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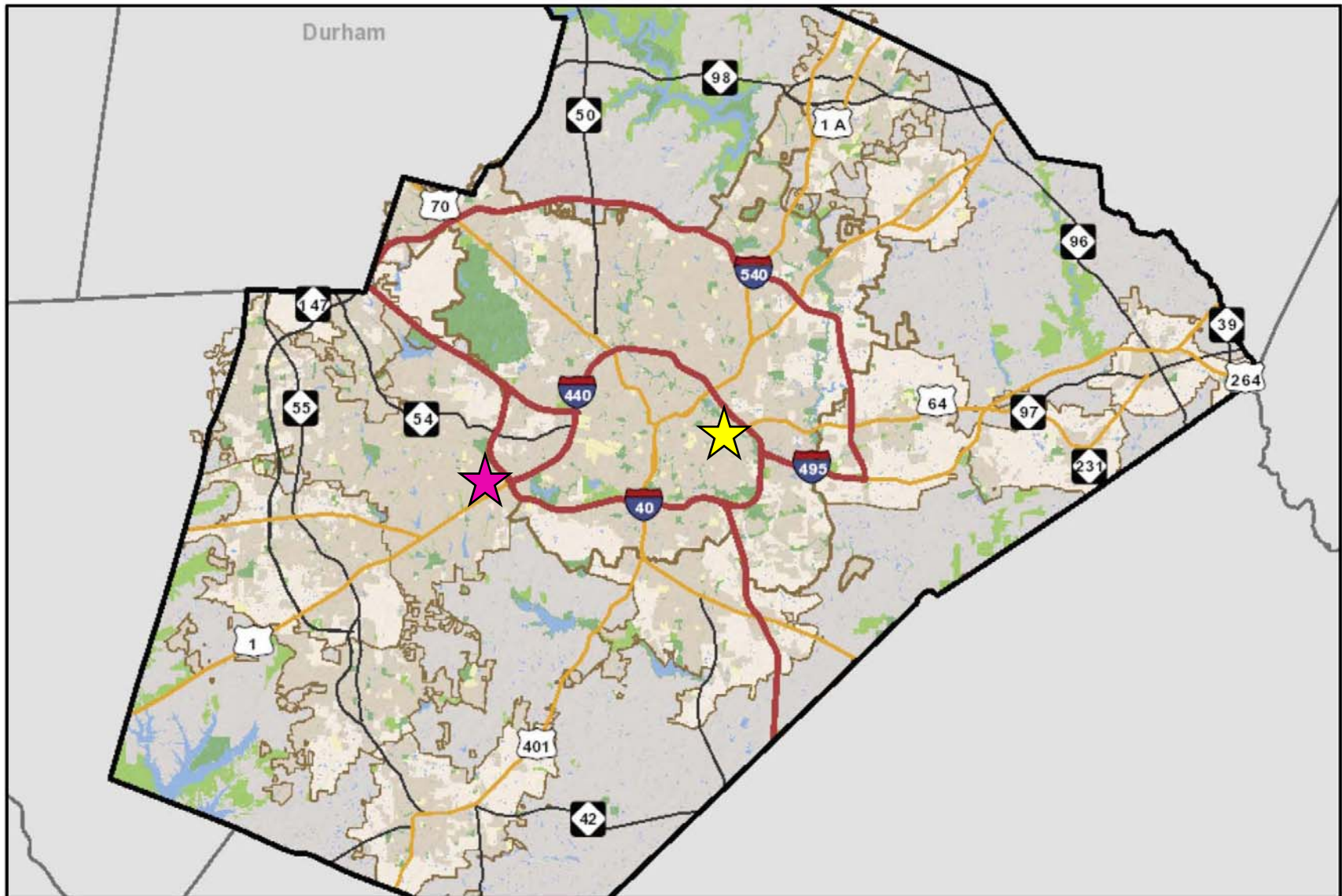
# Wake County Board of Commissioners

Request for Approval and Funding of  
Board of Education Acquisition of  
3351 Carl Sandburg Court  
(First Reading)

