



SOUTH CAROLINA COMMISSION ON HIGHER EDUCATION

1333 MAIN STREET

SUITE 200

COLUMBIA, S.C. 29201

RAYBURN BARTON
Executive DirectorTELEPHONE
803/737-2260FAX NUMBER
803/737-2297

June 27, 2000

TO: Mr. Dalton Floyd, Chair, and Members,
Commission on Higher Education

FROM: *RB Byerly*
Rosemary Byerly, Chair, Committee on Finance and Facilities

SUBJECT: Facilities Project for Consideration on July 6, 2000

Attached is a request from Florence-Darlington Technical College to purchase 146.29 acres of land contiguous to the main campus, for consideration at the July 6 Commission meeting. Please note that the Committee on Finance and Facilities has not acted on this item. The Committee will meet to consider this request at 10:00 a.m. immediately prior to the Commission meeting on July 6. For your information, staff recommendations are included.

Florence-Darlington Technical College (FDTC) has been working on the proposed land acquisition for the past several months. On January 19, 2000, the Florence-Darlington Area Commission gave its approval for FDTC to pursue negotiations for this property. On April 24, FDTC received permission from the State to explore the possibility of procuring the parcel of property contiguous to the main campus. An exploratory budget of \$10,000 was approved for the purposes of obtaining a survey, an independent appraisal, and an environmental study. The survey of the 146.29 acres was completed on May 2 and the real estate appraisal was completed on June 22, 2000. The environmental study is expected to be completed by June 30, 2000.

The State Board for Technical and Comprehensive Education will consider the College's request on July 19. Because the Commission does not meet in August, FDTC is asking that the Finance and Facilities Committee and the Commission consider this request at the July meeting, pending approval by the SBTCE on July 19.

A description of the project, including the proposed budget, and staff recommendations are attached.

FLORENCE-DARLINGTON TC

Land Acquisition – 146.29 acres - \$1,389,755 – Increase

Source of Funds:	\$ 10,000	- local funds
	<u>1,389,755</u>	- capital fees
	\$ 1,399,755	

Budget:	\$ 1,389,755	- land purchase
	<u>10,000</u>	- required fees – (appraisal, environ. study)
Total:	\$ 1,399,755	

Discussion

This request is to purchase 146.29 acres of land contiguous to the back of the Florence-Darlington TC main campus. Purchase of this property would allow the College to prepare for long-term growth. With enrollment growth of just over 43% during the previous five years, Florence-Darlington is one of the fastest-growing public colleges in the State. This trend is expected to continue and the College needs to position itself to respond to the expected growth. In addition, the college is also experiencing traffic problems entering and exiting the campus from its main entrance on Lucas Road (Highway 52). Ownership of the property to the rear of the campus would allow the College to plan for a future entrance/exit onto Pisgah Road, which would alleviate a lot of the traffic problems.

The appraised value of the property is \$1,500,000 for the 146.29 acres. The College has been offered the property for \$9,500 per acre, or \$1,389,755 for the entire parcel of 146.29 acres. The property is undeveloped farmland contiguous to the rear of the campus and is highly suitable for long-term growth. Financing of the proposed purchase will be accomplished via a \$50 increase in the College's capital fee beginning fall 2000. This will generate an amount sufficient to pay the annual payment which, according to the State Treasurer's Office, will be \$225,000 based on financing for \$1.3 million at 5.5% for a period of seven years. The additional \$89,755 will be paid from local college funds as a down payment.

Information concerning the appraisal, site location, and environmental study is attached.

Recommendation

The staff recommends approval of this request provided that the land acquisition is approved by the State Board for Technical and Comprehensive Education at its meeting on July 19, and the Budget and Control Board finds the appraisal and the environmental studies satisfactory.

Discussion of Comparable Sales Adjustments

There were no sales of tracts as large as the subject property for sale within the immediate area. The sales used were smaller tracts than the subject property but were close enough in proximity that they were considered to be reliable indicators of the subject's market value.

All sales were in terms of cash and all were "arms length" transactions.

Due to the stable market in the area, there was no time adjustment made to any of the comparable sales.

Size adjustments were made to each sale at 80% of that sales "per acre" price. The 80% adjustment was based on the premise that larger tracts have a lower "per acre" value than do smaller tracts.

