

I. EXECUTIVE SESSION			
4:30 p.m.			
	1.1:	<b>Student Transfer Appeals</b> <i>The Board will discuss student transfer appeals received July 22, 2014 – August 4, 2014.</i>	Action
	1.2:	<b>East Cooper Montessori Charter School Charter Amendment</b> <i>The Board will discuss a charter amendment request for East Cooper Montessori Charter School.</i>	Action
	1.3:	<b>Worker's Compensation Settlement Claim</b> <i>The Board will discuss a worker's compensation settlement claim.</i>	Action
	1.4:	<b>Legal Update – General Counsel</b> <i>The Board will receive a legal update from General Counsel.</i>	Action/ Information
OPEN SESSION			
5:15 p.m.			
II.	CALL TO ORDER, INVOCATION/MOMENT OF SILENCE, & PLEDGE of ALLEGIANCE		
III.	ADOPTION OF AGENDA		
IV.	SPECIAL RECOGNITIONS (15 minutes) – Mrs. Erica Taylor, Executive Director of Strategy & Communications		
V.	SUPERINTENDENT'S REPORT – Dr. Nancy J. McGinley, Superintendent of Schools		
VI.	VISITORS, PUBLIC COMMUNICATIONS		
VII.	APPROVAL OF MINUTES/EXECUTIVE SESSION AGENDA ITEMS		
	7.1:	<b>A. Open Session Minutes of July 28, 2014</b> <i>The Board will vote on the open session minutes of July 28, 2014.</i>	Action
	7.2:	<b>Executive Session Action Items of August 11, 2014</b> <i>The Board will vote on executive session action items of August 11, 2014.</i>	Action
	7.3:	<b>A. Financial Minutes of July 28, 2014</b> <i>The Board will vote on the financial minutes of July 28, 2014.</i>	Action
VIII.	CAE UPDATE		
IX.	MANAGEMENT REPORT(S)		
X.	COMMITTEE REPORT(S)		
	10.1:	<b>Audit &amp; Finance Committee – Mr. Todd Garrett</b>	
		<b>A. Audit &amp; Finance Committee Update</b> <i>The Committee will provide information and receive input from Board members on the following:</i> <i>-Items that are currently before the committee that have not been brought forward to the Board;</i> <i>-Future topics the committee plans to bring forward; and</i> <i>-What is needed to move the item forward?</i>	Information
		<b>B. Head Start/Early Head Start Financials</b> <i>The Board will vote on a recommendation to approve the Head Start/Early Head Start financial for the period ending, June 30, 2014.</i>	Action
		<b>C. Request to Exempt School Choice Study from Competitive Bid</b> <i>The Board will vote on a recommendation to exempt the School Choice Study from the competitive bid process.</i>	Action

		<b>D. 2014-2015 School Resource Officer Memorandums of Agreement</b> <i>The Board will vote on a recommendation for the 2014-15 School Resource Officer memorandums of agreement.</i>	Action
		<b>E. Shuttered Facility – Archer Campus</b> <i>The Board will vote on a recommendation to place the Archer Campus in the shuttered building condition.</i>	Action
		<b>F. Seek Approval to Initiate Sale of Property Contiguous to the Fraser Elementary Site</b> <i>The Board will vote on a recommendation to not offer the 24 Amherst St. property for sale and retain it as part of the Fraser Elementary campus.</i>	Action
		<b>G. New North Charleston Creative Arts Elementary School – Building &amp; Finishes</b> <i>The Board will vote on a recommendation to approve the reallocation of project savings from Wave 1 and 2 projects and authorize staff to award a contract for the new North Charleston Creative Arts Elementary School – Building &amp; Finishes (Solicitation No 14-CMG-B-003).</i>	Action
		<b>H. Recommendation to Remove Honey Bee Observation Hives</b> <i>The Board will vote on a recommendation to endorse the proposal from staff to remove existing observation bee hives from all District and District-sponsored schools.</i>	Action
	<b>10.2:</b>	<b>Policy &amp; Personnel Committee – Mr. Tripp Wiles</b>	
		<b>A. Policy Committee Update</b> <i>The Committee will provide information and receive input from Board members on the following:</i> <i>-Items that are currently before the committee that have not been brought forward to the Board;</i> <i>-Future topics the committee plans to bring forward; and</i> <i>-What is needed to move the item forward?</i>	Information
		<b>B. First Reading - Policy BD - Organization of the School Board</b> <i>The Board will vote on the first reading of Policy BD – Organization of the School Board.</i>	Action
	<b>10.3:</b>	<b>Strategic Education Committee – Mr. Michael Miller</b>	
		<b>A. Strategic Education Committee Update</b> <i>The Committee will provide information and receive input from Board members on the following:</i> <i>-Items that are currently before the committee that have not been brought forward to the Board;</i> <i>-Future topics the committee plans to bring forward; and</i> <i>-What is needed to move the item forward?</i>	Information
<b>XI.</b>	<b>POTENTIAL CONSENT AGENDA ITEMS</b>		
	<b>11.1:</b>	<b>Establishing the Core Projects and continuance of the Citizens Oversight Steering Committee regarding the Phase IV 2017-2023 Building Program</b> <i>The Board will vote on a recommendation to approve the attached list of projects for the 2017-2023 building program.</i>	Action
	<b>11.2:</b>	<b>2013-2014 Board Expenditure Report</b> <i>The annual Board Expenditure Report is provided as information as required by Board Policy BID – Board Member Compensation and Expenses.</i>	Information
<b>XII.</b>	<b>NEW BUSINESS</b>		

**HEAD START  
BOARD AGENDA ITEM**

**TO:** Board of Trustees

**FROM:** Michael L. Bobby

**DATE:** August 11, 2014

**SUBJECT:** Head Start/Early Head Start Financials

**RECOMMENDATION:** Approve Head Start/Early Head Start financial for the ending period, June 30, 2014.

The material is submitted for: ☒ Action ☐ Information  
☒ Open ☐ Executive

Respectfully submitted:

Respectfully submitted:

\_\_\_\_\_  
Nancy J. McGinley, Ed.D  
Superintendent of Schools

  
\_\_\_\_\_  
Michael L. Bobby  
Chief of Finance & Operations

  
\_\_\_\_\_  
Todd Garrett, Chair  
Audit & Finance Committee

☒ Item voted on and  
recommended for Board  
A&F Committee on 8-4-14

\_\_\_\_\_  
Tripp Wiles, Chair  
Policy Committee

☐ Item voted on and  
recommended for Board  
Policy Committee on \_\_\_\_\_

**Head Start**  
August 11, 2014

**SUBJECT:**

Head Start/Early Head Start Financials

**BACKGROUND:**

In accordance to the Head Start Performance Standards 642(d)(2)(A), each Head Start agency shall ensure the sharing of accurate and regular information for use by the governing body and the policy council, about program planning, policies, and Head Start agency operations, including – A) monthly financial statements, including credit card expenditures.

**DISCUSSION:**

The following Head Start and Early Head Start Financials are presented to the board for review (June 2014). The Head Start/Early Head Start financials are presented to the Board for approval on a monthly basis.

**RECOMMENDATION:**

Approve Head Start/Early Head Start financial for the period, June 1, 2014 to June 30, 2014.

**FUNDING SOURCE/COST:**

N/A

**FUTURE FISCAL IMPACT:**

N/A

**DATA SOURCES:**

Financial data from MUNIS and credit card expenditure report from Procurement.

**PREPARED BY:**

Ruth Taylor, Assistant Associate Superintendent

**REVIEWED BY LEGAL SERVICES**

N/A

**REVIEWED BY PROCUREMENT SERVICES**

N/A



**CCSD HEAD START (FUND 841) EXPENDITURES  
FOR THE PERIOD JUNE 2014**

ACCOUNT DESCRIPTION	REVISED BUDGET	JUNE EXPENDITURES	PERCENTAGE USED
TOTAL SALARIES	\$ 4,179,393.11	\$ 23,372.05	0%
TOTAL BENEFITS	\$ 1,623,511.82	7,979.94	0%
TOTAL PURCHASED SERVICES	\$ 40,302.68	9,118.70	0%
TOTAL SUPPLIES/MATERIALS	\$ 131,070.47	5,679.43	0%
TOTAL OTHER	\$ 554,247.92	-	
<b>GRAND TOTAL</b>	<b>\$ 6,528,526.00</b>	<b>46,150.12</b>	<b>1%</b>

**CCSD HEAD START (FUND 841)**  
**EXPENDITURES BREAKDOWN BY LOCATION**  
**FOR THE PERIOD JUNE 2014**

COST CENTER	ACCOUNT DESCRIPTION	REVISED BUDGET	MTD EXPENDED	ENCUMBRANCE	% USED
151	HEADSTART/EHS/PRESCHOOL	\$ 1,652,707.07	\$ 41,850.41	\$ -	3%
309	MURRAY-LASAINÉ ELEMENTARY	\$ 210,929.06	\$ -	\$ -	0%
310	JAMES ISLAND ELEMENTARY	\$ 75,964.59	\$ -	\$ -	0%
411	CHILD & FAMILY DEVELOPMENT CTR	\$ 214,835.66	\$ 1,707.45	\$ -	1%
412	CHICORA ELEMENTARY	\$ 142,962.54	\$ -	\$ -	0%
413	E A BURNS ELEMENTARY	\$ 247,828.65	\$ -	\$ -	0%
415	LADSON ELEMENTARY	\$ 224,300.34	\$ -	\$ -	0%
421	W B GOODWIN ELEMENTARY	\$ 302,155.39	\$ 614.58	\$ -	0%
422	MATILDA F DUNSTON ELEMENTARY	\$ 223,448.42	\$ -	\$ -	0%
425	A C CORCORAN ELEMENTARY	\$ 160,807.41	\$ -	\$ -	0%
426	MIDLAND PARK PRIMARY SCHOOL	\$ 521,791.24	\$ -	\$ -	0%
504	ST JAMES-SANTEE ELEMENTARY	\$ 225,377.33	\$ -	\$ -	0%
655	WA HEAD START	\$ 417,988.66	\$ 181.48	\$ -	0%
712	JULIAN MITCHELL ELEMENTARY	\$ 85,519.42	\$ -	\$ -	0%
752	THOMAS MYERS II	\$ 564,061.97	\$ 392.00	\$ -	0%
777	CHS COUNTY HUMAN SERVICES	\$ 8,417.10	\$ 1,404.20	\$ -	17%
810	E B ELLINGTON ELEMENTARY	\$ 9,620.00	\$ -	\$ -	0%
811	MINNIE HUGHES ELEMENTARY	\$ 68,546.71	\$ -	\$ -	0%
906	MT ZION ELEMENTARY	\$ 149,746.90	\$ -	\$ -	0%
907	EDITH FRIERSON ELEMENTARY	\$ 72,005.51	\$ -	\$ -	0%
999	SCHOOL-WIDE ACCOUNTS	\$ 949,512.03	\$ -	\$ -	0%
Grand Total		\$ 6,528,526.00	\$ 46,150.12	\$ -	1%

**CCSD HEAD START (FUND 841)  
EXPENDITURES BREAKDOWN BY OBJECT  
FOR THE PERIOD JUNE 2014**

OBJECT	ACCOUNT DESCRIPTION	REVISED BUDGET	JUNE EXPENDITURES	PERCENTAGE USED
110	ADMINISTRATIVE SALARY	\$ 845,863.61	\$ 12,079.39	1%
112	TEACHER/PROFESSIONAL ED SALARY	\$ 626,816.60	\$ -	0%
113	PROFESSIONAL OTHER SALARY	\$ 121,314.58	\$ 9,135.48	8%
114	TECHNICAL SALARY	\$ 21,967.08	\$ -	0%
115	TEACHER AST/CLERICAL SALARY	\$ 2,563,431.24	\$ 2,157.18	0%
210	GROUP HEALTH AND LIFE INS	\$ 611,763.06	\$ 2,363.26	0%
220	EMPLOYEE RETIREMENT	\$ 655,944.05	\$ 3,676.52	1%
230	SOCIAL SECURITY	\$ 318,022.45	\$ 1,754.74	1%
260	UNEMPLOYMENT COMPENSATION TAX	\$ 4,179.31	\$ 20.62	0%
270	WKRS' COMP - REIMB OTHER FUNDS	\$ 33,602.95	\$ 164.80	0%
321	PUBLIC UTIL SVS WATER/SEWAGE	\$ 1,788.80	\$ 361.16	20%
322	OUTSOURCED SUBSTITUTES	\$ 460.02	\$ 460.02	100%
324	PROPERTY INSURANCE	\$ 9,794.40	\$ -	0%
332	IN STATE TRAVEL	\$ 579.63	\$ 579.63	100%
338	OUT OF STATE TRAVEL	\$ 7,379.83	\$ 7,379.83	100%
360	PRINTING AND BINDING	\$ 300.00	\$ 338.06	113%
399	OTHER PURCHASED SERVICES	\$ 20,000.00	\$ -	0%
410	SUPPLIES	\$ 130,130.00	\$ 4,738.96	4%
412	POSTAGE	\$ 548.80	\$ 548.80	100%
472	GASOLINE	\$ 391.67	\$ 391.67	100%
690	OTHER OBJECTS	\$ 554,247.92	\$ -	0%
Grand Total		\$ 6,528,526.00	\$ 46,150.12	1%



**CCSD EARLY HEAD START (FUND 842)**  
**EXPENDITURES**  
**FOR THE PERIOD JUNE 2014**

ACCOUNT DESCRIPTION	REVISED BUDGET	JUNE EXPENDITURES	PERCENTAGE USED
TOTAL SALARIES	\$ 1,026,524.80	\$ 5,013.55	0%
TOTAL BENEFITS	\$ 394,113.06	\$ 1,632.28	0%
TOTAL PURCHASED SERVICES	\$ 13,031.60	\$ 5,135.80	39%
TOTAL SUPPLIES	\$ 550.53	\$ 550.53	100%
TOTAL OTHER	\$ 313,841.01	-	0%
<b>Grand Total</b>	<b>\$ 1,748,061.00</b>	<b>\$ 12,332.16</b>	<b>1%</b>

**CCSD EARLY HEAD START (FUND 842)  
EXPENDITURE BREAKDOWN BY OBJECT  
FOR THE PERIOD JUNE 2014**

ACCOUNT	ACCOUNT DESCRIPTION	REVISED BUDGET	JUNE EXPENDITURES	PERCENTAGE USED
110	ADMINISTRATIVE SALARY	\$ 115,610.83	\$ 2,208.30	2%
113	PROFESSIONAL OTHER SALARY	\$ 39,114.10	\$ 2,283.88	6%
114	TECHNICAL SALARY	\$ 15,270.25	\$ -	0%
115	TEACHER AST/CLERICAL SALARY	\$ 856,529.62	\$ 521.37	0%
210	GROUP HEALTH AND LIFE INS	\$ 147,395.48	\$ 445.43	0%
220	EMPLOYEE RETIREMENT	\$ 161,169.82	\$ 778.11	0%
230	SOCIAL SECURITY	\$ 76,742.34	\$ 370.59	0%
260	UNEMPLOYMENT COMPENSATION TAX	\$ 1,002.05	\$ 4.23	0%
270	WKRS' COMP - REIMB OTHR FUNDS	\$ 7,803.37	\$ 33.92	0%
321	PUBLIC UTIL SVS WATER/SEWAGE	\$ 447.20	\$ -	0%
324	PROPERTY INSURANCE	\$ 2,448.60	\$ -	0%
322	OUTSOURCED SUBSTITUTES	\$ 3,002.67	\$ 3,002.67	100%
332	IN STATE TRAVEL	\$ 288.19	\$ 288.19	100%
338	OUT OF STATE TRAVEL	\$ 1,844.94	\$ 1,844.94	100%
399	OTHER PURCHASED SERVICES	\$ 5,000.00	\$ -	0%
410	SUPPLIES	\$ 413.33	\$ 413.33	100%
412	POSTAGE	\$ 137.20	\$ 137.20	100%
690	OTHER OBJECTS	\$ 313,841.01	\$ -	0%
Grand Total		\$ 1,748,061.00	\$ 12,332.16	1%

**CCSD EARLY HEAD START (FUND 842)**  
**EXPENDITURES**  
**BREAKDOWN BY LOCATION**  
**FOR THE PERIOD JUNE 2014**

LOCATIONS		BUDGET		JUNE EXPENDITURES		AVAILABLE BUDGET	PERCENTAGE USED
0151	HEADSTART/EHS/PRESCHOOL	\$		303,955.61	\$	8,952.40 \$ 295,003.21	3%
0411	CHILD & FAMILY DEVELOPMENT CTR	\$		271,097.58	\$	1,617.60 \$ 269,479.98	1%
0426	MIDLAND PARK PRIMARY SCHOOL	\$		146,198.55	\$	- \$ 146,198.55	0%
0454	R B STALL HIGH	\$		133,966.17	\$	114.69 \$ 133,851.48	0%
0504	ST JAMES-SANTEE ELEMENTARY	\$		177,422.17	\$	- \$ 177,422.17	0%
0655	WA HEAD START	\$		144,412.38	\$	90.99 \$ 144,321.39	0%
0752	THOMAS MYERS II	\$		115,935.59	\$	- \$ 115,935.59	0%
0777	CHS COUNTY HUMAN SERVICES	\$		135,545.61	\$	1,556.48 \$ 133,989.13	1%
0999	SCHOOL-WIDE ACCOUNTS	\$		319,527.34	\$	\$ 319,527.34	0%
<b>Grand Total</b>		\$		<b>1,748,061.00</b>	\$	<b>12,332.16 \$ 1,735,728.84</b>	<b>1%</b>



# P Card Spend for Ruth Taylor's

Company Name CHARLESTON COUNTY SCHOOL DIST  
 Grp One of: 0151 EARLY CHILDHOOD EDUCATION (RUTH TAYLOR)  
 Anna Richardson or 0151 EARLY CHILDHOOD EDUCATION 3 (RUTH TAYLOR) Christine Buck  
 Post Date Between 2014-04-26 00:00:00 and 2014-05-27 23:59:59  
 Report Owner AUSTIN, KACEY  
 Report Time 2014-05-29 00:17:55  
 Transaction Type One of: Cash advance or Misc Credit or Misc Debit or Purchase or Payment

CH Full Name	Post Date	Purchase Date	Item Description	Item Price	Item Tax	Total Card Spend
HILL, ALI	04/28/2014	04/25/2014	DELTA AIR 0068239717619 - Purchase	25.00	0.00	25.00
	04/28/2014	04/25/2014	CHARLESTON INT84301001 - Purchase	70.75	0.00	70.75
	04/28/2014	04/25/2014	tax	0.00	4.25	4.25
	04/28/2014	04/25/2014	HILTON GARDEN INN CONV - Purchase	660.49	0.00	660.49
	04/28/2014	04/25/2014	VERASANOS 78 - Purchase	16.91	0.00	16.91
	04/28/2014	04/25/2014	DNC TRAVEL - NEW O - Purchase	12.93	0.00	12.93
	04/28/2014	04/23/2014	MOTHER'S RESTAURANT - Purchase	17.84	0.00	17.84
	04/28/2014	04/25/2014	OFFICE CONNECTIONS INC - Purchase	277.93	0.00	277.93
	04/28/2014	04/25/2014	tax	0.00	23.62	23.62
	05/15/2014	05/14/2014	FBL FRESHBABY - Purchase	1,869.75	0.00	1,869.75
count: 10				2,951.60	27.87	2,979.47
JOWERS, GLENNETT						
JOWERS, GLENNETT	05/05/2014	05/02/2014	STAPLES 00115832 - Purchase	49.99	0.00	49.99
	05/05/2014	05/02/2014	tax	0.00	4.25	4.25
	05/13/2014	05/12/2014	WM SUPERCENTER #1359 - Purchase	305.05	0.00	305.05
	05/13/2014	05/12/2014	tax	0.00	7.69	7.69
	05/13/2014	05/12/2014	WM SUPERCENTER #1359 - Purchase	132.57	0.00	132.57
	05/13/2014	05/12/2014	tax	0.00	3.53	3.53
	05/13/2014	05/12/2014	PUBLIX #1145 - Purchase	466.69	0.00	466.69
	05/13/2014	05/12/2014	tax	0.00	8.52	8.52
	05/14/2014	05/13/2014	BI-LO GROCERY #5409 - Purchase	461.86	0.00	461.86
	05/14/2014	05/13/2014	TAX	0.00	38.65	38.65
	05/14/2014	05/13/2014	BI-LO GROCERY #5751 - Purchase	601.68	0.00	601.68
	05/14/2014	05/13/2014	TAX	0.00	40.28	40.28
	05/15/2014	05/14/2014	WM SUPERCENTER #2348 - Purchase	195.73	0.00	195.73
	05/15/2014	05/14/2014	tax	0.00	15.25	15.25
	05/16/2014	05/15/2014	WM SUPERCENTER #1359 - Purchase	26.94	0.00	26.94
	05/16/2014	05/15/2014	tax	0.00	2.29	2.29
	05/16/2014	05/15/2014	WAL-MART #1359 - Purchase	282.95	0.00	282.95

## CH Full Name

Post Date	Purchase Date	Item Description	Item Price	Item Tax	Total Card Spend
05/16/2014	05/15/2014	tax	0.00	6.40	6.40
05/19/2014	05/16/2014	PUBLIX #472 - Purchase	103.48	0.00	103.48
05/19/2014	05/16/2014	tax	0.00	7.20	7.20
count: 20			2,626.94	134.06	2,761.00
MAGWOOD, DENA					
05/16/2014	05/15/2014	STAPLS7118050257000001 - Purchase	66.06	0.00	66.06
05/16/2014	05/15/2014	tax	0.00	5.62	5.62
count: 2			66.06	5.62	71.68
RICHARDSON, ANNA					
04/30/2014	04/29/2014	PAYPAL PALMETTOPRO - Purchase	70.30	0.00	70.30
05/01/2014	04/29/2014	SC.GOV - Purchase	196.26	0.00	196.26
05/02/2014	04/30/2014	TEACHSTONE TRAINING LLC - Purchase	100.00	0.00	100.00
05/02/2014	05/01/2014	APPALACHIAN SPRINGS - Purchase	27.96	0.00	27.96
05/02/2014	05/01/2014	BARNES&NOBLE MKTPLACE - Purchase	56.72	0.00	56.72
05/02/2014	05/01/2014	tax	0.00	4.82	4.82
05/02/2014	05/02/2014	BARNES&NOBLE COM - Purchase	48.21	0.00	48.21
05/02/2014	05/02/2014	tax	0.00	4.10	4.10
05/05/2014	05/01/2014	SHERATON HOTEL - Purchase	125.66	0.00	125.66
05/05/2014	05/02/2014	BARNES&NOBLE MKTPLACE - Purchase	60.90	0.00	60.90
05/05/2014	05/02/2014	tax	0.00	5.18	5.18
05/05/2014	05/02/2014	VOICE NATION - Purchase	9.95	0.00	9.95
05/05/2014	05/02/2014	STAPLS7117368457000002 - Purchase	38.16	0.00	38.16
05/05/2014	05/02/2014	tax	0.00	3.24	3.24
05/05/2014	05/02/2014	STAPLS7117368457000001 - Purchase	165.09	0.00	165.09
05/05/2014	05/02/2014	tax	0.00	14.03	14.03
05/05/2014	05/03/2014	SHERATON MB RESORT F/D - Purchase	318.00	0.00	318.00
05/05/2014	05/03/2014	tax	0.00	38.18	38.18
05/05/2014	05/03/2014	SHERATON MB RESORT F/D - Purchase	357.03	0.00	357.03
05/05/2014	05/02/2014	BARNES&NOBLE COM - Purchase	40.89	0.00	40.89
05/05/2014	05/02/2014	tax	0.00	3.48	3.48
05/05/2014	05/02/2014	BARNES&NOBLE MKTPLACE - Purchase	63.87	0.00	63.87
05/05/2014	05/02/2014	tax	0.00	5.43	5.43
05/05/2014	05/02/2014	BARNES&NOBLE MKTPLACE - Purchase	48.06	0.00	48.06
05/05/2014	05/02/2014	tax	0.00	4.09	4.09
05/05/2014	05/03/2014	NAEYC SALES - Purchase	241.32	0.00	241.32
05/06/2014	05/05/2014	KAPLAN EARLY LEARN - Purchase	2,468.85	0.00	2,468.85
05/08/2014	05/06/2014	SC.GOV - Purchase	33.54	0.00	33.54



## CH Full Name

Post Date	Purchase Date	Item Description	Item Price	Item Tax	Total Card Spend
05/09/2014	05/07/2014	SHERATON HOTEL - Credit	(215.47)	0.00	(215.47)
05/09/2014	05/07/2014	tax	0.00	(38.02)	(38.02)
05/09/2014	05/07/2014	SHERATON HOTEL - Credit	(106.81)	0.00	(106.81)
05/09/2014	05/07/2014	tax	0.00	(18.85)	(18.85)
05/14/2014	05/13/2014	STAPLS7117855660000001 - Purchase	248.40	0.00	248.40
05/14/2014	05/13/2014	tax	0.00	21.11	21.11
05/14/2014	05/13/2014	STAPLS7117855660000002 - Purchase	92.06	0.00	92.06
05/14/2014	05/13/2014	tax	0.00	7.83	7.83
05/16/2014	05/15/2014	BI-LO GROCERY #5448 - Purchase	110.38	0.00	110.38
05/16/2014	05/15/2014	TAX	0.00	2.60	2.60
05/16/2014	05/14/2014	KAPLAN EARLY LEARN - Purchase	406.19	0.00	406.19
05/20/2014	05/17/2014	STAPLS7118158366000002 - Purchase	135.57	0.00	135.57
05/20/2014	05/17/2014	tax	0.00	17.74	17.74
05/20/2014	05/17/2014	PURCHASE	73.13	0.00	73.13
05/22/2014	05/20/2014	KAPLAN EARLY LEARN - Purchase	61.34	0.00	61.34
05/22/2014	05/20/2014	KAPLAN EARLY LEARN - Purchase	5.21	0.00	5.21
count: 44			5,280.77	74.96	5,355.73
ROCK, AVIS					
05/07/2014	05/06/2014	WM SUPERCENTER #2348 - Purchase	29.96	0.00	29.96
05/07/2014	05/06/2014	tax	0.00	1.29	1.29
05/07/2014	05/06/2014	WAL-MART #2348 - Purchase	154.00	0.00	154.00
05/07/2014	05/06/2014	tax	0.00	13.09	13.09
05/19/2014	05/16/2014	REGION IV HEADSTART - Purchase	325.00	0.00	325.00
count: 5			508.96	14.38	523.34
SCROGGY, GILBERT					
04/30/2014	04/29/2014	COOK AND BOARDMAN - Purchase	140.00	0.00	140.00
04/30/2014	04/29/2014	tax	0.00	11.90	11.90
05/01/2014	04/30/2014	ALPINE SALES INC - Purchase	465.50	0.00	465.50
05/01/2014	04/30/2014	ALPINE SALES INC - Purchase	0.00	39.57	39.57
05/01/2014	04/30/2014	FERGUSON ENT #23 - Purchase	1,654.73	0.00	1,654.73
05/01/2014	04/30/2014	FERGUSON ENT #23 - Purchase	0.00	140.65	140.65
05/05/2014	05/02/2014	CAROLINA BUILDING MATERI - Purchase	1,015.00	0.00	1,015.00
05/05/2014	05/02/2014	tax	0.00	86.28	86.28
05/06/2014	05/05/2014	LOWES #00655 - Purchase	29.32	0.00	29.32
05/06/2014	05/05/2014	tax	0.00	2.49	2.49
05/09/2014	05/08/2014	LOWES #00655 - Purchase	119.66	0.00	119.66
05/09/2014	05/08/2014	tax	0.00	10.17	10.17

## CH Full Name

Post Date	Purchase Date	Item Description	Item Price	Item Tax	Total Card Spend
05/12/2014	05/09/2014	LOWES #00655 - Credit	(37.17)	0.00	(37.17)
05/12/2014	05/09/2014	LOWES #00655 - Credit	0.00	(3.15)	(3.15)
05/12/2014	05/09/2014	THE HOME DEPOT 1103 - Purchase	17.11	0.00	17.11
05/12/2014	05/09/2014	tax	0.00	1.45	1.45
05/12/2014	05/09/2014	LOWES #00497 - Purchase	8.34	0.00	8.34
05/12/2014	05/09/2014	tax	0.00	0.71	0.71
05/13/2014	05/12/2014	LOWES #00655 - Purchase	31.78	0.00	31.78
05/13/2014	05/12/2014	tax	0.00	2.70	2.70
05/23/2014	05/22/2014	COOK AND BOARDMAN - Purchase	290.00	0.00	290.00
05/23/2014	05/22/2014	tax	0.00	24.65	24.65
05/26/2014	05/23/2014	LOWES #00655 - Purchase	10.30	0.00	10.30
05/26/2014	05/23/2014	tax	0.00	0.88	0.88
count: 24			3,744.57	318.30	4,062.87
report count: 105			15,178.90	575.19	15,754.09

Charleston > excellence is our standard  
County SCHOOL DISTRICT

75 Calhoun Street  
Charleston, SC 29401

**Contracts and Procurement Services  
BOARD AGENDA ITEM**

**TO:** Board of Trustees

**FROM:** Michael L. Bobby

**DATE:** August 11, 2014

**SUBJECT:** Request to Exempt School Choice Study from the Competitive Bid Process

**RECOMMENDATION:** It is hereby recommended that the Charleston County School District Board of Trustees exempt the School Choice Study from the competitive bid process.

