

Agenda Item 4.04.C.2.

**Interim Capital Projects
Summary**

Coastal Carolina University	Coastal Science Center	\$ 930,000	-increase
	Kearns Hall Renovation	950,000	-increase
College of Charleston	Stern Student Ctr. Exp/Renov.	1,000,000	-increase
	Purchase of Jewish Studies Ctr,	2,525,000	-increase
Medical University	Hollings Cancer Center Expansion	20,741,801	-increase
SC State University	Lowman Hall Renovation	4,000,000	-increase
	Hodge Hall Sci. Bldg. Expansion	7,750,000	-establish
	Engineer. & Computer Sci. Building	24,750,000	-establish
	Turner Hall Repairs & Upgrade	4,000,000	-establish
	Felton Laboratory Renovations	1,750,000	-establish
	Landscaping Upgrade	2,000,000	-establish
	Whittaker Library Expansion & Renov.	7,750,000	-establish
	Deferred Maintenance	5,500,000	-increase
Horry-Georgetown TC	Former Base Hosp. Renov.	6,500,000	-establish
Spartanburg TC	Physical Plant Complex Constr.	750,000	-establish
	Industrial Div. Renov./Addition	4,500,000	-establish
Tri-County TC	Deferred Maintenance-Stu. Ctr.	2,000,000	-establish
Trident TC	Land Acquisition	894,200	-increase

Master Land Acquisition Plan (MLAP)

SC State University	Planed Future Property Acquisition	\$ 1,500,000	-MLAP
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Lease

Coastal Carolina University	Quail Creek Golf Course	\$ 380,000	-per year for 15 yrs.
Florence-Darlington TC	Cosmetology School Building	142,356	-per year for five yrs.

Interim Capital Projects Descriptions

Coastal Carolina University

Coastal Science Center \$ 930,000 increase/revise scope
(previous budget \$1,200,000)

Source of Funds: \$ 100,000 -institution bonds
230,000 -earmarked operational funds
200,000 -ICPF¹
400,000 -renovation reserve funds
\$ 930,000

Description

The proposed project is to renovate an existing facility into space to support the expanding College of Natural and Applied Science. The additional space is needed to accommodate the student population. The science disciplines currently meet in temporary locations. The facility was constructed in 1998 and utilized as a manufacturing plant. The original project budget was expected to be accomplished in phases. After reviewing the needs for both academic teaching space and the requirements for mechanical and electrical systems needed for all anticipated phases of construction, it was decided to increase the project budget from existing available funds so that the entire renovation could be accomplished as one project.

The existing facility consists of 42,700 square feet of warehouse space that will be renovated for student classrooms, office space for faculty members and support staff, laboratory space and prep rooms for the science programs and research laboratories. A new air and water mechanical system will be constructed providing air cooled chillers and natural gas water heating to provide optimal operational costs throughout the systems' life cycle. The total cost of the project is expected to be approximately \$2,130,000.

Recommendation

Staff recommends approval of the project as proposed.

Coastal Carolina University

Kearns Hall Renovation \$ 950,000 -increase/revise scope/chg. Name
(previous budget \$400,000)

Source of Funds: \$ 950,000 -renovation reserve

Description

This request is to increase the budget and change the name of the project from Kearns Hall Exterior to Kearns Hall Renovation to more appropriately reflect the revised scope of the project. The proposed increase will be used for the replacement of the mechanical system in the building, which includes replacement of all controls, air handlers, chillers, boilers, and variable air volume boxes. A new mechanical system is necessary to correct and maintain climate control for the classroom and office space housed in the facility.

¹ Institutional Capital Project Funds

Recommendation

Staff recommends approval of this project as proposed.

College of Charleston

Stern Student Center Expansion
and Renovation

\$ 1,000,000 -increase

Source of Funds:

\$ 1,000,000 - ICPF

Description

This request is to increase the project budget to reflect the revised cost estimates in the construction document phase of the project. The increased costs are due to items which were unanticipated in the original budget. These costs include new HVAC equipment and distribution systems, a fire pump, new electrical work rather than renovating existing work, asbestos abatement, enclosing the open balconies above the first floor to gain more space, and greater technology costs.

