

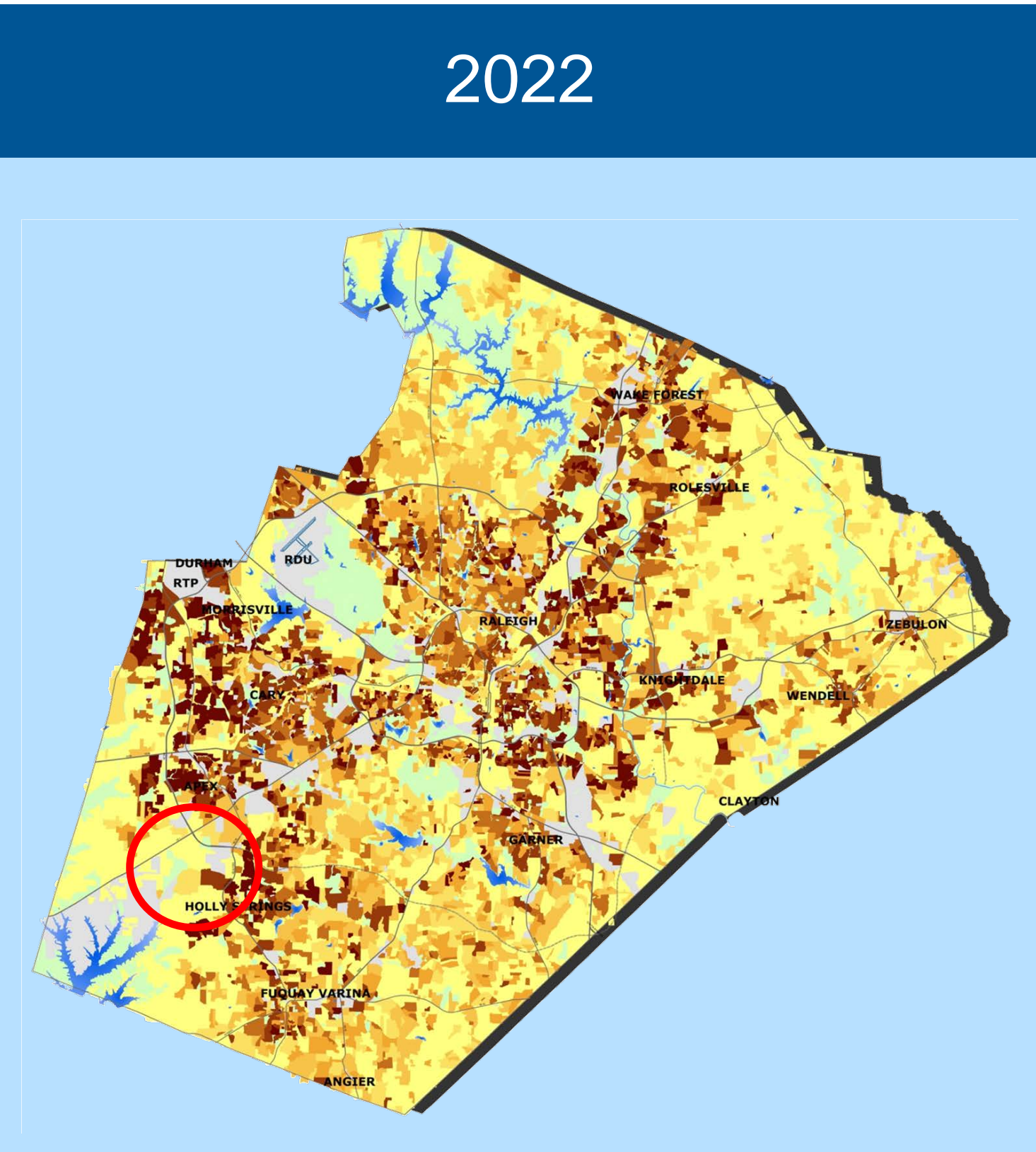
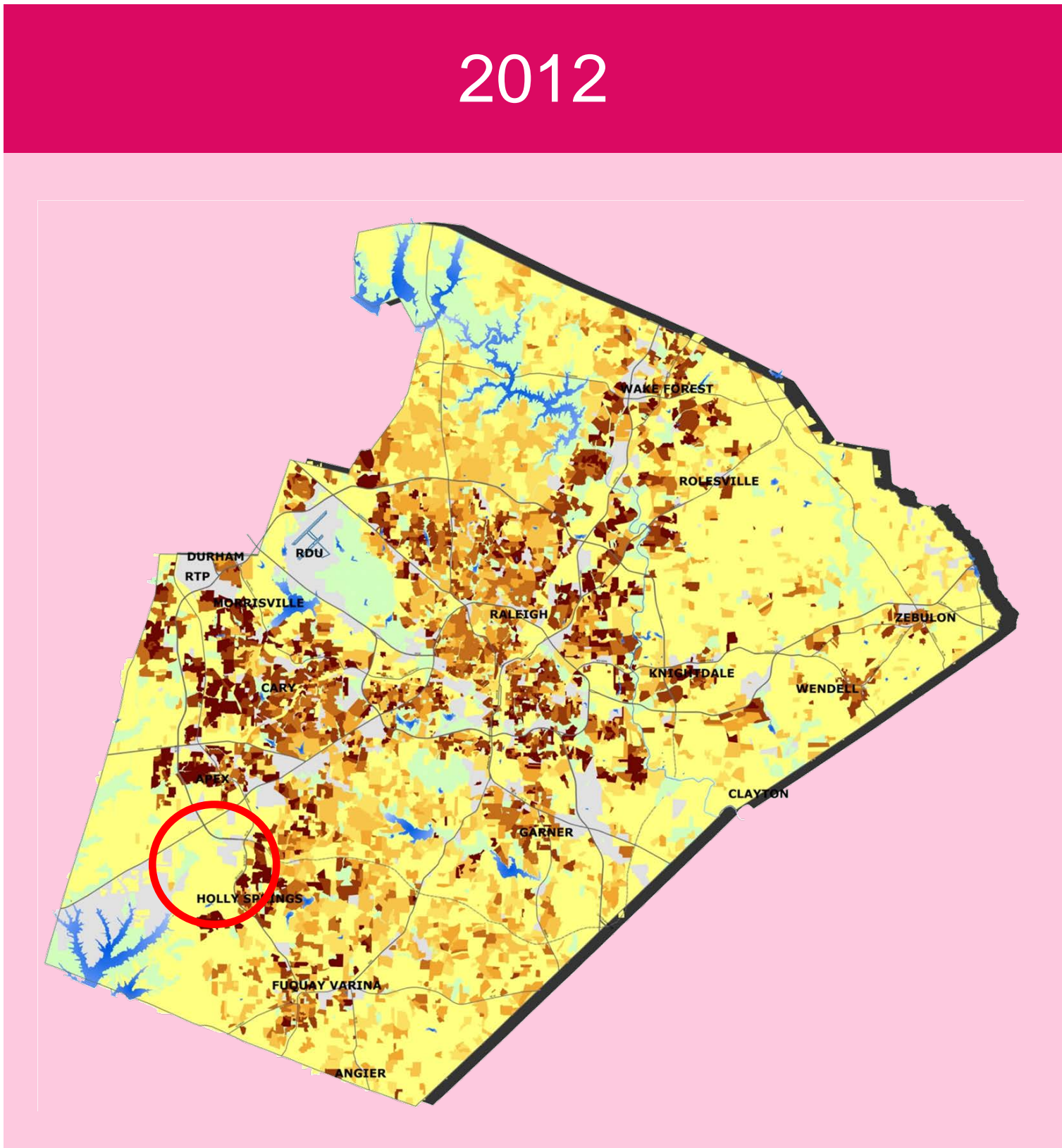
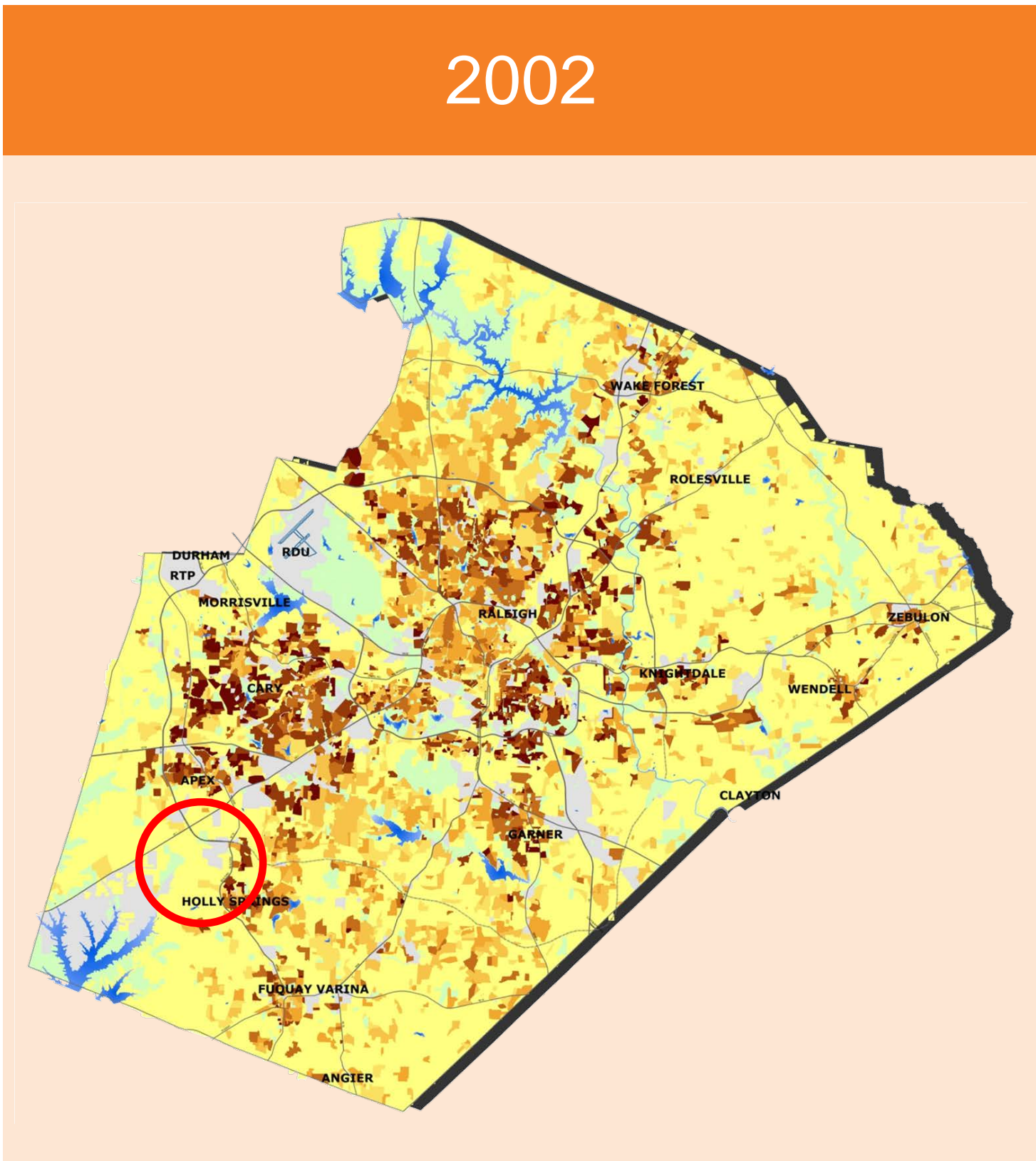