The material is submitted for: ☒ Action ☐ Information  
☒ Open ☐ Executive

Respectfully submitted:

\_\_\_\_\_  
Nancy J. McGinley, Ed.D  
Superintendent of Schools

  
\_\_\_\_\_  
Michael L. Bobby  
Chief of Finance & Operations

N/A  
William Lewis, Chief Operating Officer

  
\_\_\_\_\_  
Todd Garrett, Chair  
Audit & Finance Committee

☒ Item voted on and  
recommended for Board  
A&F Committee on 8-14-14

\_\_\_\_\_  
Tripp Wiles, Chair  
Policy & Personnel Committee

☐ Item voted on and  
recommended for Board  
Policy Committee on \_\_\_\_\_

## **Contracts and Procurement Services**

August 11, 2014

### **SUBJECT:**

Request to Exempt School Choice Study from the Competitive Bid Process

### **BACKGROUND:**

Charleston County School District through school enrollment and census data has identified a disconcerting trend, whereas a growing number of school-aged children who live within Charleston County are not attending the CCSD schools within their neighborhood. This issue appears county wide however, there are particular areas within CCSD where the issue has become more problematic with greater than 30% of the children choosing to enroll outside the neighborhood.

### **DISCUSSION:**

To learn more about this trend, CCSD would like to conduct a district-wide School Choice Study, targeting families across the county. The goal of the study would be to confirm their enrollment and census and determine what types of schools children are attending, but more importantly, understand the rationale for parents choosing to send their kids to schools outside their neighborhood.

Instead of solely focusing on where this issue is more prevalent, CCSD would like to reach out to a broader audience of families across CCSD, including:

- Parents of students currently enrolled in CCSD schools
- Parents with student living within Charleston County who don't currently attend school they are zone for, but attend a private, parochial or other type of school
- Parents of school-aged children who don't currently attend school

The most challenging aspect of this program will be the research methodology, as there is no single mechanism to effectively reach all members of the target audience. Without a list of families with children enrolled at non-CCSD school or not enrolled in school all together, we will use a two-pronged research approach:

1. Online survey – we will create an online survey to gather perceptions of CCSD schools.
2. Focus Groups – Develop insight into the rationale behind a parent decision to send children outside of CCSD schools, we would conduct two, in-depth focus group sessions.

Currently, under the CCSD's Procurement Code the acquisition of services of a confidential/sensitive nature that would cause injury to students, staff

and/or CCSD if procured through public solicitation is exempt from the bid process by the Superintendent. The acquisition of this service through a public solicitation may not cause injury to CCSD. However, a negative impact on the conducting and results of School Choice Study is highly possible. Releasing this information in the public domain prior to the development of the survey and the focus groups could affect CCSD's ability to communicate with parents and receive accurate data.

**RECOMMENDATION:**

It is hereby recommended that the Charleston County School District Board of Trustees exempt the School Choice Study from the competitive bid process.

**FUNDING SOURCE/COST:**

Office of Strategy and Communications/\$18,500

**FUTURE FISCAL IMPACT:**

N/A

**DATA SOURCES:**

Erica Taylor, Executive Director, Office of Strategy and Communications  
Wayne Wilcher, Director of Contracts and Procurement

**PREPARED BY:**

Wayne Wilcher, Director of Contracts and Procurement

**REVIEWED BY LEGAL SERVICES:**

**REVIEWED BY PROCUREMENT SERVICES:**

Wayne Wilcher, Director of Contracts and Procurement

75 Calhoun Street  
Charleston, SC 29401

**Risk, Safety and Environmental Management  
BOARD AGENDA ITEM**

**TO:** Board of Trustees

**FROM:** Michael L. Bobby

**DATE:** August 11, 2014

**SUBJECT:** 2014-2015 School Resource Officer MOAs

**RECOMMENDATION:** It is hereby recommended that the Board of Trustees approve the agreements with the Charleston County Sheriff's Office, City of Charleston, City of North Charleston, and Town of Mount Pleasant for the School Resource Officer Program for the 2014-2015 school year.

The material is submitted for: ☒ Action ☐ Information  
☒ Open ☐ Executive

Respectfully submitted:

\_\_\_\_\_  
Nancy J. McGinley, Ed.D  
Superintendent of Schools

  
\_\_\_\_\_  
Michael L. Bobby  
Chief Financial & Operations Officer

  
\_\_\_\_\_  
Todd Garrett, Chair  
Audit & Finance Committee

☒ Item voted on and  
recommended for Board  
A&F Committee on 8-4-14

\_\_\_\_\_  
Trip Wiles, Chair  
Policy Committee

☐ Item voted on and  
recommended for Board  
Policy Committee on \_\_\_\_\_



## **Risk, Safety and Environmental Management**

August 11, 2014

### **SUBJECT:**

2014-2015 School Resource Officer MOAs

### **BACKGROUND:**

For approximately the past fifteen (15) years, the Charleston County School District has had an agreement with four (4) law enforcement agencies to provide School Resource Officers (SROs) to Middle and High Schools within their jurisdiction.

For the four (4) law enforcement agencies in this action item, there are 40 SROs and a specialized team serving schools within the City of Charleston with 19 Officers. The approximated total cost of this program is \$4.5 million, (\$55,000 average salary per officer for 10 months, plus benefits and equipment for 40 SROs, 19 School Specialized Officers and 5 Supervisors.

### **DISCUSSION:**

School Resource Officers are critical members of our team for maintaining a safe and secure school environment. Following the tragic Newtown, CT incident the Charleston County School District along with our Public Safety Partners took a critical view of what assets we had in place and how we make improvements. Each Public Safety Agency came up with a different plan on how to deal with Elementary Schools in their jurisdiction. The City of North Charleston's plan is to have an SRO at each school within their jurisdiction. The Town of Mount Pleasant has added an addition SRO with supervisory authority to work with all of the Elementary Schools within their jurisdiction. The City of Charleston added a team of 19 Officers to work with our Elementary Schools and all of the private schools within their jurisdiction. There were no changes at the Sheriff's Office. All of these changes and additions were funded by the Public Safety Agencies.

### **RECOMMENDATION:**

It is hereby recommended that the Board of Trustees approve the agreements with the Charleston County Sheriff's Office, City of Charleston, City of North Charleston, and Town of Mount Pleasant for the School Resource Officer Program for the 2014-2015 school year.

### **FUNDING SOURCE/COST:**

\$681,000 available in the 2015-2015 GOF budget, Security and Emergency Management.

**FUTURE FISCAL IMPACT:**

To continue this program the cost of these agreements will have to be factored into the annual budgets.

**DATA SOURCES:**

William "Jeff" Scott, Director, Security and Emergency Management

**PREPARED BY:**

William "Jeff" Scott, Director, Security and Emergency Management

**REVIEWED BY LEGAL SERVICES**

N/A

**REVIEWED BY PROCUREMENT SERVICES**

N/A



## **AGREEMENT BETWEEN**

**The Charleston County School District**

**And**

**The Charleston County Sheriff's Office**

**For**

**The School Resource Officer Program, 2014-2015 School Year**

### **I. Rights and Duties of the Sheriff**

The **Charleston County Sheriff's Office** (hereinafter referred to as **CCSO**) shall provide School Resource Officers (hereinafter referred to as "**SRO**") as follows for the 2014-2015 School year, beginning on August 11, 2014 and ending on June 4, 2015:

A. Number and funding of SROs:

1. **CCSO** shall assign one regularly employed deputy to each of the following schools.

**(1 SRO provided) Lincoln High School (1 funded by CCSD)**

**(1 SRO provided) Baptist Hill High School (1 funded by CCSD)**

**(1 SRO provided) Clarke Academy (1 funded by CCSD)**

**(1 SRO provided) Fort Johnson Middle School (1 funded by CCSO)**

**The CCSD shall fund three (3) Deputies at the rate of \$34,500 per Deputy.**

2. The **CCSO** shall assign a full-time supervisor during the regular school year to oversee the Deputies assigned above and to perform scheduled or non-scheduled visits to the middle and high schools.

3. At the discretion of the **Sheriff** and the Superintendent of the Charleston County School District, **SROs** may be assigned to such duties at the elementary school level to ensure full coverage of the Charleston County School District schools located in the jurisdiction of the **Charleston County Sheriff's Office**.

4. The **CCSO** shall provide a monthly report of calls for service and criminal incidents to the Superintendent. The report shall include trend data with a narrative explanation.

**B. Regular Duty Hours of SROs:**

1. Each school listed above shall have an **SRO** assigned on a full-time basis during the regular school year of eight (8) hours a day. (Note: An **SRO** may be called upon to leave the assigned school when he or she is needed at another school for a call for service to handle a criminal incident.). The Supervisor may temporarily reassign any **SRO** during school holidays and vacations during the school year or during the period of law enforcement emergencies. Availability of an **SRO** during the summer months are at the discretion of the **CCSO**.
2. The **SRO** assigned to the above schools will be permitted to travel to off-campus based programs that are a part of the school at the request of the Principal or the Assistant Principal and with the consent of the **Sheriff** or his designee for educational purposes and emergencies.

**C. Duties of SRO:**

1. Instructional responsibility of **SROs** in the schools:
  - a. The **SRO** shall act as an instructor for specialized short-term programs at all schools when approved to do so by the Principal or a member of the faculty.
  - b. The **SRO** shall act in the capacity of law enforcement officer, teacher and counselor for Public safety classes.
2. Additional duties and responsibilities of all **SROs**:
  - a. The **SRO** shall coordinate all of his/her activities and programs with the Principal and staff members concerned and will seek permission, advice and guidance prior to enactment.
  - b. The **SRO** shall develop expertise in presenting various law related subjects to students. The **SRO** will submit the subject and the number of classes taught on the monthly report. This information will be kept for review by the Charleston County School District Facility Security and Emergency Preparedness Office and the Charleston County Sheriff's Office.
  - c. The **SRO** shall encourage individual and small group discussions with students, based upon materials covered in class, to further establish rapport with the students.

- d. When requested by the Principal, the **SRO** shall attend parent and faculty meetings to solicit support and understanding of the **SRO** program.
- e. The **SRO** shall make himself/herself available for conferences with students, parents, and faculty members in order to assist them with problems of a law enforcement or crime prevention nature.
- f. The **SRO** shall become familiar with all community agencies, which offer assistance to youth and their families, such as mental health clinics, drug assistance centers, etc. The **SRO** shall make referrals to such agencies when necessary thereby acting as a resource person to students, parents, faculty, and staff.
- g. The **SRO** shall assist the Principal in developing plans and strategies to prevent or minimize dangerous situations.
- h. Should it become necessary to conduct formal police interviews with the students and/or faculty, the **SRO** shall inform the Principal or his/her designee and adhere to law enforcement policy as well as other legal requirements with regards to such interviews.
- i. The **SRO** shall take law enforcement actions as required against intruders and unwanted guests who may appear at the school and related school functions to the extent that the **SRO** may do so under authority of the law. As soon as practical, the **SRO** shall make the Principal aware of such action.
- k. The **SRO** shall maintain detailed and accurate records of the School Resource Officer Program on a monthly basis and shall forward same to the SRO supervisor who will forward copies to the Superintendent or his designee.
- l. The **SRO** shall not act as a school disciplinarian as disciplining students is a school responsibility. **SROs** are not to be used for regularly assigned lunchroom duties, as hall monitors, or for other monitoring duties. If there is a problem, the SRO shall assist the school until the problem is solved.
- m. If an incident is a violation of the law, the Principal shall contact the **SRO** and his/her supervisor immediately. The **SRO** shall then determine whether law enforcement action is appropriate.
- n. In cases of contested expulsions, the **SRO** will provide case information or testimony to the Superintendent or her designee,

and upon the request of the Superintendent or her designee, testimony at the hearing.

3. Co-curricular activities and school functions.

a. Upon request of the Principal or designee, and approval of the **Sheriff** or his designee, an **SRO** may accompany his/her school to events outside of the **County of Charleston and within the State of South Carolina** for purposes of providing law enforcement services as authorized by state law. See. S.C. Code (Ann.) Sec. 5-7-12.

b. When the **SRO** works outside of the normal weekly work school hours, which includes but is not limited to providing services for the events described in paragraph a. above, the payment for the **SRO** shall be based on an hourly rate determined by **CCSO** Policy, and in effect upon execution of this agreement.

## **II. Program Goals and Evaluation**

The Charleston County School District requests the assistance of the **CCSO** in keeping our schools safe and orderly.

The **CCSO** in conjunction with the Charleston County School District shall develop program goals and objectives for the School Resource Officer Program. These program goals shall be in line with the Charleston County School District's action plan for a safe school climate. This means that the SRO will be an active law enforcement official on campus, a classroom instructor and a resource for teachers, students and parents. The SRO shall also be active in conferences, counseling and referrals. Indicators of success shall be developed objectively and independently to measure how well goals and objectives were obtained.

The **CCSO** shall evaluate the effectiveness of the School Resource Officer Program and report monthly to the Charleston County School District on the SROs activities.

## **III. Rights and Duties of the School District**

The School District shall provide the **SRO** of each high school and middle school with the following materials and facilities, which are deemed necessary to the performance of the **SROs** duties.

A. Access to an air-conditioned and properly lit private office. This office shall contain a telephone along with a school computer, which will be used for general business purposes. Only the **SRO** will have access to this office.

B. A location for files and records, which can be properly locked and secured within the office.

C. A desk with drawers, an office chair, and filing cabinet.

#### **IV. Employment Status of School Resource Officer**

The **CCSO** shall be responsible for the recruiting of **SROs**. The **CCSO** and the Charleston County School District Office of Security and Emergency Management shall be responsible for interviewing and evaluating **SROs** who shall serve at the pleasure of the Sheriff and the Superintendent, respectfully.

#### **V. Reassignment, Resignation or Dismissal of School Resource Officers**

A. In the event the Principal of the school to which the SRO is assigned feels that the particular SRO is not effectively performing his/her duties and responsibilities, the Principal shall state these reasons in writing to the CCSD Director of Security and Emergency Management. Within a reasonable time after receiving the recommendation from the Principal, the Director of Security and Emergency Management or his designee shall advise the Sheriff or his designee of the Principal's concerns. If the Sheriff desires, the Superintendent and the Sheriff or their designees, shall meet with the SRO and the Principal to mediate and resolve any problems of the school to which the SRO is assigned. If within a reasonable amount of time after commencement of such mediation, the problem cannot be resolved or mediated, or in the event mediation is not sought by the Sheriff, the SRO shall be reassigned from the program at the school and replacement shall be obtained.

B. The **CCSO** may dismiss or reassign an **SRO** based upon the department's rules, regulations and/or General Orders and when in the best interest of the citizens of Charleston County.

C. In the event of the resignation, dismissal or reassignment of an **SRO**, or in the case of absences by an **SRO**, the **Sheriff** shall provide a temporary replacement for the **SRO** immediately and within thirty (30) school days of receiving such notice of such absence, dismissal, resignation; a replacement will be assigned.

#### **VI. FERPA**

The **SROs** of the **CCSO** shall act as the Law Enforcement Unit for the Charleston County School District, with regards to information sharing as it relates to the Family Educational Rights and Privacy Act (FERPA)

## **VII. Special Resources**

The Associate Superintendent or his/her designee may request the Sheriff provide assistance to the CCSD from specialized resources within the Sheriff's Office (K-9, EOD, helicopter etc.). Upon approval of the Sheriff, units and resources will be made available to the CCSD in accordance with CCSO policies and procedures.

## **VIII. Good Faith**

The School District, the Sheriff, their agents and employees agree to cooperate in good faith in fulfilling the terms of the agreement. Unforeseen difficulties or questions will be resolved by negotiation between the Superintendent and the Sheriff or their designees. The terms of this agreement are subject to change at the end of each school year. Any recommended changes or modifications to the agreement shall be submitted in writing.

## **IX. Modification**

This document constitutes the full understanding of the parties and no terms, conditions, understandings or agreements meant to modify or vary the terms of this document shall be binding unless hereafter made in writing and signed by both parties.

The services of the School Resource Officers will commence on the first day of teachers in-service of the new school year and will continue through the last day of school. This agreement shall be valid for the 2014-2015 school year.

Signed and sealed by:

**FOR THE CHARLESTON COUNTY  
SCHOOL DISTRICT:**

**FOR THE CHARLESTON COUNTY  
SHERIFF'S OFFICE:**

\_\_\_\_\_  
**Nancy McGinley, Superintendent**

\_\_\_\_\_  
**Al Cannon, Sheriff**

**Dated:** \_\_\_\_\_

**Dated:** \_\_\_\_\_

## **AGREEMENT BETWEEN**

**The Charleston County School District  
And  
City of Charleston Police Department  
For**

**The School Resource Officer Program, 2014-2015 School Year**

### **I. Rights and Duties of the Chief of Police**

The **Chief of Police** shall provide School Resource Officers (hereinafter referred to as “**SRO**”) as follows for the 2014-2015 School year, beginning on August 11, 2014 and ending on June 4, 2015:

A. Number and funding of SROs:

1. The **Chief of Police** shall assign one regularly employed police officer to each of the following schools.

**(1 SRO provided) Burke High School (funded by CCSD)**

**(2 SROs provided) West Ashley High School (2 funded by CCSD)**

**(1 SRO provided) St. John’s High School (funded by CCSD)**

**(1 SRO provided) C.E. Williams Middle (funded by CCSD)**

**(1 SRO provided) Haut Gap Middle (funded by CCSD)**

**(1 SRO provided) West Ashley Middle School (funded by Chas City PD)**

**(1 SRO provided) James Island Middle School (funded by Chas City PD)**

**(1 SRO provided) Burke Middle School (funded by Chas City PD)**

**The CCSD shall fund six (6) officers at the rate of \$34,500 per officer.**

2. The **Chief of Police** shall assign the respective team commander or his designee during the regular school year to oversee the Police Officers assigned above and to perform scheduled or non-scheduled visits to the middle and high schools.

3. At the discretion of the **Chief of Police** and the Superintendent of the Charleston County School District, **SROs** may be assigned to such duties at the elementary school level to ensure full coverage of the Charleston County School District schools located in the jurisdiction of the **Charleston City Police Department**.

4. The **Chief of Police** shall provide a monthly report of calls for service and criminal incidents to the Superintendent. The report shall include trend data with a narrative explanation.

B. Regular Duty Hours of SROs:

1. Each school listed above shall have an **SRO** assigned on a full-time basis during the regular school year of eight (8) hours a day. (Note: An **SRO** may be called upon to leave the assigned school when he or she is needed at another school for a call for service to handle a criminal incident.) The Supervisor may temporarily reassign any **SRO** during school holidays and vacations during the school year or during the period of law enforcement emergencies. Availability of an **SRO** during the summer months is at the discretion of the Chief of Police or his designee, and shall be the subject of a separate agreement.

2. The **SRO** assigned to the above schools will be permitted to travel to off-campus based programs in the City of Charleston that are a part of the school at the request of the Principal or the Assistant Principal and with the consent of the Chief of Police or his designee for educational purposes and emergencies.

C. Duties of **SRO**:

1. Instructional responsibility of **SROs** in the schools:

a. The **SRO** shall act as an instructor for specialized short-term programs at all schools when approved to do so by the Principal or a member of the faculty.

b. The **SRO** shall act in the capacity of law enforcement officer, teacher and counselor for Public safety classes.

2. Additional duties and responsibilities of all **SROs**:

a. The **SRO** shall coordinate all of his/her activities and programs with the Principal and staff members concerned and will seek advice and guidance prior to enactment.

b. The **SRO** shall develop expertise in presenting various law related subjects to students. The **SRO** will submit the subject and the number of classes taught on the monthly report. This



information will be kept for review by the Charleston County School District Facility Security and Emergency Preparedness Office and the **Charleston City Police Department**.

c. The **SRO** shall encourage individual and small group discussions with students, based upon materials covered in class, to further establish rapport with the students.

d. When requested by the Principal, the **SRO** shall attend parent and faculty meetings to solicit support and understanding of the **SRO** program.

e. The **SRO** shall make himself/herself available for conferences with students, parents, and faculty members in order to assist them with problems of a law enforcement or crime prevention nature.

f. The **SRO** shall become familiar with all community agencies, which offer assistance to youth and their families, such as mental health clinics, drug assistance centers, etc. The **SRO** shall make referrals to such agencies when necessary thereby acting as a resource person to students, parents, faculty, and staff.

g. The **SRO** shall assist the Principal in developing plans and strategies to prevent or minimize dangerous situations.

h. Should it become necessary to conduct formal police interviews with the students and/or faculty, the **SRO** shall inform the Principal or his/her designee and adhere to law enforcement policy as well as other legal requirements with regards to such interviews.

i. The **SRO** shall take law enforcement actions as required against intruders and unwanted guests who may appear at the school and related school functions to the extent that the **SRO** may do so under authority of the law. As soon as practical, the **SRO** shall make the Principal aware of such action.

j. The **SRO** shall give assistance to other police officers and deputies in matters regarding his/her school assignment whenever necessary. The **SRO** shall, whenever possible, participate in school functions as they relate to the duties of the **SRO**.

k. The **SRO** shall maintain detailed and accurate records of the School Resource Officer Program on a monthly basis and shall forward same to the SRO supervisor who will forward copies to the Superintendent or his designee.

l. The **SRO** shall not act as a school disciplinarian as disciplining students is a school responsibility. **SROs** are not to be used for regularly assigned lunchroom duties, as hall monitors, or for other monitoring duties. If there is a problem, the **SRO** shall assist the school until the problem is solved.

m. If an incident is a violation of the law, the Principal shall contact the **SRO** and his/her supervisor immediately. The **SRO** shall then determine whether law enforcement action is appropriate.

n. In cases of contested expulsions, the **SRO** will provide case information or testimony to the Superintendent or her designee, and upon the request of the Superintendent or her designee, testimony at the hearing, unless such testimony could hinder a criminal prosecution.

3. Co-curricular activities and school functions.

a. Upon request of the Principal or designee, and approval of the **Chief of Police** or his designee, an **SRO** may accompany his/her school to events outside of the **City of Charleston and within the State of South Carolina** for purposes of providing law enforcement services as authorized by state law. See. S.C. Code (Ann.) Sec. 5-7-12. Under no circumstances may the **SRO** in his or her official capacity, accompany his/her school to events outside the state of South Carolina.

b. When the **SRO** works outside of the normal weekly school hours, which includes but it not limited to providing services for the events described in paragraph a. above, the payment for the **SRO** shall be based on an hourly rate, at time and a half, determined by **Charleston City Police Department** Policy, and in effect upon execution of this agreement. Payment for these services shall be made directly to the City of Charleston. All overtime shall be approved in advance and in writing by the Director of Security and Emergency Management. (This subsection does not apply to off-duty services that may be provided by individual officers.)

## **II. Program Goals and Evaluation**

The Charleston County School District requests the assistance of the **Charleston City Police Department** in keeping our schools safe and orderly.

The **Charleston City Police Department** in conjunction with the Charleston County School District shall develop program goals and objectives for the School Resource Officer Program. These program goals shall be in line with the Charleston County School District's action plan for a safe school climate. This means that the SRO will be an active law enforcement official on campus, a classroom instructor and a resource for teachers, students and parents. The SRO shall also be active in conferences, counseling and referrals. Indicators of success shall be developed objectively and independently to measure how well goals and objectives were obtained.

The **Charleston City Police Department** shall evaluate the effectiveness of the School Resource Officer Program and report monthly to the Charleston County School District on the SROs activities.

### **III. Rights and Duties of the School District**

The School District shall provide the **SRO** of each high school and middle school with the following materials and facilities, which are deemed necessary to the performance of the **SROs** duties.

- A. Access to an air-conditioned and properly lit private office. This office shall contain a telephone along with a school computer, which will be used for general business purposes. Only the **SRO** will have access to this office.
- B. A location for files and records, which can be properly locked and secured within the office.
- C. A desk with drawers, an office chair, and filing cabinet.

### **IV. Employment Status of School Resource Officer**

The **Charleston City Police Department** shall be responsible for the recruiting of **SROs**. The **Charleston City Police Department** and the Charleston County School District Office of Security and Emergency Management shall be responsible for interviewing and evaluating **SROs** and making recommendations to the Chief of Police for hiring. The **SROs** shall serve at the pleasure of the Chief of Police and the Superintendent, respectfully.

### **V. Reassignment, Resignation or Dismissal of School Resource Officers**

A. In the event the Principal of the school to which the SRO is assigned feels that the particular SRO is not effectively performing his/her duties and responsibilities, the Principal shall state these reasons in writing to the CCSD Director of Security and Emergency Management. Within a reasonable time after receiving the recommendation from the Principal, the Director of Security and Emergency Management or his designee shall advise the Chief of Police or his designee of the Principal's concerns. If the Chief of Police desires, the Superintendent and the Chief of Police or their designees, shall meet

with the SRO and the Principal to mediate and resolve any problems of the school to which the SRO is assigned. If, within a reasonable amount of time after commencement of such mediation, the problem cannot be resolved or mediated, or in the event mediation is not sought by the Chief of Police, the SRO shall be reassigned from the program at the school and replacement shall be obtained.

B. The **Chief of Police** may dismiss or reassign an **SRO** based upon the department's rules, regulations and/or General Orders and when in the best interest of the citizens of Charleston County and the **Charleston City Police Department**.

