

WAKE COUNTY PUBLIC SCHOOL SYSTEM

Element Summary: Wake County Public School System

	FY 2007	FY 2008	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	TOTAL
USES								
WCPSS Plan 2004	155,000,000	5,900,000	-	-	-	-	-	160,900,000
WCPSS 2007-2009 CIP	126,000,000	304,000,000	363,000,000	209,000,000	48,000,000	6,000,000	-	1,056,000,000
WCPSS Future Projects	-	-	-	161,000,000	382,000,000	512,000,000	582,000,000	1,637,000,000
Reserve for Future Projects	654,000	80,000	359,000	375,000	392,000	410,000	428,000	2,698,000
TOTAL USES	281,654,000	309,980,000	363,359,000	370,375,000	430,392,000	518,410,000	582,428,000	2,856,598,000
FUNDING SOURCES								
Bonds--Authorized	150,000,000	-	-	-	-	-	-	150,000,000
Debt--To be Authorized	117,000,000	279,000,000	333,000,000	305,000,000	355,000,000	413,000,000	467,000,000	2,269,000,000
Transfer In -Ad Valorem	-	16,000,000	30,000,000	65,000,000	75,000,000	105,000,000	115,000,000	406,000,000
Interest Earnings	54,000	80,000	359,000	375,000	392,000	410,000	428,000	2,098,000
Lottery Proceeds	9,000,000	9,000,000	-	-	-	-	-	18,000,000
State--Public School Building Fund	5,600,000	5,900,000	-	-	-	-	-	11,500,000
TOTAL SOURCES	281,654,000	309,980,000	363,359,000	370,375,000	430,392,000	518,410,000	582,428,000	2,856,598,000
NEW OPERATING IMPACT	3,528,958	8,560,038	2,661,629	3,757,120	3,505,189	2,708,597	5,339,971	30,061,502

* The operating budget impact for all years may be revised once the school construction schedule has been finalized.

Seven-Year CIP Summary

The FY 2007-2013 CIP includes approximately \$2.86 billion to improve school facilities. Plan 2004 funds are primarily derived from bonds previously authorized by Wake County citizens and from the State Public School Building Fund. Beginning in FY 2007, future projects will be supported primarily through a combination of pay-as-you-go funds plus debt that is yet to be authorized. This capital plan assumes a tax increase of \$0.027 for debt and capital costs in FY 2008 to support CIP 2007-2009, if approved by Wake County voters in November 2006. CIP 2007-2009 will also require a cumulative \$0.02 tax increase by FY 2012 for operating expenses resulting from the opening of new schools and converting some elementary schools to a year-round calendar.

History / Background

The Wake County Public School System (WCPSS) is the second largest local education agency in North Carolina and is projected to grow by about 7,000 to 8,500 students a year. Enrollment is projected at approximately 135,000 students by 2008; by 2020, updated student population projections show a total of approximately 216,000 students in the system. WCPSS's Plan 2000 capital plan is nearing conclusion. Plan 2004, which addresses

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facilities needs through 2008 and includes funds to repair and renovate existing schools as well as for land acquisition, construction, and initial

equipping of new schools is well underway. Wake County voters approved a bond referendum in November 2000 to support Plan 2000 and again in October 2003 to support Plan 2004. A referendum for the next WCPSS building program is planned for November 2006.

Plan 2000

- A 31-member Citizens Advisory Committee for School Facilities Planning and Funding submitted its findings to the County in April 2000. Plan 2000 incorporated the committee's recommendations into a new building program totaling \$550 million (\$500 million of which was bond funded.)
- The Plan called for the construction of 14 new schools to accommodate the 111,000 students expected in County schools by 2004. It also included extensive renovations to 32 schools and provided needed maintenance and repair to 61 other schools.
- The building plan included funding for technology infrastructure, deferred maintenance, energy compliance, and code compliance.
- Plan 2000 included \$20 million for planning and design work for Plan 2004.