Recommendation

Staff recommends approval of this project as proposed.

College of Charleston

Purchase of Jewish Studies Center
(previous budget \$5,000 for appraisal
and environmental studies)

\$ 2,525,000 -increase/acquisition

Source of Funds:

\$ 2,525,000 -tuition revenue

Description

The appraisal and environmental assessment of this facility have been completed. This request is to purchase the Jewish Studies Center property, located at 96 Wentworth Street and appraised at \$3,650,000 as of July 2004. The facility is owned by the Jewish Studies Center, Inc., and was acquired from the College of Charleston Foundation. The College is currently leasing two-thirds of the building for faculty offices for the School of Humanities and Social Sciences. The remainder of the building is occupied by the Jewish Studies Program, an academic program of the College. The purchase price of the property will be the outstanding debt on the property at time of closing and will not exceed \$2,530,000. A copy of the appraisal is on file at CHE.

Recommendation

Staff recommends approval of this project as proposed, provided the Budget and Control Board finds the appraisal and other required forms acceptable.

Medical University

Hollings Cancer Center
(previous budget \$71,244,011)

\$20,741,801 -increase

Source of Funds

\$20,741,801 -federal grants from the National
Inst. of Standards and Tech. (NIST)
and the US Dept. of Health &
Human Services Admin.

Description

MUSC has been notified that it will receive \$20,741,801 in federal grants for the Hollings Cancer Center. Approximately \$15.3 million will be used for clinical, research, and animal fixed equipment purchases. The remaining \$5.4 million will be used to add a mammography unit, upgrade the Women's Center, and enhance research floors. Copies of the grant award letters are on file at CHE.

Recommendation

Staff recommends approval of this project as proposed, pending receipt of all appropriate forms and award letters.

SC State University

Lowman Hall Renovation \$ 4,000,000 -increase
(previous budget \$1,000,000)

Source of Funds: \$ 3,300,000 -general appropriations
700,000 -National Parks Grant
\$ 4,000,000

Description

This project is for the revocation of Lowman Hall into an administrative office complex, including site development for parking and landscaping. The facility will be renovated to house the President's office, Board of Trustees, Finance and Management, and Academic Affairs offices. Lowman Hall is a 24,000 square foot masonry and timber structure built in 1917. The structure is on the National Register of Historic Places and is currently uninhabitable due to its condition. This request is to add sufficient funds to complete the project, based on current estimates. A copy of the National Parks Grant letter is on file at CHE.

Recommendation

Staff recommends approval of this project as proposed.

SC State has the opportunity to borrow approximately \$55 million in capital funds from the US Department of Education (USDE) under a special program for Historically Black Institutions. If the following seven projects (including the funds to be set aside for the MLAP), totaling \$55,250,000, are approved, they will be funded with the proceeds of the loan.

SC State University

Hodge Hall Science Building Exp. \$ 8,000,000 -establish

Source of Funds: \$ 8,000,000 -USDE loan proceeds

Description

SC State proposes to construct a 70,000 square foot, four-story science building complex. The facility will be constructed adjacent to the existing Hodge Hall Science Building and will be connected via an enclosed corridor. This facility is needed to allow SC State additional space for its science programs, research, and will address current and future departmental teaching and administrative needs which cannot be addressed in the existing building.

In FY 1999, the University received \$10,000,000 of Capital Improvement Bond (CIB) Funding to renovate and expand Hodge Hall. The funding was based on a preliminary program dated 1996. A portion of the \$10 million was used to renovate the interior of Hodge Hall. In 2001, SC State completed a more comprehensive program analysis which resulted in a total of \$18 million project to meet the needs of the Science Department. The University proposes to use the \$8 million in this request along with the remaining CIB funds to complete the expansion phase of the project.

Recommendation

Staff recommends approval of this project as proposed, pending receipt of all required loan approvals.

SC State

Engineering & Computer Sci. Bldg. \$ 24,750,000 -establish

Source of Funds: \$ 24,750,000 -USDE loan proceeds

Description

The Engineering, Mathematics, and Computer Sciences programs are housed in substandard facilities which cannot accommodate modern scientific equipment and technology. Safety and accreditation issues also result from the status of the existing facilities. This project is the construction of a 100,000 square foot facility to house the Civil, Electrical, Industrial, Mechanical, Nuclear Engineering, and Engineering Technology Programs, and the Mathematics and Computer Science Program. The project will replace the Crawford Engineering building, which will be demolished.

