



## South Carolina Commission on Higher Education

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Mr. Hood Temple  
Charles B. Thomas, Jr., M.D.  
Mr. Neal J. Workman, Jr.  
Dr. Mitchell Zais

Dr. Garrison Walters, Executive Director

**TO:** Mr. Jim Sanders, Chair, and Members of the Committee on Finance & Facilities

**FROM:** Mr. Gary S. Glenn, Director of Finance, Facilities, & MIS

**SUBJECT:** Committee Meeting, August 5

**DATE:** July 28, 2009

A meeting of the Committee is scheduled to be held in the Commission's Main Conference Room at 9:00 a.m. on Wednesday, August 5. The agenda and materials for the meeting are enclosed.

If you have any questions about the materials, please contact me at (803) 737-2155. We look forward to meeting with you on August 5.

*Enclosures*

## **AGENDA**

COMMITTEE ON FINANCE & FACILITIES

AUGUST 5, 2009

9:00 A.M.

MAIN CONFERENCE ROOM

SC COMMISSION ON HIGHER EDUCATION

1333 MAIN STREET, SUITE 200

COLUMBIA, SC 29201

1. Introductions
2. Minutes of June 4 Meeting
3. Interim Capital Projects
  - A. Lander University
    - i. Chipley Hall Renovation
      - *establish construction budget*
    - ii. Carnell Learning Center Roof Replacement
      - *establish construction budget*
4. Lease
  - A. Lander University
    - i. Inn on the Square
      - *new lease*
5. Master Land Acquisition Plan (MLAP) Approval
  - A. York Technical College
6. Other Business
  - A. List of Capital Projects & Leases Processed by Staff for June & July 2009 (For Information)

**MINUTES**

SOUTH CAROLINA COMMISSION ON HIGHER EDUCATION  
COMMITTEE ON FINANCE AND FACILITIES  
JUNE 4, 2009  
9:00 A.M.  
MAIN CONFERENCE ROOM  
SC COMMISSION ON HIGHER EDUCATION  
1333 MAIN STREET, SUITE 200  
COLUMBIA, SC 29201

**Committee Members Present**

Mr. Jim Sanders  
Mr. Ken Jackson  
Mr. Neal Workman

Mr. Jeff Lamberson  
Mr. Jim London  
Ms. Beth McInnis  
Mr. Steve Osborne  
Ms. Jennifer Pearce  
Mr. Scott Poelker  
Mr. Rick Puncke  
Mr. Charles Shawver

**Committee Members Not Present**

Dr. Doug Forbes  
Dr. Louis Lynn  
Mr. Chuck Talbert

**Guests Present**

Mr. Jeff Beaver  
Ms. Christine Smalls Brown  
Dr. Kathy Coleman  
Dr. Anthony Coyne

**Staff Present**

Mr. Gary Glenn  
Ms. Courtney Blake  
Ms. Stephanie Charbonneau

For the record, notification of the meeting was made to the public as required by the Freedom of Information Act.

**I. Call to Order**

Chairman Sanders called the meeting to order at 9:10 a.m. Ms. Blake introduced the guests in attendance.

The following matters were considered:

**II. Approval of Minutes of Meetings on May 7, 2009**

A motion was made (Workman), seconded (Jackson), and carried to approve the minutes of the May 7, 2009 meetings.

**III. Interim Capital Projects**

The following projects were presented and discussed:

- A.) Clemson University
  - i. Class of 1960 N. Campus Green Development

Mr. Glenn presented the project with no questions posed by the members.

- ii. Lee Hall Complex Expansion/Renovation

Mr. Glenn presented the project noting that without additional space, several programs could lose accreditation. Chairman Sanders asked where this project stands on the institutions list of priorities. Dr. Kathy Coleman, from Clemson University, stated that this is a top priority for the University particularly because the loss of accreditation is at stake. Chairman Sanders asked

when the project was expected to be complete. Mr. Jim London, from Clemson University, stated that they expect to break ground in May 2010 and finish up in the Fall of 2010.

It was moved (Jackson), seconded (Workman), and voted to approve the Clemson projects as proposed.

