

CASE STUDY



W. GAINES BAGBY

First Vice President

T: +1 512 499 4915

gaines.bagby@cbre.com

QUICK FACTS

- Outside the box thinking and research uncovered a way to exceed the client's goals
- Client was uncertain at the outset, but has been so pleased that it has asked for a similar strategy in other parts of the City.

AISD- JAIME PADRON ELEMENTARY :: AUSTIN, TEXAS

Challenge

Secure a site for a new elementary school where no suitable existing greenfield sites exist. AISD had been searching for years to uncover a site for a new school that could relieve tremendous overcrowding in existing schools in the area.

Solutions

CBRE scoured the area in North Austin to uncover any potential sites. A thorough investigation proved there were no reasonably-priced sites in the area. The next search was to discover a building that could be demolished or converted at a reasonable cost. Industrial, retail and multifamily sites in the area were evaluated. Retail and Multifamily sites proved too expensive. Most industrial buildings were in poor condition or not nearly the right size. One relatively recent industrial building in the area was deemed to be workable. But the Board was dubious, never having approved a site where an existing facility was repurposed for school use.

Results

CBRE was successful in comforting the Board by providing Case Studies of adaptive reuse of facilities to schools in other parts of the country, and was able to show that such a reuse could be accomplished, at or under, the allotted budget. The school opened in August, 2014 as Jaime Padron Elementary.

