

HCC Project Update, presented at the June 7, 2010 County Commission Meeting (Attachment 8).

JUN 7 2010

Interlocal Agreement for Creative Arts Facility

In order for Haywood County to secure a loan for the Creative Arts facility, which will be paid for using proceeds from the 1/4 cent local use sales tax, the County and Haywood Community College are required to enter into an inter-local agreement, the terms of which are specified in NC State Statute 115D-15.1. In that agreement, the college requests to retain the right to lease the roof and other related designated spaces of the Creative Arts facility as needed for the Board of Trustees to secure a solar development contract for the facility. Such contract shall be in accordance with NC State Statute 115D-20 and subject to approval by the NC State Board of Community Colleges.

1. Purpose of the Agreement	1. To provide for the use of the Creative Arts facility for the purpose of the 1/4 cent local use sales tax.
2. Term of the Agreement	2. This Agreement shall remain in effect until the expiration of the 1/4 cent local use sales tax.
3. Parties to the Agreement	3. The parties to this Agreement are Haywood County and Haywood Community College.
4. Definitions	4. The following definitions shall apply to this Agreement: a. "Creative Arts facility" shall mean the facility located at [address]. b. "Local use sales tax" shall mean the 1/4 cent local use sales tax levied by Haywood County.
5. Lease of the Creative Arts facility	5. Haywood Community College shall lease the roof and other related designated spaces of the Creative Arts facility to Haywood County for the purpose of the local use sales tax.
6. Solar development contract	6. Haywood County shall secure a solar development contract for the Creative Arts facility in accordance with NC State Statute 115D-20 and subject to approval by the NC State Board of Community Colleges.
7. Other terms and conditions	7. The following terms and conditions shall apply to this Agreement: a. Haywood County shall be responsible for the maintenance and repair of the Creative Arts facility. b. Haywood Community College shall be responsible for the maintenance and repair of the roof and other related designated spaces of the Creative Arts facility. c. Haywood County shall be responsible for the payment of the local use sales tax.

Haywood Community College	
The Board of Trustees of Haywood Community College took the following action at a Special Called Meeting on Tuesday, May 11, 2010:	
"Approved a \$12 million loan request to be funded by the 1/4 cent sales tax." (Contingent on actual costs and other projects that can be included)	
Total Loan Amount	\$12,000,000.00
Short List Creative Arts/Other Projects	
Creative Arts Building	Capital Funds
Estimated Construction Costs	\$ 9,024,432.00
Included in Construction Costs:	
Contingency	\$627,375.00
Demolition Cost for 700 Building	\$48,000.00
New Parking Lot Cost	\$29,993.00
Design Contract*	\$ 985,000.00
Commissioning Contract	\$ 80,000.00
Special Inspections - Estimated	\$ 110,000.00
Site Survey	\$ 6,825.00
Topographical & Geotechnical	\$ 13,650.00
Road Repairs Post Construction	\$ 36,000.00
Asbestos Removal	\$ 9,260.00
Sub-total Creative Arts Building	\$ 10,265,167.00
Other Projects	
Infrastructure - New Water Lines	\$ 293,686.00
Administrative Services Building - Widen Industrial Drive, Sidewalks, Drainage, Water, Sewer	\$ 231,500.00
Renovation - General Education (300 Building)- Estimate	\$ 425,000.00
Sub-total Other Projects	\$ 950,186.00
Projected Costs of Creative Arts Building & Other Projects	\$ 11,215,353.00
**Notation: All of the above costs are based on projections and it is the expectation of the HCC Board of Trustees that the loan amount will be adjusted to reflect actual costs which may be less than but will not exceed \$12 million.	



NORTH CAROLINA COMMUNITY COLLEGE SYSTEM

R. Scott Ralls, President

May 24, 2010

President Rose Harrell Johnson
Haywood Community College
185 Freedlander Drive
Clyde, NC 28721

Subject: Disposal of Real Property

Dear President Johnson:

I am pleased to inform you that your request to deed approximately 3.5 acres of college property to Haywood County, was approved by the State Board of Community Colleges in its meeting on May 21, 2010. This conveyance will allow the county to use the property as security in a loan transaction that will provide the county with the funds to construct a Creative Arts Building. Upon the county fulfilling the financing obligation, they will convey the title to this property, along with the building, to the Board of Trustees of Haywood Community College.