C. In the event of the resignation, dismissal or reassignment of an **SRO**, or in the case of absences by an **SRO**, the **Chief of Police** shall provide a temporary replacement for the SRO as soon as possible within 5 working days, and within thirty (30) school days of receiving such notice of such absence, dismissal, resignation; a replacement will be assigned.

#### **VI. FERPA**

The **SROs** of the **Charleston City Police Department** shall act as the Law Enforcement Unit for the Charleston County School District, with regards to information sharing as it related to the Family Educational Rights and Privacy Act (FERPA)

#### **VII. K-9**

Principals can request K-9 search assistance from the Charleston City Police Department with the approval of their Associate Superintendent. CCSD and CCPD Policy and approved procedures must be followed.

#### **VIII. Good Faith**

The School District, the Chief of Police, their agents and employees agree to cooperate in good faith in fulfilling the terms of the agreement. Unforeseen difficulties or questions will be resolved by negotiation between the Superintendent and the Chief of Police or their designees. The terms of this agreement are subject to change at the end of each school year. Any recommended changes or modifications to the agreement shall be submitted in writing.

#### **VII. Modification**

This document constitutes the full understanding of the parties and no terms, conditions, understandings or agreements meant to modify or vary the terms of this document shall be binding unless hereafter made in writing and signed by both parties.

The services of the School Resource Officers will commence on the first day of teachers in-service of the new school year and will continue through the last day of school. This agreement shall be valid for the 2014-2015 school year.

Signed and sealed by:

**FOR THE CHARLESTON COUNTY  
SCHOOL DISTRICT:**

**FOR THE CITY OF CHARLESTON:**

\_\_\_\_\_  
**Nancy McGinley, Superintendent**

\_\_\_\_\_  
**Joseph P. Riley, Mayor**

**Dated:**\_\_\_\_\_

**Dated:**\_\_\_\_\_

## **AGREEMENT BETWEEN**

**The Charleston County School District  
And  
The City of North Charleston  
And City of North Charleston Police Department  
For  
The School Resource Officer Program, 2014-2015 School Year**

### **I. Rights and Duties of the Chief of Police**

The **Chief of Police** shall provide School Resource Officers (hereinafter referred to as “SRO”) as follows for the 2014-2015 School year, beginning on August 11, 2014 and ending on June 4, 2015:

A. Number and funding of SROs:

1. The **Chief of Police** shall assign one regularly employed police officer to each of the following schools.

**(1 SRO provided) Academic Magnet High School (funded by NCPD)**

**(1 SROs provided) North Charleston High School (1 funded by CCSD)**

**(2 SROs provided) Stall High School (2 funded by CCSD)**

**(1 SRO provided) Garrett High School (1 funded by CCSD)**

**(1 SRO provided) Jenkins Academy (1 funded by NCPD)**

**(1 SRO provided) Liberty Hill Academy (1 funded by CCSD)**

**(1 SRO provided) Charleston County School for Arts (1 funded by CCSD)**

**(1 SRO provided) Military Magnet Middle/High (1 funded by CCSD)**

**(1 SRO provided) Northwoods Middle (funded by NCPD)**

**(1 SRO provided) Morningside Middle (funded by NCPD)**

**(1 SRO provided) Zucker Middle (funded by NCPD)**

**The CCSD shall fund six (6) officers at the rate of \$34,500 per officer. The CCSD shall fund one (1) officer at the rate of \$60,000. The City of North Charleston will fund the remaining SRO positions.**

2. The **Chief of Police** shall assign a full-time supervisor during the regular school year to oversee the Police Officers assigned above and to perform scheduled or non-scheduled visits to the middle and high schools.

3. At the discretion of the **Chief of Police** and the Superintendent of the Charleston County School District, **SROs** may be assigned to such duties at the elementary school level to ensure full coverage of the Charleston

County School District schools located in the jurisdiction of the **North Charleston Police Department**.

4. The **Chief of Police** shall provide a monthly report of calls for service and criminal incidents to the Superintendent. The report shall include trend data with a narrative explanation.

B. Regular Duty Hours of SROs:

1. Each school listed above shall have an **SRO** assigned on a full-time basis during the regular school year of eight (8) hours a day. (Note: **SRO** may be called upon to leave the assigned school when needed at another school for a call for service to handle a criminal incident.) The Supervisor may temporarily reassign any **SRO** during school holidays and vacations during the school year or during the period of law enforcement emergencies. Availability of an **SRO** during the summer months is at the discretion of the Chief of Police.

2. The **SRO** assigned to the above schools will be permitted to travel to off-campus based programs that are a part of the school at the request of the Principal or the Assistant Principal and with the consent of the Chief of Police or his designee for educational purposes and emergencies.

C. Duties of **SRO**:

1. Instructional responsibility of **SROs** in the schools:

a. The **SRO** shall act as an instructor for specialized short-term programs at all schools when approved to do so by the Principal or a member of the faculty.

b. The **SRO** shall act as a teacher and counselor for Public safety classes, in the capacity of law enforcement officer.

2. Additional duties and responsibilities of all **SROs**:

a. The **SRO** shall coordinate all of his/her presentations and programs with the Principal and staff members concerned. The **SRO** will keep the Principal and **SRO** Supervisor informed of his/her campus activities or police department obligations.

b. The **SRO** shall develop expertise in presenting various law related subjects to students. The **SRO** will submit the subject and the number of classes taught on the monthly report. This information will be kept for review by the Charleston County School District Facility Security and Emergency Preparedness Office and the North Charleston Police Department.

c. The **SRO** shall encourage individual and small group discussions with students, based upon materials covered in class, to further establish rapport with the students.

d. When requested by the Principal, the **SRO** shall attend parent and faculty meetings to solicit support and understanding of the **SRO** program.

e. The **SRO** shall make himself/herself available for conferences with students, parents, and faculty members in order to assist them with problems of a law enforcement or crime prevention nature.

f. The **SRO** shall become familiar with all community agencies, which offer assistance to youth and their families, such as mental health clinics, drug assistance centers, etc. The **SRO** shall make referrals to such agencies when necessary thereby acting as a resource person to students, parents, faculty, and staff.

g. The **SRO** shall assist the Principal in developing plans and strategies to prevent or minimize dangerous situations.

h. Should it become necessary to conduct formal police interviews with the students and/or faculty, the **SRO** shall inform the Principal or his/her designee and adhere to law enforcement policy as well as other legal requirements with regards to such interviews.

i. The **SRO** shall take law enforcement actions as required against intruders and unwanted guests who may appear at the school and related school functions to the extent that the **SRO** may do so under authority of the law. As soon as practical, the **SRO** shall make the Principal aware of such action.

k. The **SRO** shall maintain detailed and accurate records of the School Resource Officer Program on a monthly basis and



shall  
forward copies to

forward same to the SRO supervisor who will  
the Superintendent or his designee.

1. The **SRO** shall not act as a school disciplinarian as disciplining  
students is a school responsibility. **SROs** are not to be used  
for regularly assigned lunchroom duties, as hall  
monitors, or for other monitoring duties. If there is a  
problem, the SRO shall assist the school until the  
problem is solved.

m. If an incident is a violation of the law, the Principal shall  
contact the **SRO** and his/her supervisor immediately. The  
**SRO** shall then determine whether law enforcement  
action is appropriate.

n. If it is determined the incident warrants the juvenile be charged  
with a minor or status offense, the NCPD School Resource  
Officers will contact the Juvenile Diversion Officer/ Juvenile  
Advocate and arrange for the Diversion Officer or Advocate for  
further interview.

o. In cases of contested expulsions, the **SRO** will provide any  
reported violations of State law or City ordinances and related  
testimony to the Superintendent or her designee. Upon the request  
of the Superintendent or her designee, the SRO will provide  
testimony of the law or ordinance violations at the hearing.

### 3. Co-curricular activities and school functions.

a. Upon request of the Principal or designee, and approval of the  
**Chief of Police** or his designee, an **SRO** may accompany  
his/her school to events outside of the **City of North**  
**Charleston and** **within the State of South Carolina**  
for purposes of providing law enforcement services  
as authorized by state law. See. S.C. Code (Ann.) Sec. 5-  
7-12.

b. When the **SRO** works outside of the normal weekly work school  
hours, which includes but it not limited to providing  
services for the events described in paragraph a. above,  
the payment for the **SRO** shall be based on an hourly rate  
determined by **North Charleston Police Department**  
Policy, and in effect upon  
execution of this agreement.

## **II. Program Goals and Evaluation**

The Charleston County School District requests the assistance of the **North Charleston Police Department** in keeping our schools safe and orderly.

The **North Charleston Police Department**, in conjunction with the Charleston County School District, shall develop program goals and objectives for the School Resource Officer Program. These program goals shall be in line with the Charleston County School District's action plan for a safe school climate. An integral role of the SRO is to build relationships with students, and faculty, and act as a classroom instructor, resource for teachers, students, and parents, and be an active law enforcement official on campus. The SRO shall also be active in conferences, counseling and referrals. Indicators of success shall be developed objectively and independently to measure how well goals and objectives were obtained.

The **North Charleston Police Department** shall evaluate the effectiveness of the School Resource Officer Program and report monthly to the Charleston County School District on the SROs activities.

## **III. Rights and Duties of the School District**

The School District shall provide the **SRO** of each high school and middle school with the following materials and facilities, which are deemed necessary to the performance of the **SROs** duties.

- A. Access to an air-conditioned and properly lit private office. This office shall contain a telephone along with a school computer, which will be used for general business purposes. Only the **SRO** will have access to this office.
- B. A location for files and records, which can be properly locked and secured within the office.
- C. A desk with drawers, an office chair, and filing cabinet.

## **IV. Employment Status of School Resource Officer**

The **North Charleston Police Department** shall be responsible for the recruiting of **SROs**. The **North Charleston Police Department** and the Charleston County School District Office of Security and Emergency Management shall be responsible for interviewing and evaluating **SROs** who shall serve at the pleasure of the Chief of Police and the Superintendent, respectfully.

## **V. Reassignment, Resignation or Dismissal of School Resource Officers**

A. In the event the Principal of the school to which the SRO is assigned feels that the particular SRO is not effectively performing his/her duties and responsibilities, the Principal shall state these reasons in writing to the CCSD Director of Security and Emergency Management. Within a reasonable time after receiving the recommendation from the Principal, the Director of Security and Emergency Management or his designee shall advise the Chief of Police or his designee of the Principal's concerns. If the Chief of Police desires, the Superintendent and the Chief of Police or their designees, shall meet with the SRO and the Principal to mediate and resolve any problems of the school to which the SRO is assigned. If, within a reasonable amount of time after commencement of such mediation, the problem cannot be resolved or mediated, or in the event mediation is not sought by the Chief of Police, the SRO shall be reassigned from the program at the school and replacement shall be obtained.

B. The **Chief of Police** may dismiss or reassign an **SRO** based upon the department's rules, regulations and/or General Orders and when in the best interest of the citizens of Charleston County and the North Charleston Police Department.

C. In the event of the resignation, dismissal or reassignment of an **SRO**, or in the case of absences by an **SRO**, the **Chief of Police** shall provide a temporary replacement for the **SRO** immediately and within thirty (30) school days of receiving such notice of such absence, dismissal, resignation; a replacement will be assigned.

## **VI. FERPA**

The **SROs** of the **North Charleston Police Department** shall act as the Law Enforcement Unit for the Charleston County School District, with regards to information sharing as it related to the Family Educational Rights and Privacy Act (FERPA)

## **VII. K-9**

Principals can make a written request for K-9 search assistance from the North Charleston Police Department with the approval of their Associate Superintendent. CCSD and NCPD policy and approved procedures must be followed.

## **VIII. Juvenile Diversion**

The **North Charleston Police Department** and Charleston County School District will work together to develop, recognize, and participate in alternatives to custody and detention for juveniles charged with minor offenses on school grounds.

## **IX. Good Faith**

The School District, the Chief of Police, their agents and employees agree to cooperate in good faith in fulfilling the terms of the agreement. Unforeseen difficulties or questions will be resolved by negotiation between the Superintendent and the Chief of Police or their designees. The terms of this agreement are subject to change at the end of each school year. Any recommended changes or modifications to the agreement shall be submitted in writing.

### **IX. Modification**

This document constitutes the full understanding of the parties and no terms, conditions, understandings or agreements meant to modify or vary the terms of this document shall be binding unless hereafter made in writing and signed by both parties.

The services of the School Resource Officers will commence on the first day of teachers in-service of the new school year and will continue through the last day of school. This agreement shall be valid for the 2014-2015 school year.

Signed and sealed by:

**FOR THE CHARLESTON COUNTY  
SCHOOL DISTRICT:**

**CITY OF NORTH CHARLESTON**

\_\_\_\_\_  
**Nancy McGinley, Superintendent**

\_\_\_\_\_  
**Mayor**

**Dated:** \_\_\_\_\_

**Dated:** \_\_\_\_\_

**CITY OF NORTH CHARLESTON  
POLICE DEPARTMENT**

\_\_\_\_\_  
**Chief of Police**

## **AGREEMENT BETWEEN**

**The Charleston County School District  
And  
The Mount Pleasant Police Department  
For**

**The School Resource Officer Program, 2014-2015 School Year**

### **I. Rights and Duties of the Chief of Police**

The **Chief of Police** shall provide School Resource Officers (hereinafter referred to as “**SRO**”) as follows for the 2014-2015 School year, beginning on August 11, 2014 and ending on June 4, 2015:

A. Number and funding of SROs:

1. The **Chief of Police** shall assign one regularly employed police officer to each of the following schools.

**(3 SROs provided) Wando High School (2 funded by CCSD; 1 funded by MPPD)**

**(1 SRO provided) Cario Middle School (1 funded by CCSD)**

**(1 SRO provided) Laing Middle School (1 funded by MPPD)**

**(1 SRO provided) Moultrie Middle School (1 funded by MPPD)**

**The CCSD shall fund three (3) officers at the rate of \$34,500 per officer.**

2. The **Chief of Police** shall assign a full-time supervisor during the regular school year to oversee the Police Officers assigned above and to perform scheduled or non-scheduled visits to the middle and high schools.

3. At the discretion of the **Chief of Police** and the Superintendent of the Charleston County School District, **SROs** may be assigned to such duties at the elementary school level to ensure full coverage of the Charleston County School District schools located in the jurisdiction of the **Mount Pleasant Police Department**.

4. The **Chief of Police** shall provide a monthly report of calls for service and criminal incidents to the Superintendent. The report shall include trend data with a narrative explanation.

**B. Regular Duty Hours of SROs:**

1. Each school listed above shall have an **SRO** assigned on a full-time basis during the regular school year of eight (8) hours a day. (Note: An **SRO** may be called upon to leave the assigned school when he or she is needed at another school for a call for service to handle a criminal incident.) The Supervisor may temporarily reassign any **SRO** during school holidays and vacations during the school year or during the period of law enforcement emergencies. Availability of an **SRO** during the summer months is at the discretion of the Chief of Police.
2. The **SRO** assigned to the above schools will be permitted to travel to off-campus based programs that are a part of the school at the request of the Principal or the Assistant Principal and with the consent of the Chief of Police or his designee for educational purposes and emergencies.

**C. Duties of SRO:**

1. Instructional responsibility of **SROs** in the schools:
  - a. The **SRO** shall act as an instructor for specialized short-term programs at all schools when approved to do so by the Principal or a member of the faculty.
  - b. The **SRO** shall act in the capacity of law enforcement officer, teacher and counselor for Public safety classes.
2. Additional duties and responsibilities of all **SROs**:
  - a. The **SRO** shall coordinate all of his/her activities and programs with the Principal and staff members concerned and will seek permission, advice and guidance prior to enactment.
  - b. The **SRO** shall develop expertise in presenting various law related subjects to students. The **SRO** will submit the subject and the number of classes taught on the monthly report. This information will be kept for review by the Charleston County School District Facility Security and Emergency Preparedness Office and the **Mount Pleasant Police Department**.
  - c. The **SRO** shall encourage individual and small group discussions with students, based upon materials covered in class, to further establish rapport with the students.

- d. When requested by the Principal, the **SRO** shall attend parent and faculty meetings to solicit support and understanding of the **SRO** program.
- e. The **SRO** shall make himself/herself available for conferences with students, parents, and faculty members in order to assist them with problems of a law enforcement or crime prevention nature.
- f. The **SRO** shall become familiar with all community agencies, which offer assistance to youth and their families, such as mental health clinics, drug assistance centers, etc. The **SRO** shall make referrals to such agencies when necessary thereby acting as a resource person to students, parents, faculty, and staff.
- g. The **SRO** shall assist the Principal in developing plans and strategies to prevent or minimize dangerous situations.
- h. Should it become necessary to conduct formal police interviews with the students and/or faculty, the **SRO** shall inform the Principal or his/her designee and adhere to law enforcement policy as well as other legal requirements with regards to such interviews.
- i. The **SRO** shall take law enforcement actions as required against intruders and unwanted guests who may appear at the school and related school functions to the extent that the **SRO** may do so under authority of the law. As soon as practical, the **SRO** shall make the Principal aware of such action.
- k. The **SRO** shall maintain detailed and accurate records of the School Resource Officer Program on a monthly basis and shall forward same to the SRO supervisor who will forward copies to the Superintendent or his designee.
- l. The **SRO** shall not act as a school disciplinarian as disciplining students is a school responsibility. **SROs** are not to be used for regularly assigned lunchroom duties, as hall monitors, or for other monitoring duties. If there is a problem, the SRO shall assist the school until the problem is solved.
- m. If an incident is a violation of the law, the Principal shall contact the **SRO** and his/her supervisor immediately. The **SRO** shall then determine whether law enforcement action is appropriate.
- n. In cases of contested expulsions, the **SRO** will provide case information or testimony to the Superintendent or her designee,

and upon the request of the Superintendent or her designee, testimony at the hearing.

3. Co-curricular activities and school functions.

a. Upon request of the Principal or designee, and approval of the **Chief of Police** or his designee, an **SRO** may accompany his/her school to events outside of the **Town of Mount Pleasant and within the State of South Carolina** for purposes of providing law enforcement services as authorized by state law. See. S.C. Code (Ann.) Sec. 5-7-12.

b. When the **SRO** works outside of the normal weekly work school hours, which includes but it not limited to providing services for the events described in paragraph a. above, the payment for the **SRO** shall be based on an hourly rate determined by **Mount Pleasant Police Department** Policy, and in effect upon execution of this agreement.

## **II. Program Goals and Evaluation**

The Charleston County School District requests the assistance of the **Mount Pleasant Police Department** in keeping our schools safe and orderly.

The **Mount Pleasant Police Department** in conjunction with the Charleston County School District shall develop program goals and objectives for the School Resource Officer Program. These program goals shall be in line with the Charleston County School District's action plan for a safe school climate. This means that the SRO will be an active law enforcement official on campus, a classroom instructor and a resource for teachers, students and parents. The SRO shall also be active in conferences, counseling and referrals. Indicators of success shall be developed objectively and independently to measure how well goals and objectives were obtained.

The **Mount Pleasant Police Department** shall evaluate the effectiveness of the School Resource Officer Program and report monthly to the Charleston County School District on the SROs activities.

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A. In the event the Principal of the school to which the SRO is assigned feels that the particular SRO is not effectively performing his/her duties and responsibilities, the Principal shall state these reasons in writing to the CCSD Director of Security and Emergency Management. Within a reasonable time after receiving the recommendation from the Principal, the Director of Security and Emergency Management or his designee shall advise the Chief of Police or his designee of the Principal's concerns. If the Chief of Police desires, the Superintendent and the Chief of Police or their designees, shall meet with the SRO and the Principal to mediate and resolve any problems of the school to which the SRO is assigned. If, within a reasonable amount of time after commencement of such mediation, the problem cannot be resolved or mediated, or in the event mediation is not sought by the Chief of Police, the SRO shall be reassigned from the program at the school and replacement shall be obtained.

B. The **Chief of Police** may dismiss or reassign an **SRO** based upon the department's rules, regulations and/or General Orders and when in the best interest of the citizens of Charleston County and the **Mount Pleasant Police Department**.

C. In the event of the resignation, dismissal or reassignment of an **SRO**, or in the case of absences by an **SRO**, the **Chief of Police** shall provide a temporary replacement for the **SRO** immediately and within thirty (30) school days of receiving such notice of such absence, dismissal, resignation; a replacement will be assigned.

## **VI. FERPA**

The **SROs of the Mount Pleasant Police Department** shall act as the Law Enforcement Unit for the Charleston County School District, with regards to information sharing as it relates to the Family Educational Rights and Privacy Act (FERPA)

## **VII. K-9**

Principals can request K-9 search assistance from the Mount Pleasant Police Department with the approval of their Associate Superintendent. CCSD and MPPD policy and approved procedures must be followed.

## **VIII. Good Faith**

The School District, the Chief of Police, their agents and employees agree to cooperate in good faith in fulfilling the terms of the agreement. Unforeseen difficulties or questions will be resolved by negotiation between the Superintendent and the Chief of Police or their designees. The terms of this agreement are subject to change at the end of each school year. Any recommended changes or modifications to the agreement shall be submitted in writing.

## **IX. Modification**

This document constitutes the full understanding of the parties and no terms, conditions, understandings or agreements meant to modify or vary the terms of this document shall be binding unless hereafter made in writing and signed by both parties.

The services of the School Resource Officers will commence on the first day of teachers in-service of the new school year and will continue through the last day of school. This agreement shall be valid for the 2014-2015 school year.

Signed and sealed by:

**FOR THE CHARLESTON COUNTY  
SCHOOL DISTRICT:**

\_\_\_\_\_  
**Nancy McGinley, Superintendent**

**Dated:** \_\_\_\_\_

**FOR THE TOWN OF MOUNT  
PLEASANT:**

\_\_\_\_\_  
**Eric DeMoura, Town Administrator**

**Dated:** \_\_\_\_\_

\_\_\_\_\_  
**Carl Ritchie, Chief of Police**

**Dated:** \_\_\_\_\_

75 Calhoun Street  
Charleston, SC 29401

**CHIEF FINANCE & OPERATIONS  
BOARD AGENDA ITEM**

**TO:** Board of Trustees

**FROM:** Michael L. Bobby

**DATE:** August 11, 2014

**SUBJECT:** ~~Sale of Surplus Property~~ Shuttered Facility – Archer Campus  
(220 Nassau Street, Charleston)

**RECOMMENDATION:** ~~It is hereby recommended that the CCSD Board of Trustees under the Board approved protocol for handling surplus property and assets (see attached) approve this recommendation for staff to enter into a public bid sale methodology for the purpose of offering the Archer campus for sale.~~

**Note:** The protocol includes having an appraisal (attached).

Upon review of this recommendation, a revised recommendation is hereby offered by unanimous support of the Audit & Finance Committee (8/4/14) as follows:

In as much as there is an expected to be aggressive development is the City of Charleston and in as much as land will be premium at an increasing magnitude as time goes by, therefore it is recommended that the Board acts to place this campus in the shuttered building condition with no expectation that any consideration for sale would require Board approval and is not anticipated any sooner than July 2016.

The material is submitted for: ☒ Action ☐ Information

☒ Open ☐ Executive

Respectfully submitted:

\_\_\_\_\_  
Nancy J. McGinley, Ed.D  
Superintendent of Schools

\_\_\_\_\_  
*Michael L. Bobby*  
Michael L. Bobby  
Chief of Finance & Operations

N/A  
William Lewis, Chief Operating Officer

\_\_\_\_\_  
*Todd P. Garrett*  
Todd Garrett, Chair  
Audit & Finance Committee

☒ Item voted on and  
recommended for Board  
A&F Committee on 8/4/14

\_\_\_\_\_  
Tripp Wiles, Chair  
Policy & Personnel Committee

☐ Item voted on and  
recommended for Board  
Policy Committee on \_\_\_\_\_

## **CHIEF FINANCE & OPERATIONS**

August 11, 2014

### **SUBJECT:**

Shuttered Facility – Archer Campus (220 Nassau Street, Charleston)

### **BACKGROUND:**

The Archer campus has been shuttered and vacant since the new Sanders Clyde was opened for business in February 2010. It is a small campus and one that does not provide cost-effective reinvestment opportunities. The City of Charleston has deemed it necessary to retain all or part of the structure under the requirements of preservation and historic conservation within the City limits.

### **DISCUSSION:**

In the past eight to twelve months, the District has received multiple inquiries with respect to the Archer campus. At least two of the inquiries are from developers who are creating low-income housing opportunities within the City. This is a form of redevelopment and evolutionary element of most urban centers. As a result of this interest, and after talking to our legal counsel (Lynn Crooks), we are seeking an opportunity from the Board to establish a request for proposal and use a sealed bid public sale protocol. Based upon support of this recommendation, the District will move forward with putting together the RFP, advertisements, receiving bids and if successful, bringing back a sale transaction to the Board for final approval.

### **RECOMMENDATION:**

In as much as there is an expected to be aggressive development in the City of Charleston and in as much as land will be premium at an increasing magnitude as time goes by, therefore it is recommended that the Board acts to place this campus in the shuttered building condition with no expectation that any consideration for sale would require Board approval and is not anticipated any sooner than July 2016.

### **FUNDING SOURCE/COST:**

The District will use fixed cost of ownership (FCO) funds to create the RFP as necessary and to advertise.

### **FUTURE FISCAL IMPACT:**

Should the District be successful in selling the property, we will generate revenue that can be sequestered either into our general operating fund balance or a special revenue capital fund for the purpose of future capital needs.

### **DATA SOURCES:**

Michael L. Bobby  
Lynn Crooks

**PREPARED BY:**

Michael L. Bobby

**REVIEWED BY LEGAL SERVICES**

Lynn Crooks

John Emerson

**REVIEWED BY PROCUREMENT SERVICES**

Wayne Wilcher

---

**Fwd: Archer School**

1 message

**WAYNE WILCHER** <wayne\_wilcher@charleston.k12.sc.us>

Thu, Jul 24, 2014 at 2:02 PM

To: FORTRENA HASKELL &lt;fortrena\_haskell@charleston.k12.sc.us&gt;

Here's the email to support the Archer appraisal.

----- Forwarded message -----

From: **Nick Thompson** <[nick@acrecot3.com](mailto:nick@acrecot3.com)>

Date: Wed, Jul 23, 2014 at 11:02 AM

Subject: Archer School

To: WAYNE WILCHER <[wayne\\_wilcher@charleston.k12.sc.us](mailto:wayne_wilcher@charleston.k12.sc.us)>

This property was appraised on May 23, 2011 by me for CCSD. Since that time there has been reduced activity in that area due to the economy and I have done some research in that general area and found that there has been little activity that would indicate a change in the value of that property. If any change were to have occurred, it would be in the land value with a probable offsetting decrease in the building value due to age and depreciation. I would consider the value indicated in that appraisal to be representative of today's value. Sincerely, C. O. Nick Thompson, MAI, SRA

ACRE

C. O. Nick Thompson, III, MAI

4996 Maybank Hwy

Wadmalaw Island, SC 29487

843-762-5722, office

843-696-5444, cell

[nick@acrecot3.com](mailto:nick@acrecot3.com)

This email is free from viruses and malware because **avast! Antivirus** protection is active.

