



MEETING OF: July 10, 2018

TITLE: Amendment II to Lease Agreement between Higher Ground Resource Center and TUSD at the Former Wakefield Middle School, with authorization for the Operations Program Manager to Execute the Amendment

ITEM #: 4

Information:

Study:

Action: X

PURPOSE:

This action will give the Operations Program Manager authority to execute an amendment to the Lease Agreement between TUSD and Higher Ground Resource Center for approximately 39,774 square feet of space at the former Wakefield Middle School property located at 101 W. 44th Street, Tucson, AZ.

DESCRIPTION AND JUSTIFICATION:

Higher Ground Resource Center (HGRC) has served TUSD students for the last eight years. HGRC has leased approximately 36,000 square feet of space at the former Wakefield Middle School. HGRC requests to expand the premises to include an additional 5 classrooms; C202, C204, C208, C209, C214 and C229 totaling 3,774 square feet. The square footage of the premises including Building A will total 39,774 square feet.

Two additional restrictions will be added to the lease which will find the tenant in default if the following should occur:

21.e. Tenant occupying other areas of Building C other than those specifically stated in this lease agreement without the written permission of the Landlord.

21.f. Tenant expressly granting permission to other entities or organizations to borrow or occupy areas not included in 3.f Premises.

Bryant Nodine will be present to respond to questions.

BOARD POLICY CONSIDERATIONS:

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:

Legal Advisor Signature (if applicable)

BUDGET CONSIDERATIONS:

_____	District Budget
_____	State/Federal Funds
_____	Other _____
<u>Budget Cost</u>	<u>Budget Code</u>

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: _____

INITIATOR(S):

<u>Bryant Nodine, Operations Program Manager</u>	<u>06-20-18</u>
Name	Title
	Date

DOCUMENTS ATTACHED/ ON FILE IN BOARD OFFICE:

ATTACHMENTS:
Click to download
 Lease Amendment II
 Exhibit A
 Exhibit B
 Exhibit C

TUCSON UNIFIED SCHOOL DISTRICT

BOARD AGENDA ITEM
CONTINUATION SHEET