B.) Medical University of South Carolina

i. Emergency Renovations to IOP Patient Room Restrooms

Mr. Glenn presented the project with no questions posed by the members.

It was moved (Workman), seconded (Jackson), and voted to approve the MUSC project as proposed.

## II. Comprehensive Permanent Improvement Plans (CPIPs)

Mr. Glenn gave an overview of CPIP. He noted that year one consists of projects for which the institutions either have the money on hand or have assurance that the money will be available within the fiscal year. Year two includes projects which the institutions are asking for support from the state in the form of a bond bill. He noted that years three, four, and five represented the institution's long-range plans and were presented for information only.

Mr. Glenn stated that CHE staff was presenting CPIP year two projects and asking the Committee to approve the prioritization of these projects. He noted that year two consists of 50 projects. Forty-three of the projects were approved by the Committee as part of CPIP year- two in 2009-10, and the other seven are new projects.

Mr. Glenn noted that due to changes in the scoring criteria and the addition of a maintenance allocation in the Bond Bill Proposal, maintenance/renewal projects asking for CIB funds were no longer being scored. These projects will be supported through the maintenance allocation in Part 1 of the Bond Bill Proposal. Mr. Glenn stated that a list of these projects as well as projects included in year two that did not request CIB funds are presented for information.

Mr. Glenn asked that the Committee Members review the forty-three carryover projects and re-approve their prioritization. Chairman Sanders asked MUSC how long they have been at the top of the priority list for CIB funding. Ms. Jennifer Pearce, from MUSC, stated that they have been at the top for quite some time. Chairman Sanders asked when they expected to be finished with the project. Ms. Pearce replied that the building will be finished at the end of June, and they plan to start moving into the building in August. Mr. Glenn noted that it is critical that a Bond Bill pass because this particular building was built with Bond Anticipation Notes (BAN), and if the money does not come from a bond bill then funding will come out of tuition.

With no further questions, it was moved (Workman), seconded (Jackson), and voted to approve the prioritized list of the forty-three carryover projects on CPIP year two as proposed.

Mr. Glenn gave a brief introduction of the seven new projects included in the 2010-11 CPIP Year two list. He noted that South Carolina State University and Denmark Technical College have projects that were not scored as they were not included in the institutions' Master Plans. The Committee decided to approve the projects not scored with the approval conditioned upon the projects conforming to the institutions Master Plan within six months. If the projects are not included in the Master Plans within the six month period, they will be pulled from the CPIP year two prioritized list.

With no further questions, it was moved (Workman), seconded (Jackson), and voted to approve the prioritized list of the seven new projects on CPIP year two as proposed.

#### **IV. Other Business**

Mr. Glenn presented a summary of building and infrastructure maintenance needs for all of the institutions. He noted that there is a \$1.2 billion total for maintenance needs. Mr. Neal Workman asked for a column to be added to show how much money is being put into the institutions annual budget to take care of maintenance needs. Chairman Sanders asked institutional representatives present if they feel comfortable with the process of gathering this information. Representatives replied in the affirmative. Chairman Sanders stressed that going forward this calculation of maintenance needs will be used as a reference point in the project approval process.

The list of Capital Projects & Leases processed by staff for May 2009 was presented for information.

With no further business, Chairman Sanders adjourned the meeting at 10:00 a.m.

Respectfully submitted,

Courtney W. Blake  
Recorder

*\*Attachments are not included in this mailing but will be filed with the permanent record of these minutes and are available for review upon request.*

**DESCRIPTION OF INTERIM CAPITAL PROJECTS FOR CONSIDERATION**

August 5, 2009

**LANDER UNIVERSITY**

**PROJECT NAME:** Chipley Hall Renovation (Phase II)  
**REQUESTED ACTION:** Establish Construction Budget  
**REQUESTED ACTION AMOUNT:** \$1,464,325  
**INITIAL CHE APPROVAL DATE:** March 13, 2009