Plan 2004

- The Board of Education presented a priority list of projects totaling \$867 million to the Board of Commissioners in April 2003. The Board of Education established its highest-priority projects and pared down the scope of Plan 2004 to a list of projects totaling \$550 million.
- The adopted Plan 2004 includes 14 new schools, one pre-kindergarten center, 16 comprehensive renovation projects, and re-roofing and repair projects at 61 campuses. Cost escalations have resulted in three new schools, the pre-kindergarten center, and three comprehensive renovation projects being deferred to future building programs. In addition, unanticipated enrollment growth has expanded Plan 2004 by an additional \$14.4 million designated for crowding solutions.
- At its November 17, 2003 meeting, the Board of Commissioners approved a resolution appropriating the Plan of Record on the books of the County in the amount of \$479.9 million. On January 18, 2005, the Board of Commissioners approved strategies to meet Plan 2004 funding of \$550 million and to provide \$14.4 million of additional funding for mobile and modular classrooms and schools to meet growth needs. These strategies included WCPSS identifying savings from Phase IIIB and Plan 2000, accelerating capital fund balance appropriation, and utilizing commercial paper to generate short-range debt capacity. Savings brought forth by WCPSS, and actions taken by the Board of Commissioners in the adoption of the 2006-2012 CIP fully funded Plan 2004 at \$564,443,749.
- This amount represents new funds as follows:

Total Funding Authorized to Date	
Original Plan of Record	\$479,900,000
Two-Thirds Bonds	41,000,000
Acceleration of School Capital Fund Balance	19,096,000
Savings Transferred to Date	24,447,749
Revised Plan 2004 Plan of Record	\$564,443,749

2007-2010 CIP

On June 6, 2006 the Wake County Board of Education adopted a resolution requesting the Wake County Board of Commissioners to place on the November ballot a referendum authorizing the use of the County general obligation pledge to support bond funding for its 2007-2009 CIP. This

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building program includes construction of 17 new schools and 13 comprehensive renovation projects, life-cycle replacement projects, and start-up funding for future building programs. The CIP includes funding for technology, space for Child Nutrition Services, and dollars for the conversion of a portion of WCPSS elementary schools to a year-round multi-track calendar. The Board of Education's building program calls for a gain of 3,000 seats from the conversion of 16-30 elementary schools to a year-round multi-track calendar.

- If approved by the voters in November 2006, \$970 million in general obligation bonds and \$86 million in pay-as-you-go funding would fund a \$1.056 billion WCPSS 2007-2010 building program.

Operating Impact

The school system estimates the cost of operating and staffing new facilities and includes these costs in the annual budget that it requests from the County. The local non-instructional operating costs (i.e., facility maintenance, housekeeping, and utilities) have recently been estimated to be \$2.94 per square foot and the cost per acre for new land is \$1,861. Included in operating impacts are the cost for converting existing elementary schools to a year round multi-track calendar and opening new elementary and middle schools on such a calendar. Other personnel costs associated with increased enrollment are not calculated here since many of these costs occur whether or not new schools are built.

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WAKE TECHNICAL COMMUNITY COLLEGE

Element Summary: Wake Technical Community College

	FY 2007	FY 2008	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	TOTAL
USES								
401 North Campus Buildings	5,400,000	10,220,000	9,890,000	1,490,000	-	-	-	27,000,000
Chapanoke Road Property	1,625,000	1,125,000	-	-	-	-	-	2,750,000
General Repairs and Renovations	975,000	500,000	500,000	500,000	500,000	500,000	500,000	3,975,000
Mechanical/Electrical Projects	465,000	1,500,000	-	-	-	-	-	1,965,000
Re-Roofing Projects	165,000	-	-	-	-	-	-	165,000
Technical Education Bldg. Renovations	610,000	-	-	-	-	-	-	610,000
TOTAL USES	9,240,000	13,345,000	10,390,000	1,990,000	500,000	500,000	500,000	36,465,000
FUNDING SOURCES								
Bonds--Authorized	8,490,000	12,845,000	9,890,000	1,490,000	-	-	-	32,715,000
Cash	750,000	500,000	500,000	500,000	500,000	500,000	500,000	3,750,000
TOTAL SOURCES	9,240,000	13,345,000	10,390,000	1,990,000	500,000	500,000	500,000	36,465,000
NEW OPERATING IMPACT	761,000	200,000	307,000	271,000	(24,000)	-	-	1,515,000

Seven-Year CIP Summary

The FY 2007-2013 CIP includes \$36.4 million for improvements and expansion for Wake Technical Community College (Wake Tech). Approximately 74% of the funding will be used for land acquisition, construction, and other costs related to the College's future North Wake Campus. Of the remaining funds, most are allocated for proposed renovation projects include renovating property on Chapanoke Road for a Public Safety Training Center, re-roofing multiple buildings, and undertaking needed mechanical and engineering projects. Funding for a majority of projects comes from general obligation bonds, with some pay-as-you-go funding provided for general repairs and renovations.