Appraisals

Counseling - C. O. Nick Thompson, III, MAI

Real

Estate

4996 Maybank Hwy

Wadmalaw Island, S. C. 29487

Phone 843-762-5722

Fax 843-762-5723

Cell 843-696-5444

Email: NickThom@CONickThompson111MAI.com

New Email Nick@acrecot3.com

Retired

Marie W. Thompson

May 23, 2011

Mr. Troy Williams, Director of Facilities  
Charleston County School District  
3999 Riverview Dr  
North Charleston, South Carolina 29405

RE: Appraisal of Archer School, City of Charleston, SC, 459-05-01-067.

Dear Mr. Williams:

In accordance with your request, the undersigned has inspected the above property and made the requisite investigation to estimate the market value of the fee simple estate as of May 12, 2011.

Market Value as used above is defined in the attached report.

Based on the appraiser's investigation, analysis and conclusions, an opinion has been formed that the market value of the subject property, in the fee simple estate, subject to the Certification, General Assumptions and General Limiting Conditions, (which are incorporated into this letter by reference and which are fully set forth in the attached report) was:

**ONE MILLION TWO HUNDRED AND EIGHTY THOUSAND DOLLARS**  
**\$1,280,000**

The appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.

Mr. Troy Williams  
May 23, 2011  
Page 2

To the best of our ability, this appraisal meets or exceeds the requirements of Title XI of the Financial Institution Reform, Recovery and Enforcement Act (FIRREA) of 1989, Public Law 101-73, 103 STAT. 183, 51) (1989). The appraisal has also been made in conformity with the Code of Ethics of and Uniform Standards of Professional Appraisal Practice of the Appraisal Institute.

If you have any questions, please call me at (843) 762-5722.

Sincerely,

A handwritten signature in blue ink, appearing to read "C. O. Thompson, III".

C. O. Thompson, III, MAI, SRA  
S. C. Certification CG 85

COTIII - 2011c011











**SUMMARY OF SALIENT FACTS**

Location of Property: 220 Nassau Street, City & Charleston County, South Carolina, TMS  
459-05-01-067.

Owner: School District # 20 of Charleston County

Size of Property: 459-05-01-067 - 277 X 299, 82,823 SF, 1.90 acres

Zoning: DR2, Diverse Residential

Highest and Best Use: Vacant - Residential or community recreation area  
Improved - School, or community center, as improved.

Improvements: 42,575 S.F. brick on concrete foundation elementary school building.  
The current building is a functionally and economically marginal improvement to the site, having been renovated in 2006.

Value of Land: \$800,000

Market Value of Property:

**ONE MILLION TWO HUNDRED AND EIGHTY THOUSAND DOLLARS**  
**\$1,280,000**

Date of Appraisal: May 12, 2011

Appraiser: C. O. Thompson, III, MAI, SRA

Client: Mr. Troy Williams, Director of Facilities, Charleston County School District

**CERTIFICATION OF THE APPRAISER**

The undersigned certifies that to the best of his knowledge and belief:

The Market Value of the Fee Simple Interest in the following real property has been estimated as of **May 12, 2011**, as is.

Archer Elementary School  
City of Charleston, Charleston County, South Carolina  
TMS No. 459-05-01-067

The property was inspected by C.O. Thompson, III, MAI, on **May 12, 2011**.

Neither **ACRE-C. O. Nick Thompson, III, MAI, Appraisals, Counseling & Real Estate, INC.** nor the signatories of this Certification, have any present or prospective interest in the property that is the subject of this report and no personal interest or bias with respect to the parties involved.

The reported analyses, opinions and conclusions are limited only by the reported special and General Assumptions and General Limiting Conditions set forth in this report, and are my personal unbiased professional analyses, opinions and conclusions.

To the best of the appraiser's knowledge and belief, the statements of fact contained in this appraisal report, upon which the analyses, opinions and conclusions expressed herein are based, are true and correct. No one, other than the signatories of this Certification, prepared the analyses, opinions and conclusions concerning the real estate set forth in this report.

No one else provided significant professional assistance to the person or persons signing this Certification.

To the best of the appraiser's knowledge and belief, the reported analyses, opinions and conclusions were developed and this report has been prepared in conformity with the Uniform Standards of Professional Appraisal Practice and to the Code of Professional Ethics and Standards of Professional Appraisal Practice of The Appraisal Institute. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

As of the date of this report, I, C.O. Thompson, III, MAI, have completed the requirements under the continuing education program of the Appraisal Institute.

The compensation for this appraisal is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result or the occurrence of a subsequent event.

The appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.

Based on the appraiser's investigation, analysis and conclusions, an opinion has been formed that the market value of the fee simple interest in the subject property, based on a Street inspection at the request of the client, as of **May 12, 2011**, subject to the special and General Assumptions and General Limiting Conditions (which are incorporated by reference into this Certificate and which are fully set forth in the attached report) was:

**ONE MILLION TWO HUNDRED AND EIGHTY THOUSAND DOLLARS**  
**\$1,280,000**



---

C.O. Thompson, III, MAI, SRA  
State Certified General Real Estate  
Appraiser, S.C. Certificate No. CG 85



GENERAL ASSUMPTIONS

This appraisal report has been made with, and is subject to, the following general assumptions:

- That title to the property is assumed to be good and marketable unless otherwise stated. No responsibility is assumed for the legal descriptions or for any legal matter.
- That the definition of value together with other definitions and assumptions on which our analyses are based are set forth in appropriate sections of this report and are a part of these General Assumptions as if included here in their entirety.
- That title to the property is assumed to be marketable. The property is considered to be under responsible ownership and management and free of all liens and encumbrances except as specifically discussed herein.
- That the facts, estimates and opinions furnished the appraisers by others and contained in this report are considered to be from reliable sources and where feasible have been verified. However, no responsibility is assumed for the accuracy of the information. We reserve the right to modify the value estimates should more reliable or accurate information become available subsequent to delivery of this report.
- All engineering and/or surveys are assumed to be correct. The sketches, plot plans and drawings included in the report are included only to assist the reader in visualizing the property.
- It is assumed that there are no hidden or other unapparent conditions in the soil, sub-soil, structures or property which would render them more or less valuable. The appraisers specifically accept no responsibility for damage by termites, wood borers or any other wood infesting insects. No responsibility is assumed for such conditions or for engineering or inspection which would be required to discover them.
- Unless otherwise stated in this report, the existence of hazardous material, which may or may not be present on or in the property, was not observed by the appraiser. The appraiser has no knowledge of the existence of such materials on or in the property. The appraiser, however, is not qualified to detect such substances. The presence of potentially dangerous or hazardous materials, gases or toxic substances may affect the value of the property and in this appraisal the value estimate is predicated on the assumption that there is no such element on or in the property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them.
- Good structural and mechanical conditions are assumed to exist, and no opinion as to these matters is to be inferred or construed from the attached report.

- It is assumed that there is full compliance with all applicable federal, state and local environmental regulations and laws unless non-compliance is stated, defined and considered in the appraisal report.
  - It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a non-conformity has been stated, defined and considered in the appraisal report.
  - It is assumed that all required licenses, certificates of occupancy, legislated or administrative consents from any local, state or national governmental or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.
- 
- It is assumed that the utilization of the land and/or improvements is within the boundaries or property lines of the property described herein and that there is no encroachment or trespass unless noted within the report.
  - It was assumed that the quality and condition of the interior of the property is consistent with the visible exterior of the property improvements



GENERAL LIMITING CONDITIONS

This appraisal report has been made with, and is subject to, the following General Limiting Conditions:

- The appraisers, by reason of this appraisal report, are not required to give further consultation, testimony or to be in attendance in court or at any governmental or other hearing with reference to the property without prior arrangements.
- The distribution, if any, of the total valuation in this report between land and improvements applies only under the stated program of utilization. The separated allocations for land and buildings, if any, must not be used in conjunction with any other appraisal and are invalid if so used.
- Use and disclosure of the contents of this report are governed by the bylaws and regulations of the Appraisal Institute. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraisers or the firm with which they are connected, or any reference to the Appraisal Institute or to the MAI or SRA designations) shall be disseminated to the general public through advertising or sales media, public relations media, news media, or other public means of communication without the prior written consent and approval of the appraiser(s).
- Possession of this report, or a copy thereof, does not carry with it the right of publication. It may not be used for any purpose by any person other than the party to whom it is addressed without the written consent of the appraiser, and in any event only with proper written qualification and only in its entirety.
- The party for whom this appraisal report was prepared may distribute copies of this appraisal report in its entirety, to such third parties as may be selected by the party for whom this appraisal report was prepared; however, portions of this appraisal report shall not be given to third parties without the prior written consent of the signatories of this appraisal report.
- Additional copies of this appraisal may be obtained for an appropriate fee only with the knowledge and consent of the client.
- The Americans with Disabilities Act (ADA) became effective January 26, 1992. We have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property together with a detailed analysis of the requirements of the ADA could reveal that the property is not in compliance with one or more of the requirements of the act. If so, this fact could have a negative effect upon the value of the property. Since we have no direct evidence relating to this issue, we did not consider possible noncompliance with the requirements of ADA in estimating the value of the property.

### **PURPOSE OF THE APPRAISAL**

The purpose of the appraisal is to define the type of value estimate that the appraisal is intended. This value could be Market Value, that is what the property should sell for on the open market; Going Concern Value, the value for a specific use or user; Insurable Value, the cost to replace the property should something happen to it; Partial Interest Value, the value of a portion of the bundle of rights that is inherent in the ownership of a property, such as a percentage interest in the whole property, a leased fee or leasehold; or Investment Value, the value to an individual investor considering his investment criteria and potential tax ramifications.

The purpose of this appraisal is to estimate the Market Value of the subject property in the fee simple estate, as of **May 12, 2011**.

### **FUNCTION AND INTENDED USE OF THE APPRAISAL**

The function and intended use of the appraisal is for the client's internal use, including but not limited to, rendering a decision to sell the property. The client of this appraisal is The Charleston County School District, and no others. It is the understanding of the appraiser that the intended use of this appraisal is for determination of value for sale, and no other use. Should a copy of this report be provided to a third party by the client, that party does not become a recognized client by the appraiser, without written agreement in advance, nor does that third party have any rights of the client.

**IDENTIFICATION AND HISTORY OF THE SUBJECT PROPERTY**

The subject property is identified on the Charleston County Assessor's Tax Maps as TMS No. 459-05-01-067. It is owned by Charleston County School District 20. It was acquired by a deed recorded in the R.M.C. Office of the County of Charleston.

The property is located in the City of Charleston, and County of Charleston, and is the school located 220 Nassau Street. Its dimensions are approximately 82,823 SF. 1.90 acres and currently improved with a 42,575 S.F. 2 story school.

SEE TMS C459-1-3

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MEETING

NASSAU

HANOVER

JACKSON

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STREET

STREET

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TMS c459-5-3

SEE TMS c459-5-4

TAX MAP PREPARED BY THE COUNTY ASSESSOR'S OFFICE.  
THE CHARLESTON COUNTY BOARD OF ASSESSMENT CONTROL  
RESERVES THE EXCLUSIVE RIGHT TO SELL THIS MAP.  
NO RESALE OR REPRODUCTION FOR RESALE PURPOSE IS  
PERMITTED.

TAX DISTRICT NO.	7-1
SCHOOL DISTRICT NO.	20
AREA:	CITY OF CHARLESTON
AERIAL PHOTO NO.	4 - 620 a-621

TAX MAP NUMBER

1"=400'	1"=100'	1"=50'
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459-5-1

C

CHARLESTON COUNTY, S. C.

## SCOPE OF THE APPRAISAL INVESTIGATION

This appraisal analysis will be completed in several distinct phases; general data collection, neighborhood data collection, subject property data collection, market data collection, analysis of all collected data, highest and best use analysis, valuation, and report preparation. These phases are described below.

### General Data Collection and Analysis:

This involves collection of data relating to national, regional, and local trends, and identification and analysis of the social, economic, governmental, and environmental forces affecting the market value.

### Neighborhood Data Collection and Analysis:

This entails inspecting the subject neighborhood; collecting and analyzing data on growth trends, demographics, physical characteristics, utilities, and public or private infrastructure.

### Subject Property Data Collection and Analysis:

In this phase, the subject property is inspected, the people with knowledge of the property and its operations are interviewed, available blueprints and site plans are reviewed, relevant information such as real estate taxes and zoning are reviewed, and the functionality and condition of the subject improvements are analyzed.

### Market Data Collection and Analysis:

In this phase we will obtain and verify comparable sales data for both vacant land and improved properties; collect comparable rental data; inspect the comparables and collect market information related to capitalization rates, operating expenses, yield requirements, construction costs and depreciation.

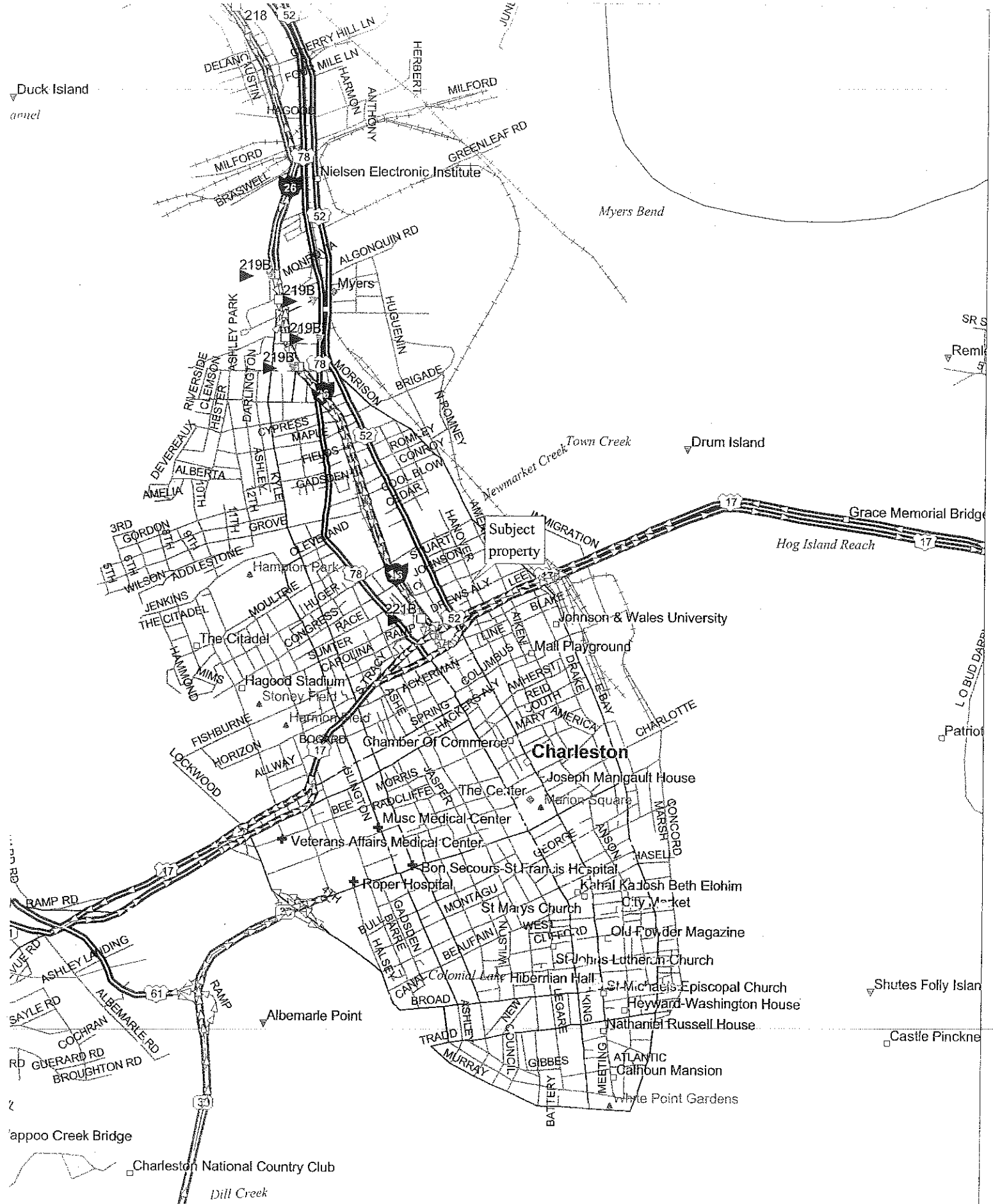
### Highest and Best Use Analysis:

In this phase we will analyze all collected data within the framework of supply and demand, legal use, physically possible use, feasible use and that use which is maximally productive both for the site as though vacant, and the property as improved, if applicable.

Valuation:

In this phase, we will apply the Direct Sales Comparison Approach to estimate land value. To estimate the market value of improved property, we apply as applicable the Direct Sales Comparison, Cost, and Income Approaches. These indications of value will then be reconciled into a final value estimate.

Report Preparation: The final phase of the appraisal process is the preparation of a full and complete report.



### AREA ANALYSIS

The City of Charleston in Charleston County, South Carolina is one of America's most historic cities, having been incorporated in 1783. English colonists established the original settlement in 1670, under a grant by Charles II, King of England, in whose honor the city was named Charles Towne. The center of the city is located on a peninsula of land at the confluence of the Ashley and Cooper Rivers which create a deep water harbor only five miles from the Atlantic Ocean.

Charleston County is one of three counties which makes up the Metro Region. This three county metropolitan statistical area (MSA) includes Berkeley, Dorchester and Charleston Counties. In reviewing the Charleston area economy, the Charleston MSA should be considered as one entity because of the close physical and economic association of the counties. Charleston County is the cultural and economic epicenter, Berkeley is the largest county geographically, and Dorchester is the fastest growing county in South Carolina in regard to residential growth. The City of Charleston and North Charleston are the two major urban areas within the Metro Region.

The Charleston MSA is not a regional distribution center because of the coast line limitation. However, it is a major port city and has many amenities which contribute to the quality of life prevalent in the area. These factors have resulted in a steady growth. Over the last two decades, the Charleston Regional Development Alliance announced the relocation of over 100 existing companies and over 20,000 new, direct jobs to the Charleston area. Led by Boeing's plant for sections of the newly developed 787, and the recent announcement and construction start of a second assembly line for the 787 to supplement the Seattle plant's production line and the 1990's Nucor's 500 million dollar steel mill in Berkeley County, other new large scale developments include Amoco, Quozel. And the 1980's - 1990's Belk Department Stores distribution warehouse, Saks Fifth Avenue, and Mikasa distribution warehouse, which have fallen victim to the recession of the past four years.



According to the Alliance, in the first half of 2004, 5 new companies had announced their relocation to the area with a capital investment of \$12.58+ million and 252 new jobs. In 1999, the Alliance announced 16 new or expanded companies during the past year with a total capital investment of over \$314 million and 1,535 new jobs. The last four years with the gradual, then rapid slowing of the economy, has seen some indications of job availability with the closing of the Mikasa distribution center and the layoffs at some plants including the American LaFrance plant and some other smaller plants.

The economic development activity combined with the good seaport facilities and favorable business climate, particularly the Boeing developments with over 7,000 new jobs with Boeing, and another 5,000 + supporting and spinoff operation jobs should allow for some continued growth in each of the region's economic sectors.

### **Population**

The Charleston County population growth between 1990 to 2000 was 5.1% compared to 8.3% for the Metro area, and from 2000 to 2008, projected 12.3% compared to a Metro growth of 17.4%. The population for the entire state from 1990 to 2000 grew from 3,486,703 to 4,012,012, or 15.1%, and in 2008 estimated at 4,479,800, or 11.7%. These demographic growth rates bode well for a continuing good economic climate for the Metro area. The population trends as prepared by the Center for Business Research.

The greatest future growth is projected to occur in Berkeley and Dorchester Counties which are obtaining a growing industrial base. However, the peninsula Charleston area has been the center of the financial-legal community and is expected to continue to maintain this position. The Federal and County Courthouses and office buildings in downtown Charleston anchor a large satellite office area. Hurricane Hugo in 1989 caused the County Court system to move temporarily to North Charleston, but construction of a new Court Annex to the County Office Building near Broad, Meeting and King Streets has been completed.

The 2000 Census population statistics show the current population for the Charleston MSA was 549,033. This represents an increase of 8.3% over the 1990 Census. 2008 estimate of 644,506 represents an increase of 17.4%.

Economic - The Trident economy is heavily based on three major economic forces: (1) tourism, (2) healthcare and (3) the port. These will be addressed briefly in order.

1. Tourism. In 2003 an estimated 4.06 million visitors came to the Charleston region for conventions, recreation or sightseeing, in 2009, 3.93 million, with a top in 2007 of 4.33 million. The downtown area of Charleston dates back to 1680, with existing houses from the mid 1700's. The old portion of Charleston has one of the best stocks of vintage architecture in the country, and has received national recognition for preservation of the original character of the residential areas. The City of Charleston, through police power and zoning, has encouraged restoration and preservation of structures, neighborhoods and quality of life that offers visitors a view of past eras. Other attractions include the beaches, museums, historic forts and plantations, parks, gardens and wildlife refuges.

Tourism has an estimated \$2.8 billion annual economic impact to the Charleston region that provides over 94,000 direct and in-direct visitor related jobs in the local economy.

The average daily rate for hotels was \$107.80 in 2001 and increased to \$109.75 in 2002 and then \$105.72 in 2003, rate for 2004 was \$112.67, 2005 - \$128.61; 2006 - \$138.89; 2007 - \$150.47. Occupancy rate has also increased from 67.3% in 2002 to 68.24% in 2003, 67.78% - 2004, 70.11% in 2005, 72.5% in 2006 and 73.5 in 2007 .

2. Healthcare - The Charleston region's healthcare industry's core is based with more than 2,000 physician and ten primary care hospitals, which collectively employ approximately 17,000. The rest of the industry includes private medical offices, nursing and personal care services and other healthcare organizations. By supporting 32,000 total direct jobs in the tri-county area, the healthcare industry directly employs about one in ten of all workers in the region, confirming it as one of the major economic engines. The region's overall performance in 1999 led the medical community to continue expanding to meet the healthcare needs of a growing

population. Since that time, CareAlliance Health Systems (the alliance of Roper and Bon-Secours St. Francis hospitals) has constructed a 40,000 square foot medical center east of the Cooper River in Mt. Pleasant, as well as adding an ambulatory surgical center in Moncks Corner. On Daniel Island, Trident Health Systems has constructed a 40,000 square foot outpatient medical center and has also completed a new center in the Moncks Corner area. The Medical University of South Carolina welcomed a new president, Dr. Raymond Greenberg, after the retirement of Dr. James Edwards, also a former governor of South Carolina. MUSC is perhaps the hub of the entire medical industry economically, as it is the tri-county's single largest employer with over 10,000 employees at its colleges, medical service centers and research facilities. A study of MUSC's externally funded medical research in the Charleston area found that the research conducted under its auspices had an economic impact of over \$131 million on the Charleston region. The opening of the new MUSC hospital in early 2008 greatly expands the medical capability in the area. There are new hospitals of Roper Saint Francis and of Tenet East Cooper Hospitals with a opening for Roper at Carolina Park scheduled November1, 2010 and East Cooper adjacent to the existing campus of Von Kolnitz opened in the spring of 2010 will greatly expand service for the East Cooper area.

### 3. Port Facilities

The Port of Charleston is the fifth busiest container port in the United States and ranks first on the entire Southeast and Gulf Coasts. The Port has four intermodal facilities which handle container, breakbulk, project cargo, heavy lift, refrigerated, barge service and ro/ro cargo. The port terminals offer 18 container cranes and can accommodate 18 vessels at a time. A fifth terminal is currently being planned for construction on 1,300 acres at the old Charleston Naval Base, centrally located in the Charleston region.

ORION is the S.C. State Ports Authority's computerized document processing system which allows 90% of cargo to be cleared before ships enter the port. U.S. Customs and the U.S.



Department of Agriculture, along with all types of port-related public and private entities are linked to ORION, allowing for one of the fastest cargo clearance systems in the nations.

The Port of Charleston is the busiest of the three in South Carolina and is, in fact, the fifth busiest in the entire nation when measured by twenty-foot equivalent unit (TEU) activity. In 2004 the South Carolina Ports Authority (SPA) served more than 2,503 ships and barges at its terminals in Charleston, Georgetown, and Port Royal was closed in early 2008. The Charleston Port is the busiest container port along the Southeast and Gulf coasts. The SPA handled 1,884,000 TEU's 2007; 1,694,000 TEU's in 2008 and 1,368,000 TEU's in 2009. Breakbulk cargo decreased to 835,000 tons in 2009, down from 947,000 in 2008 and 1,235,000 in 2007. In addition, the port owned grain elevator handled 68,400 tons of bulk shipments. Top commodities across Charleston docks include foodstuffs, forest products, consumer goods, machinery, metals, vehicles, chemicals and clay products. Accomplishments by the Port for its future success include the completion in 2004 of the harbor deepening project that began in 1999 and deepened the inner harbor channels to 45 feet at mean low water, as well as their investment of millions of dollars on equipment and existing facility improvements. Long-term needs include preparing to permit a new three berth, 280-acre marine terminal at the former Charleston Naval Base. The SPA also announced in 2007 The SPA condemned property for a state port in Jasper County on the Savannah River. There an agreement in process for a jointly operated port between South Carolina and Georgia. These achievements were crucial in order to continue to support the existence of over 15,000 direct and indirect jobs in the Charleston tri-county area and 83,000 jobs statewide. The upcoming challenge for the Port will be permit approval for the proposed Global Gateway terminal, which would be phased in over the next 15 to 20 years. The terminal is planned for the southernmost tip of The old Naval Base.

With the Port of Charleston's continued success, the forecast is for the South Carolina State Ports Authority's total tonnage to increase.

**Retail Trade** - According to the South Carolina Tax Commission, retail sales have been as follows:

Annual Economic Indicators							
Charleston Metro Area							
Gross Retail Sales (\$000)							
	2003	2004	2005	2006	2007	2008	2009
Berkeley	2,792,175	2,916,269	2,774,618	3,338,564	3,717,958	4,010,417	N/A
Charleston	10,042,059	10,681,929	12,050,201	13,084,036	13,084,036	13,408,466	"
Dorchester	1,207,613	1,404,172	1,571,065	1,789,947	1,783,522	1,853,076	"
MSA	114,041,847	15,002,370	16,395,884	18,134,093	18,585,516	19,271,959	"
Increase							

Source: South Carolina Tax Commission Charleston Chamber of Commerce

### Employment History

#### **Employment History - Charleston MSA**

	Civilian Labor Force	Employed	Unemployed	Unemployment Rate
1996	244,320	233,090	11,230	4.6%
1997	262,450	256,256	6,194	2.4%
1998	262,620	255,860	6,760	2.6%
1999	266,420	258,040	8,380	3.1%
2000	282,490	276,010	6,480	2.3%
2001	281,840	272,350	9,490	3.2%
2002	268,344	256,189	12,155	4.5%
2003	278,825	264,212	14,613	5.2%
2004	288,507	273,061	15,446	5.4%
2005	296,690	280,730	15,960	5.4%
2006	304,527	289,018	15,509	5.1%
2007	313,324	298,998	14,326	4.6%
2009	322,308	290,964	31,344	9.7%

Source: South Carolina Department of Labor/Charleston Chamber of Commerce

Income

Charleston County average household income grew from \$18,305 in 1980 to \$28,922 in 1990, an increase of 58% for a ten year period or an average of 5.8% per year. This yearly increase is greater than the rate of inflation. The average household income for Charleston County was \$54,744 for 2003 according to sales and marketing management magazines survey of buying power.

