Agenda

• Sale of Oakville Land
• Second Offer for Carnes
• Vacant Facility Discussion
• Property Disposition Discussion
• East HS T-STEM- FedEx Airplane Display Donation
• Facilities-Related Board Items
  • Alcy ES- ROW Document Revision
  • Shrine/Sheffield ES HVAC
  • Frayser ES HVAC
  • Hamilton MS HVAC
  • Keystone ES Boiler Replacement
  • Hanley MS Restroom Restoration
  • Riverview MS Cooling Tower
  • State Systems – Fire Alarm Systems Inspection, Testing & Monitoring
• School Zone Intersection Safety
• White Station Border Property
Offer for Oakville Land

- 5 acres
- Appraised in 2004 for $218,000
- Appraised in 2019 for $245,000
- Offer for $100,000
- Mace Heavy Duty Towing Series, LLC.
- Develop Corporate Headquarters
- Established local company operating in the same area for more than 20 years
- Zoning is CMU-3
- Board requested comparables

### Oakville Comparables

<table>
<thead>
<tr>
<th>Address</th>
<th>Amount</th>
<th>Sale Date</th>
<th>Acres</th>
<th>Cost/Acre</th>
<th>Notes</th>
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<tbody>
<tr>
<td>3670 S. Perkins</td>
<td>$170,300.00</td>
<td>9/14/2018</td>
<td>4.1</td>
<td>$41,536.59</td>
<td>Comp from appraisal-vacant</td>
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<tr>
<td>Getwell Road and Knight Rd</td>
<td>$158,200.00</td>
<td>8/10/2018</td>
<td>3.6</td>
<td>$43,774.21</td>
<td>Comp from appraisal-vacant</td>
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<tr>
<td>0 E Shelby Dr</td>
<td>$300,000.00</td>
<td>9/22/2017</td>
<td>4.1</td>
<td>$73,710.07</td>
<td>Comp from appraisal-vacant</td>
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<tr>
<td>0 Malone</td>
<td>$155,000.00</td>
<td>9/26/2018</td>
<td>5.0</td>
<td>$30,894.96</td>
<td>Comp from appraisal-vacant</td>
</tr>
<tr>
<td>2348 Lamar Avenue</td>
<td>$400,000.00</td>
<td>11/15/2016</td>
<td>1.2</td>
<td>$335,008.38</td>
<td>Now Burger King</td>
</tr>
<tr>
<td>2962 Oakville Drive</td>
<td>$350,000.00</td>
<td>11/19/2019</td>
<td>2.0</td>
<td>$175,000.00</td>
<td>Church behind SCS land</td>
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<tr>
<td>Offer</td>
<td>$100,000.00</td>
<td></td>
<td>5.0</td>
<td>$20,000.00</td>
<td></td>
</tr>
<tr>
<td>Appraisal</td>
<td>$245,000.00</td>
<td></td>
<td>5.0</td>
<td>$49,000.00</td>
<td></td>
</tr>
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</table>
Second Offer for Carnes

- At the October 2009 Facility Committee meeting, Board Members supported the lease-purchase of Carnes ES to Believe Memphis for $250,000 (74,470sf)
- Appraisal was $1 million in January 2018; $3.8 million in deferred maintenance before vandalism
- The building has been severely vandalized and is merely a shell
- Demolition was estimated at $300,000
- Staff ordered a survey to obtain a legal description for sales contract.
- Item will be on the Board agenda in March

- While waiting for survey completion, another offer was received from Delacroix Apartment Partners for $237,000 all cash
- Plan is to develop apartments on this parcel
- Zoning is RU-3; use is permitted
# Vacant Facility Discussion

