

**Lapan Memorial Sunshine Foundation, Inc. - Lapan College Club**

**Lease Agreement between  
Tucson Unified School District and the Lapan Memorial Sunshine Foundation, Inc.**

**Request for Amendment**

**Location of Leased Property:** The Former Wakefield Middle School - RC Building

The Lapan Memorial Sunshine Foundation, Inc. respectfully requests an amendment to the Lease Term, (#1) of the Lease Agreement executed on August 2013 between Tucson Unified School District (TUSD) and the Lapan Memorial Sunshine Foundation, Inc. (Foundation).

**Amendment**

Amend the Lease Termination date from June 30, 2016 to June 30, 2023.

**Justification for Amendment**

- A) The Lapan Memorial Sunshine Foundation, Inc. made a ten to fifteen (10-15) year commitment starting in August 2013 to the 6th, 7th, and 8th grade students and the incoming 6th graders for subsequent years in the Wakefield Community who attend C.E. Rose K-8 and Hollinger K-8 and to the high school students who attend various TUSD high schools and are all members of the Lapan College Club. This commitment entails:
1. preparing these students for the successful pursuit of a postsecondary degree by providing college readiness mentoring programs, leadership/community service opportunities, and professional portfolio development and
  2. supporting them financially and with advisement services through the completion of their postsecondary degree.
- B) The Foundation is exploring avenues to increase the number of students served in the after school programs offered to the Lapan College Club students by renovating and re-purposing the north patio, the south cistern area, and the garden area of the Lapan College Club Center that is the RC Building at the former Wakefield Middle School.
- C) To fund the capital improvements the Foundation plans to apply for state, federal, and private grants.
- D) The Foundation has also been invited to apply for an Angel Charity Gift that will range from \$250,000-\$300,000. \$100,000 will be allocated to the capital improvements for the areas mentioned.
- E) Any plans for the renovation of these areas would be submitted to the TUSD Engineering Dept. for input and approval prior to the commencement of any work to be accomplished. (See attached Renovation Plan.)

**Lapan College Club Center Compound**  
101 W. 44th Street - RC Building  
Corner of 44th Street and 9th Avenue

# **Lapan Memorial Sunshine Foundation, Inc. - Lapan College Club**

## **Renovation Plan**

### **North Patio/Orchard & South Garden & Cistern Areas**

- Lease Approval from TUSD
- Architectural Drawings (Submit to TUSD for Input & Approval)
- Identify Contractors
- Bids/Quotes (3)
  - Cost per Sq. Ft.
  - Projected Construction Timeline
  - To include 1-2 year inflation rate.

### **Specifics for North Patio Area:**

- Hardscape for existing concrete slab/Landscape
- Stage w/electrical connections
- Lighting
- Shade
- Permanent Seating
- Defined pathways in orchard

### **Specifics for South Garden Area:**

- Install New Greenhouse South of Garden
- Re-Design Existing Garden with Removal of Original Greenhouse:
  - Demonstration Table w/ Shade, Grill & Sink
  - Hardscape Paths
  - New Compost Bins
  - Additional Garden Boxes

### **Specifics for South Cistern Area:**

- Create Seating Areas w/Shade
- Hardscape
- Plant New Trees (By students)
- Build Overhang - LCC Storage Room