

Future Planning On Consolidated Campuses



March 27, 2024

Options for Closed Campuses

▪ **Demolish**

- ▷ Pro - remove the cost to upkeep, can be used as fields and parking area can sell and add back to tax base
- ▷ Con - cost to demolish, loss of use of building

▪ **Keep for future use**

- ▷ Pro - repurpose and renovate for future use
- ▷ Con - will require funds to: maintain, secure, mow the grounds, and due to age of the facilities will require extensive refurbishment - (ex. Kindred Elem. elevator, HVAC re-use)

▪ **Sell**

- ▷ Pro- sell the properties to bring in funds, can add tax revenue, eliminates security and upkeep. Recommend a deed restriction.
- ▷ Con - giving up land, building use, etc.

Demolition Costs

The district received proposals for the demolition of Athens Elementary and Kindred Elementary

Vendor	Athens Elem	Kindred Elem	Total
JRRamon Demolition	\$ 450,489.00	\$ 421,346.00	\$ 871,835.00
Robles 1, LLC	\$ 597,000.00	\$ 481,575.00	\$ 1,078,575.00
American Abatement	\$ 705,700.00	\$ 605,670.00	\$ 1,311,370.00
Reliance Air and Refrigeration LLC	\$ 1,703,000.00	\$ 1,609,000.00	\$ 3,312,000.00

Keep for future use

Utility	Athens Elem	Kindred Elem	Hutchins Elem
CPS (electrical, gas)	\$ 35,627.65	\$ 41,887.40	\$ 76,339.75
SAWS (domestic water, stormwater, sewer, and misc. fees)	\$ 7,994.04	\$ 5,657.40	\$ 11,032.20
Maintenance Costs (grounds/inspections)	\$ 6,575.00	\$ 6,575.00	\$ 18,676.36
Total	\$ 50,196.69	\$ 54,119.80	\$ 106,048.31

Sale of Properties

- Transwestern, our commercial real estate broker, recommended the district get a real estate appraiser to perform a formal appraisal for both Athens Elementary and Kindred Elementary. The total price to conduct the appraisal is **\$7,500** for both campuses.

Current Safeguards

- Fire alarms still active - District notified - rolls to SAFD
- Burglar alarms still active - SSAISD notified - rolls to SAPD
- Patrolled by SSAISD Police and PSO
- Maintenance inspections and winterization
 - ▷ CareZone is still active at Athens Elem.
 - ▷ Athletics still active at Kindred Elem.
 - ▷ Curriculum and PAC active at Kazen M.S.

Questions?