



NORTH EAST INDEPENDENT SCHOOL DISTRICT

Date: December 10, 2012

Presenter: Ron Clary
Garrett Sullivan,
Executive Director, CM&E

Subject: 2011 Bond Reagan High School New Soccer
Field Land Purchase (3.28 Acres)

Related Page(s): None

ACTION ITEM

BACKGROUND INFORMATION

The 2011 Bond Program includes funding for land acquisition adjacent to Reagan High School for the purpose of constructing a new soccer field and parking lot area for the campus. Services of a real estate appraiser and real estate agent were employed to support the proposed acquisition of this property. The subject property is a 3.28-acre tract in New City Block 19221 in the City of San Antonio, Bexar County, Texas. The subject property is located in the southwest corner of the Steubing Ranch adjacent to Reagan High School. The property has no frontage on a public right-of-way, but is suitable for construction of a soccer field and parking lot area.

ADMINISTRATIVE CONSIDERATION

This is an approved land purchase within the 2011 Bond Program.

BUDGETARY CONSIDERATION

Funds for the purchase of this property were included in the 2011 Bond Sale (\$399,410,000.00) of July 2012. The fair market value of the property as established by the real estate appraiser equals \$220,000.00 (i.e., \$67,073.17 per acre or \$1.54 per square foot) which is equal to the acquisition price negotiated by the District with the Seller.

RECOMMENDATION

The Executive Director of Construction Management and Engineering, Senior Director of Construction Planning and Design, Project Architect, and Civil Engineer have carefully examined and evaluated the proposed site and recommend that the District execute a Purchase and Sale Agreement with the Seller to acquire 3.28 acres of land for construction of a new soccer field and parking lot area at Reagan High School. It is further recommended that the Board of Trustees grant the Superintendent, Associate Superintendent for Operations, and Executive Director of Construction Management and Engineering authority to execute the Purchase and Sale Agreement.

BOARD ACTION REQUIRED

Approval/Disapproval