History / Background

As part of the 1993 bond referendum, Wake County funded the construction of two new buildings (a new bookstore and a new automotive education center) for Wake Tech totaling \$30 million. Between 1993 and 2004, Wake Tech submitted no new requests for capital improvements to the County. On November 2, 2004, Wake County voters overwhelmingly approved a bond referendum for \$40 million in general obligation bonds for Wake Tech to finance acquisition, construction, installation and equipping of modifications, renovations, additions, improvements and extensions to existing facilities, and for one or more new buildings or other educational facilities for the college. Wake Tech developed a Plan of Record for the \$40 million, designed to meet facility needs for the College through fiscal year 2010, which was presented to and approved by the Board of Commissioners in March 2005.

NCGS §115D-32 requires the County to provide adequate funds to meet Wake Tech's needs for the following items:

WAKE TECHNICAL COMMUNITY COLLEGE

- Plant Fund – Acquisition of land; construction of buildings; alterations and additions to buildings; purchase of automobiles, buses, trucks and other motor vehicles; purchase or rental of all equipment necessary for the maintenance of buildings and grounds and operation of plants; and purchase of all furniture and equipment not provided for administrative and instructional purposes.
- Current Expense Fund
 - Plant operation and maintenance, to include salaries of plant maintenance staff, maintenance and replacement of all furniture and vehicles funded with local dollars.
 - Support services, to include costs of insurance for the facility, motor vehicles, workers' compensation for those employees paid with local dollars, tort claims awarded against the institution due to the negligence of institutional employees, costs of bonding employees against misuse of local dollars, and all legal fees incurred in connection with local administration and operation of the institution.

Operating Impact

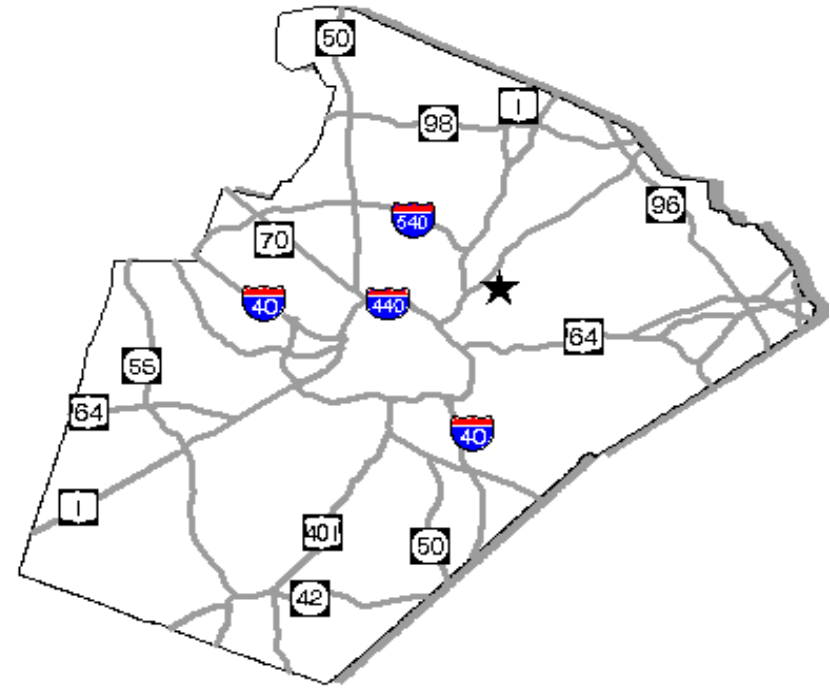
The new operating budget impacts shown in the element summary reflect the costs of operations and maintenance at the Chapanoke Road property and the new North Campus site. These costs are anticipated to begin in FY 2007. Per NCGS §115D-32, the County is required to maintain buildings and grounds and operations of facilities; and purchase of all furniture and equipment not provided for administrative and instructional purposes.

