

Item Title: Land & Acquisition for an Adaptive Reuse School Site in the Central Raleigh Area (Second Reading)

Specific Action Requested:

That the Board of Commissioners approve funding of the purchase price together with closing costs in an amount not to exceed \$2,090,378.00, pursuant to NCGS 115C-426.

Item Summary:

On June 21, 2016, the Board of Education accepted the terms and conditions for the purchase of a commercial building (±13,891 sq. ft.) located on a 3.0 acre site in the Central Raleigh area in central Wake County for a total price of \$2,075,000 subject to approval of funding by the Board of Commissioners.

As part of the Space Needs Analysis and Prioritization ("SNAP") process, the Infinity program was identified for review. The Infinity program serves long term suspended high school students who demonstrate severe behavioral and social problems with intensity, frequency and long duration (Tier IV). Infinity students require selective environments and additional staffing. The program has been most recently housed in a portion of the Longview School campus located in Raleigh. The space available at the Longview campus is limited to two classrooms in the basement and is insufficient to meet the needs of the program. Given the need to serve more students, consideration has been given to identification of a suitable central location to better serve its constituency and provide stability to the program. Relocation of the Infinity program from Longview School also frees space to allow service of more students in other programs located therein. A needs assessment was conducted to determine the facility requirements of the program, and a suitable adaptive reuse site was identified.

The proposed acquisition consists of commercial building (±13,891 sq. ft.) and lot located on the northern side of Carl Sandburg Court east of its intersection with Sunnybrook Road, and is owned by J. B. Harrison Properties, LLC. WCPSS acquired an appraisal for the subject property prepared by Richard C. Kirkland, Jr., MAI, of Kirkland Appraisals LLC. Mr. Kirkland concludes that the market value of the proposed acquisition is \$2,140,000. The site information obtained in due diligence included a Boundary Survey, Phase I Environmental Site Assessment, Architectural Fit Plans/Feasibility Study and roofing/structural/mechanical inspections.

This site was one of several sites evaluated. Of the sites evaluated, the subject property has the most favorable space configuration, highest parking ratio, most favorable on-site circulation, most central location and favorable price. Public transportation is available to the site. The building size adequately supports the Infinity program in its current configuration and has potential to accommodate future growth.

Preliminary up-fit costs have been estimated, but final designs have not yet been finalized. The site use is tentatively planned to begin with the 2018-2019 school year or as soon thereafter as possible, predicated upon the extent of renovations required and the identification of available renovation funding. Funding for design costs have been identified from savings available in CIP 2013 and up-fit costs have been planned for funding from the SNAP line item of CIP FY 17-23 subject to Board of Education approval. As the program is being relocated from an existing location, some program staffing costs are already included within the current operational budget, although additional staffing costs will be incurred with program growth. Additional utility and janitorial costs are anticipated with acquisition of the additional space.

In addition to the attachments noted below, the following due diligence reports have been provided to County staff for review:

- Board of Education Precis
- Executed Contract
- Survey
- Phase 1 Environmental Site Assessment

Wake County Staff Comments:

County staff has been involved in certain aspects of the site selection process and has reviewed the findings. Utilizing the site criteria needed to accommodate the identified program, the Carl Sandburg Court site meets those criteria at the lowest price available compared to other sites considered. Based on the information presented, County staff supports acquisition of this parcel for the identified program.

Attachments:

1. PowerPoint Presentation