Wake County Board of Commissioners

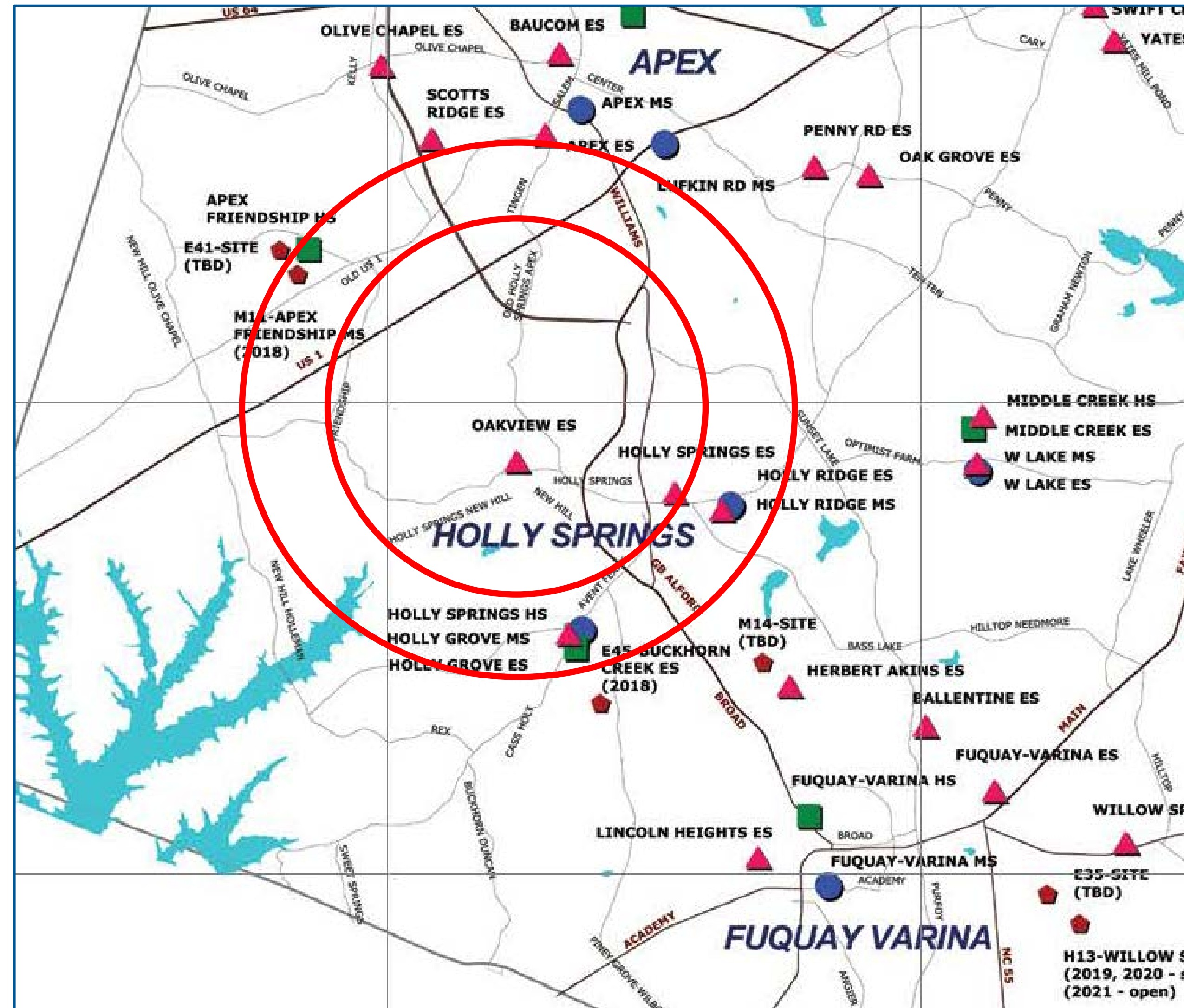
Request for Approval and Funding of Board of Education Land Acquisition: E-51 Elementary School Site and Land Bank Middle School Site in Western Wake County: Holly Springs/Apex Area