WAKE TECHNICAL COMMUNITY COLLEGE

401 North Campus

State demographics predict a 45% rise in Wake County's population by the year 2012. Currently, over 3000 students attend Wake Technical Community College from zip code areas in the northern part of the county. These students will fill the available spaces in the first two buildings due for completion and occupancy in 2007. An additional building to be completed in 2009 will have the space for additional programs in areas such as business and industry, continuing education and computer labs. These programs had only minimal space allocated in the first two buildings, as the requirements of a full college transfer curricula occupied the majority of the space.

This project will cover an estimated \$5,000,000 construction cost shortfall for the first two classroom buildings in Phase 1 on Wake Tech's North Campus. In addition, a third classroom building, yet to be designed, will house classrooms, computer labs, student services, expanded business programs, bookstore capability and faculty offices. Estimated at 75,000 gross square feet, it will require programming, design and construction. This building will tie into a new regional plant completed in Phase One.



★ Proposed Location

Project Summary: 401 North Campus									
Uses	Prior Funding	FY 2007	FY 2008	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	Total 07-13
Planning/Design	\$ 1,000,000	300,000	300,000	190,000	20,000	-	-	-	810,000
Construction	-	4,600,000	9,220,000	8,800,000	850,000	-	-	-	23,470,000
Equipment/Furnishings	-	-	-	500,000	500,000	-	-	-	1,000,000
Other	-	100,000	200,000	100,000	-	-	-	-	400,000
Contingency	-	400,000	500,000	300,000	120,000	-	-	-	1,320,000
TOTAL USES	\$ 1,000,000	5,400,000	10,220,000	9,890,000	1,490,000	-	-	-	27,000,000
Funding Sources									
Bonds--Authorized	\$ 1,000,000	5,400,000	10,220,000	9,890,000	1,490,000	-	-	-	27,000,000
New Operating Budget Impact		761,000	(48,000)	307,000	(24,000)	-	-	-	996,000
Total Operating Budget Impact		761,000	713,000	1,020,000	996,000	996,000	996,000	996,000	6,478,000

WAKE TECHNICAL COMMUNITY COLLEGE

Chapanoke Road Property

Wake Technical Community College plans to purchase a 101,666 square foot building on 7.5 acres at 321 Chapanoke Road in Raleigh. The building is comprised of a three-story 35,000 square foot section constructed in 1994, and a one-story 66,666 square foot section built in 1988. The program for the Public Safety Training Center has been developed with staff and faculty of the College which will occupy a portion of the building. Future renovations call for classrooms, computer labs, and offices to house the Adult Education Center which is currently housed in leased space on Capital Boulevard. The building will require complete plumbing, mechanical, electrical and fire alarm renovations.

The College's Public Safety program annually trains approximately 30,000 students/personnel in law enforcement, fire service, EMS/EMT, corrections, and occupational services such as certified nursing, hospitality, and Travel and Tourism. Currently this training occurs at 37 different locations throughout Wake County, such as the North Carolina State Highway Patrol training center, Wake County Sheriff's Training Facility at Mt. Auburn, and various police and fire departments. To bring all these training needs together would require a facility of approximately 35,000 square feet which would give a program of 14 classrooms, one conference room to accommodate 100 people, defensive tactics room, weight room, mock courtroom, mock jailer facilities, booking room with two 8 by 8 foot holding cells, computer labs, forensic lab, communication room, firearms storage room, and other spaces as required by NC Criminal Justice Training and Standards Division. Current funding allows for Phase One of a long range plan and will renovate approximately 16,000 square feet of space in the one story portion of the building

Part of the needs of the Public Safety curriculum are housed in leased space throughout the County. Once construction is completed on the Chapanoke Road property, the College will terminate these leases, leading to future operating savings.