Betty L. Parker, Senior Director of Real Estate Services  
Wake County Public School System  
September 6, 2016

# Infinity Program

- Long term suspended high school students who demonstrate severe behavioral & social problems with intensity, frequency and long duration (Tier IV).
- Infinity students require selective environments and additional staffing.
- Program is currently located in classrooms in the basement of Longview School
- Relocation need identified in SNAP process (Space Needs Analysis & Prioritization)
- Maintains program stability and centrality
- Relieves crowding/provides additional capacity to serve students in the Infinity Program and at Longview



- ★ 3351 Carl Sandburg Court (Proposed Infinity Program (HS) location)
- ★ 1280 Buck Jones Road (Future Transitions Program (MS) Site)

## School-Based Special/Optional Schools and Programs

- **Bridges Program** is an alternative elementary program for grades K-5 housed on the Mt. Vernon campus, with the capacity to serve 48 mild to moderate at-risk students.
- **Mt. Vernon School** is an alternative school for students in grades 6-8, with the capacity to serve 105 mild to moderate at-risk students.
- **River Oaks Middle** features two programs for referred Wake County middle school students in grades 6-8, with the capacity to serve 105 students who are not finding success in their base school.
- **Longview School** is an alternative school for students in grades 6-12, with the capacity to serve 102 students.
- **Mary E. Phillips High School** is a high school for grades 9-12 for any Wake County High School student who has not reached his or her potential within a traditional school setting, with the capacity to serve more than 200 students across the day and evening programs.

## School-Based Programs for Long Term Suspended Students With Disabilities

- **Transitions at The Dubois Center** is a program for students in grades 6-8, currently located in DuBois modular campus (slated for relocation to the Buck Jones Road facility), with a current capacity to serve 60-80 students.
- **Infinity at Longview** is a program for students in grades 9-12, currently located in Longview School (slated for relocation to the Carl Sandburg Court facility), with a current capacity to serve 60-80 students.