Betty L. Parker, Senior Director of Real Estate Services
Wake County Public School System
February 4, 2019

Growth Trends: Actual Student Density by Planning Units of Residence

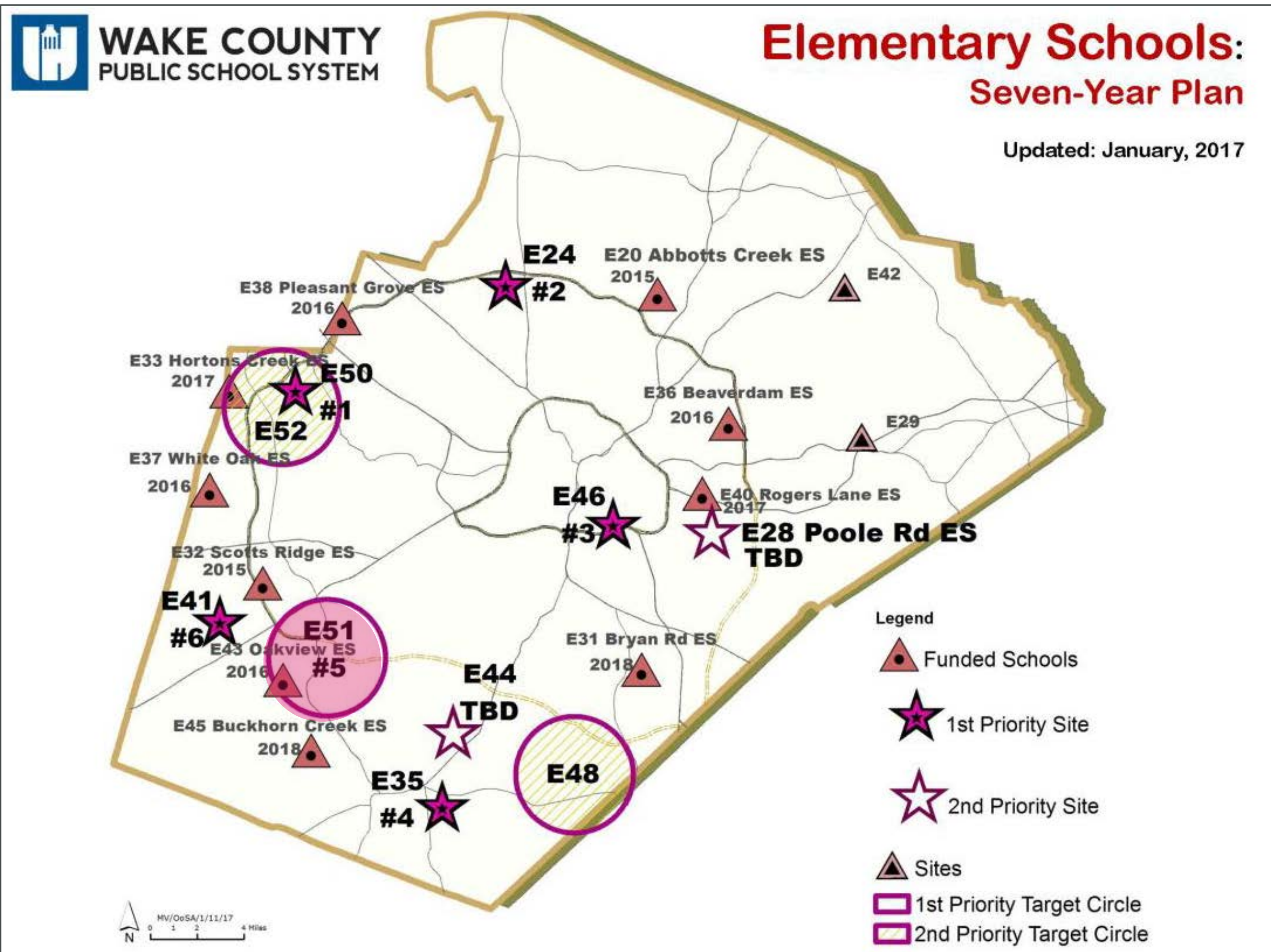
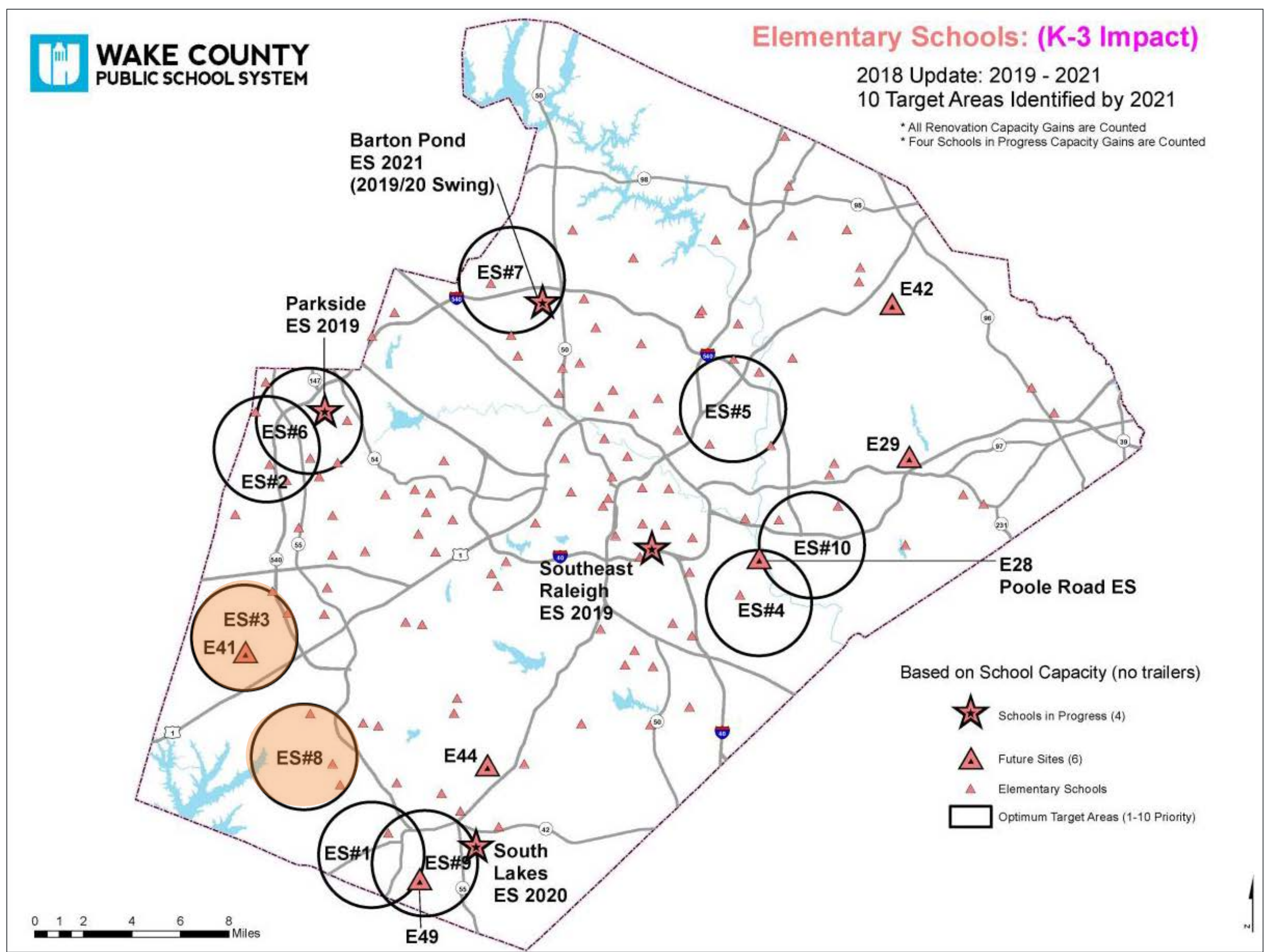


