



Wake County Board of Commissioners

Request for Approval and Funding of Board of Education Land Acquisition: Central Wake County

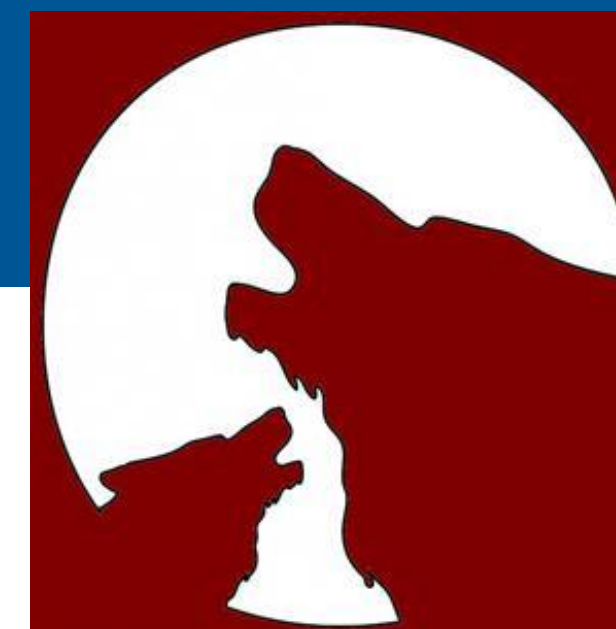
Betty Parker, Real Estate Services
February 17, 2020



WAKE STEM EARLY COLLEGE

HIGH SCHOOL

Preparing Tomorrow's Problem Solvers



- A joint project between the WCPSS and North Carolina State University
- Science, Technology, Engineering and Math (STEM) themed program and early college
- All courses embed the theme of science, technology, engineering, and math
- Wake STEM ECHS students:
 - Spend the first two years completing many credits required for a high school diploma
 - Continue to take additional high school courses every year that they are in the program.
 - Begin taking college courses in the third year of the program and by the fourth and fifth years, students are primarily taking college level courses
 - Earn college credit at NC State University upon successful completion of college courses
 - Examine science, technology, engineering, and math topics through the lens of the Grand Challenges for Engineering from the National Academy of Engineering
 - Benefit from participation in internship experiences
 - Includes those underrepresented in the STEM disciplines and first generation college going students
 - Graduate prepared to compete globally in careers related to science, technology, engineering, and mathematics

Awards and Recognitions

- **2015** North Carolina STEM School of Distinction
- **2016** National Magnet School of Distinction (Magnet Schools of America)
- **2017** National Magnet School of Distinction (Magnet Schools of America)
- **2018** National Magnet School of Excellence (Magnet Schools of America)
- **2019** Secondary Magnet School of Merit Award of Excellence
(Top Magnet High School in the U.S.) (Magnet Schools of America)
- **2020** National Magnet School of Distinction(Magnet Schools of America)

Evolution of Wake STEM ECHS Facilities at NCSU

- 07/07/11 Memorandum of Agreement entered by NCSU and the Board of Education for collaborative development of Wake STEM ECHS
- 08/___/11 Opening of the school operations facility in the former radio station building on the NCSU Campus at 1220 Varsity Drive
- 08/___/13 Opening of the relocated school operations facility in the Cherry Building on the Centennial Campus at 715 Barbour Drive
- 06/30/21 Expiration of the MOA ends the availability of the Cherry Building for school operations (renewal is unavailable)
- 08/01/21 Opening of the relocated school operations facility is needed to seamlessly continue the successful Wake STEM ECHS program