<b><u>Project Budget</u></b>	<b><u>Previous</u></b>	<b><u>Change</u></b>	<b><u>Revised</u></b>
Professional Service Fees	\$15,000	\$89,287	\$104,287
Interior Building Renovations (20,694 SF)	\$0	\$508,000	\$508,000
Utilities Renovations	\$0	\$555,000	\$555,000
Roofing	\$0	\$45,000	\$45,000
Exterior Building Renovations	\$0	\$67,038	\$67,038
Contingency	\$0	\$200,000	\$200,000
<b><i>Total</i></b>	<b><i>\$15,000</i></b>	<b><i>1,464,325</i></b>	<b><i>\$1,479,325</i></b>

<b><u>Source of Funds</u></b>	<b><u>Previous</u></b>	<b><u>Change</u></b>	<b><u>Revised</u></b>
Housing Renovation Fund	\$15,000	\$1,464,325	\$1,479,325
<b><i>Total</i></b>	<b><i>\$15,000</i></b>	<b><i>\$1,464,325</i></b>	<b><i>\$1,479,325</i></b>

**DESCRIPTION:**

The University is requesting approval to establish the construction budget to perform a substantial renovation of the Chipley Hall dormitory with intense focus on Life Safety and Utility Systems upgrades.

Chipley Hall is a three story 20,694 SF dormitory. Built in 1925, it is one of the oldest buildings on campus. This project will consist of installing a code compliant Fire Monitoring Alarm System and a Fire Protection Sprinkler System. Building utilities including electrical, plumbing, ventilation and HVAC systems will be addressed to enhance the quality of student life. Lighting throughout the dorm will be converted to fluorescent to reduce energy consumption. Due to the previous years of water damage to the original plaster walls, the restrooms will be completely demolished and reconfigured with high water tolerance gypsum board and water saving appliances.

The shingled roof, storm water gutters and downspout systems will be replaced. ADA compliancy throughout the building will be addressed to include access. A comprehensive asbestos analysis has been performed and the necessary abatement has been budgeted. The asbestos containing material is limited to the restroom flooring.

**E&G MAINTENANCE NEEDS REDUCTION:**

N/A - Auxiliary

**ANNUAL OPERATING COSTS/SAVINGS:**

The project is not expected to generate additional operating costs at this time.

**LANDER UNIVERSITY**

**PROJECT NAME:** Carnell Learning Center Roof Replacement (Phase II)  
**REQUESTED ACTION:** Establish Construction Budget  
**REQUESTED ACTION AMOUNT:** \$1,383,760  
**INITIAL CHE APPROVAL DATE:** April 23, 2009

<b><u>Project Budget</u></b>	<b><u>Previous</u></b>	<b><u>Change</u></b>	<b><u>Revised</u></b>
Professional Service Fees	\$17,000	\$86,760	\$103,760
Roofing	\$0	\$1,172,000	\$1,172,000
Contingency	\$0	\$125,000	\$125,000
<b><i>Total</i></b>	<b><i>\$17,000</i></b>	<b><i>1,383,760</i></b>	<b><i>\$1,400,760</i></b>

<b><u>Source of Funds</u></b>	<b><u>Previous</u></b>	<b><u>Change</u></b>	<b><u>Revised</u></b>
Institutional Capital Project Fund	\$17,000	\$1,383,760	\$1,400,760
<b><i>Total</i></b>	<b><i>\$17,000</i></b>	<b><i>\$1,383,760</i></b>	<b><i>\$1,400,760</i></b>

**DESCRIPTION:**

The University is requesting approval to establish the construction budget to replace the roof on the Carnell Learning Center.

The Carnell Learning Center is a 110,898 SF, three story, brick veneer building constructed in 1982. It is home to the College of Business and Public Affairs, the College of Education and senior members of the University Administration. After 27 years, the roof performance has severely deteriorated and the roof envelope has failed. Water is entering the building on a regular basis and roof patching is no longer effective.

The initial material sampling analysis has not identified the presence of any Asbestos Containing Material. However, this budget does contain an appropriate abatement contingency. The project includes the mechanical removal of the existing roof system, an inspection of the roof deck integrity and installation of a modified bitumen built-up roof system. The new roof design will enhance the water direction management and the ability of the roof to remove excessive storm water. The new roof system will increase the roof system insulation R Factor from a water compromised value of less than five to an average value in excess of twenty one. The extensive volume of roof mounted utilities is contributing to some difficulty with the roof replacement.

