

Wake County Board of Commissioners

Request for Approval and Funding of Board of Education Real Property Acquisition: Central Wake County (West Raleigh/Cary Area) (Second Reading)

Betty Parker, Senior Director
WCPSS Real Estate Services
December 2, 2024

About SCORE Academy:

Established in 2017, SCORE Academy is an alternative learning high school composed of two programs:

- SCORE A ReEngagement** seeks to assist under-credited students between 16 and 21 who have at least 12 credits in overcoming obstacles that impeded their progress towards earning a high school diploma. Students are referred by their current traditional high school. Students will receive a quality education in an accelerated, blended-learning environment, and help to develop a solid, post-secondary education and career plan.
- SCORE B ReAssignment** serves as a long distance blended learning opportunity for students who have been reassigned from their base school for violating a WCPSS student discipline policy.

SCORE Academy operates out of four different locations in Wake County. All students have access to highly-qualified instructors, counselors, social workers, administrators, success coaches and additional support to give students every opportunity to be successful. SCORE Academy staff focus on building pathways and improving student achievement, and believe in the full potential of all students.



Crossroads FLEX HS & SCORE Academy - Current Floor Plan



5651 Dillard Drive, Cary NC

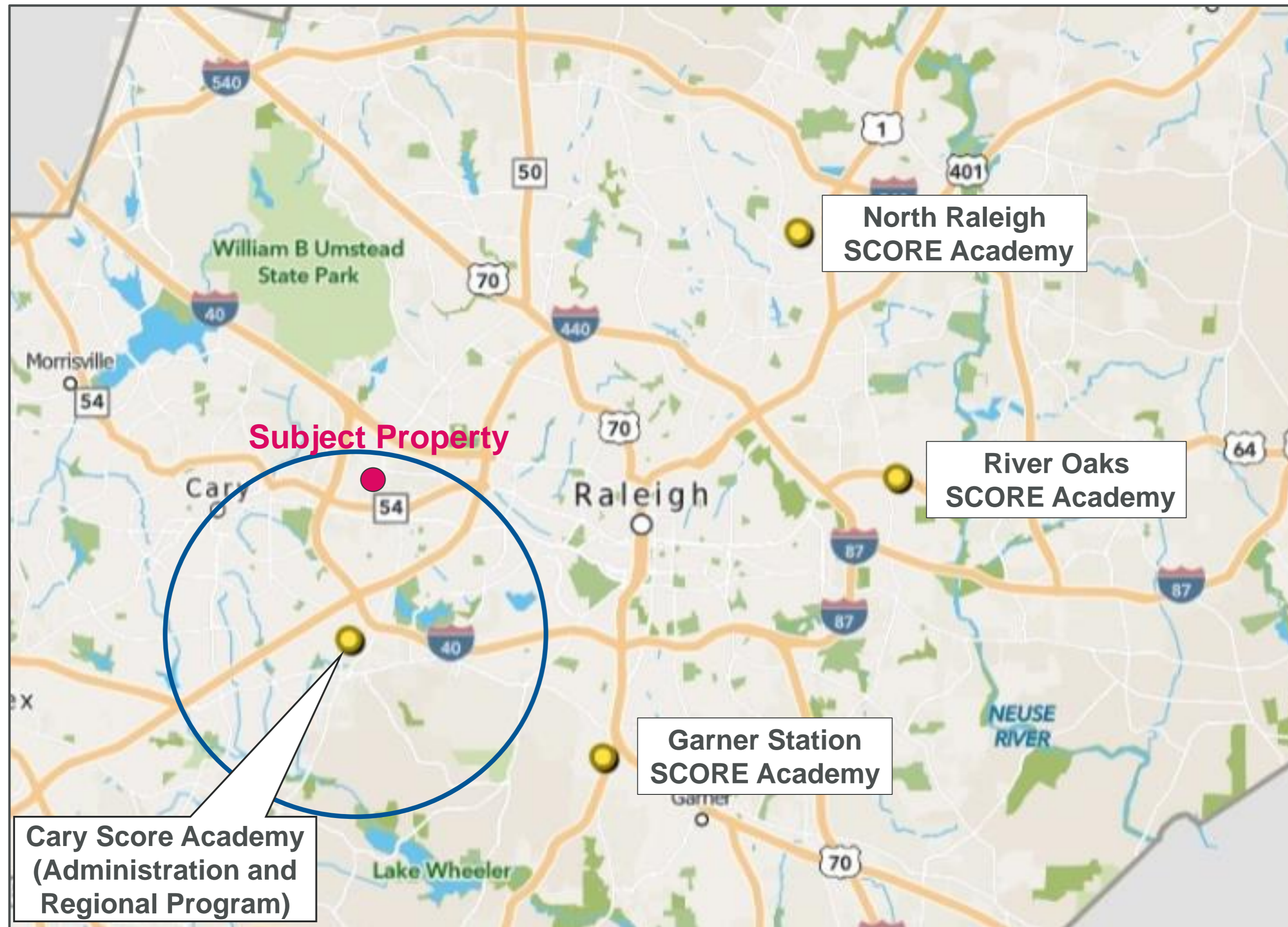
FLEX Space Use

Shared Space Use

SCORE Space Use

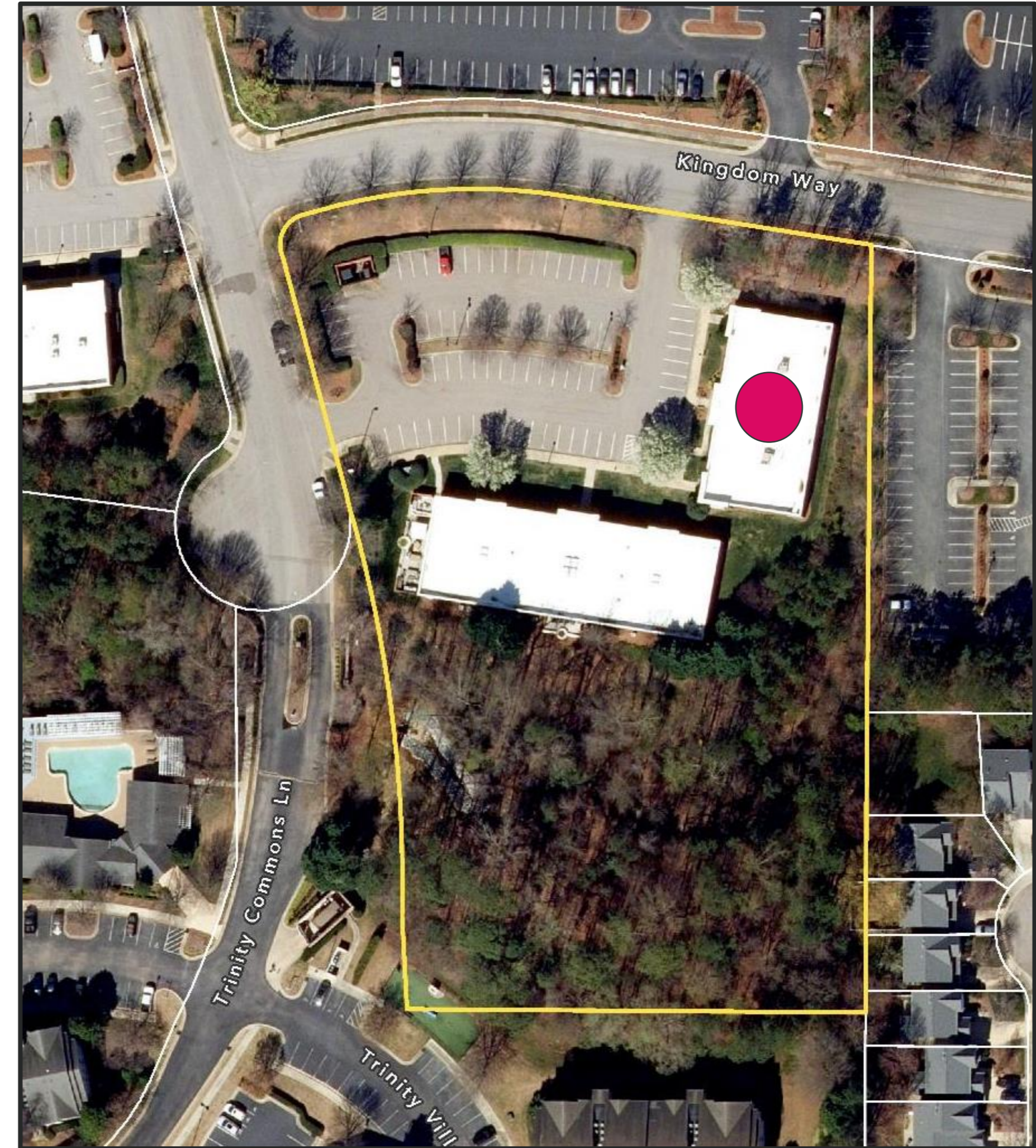


SCORE Academy Locations



Subject Property – GIS Aerials

1351-101 Sunday Drive



Subject Property – Right Front View



Contract Terms and Information:

