

**WEST VIRGINIA COUNCIL FOR
COMMUNITY AND TECHNICAL COLLEGE EDUCATION**

FEBRUARY 18, 2010 EMERGENCY MEETING

**by
CONFERENCE CALL**

9:00 AM

6th Floor Conference Room
1018 Kanawha Boulevard East, Charleston, WV

AGENDA

Teleconference Number: 1-888-786-7361, pass code: 568558

I. Call to Order

II. Approval of Facility Purchase by Marshall Community and Technical College

III. Next Meeting

Date: April 15, 2010
Time: 9:00 a.m.
Location: Embassy Suites
Charleston, WV

IV. Adjournment

**WV Council for Community and Technical College Education
Meeting of February 18, 2010**

ITEM: Approval to Purchase Property

INSTITUTIONS: Marshall Community and Technical College

RECOMMENDED RESOLUTION: *Resolved*, That the West Virginia Council for Community and Technical College Education approves the request of the Board of Governors of Marshall Community and Technical College to purchase property located at 2205 Fifth Street, Huntington, West Virginia for an amount not to exceed \$7,656,000.

STAFF MEMBER: Richard Donovan

BACKGROUND:

The property is owned by 2205 Fifth LLC, and is a 28.12 acre parcel with a 114,567 square foot Class A office building on the site. The building has four main office floors, a lower level and mechanical penthouse, and was built in 1980 as the corporate headquarters for Ashland Coal Company. The building is located on a hilltop in an executive campus environment within two minutes of Interstate 64, and is located south of and approximately five minutes from downtown Huntington. Between the building and I-64, there is extensive forest which tends to suppress traffic noise reaching the building.

The following is a summary of pertinent facts related to the property purchase:

- The Board of Governors has signed a purchase agreement with the owners.
- The intent of the purchase is to establish the site as the home of Mountwest Community and Technical College
- The four floors are each approximately 21,000 square feet
- The lower level includes a full cafeteria, kitchen, dining areas, classrooms, and limited recreational facilities
- The building has 22 bathrooms and 10 drinking fountains
- 650 parking spaces are available on the site
- The site is located on a hilltop easily accessible to Interstate 64
- A level plot of land exists adjacent to the building for facility expansion
- Purchase of the property and renovation of the facility will be funded from the \$13.5 million in bond proceeds allocated to Marshall Community and Technical College from the sale of the Community and Technical Colleges Capital

Improvement Revenue Bonds, Series 2009, plus the remaining balance from the \$4,253,559 allocated from the 2004(b) Lottery Revenue Bonds.

- The purchase price is \$7,656,000.00 if the Closing (as defined below) occurs on or before 30 April 2010; if the Closing does not occur on or before 30 April 2010, the Purchase Price shall be as set forth below:
 - 1 May 2010 to 31 May 2010 \$7,596,000
 - 1 June 2010 to 30 June 2010 \$7,536,000
 - 1 July 2010 to 31 July 2010 \$7,476,000
 - 1 August 2010 to 31 August 2010 \$7,416,000
 - 1 September 2010 to 1 October 2010 \$7,356,000
- The building was recently appraised at \$11,900,000.
- The purchase is subject to the approval of the West Virginia Council for Community and Technical College Education as well as execution of a pending Lease Amendment Agreement with DirecTV, the current tenant. The purpose of the Lease Amendment Agreement is to provide for an orderly transition for DirecTV into other space in the Huntington area.

An engineering report, survey and inspection having been completed in April 2005, confirmed that there are no significant deferred maintenance issues. A November 2005 inspection by the Cabell County Health Department, State Fire Marshal and insurance company underwriter confirmed that there are no significant safety, health, or fire hazards within the building. An environmental assessment conducted in January 2007 uncovered no environmental issues. The building is in excellent mechanical and structural condition. The external walls consist of metal panels. The windows consist of tinted thermopane glass and are double glazed. The outside offices on the first through fourth floors have window views.

The building has housed up to 1,000 employees, and since it is currently used as a major call center site for DirecTV, extensive high bandwidth communications are available with plenty of capacity for future growth. The building is extensively wired internally, with fiber running to most areas. Each workstation is plumbed with CAT 5 E cabling with three connections, LAN, backup LAN terminated in telecom closet on each floor with patch panel switchover connection, and telephone.

The personal property of a previous tenant has been acquired by the building owner. This property consisted of about 1000 cubicles, 67 offices of nice Cherry Wood simulated office furniture, extensive router equipment, employee time card system, and about 100 KVA of UPS's backup power.

The building has a wet fire suppression system in the office space areas and six dry fire suppression systems, two for the third floor data processing center, another located in a large office space area previously used to house data processing equipment in the lower level, and one in each telecom closet on floors one through four. A key card access control system has been installed and a security camera monitoring system with about 25 cameras covering sensitive workspaces and outside parking areas has also been installed.

The parking spaces on the adjacent lots (East and West of the building), have recently been purchased and are for the exclusive use of the tenant's employees. There are approximately 650 paved parking spaces on the three parcels. Additional areas could be paved if more parking is required.