According to the 2000 Survey of Buying Power, the Median Household income for the Charleston MSA was \$33,607 versus \$32,285 in 1999 and the Average Household income was \$40,600. Approximately 25.7% of the households have incomes between \$20,000-\$34,999; 19.3% are between \$35,000 and \$49,999; and 26.3% of the households in Charleston have incomes of over \$50,000.

According to Charleston Regional Development Alliance in 2008 there were 237,004 households with a median household income of \$52,302 and an average household income of \$70,143



Construction - The total construction industry in the Metro area is reflected in the chart below:

	<u>2000</u>	<u>2001</u>	<u>2002</u>	<u>2003</u>	<u>2004</u>	<u>2005</u>	<u>2006</u>	<u>2007</u>	<u>2008</u>
<b>PERMITS</b>									
Single Family	3,784	3,739	4,984	5,384	737,371	8,084	7,304	5,602	N/A
Multi Family	1,624	1,184	997	2,010	935	2,734	1,769	1,178	"
Total New Residential	5,408	4,923	5,981	7,394	8,306	10,818	9,073	6,780	"
New Non Residential	1,136	1,012	1,043	1,043	1,214	1,461	1,357	1,278	"
<b>VALUE OF CONSTRUCTION (\$000)</b>									
Single Family	574,323	572,793	766,780	797,465	1,136,449	1,470,099	1,429,059	1,150,064	"
Multi Family	135,839	77,853	71,244	102,891	80,740	289,891	163,952	117,648	"
Total New Residential	715,739	692,208	838,024	903,563	1,217,189	1,759,990	1,593,011	1,267,712	"
New Non Residential	275,196	399,634	245,424	240,900	300,265	455,683	492,736	447,121	"
Total \$ Value *	1,189,809	1,050,279	1,215,133	1,302,023	1,791,296	2,406,938	2,336,767	1,849,658	"

\*Includes new permits plus additions and alterations.

Source - Chamber of Commerce

## Housing

The increase from 1980 to 1990 was 31.6% and from 1990 to 2000 is 17.2%.

### BERKELEY, DORCHESTER, CHARLESTON HOUSING UNITS

	<u>1960</u>	<u>1970</u>	<u>1980</u>	<u>1990</u>	<u>2000</u>	<u>2008</u>
Berkeley	9,732	16,240	31,775	45,697	54,717	55,326
Dorchester	7,025	9,726	20,338	30,682	37,237	43,414
Charleston	<u>61,951</u>	<u>77,067</u>	<u>99,764</u>	<u>123,550</u>	<u>141,031</u>	<u>138,264</u>
Region	78,708	103,033	151,859	199,879	232,985	237,004

Source: 2000 Data based on information from the South Carolina Division of Research & Statistical Services, Statistical Abstract, South Carolina Budget & Control Board



### Higher Education

The MSA has varied educational facilities. The Medical University of South Carolina (MUSC) located in Charleston was established in 1824 and was the first medical school in the south, with approximately 2,400 students. It has six colleges and a 596-bed hospital. The Citadel (the Military College of South Carolina with over 3,600 students), the College of Charleston/University of Charleston (with over 11,500 students), and Charleston Southern University (formerly Baptist College, with over 2,800 students) are three liberal art schools in the area. Trident Technical College (with over 11,000 students) is operated by the State Board for technical education and is the primary facility to train workers for industry located in South Carolina. TTC has developed a culinary school to replace the Johnson & Wales closed in 2006. Other facilities include The Lowcountry Graduate Center (a cooperative effort of The Citadel, The College of Charleston and MUSC), Webster University, Miller-Motte Technical School, Limestone College (satellite facility), Embrey-Riddle Aeronautical University, Charleston School of Law (established 2004) and Charleston School of Law. There is also Southern Wesleyan University in North Charleston and American College of Building Arts, Centura College, ECPI College of Technology, Southern Illinois University, Strayer University, Troy University, Virginia College, and Voorhees College. The enrollments total 34,879 undergraduate students and 7,027 graduate students.

### General

As in most major seaport cities, the older industrial areas are found on the waterfront or major rivers, with newer development in industrial parks near primary arterial highways and the International Airport in North Charleston. The main business community is located in the downtown area. The peninsula city is a dense urban area with mixed uses of the seaport and business community, the historic residential area and the educational-hospital complexes working together.

The upper metropolitan region contains numerous bedroom communities for the Charleston area. Small towns such as Summerville, Goose Creek, Moncks Corner, Ladson, Hanahan, and outlying unincorporated subdivisions have numerous single family home areas. The residents of these areas

mostly use Interstate 26 to commute to the urban employment centers. Most manufacturing concerns are located north of Charleston in lower Berkeley and Dorchester Counties and especially in the Summerville and Moncks Corner areas.

The Charleston economy appears to be stable and is expected, after the current economic downturn, to have continued growth in the foreseeable future. The four basic factors influencing real estate values, identified as social, economic, governmental and physical, all appear to be well balanced, creating an overall stable real estate market in the Charleston area.





### NEIGHBORHOOD ANALYSIS

The subject property is located in a neighborhood considered to be the area between Mary Street and Huger Street, east of Meeting Street in the Peninsula City of Charleston. This area is generally known as the Eastside. The primary development in the subject neighborhood is low to mid density residential properties, with some apartment buildings and neighborhood commercial and office uses.

To the east is the Maritime center of the Port of Charleston. To the south is the Wraggborough and a mix of upper level residential, office and commercial properties, to the west is the upper end of the Central Business District and the Westside, and to the north is newer mixed development of the early to mid 20<sup>th</sup> century.

The area originally was settled around 1800 and gradually expanded to cover the entire peninsula up to Mt. Pleasant Street, by the 1920's. Harleston Village and Ansonborough were initially outlying subdivisions of the City in about 1800. The area enjoys an average to slightly below average reputation in comparison with the rest of the Charleston Metropolitan area.

The topography in the area is basically level with adequate drainage. The appraiser has not made any study of the soil conditions in the area, however, his general knowledge of the area dictates that low rise buildings with spread footings can be supported in many areas, but, any high rise construction will require pilings to the marl, which varies from 20 to 70 feet below the surface. The appraiser recommends soil tests before any major construction.

Utilities are available in the area as follows:

Power is provided by South Carolina Electric & Gas Company.

Water is provided by Charleston Water System.

Sewer is provided by the Commissioners of Public Works, now called the Charleston Water System.

Telephone service is provided by AT&T, formerly BellSouth.

This area has enjoyed a relatively stable real estate growth over the past 50 years and this trend is expected to continue for the foreseeable future.

### ZONING

The subject property is currently zoned DR2 - Diverse Residential by the City of Charleston Planning and Zoning Board. This zoning designation is compatible with the current use of the properties in the area.

### CENSUS TRACT AND FLOOD DATA

The subject property is located in Census Tract 4. It shown on Flood Map Panel 45019C 0512 J, dated November 17, 2004. The subject property is in Zone AE elevation 13 meaning that the first floor finished surface must be above 13 feet MSL. The property is in a flood Plain and subject to flood in a severe weather situation like very heavy rain, and Hurricanes when well over several inches of rain overwhelm the city drainage system, or storm surge hits.



InterFlood



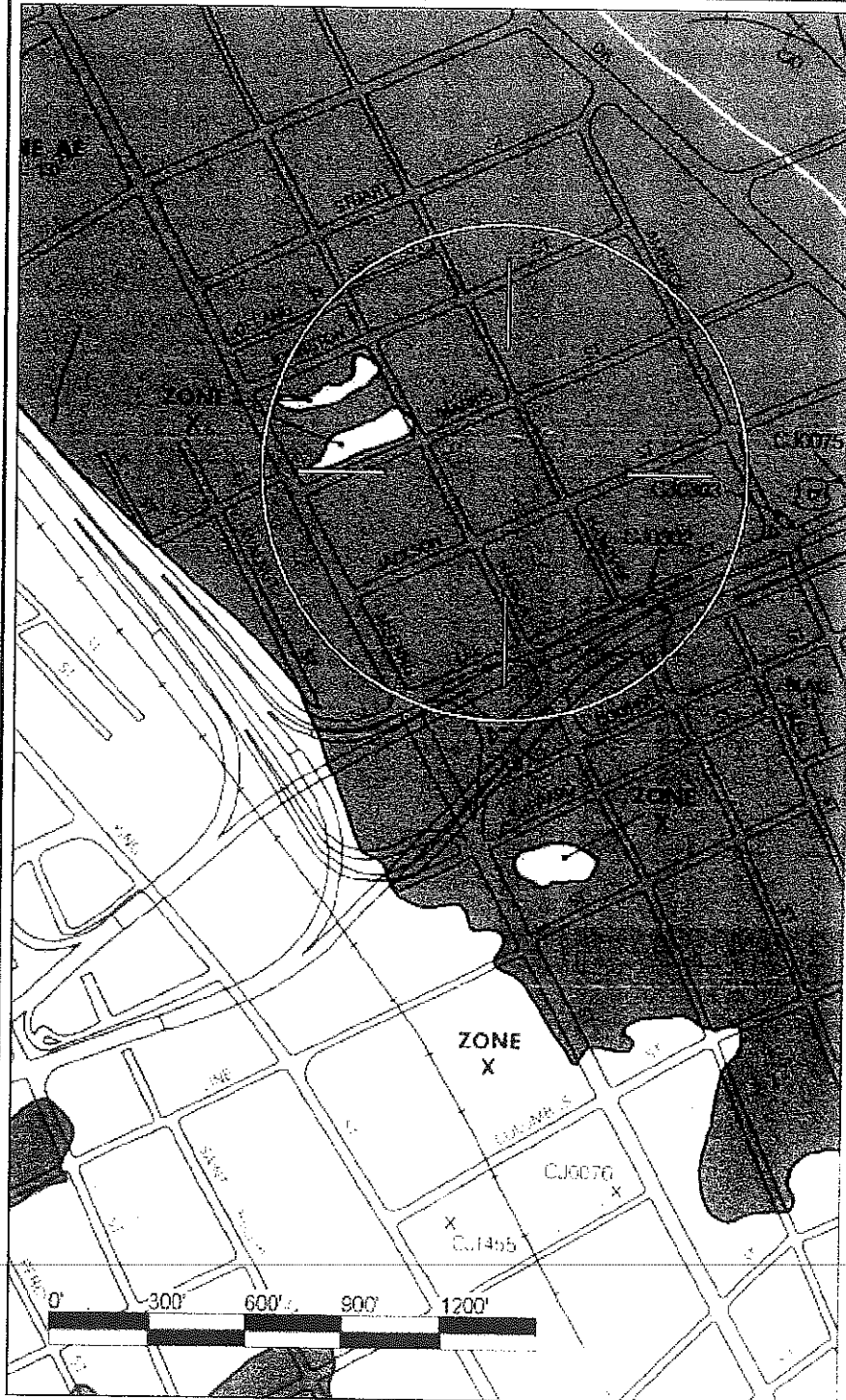
www.interflood.com • 1-800-252-6633

Prepared for:

ACRE-C.O. Nick Thompson, III, MAI

220 Nassau St

Charleston, SC 29403-5024



**FLOODSCAPE**

**Flood Hazards Map**

Map Number  
45019C0512J

Effective Date  
November 17, 2004

Powered by FloodSource  
377.77.FLOOD  
www.floodsource.com

© 1999-2010 SourceProse and/or FloodSource Corporations. All rights reserved. Patents 6,631,325 and 6,675,215. Other patents pending. For Info: info@floodsource.com.

### ASSESSMENT AND TAXES

Under the current Constitution and Statutes of the State of South Carolina, the assessment function is in the hands of the County Assessor, except for industrial and utilities, which are assessed by the South Carolina State Tax Commission. Valuation is based on use and/or market value with different ratios for different classes of property.

Agricultural property is assessed at use value, upon approved application, with a four percent ratio for private ownership or six percent for corporate ownership.

The primary residence is assessed at four percent upon application.

Industrial and utility properties are assessed at ten and one-half percent of the Tax Commission appraised value.

All other property is assessed at six percent of market value.

The subject property is currently exempt as a government owned property. If taxable, it would be based on a 2005 reappraisal. The assessment is based on a 6% ratio. The 2010 millage for the subject's tax district was .2601, less a credit from a sales tax rebate begun in 1991 based on  $0.00142 \times$  appraised value for the City and County Levy. This is the cost of governmental operations. This millage includes all of the governmental entities.

Due to increased cost of government, 2011 taxes are expected to be slightly higher.

There was a complete revaluation of the county for 2005. Values should approximate market values and millage was adjusted for zero increase in tax base countywide. Recent legislation now require revaluation every 5 years. The next anticipated revaluation is planned for 2011. Under current law, owner occupied residential property is capped at a 15% increase in value for tax purposes



## SITE DESCRIPTION

### Location

The subject property is located at 220 Nassau Street, City of Charleston, Charleston County, South Carolina. The property is 6 blocks northeast of the upper Charleston CBD.

### Size, Shape and Access

The subject school site is rectangle in shape and contains approximately 1.90 acres, 82,823 square feet.

### Topography

The subject site is level and at grade with Nassau Street sidewalk. Drainage appears to be adequate.

### Soils

As referenced previously, a report of subsurface soil conditions is not available. An inspection of the property indicated that there were no apparent adverse soil conditions affecting the subject property. The area is typically sandy loam soil, with a relatively high water table and several grand trees.

### Potential Environmental Hazards

A Phase I Environmental Assessment report was not furnished. In the absence of a Phase I report, this appraisal assumes there are no potential environmental hazards present on the site that would adversely affect the value. Please note the Limiting Conditions regarding this matter.

Utilities

Utilities available to the site include electricity, telephone, and municipal water and sewer. Utilities appear to be available in sufficient quantity to serve the existing school development, or virtually any other use.

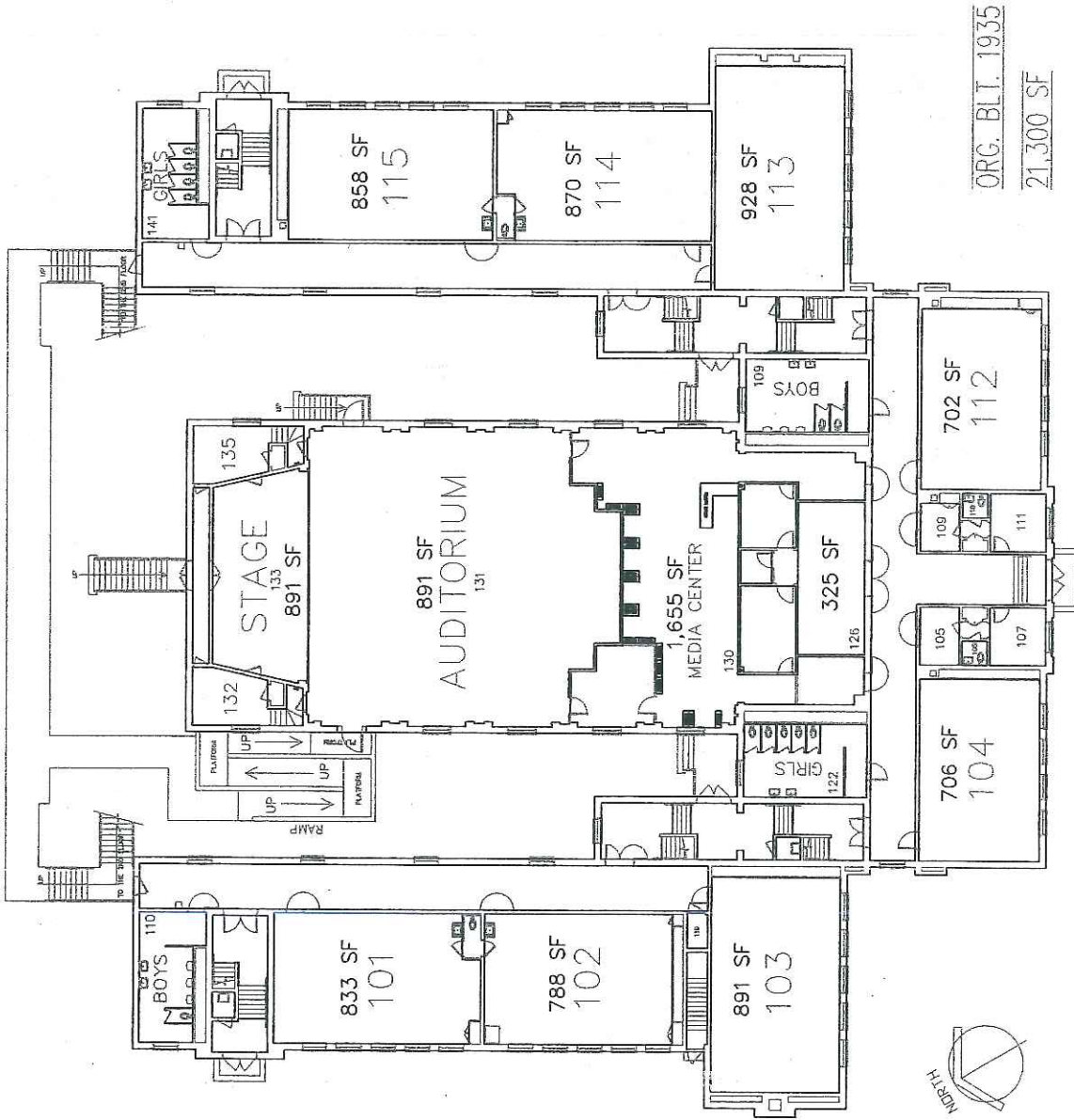
Summary

In conclusion, the subject site contains the necessary utilities and is of an adequate size and condition to support current and similar demand usage. The physical and functional characteristics meet the standards of the typical purchasers of this type of property in this area.

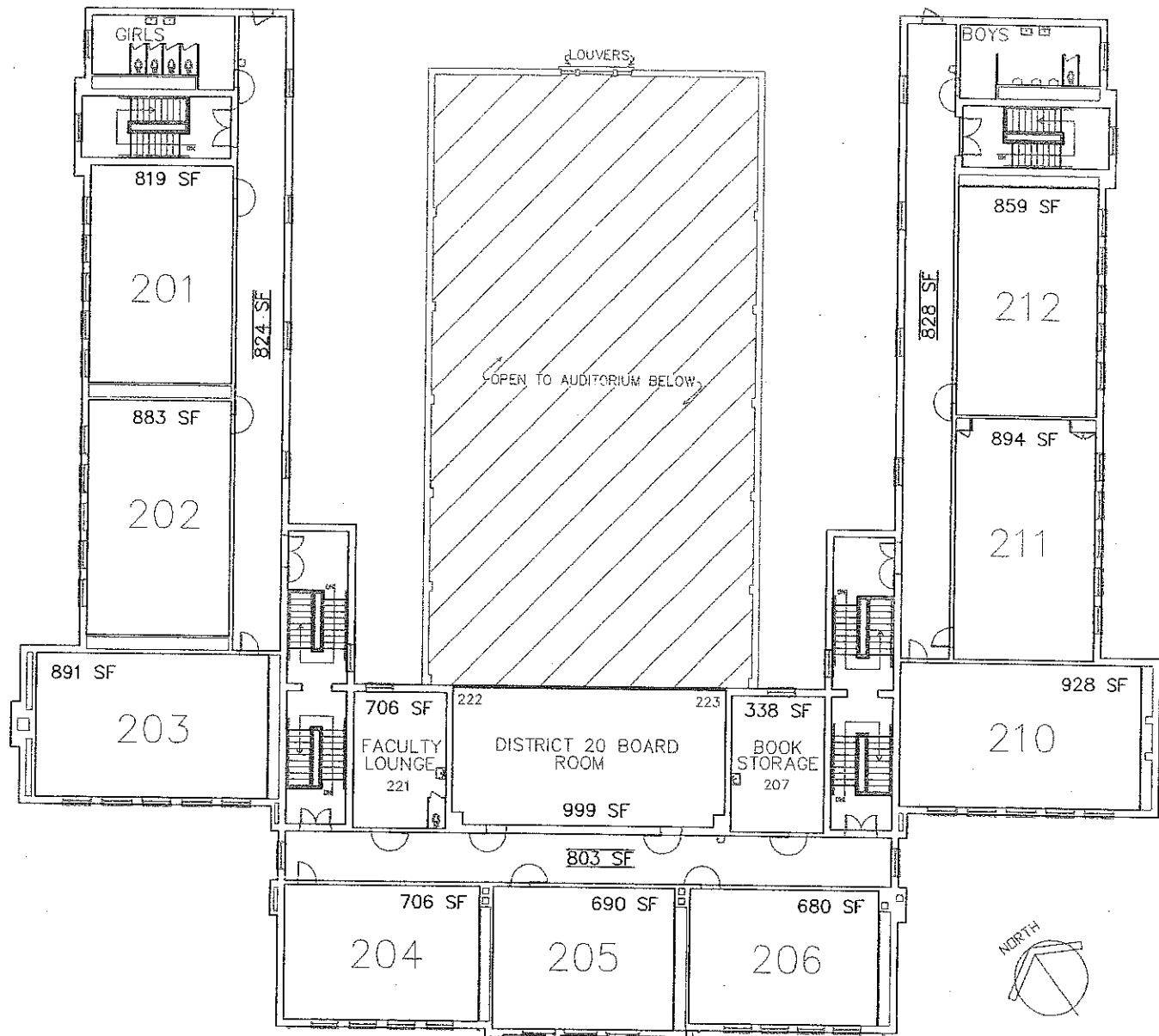
**IMPROVEMENTS**

The site is presently improved with 42,575 S.F. elementary school, 2 story, brick on concrete foundation and slab, built up and Gable shingle roof. The floor plan of the building is included. and is typically functional for the mid 1930's age. It was renovated in 2006, but, is not earthquake reinforced. The building is approaching the end of its functional and economic life, and has been taken out of service because it fails to provide a modern design and degrees of finish commensurate with modern educational and is being excessed.

SANDERS—CLYDE ELEM.



# SANDERS-CLYDE ELEM.



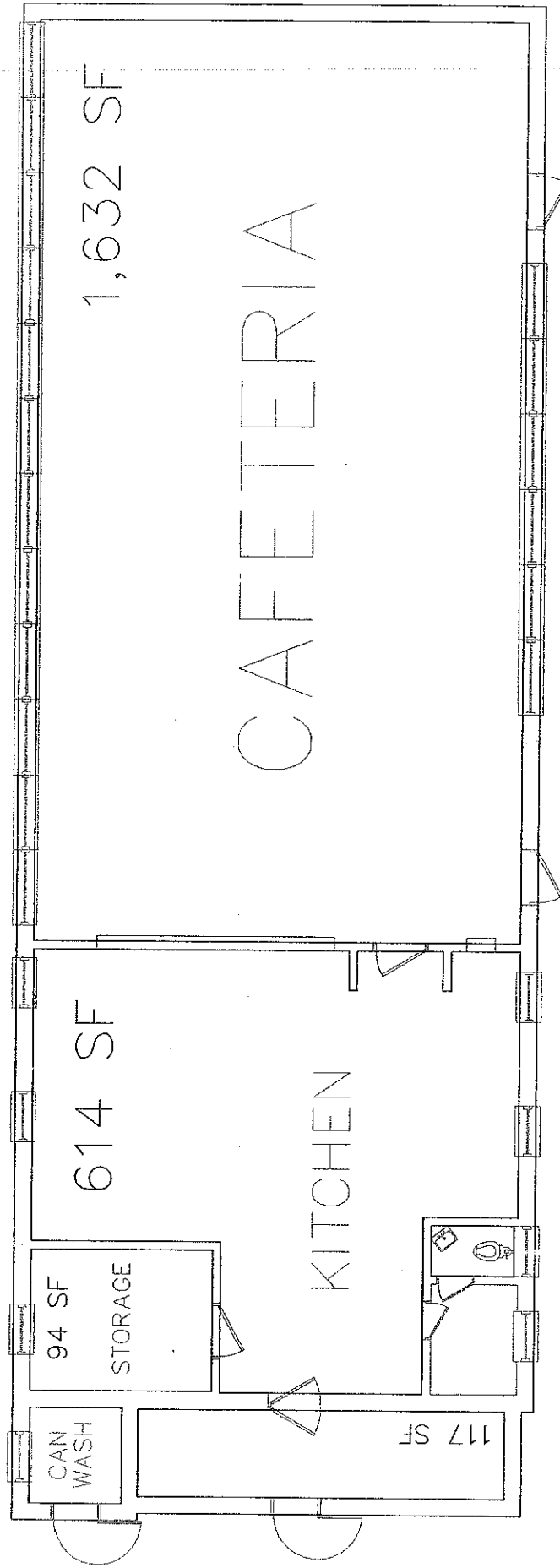
5/2/06

ARCHER CAMPUS

BLDG. 410 - SECOND FLOOR

15,723 SF

ORG. BLT. 1935



ARCHER CAMPUS

BLDG. 411 - FIRST FLOOR

5/2/06

ORG. BLT. 1935

2,854 SF

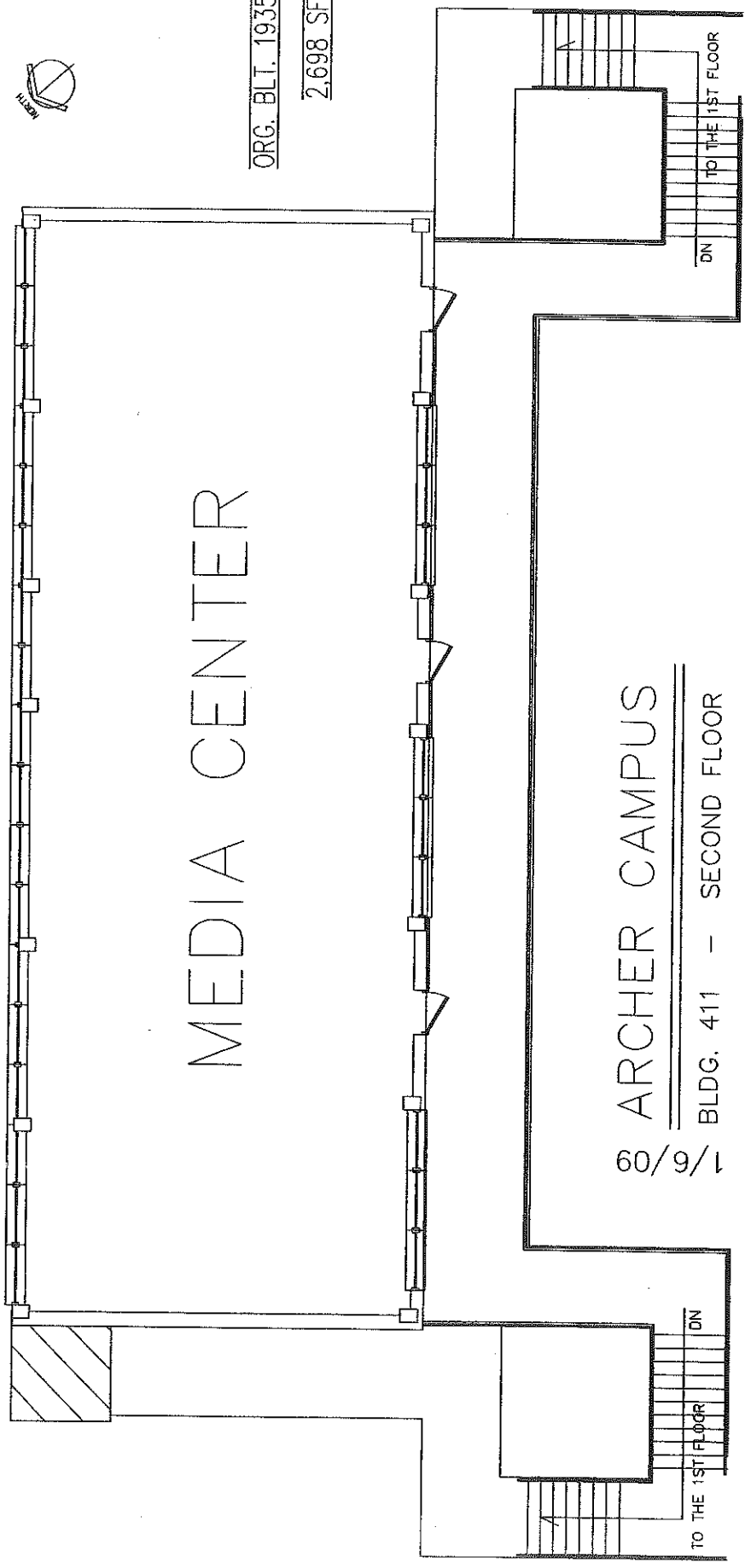


# MEDIA CENTER

ORG. BLT. 1935

2,698 SF

60/9/1  
ARCHER CAMPUS  
BLDG. 411 - SECOND FLOOR



### HIGHEST AND BEST USE

The Appraisal Institute defines highest and best use as follows:

**"That reasonable and probable use that supports the highest present value, as defined, as of the effective date of the appraisal. Alternatively, that use, from among reasonably probable and legal alternative uses, found to be physically possible, appropriately supported, financially feasible, and which results in highest land value."**

The definition above applies specifically to the highest and best use of the land. It is to be recognized that in cases where a site has existing improvements on it, the highest and best use may very well be determined to be different from the existing use. The existing use will continue, however, unless and until land value in its highest and best use exceeds the total value of the property in its existing use.