Western Wake – Apex / Holly Springs Area Schools



- 110 ELEMENTARY SCHOOLS
- 34 MIDDLE SCHOOLS
- 26 HIGH SCHOOLS
- 4 SPECIAL/OPTIONAL SCHOOLS
- 3 ACADEMIES
- FUTURE SCHOOL SITES
- WCPSS OFFICES
- HIGHWAYS
- LAKES

Elementary School Target Areas



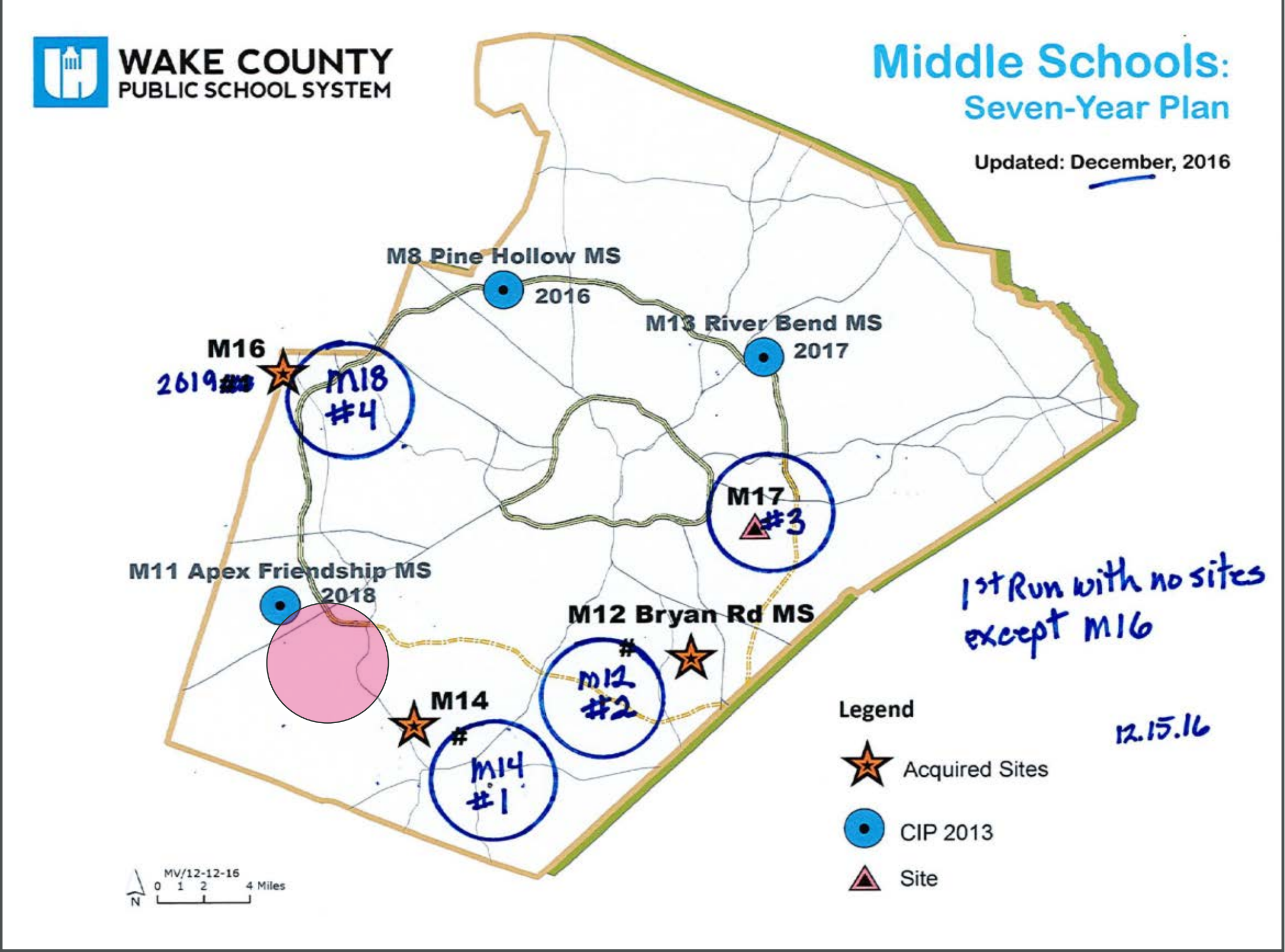
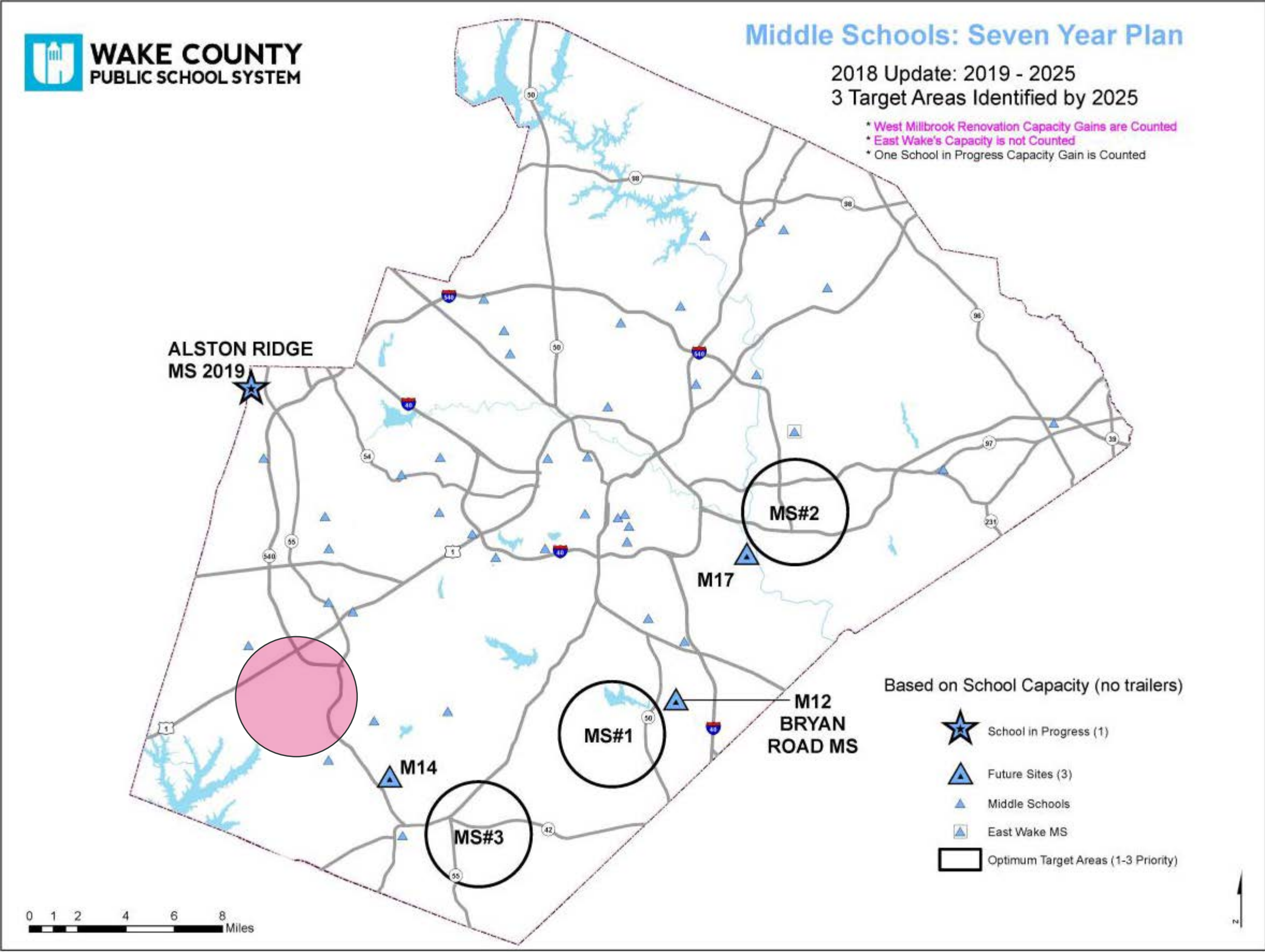
Elementary School Utilization in Western Wake