Recommendation

Staff recommends approval of this project as proposed, pending receipt of all required loan approvals.

SC State

Turner Hall Repairs & Upgrade \$ 4,000,000 -establish

Source of Funds: \$ 4,000,000 -USDE loan proceeds

Description

Turner Hall is a four-building, 90,000 square foot academic complex prominently located in the center of the Campus. The facility was constructed in 1956 to serve the Communications, Education, and Modern Languages Departments. In 1968-69 a Theatre and Band Room were added to house the Music and Drama Departments, and the second and third floors were added to the D-Wing to provide additional instructional classroom spaces. The Music Department was relocated to the Fine Arts Building. No major renovations have been made to the complex since 1968-69.

In spring 2003, several of the pre-cast aggregate panels on the exterior of D-Wing began to separate from the building structure and at least one panel fell from the building. This caused the University to remove all of the panels in order to protect the safety of students, faculty, and the public. A forensic consultant hired by the University found that, as a result of joint failure, moisture had penetrated the exterior façade causing the panel connectors to rust, ultimately

leading to their failure. In addition to repairing and the moisture and panel problems, some general renovations and upgrades to address technology concerns, and interior finishes will also be addressed.

Recommendation

Staff recommends approval of this project as proposed, pending receipt of all required loan approvals.

SC State University

Felton Laboratory Renovations \$ 1,750,000 -establish

Source of Funds: \$ 1,750,000 -USDE loan proceeds

Description

Felton Laboratory School is a one-story brick veneer, flat roof structure build in 1964 as an elementary/middle school for k-8th grades and used by SC State for teacher training. The school is located in the academic precinct near Turner Hall and Whittaker library. Originally, Felton contained approximately 40,250 square feet of space. In 1999, a 5,200 square foot Art & Music Room was added brining the size of the facility to approximately 45,560 square feet. No major renovations have occurred to the original Felton Laboratory School since its construction in 1964. The exterior appearance of Felton reflects a late 1950s, early 1960s design and does not fit with the continuity, décor, detail, and architectural character of the surrounding buildings. The goal of this project is to improve the exterior appearance by adding a sloping roof, replacing windows and providing an overall exterior appearance consistent with other campus facilities. In addition, interior renovations will focus on technology issues and interior finishes.

Recommendation

Staff recommends approval of this project as proposed, pending receipt of all required loan approvals.

SC State University

Landscaping Upgrade \$ 2,000,000 -establish

Source of Funds: \$ 2,000,000 -USDE loan proceeds

Description

Historically, SC State was known for its attractive landscape and botanical character. Presently, there is little continuity in plant pallet, design form, or standards for landscaping throughout the University. In order to gain an improved aesthetic appearance overall, State has developed a campus-wide landscape enhancement plan. The plan also includes signage, sidewalk repairs, lighting, and other site amenities. This request is to implement that plan.

Recommendation

Staff recommends approval of this project as proposed, pending receipt of all required loan approvals.

SC State University

Whittaker Library Expansion & Renov. \$ 7,750,000 -establish

Source of Funds: \$ 7,750,000 -USDE loan proceeds

Description

Whittaker Library was constructed in 1969 for a population of 2,000-3,000 students. The enrollment is now approximately 4,500 students and it is projected to rise to 6,000 in the next 10 years. The Library also serves as a resource for local high school and technical school students. The building was designed around a system of micro-files, study carrels and typing rooms. Students' study habits have changed over the years and there has been a switch from Typewriters to PCs and the inner-institutional network. The Library has also seen an increase in volumes stored and an equally large number of periodicals which must be stored. The existing library has been completely overwhelmed with added volumes and there is no space in which to archive any additional information.

The scope of this project includes renovating the existing 50,602 square foot facility, constructing an approximately 30,000 square foot addition, site development to support parking, an outdoor amphitheater, and developing green space to support an pedestrian mall.

Recommendation

Staff recommends approval of this project as proposed, pending receipt of all required loan approvals.