The four essential criteria for use under this concept were considered in the sequence shown below:

1. Physically possible uses were considered in terms of the size, shape, land area and topography. Also considered were the availability of public utilities.
2. Legally permissible uses were considered. These result from such limitations as those imposed by private deed restrictions, zoning, building codes and environmental regulations.
3. Financially feasible uses are those uses that meet the conditions imposed by the two previous criteria and which may be expected to produce a positive financial return.
4. Maximally Productive use is that which among the highest financially feasible uses provides the highest rate of return, or value (given a constant rate of return).

Generally accepted professional appraisal practice dictates that in appraising improved property, the highest and best use be estimated under two different premises. First, the highest and best use of the site as if the site were vacant and available for development must be estimated. The second analysis estimates the highest and best use of the property as presently improved, if improved, which is not the case in this analysis.



Highest and Best Use of the Site, Vacant

The highest and best use of the subject site will be discussed in terms of its physical, legal and feasible uses. Then the maximum productive use of the site is analyzed.

Physical Use of the Site. As mentioned in the Description of the Site the subject property is 1.90 acres, rectangular in shape to accommodate the typical site for a building. The sites are not limited in its development except by size. The soil conditions appear acceptable, and most any type of development is possible. Therefore, the site is not physically restricted except by size, and most any use is physically possible within size constraints. The site individually offer potential of residential redevelopment, or the whole site works for a similar use as it is currently used.

Legal Use of the Site. The subject property is currently zoned as DR2 diverse residential, by the City of Charleston. As mentioned in the Zoning section of this report this zoning allows single and limited multiple family residential and supporting uses, including schools as a permitted use. Therefore, these are the legally permissible uses of this property.

Financially Feasible Uses of the Site. The feasible uses of a site are determined not only by its physical and legal constraints, but also by current market conditions. As previously noted, although the site is not restricted physically, except by size, it is legally restricted to use as diverse or, single family development, or school use. Since the use as a school is physically deficient under current standards, an alternate use as a social services, or similar use site is reasonable.

Maximally Productive Use. The highest and best use of the land is that use from among the financially feasible uses that provides the highest rate of return (or value), usually over the long term. Since the most financially feasible use of the site is service, or similar, this is the maximally productive use as if vacant, and redevelopment of the site as improved.

### LAND SALES COMPARISON APPROACH

The most universally accepted method of valuing vacant land is by comparison with properties that have recently sold in the competing marketplace, with adjustments for differences to estimate the value that the subject property would have sold.

The appraiser has researched the sales that have occurred in the area and has selected the sales listed on the following pages as the most comparable.

#### Discussion of Adjustments:

Time - prior to 2007, value growth in the area was in the range of 10% per year. With the economic downturn in late 2007 and 2008, magnified in later 2008 by the credit crunch, and possible gains in early 2007 have been offset.

Location - location as a subjective adjustment to reflect the market acceptance of the location of the sale and the subject property appropriate adjustments are made, as necessary. Sales used are from the Eastside area which has distinct sub-markets above and below Lee Street. Values drop dramatically as one moves north. The Subject is in the middle of the transition as evidenced by the last sale, Drews Court on the same tax map with the subject, and midway between the values of the Columbus Street sales and Cedar Street Sales.

Size - there is little or no adjustment necessary for size of land unit value, as the sales are relatively close and the unit values are typically consistent. Location is a more significant consideration.

Based on the following analysis of these sales, it is the opinion of the appraiser that the subject property should sell for \$11.00 per Square foot for a typical lot. The subject parcels are all very regular and front streets so that any subdivision would only require a survey and plat, estimated at 5% plus an allowance of 10% entrepreneurship and 15% time cost of money discount. Allowing 30% cost to subdivide, the net land value would be \$7.70/SF. This would produce the low side of

value estimate compared to a total sale @ \$11.00/ SF, top side estimate producing a value range for the subject land of:

SUMMARY OF LAND VALUE

459-05-01-067, 82,823 SF = \$637,737 - \$911,053

Realistic estimate

\$800,000

## Land Comparables Table

TMS #	ADDRESS	DATE	SALE PR.	AREA	SP/SF	COMPARISON	ADJ SP/SF
4590101056	15 CEDAR	09,2005	\$22,000	3,600	\$6.11	LOC, TIME +45%	\$8.86
4590101058	11 CEDAR	05,2007	\$15,000	3,000	\$5.00	LOC, CONDIT. +55%	\$7.75
4590504151	67 HANOVER	06,2007	\$65,000	2,080	\$31.25		\$31.25
4590504010	101 AMERICA	06,2009	\$44,500	2,600	\$17.11		\$17.11
4590504101	58 HANOVER	04,2006	\$80,000	3,300	\$24.24		\$24.24
4590903020	33 REID	04,2009	\$71,000	3,300	\$21.52	LOC, -10%	\$19.36
4590902131	69 AMERICA	12,2006	\$70,000	4,114	\$17.01		\$17.01
4590903046	62 SOUTH	06,2005	\$58,000	4,400	\$13.18	SHAPE, TIME +20%	\$15.81
4590902142	74 AMERICA	06,23005	\$50,000	2,976	\$16.80	TIME +20%	\$20.16
4590903037	4 HANOVER	11,2007	\$50,000	2,838	\$17.62		\$17.62
"	"	03,2005	\$40,000	2,838	\$14.09	TIME ADJ = 0.9%/MO	\$17.62
4590504041	46 AIKEN	09,2005	\$40,000	2,614	\$15.30	TIME +20	\$18.36
4590504109	80 HANOVER	05,2005	\$33,000	2,240	\$14.33	TIME +20%	\$17.68
4590501054	14 DREWS CT	02,2007	\$30,000	2,520	\$11.90	LOC +35%	\$16.07

### COST APPROACH TO VALUE

The major premise of the Cost Approach is that no prudent purchaser would pay more than the cost to acquire a similar site and construct a functionally equivalent building with allowance for depreciation.

In the case of this appraisal, the subject property is a relatively old school building, +/-75 years old, which has functional and economic obsolescence the improvement. Although the current use of the property is moderately functional for a school building, market usability would dictate that the design create a functional and economic adjustment in addition to physical depreciation.

Depreciation attributable to the property includes physical wear and tear. Replacement cost, less depreciation, plus land value and entrepreneurial risk and profit equate to the value indication by the Cost Approach.

The appraiser has relied on Marshall Valuation Service, a nationally recognized cost manual, which the appraiser has found to be very reliable in the Southeastern market. During the 1970's, the appraiser had the opportunity to crosscheck this cost service against actual bid construction for shopping centers and warehouses constructed for Sears Roebuck & Company throughout the southeast. In all instances, the computed cost was within 5% of the actual cost. Additionally, the appraiser has on occasion checked the manual against actual construction costs in the Charleston area over the past decade. Therefore, the appraiser feels very comfortable with the accuracy of the cost estimate.

The appraiser considered the subject building to be class C average quality school building ( Section 18 - C - average. The Base cost per square foot is \$122.94/S.F. Adjustments for perimeter is 0.904, time at 1.02, and location at .88 are necessary. The adjusted cost per square foot is \$99.76. The subject has 42,575 square feet for a reproduction cost of \$4,247,282

The appraiser estimates, based on an inspection May 12, 2011, that the depreciation applicable to the subject property is approximately 80%, or \$3,397,825. The depreciated value of the improvements is \$849,456. Site improvements and recreation equipment are not included. This is the cost to create the property with allowance for depreciation. Realistically, any developer who considers creating a property such as the subject would require an allowance for entrepreneurial risk and profit to go into the deal. This is compensation for the risks and aggravations associated with the construction and lease up to create and operate investment property. The appraiser considers a 10 % allowance for entrepreneurial risk and profit to be reflective of the market. The indicated value of the improvements is  $\$849,456 / 0.90 = \$943,840$ . Add the value of the land, \$800,000, for a total value of \$1,743,840, rounded to \$1,740,000. This value is subject to error as the estimate of depreciation is not reliable.

### **SALES COMPARISON APPROACH**

The basic premise of the sales comparison approach is that a property will sell in relation to what other similar properties have sold, with adjustments for any differences. School sales are few and far between, so a national search is necessary to find sufficient sales to make an estimate of value for the subject property. A review of all the located sales, shown on the table following this section, shows that properties of age tend to decline in value significantly as the functional aspects of buildings change, and depreciation takes a toll. One of the most significant variables to value is relative land value. Since a determination of the local land value of the sale is virtually impossible to accurately determine, sales are selected for comparison that have a similar surrounding economic environment. Sales of similar age are most reflective of property value for the subject. A study of these sales indicate that the 75 year old subject, renovated in 2006, but, not earthquake protected, should sell for in the range of \$30.00 per square foot. The subject property has 42,575 SF for a maximum potential value of \$1,277,250, rounded to \$1,280,000.

Indicated property Value:

**ONE MILLION TWO HUNDRED AND EIGHTY THOUSAND DOLLARS**

**\$1,280,000**



# MARKET DATA - SCHOOL SALES, NATIONWIDE SEARCH

NO	SCHOOL NAME	CITY	ST	DATE/SALE	D BK/PG	YOC	RENOVATED	BLDG AREA	RE SALE PRICE	LAND VALUE	BLDG VALUE	\$/SF TOTAL	\$/SF BLDG	AGE@SALE	COMMENTS
1	BENSON ELEM SCHOOL	COLUMBIA	SC	1986	N/A	1954		38,896	\$1,100,000		N/A	\$28.28	\$0.00	32	PURCHASED FOR CONTINUED EDUCATIONAL USE
2	MASON PREP	CHARLESTON	SC	1986	N/A	1967		24,280	\$1,200,000	\$450,000	\$750,000	\$49.42	\$30.89	19	CONTINUED SCHOOL USE
3	EAST COOPER SCHOOL	MT PLEASANT	SC	1989	N/A	1969		37,172	\$1,000,000	\$285,000	\$715,000	\$26.90	\$19.23	20	GOVERNMENT USE
4	WAYNE COMMUNITY COL	GOLDSBORO	NC	1980	N/A	1968		47,905	\$1,500,000	\$273,000	\$1,227,000	\$31.31	\$25.61	22	OFFICE USE BY STATE GOVERNMENT
5	7425 BROAD ACRES	SHREVEPORT	LA	1980	N/A	1971		41,225	\$650,000		N/A	\$15.77	\$0.00	19	SCHOOL IN BANKRUPTCY, VANDALIZED
6	PERSHING AVE	CARTERET	NJ	1990	N/A	1921	1960	21,700	\$675,000		N/A	\$31.11	\$0.00	68	PURCHASED FOR CONVERSION TO 14 RES. UNITS
7	GOLDEN VALLEY COLL	GOLDEN VAL	MIN	1990	N/A	UNK		152,149	\$4,250,000		N/A	\$26.21	\$0.00		PURCHASED BY STATE GOVERNMENT
8	116-32 GROVE ST	MONTCLAIR	NJ	1990	N/A	1912		31,598	\$1,001,000		N/A	\$31.68	\$0.00	78	PURCHASED FOR CONTINUED EDUCATIONAL USE
9	BLATONIS JR. COLLEGE	HANOVER TWS	NJ	1991	N/A	1930		114,397	\$1,706,800	\$414,000	\$1,292,800	\$14.92	\$11.30	61	
10	45 HIGHLAND AVE	GRENWYCH	NJ	1991	N/A	1920	1981	33,126	\$1,050,000		N/A	\$31.70	\$0.00	71	PURCHASED FOR CONTINUED EDUCATIONAL USE
11	DAYCRAFT SCHOOL	ASHVILLE	NC	1991	N/A	1966		111,160	\$5,000,000	\$2,400,000	\$5,600,000	\$31.97	\$50.38	25	PURCHASED FOR JAPANESE EDUCATIONAL INST.
12	BEN LIPPEN SCHOOL	ALBANY	GA	1993	N/A	1970	1981	114,397	\$1,750,000	\$825,000	\$1,125,000	\$15.30	\$9.83	63	
13	DOUGHERTY CHR SCH	CHATTANOOGA	TN	1993	N/A	1985		48,955	\$447,443	\$36,000	\$411,443	\$8.96	\$8.24	23	PURCHASED FOR CHURCH USE
14	THE CROSSROADS	ALLEN TOWN	PA	1993	N/A	1940	1960	32,213	\$800,000	\$141,000	\$659,000	\$24.53	\$20.46	8	PURCHASED FOR EDUCATIONAL USE
15	UNITED WESLEYAN COLL	HOUSTON CO	GA	1993	N/A	1943		104,300	\$2,600,000		N/A	\$24.93	\$0.00	51	PURCHASED FOR CONTINUED EDUCATIONAL USE
16	THOMAS ELEMENTARY	FOURSYTH	GA	1994	N/A	1995		32,565	\$5,500,000	\$3,500,000	\$2,000,000	\$24.21	\$8.80	53	PURCHASED FOR CHURCH USE
17	TIFT COLLEGE	NEW WINDSOR	NY	1994	N/A	1925	1975	227,149	\$5,500,000	\$990,000	\$1,860,000	\$24.71	\$0.00	69	PURCHASED FOR CONTINUED EDUCATIONAL USE
18	EPHRAIM COLLEGE	LEWARS	IA	1994	N/A	1995		88,700	\$2,850,000	\$394,000	\$1,860,000	\$31.77	\$20.74	99	PURCHASED FOR CONTINUED EDUCATIONAL USE
19	WESTMAR UNIV.			1995	N/A	1900	1990	350,000	\$4,950,000	\$434,000	\$4,516,000	\$14.14	\$12.90	95	PURCHASED FOR CONTINUED EDUCATIONAL USE
20				1996	N/A	1900	1990	350,000	\$6,050,000	\$434,000	\$5,616,000	\$17.29	\$16.05	96	PURCHASED FOR CONTINUED EDUCATIONAL USE
21	MARY IMMACULATE SEM.	N HAMPTON	PA	1999	N/A	1930	1954	108,869	\$4,000,513	\$1,377,000	\$2,623,000	\$37.43	\$24.54	86	CONVERTED TO CONVENT
22	MURRAY VOCATIONAL	CHARLESTON	SC	2000	N/A	1912		69,973	\$2,040,513	\$1,110,000	\$930,513	\$28.16	\$13.30	87	BEING CONVERTED TO CONDOS
23	MIDDLE SC E. SPRING ST	NEW ALBANY	IN	2000	N/A	1920	1960	79,427	\$400,312		\$400,312	\$5.04	\$5.04	80	BEING CONVERTED TO LONG TERM CARE FACILITY
24	ACADEMY OF EXCEL	LOUISVILLE	KY	2001	N/A	1982	2000	26,500	\$4,500,000	\$1,860,000	\$3,200,000	\$43.90	\$43.90	38	BEING CONVERTED TO CARE FACILITY
25	JOHNSON FERRY RD	MARIETTA	GA	2001	N/A	1953		43,553	\$500,000	\$185,000	\$2,640,000	\$99.62	\$99.62	18	UNKNOWN
26	HOLY ROSARY	LOUISVILLE	KY	2002	N/A	1957		80,630	\$4,700,000		\$315,000	\$11.48	\$7.23	49	BEING CONVERTED TO COMMUNITY CENTER
27	MORRIS ROAD	FAIRFIELD	OH	2002	N/A	1997		37,900	\$3,050,000	\$58,29	\$4,700,000	\$58.29	\$58.29	16	CHURCH & SCHOOL SOLD FOR SAME USE
28	2801 NW 112TH AVE	MIAMI	FL	2004	N/A	1997		11,914	\$1,300,000	\$80,47	\$3,050,000	\$80.47	\$80.47	17	UNKNOWN
29	4800 HOWELL BR RD	WINTER PARK	FL	2004	N/A	1970		27,395	\$1,940,000	\$108.12	\$1,300,000	\$108.12	\$108.12	34	CHURCH BOUGHT FOR UNIV OF PUERTO RICO BRANCH
30	MONTREAL ROAD	CLARKSTON	GA	2004	N/A	1971		11,000	\$2,220,000	\$70.82	\$1,940,000	\$70.82	\$70.82	33	UNKNOWN
31	SILVER KING COURT	FAIRFAX	VA	2004	N/A	1985		21,700	\$475,000	\$201.82	\$475,000	\$201.82	\$201.82	48	BEING CONVERTED TO MULTIFAMILY RESIDENTIAL USE
32	HOLY ANGELS ACADEMY	LOUISVILLE	KY	2004	N/A	1956		34,963	\$2,425,000	\$21.89	\$475,000	\$21.89	\$21.89	34	BEING CONVERTED FROM CHRISTIAN CTR TO SCHOOL
33	GLEN FOREST SCHOOL	COLUMBIA	SC	2004	9723 0269	1970		56,472	\$1,295,100	\$22.93	\$2,425,000	\$22.93	\$22.93	47	BOUGHT FOR AERONAUTICAL UNIV
34	900 S CLYDE MORRIS DR	DAYTONA BCH	FL	2005	227914	1958		31,378	\$666,000	\$21.19	\$0	\$21.19	\$21.19	47	BOUGHT BY TOWN
35	300 ORCHARD RD	MOUNT JOY	PA	2006	F666 506	1959		10,000	\$2,498,000	\$0.00	\$0	\$0.00	\$0.00	38	BOUGHT FOR LAND EXPANSION TO ADJOINING SCHOOL
36	WOODLAND HALL	MT. PLEASANT	SC	2006	227914	1959		56,472	\$1,295,100	\$5.92	\$0	\$5.92	\$5.92	38	BOUGHT BY DOCTOR, BUILDING NEAR HOSPITAL
37	2410 BATTERY STREET	LITTLE ROCK	AR	2008	N/A	1970		33,807	\$200,000	\$21.00		\$21.00	\$21.00	73	BOUGHT BY TOWN
38	ROUTE 724	BIRDSBORO	PA	2008	N/A	1908		23,812	\$500,000	\$7.17		\$7.17	\$7.17	102	BOUGHT BY BAPTIST CHURCH, NEAR BAPTIST COLLEGE
39	911 W 18TH STREET	LITTLE ROCK	AR	2008	N/A	1935		25,488	\$850,000	\$35.35		\$35.35	\$35.35	55	7 LAND SALE 77 BOUGHT BY SUN TRUST BANK
40	3808 CLARKSVILLE PIKE	NASHVILLE	TN	2008	0805 007351	1964		24,775	\$322,000	\$13.00		\$13.00	\$13.00	90	BOUGHT BY WEAVERLAND MENNONITE HOMES
41	3011 APPLE STREET	EPHRAATA	PA	2010	5849439	1920		147,757	\$490,000	\$5.88		\$5.88	\$5.88	87	BUYER - CAMPBELL YOUNG LEADERS
42	FRM PARKER MIDDLE SCH	GREENVILLE	SC	2010	N/A	1923	1965	26,079	\$490,000	\$18.79		\$18.79	\$18.79	53	UNKNOWN
43	FRM CONE ELEM SCH	GREENVILLE	SC	2011	N/A	1958		110,965	\$550,000	\$4.96		\$4.96	\$4.96	47	UNKNOWN
44	281 RALPH AVENUE	BROOKLYN	NY	2011	91750	1964									
AVERAGES												\$35.34	\$32.49	38.23	

**Cornelius Owen Thompson, III, MAI, SRPA, SRA**

4996 Maybank Highway

Born: December 10, 1942

Wadmalaw Island, S.C. 29487

Phone: (843) 762-5722, Fax 843-762-5723

Email - Nick@acrecot3.com

Certified General Appraiser:

South Carolina #CG 85

Education

B.S. Degree - Economics

College of Charleston

Charleston, South Carolina

1964

Professional Studies:

Building Cost Estimating - TEC

1970

AIREA:

Course I - Appraising - University of Georgia

1968

Course II - Income Problems - University of Georgia

1969

Course IV - Condemnation - University of Chicago

1971

Course VI - Advanced Capitalization - University

of Indiana

1973

Course IX - Appraisal Review - Tulane University

1974

Course VII - Industrial, Chicago, Illinois

1977

Course VI - Investment Analysis, Boca Raton

College Audit

1980

Course X - Market Analysis, Univ. of GA Audit

1985

Standards of Professional Practice

1986,1991,1995,2001

Course IAI - Instructor Audit

1986

Demonstration Appraisal Commercial Retail

1974

Demonstration Appraisal Residential

1975

Course IBA, Instructor Audit and Exam

1990

Course IBB, Instructor Audit

1990

Various Seminars

1970-2002

Appraisal Institute:

Course 520 - Admissions Audit and Exam

1993

IAAO:

Income Approach to Value

1969

Narrative Report Writing

1971

Society of Real Estate Appraisers:

Examination 101

1975

R-2

1975

201

1975

Licensed Real Estate Broker - State of S.C.

C.O. Thompson, III, MAI, SRPA, SRA ContinuedPrior Experience:

Operations Director for R.E. Developer	1966-67
Commercial and Subdivision Properties:	
Appraiser, Appraisal Supervision - Charleston	1967-75
County Assessor's Office - Appraised and Reviewed all types of commercial, residential and Special Purpose Properties using all approaches to value.	
Manager, Property Taxes, Sears Roebuck & Company	1975-1978
Appraised for Ad Valorem Tax various types of Commercial and Industrial Distribution Property;	
Consultant for Real Estate Department	
Appraisal, Real Estate Consultant	1976-
President, Attaway Leinbach Thompson & Assoc.	1978-1981
Partner, Attaway Thompson and Associates	1981-1987
Partner, Attaway Thompson Jeffers & Associates	1987-1989
President, Attaway Thompson Jeffers & Assoc., Inc.	1990-1993
President, Attaway Thompson McCall & Assoc., Inc	1994-1995
President, Attaway Thompson & Associates, Inc.	1995-1997
President, Attaway Thompson McCall & Assoc., Inc.	1998-2002
President ACRE-C. O. Nick Thompson, III, MAI	2002-
Valuation of all Types of Income Producing Properties, Land Market and Feasibility Studies, and Real Estate Counseling on all types of Real Estate	

Professional Associations:

Member, Appraisal Institute, (MAI, SRA)	1991
Chairman, Body of Knowledge Committee	1994
General Admissions Committee-Vice Chairman	1993
Member, Body of Knowledge Committee	1992, 1995-1997
Liaison General Admissions Committee	1992
Liaison Admissions Co-Ordination Committee	1992
Member, General Admissions Committee of the General Appraisal Board	1991-1992
Approved Faculty, Principle and Procedures	1991
State Certified General Real Estate Appraiser, State of South Carolina, Certificate No. CG 85-	1991-Present
Approved Instructor Pre-Licensed 1, 2, and 3	1991-1993
State Certified General Real Estate Appraiser, State of North Carolina, Certificate No. A1793-	1991-Present
State of Georgia, Certificate No. 002031	1991-1994
	1997-2003 Dropped no use
State of Virginia, Certificate No. 4756	1998 -2003 Dropped no use

C.O. Thompson, III, MAI, SRPA, SRA, Continued

American Institute of Real Estate Appraisers - MAI	1977
Member, Industrial Examination Committee	1978-1979
Sub-Committee Chairman, Industrial Examination-	1980-1982
National Board of Examiners - Examinations,	
Assistant Chief Examiner	1983,1984
Chief Examiner	1985,1986
Member, National Admissions Committee-	1983,1985,1986,1990
Body of Knowledge Committee	1986
Member, National Admissions Appeal Board	1987-1990
Vice Chairman	1989
Chairman	1990
Member, 5 Point National Admissions Task Force-	1988
Member, National Education Task Force	1989
Instructor Panel National Education Committee	
IA Course Series	1987-1990
Contingent Faculty SPP	1987-1990
Member of Governing Council	1988-1989
Society of Real Estate Appraisers - SRPA, SRA	
Chapter 122, President	1979-1981
Member, Demonstration Grading Committee	1976-1981
South Carolina Association of Assessing Officials -	
Past Secretary, Treasurer and Vice President	
Greater Charleston Board of Realtors of National	
Association of Realtors	
Education Committee	1981-1982
Legislative Committee	1984-1986
Member of Board of Directors	1982-1983
South Carolina Association of Realtors -	
Legislative Committee	1982-1987
Member State Board of Directors	1982,1983,1985

Primary Work Focus

General commercial, industrial and special purpose properties, with in-depth knowledge and research in golf course, hotel and motel, hospital and contaminated property valuation.

Over the years, I have spent significant time valuing properties for acquisition by condemnation, both for the condemnor and condemnee, and valuation for tax appeals.

C.O. Thompson, III, MAI, SRPA, SRA, Continued

General Client List

Numerous local and regional banks, and other lending institutions, investment groups and individuals. Local, state and national government agencies, including City and County of Charleston and their Housing Authorities, Charleston County School Board, Mt. Pleasant Water & Sewer Authority, James Island PSD, City of Hollywood, St. Stephens, SCDOT, Right of Way acquisition resolution, College of Charleston, Trident Tech, US Government Departments of: Navy, Interior, Justice, and Post Office, covering counseling and valuation for general acquisition and disposal of properties in fee simple and easements for power, water, sewer, drainage, and road right of ways.

Charleston  
County SCHOOL DISTRICT

75 Calhoun Street  
Charleston, SC 29401

**BOARD AGENDA ITEM**

TO: **Board of Trustees**

FROM: Michael F. Bobby

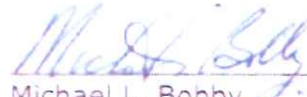
DATE: January 23, 2012

SUBJECT: Adoption of Revised Methods for Handling Surplus, Grounds and Facilities

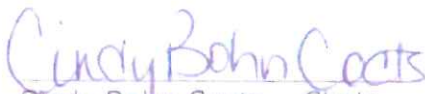
**Recommendation:** It is hereby recommended that the Charleston School District Board of Trustees adopt the revised practices and procedures for the District's handling of surplus inventory of grounds and/or buildings. See attached.

