

Presentation To:

Wake County Board of Commissioners

Request for Approval and Funding of
Board of Education Acquisition of H-12 School Site
(Third Reading)

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Wake County Public School System
September 6, 2016

South-West Wake County:

H-12 School Site

(Northern Holly Springs/Southeastern Apex)

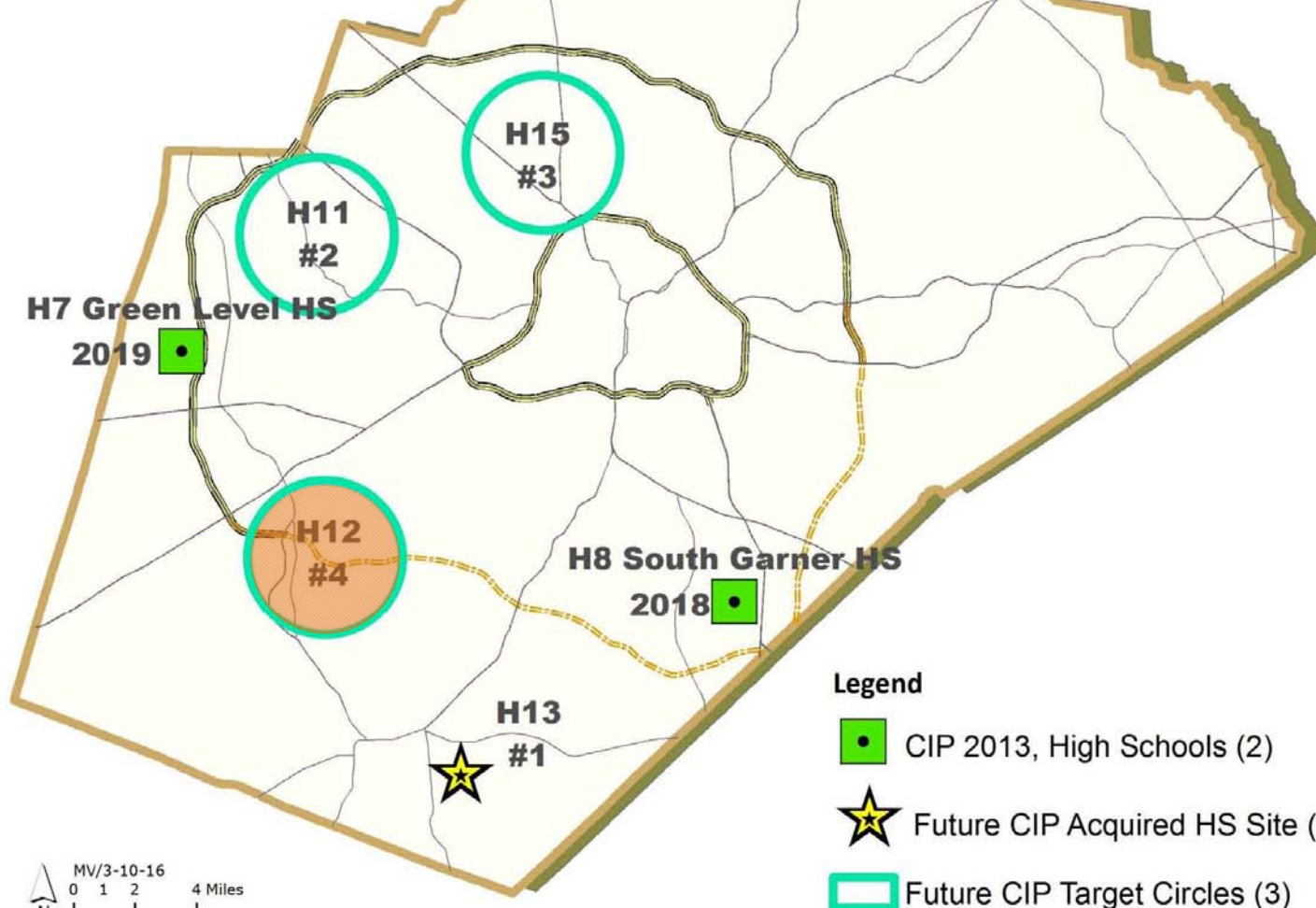


WAKE COUNTY
PUBLIC SCHOOL SYSTEM

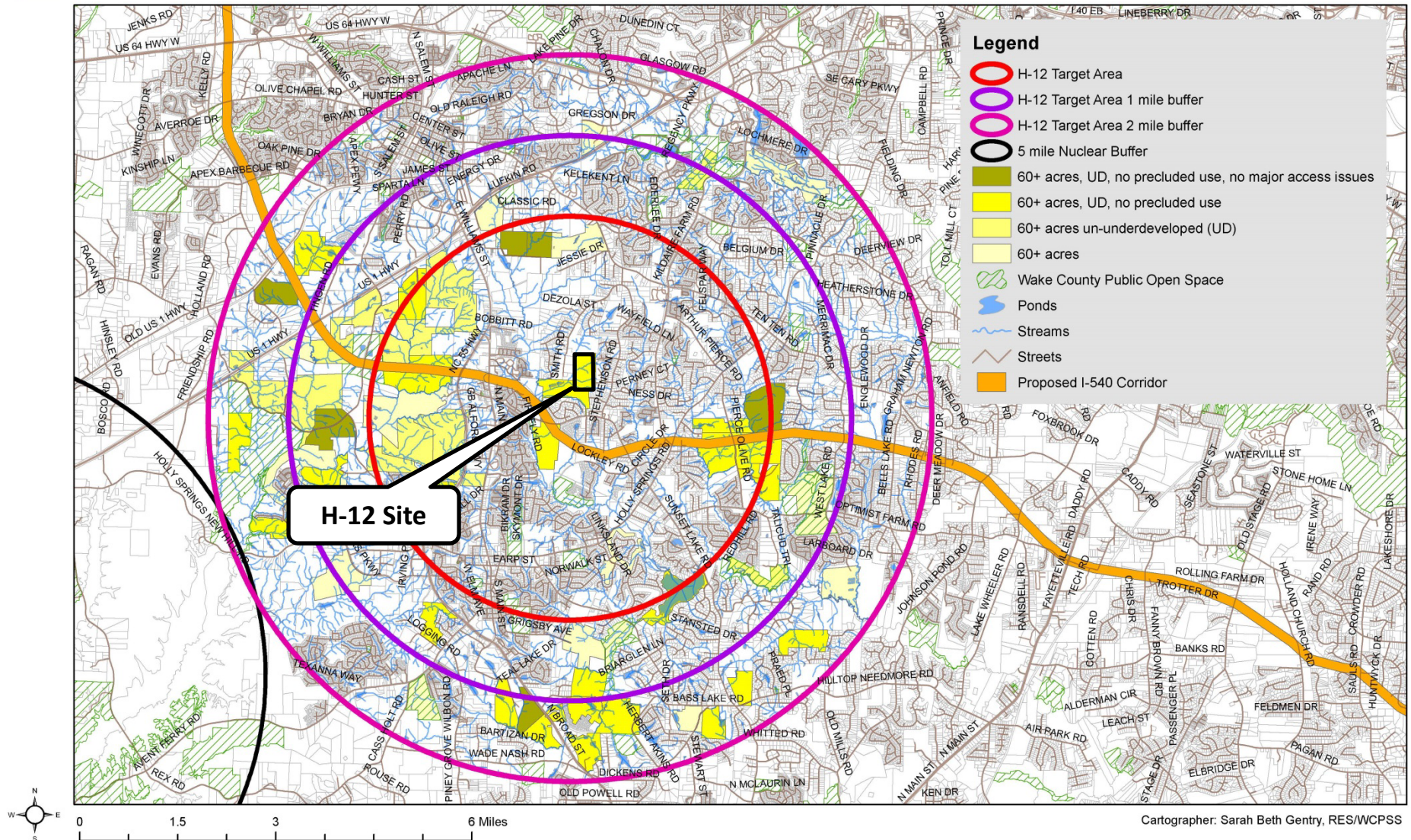
High Schools:

Future CIP Acquired Site (H13) &
Large School Target Circles
(2,262 seats)