An adjustment was made for orientation. The subject property is an interior site accessed by road. There was no adjustment made for interior sites. A 10% downward adjustment was made for a site that fronted a main highway such as sales 2, 3, and 5. A 20 % adjustment was made for a corner site, because the additional visibility and access makes such a site more valuable.

The subject site has approximately 32 acres that are more or less unusable. Parts of this area are in wetlands. Other parts are located along utility easements. The land along these easements could be used for parking area. Therefore, this land retains approximately 20% of the total value of the surrounding land. An adjustment of 80% of the "per acre" price was made to each sale to compensate for this unusable area.

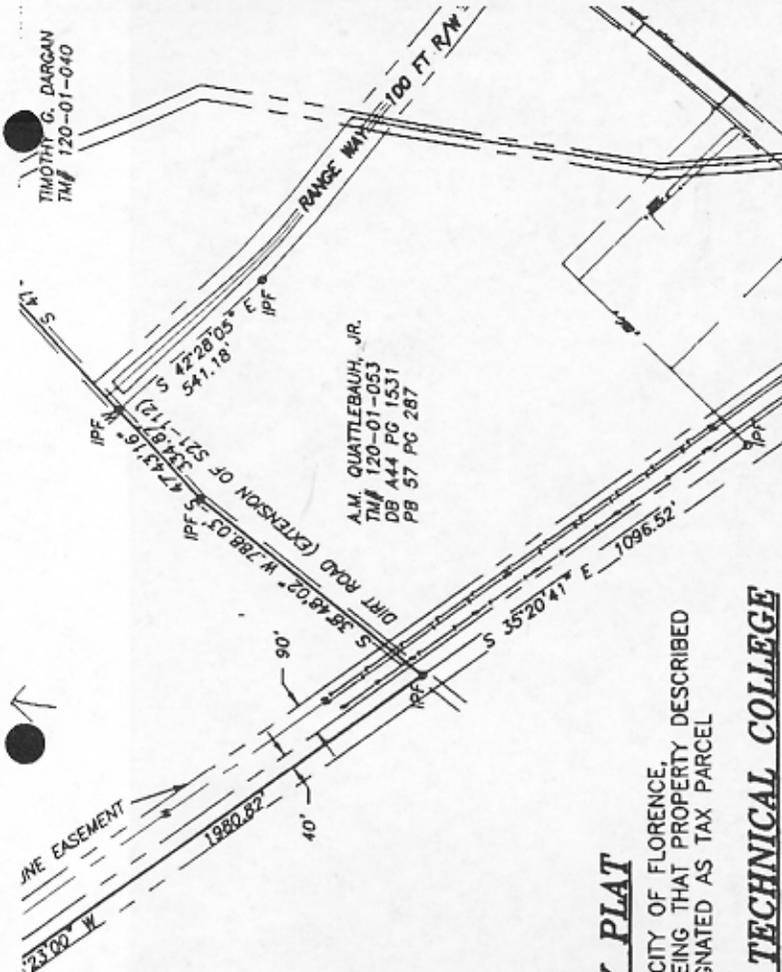
The sales used had an adjusted range of value between \$962,100 and \$1,943,061. The most weight was given to sale #4 at an adjusted sales price of \$1,524,689 because it was nearest in size to the subject. The reconciled value of the subject property as of May 16, 2000 is:

One Million Five Hundred Thousand Dollars

\$1,500,000.00

Comparable Sales Grid

SUBJECT PROPERTY		COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3	COMPARABLE NO. 4	COMPARABLE NO. 5
TMS Number		1018240-01-012	11468 070-01-008	TN88 120-01-005	11459 120-01-000	11458 120-01-001
Proximity to Subject		Approx. 4 Rural MI SE	Approx. 4 Rural MI SW	Approx. 1 Rural MI E	Approx. 1 Rural MI E	Approx. 1 Rural MI E
Sales Price		\$214,000	\$409,000	\$210,000	\$764,700	\$172,900
Price/Acre		\$10,000	\$12,011	\$20,782	\$15,000	\$13,466
Debt Source		County Records/Agreements				
None/Cash		None/Cash	None/Cash	None/Cash	None/Cash	None/Cash
Date of Sale and		6/10/99	3/1/99	3/31/98	6/20/97	4/22/97
Time Adjustment						
Site Size (Acres)		148.23	33.97	10.1	50.97	12.82
Orientation		Irregular	Front-10%	Front-10%	Corner-20%	Front-10%
Unusable Area and						
Advance Elements		None	None	None	None	None
Indicated Market Value		\$682,100	\$1,130,953	\$1,843,081	\$1,234,089	\$1,264,707



