

City of Athens, TN

Athens City Schools

Facilities Options Summary Packet



COOPERATIVE
STRATEGIES
COMPLETE FINANCIAL & DEMOGRAPHIC PLANNING FOR EDUCATION

This document is intended as a review document and reference, not as a primary source of information.

Please see full presentation for explanation of Options.

OPTION 1A

▪ Rebuild City Park as a PK-5 @ 156,000 square feet (120 square feet / student)

▪ Maintain Athens City Middle School

\$44.6M

Annual Operational Savings
\$690,568

Option 1A	School	Grades	Action	Current Capacity	Current Square Footage	Option Capacity	Option Square Footage	Total Renovation Costs	New Construction Costs	Total Costs
	City Park	PK - 5	New Construction as PK-5	360	47,027	1,300	156,000	-	\$ 35,100,000	\$ 35,100,000
			Additional Contingency for Site, Traffic, and Demo of existing building							
	Ingleside		Repurpose	390	47,258					
	North City		Repurpose	280	42,461					
	Westside ES		Repurpose	327	41,162					
	ACMS	6 - 8	Renovation	560	97,451	560	97,451	\$ 7,042,475	-	\$ 7,042,475
	Total			1,917	275,359	1,860	253,451	\$ 7,042,475	\$ 35,100,000	\$ 44,642,475

OPTION 1B

▪ Rebuild City Park as a PK-5 @ 190,666 square feet (150 square feet / student)

▪ Maintain Athens City Middle School

\$52.4M

Annual Operational Savings
\$647,236

Option 1B	School	Grades	Action	Current Capacity	Current Square Footage	Option Capacity	Option Square Footage	Total Renovation Costs	New Construction Costs	Total Costs
	City Park	PK - 5	New Construction as PK-5	360	47,027	1,300	190,666	-	\$ 42,899,850	\$ 42,899,850
			Additional Contingency for Site, Traffic, and Demo of existing building							
	Ingleside		Repurpose	390	47,258					
	North City		Repurpose	280	42,461					
	Westside ES		Repurpose	327	41,162					
	ACMS	6 - 8	Renovation	560	97,451	560	97,451	\$ 7,042,475	-	\$ 7,042,475
	Total			1,917	275,359	1,860	288,117	\$ 7,042,475	\$ 42,899,850	\$ 52,442,325

OPTION 2A

- Renovation / addition at Westside as district-wide PK-2
- Renovation / addition at City Park as district-wide 3-5
- Maintain Athens City Middle School

\$38.4M

Annual Operational Savings
\$672,693

Option 2A	School	Grades	Action	Current Capacity	Current Square Footage	Option Capacity	Option Square Footage	Total Renovation Costs	New Construction Costs	Total Costs	
	City Park	3 - 5	Renovation / Addition / Grade Conversion	360	47,027	560	72,800	\$ 4,446,441	\$ 6,443,250	\$ 10,889,691	
			Additional Contingency for Site and Traffic								\$ 2,000,000
	Ingleside		Repurpose	390	47,258						
	North City		Repurpose	280	42,461						
	Westside ES	PK - 2	Renovation / Addition / Grade Conversion	327	41,162	750	97,500	\$ 2,391,026	\$ 14,084,500	\$ 16,475,526	
			Additional Contingency for Site and Traffic								\$ 2,000,000
	ACMS	6 - 8	Renovation	560	97,451	560	97,451	\$ 7,042,475	-	\$ 7,042,475	
	Total				1,917	275,359	1,870	267,751	\$ 13,879,942	\$ 20,527,750	\$ 38,407,692

OPTION 2B

- New construction at Westside as district-wide PK-2
- New construction at City Park as district-wide 3-5
- Maintain Athens City Middle School

\$48.9M

Annual Operational Savings
\$680,881

Option 2B	School	Grades	Action	Current Capacity	Current Square Footage	Option Capacity	Option Square Footage	Total Renovation Costs	New Construction Costs	Total Costs	
	City Park	3 - 5	New Construction on Site	360	47,027	560	70,000	-	\$ 15,750,000	\$ 15,750,000	
			Additional Contingency for Site and Traffic								\$ 2,500,000
	Ingleside		Repurpose	390	47,258						
	North City		Repurpose	280	42,461						
	Westside ES	PK - 2	New Construction on Site	327	41,162	750	93,750	-	\$ 21,093,750	\$ 21,093,750	
			Additional Contingency for Site and Traffic								\$ 2,500,000
	ACMS	6 - 8	Renovation	560	97,451	560	97,451	\$ 7,042,475	-	\$ 7,042,475	
	Total				1,917	275,359	1,870	261,201	\$ 7,042,475	\$ 36,843,750	\$ 48,886,225