Elementary Schools	School Capacity	2017-2018 Enrollment	School Capacity Crowding %: 2017-2018	Current # of Trailer Classrooms	Actual Crowding %: 2017-2018
Holly Grove	950	1,139	119.9%	3	112.1%
Holly Ridge	572	799	139.7%	8	106.8%
Holly Springs	676	854	126.3%	12	90.9%
Oakview	730	764	104.7%	0	104.7%
Olive Chapel	652	986	151.2%	13	105.1%
Scotts Ridge	730	823	112.7%	0	112.7%
Totals	4,890	5,997		40	
Seat Shortage (Enrollment - School Capacity)	1,107				
ES Prototype*	736/20				

*Buckhorn Creek ES opened in 2018

E-41 @ Apex Friendship campus is currently slated to open in 2022-2023

Middle School Target Areas



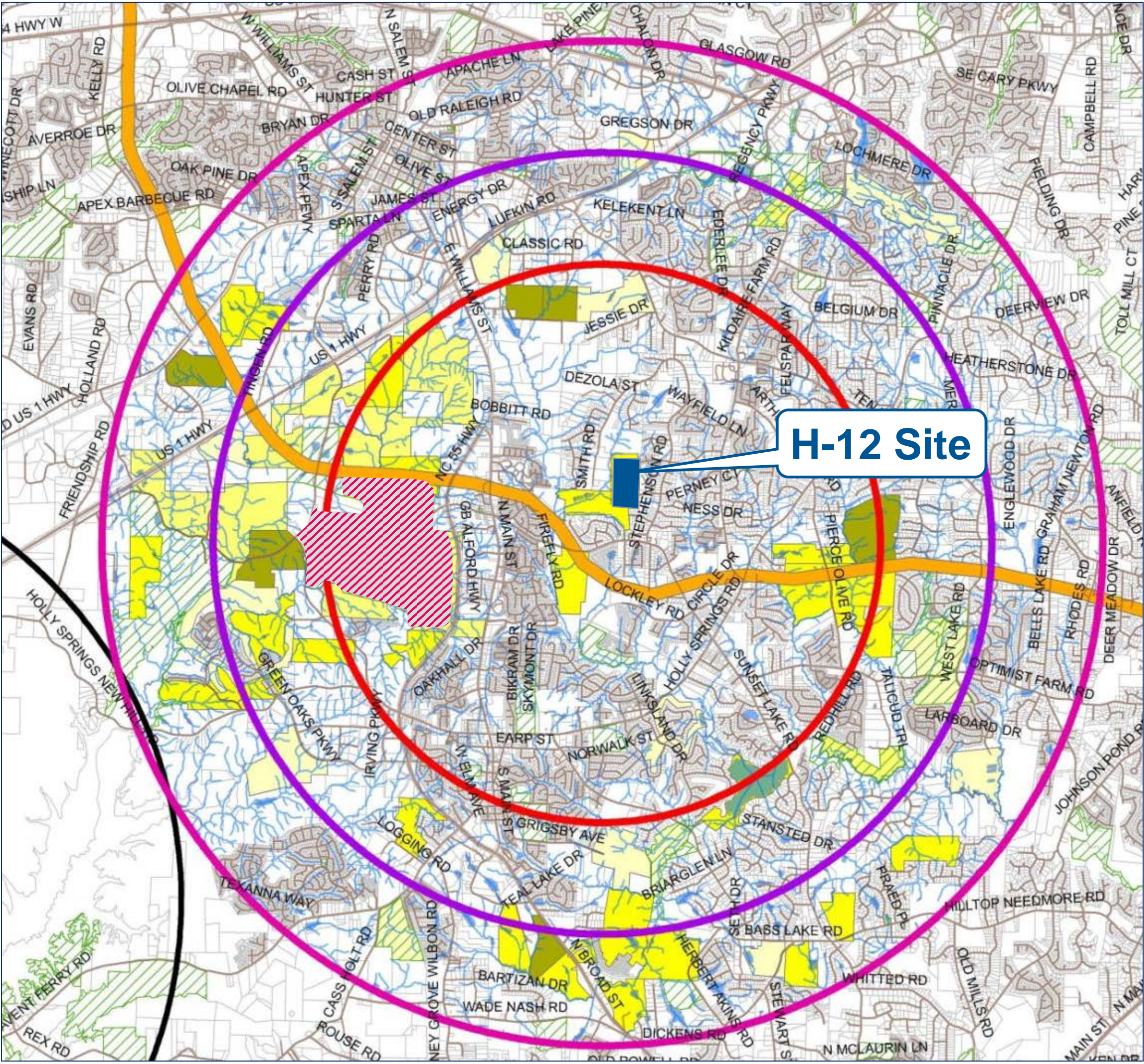
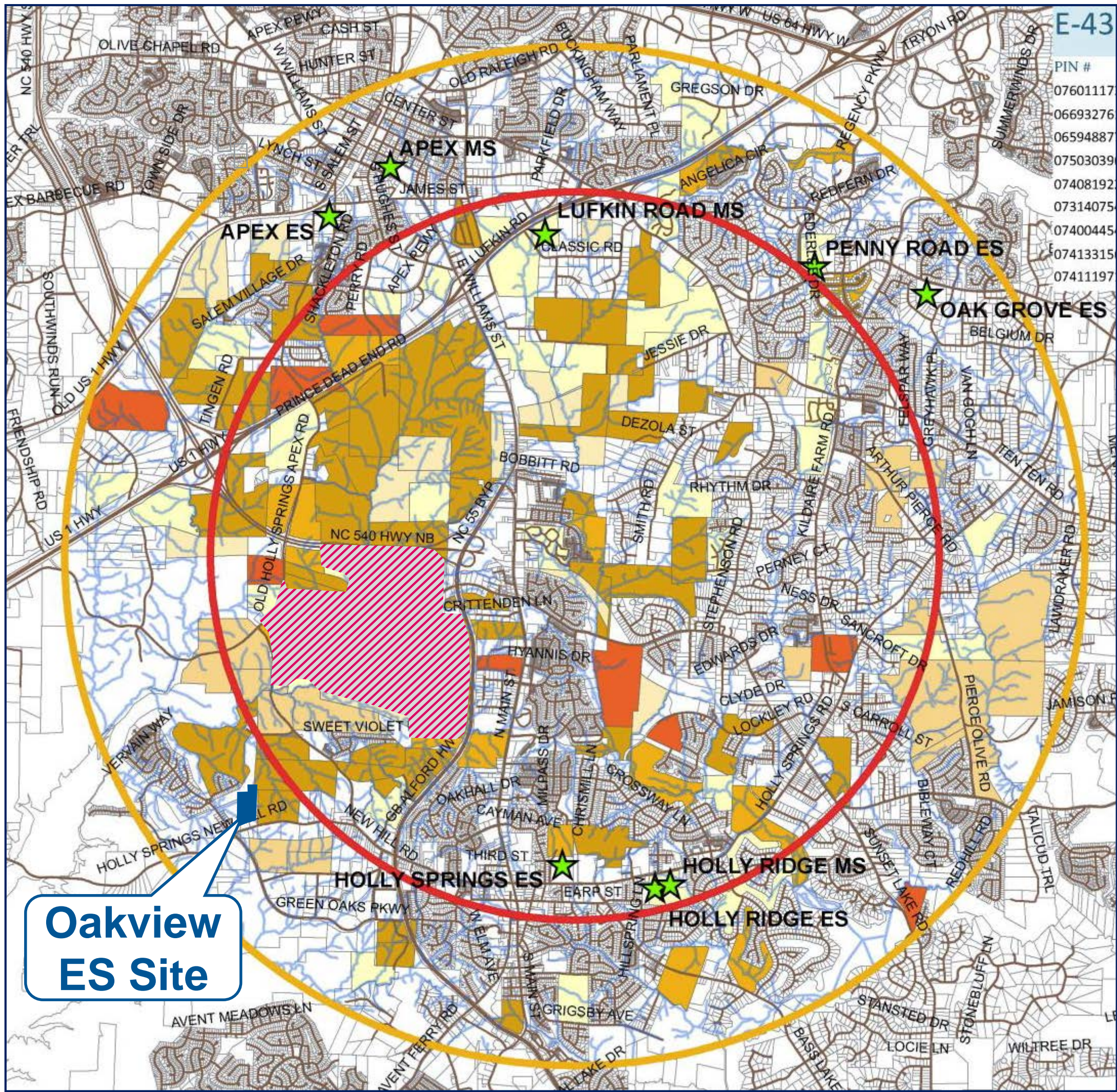
Middle School Utilization in Western Wake