SC State University

Deferred Maintenance

(previous budget \$8,451,267) \$ 5,500,000 -increase

Source of Funds: \$ 5,500,000 -USDE loan proceeds

Description

Over the years, the University has been unable to fund the cost of routine repairs and preventative maintenance resulting in a \$50 million deferred maintenance backlog. In 1999-2000 and in 2000-2001, State received \$7.5 million in Capital Improvement funds which has allowed State to eliminate a portion of its deferred maintenance backlog. The goal of this project is to invest another \$5,500,000 into the following areas: HVAC and other Indoor Air quality issues; roof repairs/replacements; steam line repairs; lighting and other electrical repairs; general repairs to doors, walls, ceilings, etc., resurface roads, etc.

Recommendation

Staff recommends approval of this project as proposed, pending receipt of all required loan approvals.

Horry-Georgetown TC
Former Base Hospital Renovation-
Grand Strand Campus

\$ 6,500,000 -establish project

Source of Funds:

\$ 3,000,000 -local county funds
3,000,000 -Myrtle Beach AFB Redevelop.
500,000 -foundation funds
\$ 6,500,000

Description

This request is to renovate the old air force base hospital on the Grand Strand Campus into a new Allied Health facility. The old building has been gutted and nothing but the exterior walls and roof remain. Horry County is in such desperate need of trained allied health workers, the local hospital has been importing workers from out of the country. Due to the critical need in the area, the College has been able to secure local funds to help support the cost of this project. This project has been approved by the State Board for Technical and Comprehensive Education (SBTCE).

Recommendation

Staff recommends approval of this project as proposed.

Spartanburg TC

Physical Plant Complex Construction \$ 750,000 -establish project

Source of Funds:

\$ 750,000 -local funds

Description

Project will include the design and construction of a physical plant complex to include 3,465 square foot office and office support rooms, 5,000 square feet of warehouse space for mail processing, shipping and receiving docks, temporary storage area, and 3,840 square feet of maintenance technician bays. The project will be completed in phases. The first phase will be the offices, mail and shipping/receiving.

Recommendation

Staff recommends approval of this project as proposed.

Spartanburg TC

Industrial Division Renovation/Addition \$ 4,500,000 -establish project

Source of Funds:

\$ 4,500,000 -local county funds

Description

Spartanburg TC proposes major renovations to approximately 50,000 square feet in the industrial area in the East Building and a 20,000 to 30,000 square foot addition to the industrial area. Renovations will include relocation of interior walls, new ceiling and floor finishes, installation of new HVAC and electrical systems, and a new information technology system. The industrial division is more than 40 years old and has never received a major renovation. The large shop areas and small classrooms are outdated and do not meet the College's current needs. The structure of the east building is sound and it has been determined that renovation is a better alternative than demolition and reconstruction. This project has been approved by SBTCE.

Recommendation

Staff recommends approval of this project as proposed.

Tri-County TC

Deferred Maintenance – Student Center \$ 2,000,000 -establish project

Source of Funds: \$ 2,000,000 -local funds

Description

This request is to make mechanical, electrical, and interior renovations for life safety and code compliance to the Student Center. The facility is in excess of 15 years old and needs renovations to meet current requirements. The renovations will include an addition of 5,000 square feet to the existing 23,000 square feet.

Recommendation

Staff recommends approval of this project as proposed.

Trident TC

Land Acquisition \$ 894,200 -increase budget
(previous budget \$10,000 for
appraisal and environmental studies)

Source of Funds: \$ 894,200 - local/sale of property

Description

Trident is requesting approval to purchase a 9.5 acre tract of land contiguous to the campus. The tract is located directly across Mabeline Road from the Complex for Economic & Industrial Development. The land will be used for parking to support large groups for meetings at the Complex. In addition, the College is renovating the warehouse beside the vacant property to house the college bookstore. The College will sell 5.3 acres of surplus land fronting Rivers Avenue to provide funds for this acquisition. Notification of the sale and copies of the appraisal, environmental report, maps, and SBTCE approvals are on file at CHE.

Recommendation

Staff recommends approval of the acquisition as proposed, provided the Budget and Control Board finds the appraisal and environmental study acceptable.