The material submitted for: ☒ Action ☐ Information  
☒ Open ☐ Executive

\_\_\_\_\_  
Nancy J. McGinley, Ed.D.  
Superintendent of Schools

  
\_\_\_\_\_  
Michael L. Bobby  
Chief of Finance, Operations &  
Human Resources

\_\_\_\_\_  
N/A  
William H. Lewis  
Chief Operations Officer

  
\_\_\_\_\_  
Cindy Bohn Coats - Chair  
Audit & Finance Committee

☒ Item voted on and  
recommended for Board  
by A&F Committee on \_\_\_\_\_  
for 1.23.12 mtg.



## **Finance & Operations**

**January 23, 2012**

**TOPIC:** Adoption of Revised Methods for Handling Surplus, Grounds and Facilities

### **BACKGROUND:**

Dating back to 2009, part and parcel to the adoption of the budget for fiscal year 2009, direction was given by the Board to develop a sustainable funding system for operating the schools of Charleston County. One of the strategies adopted at the time was to strategically utilize surplus assets to generate a positive revenue stream for the District as opposed to a negative revenue stream which occurs when a building is shuttered and/or underutilized.

Since that time, the Board adopted a set of practices and procedures that District staff would follow supporting the Board's directive in this regard. Also after this adoption, we have continued to evolve with respect to the utilization and/or determination of use for surplus inventory of buildings and/or grounds.

### **DISCUSSION:**

In the past several months, as we continued to analyze the inventory of said assets, we have utilized legal counsel (Lynn Crooks) to help analyze our options with respect to several pending land/building issues. (You may recall that we have had discussions with the Board in the past six months with respect to interest by the College of Charleston in some of the property on the Memminger site as well as discussions about 11 ½ St. Phillip Street.). As we consider what would be in the District's best interest with respect to the procedures to be used in dealing with different types of business opportunities and strategies, our legal counsel has helped to revise our methodologies and ensure that we are within the statutory requirements that govern these transitions while at the same time ensuring the Board and staff have maximum flexibility within the statutory requirements to establish the best terms and return for the District.

Attached, you will find both the original set of practices and procedures that was adopted on October 26, 2009 as well as the version being recommended for approval at this time.

**RECOMMENDATION:**

It is hereby recommended that the Charleston School District Board of Trustees adopt the revised practices and procedures for the District's handling of surplus inventory of grounds and/or buildings. See attached.

**FUNDING SOURCE/COST:**

N/A

**FUTURE FISCAL IMPACT:**

The future fiscal impact is not able to be given in an estimated return in terms of hard dollars. However, the outcome of the ability to utilize the greatest degree of flexibility with respect to generating the strategies that are in the best interest of the School District will have a positive short and long term fiscal impact for the District.

**DATA SOURCES:**

Lynn Crooks  
Michael Bobby  
Troy Williams

**PREPARED BY:**

Michael Bobby

**REVIEWED BY LEGAL SERVICES:**

Lynn Crooks

**REVIEWED BY PROCUREMENT SERVICES**

N/A

TOPIC: REVIEW OF CCSD SURPLUS BUILDING AND LAND MANAGEMENT  
PROCEDURES

BACKGROUND:

On October 26, 2009, the Board of Trustees established certain procedures for the disposition of school facilities and properties currently not being used for educational purposes. The intention of the Board of Trustees was to provide a means of restoring the District's fund balance, achieve maximum economic benefit from its real property assets and be fully accountable for the handling of public assets and funds through a transparent and well-documented process.

While considering all of the existing land/building asset opportunities, the District has identified current procedures which have conflicting provisions and also limit the District's statutory powers to dispose of properties for less than fair market value if deemed by the Board of Trustees to be in the best interest of the District and on terms other than a bid or auction process.

South Carolina Code of Laws Section 59-19-250 (1976, as amended) provides as follows:

The school trustees of the several school districts may sell or lease school property, real or personal, in their school district whenever they deem it expedient to do so and apply the proceeds of any such sale or lease to the school fund of the district. The consent of the county board of education...shall be first obtained by the trustees desiring to make any such sale or lease.

The South Carolina Freedom of Information Act (SC Code of Laws, Section 30-4-40(5)) provides an exemption from disclosure as follows:

(5) Documents of and documents incidental to proposed contractual arrangements and documents of and documents incidental to proposed sales or purchases of property; however:

(a) these documents are not exempt from disclosure once a contract is entered into or the property is sold or purchased except as otherwise provided in this section;



(b) a contract for the sale or purchase of real estate shall remain exempt from disclosure until the deed is executed, but this exemption applies only to those contracts of sale or purchase where the execution of the deed occurs within twelve months from the date of sale or purchase;

(c) confidential proprietary information provided to a public body for economic development or contract negotiations purposes is not required to be disclosed

The Freedom of Information disclosure exemption coupled with the broad powers of discretion granted to the Board of Trustees of the District to sell or lease school property "whenever they deem it expedient to do so" provide the Board with great flexibility in the process of disposing of its real properties. If it were to take a similar approach as the Budget and Control Board of the State of South Carolina in the provisions regarding the disposal of surplus real estate, the Board would have the discretion to determine, on a case by case basis, the method of disposal to be used. "Possible methods include: auction, sealed bids, listing the property with a private broker or any method determined ....to be commercially reasonable considering the type and location of property involved" (SC Code of Laws Section 1-11-58).

#### DISCUSSION:

The strategy outlined below details what is intended to be improved alternative processes for the benefit of the District's sale and/or leasing of properties owned by the District which vary depending on whether the Board of Trustees determines to offer such property(ies) for sale or lease to the public or for private sale or leasing.

I. Private Sale or Lease, or Private Exchange of Property.

- A. Superintendent and District Staff comprised of Chief Operating Officer for Capital Programs, Chief of Finance, Operations, and Human Resources Officer and Director of Operations, Planning & Systems Improvement ("Staff") will identify, on an annual basis, the real property, defined as land, buildings and other improvements attached or affixed

to the land ("Real Property") that is no longer needed by the Charleston County School District ("District") and not likely to be needed in the future.

- B. Staff will obtain an appraisal of the Real Property (if an appraisal has not been made within 6 months) from a South Carolina licensed MAI appraiser and, if applicable, an appraisal of the property, real or personal, to be acquired in exchange
- C. One of the three Staff members will present to the District's Board of Trustees ("Board") a legal description of the Real Property, a copy of the appraisal (or both appraisals, if applicable) and a recommendation to dispose of the Real Property by private sale or lease.
- D. If the Board votes to sell or lease the Real Property by private means, the Board shall specify the terms of sale or lease including but not limited to the range of rental amount and renewal options, if the Real Property is to be leased, and the range of purchase price, closing date, listing of the Real Property with a licensed South Carolina real estate broker or direct negotiation with interested parties, or an exchange with the owner(s) of the identified exchange property(ies) if the Real Property is to be sold ("Private Terms of Sale/Lease") and shall authorize the Staff to proceed with the private sale or lease process.

## II. Public Sale or Lease

- A. Superintendent and Staff will identify, on an annual basis, the Real Property that is no longer needed by the District and not likely to be needed in the future.
- B. Staff will obtain an appraisal of the Real Property (if an appraisal has not been made within 6 months) from a South Carolina licensed MAI appraiser.
- C. One of the three Staff members will present to the Board a legal description of the Real Property, a copy of the appraisal and a recommendation to dispose of the Real Property by public sale or lease.

D. If the Board votes to sell or lease the Real Property by public means, it shall also determine whether the sale or lease shall be by sealed bids or by auction and shall establish the terms of sale or lease including but not limited to the minimum rental amount and renewal options, if the Real Property is to be leased, and a minimum sales price, condition of Real Property and closing date, if the Real Property is to be sold ("Public Terms of Sale/Lease").

E. If the public method of disposition selected by the Board is by sealed bids, the process in subparagraph 1 below shall apply. If the public method of disposition selected by the Board is by auction, the process in subparagraph 2 below shall apply:

1. Sealed Bids.

(a) Preparation of Bid Documents. The Office of Operations, Planning & Systems Improvement will prepare bid documents based on Public Terms of Sale/Lease provided by the Board.

(b) Advertisement of Bid. An advertisement/notice of solicitation of bids will be placed in a newspaper of general circulation at least three times over a 30 day period prior to receipt of bids or proposals, in the South Carolina Business Opportunities (SCBO) and on the District's website.

(c) Deposit. All bidders must submit a cashier's check or certified funds with their bid payable to the District in the amount of five (5%) percent of their bid as a deposit ("Deposit"). If a bid is accepted, the Deposit will be applied toward the purchase price or rent, as applicable. If the successful bidder defaults, the Deposit shall be forfeited and the District shall be entitled to retain the Deposit as agreed liquidated damages. Deposits on all bids not accepted are returned without interest or penalty after a final contract or lease is executed with the successful bidder.



- (d) Review of bids. All bids shall be reviewed by a panel selected by the Director of Operations, Planning & Systems Improvement. The Chief of Finance, Operations, and Human Resources Officer shall be a member of that panel.
- (e) Recommendation to Board. The Chief of Finance, Operations, and Human Resources Officer shall make a recommendation to the Board on behalf of the panel as to which bidder should be awarded the contract or lease. The recommendation can also be (i) for the Board to not accept any of the bids based on none meeting the criteria established by the Board and defer the matter until additional or modified bids are received or (ii) for the Board to consider an alternative method of disposition.

2. Auction.

- (a) Auctioneer. The Office of Operations, Planning & Systems Improvement will determine whether it will conduct the auction or contract for auction services.
- (b) Advertisement of Auction. An advertisement/notice of the auction will be placed in a newspaper of general circulation at least three times over a 30 day period prior to receipt of bids or proposals, in the South Carolina Business Opportunities (SCBO) and on the District's website.
- (c) Contract /Lease Terms. The terms of the contract or lease that the successful bidder at auction will be obligated to sign if the Board accepts the bid will be posted on the District's website when the auction is first advertised and will remain on the website through the closing of the auction.
- (d) Deposit. The successful bidder at the auction must submit a cashier's check or certified funds with their bid payable to the District in the amount of five (5%) percent of their bid as a deposit ("Deposit") and sign the purchase contract or lease which is the bidder's offer to purchase or lease the Real Property. The offer will be delivered to the Board for acceptance or rejection. If the bid is accepted,



the contract or lease will be signed on behalf of the District and the Deposit will be applied toward the purchase price or rent, as applicable. If the successful bidder defaults on the bid, the Deposit shall be forfeited and the District shall be entitled to retain the Deposit as agreed liquidated damages.

- (e) Non-acceptance of Bid. The Board reserves the right not to accept any auction bids submitted. If the Board exercises this option, the Board shall determine whether to re-auction the Real Property, remove it from the auction process or otherwise dispose of the Real Property in any manner set forth herein, including but not limited to a private sale or lease of the Real Property.

**Information will be made available to the public only if the Board decides to dispose of Real Property by a public method of sale or lease.**

TOPIC: REVIEW OF CCSD SURPLUS BUILDING AND LAND MANAGEMENT  
PROCEDURES

BACKGROUND:

On October 26, 2009, the Board of Trustees established certain procedures for the disposition of school facilities and properties currently not being used for educational purposes. The intention of the Board of Trustees was to provide a means of restoring the District's fund balance, achieve maximum economic benefit from its real property assets and be fully accountable for the handling of public assets and funds through a transparent and well-documented process.

While considering all of the existing land/building asset opportunities, the District has identified current procedures which have conflicting provisions and also limit the District's statutory powers to dispose of properties for less than fair market value if deemed by the Board of Trustees to be in the best interest of the District and on terms other than a bid or auction process.

South Carolina Code of Laws Section 59-19-250 (1976, as amended) provides as follows:

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(b) a contract for the sale or purchase of real estate shall remain exempt from disclosure until the deed is executed, but this exemption applies only to those contracts of sale or purchase where the execution of the deed occurs within twelve months from the date of sale or purchase;

(c) confidential proprietary information provided to a public body for economic development or contract negotiations purposes is not required to be disclosed

The Freedom of Information disclosure exemption coupled with the broad powers of discretion granted to the Board of Trustees of the District to sell or lease school property "whenever they deem it expedient to do so" provide the Board with great flexibility in the process of disposing of its real properties. If it were to take a similar approach as the Budget and Control Board of the State of South Carolina in the provisions regarding the disposal of surplus real estate, the Board would have the discretion to determine, on a case by case basis, the method of disposal to be used. "Possible methods include: auction, sealed bids, listing the property with a private broker or any method determined ....to be commercially reasonable considering the type and location of property involved" (SC Code of Laws Section 1-11-58).

#### DISCUSSION:

The strategy outlined below details what is intended to be improved alternative processes for the benefit of the District's sale and/or leasing of properties owned by the District which vary depending on whether the Board of Trustees determines to offer such property(ies) for sale or lease to the public or for private sale or leasing.

##### I. Private Sale or Lease, or Private Exchange of Property.

- A. Superintendent and District Staff comprised of Chief Operating Officer for Capital Programs, Chief of Finance, Operations, and Human Resources Officer and Director of Operations, Planning & Systems Improvement ("Staff") will identify, on an annual basis, the real property, defined as land, buildings and other improvements attached or affixed

to the land ("Real Property") that is no longer needed by the Charleston County School District ("District") and not likely to be needed in the future.

B. Staff will obtain an appraisal of the Real Property (if an appraisal has not been made within 6 months) from a South Carolina licensed MAI appraiser and, if applicable, an appraisal of the property, real or personal, to be acquired in exchange

C. ~~Chief Operating Officer for Capital Programs~~ One of the three Staff members will present to the District's Board of Trustees ("Board") a legal description of the Real Property, a copy of the appraisal (or both appraisals, if applicable) and a recommendation to dispose of the Real Property by private sale or lease.

D. If the Board votes to sell or lease the Real Property by private means, the Board shall specify the terms of sale or lease including but not limited to the range of rental amount and renewal options, if the Real Property is to be leased, and the range of purchase price, closing date, listing of the Real Property with a licensed South Carolina real estate broker or direct negotiation with interested parties, or an exchange with the owner(s) of the identified exchange property(ies) if the Real Property is to be sold ("Private Terms of Sale/Lease") and shall authorize the Staff to proceed with the private sale or lease process.

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- (d) Review of bids. All bids shall be reviewed by a panel selected by the Director of Operations, Planning & Systems Improvement. The Chief of Finance, Operations, and Human Resources Officer shall be a member of that panel.
- (e) Recommendation to Board. The Chief of Finance, Operations, and Human Resources Officer shall make a recommendation to the Board on behalf of the panel as to which bidder should be awarded the contract or lease. The recommendation can also be (i) for the Board to not accept any of the bids based on none meeting the criteria established by the Board and defer the matter until additional or modified bids are received or (ii) for the Board to consider an alternative method of disposition.

2. Auction.

- (a) Auctioneer. The Office of Operations, Planning & Systems Improvement will determine whether it will conduct the auction or contract for auction services.
- (b) Advertisement of Auction. An advertisement/notice of the auction will be placed in a newspaper of general circulation at least three times over a 30 day period prior to receipt of bids or proposals, in the South Carolina Business Opportunities (SCBO) and on the District's website.
- (c) Contract /Lease Terms. The terms of the contract or lease that the successful bidder at auction will be obligated to sign if the Board accepts the bid will be posted on the District's website when the auction is first advertised and will remain on the website through the closing of the auction.
- (d) Deposit. The successful bidder at the auction must submit a cashier's check or certified funds with their bid payable to the District in the amount of five (5%) percent of their bid as a deposit ("Deposit") and sign the purchase contract or lease which is the bidder's offer to purchase or lease the Real Property. The offer will be delivered to the Board for acceptance or rejection. If the bid is accepted,

the contract or lease will be signed on behalf of the District and the Deposit will be applied toward the purchase price or rent, as applicable. If the successful bidder defaults on the bid, the Deposit shall be forfeited and the District shall be entitled to retain the Deposit as agreed liquidated damages.

- (e) Non-acceptance of Bid. The Board reserves the right not to accept any auction bids submitted. If the Board exercises this option, the Board shall determine whether to re-auction the Real Property, remove it from the auction process or otherwise dispose of the Real Property in any manner set forth herein, including but not limited to a private sale or lease of the Real Property.

**Information will be made available to the public only if the Board decides to dispose of Real Property by a public method of sale or lease.**



75 Calhoun Street  
Charleston, SC 29401

**CHIEF FINANCE & OPERATIONS  
BOARD AGENDA ITEM**

**TO:** Board of Trustees

**FROM:** Michael L. Bobby

**DATE:** August 11, 2014

**SUBJECT:** Seek Approval to Initiate Sale of Property Contiguous to the  
Fraser Elementary Site

**RECOMMENDATION:** ~~It is hereby recommended that the CCSD Board of Trustees under the Board approved protocol initiate a process to establish the availability for sale pending compliance with protocol as dictated by the Board and all relevant legal requirements.~~

Upon review of this recommendation, a revised recommendation is hereby offered by unanimous support of the Audit & Finance Committee (8/4/14) as follows:

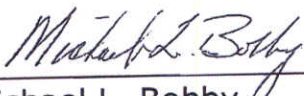
It is hereby recommended that the property, contiguous to the Fraser campus (24 Amherst Street) not be offered for sale and furthermore that it be retained as part of the Fraser campus as a whole through and with such time as the campus is master planned for the Early Childhood Center as stated in the Phase IV Master Plan and further documented on the Board approved project list for the November 2014 Referendum.

The material is submitted for: ☒ Action ☐ Information


☒ Open ☐ Executive

Respectfully submitted:

\_\_\_\_\_  
Nancy J. McGinley, Ed.D  
Superintendent of Schools

  
\_\_\_\_\_  
Michael L. Bobby  
Chief of Finance & Operations

N/A  
\_\_\_\_\_  
William Lewis, Chief Operating Officer

  
\_\_\_\_\_  
Todd Garrett, Chair  
Audit & Finance Committee

\_\_\_\_\_  
Tripp Wiles, Chair  
Policy & Personnel Committee

☒ Item voted on and  
recommended for Board  
A&F Committee on 8/4/14

☐ Item voted on and  
recommended for Board  
Policy Committee on \_\_\_\_\_

## **CHIEF FINANCE & OPERATIONS**

August 11, 2014

### **SUBJECT:**

Seek Approval to Initiate Sale of Property Contiguous to the Fraser Elementary Site

### **BACKGROUND:**

A private donation was made by Charles Realty Company on June 14, 2012 to the District of a small piece of property contiguous to the Fraser Elementary School site. This small piece of property had a value at the time of \$137,000.

We have been approached by our commercial real estate consultants with a proposal that the church nearby is selling some property and there might be benefit to package our property along with that property for sale (see attached). Our property would have greater value as it enhance the overall value of the other property as well.

### **DISCUSSION:**

The property was received as a pure donation. It does not have great value to the Fraser campus nor for any future plans for the Fraser campus. It does require some care and maintenance with respect to grounds, etc. Our commercial real estate consultants, Miles Martschink and John Tecklenberg brought forward the possibility that we may wish to place this property up for sale as part of a larger property that is anticipated to be sold as well. They believe it will enhance the value of the other sale at the same enhancing the value of our property in providing a cash return to the District.

Based upon the fact that our property has no significant value to the District with respect to current or future anticipated utilization of this area, we are recommending that the Board strongly consider supporting our position, thus supporting seeking a sale and a cash return on this property.

### **RECOMMENDATION:**

It is hereby recommended that the property, contiguous to the Fraser campus (24 Amherst Street) not be offered for sale and furthermore that it be retained as part of the Fraser campus as a whole through and with such time as the campus is master planned for the Early Childhood Center as stated in the Phase IV Master Plan and further documented on the Board approved project list for the November 2014 Referendum.

### **FUNDING SOURCE/COST:**

The transactional cost will be paid for through the sale of the property. No additional cost to the District.

**FUTURE FISCAL IMPACT:**

Eliminates ongoing care and maintenance of this parcel/property.

**DATA SOURCES:**

Miles Martschink and John Tecklenberg, Commercial Real Estate Consultants

**PREPARED BY:**

Michael L. Bobby

**REVIEWED BY LEGAL SERVICES:**

John Emerson

**REVIEWED BY PROCUREMENT SERVICES:**

Wayne Wilcher

Thursday, July 31, 2014

# Property Report

 22 Amherst St, Charleston, SC 29403-5617  
 Charleston County, SC parcel# 459-09-02-167

## Property Report

### Location

<b>Property Address</b>	22 Amherst St Charleston, SC 29403-5617
<b>Subdivision</b>	
<b>County</b>	Charleston County, SC

### Current Owner

<b>Name</b>	Ebenezer Social Action And Community Development Enterprise
<b>Mailing Address</b>	44 Nassau St Charleston, SC 29403-5511

### Property Summary

<b>Property Type</b>	Residential
<b>Land Use</b>	Resid-Sfr
<b>Improvement Type</b>	Dwelling
<b>Square Feet</b>	3136 sf

### General Parcel Information

<b>Parcel/Tax ID</b>	459-09-02-167
<b>Alternate Parcel ID</b>	
<b>Account Number</b>	
<b>District/Ward</b>	7-1
<b>2010 Census Trct/Blk</b>	9/2



### Sales History through 07/03/2014

Date	Amount	Buyer/Owners	Buyer/Owners 2	Instrument	Quality Book/Page or D
04/16/2003	\$338,115	Ebenezer Social Action And Community Development E			S444/792
09/28/2001	\$590,909	Weh Inc			R383051
05/29/1997	\$9	Charleston Affordable Hous			K294076
10/21/1996	\$500	Browne Marian T			R275848
05/22/1991	\$10	Hamilton James			Z202057
02/22/1991	\$20,500	Hamilton James			P200231

### Tax Assessment

Appraisals	Amount	Taxes	Amount	Jurisdiction	Rate
<b>Tax Year</b>	2013	<b>City Taxes</b>	\$0	City Of Charleston(34-36,52.63,71,72,99)	82.3
<b>Appraised Land</b>	\$48,600	<b>County Taxes</b>	\$0	Charleston	181.1
<b>Appraised Improvements</b>	\$350,000	<b>Total Taxes</b>	\$140		
<b>Total Tax Appraisal</b>	\$398,600	<b>Exempt Amount</b>			
<b>Total Assessment</b>	\$23,920	<b>Exempt Reason</b>			
<b>Assessment Rate</b>	6 %				

### Mortgage History

No mortgages were found for this parcel.

**Property Characteristics: Building**

Building #	Type	Condition	Sq Feet	Year Built	Effective Year	BRs	Baths	Rooms	Stories	Units
1	Dwelling	Very Good	1746	1835	2002	4	1F 2H	7	2.5	
Building Square Feet (Living Space)					Building Square Feet (Other)					
Construction										
Quality					Roof Framing		Std For Class			
Shape					Roof Cover Deck		Metal Stand Seam			
Partitions					Cabinet Millwork					
Common Wall					Floor Finish					
Foundation		Piers			Interior Finish					
Floor System		Wood Siding			Air Conditioning		Heat Pump			
Exterior Wall					Heat Type		Heat Pump			
Structural Framing		Y			Bathroom Tile					
Fireplace					Plumbing Fixtures					
Other										
Occupancy					Building Data Source					

**Property Characteristics: Building**

Building #	Type	Condition	Sq Feet	Year Built	Effective Year	BRs	Baths	Rooms	Stories	Units
2	Dwelling	Very Good	1390	1835	2002	4	1F 1H	7	2	
Building Square Feet (Living Space)					Building Square Feet (Other)					
Construction										
Quality					Roof Framing		Std For Class			
Shape					Roof Cover Deck		Metal Stand Seam			
Partitions					Cabinet Millwork					
Common Wall					Floor Finish					
Foundation		Normal For Class			Interior Finish					
Floor System		Wood Siding			Air Conditioning		Heat Pump			
Exterior Wall					Heat Type		Heat Pump			
Structural Framing		Y			Bathroom Tile					
Fireplace					Plumbing Fixtures					
Other										
Occupancy					Building Data Source					

**Property Characteristics: Extra Features**

No extra features were found for this parcel.

**Property Characteristics: Lot**

Land Use	Resid-Sfr				Lot Dimensions					
Block/Lot					Lot Square Feet					
Latitude/Longitude	32.795033°/-79.934645°				Acreage	0.10				

**Property Characteristics: Utilities/Area**

Gas Source		Road Type	
Electric Source		Topography	
Water Source		District Trend	
Sewer Source		Special School District 1	
Zoning Code		Special School District 2	
Owner Type			

**Legal Description**

Subdivision		Plat Book/Page	
Block/Lot		Description	22 24 Amherst
District/Ward	7-1		

## Flood Zone Information

Zone Code	Flood Risk	Description	FIRM Panel ID	Firm Panel Eff. Date
AE	High	Areas subject to inundation by the 1-percent-annual-chance flood event determined by detailed methods. Base Flood Elevations (BFEs) are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.	45019C0516J	11/17/2004

Zone Source: FEMA Q3 Data



- 5/8" Rebar Found
- 5/8" Rebar Set
- ⊗ Chiseled "+" Set

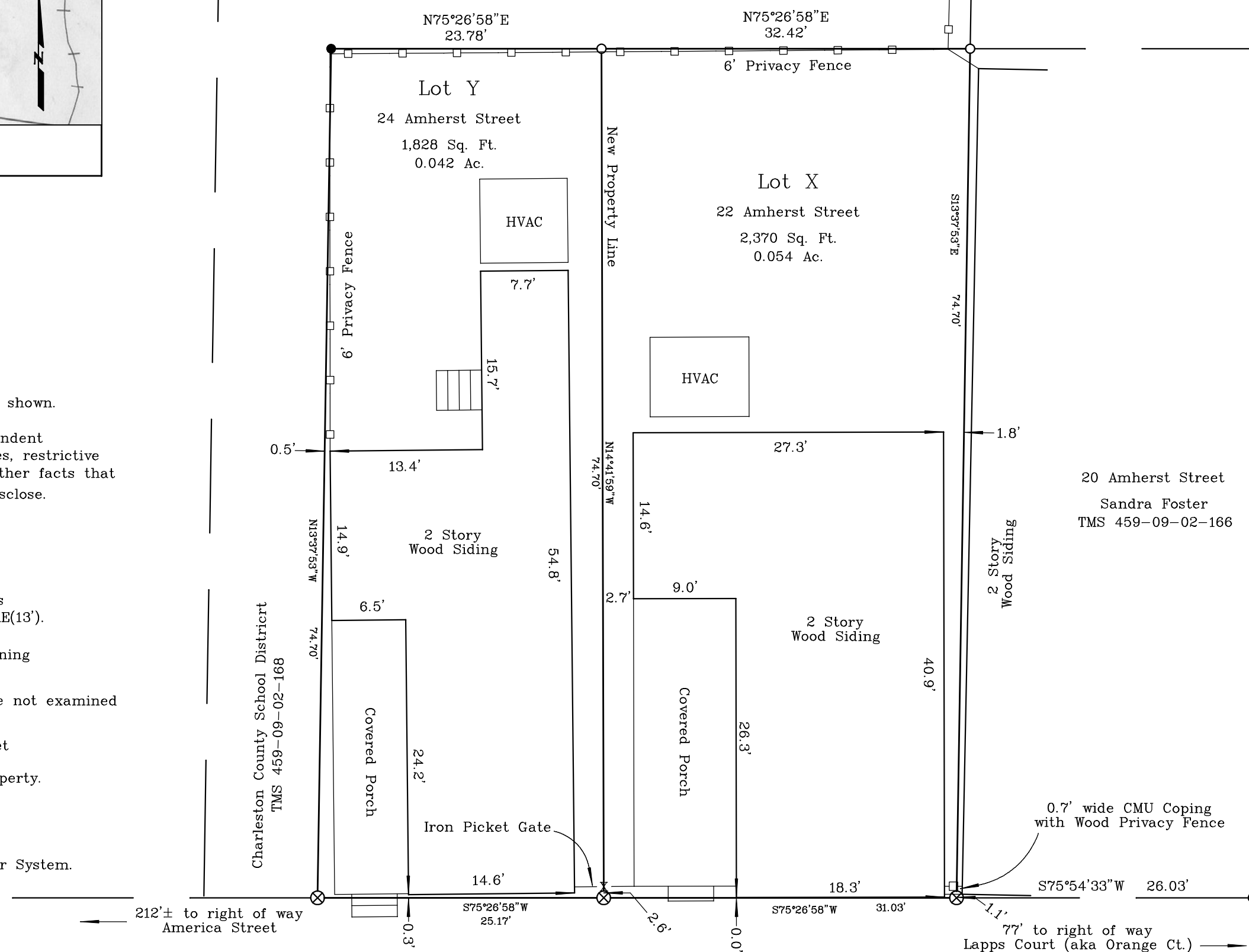


A detailed street map of a neighborhood in New York City. The map shows a grid of streets. On the left side, streets include Percy St, LS Paynes Ct, Comings St, Council Ct, Pearl St, McIntosh St, Wragg St, Judith St, Wragg Borough Ln, Mitchell Ct, Chapel St, Alexander St, Bay St, and Con St. At the top, streets include Rodgers Alley, Columbus St, Nassau St, Hanover St, Hampstead St, and Lapps Ct. In the center, streets include Woodlee St, Amherst St, Reid St, South St, and America St. On the right side, streets include Drake St, Ann St, John St, Hutson St, Marion Square, Elizabeth St, Charlotte St, and Harlem St. A black cross is located at the intersection of Comings St and Council Ct. An arrow points from the word "SITE" to a location at the intersection of South St and Amherst St. A small box with the number "6" is located near the bottom left corner.