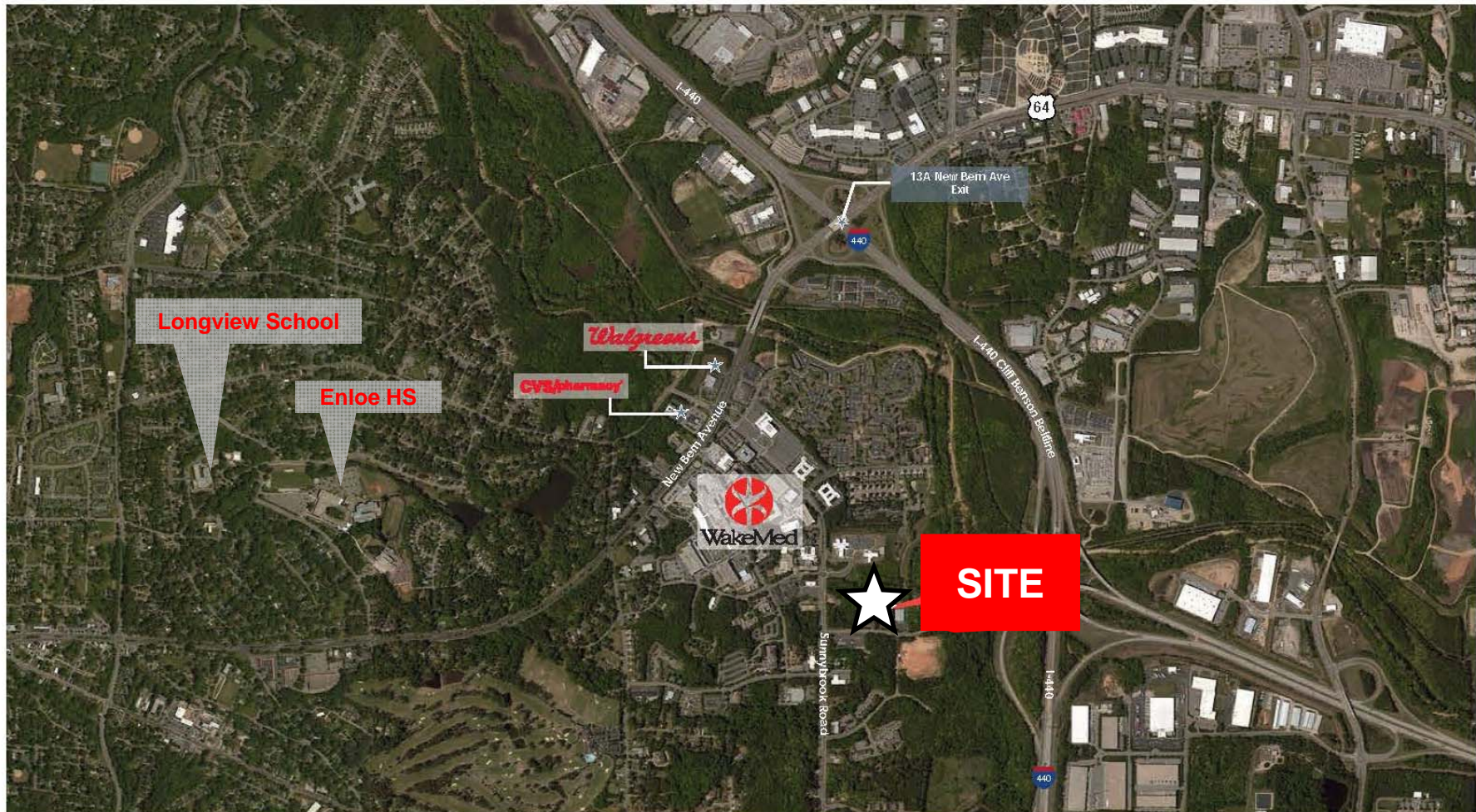






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## AERIAL VIEW





