>
		Total Expenses			77,853.89
		Expenses over Revenues			-

(1) District Budget Allocation - Insurance and Labor					
0000DS	1535	Property Ins (not incl Umbrella)	4.62%	\$ 64,092.08	
0000FL	1540	Security - labor (net of revenues)	4.62%	134,387.40	
0000DS	1601	Facilities - labor	4.62%	153,863.85	
0000FL	1604	Maintenance - labor	4.62%	<u>263,828.25</u>	
				616,171.58	
					4.62%
					<u>28,477.67</u>

(2) Fourth Street Budget Allocation - Materials, Ground Lease, Deferred Maintenance, Custodial & Utilities					
0000FS	1540	Security - materials	16.39%	2,201.68	
0000FS	1602	Op & Grounds - includes ground lease & property taxes	16.39%	66,035.84	
0000FS	1604	Maintenance - materials	16.39%	21,840.00	
Plant		Deferred Maintenance Spreadsheets	16.39%	<u>76,412.00</u>	
				166,489.52	
					16.39%
					<u>27,290.41</u>
0000FS	1603	Custodial - Per invoice			
0000FS	1605	Utilities - Per meter			
					<u>18,733.26</u>
					<u>46,023.67</u>