Sincerely,

R. Scott Ralls, Ph.D.

RSR/df

Enclosure

c: Ms. Jennifer Haygood

MAILING ADDRESS: 5001 MAIL SERVICE CENTER - RALEIGH, NC 27699-5001

Street Address: 200 West Jones - Raleigh, NC 27603-1379 - 919-807-6950 - Fax 919-807-7164

AN EQUAL OPPORTUNITY EMPLOYER

CONSTRUCTION AND PROPERTY
May 21, 2010

1. Project Approval – New

- A. Central Carolina Community College – Project No. 1798 – Etheridge Building Roof Replacement – Harnett County. Estimated cost is \$230,938, composed of \$38,138 local funds and \$192,800 facility and equipment grant funds (40620).

2. Project Approval – Amended

- A. Central Carolina Community College – Amend Project No. 1364 – Classroom Building – West Harnett Center. Total cost is \$1,741,882, composed of \$287,062 local funds, \$1,000,000 state bond funds (code 40070-4100816J) and \$454,820 facility and equipment grant funds (40620). Project is amended to decrease local and facility and equipment grant funds for a decrease in project cost.
- B. Fayetteville Technical Community College – Amend Project No. 1757 – Classroom Building – Technologies Center Renovations. Estimated cost is \$36,128,055, of which \$90,000 advance planning funds and \$7,100 facility master plan funds are now available for planning. Project is amended to add facility master plan funds.
- C. Randolph Community College – Amend Project No. 1703 – Continuing Education and Industrial Center. Estimated cost is \$6,460,000, composed of \$6,370,000 local funds and \$90,000 advance planning funds. Project is amended to add local funds.
- D. Wilkes Community College – Amend Project No. 1781 – Beacon Building Renovations. Estimated cost is \$548,575, composed of all local funds. Project is amended to decrease local funds for a decrease in project cost.

3. Acquisition and Disposal of Real Property

- A. The Board of Trustees of Haywood Community College requests permission per G.S. 115D-15.1 to transfer approximately 3.5 acres of college property to Haywood County. This conveyance will allow the county to use the property as security in a loan transaction that will provide the county with the funds to construct a Creative Arts Building. Upon the county fulfilling the financing obligation, they will convey the title to this property, along with the building, to the Board of Trustees of Haywood Community College.



Option 1

HYLAND • 216 • UNIVERSITY • 2000
CHANGING THE WAY WE LEARN



Creative Arts Building
Site Plan - October 13, 2009



Innovative Design
200 W. 1st Street, Suite 100, Ukiah, CA 95521

Creative Arts Programs					
FTE Earned 2008-09	2008-09	2009-10 (Projected)		2011-12 (Projected)	
	FTE	FTE	Head Count	FTE	Head Count
Clay	20.97	14.19	12	35.48	30
Fiber	3.13	12.10	8	30.25	20
Film & Video	9.44	7.09	8	17.73	20
Jewelry	17.87	22.80	14	48.86	30
Wood	16.60	19.31	14	41.38	30
Appalachian Music	*	*	*	30.00	20
Note: Access to the new facility will allow for admission of an additional class of students for each program except FVP. Additionally, because of demand the Fiber program enrollment is estimated at a lower increase.					
Projected Curriculum Utilization Outside of Creative Arts Programs					
			Classes Per Semester	FTE Generated	Head Count
Level I Multipurpose <i>(Used for additional art classes)</i>			4	18	96
Level III Computer Lab <i>(General computer classes)</i>			3	13.5	72
Level III Multi-Media <i>(Used for Information Highway classes in General Education)</i>			4	18	96
Level III Arts & Photo <i>(Used for Gen. Ed. Photography & Film classes in addition to use by FVP)</i>			2	9	48
Level III Mac Lab <i>(Used for additional instruction using Mac Computers)</i>			1	4.5	24
Note: FTE listed above was generated by multiplying the number of classes per semester * 2 semesters * FTE generated per class.					
Note: FTE generated per class is based upon a 3 credit hour class with 24 students (2.25 FTE) or a 3 credit hour class with 12 students (1.12 FTE)					
Total Projected Curriculum Annual FTE for the Creative Arts Bldg:					266.69
Total Projected Curriculum Annual Head Count for the Creative Arts Bldg:					486
Continuing Education Class Offerings					
	2009	2011-12 Projected			
Classes Offered	20	60			
Students	187	560			
Self-supporting	7	60			
Block Grant	13	N/A			
Classes Currently Offered: Woodcarving, Basket weaving, Jewelry, Lapidary, Weaving, Pottery, Music					
Note: None of the above classes generate FTE					
Creative Arts Projected Student Utilization					
Projected Headcount, Curriculum:			486		
Projected Headcount, Continuing Education:			620		
Total:			1106		