Middle Schools	School Capacity	2017-2018 Enrollment	School Capacity Crowding %: 2017-2018	Current # of Trailer Classrooms	Actual Crowding %: 2017-2018
Apex	1,152	1,245	108.1%	0	108.1%
Holly Grove	1,662	1,684	101.3%	0	101.3%
Holly Ridge	952	1,296	136.1%	14	98.5%
Total	3,766	4,225	-	14	-
Seat Shortage (Enrollment - School Capacity)	459	-	-	-	-
MS Prototype*	1,288	-	-	-	-

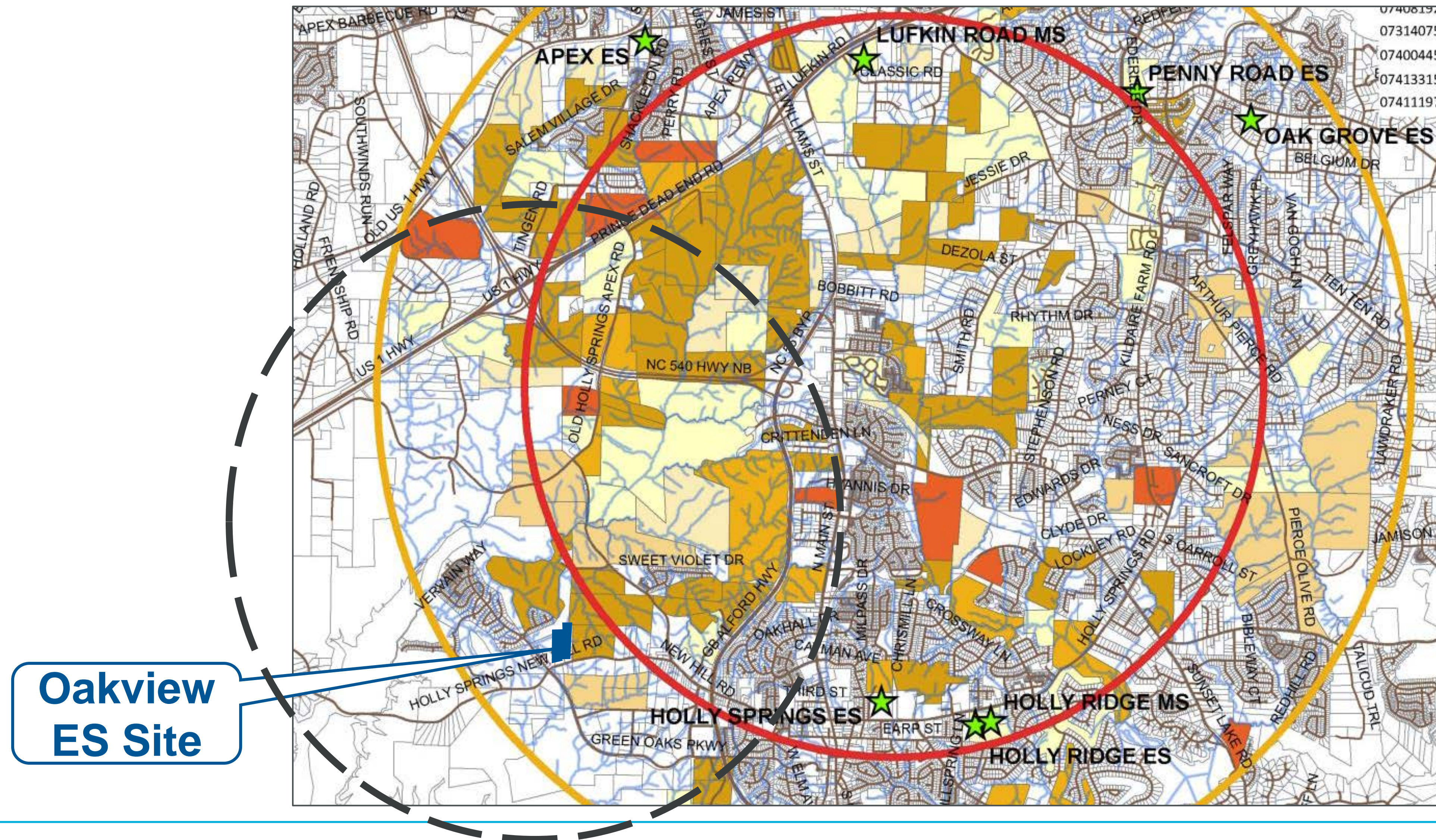
*Apex Friendship Middle opened in 2018-2019