Master Land Acquisition Plan

SC State

Master Land Acquisition Plan (MLAP) \$ 1,500,000 -initial allocation
for planned property purchases

Source of Funds: \$ 1,500,000 -USDE loan proceeds

Description

Commission policy allows for institutions to prepare a Master Land Acquisition Plan (MLAP), allowing for the approval of the institution's intent to purchase property adjacent to and near its campus for a five-year period. Once the MLAP is approved by CHE, the institutions may initiate the purchases, with staff concurrence, at any time during the five-year period as funds become available and if no substantive changes are involved. Each acquisition is subject to Budget and Control Board approval of the purchase and the appraisal and environmental studies of each individual property. The MLAP must be renewed every five years.

SC State University is submitting a MLAP which includes some 70 properties that are adjacent to or very near the Campus boundaries. SC State's boundaries were established under the 2002 Master Plan Update and include: Highway 601 between Claflin University and St. Paul's Episcopal Church; Russell Street between the church and Buckley Street; Goff Avenue between Claflin and Hwy. 178; and Hwy 178 between Goff and Russell Streets. There are a number of pieces of property within these boundaries that SC State does not own. It is important that the University acquire these properties in order to protect and expand its campus where necessary.

The University expects to use \$1.5 million of the USDE loan proceeds to begin purchasing these properties as they become available. Attachment 1 is a list of the properties included in SC State's MLAP. A layout of the SC State Campus and the properties in the MLAP and their location compared to the campus is on file at CHE.

Recommendation

Staff recommends approval of SC State's Master Land Acquisition Plan as proposed.

Leases

Coastal Carolina University
Lease of Quail Creek Golf Course
(180 acres adjacent to the Campus)

\$ 380,000 -annually, beginning in 2006

Term of Lease:

15 years

Description

Coastal Carolina University is requesting approval to enter into a 15 year lease of the Quail Creek Golf Course adjacent to its campus. Coastal is one of 15 institutions in the US that has a Professional Golf Management (PGM) program accredited by the Professional Golfers Association (PGA). However, of these 15 institutions, only two – Coastal and the University of Colorado – do not have their own golf course.

Currently there are 150 students enrolled in Coastal's PGM program. The enrollment was recently as high as 230, but the University had to cap enrollment because of lack of availability of golf course facilities for the students. In spite of being located in the "Golf Capital of the World," the ready availability of golf course times and facilities has been shrinking. Because the academic year coincides with the peak tourism season, there are not enough tee times to accommodate the more than 220 students who wish to participate in this program. Once the golf course facilities are secured, Coastal fully expects the enrollment to return to its previous level.

In addition, the Turf Management Program at Horry-Georgetown TC serves 90 students and includes all aspects of managing grounds upkeep of golf courses. The Turf Equipment

Technician program serves 15 students and includes the maintenance and repair of sophisticated turf equipment. If Coastal gains control of the Quail Creek Golf Course, the resources of both institutions will be shared in the operational management of this venture. The golf course will serve many of the programmatic needs of the training of Horry-Georgetown TC Students.

At the end of the proposed 15-year lease, Coastal will have paid approximately \$5.7 million in total lease payments. This is the equivalent of \$31,700 per acre for the 180 acre course. In comparison, the Coastal Education Foundation recently acquired 11 acres of land adjacent to the campus and within 500 yard of the boundary of the Quail Creek course for \$167,500 per acre. In addition, Coastal's Student Housing Foundation has been in negotiations for acquiring an additional tract of land and the price range being discussed is \$120,000 per acre. Although a golf course can be expected to sell for a lower cost per acre than undeveloped property, it is evident from these comparisons that Coastal has an excellent opportunity to use this property at a very favorable cost per acre. Coastal would pay more to area golf courses for student tee times than the cost of leasing Quail Creek. Although no commitment has been made, the University is hopeful of acquiring this property at some point after termination of the lease.

The course would be available on a limited basis to the public, generating operating revenue. With these revenues and normal program support of PGM student fees, university operating funds, and funding raising activities, Coastal can operate Quail Creed on a break-even basis and work cooperatively with another state institution in serving academic programs at both institutions.

Recommendation

Staff recommends approval of this request as proposed, provided the Budget and Control Board finds the rates and terms of the lease acceptable.