OPTION 3A

- Renovations/ additions to Ingleside as a PK-2**
 - Renovations/ additions to Westside as a PK-2**
 - Renovations/ additions to City Park as a district-wide 3-5**
 - Maintain Athens City Middle School**
- \$34.7M** Other Considerations
- Build Ingleside larger and no addition to Westside (requires rezoning)
- Annual Operational Savings
\$175,143

School	Grades	Action	Current Capacity	Current Square Footage	Option Capacity	Option Square Footage	Total Renovation Costs	New Construction Costs	Total Costs	
Option 3A	City Park	3 - 5	Renovation / Addition / Grade Conversion	360	47,027	560	72,800	\$ 4,446,441	\$ 6,443,250	\$ 10,889,691
	Ingleside	PK - 2	Renovation / Addition / Grade Conversion	390	47,258	380	57,000	\$ 6,016,543	\$ 2,435,500	\$ 8,452,043
	North City		Repurpose	280	42,461					
	Westside ES	PK - 2	Renovation / Addition / Grade Conversion	327	41,162	380	57,000	\$ 2,391,026	\$ 3,959,500	\$ 6,350,526
	ACMS	6 - 8	Renovation	560	97,451	560	97,451	\$ 7,042,475	-	\$ 7,042,475
Total				1,917	275,359	1,880	284,251	\$ 19,896,484	\$ 12,838,250	\$ 34,734,734

OPTION 3B

- New construction at Ingleside as a PK-2**
 - New construction at Westside as a PK-2**
 - New construction at City Park as a district-wide 3-5**
 - Maintain Athens City Middle School**
- \$51.9M** Annual Operational Savings
\$178,643

School	Grades	Action	Current Capacity	Current Square Footage	Option Capacity	Option Square Footage	Total Renovation Costs	New Construction Costs	Total Costs	
Option 3B	City Park	3 - 5	New Construction on Site	360	47,027	560	70,000	-	\$ 15,750,000	\$ 15,750,000
	Ingleside	PK - 2	New Construction on Site	390	47,258	380	57,000	-	\$ 12,825,000	\$ 12,825,000
			Additional Contingency for Demo of existing building							\$ 500,000
	North City		Repurpose	280	42,461					
	Westside ES	PK - 2	New Construction on Site	327	41,162	380	57,000	-	\$ 12,825,000	\$ 12,825,000
			Additional Contingency for Demo of existing building							\$ 500,000
	ACMS	6 - 8	Renovation	560	97,451	560	97,451	\$ 7,042,475	-	\$ 7,042,475
Total				1,917	275,359	1,880	281,451	\$ 7,042,475	\$ 41,400,000	\$ 51,942,475

OPTIONS COMPARISON

	Description	Number of Facilities	Renovated Square Footage	New Square Footage	Average Square Foot / Student	Total Square Footage	Total Capital Costs	10 Years of Operational Savings
Option 1A	Rebuild City Park as a PK-5 (at 120 SF / Student) Maintain Athens City Middle School	2	97,451	156,000	133	253,451	\$ 44,642,475	\$ 6,905,680
Option 1B	Rebuild City Park as a PK-5 (at 150 SF / Student) Maintain Athens City Middle School	2	97,451	190,666	152	288,117	\$ 52,424,325	\$ 6,472,360
Option 2A	Renovation / addition at Westside as district-wide PK-2 Renovation / addition at City Park as district-wide 3-5 Maintain Athens City Middle School	3	185,640	82,111	141	267,751	\$ 38,407,692	\$ 6,726,930
Option 2B	Rebuild Westside as district-wide PK-2 Rebuild City Park as district-wide 3-5 Maintain Athens City Middle School	3	97,451	163,750	137	261,201	\$ 48,886,225	\$ 6,808,805
Option 3A	Renovations/additions to Ingleside as a PK-2 Renovations/additions to Westside as a PK-2 Renovations/additions to City Park as a district-wide 3-5 Maintain Athens City Middle School	4	232,898	51,353	150	284,251	\$ 34,734,734	\$ 1,751,430
Option 3B	Rebuild Ingleside as a PK-2 Rebuild Westside as a PK-2 Rebuild City Park as a district-wide 3-5 Maintain Athens City Middle School	4	97,451	184,000	148	281,451	\$ 51,942,475	\$ 1,786,430