NORTH CAROLINA COMMUNITY COLLEGE SYSTEM
H. Martin Lancaster, President

November 19, 2007

President Rose Johnson
Haywood Community College
185 Freedlander Drive
Clyde, NC 28721

Subject: Disposal of Real Property

Dear President Johnson:

I am pleased to inform you that your request to deed Building 300 to the County of Haywood was approved by the State Board of Community Colleges in its meeting on November 16, 2007.

Sincerely,

H. Martin Lancaster
President

HML/pe

Enclosure

c: Kennon Briggs

MAILING ADDRESS: 5001 MAIL SERVICE CENTER – RALEIGH, NC 27699-5001

Street Address: 200 West Jones – Raleigh, NC 27603-1379 – 919-807-6950 – Fax 919-807-7164
AN EQUAL OPPORTUNITY EMPLOYER

CONSTRUCTION AND PROPERTY
November 16, 2007

1. Project Approval

- A. Asheville-Buncombe Technical Community College – Amend Project No. 1097 – Computer Technology Center. Total cost is \$4,592,059, composed of all state funds (code 40070-4100802A). Project is amended to transfer \$47,941 state funds to Project No. 1515. The 2000 state bond funds shown in this project, contingent on availability, will be disbursed only in accordance with the cash flow model.
- B. Asheville-Buncombe Technical Community College – Amend Project No. 1098 – Hospitality Education Center. Total cost is \$7,154,052, composed of \$916,351 local funds, and \$6,237,701 state funds (code 40070-4100802C). Project is amended to transfer \$20,553 state funds to Project No. 1515. The 2000 state bond funds shown in this project, contingent on availability, will be disbursed only in accordance with the cash flow model.
- C. Asheville-Buncombe Technical Community College – Amend Project No. 1121 – Dental Lab Renovation. Total cost is \$390,048, composed of all state funds (code 40070-4101802O). Project is amended to transfer \$9,952 state funds to Project No. 1515. The 2000 state bond funds shown in this project, contingent on availability, will be disbursed only in accordance with the cash flow model.
- D. Asheville-Buncombe Technical Community College – Amend Project No. 1354 – Marketing Tech Renovations. Total cost is \$3,260,032, composed of \$1,044,055 local funds, \$249,450 federal funds, \$1,202,527 state funds (code 40070-4101802S) and \$764,000 state funds (code 40320). Project is amended to increase local funds, decrease federal funds and transfer \$13,824 state funds to Project No. 1515. The 2000 state bond funds shown in this project, contingent on availability, will be disbursed only in accordance with the cash flow model.
- E. Asheville-Buncombe Technical Community College – Amend Project No. 1515 – Azalea Building Addition. Total cost is \$4,478,018, composed of \$4,385,748 local funds, \$68,494 state funds (code 40070-4100802D) and \$23,776 state funds (code 40070-4101802T). Project is amended to add state funds and decrease local funds. The 2000 state bond funds shown in this project, contingent on availability, will be disbursed only in accordance with the cash flow model.
- F. Beaufort County Community College – Amend Project No. 1614 – Building 3 Door Project. Total cost is \$46,025, composed of \$22,693 local funds, \$15,546 state funds (code 40070-4100804C) and \$7,786 state funds (code 40070-4101804Q). Project is amended to increase local funds for an increase in project cost. The 2000 state bond funds shown in this project, contingent on availability, will be disbursed only in accordance with the cash flow model.