Florence-Darlington TC

New Cosmetology Building

\$ 142,356 -per year for five years

Description

Florence-Darlington TC is requesting approval of a lease from its College Foundation for a new facility for the Cosmetology School. The facility is located at 122 Palmetto Road, Darlington, SC. As required by Legislative proviso, it is located in Darlington County and is approximately one mile from the main campus. The current facility is too small for the growth in enrollment in the cosmetology program. In addition, the area around the current facility has deteriorated over the past few years and many of the female students have expressed concerns for their safety, particularly in the evenings. The lease is for five years beginning November 1, 2004, at an annual cost of \$142,356 which is \$12.94 per square foot. The market range for similar properties in the area of the new facility is between \$11.66 and \$15.50 per square foot. This project is being considered by the State Board for Technical and Comprehensive Education (SBTCE) at its meeting in late September.

Recommendation

Staff recommends approval of this lease as proposed, provided it is approved by the SBTCE at its meeting in late September, and provided the Budget and Control Board finds the rates and terms of the lease acceptable.

Master Land Acquisition Plan – SC State University – October 2004

0173-14-05-001		INT 601 COLLEGE & RUSSELL	MORGAN RUTH A	0.85			Automotive Center	245,200	245,200
0173-11-10-010		1211 RUSSELL ST N E	SHULER CHERYL T & ELOISE G	0.08			Barber Shop	8,700	8,700
0173-11-10-026		GOFF AVE	DAWKINS LAMAR	0.45			Barber Shop	39,900	39,900
0173-12-18-008		1571 RUSSELL ST.	JENNINGS DOUGLAS C & MERINDA K SIMS	0.88			Day Care Center	225,100	225,100
0173-11-10-014	Russell Street	1119 RUSSELL ST.	DUNNING EUGENE	1.32			Discount Store	94,600	94,600
0173-14-06-001	Watson Street	1170 WATSON S & NE	ST PAULS EPISCOPAL MISSION	0.93			Exempt Owned by Church	0	0
0173-14-06-003	Russell Street	BEF COLLEGE & RUSSELL N E	ST PAUL EPISCOPAL CHURCH	0.77			Exempt Owned by Church	0	0
0173-11-05-001	Reid Street	458 REID ST	OWENS ETHEL HARPER	0.16			Exempt Owned by Orangeburg Co	0	0
0173-12-18-009	Russell Street	1551 RUSSELL NE	WEBBER CLEMMIE E	0.96			Low Rise	315,300	315,300
0173-11-10-007	Russell Street	1219 RUSSELL	BETHEA ROBERT III	0.27			Mortuary	63,900	63,900
0173-07-15-001	Reid Street	1188 REID ST	SPAIN CHARLOTTE COOPER C/O YVONNE DALY	0.31			Outbuildings	7,700	7,700
0173-07-17-001	Goff Avenue	1188 GOFF AVE	SPAIN CHARLOTTE COOPER	0.15			Residential	54,900	54,900
0173-07-17-003	Cooper Court	1149 COOPER COURT	COOPER CHARLOTTE	0.15			Residential	16,500	16,500
0173-07-17-004	Goff Avenue	1174 GOFF AVENUE	TAYLOR EMILY	0.71			Residential	180,900	180,900
0173-07-17-006	Goff Avenue	1188 GOFF AVE	SPAIN CHARLOTTE COOPER	0.14			Residential	9,500	9,500
0173-11-04-002	Cooper Court	1136 COOPER CT	KENNEDY THOMAS	0.12			Residential	24,500	24,500
0173-11-05-002	Reid Street	450 REID ST	COBB CARRIE LOUISE	0.32			Residential	25,800	25,800
0173-11-10-001	Goff Avenue	1096 GOFF AVE	OWENS WILLIE B & ARMINA P	0.23			Residential	54,800	54,800
0173-11-10-002	Buckley Street	489 BUCKLEY ST	D'OLEY EVELYN	0.13			Residential	22,800	22,800
0173-11-10-003	Buckley Street	481 BUCKLEY	AUSTIN CARLSON	0.09			Residential	39,400	39,400
0173-11-10-017	Goff Avenue	824 GOFF AVE	GLOVER O E JR	0.45			Residential	132,100	132,100
0173-11-10-018	Goff Avenue	838 GOFF AVE	WORTHY JULIA ETTA	0.3			Residential	6,000	6,000
0173-11-10-019	Goff Avenue	GOFF AVE	SIMKINS MILDRED GLOVER	0.17			Residential	3,900	3,900
0173-11-10-020	Goff Avenue	842 GOFF AVE	AUSTIN CARLSON	0.46			Residential	42,800	42,800
0173-11-10-021	Goff Avenue	868 GOFF AVE	BRAILS FORD JOHN F JR	0.23			Residential	34,800	34,800
0173-11-10-022	Goff Avenue	884 GOFF AVE	KINARD SHELLIE B & JESSE	0.22			Residential	71,400	71,400
0173-11-10-023	Goff Avenue	898 GOFF AVE	SMILEY WILMON D & GERTRUDE C	0.47			Residential	75,100	75,100