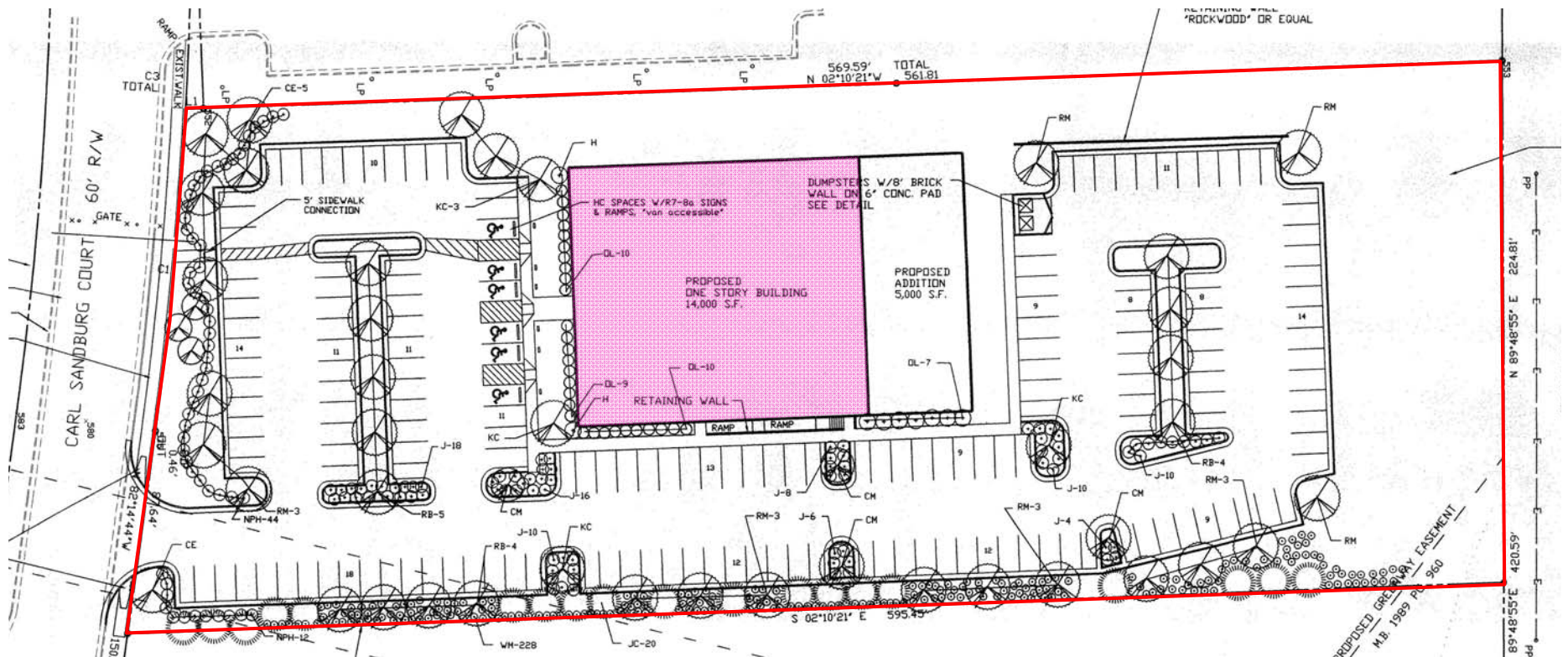
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## SITE LOCATION