Project Summary: Chapanoke Road Property									
Uses	Prior Funding	FY 2007	FY 2008	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	Total 07-13
Planning/Design	\$ 150,000	175,000	25,000	-	-	-	-	-	200,000
Land Acquisition	2,600,000	-	-	-	-	-	-	-	-
Construction	-	1,250,000	1,000,000	-	-	-	-	-	2,250,000
Contingency	-	200,000	100,000	-	-	-	-	-	300,000
TOTAL USES	\$ 2,750,000	1,625,000	1,125,000	-	-	-	-	-	2,750,000
Funding Sources									
Bonds--Authorized	\$ 2,750,000	1,625,000	1,125,000	-	-	-	-	-	2,750,000
New Operating Budget Impact		-	248,000	-	295,000	(24,000)	-	-	519,000
Total Operating Budget Impact		-	248,000	248,000	543,000	519,000	519,000	519,000	2,596,000

WAKE TECHNICAL COMMUNITY COLLEGE

General Repairs and Renovations

Bond funds will begin a study/design of the Student Services Building to identify the impacts of moving Financial Aid from Holding Hall into the Student Services Building to create more space for that department. Financial Aid personnel are currently housed in three separate areas in Holding Hall, all with inadequate space. This move will address the need to consolidate all student service functions, currently housed in separate buildings, into one building while simultaneously addressing the Financial Aid department's current space needs. Other student service departments to be included in the study for relocation to the Student Services Building are Disability Support Services, Registrar, Admissions, Student Government and Counseling. In addition to bond funds, other general repairs and renovations projects will be funded on a pay-as-you-go basis.

Project Summary: General Repairs and Renovations									
Uses	Prior Funding	FY 2007	FY 2008	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	Total 07-13
Planning/Design	\$ -	35,000	-	-	-	-	-	-	35,000
Construction	125,000	190,000	-	-	-	-	-	-	190,000
General Repairs/Renovations	-	750,000	500,000	500,000	500,000	500,000	500,000	500,000	3,750,000
TOTAL USES	\$ 125,000	975,000	500,000	500,000	500,000	500,000	500,000	500,000	3,975,000
Funding Sources									
Cash	-	750,000	500,000	500,000	500,000	500,000	500,000	500,000	3,750,000
Bonds--Authorized	125,000	225,000	-	-	-	-	-	-	225,000
TOTAL SOURCES	\$ 125,000	975,000	500,000	500,000	500,000	500,000	500,000	500,000	3,975,000
New Operating Budget Impact		-	-	-	-	-	-	-	-
Total Operating Budget Impact		-	-	-	-	-	-	-	-

WAKE TECHNICAL COMMUNITY COLLEGE

Mechanical, Electrical and Plumbing Projects

This project calls for the replacement of chillers at Library Education Building, Mechanical Technology/Ready Hall, complete HVAC renovation of Holding Hall and renovations and HVAC repairs to the Medical Office Building at 100 Sunnybrook Road. All systems have exceeded their life expectancy and are not energy efficient.

Library Education Building

The existing York Chiller, with a capacity of 200 tons, has been in service 16 years. The equipment age raises the risk of system component failures. The manufacturer's operational life expectancy for this equipment is 10-15 years. Project completed January, 2006.

Mechanical Technology Facility/Ready Hall HVAC Study & Replacement

The existing Carrier condensing units at Mechanical Technology, with a total capacity of 72 tons, have been in service 17 years. This facility does not have a redundant cooling source. The Air Conditioning equipment serving Ready Hall totals 85 tons, and was installed in 1978. That equipment has been in service for 26 years, exceeding the manufacturer's operational life expectancy of 10 – 15 years.

Holding Hall HVAC Renovation

Holding Hall was constructed in 1963. Four dual duct air conditioning and heating systems serve the building. The building has two hot water boilers. The mechanical equipment has exceeded its normal life expectancy and is not energy efficient. Replacement of the boilers is recommended with new high energy gas burners and the existing condensing units will be replaced with a chilled water system. Construction for this project has been moved forward to 2008 when flex space becomes available on the main campus with the move to the northern campus. Phasing the project instead of renovating occupied spaces will save approximately 30% on the construction cost.

Medical Office Building at 100 Sunnybrook Road

This building is 14,000 square feet on 1.6 acres of at the Health Science Campus. The building is served with a number of DX units with a total capacity of 140 tons. A majority of the units have been in service for over 20 years. The manufacturer's life expectancy for these units is 10-15 years.