<table>
<thead>
<tr>
<th>Vacant</th>
<th>Address</th>
<th>Zip</th>
<th>Board District</th>
<th>Appraisal</th>
<th>FCI at Time of Closure</th>
<th>Square Feet</th>
<th>Deferred Maint. (time of closure)</th>
<th>Year Closed</th>
<th>Notes</th>
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<tbody>
<tr>
<td>Charjean ES</td>
<td>2140 Charjean</td>
<td>38114</td>
<td>7</td>
<td>29%</td>
<td>39,352</td>
<td>$2.7M</td>
<td>2020</td>
<td>Closes at end of year</td>
<td></td>
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<tr>
<td>Corning ES</td>
<td>1662 Dabbs</td>
<td>38127</td>
<td>3</td>
<td>4%</td>
<td>47,149</td>
<td>$400K</td>
<td>2018</td>
<td>City interested</td>
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<tr>
<td>Georgia Ave. ES</td>
<td>690 Mississippi</td>
<td>38126</td>
<td>1</td>
<td>34%</td>
<td>143,577</td>
<td>$8.1M</td>
<td>2013</td>
<td>City interested</td>
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<tr>
<td>Goodlett ES</td>
<td>3001 Goodlett</td>
<td>38118</td>
<td>7</td>
<td>32%</td>
<td>51,813</td>
<td>$4.2M</td>
<td>2019</td>
<td></td>
<td></td>
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<tr>
<td>Hamilton ES</td>
<td>1378 Ethlyn Ave</td>
<td>38106</td>
<td>7</td>
<td>52%</td>
<td>81,740</td>
<td>$7.6M</td>
<td>2019</td>
<td></td>
<td></td>
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<tr>
<td>Knight Rd. ES</td>
<td>3237 Knight Rd.</td>
<td>38118</td>
<td>7</td>
<td>41%</td>
<td>53,093</td>
<td>$3.2M</td>
<td>2019</td>
<td></td>
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<tr>
<td>Magnolia ES</td>
<td>2061 Livewell</td>
<td>38114</td>
<td>1</td>
<td>10%</td>
<td>76,804</td>
<td>$1.2M</td>
<td>2020</td>
<td>Closes at end of year</td>
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<tr>
<td>Manor Lake ES</td>
<td>4900 Horn Lake</td>
<td>38109</td>
<td>6</td>
<td>21%</td>
<td>65,640</td>
<td>$2.4M</td>
<td>2018</td>
<td>2 interested parties</td>
<td></td>
</tr>
<tr>
<td>Northside ES</td>
<td>1212 Vollentine</td>
<td>38107</td>
<td>2</td>
<td>6%</td>
<td>293,868</td>
<td>$5.0M</td>
<td>2016 &amp; 2019</td>
<td>1 interested party</td>
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<tr>
<td>South Side HS</td>
<td>1880 Prospect</td>
<td>38106</td>
<td>6</td>
<td>8%</td>
<td>254,960</td>
<td>$3.8M</td>
<td>2018</td>
<td></td>
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<tr>
<td>MLK Transition</td>
<td>620 S. Lauderdale</td>
<td>38126</td>
<td>1</td>
<td>15%</td>
<td>102,207</td>
<td>$3.2M</td>
<td>2016</td>
<td>City agreement</td>
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</table>
Business Operations is working with Policy Department to revise the Scope of the Real Estate Property (Policy 7002)

- Include details on demolitions
- Research and define timelines for surplus properties
- Include Board guidance
- Funding requirements
• Collaboration between FedEx Express and Memphis East High School to place a recently donated aircraft on static display in front of Memphis East High School
• FedEx and East students will design and construct the display which will position the donated Beechcraft Musketeer at least 10ft from the ground, banking away from the school
• The aircraft will be cleaned and all control surfaces fixed, before the aircraft is vinyl-wrapped and erected
• The intent of this project aligns with Memphis East’s goal to connect teens and young adults to skills and career training that lead to greater access to jobs and opportunity (especially in STEM fields)
• Volunteers for this effort will include aviation students and teachers, engineers, mechanics, managers, executives, and data analysts
• Project is envisioned for a Spring 2020 reveal
• FedEx will assume all financial responsibility for the project and hold all financial liability for resources and paid labor for this
• Long-term maintenance and cleaning of the monument will ultimately be the responsibility of the district
March Facilities Related Board Agenda Items

- **Alcy ES- ROW Dedication- City of Memphis- $1.00**
  - Repeating Item- Due to Legal’s concern of the contract language, the item was pulled from the February agenda so revisions could be implemented. Conveyance of 136 sf of property at the corner of Alcy Road & Vista Drive to the City of Memphis

- **Shrine Sheffield ES HVAC- FY20- Construction Services- Martin & White- $528,988.00**
  - Approval of award and contract to Martin & White Mechanical Contractors, Inc. for construction services to remove and replace the existing boiler, chiller, cooling tower, and their associated accessories that include but are not limited to water pumps, piping, valves, flues, etc.