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## SITE PLAN

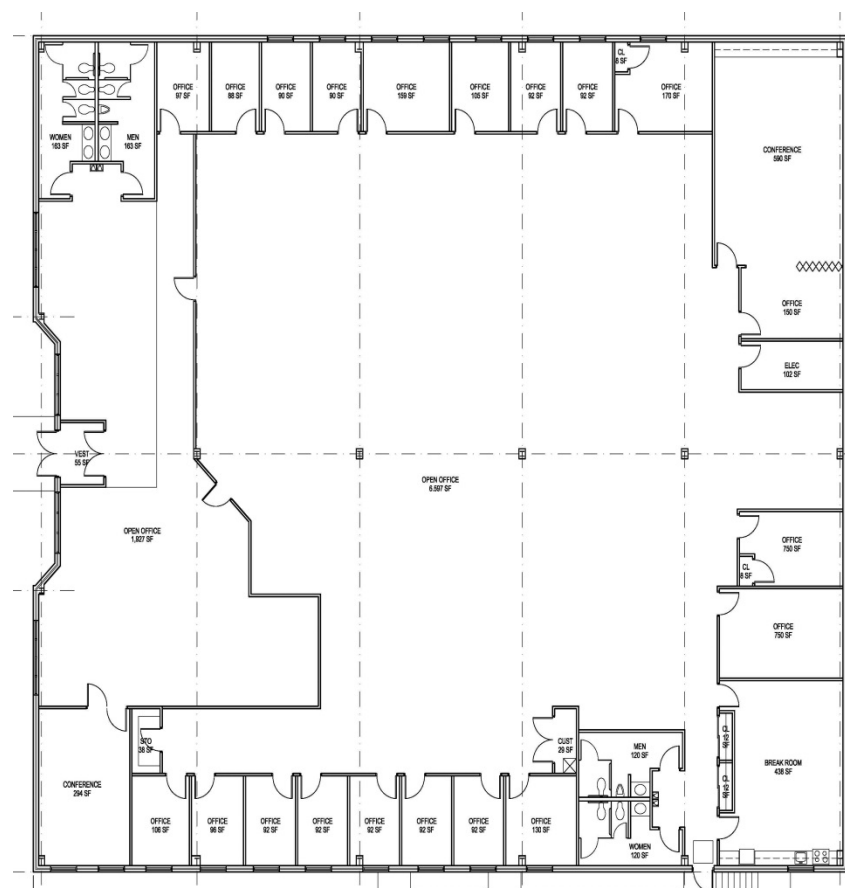




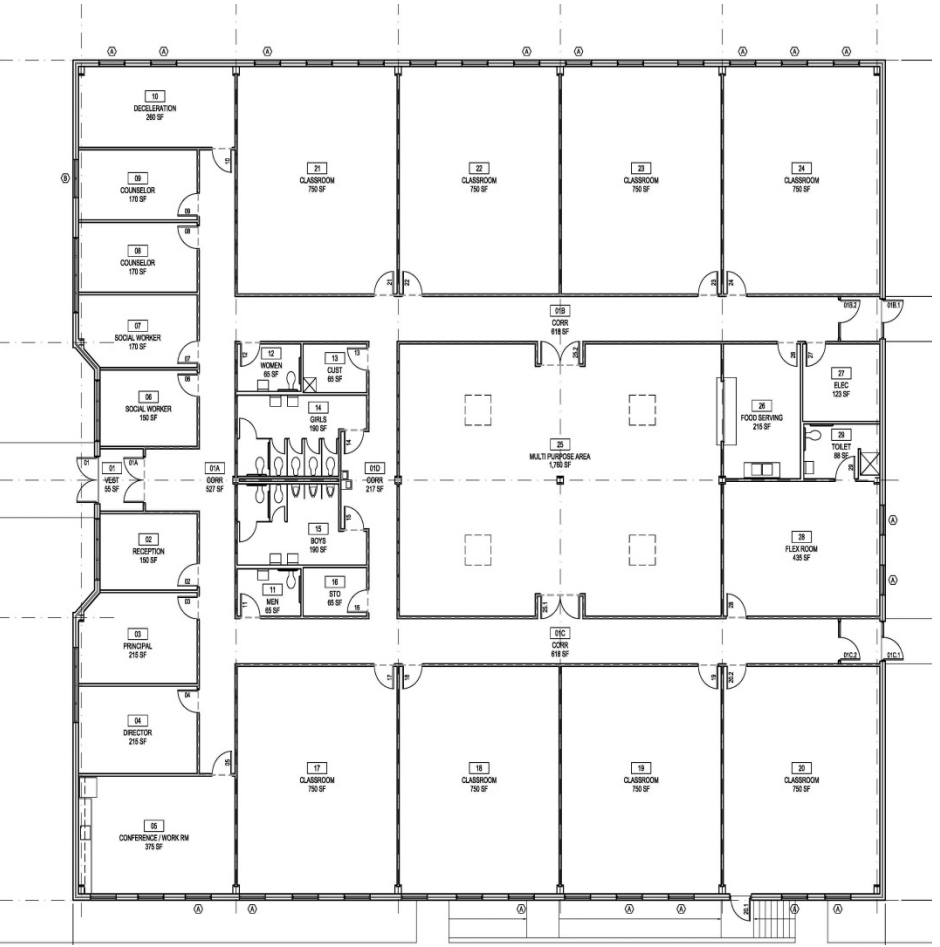
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## FLOOR PLANS