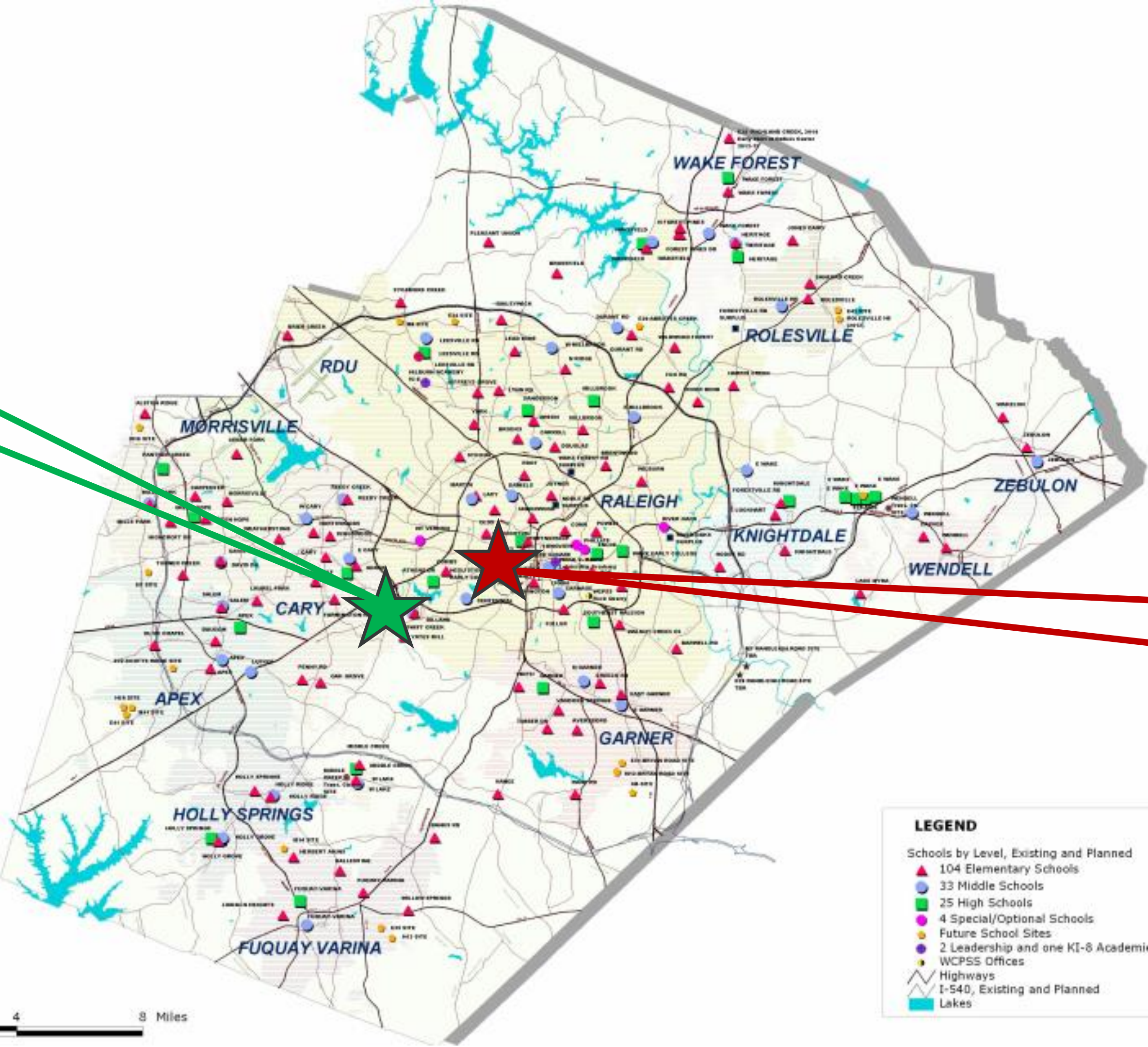


Potential Site Comparison

	3421 Olympia Dr.	2205 Walnut St.	3810 Bland Rd.
Distance to NCSU	5.0 miles	5.8 miles	7.3 miles
Travel Time to NCSU	11 min.	15 min.	19 min.
Building	17,500 sf	30,000 sf	21,000 sf
Site Acreage	4.93	4.23	1.67
Parking Ratio (#/1,000 sf)	10	8.4	5
Parking Counts	175	252	105
Estimated Purchase Price	\$5M (+upfit cost)	\$5M (+upfit cost)	\$6.5M
Price Per SF	\$286	\$167	\$309
Full Program Fit	Insufficient	Sufficient	Insufficient
Building Type	2 Story	1 Story	2 Story