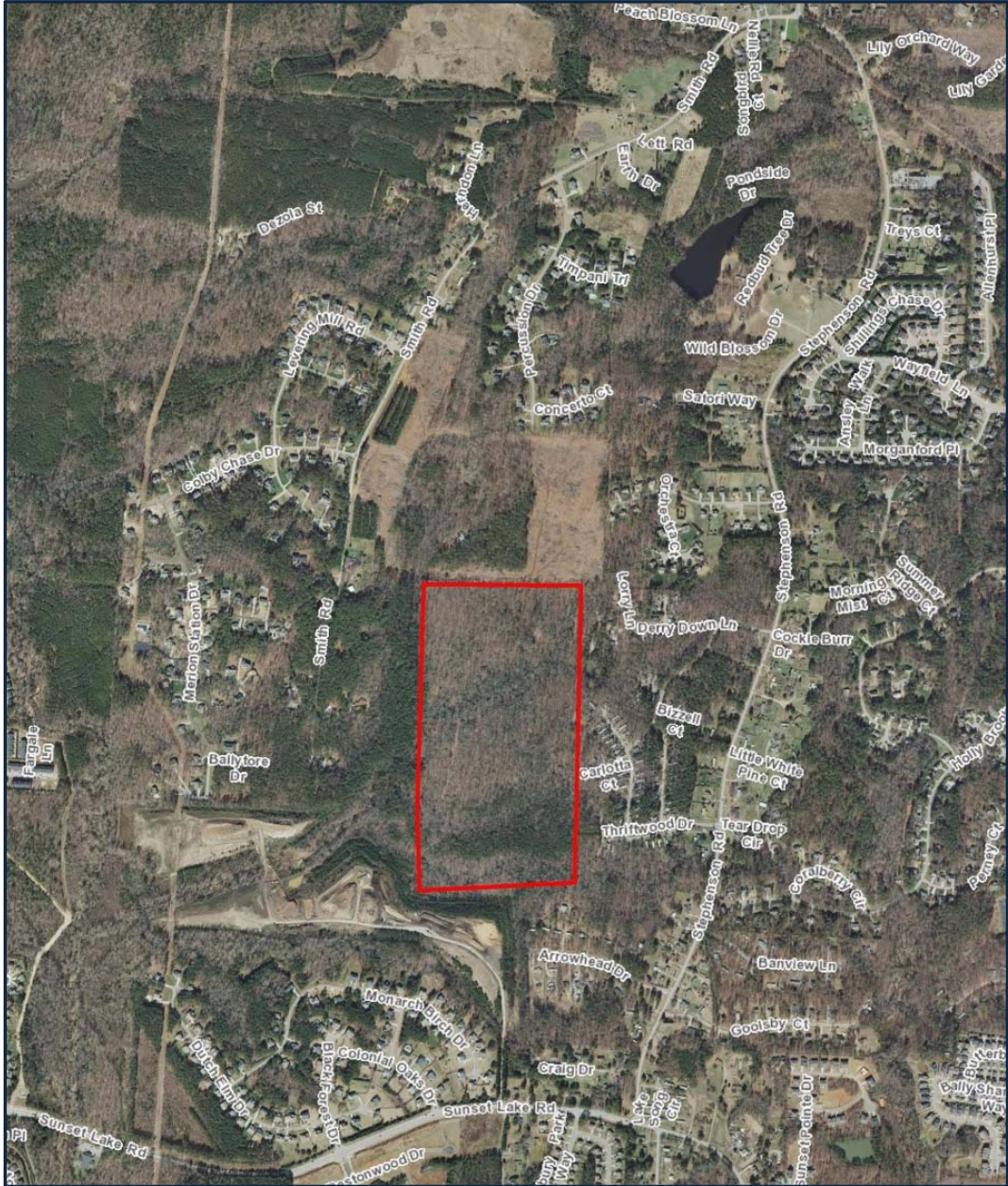
Update: March, 2016



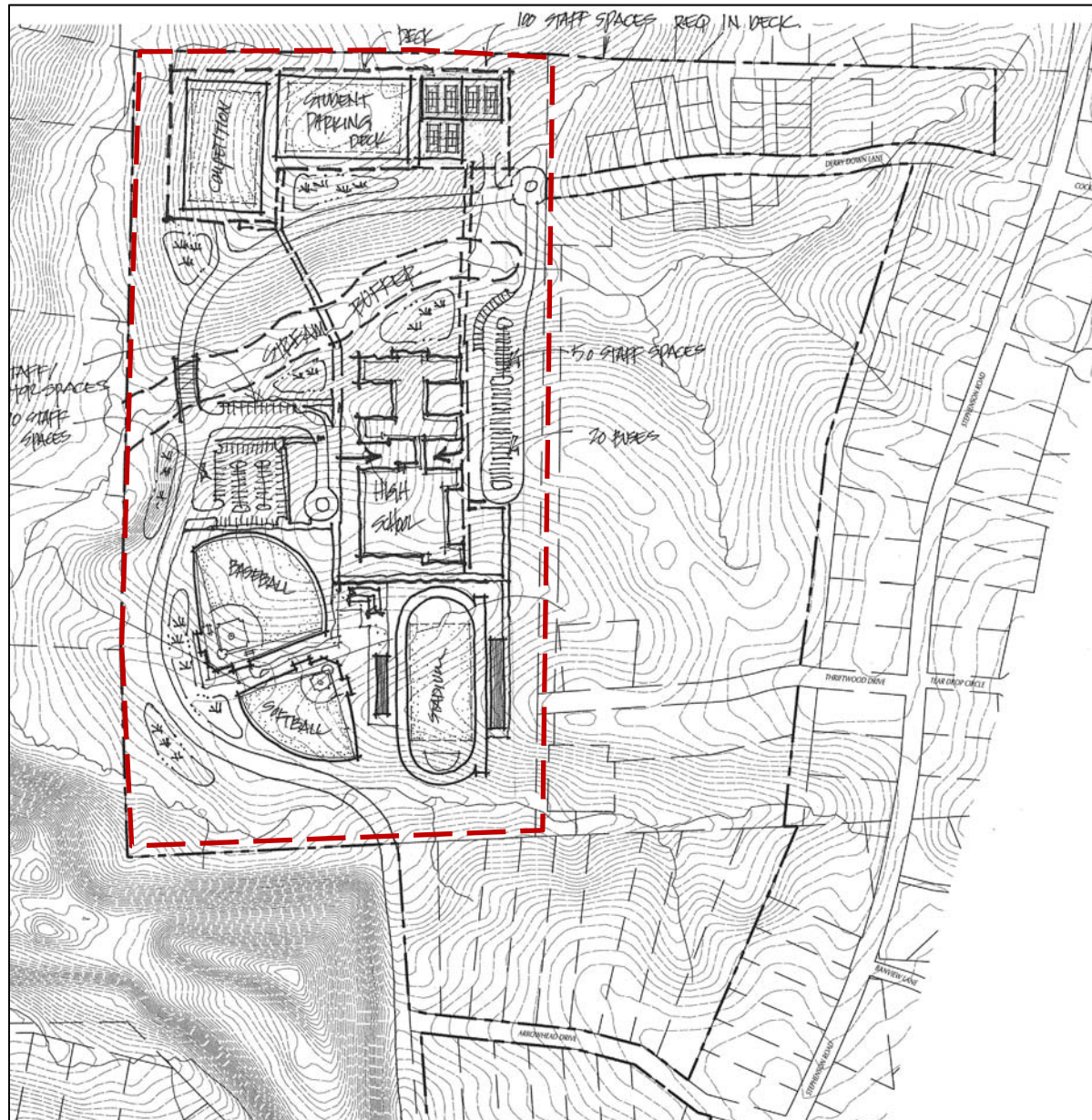
H-12 Target Area



H-12 Site: Aerial Site View (67.299 acres)



H-12 Site: Preliminary Concept Plan



Land Acquisition Comparison

	Appraised Value	Sales Price	Sales Price Over/(Under) Appraised Value	Appraised Value (Per Acre)	Sales Price (Per Acre)	Sales Price Over/(Under) Appraised Value (Per Acre)
H-12 Site	\$4,320,000	\$4,307,136	(\$12,864)	\$65,000	\$64,000	(\$1,000)
Recently Acquired Sites in the Area	Date of Acquisition	Acreage	Total Sales Price	Appraised Value (Per Acre)	Sales Price (Per Acre)	Sales Price Over/(Under) Appraised Value (Per Acre)
E-45 Site	Mar-16	22.5	\$1,333,904	\$60,000	\$60,500	\$500
E-43 Oakview ES	Sep-14	23.55	\$1,517,360	\$52,146	\$64,431	\$12,285

Additional Information in Response to Board Questions of 8/15/16

Key Points on H-12 Site

- Limited number of undeveloped/underdeveloped suitable sites in the target ring
- Site competition is challenging in the current market - limited availability of willing sellers not seeking above appraised values
- H-12 is a land bank site
- Expected need is within the next 4 to 6 years
- Explored accommodation of the largest HS program in order to preserve maximum flexibility of the site
- Additional time allow WCPSS to confirm greatest need for a site and right-size programs accordingly

