



## TUCSON UNIFIED SCHOOL DISTRICT

MEETING      April 15, 2014  
OF:

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TITLE:              Lease Agreement with Herencia Guadalupana Lab Schools Inc. for the Use of Portions of the Southwest Education Center, with Authorization for the Acting Director of Planning and Student Assignment to Execute the Agreement

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ITEM #:            24

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Information:

Study:

Action:            X

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### PURPOSE:

This action will approve a Lease Agreement with Herencia Guadalupana Lab Schools Inc. to operate a pre-school in the pre-school rooms and adjacent grounds at the Southwest Education Center, 6855 South Mark Road.

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### DESCRIPTION AND JUSTIFICATION:

Herencia Guadalupana Lab Schools Inc. is proposing to lease a portion of the Southwest Education Center for a pre-school for children in poverty. Their proposal is to start with three-to-five-year-olds in four rooms and eventually serve zero-to-five-year-olds, 140 children total, in eight rooms. Their proposal (based on the attached and former discussions) includes the following key elements:

1. The premises would, initially be four classrooms in the northeast wing, approximately 3,200 square feet
2. The lease will be for four years and eleven months starting on July 1, 2014.
3. There would be a period of no rent for approximately 6 months and then the rent would increase to \$2 per square foot per year (\$6,400); it would then increase by \$1 per square foot per year up to \$4 per square foot per year.
4. The tenant will pay a set rate for the utilities based on the utility costs per square foot at the site and the space occupied by the tenant.
5. The tenant will handle all routine maintenance and minor repairs.

This has been reviewed with TUSD staff currently occupying the building and is a compatible use.

Presenting: Bryant Nodine will be present at the meeting to answer questions.

Superintendent's Goals: Not applicable.

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### BOARD POLICY CONSIDERATIONS:

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### LEGAL CONSIDERATIONS:

For all Intergovernmental Agreements (IGAs), Initiator of Agenda Item provides the name of the agency responsible for recording the Agreement after approval:

For amendments to current IGAs, Initiator provides original IGA recording number:

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Legal Advisor Signature (if applicable)

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**BUDGET CONSIDERATIONS:**

\_\_\_\_\_ District Budget  
 \_\_\_\_\_ State/Federal Funds  
 \_\_\_\_\_ Other  
Budget Cost   Budget Code

**Budget Certification (for use by Office of Financial Services only):**

Date  
 I certify that funds for this expenditure in the amount of \$  
 are available and may be:  
 Authorized from current year budget  
 Authorized with School Board approval  
 Code:   Fund:

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**INITIATOR(S):**

**Bryant Nodine, AICP, Acting Director of Planning  
 and Student Assignment**      **4/7/14**

Name	Title	Date
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**DOCUMENTS ATTACHED/ ON FILE IN BOARD OFFICE:**

<b><u>ATTACHMENTS:</u></b>
Click to download
<a href="#">Lease Summary and Letter of Intent</a>
<a href="#">HGLS - TUSD SW Ed Ctr Lease Agreement</a>

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TUCSON UNIFIED SCHOOL DISTRICT

BOARD AGENDA ITEM  
 CONTINUATION SHEET