*Current*



*Preliminary Fit Plan*



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PHOTOS



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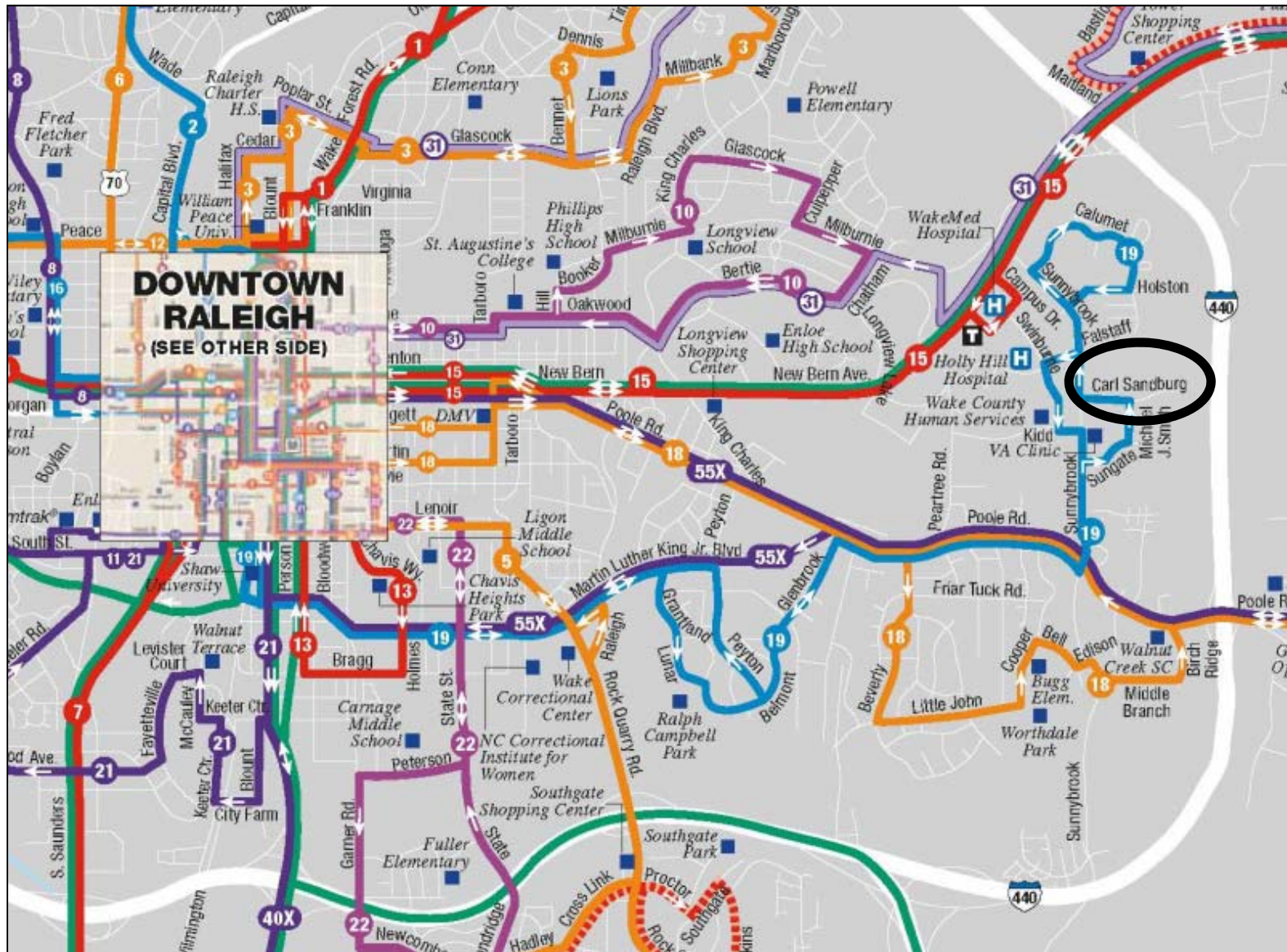
PHOTOS





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## PUBLIC TRANSIT ACCESS



# Contract Terms & Information

- **Purpose:** Adaptive reuse site to accommodate the Infinity Program per SNAP-identified educational needs
- **Seller:** J.B. Harrison Properties LLC, who acquired the site and constructed the “build to suit” office/flex space in 2000.
- **Location.** East Central Wake County inside the beltline at New Bern Avenue, on the northern side of Sandburg Court east of its intersection with Sunnybrook Road in Raleigh.
- **Asset Description.** ±13,891 sq.ft. one story commercial building constructed in 2000 on 3.0 acres, with room to expand by 5,000 sq.ft. Ample parking capacity, sets up well for on-site queuing circulation, bus stop located at the entrance.
- **Recent Use.** Recently vacated by government/business use tenant (NC Employment Security Commission)

# Contract Terms & Information (cont.)

- **Negotiated Purchase Price:** \$2,075,000
- **Appraised Value:** MAI-certified appraisal concluded a fair market value of \$2,140,000 in support the purchase prices.
- **Funding Source:** Site acquisition and design costs are funded in CIP 2013. All other renovation project costs are planned for funding from the SNAP line item of CIP FY '16-'23.
- **Operational Cost impacts.** Some program costs are in the current operational budget - additional operational costs will be incurred with relocation facilitating program growth to meet existing needs. Additional utility, janitorial and maintenance costs are anticipated with acquisition of the additional space.
- **Target Opening:** '18-'19 school year or as soon thereafter as possible, predicated upon the extent of renovations required and timing of available funding.



End of first reading presentation.  
Questions?