- **Seller:** Charles T. Hall and wife, Cheryl B. Hall have owned the subject property since September 1, 2006. The building was built to suit Owner's law firm operations.
- **Subject Property:** 8,426 SF office condominium building with access to paved parking located on Sunday Drive at its intersection with Kingdom Way in Raleigh.
- **Purpose:** Relocation of the Cary SCORE Academy program and administration into suitable space to meet known needs
- **Negotiated Purchase Price:** \$2,415,000.00
- **Appraised Value:** \$2,450,000.00. The BOE's MAI appraisal supports the purchase price.
- **Relocation Benefits:** Supports evolving SCORE administration and regional program space needs in educational occupancy space; provides an opportunity to expand, upfit and improve the current Crossroads FLEX HS space to address evolving program space needs in educational occupancy space.

Contract Terms and Information: (continued)

■ **Subject to Owners Association Covenants:**

- Monthly Association dues of \$2,290.18.
- Association provides maintenance, parking lot maintenance, pest control, landscaping, roof maintenance, general building exterior maintenance, snow removal, pest control, trash collection, irrigation, site lighting and related utilities.
- Owner is responsible for maintenance of the condominium unit, including interior finishes HVAC, plumbing, electrical, lighting, doors and windows, janitorial, water and utilities.

■ **Due Diligence Performed:**

- Appraisal
- Plumbing, Mechanical, Electrical & Structural Evaluation
- Building Enclosure and Roof Evaluation
- Title Examination and Association Covenants Review
- Upfit planning / Feasibility Studies
- Upfit costs estimation

End of Second Reading Presentation

Approval Requested