TIMOTHY G. DARGAN
TM# 120-01-040

A.M. QUATTLEBAUH, JR.
TM# 120-01-053
DB 444 PG 1531
PB 57 PG 287

ESKRIDGE WILTON
TM #120-01-061

FLORENCE COUNTY
SOUTH CAROLINA

BOUNDARY PLAT

OF 146.29 ACRES LOCATED NEAR THE CITY OF FLORENCE,
FLORENCE COUNTY, SOUTH CAROLINA BEING THAT PROPERTY DESCRIBED
IN DEED BOOK A168 PAGE 840. DESIGNATED AS TAX PARCEL
120-01-004. SURVEYED FOR:

FLORENCE-DARLINGTON TECHNICAL COLLEGE

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN, ALSO, THERE ARE NO ENCROACHMENTS, PROJECTIONS, OR SETBACKS AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN. ALSO I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD MAP 450076 0010 B, EFFECTIVE DATE SEPTEMBER 2, 1982, AND FOUND A PORTION OF THE SUBJECT PROPERTY ALONG HIGH HILL CREEK TO BE IN A FLOOD ZONE.

DATE:	APRIL 19, 2000
JOB NO.:	00275
FLD BK.:	FLD BK:
PAGE:	PAGE:
REF JOB#:	00270 & 99930
TAX MAP #:	120-01-004

SCALE 1" = 400 FT
DRAWING SCALE



David A. Nesbitt
DAVID A. NESBITT ALS NO 7623

NESBITT SURVEYING CO., INC.
4340 ALLIGATOR ROAD
TIMMONSVILLE, S.C. 29161
PHONE (843) 346-3302
FAX (843)-346-9802





June 6, 2000

Florence-Darlington Technical College
2715 West Lucas Street
Florence, South Carolina 29501-1242

Florence, South Carolina

Attn: Mr. Harrison Ford

Re: Phase I Environmental Site Assessment
Wetland Identification, and Limited Asbestos Survey
146-Acre Land Tract
Pisgah Road at Range Way
Florence, South Carolina
Proposal No. 1460-1325

PENDING
Environmental
Site Assessment
(currently underway 6-28-00)

Dear Mr. Ford:

QORE Property Sciences appreciates the opportunity to provide you with this proposal for a Phase I Environmental Assessment, Preliminary Wetlands Identification, and Limited Asbestos Survey (ESA) at the referenced site. We have prepared this scope of work and cost proposal based upon information provided to us.

PROJECT INFORMATION

The subject site is 146.29 acres and is improved with a single abandoned residential structure. The majority of the property is currently being utilized as cropland, which has also been the primary land use in years past. Based on our review of available USGS and soil maps of the site, the potential exists for wetlands to be present within two Carolina Bay features and along High Hill Creek on the north side of the site. We understand that the site building will be demolished at some point after property acquisition by FDTG. An asbestos survey would be required by SCDHEC prior to demolition; however, a lead-based paint survey is not required for general demolition. We have not observed the abandoned residential structure on-site but expect that the quantity of asbestos-containing-materials (ACMs) would be minimal.

The purpose of the Phase I Environmental Assessment is to identify recognized environmental conditions in connection with the property. A *recognized environmental condition* is defined as the presence or likely presence of any *hazardous substances* or *petroleum products* on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any *hazardous substances* or *petroleum products* into structures on the property or into the

ground, ground water, or surface water of the *property*. The term includes *hazardous substances* or *petroleum products* even under conditions in compliance with the laws. The term is not intended to include *de minimis* conditions that generally do not present a material risk of harm to public health or the environment.

Outlined in the following section is the Scope of Work for the Phase I Environmental Site Assessment (in accordance with ASTM E1527-97).