0173-11-10-024	Goff Avenue	920 GOFF AVE	WRICE WILMA	0.48	Residential	57,000	57,000
0173-11-10-025	Goff Avenue	940 GOFF AVE	EVANS WILLIAM R & REATHER J	0.47	Residential	70,300	70,300
0173-11-10-027	Goff Avenue	1010 GOFF AVE	SNELL JOSEPH JR	0.44	Residential	70,200	70,200
0173-11-10-028	Goff Avenue	1032 GOFF AVE	MITCHELL JOSEPH J	0.5	Residential	92,600	92,600
0173-11-10-031	Goff Avenue	996 GOFF AVE	DASH CURTIS U JR	0	Residential	67,100	67,100
0173-12-18-003	Russell Street	RUSSELL ST	HAILEY EDNA D ETAL	0.26	Residential	3,300	3,300
0173-12-18-004	Russell Street	1649 RUSSELL ST	HAILEY EDNA D	0.28	Residential	56,000	56,000
0173-12-18-010	Russell Street	2339 RUSSELL ST	PERRY RONALD W C/O NERRISA E PERRY	0.33	Residential	54,900	54,900
0173-12-18-011	Russell Street	2319 RUSSELL ST	GREEN ELEASE C/O LAROSE SAXTON	0.63	Residential	76,400	76,400
0173-12-18-012	Russell Street	2313 RUSSELL ST	GREEN KIRKLAND S	0.32	Residential	48,800	48,800
0173-12-18-013	Russell Street	2308 RUSSELL ST	ABRAHAM JAMES C	0.33	Residential	42,700	42,700
0173-12-18-014	Chestnut Street	CHESTNUT ST	IRICK JAMES ALAN & TINA BOWEN IRICK	0.56	Residential	8,400	8,400
0173-15-01-001	Russell Street	1935 RUSSELL ST	JUSTICE JEANETTE HARLEY	0.23	Residential	94,400	94,400
0173-15-02-001	Russell Street	1949 RUSSELL ST	WARING ARTHUR III	0.2	Residential	55,000	55,000
0173-15-02-002	Russell Street	1955 RUSSELL ST	JONES GERALDINE G ETAL	0.26	Residential	50,800	50,800
0173-15-02-003	Peal Street	921/923 PEARL ST	TMH INVESTMENTS A SC GENERAL PARTNERSHIP	0.25	Residential	75,000	75,000
0173-15-02-004	Parker Street	237 PARKER ST	COULTER JOHN D JR	0.41	Residential	53,600	53,600
0173-15-02-005	Russell Street	1997 RUSSELL ST	SMITH HENRY	0.49	Residential	98,500	98,500
0173-15-02-006	Russell Street	1981 RUSSELL ST	MACK FLOSSIE & JAMES	1.11	Residential	75,000	75,000
0173-15-05-001	Russell Street	1195 RUSSELL ST	BRACEY ISAAC C	0.35	Residential	61,300	61,300
0173-15-05-002	Russell Street	2199 RUSSELL ST	AIKEN ASHLEY & ALICE	0.35	Residential	104,200	104,200
0173-07-15-002	Reid Street	490 REID ST	TAYLOR EMILY	0.59	Restaurant	29,100	29,100
0173-11-07-001	Reid Street	404 REID ST	SIFLY JOHN T & JEAN P	0.8	Restaurant	25,000	25,000
0173-11-10-006	Russell Street	BUCKLEY/RUSSELL ST	SCOTT DELANO H	0.31	Restaurant	56,900	56,900
0173-11-10-008	Russell Street	1217 RUSSELL ST	SINGLETON JEROME P SR	0.33	Restaurant	29,200	29,200
0173-12-18-002	Russell Street	RUSSELL NE	ROBINSON BENJAMIN	0.47	Retail Store	118,300	118,300
0173-11-10-005	Buckley Street	100 BUCKLEY ST	TERRY ANTHONY C	0.25	Snack Bar	17,700	17,700
0173-07-15-003	Reid Street	472 REID ST	WRIGHT ERTHA	0.12	Vacant	2,700	2,700
0173-07-15-004	Reid Street	REID ST	ROBINSON JOHN L JR	0.13	Vacant	2,800	2,800
0173-07-15-005	Reid Street	REID ST	HOLMES FLOSSIE MAE C/O T JOHNSON	0.33	Vacant	7,200	7,200
0173-07-15-006	Reid Street	REID ST	JAMISON ELOISE	0.16	Vacant	3,600	3,600