**E&G MAINTENANCE NEEDS REDUCTION:**

The project will alleviate a portion of the \$3,579,993 in existing maintenance needs.

**ANNUAL OPERATING COSTS/SAVINGS:**

The project is not expected to generate additional operating costs at this time.

**DESCRIPTION OF LEASE FOR CONSIDERATION**

August 5, 2009

**LANDER UNIVERSITY**

**LEASE NAME:** Inn on the Square  
**REQUESTED ACTION:** New Lease  
**REQUESTED ACTION AMOUNT:** \$310,000

**DESCRIPTION:**

The University requests approval of a new lease for the Inn on the Square for use as student housing. The University is currently projecting a shortage of 100 beds for the upcoming school year, and the Inn will provide 102 beds with additional meeting space for students and other University needs.

The monthly rental rate will be approximately \$31,000, resulting in an annual cost of \$310,000 which translates into \$21.53 per room, per night. Student housing fees for this residence will be \$1,975 per semester, totaling \$395,000 with occupancy at 100. The projected difference of \$85,000 will be used for utilities, custodial, security, and additional housing presence, all to be provided by the University. The Inn on the Square will provide maintenance and landscaping. The requested lease term will be for 10 months, from August 15, 2009 to June 15, 2010.

All furniture, fixtures and equipment on the first floor will remain. An exception will be office supplies and equipment currently in use. Furniture on floors two and three will be negotiated. Inn on the Square will be responsible for storing all furniture necessary to be removed from the building. The University will have sole use of the parking lot. Events scheduled through August 29, 2009 will remain the responsibility of the Inn. After August 29, 2009 all events will be managed by Lander.

**RECOMMENDATION:**

Staff recommends approval of this lease provided the rates and terms are approved by the Budget and Control Board.

## **MASTER PLAN ACQUISITION PLAN (MLAP) FOR APPROVAL**

The Commission has a policy for accepting MLAPs from institutions. The current policy is as follows:

*Institutions may present master plans that outline proposed land acquisitions to the Finance and Facilities Committee and the Commission for conceptual approval. The granting of conceptual approval shall be good for an initial five-year period and may be renewed by action of the Commission. If the plan is endorsed by the Commission, then future land acquisitions, provided they were included in the master plan presentation and had received Property Management acceptance for the environmental study and appraisal, and provided that no student fee increase is required, will be considered by the CHE staff and will not require additional review by the Finance and Facilities Committee or the Commission. CHE staff will report any acquisition activity to the Finance and Facilities Committee at least quarterly.*

### **York Technical College**

A comprehensive campus master plan was developed to meet the growing needs of York Technical College in Chester County. The master plan outlines the location of current and proposed facilities surrounding the Chester Center and provides a blueprint for recommending future property and growth over the next ten to fifteen years.

The Chester Center Master Land Acquisition Plan is based on acquisitions needed to meet the legislative mandate to support and advance economic development in the Chester County area and to provide a strong educational environment for students attending York Technical College.