SCOPE OF WORK

PHASE I ENVIRONMENTAL ASSESSMENT

1. Complete a site reconnaissance. The site reconnaissance will consist of a walkover inspection to evaluate any features that may indicate a recognized environmental condition on the property.
2. Review of property ownership records from the past 40 years will be completed. In addition, current owners or others knowledgeable of the site land use will be interviewed to obtain information about past and current property uses and conditions indicating recognized environmental conditions.
3. A review of available historical aerial photographs and topographic maps to assess the site and adjacent property usage will be completed.
4. A search of recent hazardous waste site records compiled by the U. S. Environmental Protection Agency (EPA) and/or SC DHEC will be completed. The search will consist of evaluating the National Priority List (NPL), the Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS), the EPA Facility Index System (FINDS) report, and the State Leaking Underground Storage Tank (LUST) listings of known sites that occur within an approximate one-half mile to one mile minimum search distance from the property. In addition, state and local officials will be contacted to obtain information indicating recognized environmental conditions in connection with the property.
5. A report detailing the findings of the Phase I activities will be completed. The assessment activities and report will be prepared in accordance with the standard of care and format described in ASTM Designation E1527-97 (see report format below).

PHASE I ENVIRONMENTAL ASSESSMENT REPORT FORMAT

- Summary
- Introduction
 - Purpose
 - Special Terms and Conditions
 - Limitations and Exceptions of Assessment
- Site Description
 - Location and Legal Description
 - Site and Vicinity Characteristics
 - Descriptions of Structures, Roads, Other Improvements
 - Information (if any) Reported by Property User
 - Current and Past Uses of Adjoining Properties
 - Site Rendering, Map, or Site Plan
- Records Review
 - Standard Environmental Record Sources
 - Physical Setting Source(s)
 - Historical Use Information
 - Additional Record Sources (if any)
- Information From Site Reconnaissance and Interviews
 - Hazardous Substances in Connection with Identified Uses
 - Hazardous and Unidentified Substance Containers
 - Storage Tanks
 - PCBs
 - Solid Waste Disposal
 - Any Other Conditions of Concern
 - Suspect Asbestos-Containing Materials
- Findings and Conclusions

LIMITED ASBESTOS SURVEY

QORE will perform a Limited Asbestos Survey of the single building improvement on the site. The limited Asbestos Survey will involve a visual inspection of each building to identify suspect asbestos containing building material (ACMs). Limited bulk sampling will be performed on select homogeneous materials from the building. Bulk samples will be submitted to an NVLAP approved laboratory for analysis of asbestos by Polarized Light Microscopy (PLM). QORE will subsequently prepare a written section in the Phase I ESA Report documenting the locations and quantity of confirmed and suspect ACM along with any recommendations for additional assessment, abatement, or maintenance activities.

PRELIMINARY WETLAND IDENTIFICATION

The purpose of the preliminary wetland identification will be to assess the extent of potential wetlands on the site. Our observations will be concentrated along the High Hill Creek and the Carolina Bay features mapped on the site. The scope of work will consist of completing the following tasks:

1. A walking reconnaissance of the site, to appraise the existence and extent of wetlands hydrology, soils, and plant life.
2. Review readily available aerial photographic maps, USGS, and Soil Conservation Service maps of the site area.
3. Submit a written report documenting our findings and conclusions.

The proposed work does not include environmental soil and/or groundwater sampling, delineation for permitting of wetlands, endangered species, and cultural/archaeological resources. We can include these services, if desired.

FEE AND SCHEDULE

The total fee for the Phase I environmental assessment, limited asbestos survey, and preliminary wetland identification at the site is **\$3,250.00** broken down approximately as follows:

- | | |
|---------------------------------------|---------------|
| 1. Phase I Environmental Assessment | \$1,950.00 |
| 2. Limited Asbestos Survey | 600.00 |
| 3. Preliminary Wetland Identification | <u>700.00</u> |

Total Estimate: \$3,250.00

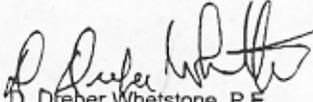
QORE Property Sciences can proceed with the proposed scope of services upon your verbal authorization. The proposed work can be completed within two to three weeks following that authorization. If this proposal is acceptable to you, we ask that you complete the attached Proposal Acceptance Sheet and return it to us to complete our files for invoicing purposes. The Terms and Conditions stated on the back of that sheet are applicable to this project.

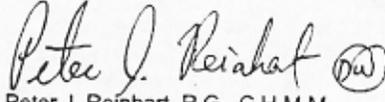
ACKNOWLEDGMENT

We appreciate the opportunity to provide you with this proposal. If you have any questions regarding the contents of this proposal, please do not hesitate to contact us.

Sincerely,

QORE Property Sciences


D. Dreher Whetstone, P.E.
Project Geotechnical Engineer


Peter J. Reinhart, P.G., C.H.M.M.
Senior Hydrogeologist

DDW/PJR

Attachment