



WAKE COUNTY
PUBLIC SCHOOL SYSTEM

WCPSS CIP 2013 Reallocation and Appropriation

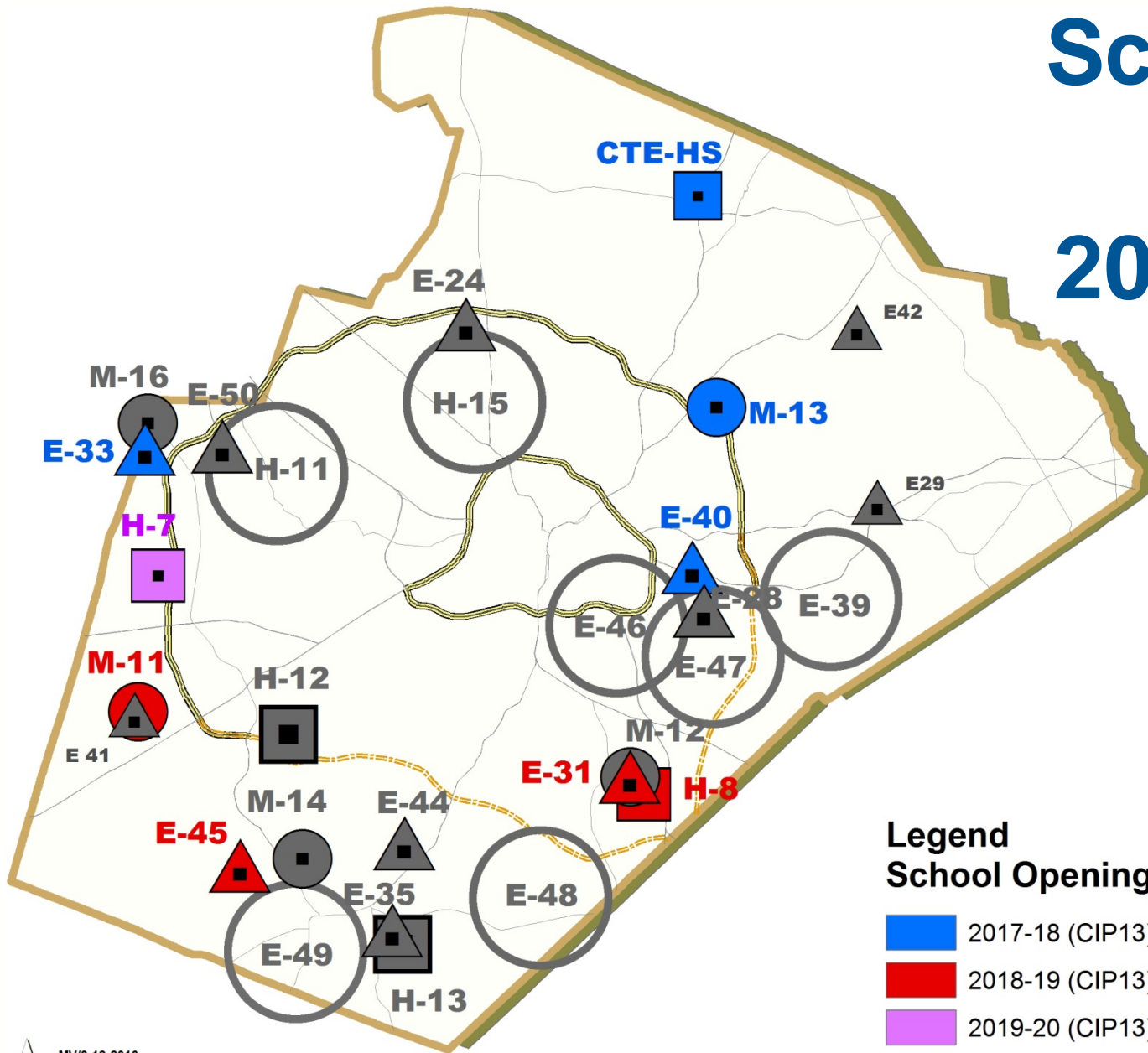
Board of Commissioners 5 December 2016

Joe Desormeaux, Assistant Superintendent for Facilities

Key Drivers In This Request

- Growth projections identify a need for an additional elementary school identified as E-46
- Startup design for the school to be funded by CIP 2013 and construction funding in future building program
- School completion scheduled for July 2019
- The project will be a Public Private Partnership (PPP) with the Young Men's Christian Association of the Triangle Area, Inc. (YMCA)

School Site Planning 2017 - 2023



MV/8-12-2016
0 1 2 4 Miles

Legend School Openings

- 2017-18 (CIP13)
- 2018-19 (CIP13)
- 2019-20 (CIP13)
- 2019-23 (TBD)

Concept Plan



Facility Summary

- Approximately 110,000 SF
 - Estimated 75,000 SF for primarily school use
 - Shared use with YMCA of a portion of the remaining SF
- Accommodate approximately 500 students
- Development is just under 31 acres of which approximately 19 acres will be used for the school/YMCA project.
- Open for 2019-2020 school year

Public Private Partnership

- P3 per NCGS 143-128.1C
- Initial term 20 years with three 10 year renewals
- PPP requires private developer to provide at least 50% of financing
- Including the value of land, the total cost of the project is \$40.2 million.
- WCPSS estimated building design and construction cost is \$18.5 million.

Public Private Partnership

- Board of Education will lease the school portion of the Facility from the YMCA.
- WCPSS will use shared spaces during school hours and YMCA will use shared spaces during non-school hours
- The YMCA will have the right to use a portion of the school space leased to the Board for YMCA activities.

Public Private Partnership

- Proposed payment structure for the partnership (to be approved in lease subsequent agreement)
 - \$1 million for design
 - \$2.5M payment when building construction begins
 - \$2.5M payment at 50% construction completion
 - 90% of remainder after occupancy
 - 7.5% after the punchlist items are completed
 - Remaining 2.5% based on open book third party examination of actual cost

Next Steps

- Today – BOC first reading of \$1M design funding request
- Dec 20 – BOE approval of the development agreement
- Jan 3 – BOC second reading and approval of \$1M design funding request
- Lease agreement to BOE, LGC and BOC late spring or early summer of 2017
- Occupancy of school fall of 2019

Reallocation and Appropriation

	Plan of Record/Budget			Appropriations		
	<u>Current</u>	<u>Reallocation</u>	<u>Proposed</u>	<u>Current</u>	<u>Appropriation</u>	<u>Proposed</u>
	CIP 2013 Building Program					
New School Projects						
E-46 New Elementary* (2019) SE Raleigh	-	1,000,000	1,000,000	-	1,000,000	1,000,000
	-		-	-		-
Other Projects	-		-	-		-
Startup Designs	7,477,677	(1,000,000)	6,477,677	-		-
Total Reallocation/Appropriation	7,477,677	-	7,477,677	-	1,000,000	1,000,000
*E-46 funds are included in the FY2017-FY2023 WCPSS CIP						