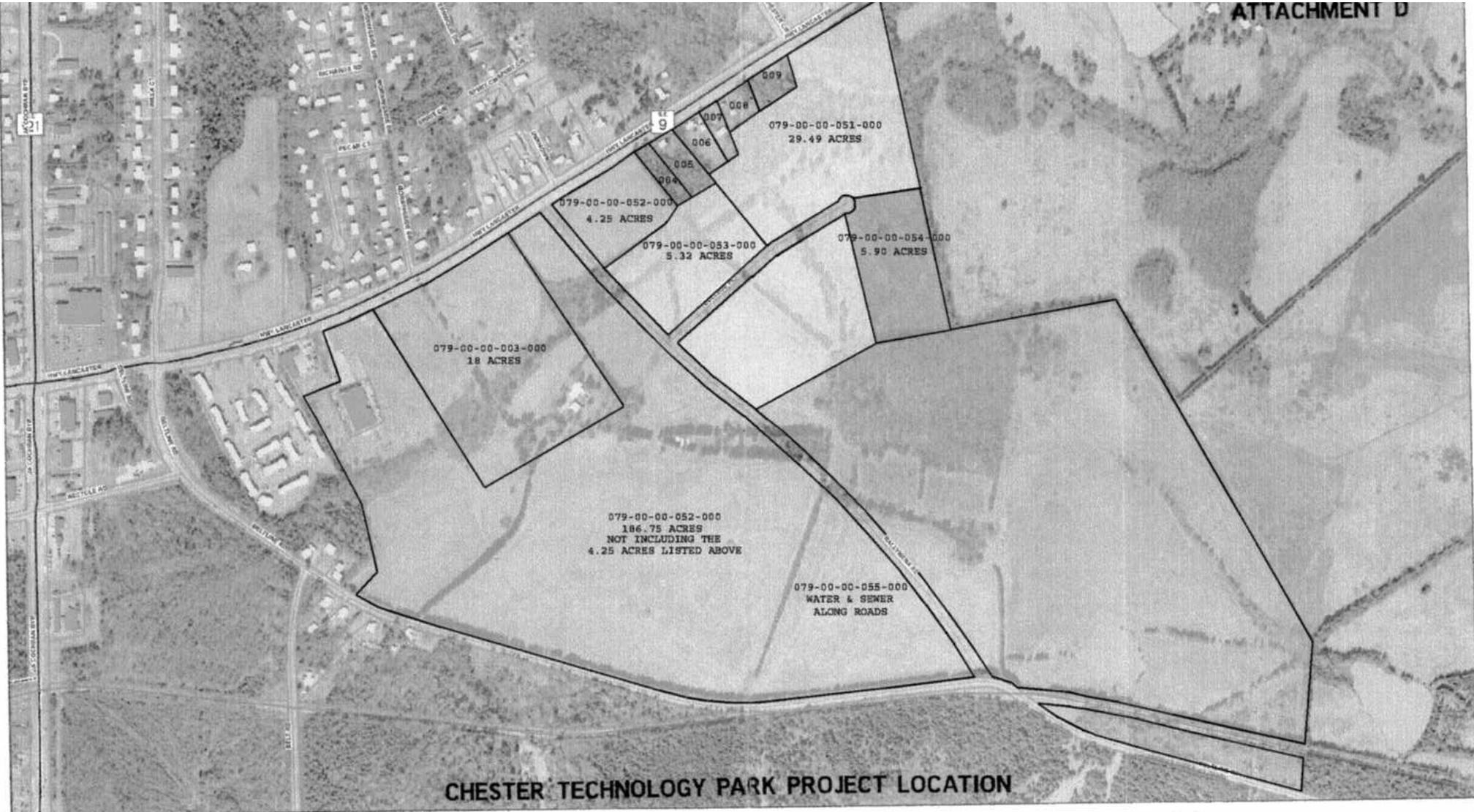
The Chester Center is currently located on a 5.23 acre tract and is surrounded by vacant land space and six small partially occupied parcels totaling 5.59 acres. The York Technical College Foundation owns 29.49 acres contiguous to the Center. Chester County owns 5.90 acres near the Center which is planned to be an incubator facility operated by the County for economic development. The remaining property of 209 acres is privately owned by the Frazer's, a local family.

The College has plans for future academic building(s) which would be best served by having road frontage along the highway 9 corridor. Highway 9 is a major link between I-77 and the City of Chester. This property is partially Frazer property and the private parcels listed above.

The County of Chester is currently in negotiations with the Frazer family to acquire about one-half the Frazer property behind the York Technical College and the York Technical College Foundation sites and another parcel to the right of Ballymena road and Highway 9. The purpose of the land acquisition by the county is to create a high quality business and light industrial park for major economic development activities. The county is also seeking a first right refusal on the remaining Frazer property for the same purpose.

The proposed MLAP would allow for the acquisition of new land for two purposes; first, to acquire needed property along Highway 9 for better road presence for the College, and secondly, to ensure that the College can be a partner with the county, if needed, in the development of an enterprise park. The College will not be in the land development business but will be a potential partner to create economic development activities in an area of the state where jobs are needed.

