



MEETING OF: November 18, 2014

TITLE: Lease Agreement between TUSD and Tucson Jazz Institute for Utterback Magnet Middle School with Authorization for the Director of Planning and Student Assignment to Execute the Agreement

ITEM #: 16

Information:

Study:

Action: X

PURPOSE:

This action will give the Director of Planning Services and Student Assignment authority to execute a Lease Agreement with Tucson Jazz Institute for 7254 square feet of space at Utterback Magnet Middle School, 3233 S Pinal Vista, Tucson, AZ.

DESCRIPTION AND JUSTIFICATION:

Tucson Jazz Institute (TJI), a private Jazz Music School with a main campus in Tucson, Arizona is seeking a lease agreement with TUSD to use a portion of Utterback Magnet Middle School. TJI plans on serving approximately 100 students at the school. The initial lease is for one year with four five-year options to renew with the agreement of both parties. TJI will accept the premises "as-is" and will pay \$ 36,965 per year including utilities and custodial services for the areas they occupy. Tucson Jazz Institute shall share the costs for all maintenance charges for the premises and common areas and shall maintain security for all occupied buildings. They shall also share the costs of maintenance and repair of musical instruments and equipment used by TJI staff and students. The lease amount will be reduced based on the services that are expected to be provided to TUSD for music instruction and workshops provided by TJI. Tenant must meet the objective of providing an equivalent of \$26,000 in in-kind services prior to the end of the first term of the lease. 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

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

Date
 I certify that funds for this expenditure in the amount of \$ are



Other	
<u>Budget Cost</u>	<u>Budget Code</u>

available and may be:
Authorized from current year budget
Authorized with School Board approval
Code: Fund:

INITIATOR(S):

Bryant Nodine, Acting Director of Planning and Student Assignment		10/6/14
Name	Title	Date

DOCUMENTS ATTACHED/ ON FILE IN BOARD OFFICE:

ATTACHMENTS:
Click to download
 Tucson Jazz Institute Lease Agreement
 Tucson Jazz Institute Lease Summary

TUCSON UNIFIED SCHOOL DISTRICT	BOARD AGENDA ITEM CONTINUATION SHEET
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