Future Considerations

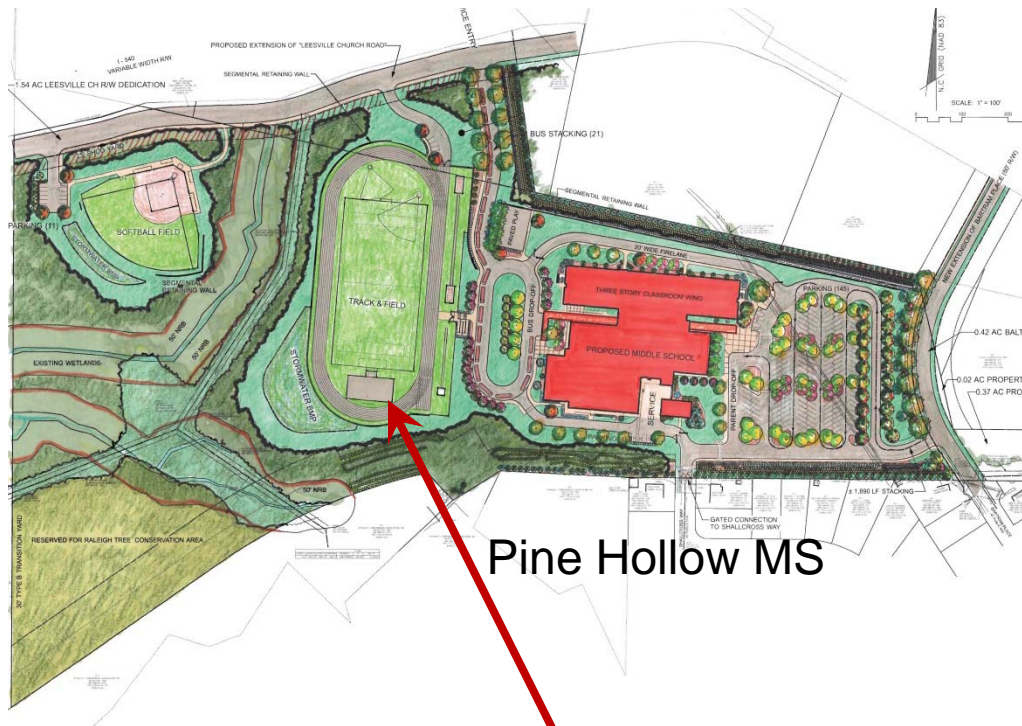
- Board of Education may consider multiple options (condemnation or location of smaller nontraditional school) as land acquisition becomes more challenging
- Important to note that these options may be more expensive
- The new seven year capital building program allows the Boards to be more nimble and adjust to changing conditions & consider growth pressures
- Annual reviews will have this & other sites on its horizon until needs are present.

Site size consideration with respect to athletic fields

- Must serve program needs for Healthful Living & Physical Education classes
- Must meet Title IX requirements
- Programs designed to achieve beneficial impact on educational outcomes of students involved in extracurricular activities utilizing outdoor program space
- Determined differences in HS track/field/"stadium" program vs. MS track/field
- Considered acreage and costs associated with "stadium" program elements
- Discussed assignment of students for athletic participation at other schools
- Reviewed prototype capacity increases without outdoor program increase, more students served in the same field space

Comparison of Standard Outdoor Program Areas by School Level

Standard Outdoor Program Elements	Elementary School (900 students)	Middle School (1,380 students)	High School (2,362 students)
Paved Play Area	x	x	x
Multipurpose Field	x		x
Walking Track	x		
Softball Field		x	x
Competition Track		x	x
Competition/Performance Field		x	x
Stadium Bleacher Seating, Press Box, Storage, Ticket Booth, Concessions/Restrooms			x
Baseball Field			x
Multipurpose Field #2			x
Tennis Courts			x
Sand Volleyball Courts			x



Pine Hollow MS

- **HS/MS Track/Field are the same size**
- **HS “Stadium” Elements:**
 - Stadium bleacher seating
 - Press box
 - Team/Equipment Storage
 - Ticket Booth
 - Concessions/Restrooms
- **“Stadium” buildings total $\pm 4,100$ sf**
- **“Stadium” acreage delta is ± 1.5 acres**
- **“Stadium” cost delta is $\pm \$1.15$ M-
 $\$1.25$ M (Per CMAR for AFHS & GLHS)**