This plan will allow the Chester Economic Development office to be more competitive with other areas of the State in attracting higher quality and more diverse industry to the County of Chester.



CHESTER TECHNOLOGY PARK PROJECT LOCATION



- APPLICABLE
- UNAPPLICABLE
- ...



**INFORMATION ITEM**

**Capital Projects & Leases Processed by Staff  
June 2009**

Date Approved	Project #	Institution	Project Name	Action Category	Budget Change	Revised Budget
5/29/2009	9554	Francis Marion	Deferred Maintenance - Miscellaneous Renovations	close project	\$0	\$463,791
6/12/2009	9541	Coastal Carolina	Campus Road Improvements <sup>1</sup>	increase budget	\$1,003,490	\$1,558,490
6/12/2009	9551	Coastal Carolina	Campus Development/Infrastructure <sup>2</sup>	increase budget	\$750,000	\$4,022,500
6/15/2009	9531	Winthrop	Rutledge Building Waterproofing/ Roof Repair	close project	\$0	\$965,000
6/15/2009	9549	Winthrop	Intramural Fields Construction	close project	\$0	\$600,000
6/15/2009	9557	Winthrop	Boiler Plant Mechanical Renovation & Construction	decrease budget, close project	(\$8,488)	\$991,512
6/22/2009	9948	Trident TC	Berkeley Campus Roof Replacement	increase budget	\$313	\$770,313
6/25/2009	9599	The Citadel	Infirmary Renovation <sup>3</sup>	decrease budget	(\$42,500)	\$1,747,543
6/25/2009	9600	The Citadel	Stevens Barracks Renovation	increase budget, change source of funds	\$12,500	\$2,412,500
6/25/2009	9601	The Citadel	Campus Wide Energy Performance Contract	increase budget, change source of funds, revise scope	\$30,000	\$4,806,046
6/30/2009	New	TC of the Lowcountry	Renovation of Building 32-H - Mungin Center <sup>1</sup>	establish pre-design	\$0	\$17,535

<sup>1</sup>Approved as part of 2009 CPIP Year One; Institutional Priority #1

<sup>2</sup>Approved as part of 2008 CPIP Year One; Institutional Priority #2

<sup>3</sup>Funds were initially reserved for contingencies that did not manifest

**Leases Processed by Staff  
June 2009**

Date Approved	Action	Institution	Project Name	Purpose/Additional Info	Rates	Term
6/29/2009	renew	MUSC	134 Rutledge Avenue	Purpose is to continue to provide campus parking overseen by the Office of Parking Management	Annual Rate - \$28,800; Monthly Rate - \$2,400; Cost per space per month - \$60	1 year (8/1/2009 - 7/31/2010)

### Capital Projects Processed by Staff

July 2009

Date Approved	Project #	Institution	Project Name	Action Category	Budget Change	Revised Budget
7/8/2009	9738	Clemson	Campus Fire Alarm System Upgrade	decrease budget, close project	(\$462)	\$490,507
7/8/2009	9586	College of Charleston	Deferred Maintenance - Miscellaneous	close project	\$0	\$753,000
7/8/2009	New	Winthrop	Phelps Hall Renovation <sup>1</sup>	establish pre-design	\$0	\$60,000
7/21/2009	9908	Midlands TC	Wade Martin Building Restroom Renovations	decrease budget, close project	(\$94,975)	\$330,025
7/21/2009	9956	Midlands TC	College-wide Exterior Lighting Upgrade	decrease budget, close project	(\$3,109)	\$1,796,891
7/21/2009	9909	Spartanburg CC	Cherokee County Campus Construction	decrease budget, close project	(\$4,055)	\$4,245,945
7/21/2009	New	York TC	Griffin Motors Land Survey & Site Assessment <sup>1</sup>	establish pre-design	\$0	\$20,000
7/23/2009	New	York TC	521 Garrison Road Land Appraisal <sup>1</sup>	establish pre-design	\$0	\$15,000
7/23/2009	New	York TC	1841Baskins Road Land Appraisal <sup>1</sup>	establish pre-design	\$0	\$15,000

<sup>1</sup>See supporting narrative.