M-14 @ Herbert Akins is currently slated to open in 2022-2023

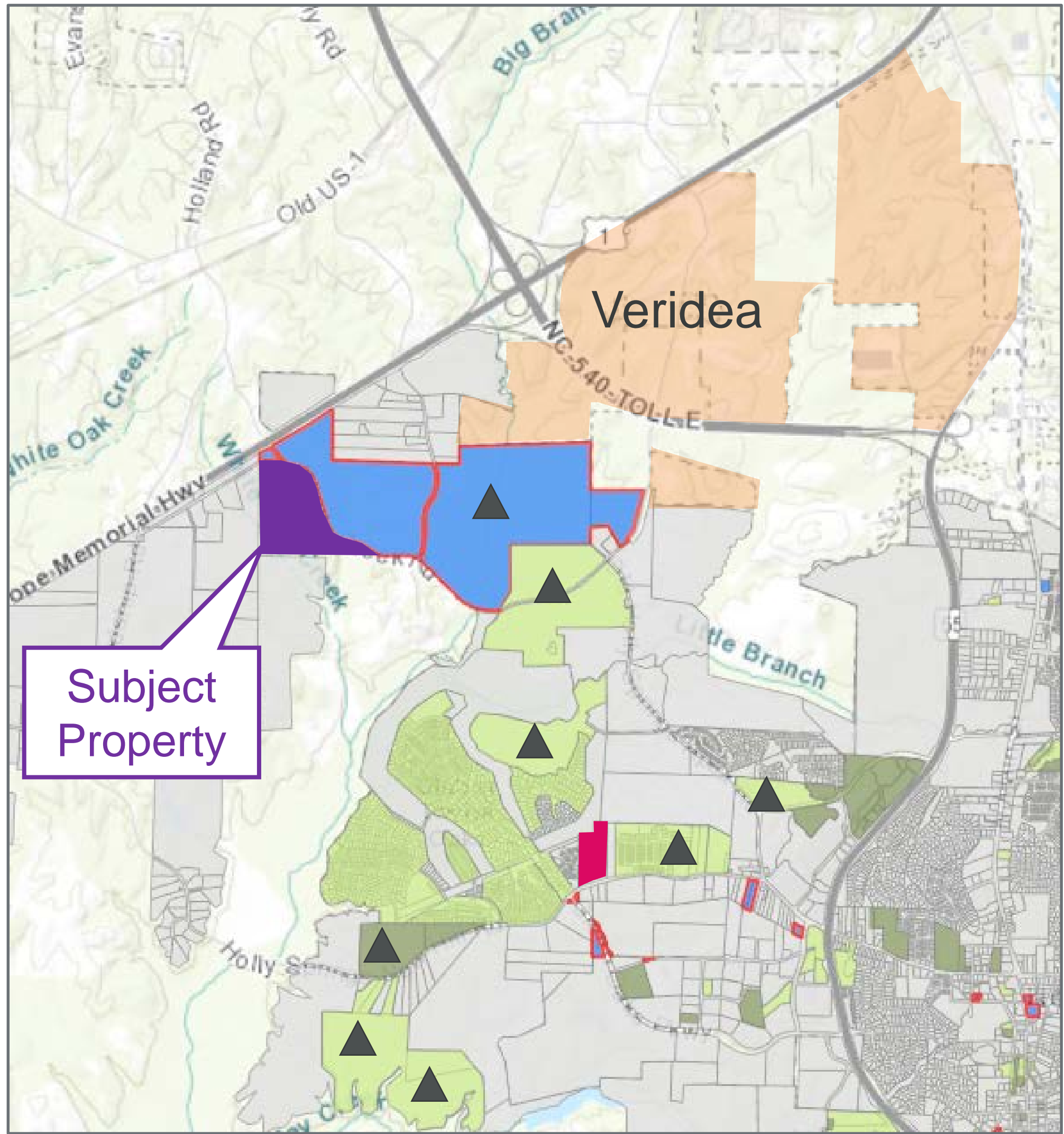
Previous E-43 & H-12 Objective Searches In The Area – Limited Options



E-51 Target Area - Refocused To Consider Planned Growth



Holly Springs / Apex Area Sites Under Development



Legend

- Proposed with Public Hearing
- Proposed
- Approved
- Under Construction
- Denied