Project Summary: Mechanical, Electrical and Plumbing Projects

Uses	Prior Funding	FY 2007	FY 2008	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	Total 07-13
Planning/Design	\$ 100,000	115,000	10,000	-	-	-	-	-	125,000
Construction	266,000	290,000	1,460,000	-	-	-	-	-	1,750,000
Contingency	14,000	60,000	30,000	-	-	-	-	-	90,000
TOTAL USES	\$ 380,000	465,000	1,500,000	-	-	-	-	-	1,965,000

Funding Sources

Bonds--Authorized	\$ 380,000	465,000	1,500,000	-	-	-	-	-	1,965,000
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New Operating Budget Impact

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Total Operating Budget Impact

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WAKE TECHNICAL COMMUNITY COLLEGE

Re-Roofing Projects

This project consists of re-roofing three buildings, two at the main campus on Fayetteville Road and one at the Health Science Campus on Holston Lane:

Allied Health Building (28,500 square feet)

The built-up roof is original to the building (1961) and is in need of extensive repairs. Replacement of the existing roof is recommended based on exceeded life expectancy, the extent of necessary repairs, and the need to protect the integrity of the building structure and interior contents. A roofing contractor prepared cost estimates, and College staff verified costs based on recent similar re-roofing projects on campus. This project was completed in August, 2005.

Childcare Building (20,318 square feet)

The Childcare Building has a pitched metal roof in combination with low slope roof areas. The insulation is phenolic foam and was a product deemed to be faulty and recalled by the manufacturer. A preliminary review of the existing condition was performed in December 2003, and several metal panels were removed to reveal conditions contributing to the existing roof leaks. Because of the corrosive action of phenolic foam and water on steel, it is recommended that the metal decking, fasteners and other metal components need examination as soon as possible to determine the extent of repairs to be made to the roof. This project is scheduled for construction in the summer of 2006.

Mechanical Technology Building (18,456 square feet)

The 18-year-old single-ply roof has outlasted its 15-year warranty. The seams are failing due to poor installation and replacement is recommended. Facilities Department staff developed cost estimates using comparisons of similar recent roof replacements on a square footage basis.

Project Summary: Re-Roofing Projects									
Uses	Prior Funding	FY 2007	FY 2008	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	Total 07-13
Planning/Design	\$ 65,000	5,000	-	-	-	-	-	-	5,000
Construction	490,000	160,000	-	-	-	-	-	-	160,000
TOTAL USES	\$ 555,000	165,000	-	-	-	-	-	-	165,000
Funding Sources									
Bonds--Authorized	\$ 555,000	165,000	-	-	-	-	-	-	165,000
New Operating Budget Impact		-	-	-	-	-	-	-	-
Total Operating Budget Impact		-	-	-	-	-	-	-	-

WAKE TECHNICAL COMMUNITY COLLEGE

Technical Education Building Renovations

The Individual Learning Center will move to the old Engineering Building upon that facility's renovation in FY 2006. The vacated space in the Technical Education Building (approximately 6,800 square feet) will be renovated for faculty offices, housing up to 31 faculty and staff. Faculty offices represent one of the College's most pressing facility needs. Currently, 100 Math Department and Computer Information Systems faculty and staff are housed in the third floor of LeMay Hall, most in cubicles and many sharing one cubicle on a rotating basis. Throughout the College, conditions are crowded except for in the newest buildings where the problem has been addressed. The office suite planned for the Technical Education space will house the Math Department and the Dean of the Mathematics and Science Division. This move will bring science and math into the same building in which they share classrooms.

Project Summary: Technical Education Building									
Uses	Prior Funding	FY 2007	FY 2008	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	Total 07-13
Planning/Design	\$ 30,000	20,000	-	-	-	-	-	-	20,000
Equipment/Furnishings	-	390,000	-	-	-	-	-	-	390,000
Other	-	100,000	-	-	-	-	-	-	100,000
Contingency	-	100,000	-	-	-	-	-	-	100,000
TOTAL USES	\$ 30,000	610,000	-	-	-	-	-	-	610,000
Funding Sources									
Bonds--Authorized	\$ 30,000	610,000	-	-	-	-	-	-	610,000
New Operating Budget Impact		-	-	-	-	-	-	-	-
Total Operating Budget Impact		-	-	-	-	-	-	-	-