- G. Central Carolina Community College – Project No. 1646 – Maintenance Building – Harnett County. Estimated cost is \$25,000, composed of all state funds (code 40520-4E15).
- H. College of the Albemarle – Amend Project No. 1592 – Renovation of Cosmetology Lab. Total cost is \$164,788, composed of \$74,788 local funds and \$90,000 state funds (code 40070-41018220). Project is amended to increase local funds for an increase in project cost. The 2000 state bond funds shown in this project, contingent on availability, will be disbursed only in accordance with the cash flow model.
- I. Edgecombe Community College – Amend Project No. 1576 – Cosmetology Complex. Total cost is \$1,375,000, composed of \$450,000 local funds, \$800,000 state funds (code 40620-4F07) and \$125,000 state equipment funds. Project is amended to increase local funds for an increase in project cost.
- J. Gaston College – Amend Project No. 1428 – Science Technology Building – Lincoln County. Total cost is \$3,440,442, composed of \$2,244,398 local funds, \$396,044 state funds (code 40070-4100836A), \$500,000 state funds (code 40520-4E1036AA) and \$300,000 state equipment funds. Project is amended to increase state funds for an increase in project cost. The 2000 state bond funds shown in this project, contingent on availability, will be disbursed only in accordance with the cash flow model.
- K. Gaston College – Amend Project No. 1527 – Textile Center Renovations. Total cost is \$1,792,561, composed of \$592,561 local funds and \$1,200,000 state funds (code 40520-4E10). Project is amended to decrease local and state funds for a decrease in project cost.
- L. Gaston College – Amend Project No. 1577 – Driving Track. Total cost is \$738,271, composed of all local funds. Project is amended to increase local funds for an increase in project cost.


2. Acquisition and Disposal of Real Property

- A. The Board of Trustees of Central Carolina Community College requests permission as per G.S. 115D-20 to acquire a parcel of land totaling 41.42 acres located at the intersection of Highway 421 and Highway 64. This approval is contingent on approval by the Policy Committee to relocate the Siler City Center.
- B. The Board of Trustees of Edgecombe Community College requests permission as per G.S. 115D-20 to acquire five properties adjacent to the Rocky Mount Campus. The properties are located at 125 Rose Street, identified as 12,795 square foot lot, 200 Rose Street, identified as 12,702 square foot lot with a 10,093 square foot building, 210 Rose Street, identified as 22,940 square foot lot with a 16,279 square foot building, 213 Rose Street, identified as 9,300 square foot lot, and 262 Hill Street, identified as 10,088 square foot lot with a 3,812 square foot building. The Board of Trustees also requests permission as per G.S. 115D-15 to dispose of the buildings. The board has determined that the buildings are unnecessary and undesirable for college use. The property will be developed as a parking lot.

- C. The Board of Trustees of Forsyth Technical Community College requests permission as per G.S. 115D-20 to acquire a parcel of land totaling 13 acres with 115,000 square feet of building area located on Germanton Road. The college will use county bond funds for the purchase of this property. This approval is contingent on approval by the Policy Committee for designation of a new off-campus center.
- D. The Board of Trustees of Halifax Community College requests permission as per G.S. 115D-15 to lease two offices located in the Wellness Facility to The North Carolina Center for Automotive Research. (Note: President Lancaster, under the authority granted to him by the State board, approved this October 16, 2007.)
- E. The Board of Trustees of Haywood Community College requests permission as per G.S. 115D-15.1 to deed Building 300 to Haywood County. This conveyance will allow the county to use the building as security in a loan transaction that will provide the county funds to make repairs to Building 300. Upon the county fulfilling the financing obligation, they will convey the title to this building, along with the improvements, to the Board of Trustees of Haywood Community College.

STATE BOARD OF COMMUNITY COLLEGES

This certifies that the construction and property items listed were recommended and approved by the State Board of Community Colleges on November 16, 2007.



System President



President's Office

185 Freedlander Drive • Clyde, North Carolina 28721 • (828) 627-4516

October 3, 2007

RECEIVED
OCT 5 2007
BUSINESS SERVICES

Kennon Briggs, Vice President
Business and Finance
North Carolina Community College System
200 West Jones Street
5013 Mail Service Center
Raleigh, NC 27603-5013

Dear Kennon,

On September 11, 2007 the Haywood Community College Board of Trustees approved the use of a current building on campus as collateral for a loan from Haywood County. The loan will be used for facility repair/renovation. Some of the money from the loan will be used to repair/renovate "Building 300", which is the building designated by the Trustees as collateral. Please see the attached motion and draft minutes of the Board meeting where the Board of Trustees approved the motion.

With this letter, I am seeking approval from the State Board of Community Colleges to use this building as collateral for the loan.

Thank you for your consideration and I look forward to a response from the State Board.

Sincerely,

Rose Johnson, Ed.D.
President