Holly Springs Town Limits

- Oakview ES Site

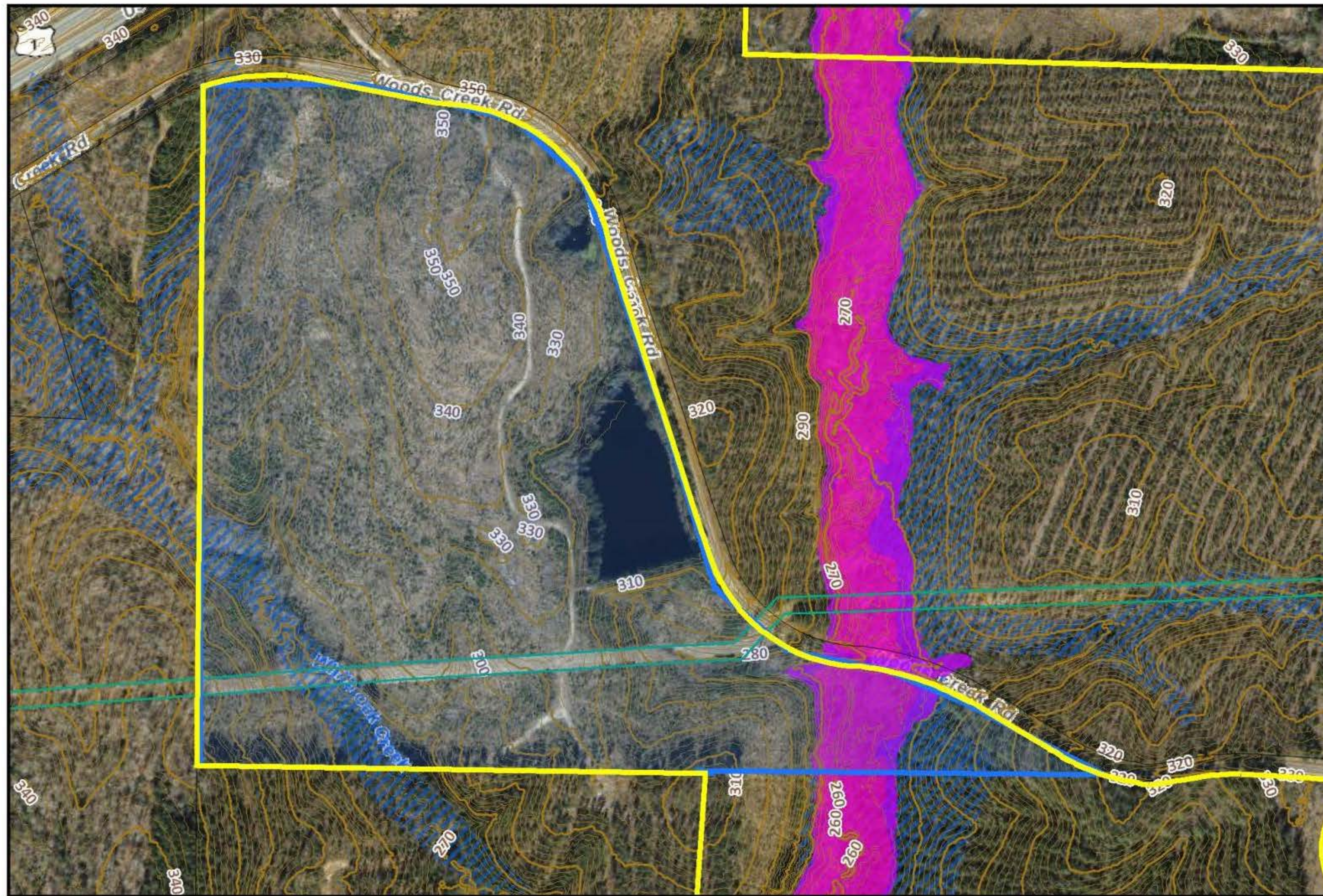
± 1,550 Residential Units

61 Residential Units

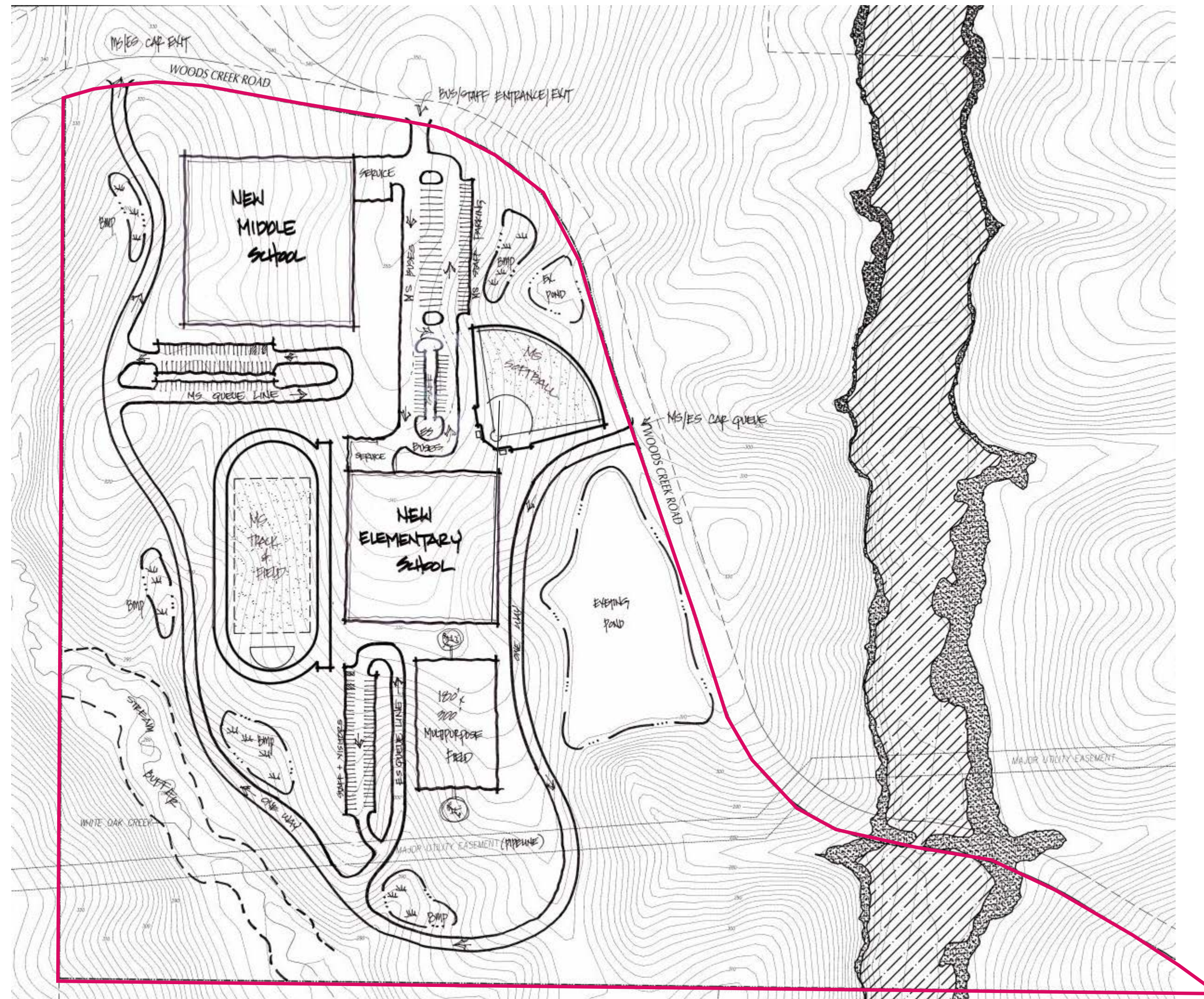
1,283 Residential Units

± 2,894 Residential Units

Proposed Site GIS Aerial



Preliminary Concept Plan: Elementary & Landbank Middle School Program



Contract Terms and Information

- **Seller:** Duke Energy Progress LLC, a North Carolina limited liability company. Land was acquired in 1979 when the Shearon Harris Nuclear Power Plant was designed and expansive holdings assembled.
- **Land To Be Purchased:** A 73.587 acre portion of a parcel located on the southern side of Woods Creek Road east of its intersection of Friendship Road
- **Purpose:** E-51 Elementary School site and land bank site to accommodate a future middle school
- **Negotiated Purchase Price:** \$2,723,234 Dollars (± 73.587 acres @ \$37,007 per acre).
- **Due Diligence Period:** 180 days from contract execution.
- **Appraised Value:** MAI-certified appraisal has been procured to establish fair market value price point.

Contract Terms and Information

■ **Utilities:**

- Water, reclaimed water and sewer services at or near the site before project start
- Sewer pump station needed, with cost-sharing development opportunities
- If adjacent development is substantially delayed, utility costs will be higher than typical for the campus, albeit with cost-sharing development opportunities

■ **Regulatory Approvals Acquired by Seller:**

- North Carolina Utilities Commission
- Public Service Commission of South Carolina
- United States Environmental Protection Agency (determined inapplicable)
- Removal of the Property from NC Wildlife Resources Commission Gamelands Program

Contract Terms and Information

■ **Payment of Closing Costs:**

- Per NC Utilities Commission Order authorizing the sale of Seller's property, Seller cannot pay for typical legal fees associated with the transaction.
- Board is responsible for some typical Seller closing expenses and/or responsibilities, including Deed Preparation and Seller's attorney fees.

■ **Future Utilities Easements:**

- Reservation of 125' Future Transmission Line Easement – not anticipated to adversely effect planned development
- Commitment to future distribution line locations to serve the schools per standard blanket easement form.

Western Wake Land Acquisition Comparison

Subject Property	Final Value (appraised value x acres to be purchased)	Acreage	Sales Price	Final Value (Per Acre)	Sales Price (Per Acre)	Sales Price Over/(Under) Final Value (Per Acre)
E-51 & Landbank MS	\$2,723,234	73.587	\$2,723,234	\$37,007	\$37,007	0

Recent Acquired Sites In The Area	Date of Acquisition	Acreage	Sales Price	Appraised Value (Per Acre)	Sales Price (Per Acre)	Sales Price Over/(Under) Appraised Value (Per Acre)
E-45 Buckhorn Creek ES	3/2016	22.05	\$1,333,904	\$60,000	\$64,431	\$4,431
E-43 Oakview ES	9/2014	23.55	\$1,228,050	\$64,431	\$52,146	(\$12,285)
E-36 White Oak ES	6/2014	22.38	\$2,461,800	\$100,000	\$110,000	\$10,000
Apex Friendship HS/MS	5/2011	106.57	\$4,193,450	\$40,000	\$39,350	(\$650)

End of Presentation

End of First Reading Presentation.

Questions?