0173-07-15-007	Reid Street	REID ST	WILLIAMS LOUISE S ETAL	0.15	Vacant	3,300	3,300
0173-07-15-008	Reid Street	REID ST	JOWERS ALMA HARPER	0.16	Vacant	3,600	3,600
0173-07-16-001	Reid Street	471 REID ST	STROMAN WILLIE C	0.19	Vacant	4,000	4,000
0173-07-16-002	Cooper Court	1148 COOPER CT	FOWLER GLORIOUS ULMER LIFE ESTATE	0.11	Vacant	3,900	3,900
0173-07-17-002	Reid Street	485 REID ST	PARIS LEROY C0 CAROLYN STARKS ETAL	0.14	Vacant	2,900	2,900
0173-11-04-001	Goff Avenue	GOFF AVE & BUCKLEY ST	TAYLOR EMILY	0.82	Vacant	10,900	10,900
0173-11-04-005	Russell Street	2309 RUSSELL ST	WRIGHT BERNIE LEE & BEVERLY S	0.49	Vacant	7,000	7,000
0173-11-05-003	Reid Street	REID ST	ATLANTIC LAND TITLE CO	0.29	Vacant	6,900	6,900
0173-11-10-009	Russell Street	1213 RUSSELL ST	MASON ALBERTHA S/LAWRENCE	0.25	Vacant	3,900	3,900
0173-11-10-011	Russell Street	1207 RUSSELL ST	BATTISTE ANNIE JOYCE KNIGHT ETAL	0.26	Vacant	4,700	4,700
0173-11-10-012	Russell Street	1203 RUSSELLST	BATTISTE JOYCE KNIGHT	0.27	Vacant	4,400	4,400
0173-11-10-013	Russell Street	1203 RUSSELL ST	BATTISTE ANNIE JOYCE KNIGHT	0.61	Vacant	6,700	6,700
0173-11-10-016	Goff Avenue	GOFF AVE	RICHARDSON FREDERICA S ETAL	0.5	Vacant	7,400	7,400
0173-11-10-029	Goff Avenue	GOFF AVE	WORTHY JULIA G	0.99	Vacant	6,800	6,800
0173-12-18-001	Chestnut Street	HWY 21 BY-PASS	CARSON HENRY	0.42	Vacant	49,300	49,300
0173-12-18-005	Russell Street	RUSSELL ST	DAVIS MICHAEL L	0.23	Vacant	3,100	3,100
0173-12-18-006	Russell Street	RUSSELL ST	COLLIER L E & MARGARET COLLIER	0.22	Vacant	3,100	3,100
0173-12-18-007	Russell Street	RUSSELL ST	JENNINGS DOUGLAS C & MERINDA K SIMS	0.24	Vacant	4,400	4,400
0173-11-04-004	Chestnut Street	CHESTNUT ST	GRIFFIN ETHEL G ETAL	0.29	Vacant	5,800	5,800