- **Frayser ES (ASD)- HVAC- FY20- Construction Services- AHA Mechanical- $1,001,937.01**
  - Approval of award and contract to AHA Mechanical Contractors for construction services to remove and replace the existing water cooling tower, 70 water source heat pumps, and associated accessories that include but are not limited to piping, valves, condensate piping, controls, etc.

- **Hamilton K-8- HVAC- FY20- Construction Services- Damon-Marcus Company- $297,226.00**
  - Approval of award and contract to Damon-Marcus Company for construction services to remove and replace the existing air-cooled chillers and associated accessories that include but are not limited to piping, valves, condensate piping, controls, etc.

- **Keystone ES- HVAC- FY20- Construction Services- Martin & White- $184,500.00**
  - Approval of award and contract to Martin & White for construction services to remove and replace the existing boiler and associated accessories that include but are not limited to piping, valves, condensate piping, flue, controls, etc.

- **Hanley MS (ASD)- FY20- Renovation- Construction Services- R.A. Sharp- $450,061.00**
  - Approval of award and contract to R.A. Sharp Construction Company, LLC for construction services to completely restore 1st & 2nd floor restrooms due to concrete structure is experiencing spalling due to degradation from the water supply and sanitary sewer lines. Due to extent of restoration restrooms will be upgraded to meet current plumbing code and ADA criteria.

- **Riverview K-8- HVAC- Construction Services- AHA Mechanical Contractors- $259,166.84**
  - Approval of award and contract to AHA Mechanical Contractors for construction services to remove and replace the existing cooling tower and associated accessories that include but are not limited to piping, valves, condensate piping, controls, etc.

- **State Systems- $201,000**
  - Renewal of contract for fire alarm systems inspection, testing & monitoring
Shrine/ Sheffield ES- HVAC
Martin & White

Frayser ES (ASD)- HVAC
AHA Mechanical

Existing boiler
Existing cooling tower
Temporary chiller
Existing chiller that has failed

Existing cooling tower
Ceiling mounted WSHP

Floor mounted water source heat pump (WSHP)
Hamilton K-8- HVAC
TBD

Existing chiller that has failed

Temporary chiller

Keystone ES- HVAC
TBD

Existing boiler to be replaced

Temporary boiler in place
Hanley MS (ASD)- Restroom Renovation- TBD

Spalling concrete at underside of 2nd floor slab

Spalling concrete at underside of 2nd floor slab

Spalling concrete at underside of 2nd floor slab

Riverview K-8 HVAC- TBD

Cooling tower that has failed

Cooling tower that has failed

Cooling tower that has failed
Goal
To reduce to the point of elimination or control judiciously, the traffic conditions at school entry ways, adjacent intersections, & thoroughfares that continue to place students, parents/guardians, and school staff in harms way during school arrival & dismissal times due to vehicular speed and traffic congestion.

- District is working with the City on projects at seven schools
  - Robert R. Church
  - Jackson Elementary
  - White Station Middle School
  - Snowden K-8
  - Craigmont High
  - Craigmont Middle
  - Geeter K-8

- Projects for the first five schools have design plans at 90% completion and will be finalized in two weeks

- Craigmont MS project is earlier in the design process and Geeter K-8 is under review for compliance that determine signage and traffic control types to be installed
White Station Border Property for Lease

- 2.448 acre site on the south border of White Station High School parcel at 4684 Poplar
- 3-story building (former church)
  - Seven 480sf classrooms
  - Six 720sf classrooms
  - Two 676sf classrooms
  - One large 4,0119sf meeting room with kitchen
  - Half of 2nd floor and all of 3rd unfinished
- 145 parking spaces
- $800,000/year for long-term lease
- SCS responsible all maintenance and renovations