South Garner HS



Apex Friendship HS “Stadium” Elements



Home Bleachers & Pressbox



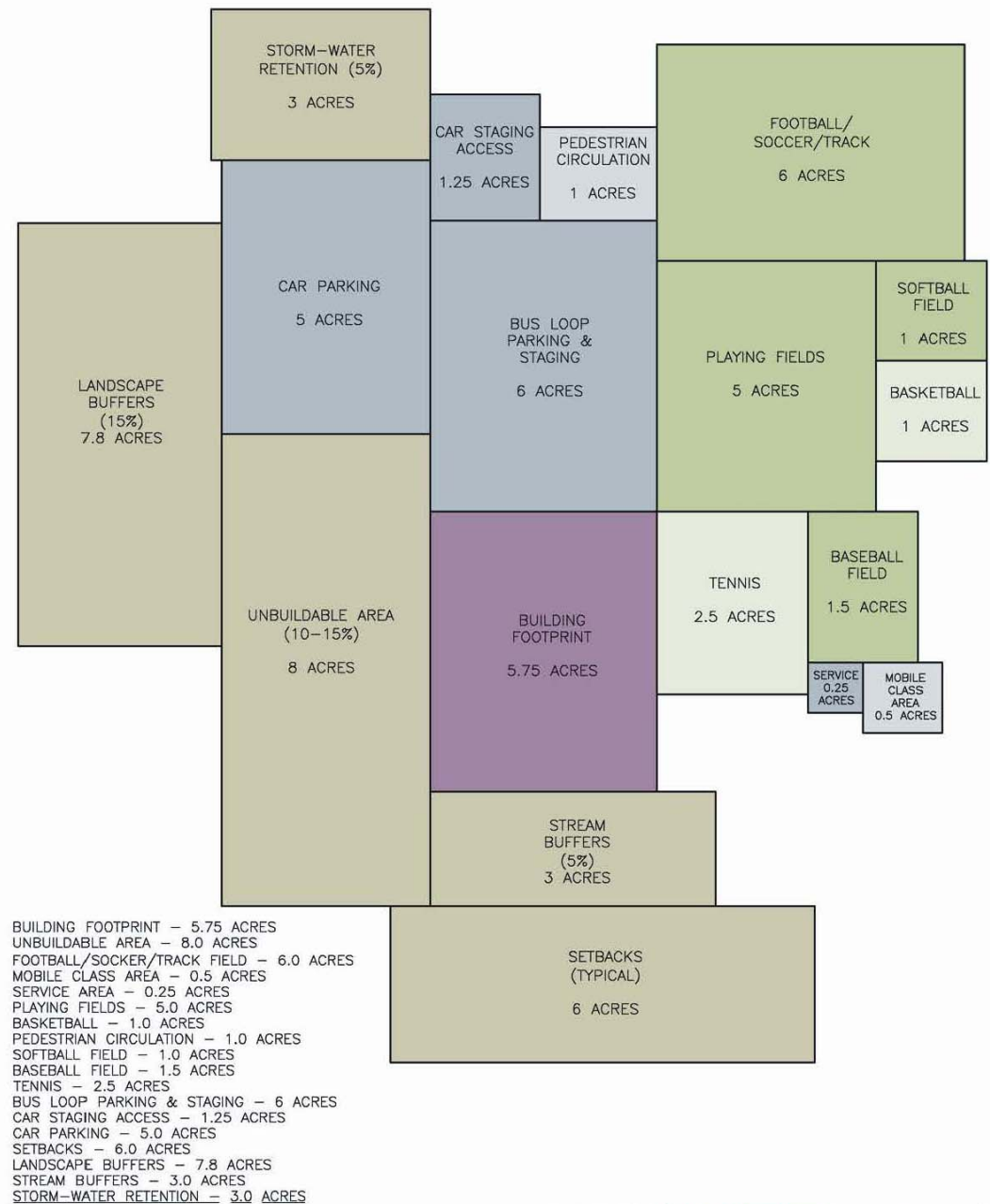
Visitor Bleachers



High School Site Acreage: Block Diagram of Space Needs for High School Site Planning

- Based on 1600 student HS
- Total acreage shown: 64.55 Acres
- Not recently updated
- CIP Assumptions HS Acreage: 70 acres
- Increased/new space requirements:
 - Larger prototype building footprints
 - Parking
 - On-site vehicle queuing
 - Storm water BMP requirements
 - Greenway connectivity
 - Public road connectivity
 - Streetscape profiles
 - Tree protection areas

HIGH SCHOOL SITE (3-STORIES)



TOTAL - 64.55 ACRES

Scale: 1" = 250'



End of third reading presentation.
Questions?