### Leases Processed by Staff

July 2009

Date Approved	Action	Institution	Project Name	Purpose/Additional Info	Rates	Term
7/22/2009	renewal	MUSC	59 Bee Street	To continue to provide space for the Office of Development	Monthly Rental Rate - \$3370.78; Annual Rate - \$40,449.37; Total Lease Cost - \$161,797.48	8/1/2009 - 7/31/2013

**FOR INFORMATION – PROJECT ESTABLISHMENTS PROCESSED BY STAFF  
FOR JUNE & JULY 2009**

*Note: At the June, 2008 meeting, the Finance & Facilities Committee clarified staff authority for processing institutional requests to establish capital projects. Accordingly, the following summaries are presented as information.*

**WINTHROP UNIVERSITY**

**PROJECT NAME:** Phelps Hall Renovation (Phase I)  
**REQUESTED ACTION:** Establish Pre-design  
**REQUESTED ACTION AMOUNT:** \$60,000  
**INITIAL CHE APPROVAL DATE:** N/A

<b><u>Project Budget</u></b>	<b><u>Previous</u></b>	<b><u>Change</u></b>	<b><u>Revised</u></b>
Professional Service Fees	\$0	\$60,000	\$60,000
<b><i>Total</i></b>	<b><i>\$0</i></b>	<b><i>\$60,000</i></b>	<b><i>\$60,000</i></b>

<b><u>Source of Funds</u></b>	<b><u>Previous</u></b>	<b><u>Change</u></b>	<b><u>Revised</u></b>
Higher Education Revenue Bonds	\$0	\$60,000	\$60,000
<b><i>Total</i></b>	<b><i>\$0</i></b>	<b><i>\$60,000</i></b>	<b><i>\$60,000</i></b>

**DESCRIPTION:**

The University requests approval to establish a project to renovate Phelps Hall. The project includes full renovation of the residence hall bathrooms, the addition of a hydraulic elevator and the installation of new accessible ramps in the lobby on the ground floor. The proposed work will properly ventilate all bathrooms and provide full access to all floors.

This project was not included in the institutions 2009 CPIP; however, it has been deemed as an unanticipated critical need by the institution. Plumbing problems have become intolerable and must be addressed immediately.

**E&G MAINTENANCE NEEDS REDUCTION:**

N/A – Auxiliary

**ANNUAL OPERATING COSTS/SAVINGS:**

The project is not expected to generate additional operating costs at this time.

**YORK TECHNICAL COLLEGE**

**PROJECT NAME:** Griffin Motors Land Survey & Site Assessment (Phase I)  
**REQUESTED ACTION:** Establish Pre-design  
**REQUESTED ACTION AMOUNT:** \$20,000  
**INITIAL CHE APPROVAL DATE:** N/A

<b><u>Project Budget</u></b>	<b><u>Previous</u></b>	<b><u>Change</u></b>	<b><u>Revised</u></b>
Professional Service Fees	\$0	\$20,000	\$20,000
<b><i>Total</i></b>	<b><i>\$0</i></b>	<b><i>\$20,000</i></b>	<b><i>\$20,000</i></b>

<b><u>Source of Funds</u></b>	<b><u>Previous</u></b>	<b><u>Change</u></b>	<b><u>Revised</u></b>
Local/Private Institutional Funds	\$0	\$20,000	\$20,000
<b><i>Total</i></b>	<b><i>\$0</i></b>	<b><i>\$20,000</i></b>	<b><i>\$20,000</i></b>

**DESCRIPTION:**

The College requests approval to establish a project to complete a boundary land survey and a site assessment on two parcels of land.

The site is contiguous to York Technical College and has potential for a retrofit into space for automotive technology and potential operations support for the College.

The property is in two adjoining parcels. One parcel is a closed Mitsubishi dealership with 2.18 acres, the other parcel is a Pontiac, Buick and GMC dealership on 6.28 acres. The College desires to complete the boundary land survey and site assessment on both parcels of land prior to beginning discussions with the owners about possible land and building acquisitions.