Subject Property Location: Proximity to Wake STEM ECHS

Subject Property
2205 Walnut Street



Wake STEM
ECHS

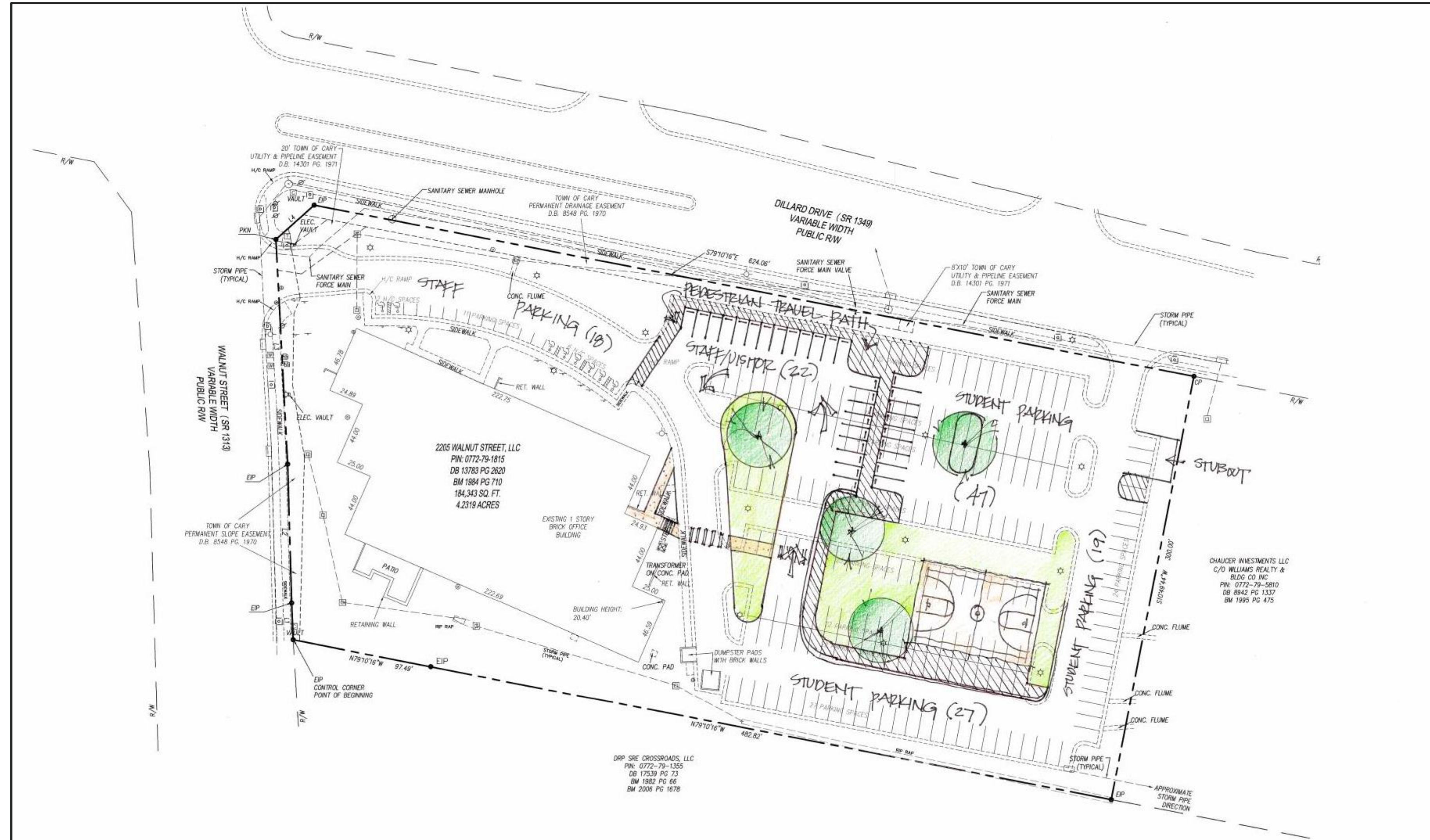
Subject Property – Exterior Views



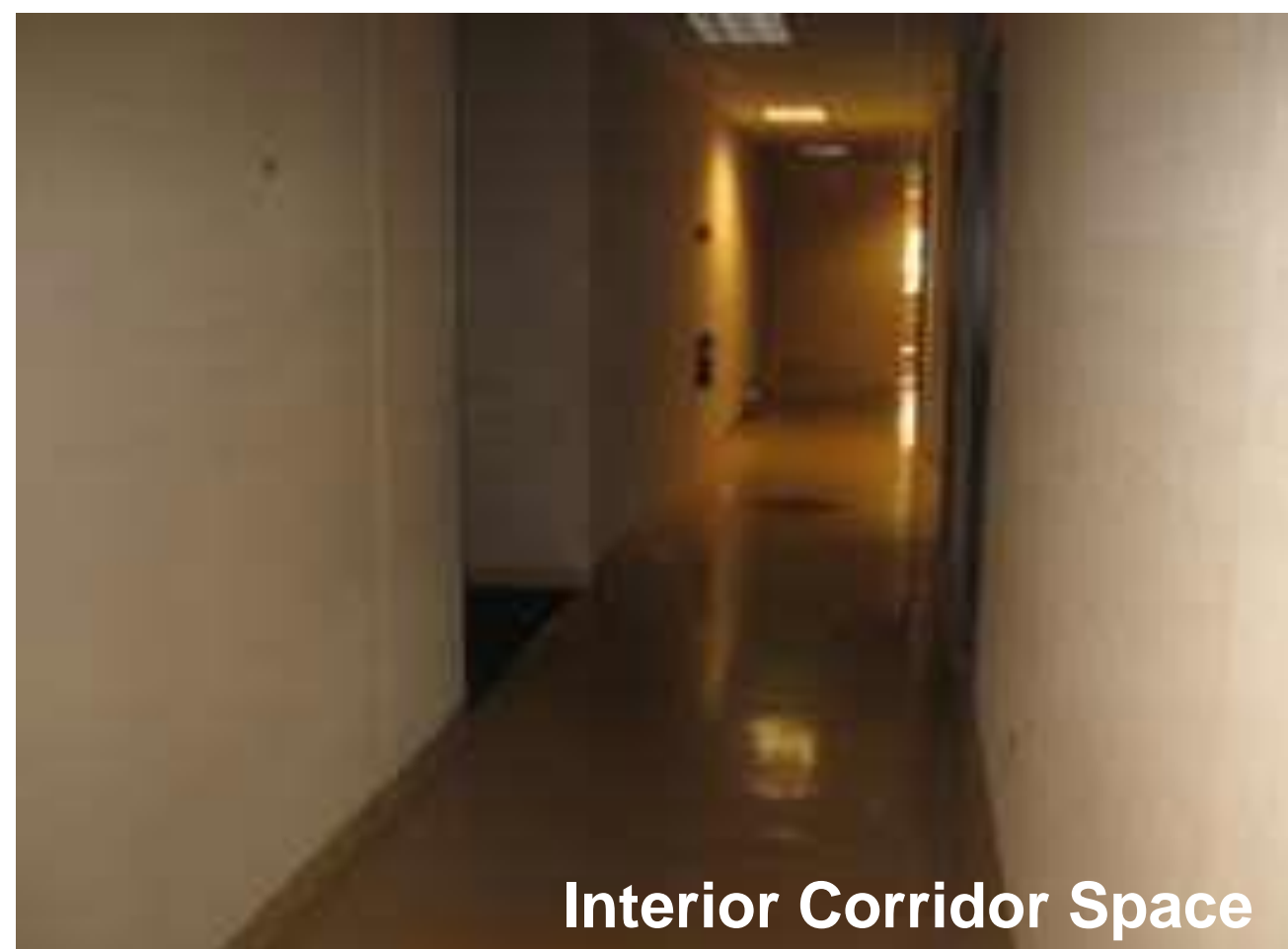
Subject Property – GIS Aerial



2205 Walnut Street – Site Circulation Preliminary Concept Plan



Subject Property – Interior Views





WAKE COUNTY
PUBLIC SCHOOL SYSTEM

2205 Walnut Street – Preliminary Concept Plan



Acquisition Sales Comparison

Subject Property	Appraised Value	Sales Price (Bargain Sale)	Building Size (SF)	Sales Price Over/(Under) Appraised Value	Appraised Value (Per Rentable SF)
2205 Walnut Street	\$5,280,000	\$5,000,000	30,016	(\$280,000)	\$175.90
Comparable Sales in the Area	Date of Acquisition	Year Built	Building Size (SF)	Total Sales Price	Sales Price (Per Rentable SF)
300 Gateway Centre	10/2019	1986	29,053	\$6,200,000	\$213.40
1815 Kildaire Farm Road	1/2019	1987	22,080	\$3,450,000	\$222.58
1010 High House Road	1/2019	1984	20,839	\$4,200,000	\$201.55
5520 Dillard Drive	5/2018	1997	101,704	\$22,200,000	\$226.86
6501 Weston Parkway	2/2018	1995	93,990	\$18,400,000	\$195.77
9121 Anson Way	1/2018	2006	30,020	\$5,550,000	\$193.90

Contract Terms and Information:

- **Seller:** 2205 Walnut LLC has owned the subject property for ten years as commercial investment property. Last tenant was Miller Motte College.
- **Land Purchased:** 4.23 acres including a 30,000 SF building and paved parking located on Walnut Street at its intersection with Dillard Drive in Cary.
- **Purpose:** Relocation of NCSU Wake STEM Early College High School.
- **Negotiated Purchase Price:** Bargain Sale contract terms establish the purchase price to the BOE of \$5,000,000, while the purchase price for the property is determined by an appraisal commissioned by the Seller. The anticipated difference in the two values shall be credited in the form of a charitable contribution from Seller to the BOE.
- **Appraised Value:** \$5,280,000. The BOE's MAI appraisal supports the purchase price.

End of Presentation

End of First Reading Presentation.

Questions?