**E&G MAINTENANCE NEEDS REDUCTION:**

N/A – Site Assessment

**ANNUAL OPERATING COSTS/SAVINGS:**

The project is not expected to generate additional operating costs at this time.

**YORK TECHNICAL COLLEGE**

**PROJECT NAME:** 521 Garrison Road Land Appraisal (Phase I)  
**REQUESTED ACTION:** Establish Pre-design  
**REQUESTED ACTION AMOUNT:** \$15,000  
**INITIAL CHE APPROVAL DATE:** N/A

<b><u>Project Budget</u></b>	<b><u>Previous</u></b>	<b><u>Change</u></b>	<b><u>Revised</u></b>
Professional Service Fees	\$0	\$15,000	\$15,000
<b><i>Total</i></b>	<b><i>\$0</i></b>	<b><i>\$15,000</i></b>	<b><i>\$15,000</i></b>

<b><u>Source of Funds</u></b>	<b><u>Previous</u></b>	<b><u>Change</u></b>	<b><u>Revised</u></b>
Local/Private Institutional Funds	\$0	\$15,000	\$15,000
<b><i>Total</i></b>	<b><i>\$0</i></b>	<b><i>\$15,000</i></b>	<b><i>\$15,000</i></b>

**DESCRIPTION:**

The College requests approval to establish a project to acquire a parcel of property at 521 South Garrison Road.

The property is contiguous to the campus and is the final piece that completes a larger parcel of property scheduled for future development of the southeast corner of campus. The property is part of the College's Master Land Acquisition Plan (MLAP) approved by CHE on March 6, 2008.

York County Government purchased the property in 2006 and has agreed to sell it to the College. The property was appraised on February 1, 2006 for \$280,000 by Joe Versen Appraisals, LLC. A phase I site assessment was completed in September 2006 by the Compliance Center and found to have no environmental hazards.

**E&G MAINTENANCE NEEDS REDUCTION:**

N/A – Site Assessment

**ANNUAL OPERATING COSTS/SAVINGS:**

The project is not expected to generate additional operating costs at this time.

**YORK TECHNICAL COLLEGE**

**PROJECT NAME:** 1841 Baskins Road Land Appraisal (Phase I)  
**REQUESTED ACTION:** Establish Pre-design  
**REQUESTED ACTION AMOUNT:** \$15,000  
**INITIAL CHE APPROVAL DATE:** N/A

<b><u>Project Budget</u></b>	<b><u>Previous</u></b>	<b><u>Change</u></b>	<b><u>Revised</u></b>
Professional Service Fees	\$0	\$15,000	\$15,000
<b><i>Total</i></b>	<b><i>\$0</i></b>	<b><i>\$15,000</i></b>	<b><i>\$15,000</i></b>

<b><u>Source of Funds</u></b>	<b><u>Previous</u></b>	<b><u>Change</u></b>	<b><u>Revised</u></b>
Local/Private Institutional Funds	\$0	\$15,000	\$15,000
<b><i>Total</i></b>	<b><i>\$0</i></b>	<b><i>\$15,000</i></b>	<b><i>\$15,000</i></b>

**DESCRIPTION:**

The College requests approval to establish a project to acquire a parcel of property at 1841 Baskins Road.

The property is not contiguous to the campus; however, it is part of the long range plan to acquire property which will adjoin it. There are four small parcels which are between this property and the campus. The College is in the process of obtaining a legal right of first refusal on the four parcels. This property is part of the College's Master Land Acquisition Plan (MLAP) approved by CHE on March 6, 2008.

York County Government purchased the property in 2006 and has agreed to sell it to the College. The property was appraised on March 16, 2006 for \$164,000 by Joe Versen Appraisals, LLC. A phase I site assessment was completed in November 2006 by the Compliance Center and found to have no environmental hazards.

**E&G MAINTENANCE NEEDS REDUCTION:**

N/A – Site Assessment

**ANNUAL OPERATING COSTS/SAVINGS:**

The project is not expected to generate additional operating costs at this time.