NOTES:

1. Reference Tax Map Number 459-09-02-167
2. Reference Deed Book S444, page 792  
Deed Book 0258 page 465  
Deed Book K204 page 182  
Deed Book 0104 page 885
3. Property Owner: Ebenezer AME Church
4. The locations of underground utilities are not shown.
5. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
6. Declaration is made to Original Purchaser of the survey. It is not transferable to additional institutions or subsequent owner.
7. This lot has been checked against area FEMA maps and to the best of this surveyor's knowledge said lot is located in flood zone AE(13'). FEMA Map No. 45019C0516J 11-17-04  
Flood zone should be verified with the governing municipality before design and construction.
8. Subsurface and environmental conditions were not examined or considered as a part of this survey.
9. Property addresses: 22 and 24 Amherst Street
10. No trees 24" DBH or larger exist on this property.
11. Largest Lot: 2,370 Sq. Ft.  
Smallest Lot: 1,828 Sq. Ft.
12. Water and sewer provided by Charleston Water System.
13. Property zoned DR-2F  
Diverse Residential District

1 Lapps Court  
(aka 1 Orange Court)  
Abraham Brown  
TMS 459-09-02-164



Amherst Street 50' R/W

Plat to Subdivide  
22 Amherst Street  
(TMS 459-09-02-167)  
Into New  
Lot X and Lot Y  
Located  
City of Charleston  
Charleston County, South Carolina

FIELD DATE: July 2, 2014

SCALE 1"= 10'



I hereby state that 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 A survey as specified therein; also there are no visible encroachments or projections other than shown

James G. Penington, P.L.S. No. 10291  
Palmetto Land Surveying, Inc.  
2065 Savannah Highway Suite 2  
Charleston, S.C. 29407 571-5191



2065 SAVANNAH HIGHWAY STE. 2  
CHARLESTON, SC 29407  
PHONE(843)571-5191  
FAX(843)571-7447  
palmettols@bellsouth.net

Appraisals  
Counseling - C. O. Nick Thompson, III, MAI  
Real  
Estate

Phone 843-762-5722  
Fax 843-762-5723  
Cell 843-696-5444

4996 Maybank Hwy  
Wadmalaw Island, S. C. 29487  
Email: Nick@acrecot3.com

Retired  
Marie W. Thompson

March 12, 2012

Mr. Troy Williams, Director of Facilities  
Charleston County School District  
3999 Riverview Dr  
North Charleston, South Carolina 29405

RE: Appraisal of 24 Amherst Street, City of Charleston, SC, 459-09-02-168

Dear Mr. Williams:

In accordance with your request, the undersigned has inspected the above property and made the requisite investigation to estimate the market value of the fee simple estate as of March 12, 2012.

Market Value as used above is defined in the attached report.

Based on the appraiser's investigation, analysis and conclusions, an opinion has been formed that the market value of the subject property, in the fee simple estate, subject to the Certification, General Assumptions and General Limiting Conditions, (which are incorporated into this letter by reference and which are fully set forth in the attached report), was:

**ONE HUNDRED THIRTY SEVEN THOUSAND DOLLARS**

**\$137,000.**

The appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.

Mr. Troy Williams

March 12, 2012

Page 2

To the best of our ability, this appraisal meets or exceeds the requirements of Title XI of the Financial Institution Reform, Recovery and Enforcement Act (FIRREA) of 1989, Public Law 101-73, 103 STAT. 183, 51) (1989). The appraisal has also been made in conformity with the Code of Ethics of and Uniform Standards of Professional Appraisal Practice of the Appraisal Institute.

If you have any questions, please call me at (843) 762-5722.

Sincerely,

A handwritten signature in blue ink that reads "C. O. Thompson" followed by a stylized flourish.

C. O. Thompson, III, MAI, SRA

S. C. Certification CG 85

COTIII - 2012c005





**SUMMARY OF SALIENT FACTS**

Location of Property: 24 Amherst Street, City & Charleston County, South Carolina, TMS 459-09-02-168.

Owner: Charles Realty Company

Size of Property: 201' X 66' x 127' x 56' x 75' x 10 FF, 9,122 SF, 0.2094 acres

Zoning: DR2, Diverse Residential

Highest and Best Use: Vacant - flag lot residential  
Improved – not improved

Improvements None

Value of Land: \$00,000

Market Value of Property:

**ONE HUNDRED THIRTY SEVEN THOUSAND DOLLARS**

**\$137,000.**

Date of Appraisal: March 8, 2012

Appraiser: C. O. Thompson, III, MAI, SRA

Client: Mr. Troy Williams, Director of Facilities, Charleston County School District

**CERTIFICATION OF THE APPRAISER**

The undersigned certifies that to the best of his knowledge and belief:

The Market Value of the Fee Simple Interest in the following real property has been estimated as of **March 12, 2012**, as is.

24 Amherst Street, vacant lot  
City of Charleston, Charleston County, South Carolina  
TMS No. 459-09-02-168

The property was inspected by C.O. Thompson, III, MAI, on **March 12, 2012**.

Neither **ACRE-C. O. Nick Thompson, III, MAI, Appraisals, Counseling & Real Estate, INC.** nor the signatories of this Certification, have any present or prospective interest in the property that is the subject of this report and no personal interest or bias with respect to the parties involved.

The reported analyses, opinions and conclusions are limited only by the reported special and General Assumptions and General Limiting Conditions set forth in this report, and are my personal unbiased professional analyses, opinions and conclusions.

To the best of the appraiser's knowledge and belief, the statements of fact contained in this appraisal report, upon which the analyses, opinions and conclusions expressed herein are based, are true and correct. No one, other than the signatories of this Certification, prepared the analyses, opinions and conclusions concerning the real estate set forth in this report.

No one else provided significant professional assistance to the person or persons signing this Certification.

To the best of the appraiser's knowledge and belief, the reported analyses, opinions and conclusions were developed and this report has been prepared in conformity with the Uniform Standards of Professional Appraisal Practice and to the Code of Professional Ethics and Standards of Professional Appraisal Practice of The Appraisal Institute. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

As of the date of this report, I, C.O. Thompson, III, MAI, have completed the requirements under the continuing education program of the Appraisal Institute.

The compensation for this appraisal is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result or the occurrence of a subsequent event.


The appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.



Based on the appraiser's investigation, analysis and conclusions, an opinion has been formed that the market value of the fee simple interest in the subject property, based on a Street inspection at the request of the client, as of **March 12, 2012**, subject to the special and General Assumptions and General Limiting Conditions (which are incorporated by reference into this Certificate and which are fully set forth in the attached report) was:

**ONE HUNDRED THIRTY SEVEN THOUSAND DOLLARS**

**\$137,000.**

  
C.O. Thompson, III, MAI, SRA  
State Certified General Real Estate  
Appraiser, S.C. Certificate No. CG 85

**GENERAL ASSUMPTIONS**

This appraisal report has been made with, and is subject to, the following general assumptions:

- That title to the property is assumed to be good and marketable unless otherwise stated. No responsibility is assumed for the legal descriptions or for any legal matter.
- That the definition of value together with other definitions and assumptions on which our analyses are based are set forth in appropriate sections of this report and are a part of these General Assumptions as if included here in their entirety.
- That title to the property is assumed to be marketable. The property is considered to be under responsible ownership and management and free of all liens and encumbrances except as specifically discussed herein.
- That the facts, estimates and opinions furnished the appraisers by others and contained in this report are considered to be from reliable sources and where feasible have been verified. However, no responsibility is assumed for the accuracy of the information. We reserve the right to modify the value estimates should more reliable or accurate information become available subsequent to delivery of this report.
- All engineering and/or surveys are assumed to be correct. The sketches, plot plans and drawings included in the report are included only to assist the reader in visualizing the property.
- It is assumed that there are no hidden or other unapparent conditions in the soil, sub-soil, structures or property which would render them more or less valuable. The appraisers specifically accept no responsibility for damage by termites, wood borers or any other wood infesting insects. No responsibility is assumed for such conditions or for engineering or inspection which would be required to discover them.
- Unless otherwise stated in this report, the existence of hazardous material, which may or may not be present on or in the property, was not observed by the appraiser. The appraiser has no knowledge of the existence of such materials on or in the property. The appraiser, however, is not qualified to detect such substances. The presence of potentially dangerous or hazardous materials, gases or toxic substances may affect the value of the property and in this appraisal the value estimate is predicated on the assumption that there is no such element on or in the property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them.
- Good structural and mechanical conditions are assumed to exist, and no opinion as to these matters is to be inferred or construed from the attached report.

- It is assumed that there is full compliance with all applicable federal, state and local environmental regulations and laws unless non-compliance is stated, defined and considered in the appraisal report.
- It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a non-conformity has been stated, defined and considered in the appraisal report.
- It is assumed that all required licenses, certificates of occupancy, legislated or administrative consents from any local, state or national governmental or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.
- It is assumed that the utilization of the land and/or improvements is within the boundaries or property lines of the property described herein and that there is no encroachment or trespass unless noted within the report.
- It was assumed that the quality and condition of the interior of the property is consistent with the visible exterior of the property improvements

**GENERAL LIMITING CONDITIONS**

This appraisal report has been made with, and is subject to, the following General Limiting Conditions:

- The appraisers, by reason of this appraisal report, are not required to give further consultation, testimony or to be in attendance in court or at any governmental or other hearing with reference to the property without prior arrangements.
- The distribution, if any, of the total valuation in this report between land and improvements applies only under the stated program of utilization. The separated allocations for land and buildings, if any, must not be used in conjunction with any other appraisal and are invalid if so used.
- Use and disclosure of the contents of this report are governed by the bylaws and regulations of the Appraisal Institute. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraisers or the firm with which they are connected, or any reference to the Appraisal Institute or to the MAI or SRA designations) shall be disseminated to the general public through advertising or sales media, public relations media, news media, or other public means of communication without the prior written consent and approval of the appraiser(s).
- Possession of this report, or a copy thereof, does not carry with it the right of publication. It may not be used for any purpose by any person other than the party to whom it is addressed without the written consent of the appraiser, and in any event only with proper written qualification and only in its entirety.
- The party for whom this appraisal report was prepared may distribute copies of this appraisal report in its entirety, to such third parties as may be selected by the party for whom this appraisal report was prepared; however, portions of this appraisal report shall not be given to third parties without the prior written consent of the signatories of this appraisal report.
- Additional copies of this appraisal may be obtained for an appropriate fee only with the knowledge and consent of the client.
- The Americans with Disabilities Act (ADA) became effective January 26, 1992. We have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property together with a detailed analysis of the requirements of the ADA could reveal that the property is not in compliance with one or more of the requirements of the act. If so, this fact could have a negative effect upon the value of the property. Since we have no direct evidence relating to this issue, we did not consider possible noncompliance with the requirements of ADA in estimating the value of the property.

### **PURPOSE OF THE APPRAISAL**

The purpose of the appraisal is to define the type of value estimate that the appraisal is intended. This value could be Market Value, that is what the property should sell for on the open market; Going Concern Value, the value for a specific use or user; Insurable Value, the cost to replace the property should something happen to it; Partial Interest Value, the value of a portion of the bundle of rights that is inherent in the ownership of a property, such as a percentage interest in the whole property, a leased fee or leasehold; or Investment Value, the value to an individual investor considering his investment criteria and potential tax ramifications.

The purpose of this appraisal is to estimate the Market Value of the subject property in the fee simple estate, as of **March 12, 2012**.

### **FUNCTION AND INTENDED USE OF THE APPRAISAL**

The function and intended use of the appraisal is for the client's internal use, including but not limited to, rendering a decision to acquire the property by donation. The client of this appraisal is The Charleston County School District, and no others. It is the understanding of the appraiser that the intended use of this appraisal is for determination of market value, and no other use. Should a copy of this report be provided to a third party by the client, that party does not become a recognized client by the appraiser, without written agreement in advance, nor does that third party have any rights of the client.

**IDENTIFICATION AND HISTORY OF THE SUBJECT PROPERTY**

The subject property is identified on the Charleston County Assessor's Tax Maps as TMS No. 459-09-02-168. It is owned by Charles Realty Company. It was acquired before 1965 before completion of the Charleston County Assessor's office remapping program, as a result no deed of record is listed, because there was no listing on the former property card in the Auditor's office of the County of Charleston. No full title search was done by that agency, and a title search is beyond the scope of the appraisal assignment.

The property is located in the City of Charleston, and County of Charleston, at 24 Amherst Street. Its dimensions are approximately 201' x 66' x 127' x 56' x 75' x 10 front feet, 9,122 SF. 0.2094 acres and currently unimproved. The property is overgrown with scrub trees.

There is no record in CTARMLS of any listing or sale of the subject property.





Friday, March 09, 2012

# Property Report

24 Amherst St, Charleston, SC 29403-5617  
Charleston County, SC parcel# 459-09-02-168

## Property Report

### Location

**Property Address** 24 Amherst St  
Charleston, SC 29403-5617  
**Subdivision** Hampstead, Eastside  
**County** Charleston County, SC

### Current Owner

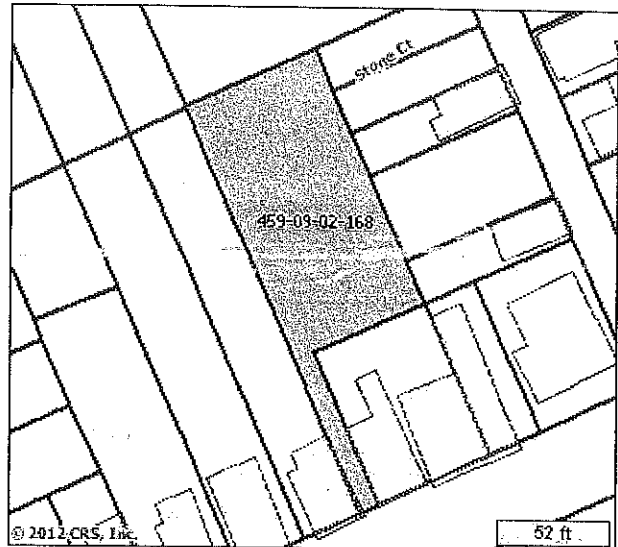
**Name** Charles Realty Company  
**Mailing Address** 18 Lavington Rd  
Charleston, SC 29407-9607

### Property Summary

**Property Type** Residential  
**Land Use** Vacant-Res  
**Improvement Type**  
**Square Feet**

### General Parcel Information

**Parcel/Tax ID** 459-09-02-168  
**Alternate Parcel ID**  
**Account Number**  
**District/Ward** 71  
**Census Tract/Block** 9.00/2



### Sales History through 02/15/2012

No sales information was found for this parcel.

### Tax Assessment

Appraisals	Amount	Taxes	Amount	Jurisdiction	Rate
Tax Year	2010	City Taxes	\$0	City Of Charleston	79.1
Appraised Land	\$84,000	County Taxes	\$0	Charleston	181
Appraised Improvements	\$0	Total Taxes	\$1,191.63		
Total Tax Appraisal	\$84,000	Exempt Amount			
Total Assessment	\$5,040	Exempt Reason			
Assessment Rate	6 %				

### Mortgage History

No mortgages were found for this parcel.

### Property Characteristics: Building

No Buildings were found for this parcel.

### Property Characteristics: Extra Features

No extra features were found for this parcel.

### Property Characteristics: Lot

<b>Land Use</b>	Vacant-Res	<b>Lot Dimensions</b>
<b>Block/Lot</b>		<b>Lot Square Feet</b>
<b>Latitude/Longitude</b>	32.795258°/-79.934787°	<b>Acreage</b>

### Property Characteristics: Utilities/Area

Gas Source  
Electric Source  
Water Source  
Sewer Source  
Zoning Code  
Owner Type

Road Type  
Topography  
District Trend  
Special School District 1  
Special School District 2

**Legal Description**

Subdivision Hampstead, Eastside  
Block/Lot  
District/Ward 71  
Friday, March 09, 2012

Plat Book/Page  
Description

Rear 22 24 Amherst

24 Amherst St, Charleston, SC 29403-5617  
Charleston County, SC parcel# 459-09-02-168

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## Charleston County

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Charleston County GIS

4045 Bridge View Drive

North Charleston, SC 29405-7464

### Legend

☐ Selected Features

☐ Streets/Roads

☐ Parcels

2009 Color Photos





## Charleston County, South Carolina

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Charleston County GIS

4045 Bridge View Drive

North Charleston, SC 29405-7464

### Legend



Selected Features

Streets/Roads



Parcels

2009 Color Photos



PARCEL NUMBER : 4590902168

PARCEL ID: 4590902168

STREET NUMBER: 24

STREET NAME: AMHERST ST

PROP UNIT:

PROP CITY:

PROP ZIP: 29403

SITE NAME:

GENERAL USE: VCR

MOBILE HOMES: 0

SUBDIVISION: HAMPSTEAD, EASTSIDE

LEGAL DESCRIPTION: REAR 22 24 AMHERST

LGL HI ACRES: 0

LGL MAR ACRES: 0

LGL WATER ACRES: 0

LGL SWAMP ACRES: 0

LGL TOTAL ACRES: 0

TAX DISTRICT: 71

JURISDICTION: CTA

PLAT BOOK: NONE

OWNER ON 1ST: CHARLES REALTY COMPANY

OWNER2 ON 1ST:

CURRENT OWNER1:  
CURRENT OWNER2:  
SALE DATE:  
DEED BOOK:  
WILL CODE:  
WILL DATE:  
C O NAME:  
MAIL STREET NUMBER: 18  
MAIL STREET NAME: LAVINGTON RD  
MAIL UNIT:  
MAIL CITY: CHARLESTON  
MAIL STATE: SC  
MAIL ZIP: 29407-9607  
MAIL COUNTRY:  
MAIL POSTAL CODE:  
SALE PRICE: 0  
MULT LOT: 0  
SPLIT CODE:  
MLOD GROUP:  
FINAL VALUE: 87000  
BUILD COUNT: 0  
AG USE VAL: 0  
AG MARKET TOT: 0  
LR APPROVE: N  
YEAR BUILT: 0  
BEDROOMS: 0  
FULL BATHS: 0  
THREE QTR BATHS: 0  
HALF BATHS: 0  
TOTAL FINISH AREA: 0  
LIVING AREA: 0  
CONDO-BEDROOM: 0  
CONDO FULL BATH: 0  
CONDO H-BATH: 0  
CAP LR VAL: 0  
CAP ASSESSED VALUE: 0  
CAP OTHER VALUE: 87000



## SCOPE OF THE APPRAISAL INVESTIGATION

This appraisal analysis will be completed in several distinct phases; general data collection, neighborhood data collection, subject property data collection, market data collection, analysis of all collected data, highest and best use analysis, valuation, and report preparation. These phases are described below.

### General Data Collection and Analysis:

This involves collection of data relating to national, regional, and local trends, and identification and analysis of the social, economic, governmental, and environmental forces affecting the market value.

### Neighborhood Data Collection and Analysis:

This entails inspecting the subject neighborhood; collecting and analyzing data on growth trends, demographics, physical characteristics, utilities, and public or private infrastructure.

### Subject Property Data Collection and Analysis:

In this phase, the subject property is inspected, the people with knowledge of the property and its operations are interviewed, available blueprints and site plans are reviewed, relevant information such as real estate taxes and zoning are reviewed, and the functionality and condition of the subject improvements are analyzed.

### Market Data Collection and Analysis:

In this phase we will obtain and verify comparable sales data for vacant land, inspect the comparables and collect market information.

### Highest and Best Use Analysis:

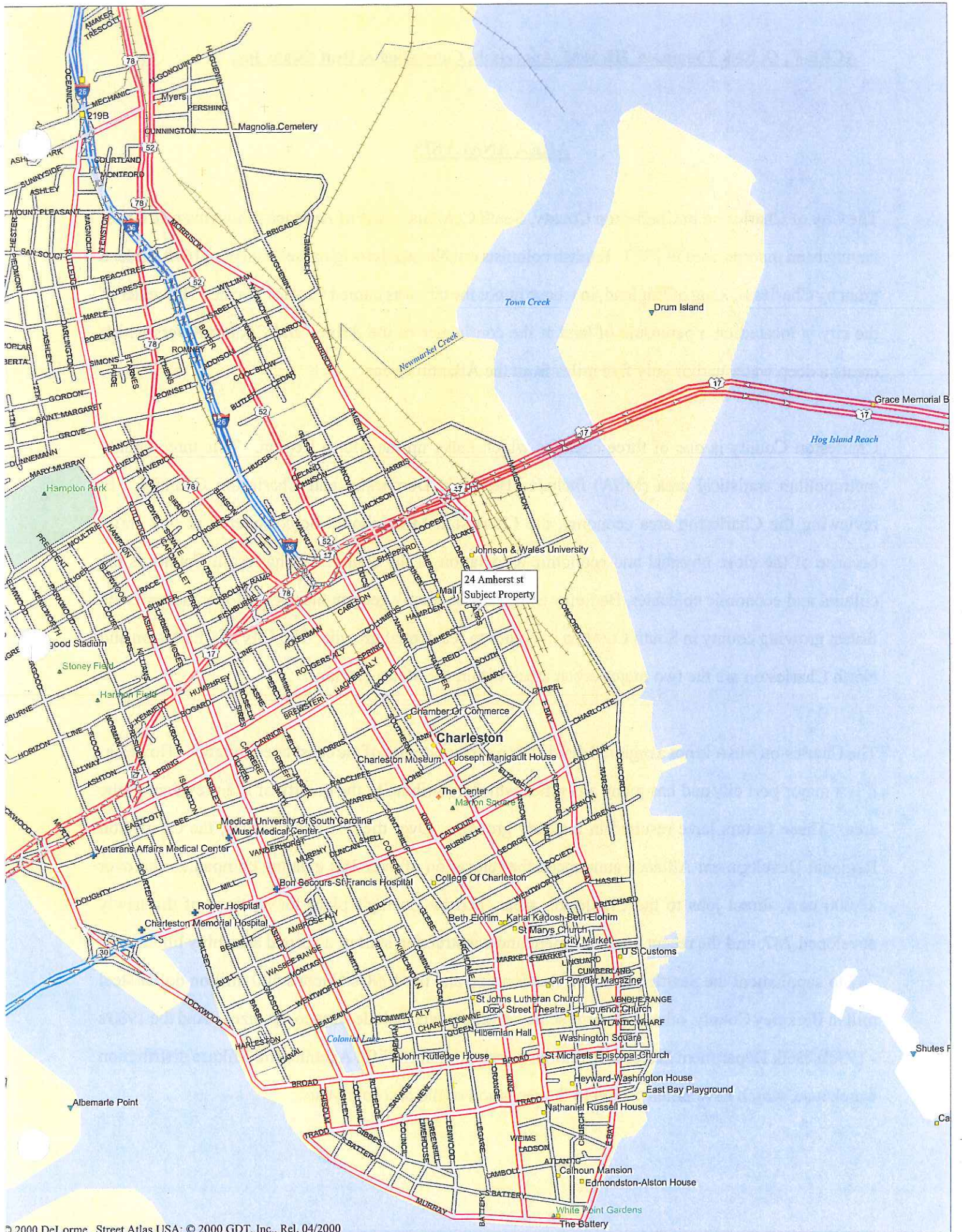
In this phase we will analyze all collected data within the framework of supply and demand, legal use, physically possible use, feasible use and that use which is maximally productive.

### Valuation:

In this phase, we will apply the Direct Sales Comparison Approach to estimate land value.

Report Preparation: The final phase of the appraisal process is the preparation of a full summary report.







### AREA ANALYSIS

The City of Charleston in Charleston County, South Carolina is one of America's most historic cities, having been incorporated in 1783. English colonists established the original settlement in 1670, under a grant by Charles II, King of England, in whose honor the city was named Charles Towne. The center of the city is located on a peninsula of land at the confluence of the Ashley and Cooper Rivers which create a deep water harbor only five miles from the Atlantic Ocean.

Charleston County is one of three counties which make up the Metro Region. This three county metropolitan statistical area (MSA) includes Berkeley, Dorchester and Charleston Counties. In reviewing the Charleston area economy, the Charleston MSA should be considered as one entity because of the close physical and economic association of the counties. Charleston County is the cultural and economic epicenter, Berkeley is the largest county geographically, and Dorchester is the fastest growing county in South Carolina in regard to residential growth. The City of Charleston and North Charleston are the two major urban areas within the Metro Region.

The Charleston MSA is not a regional distribution center because of the coast line limitation. However, it is a major port city and has many amenities which contribute to the quality of life prevalent in the area. These factors have resulted in a steady growth. Over the last two decades, the Charleston Regional Development Alliance announced the relocation of over 100 existing companies and over 20,000 new, direct jobs to the Charleston area. Led by Boeing's plant for sections of the newly developed 787, and the recent announcement and construction start of a second assembly line for the 787 to supplement the Seattle plant's production line and the 1990's Nucor's 500 million dollar steel mill in Berkeley County, other new large scale developments include Amoco, Quozel. And the 1980's - 1990's Belk Department Stores distribution warehouse, Saks Fifth Avenue, and Mikasa distribution warehouse, which have fallen victim to the recession of the past four years.

According to the Alliance, in the first half of 2004, 5 new companies had announced their relocation to the area with a capital investment of \$12.58+ million and 252 new jobs. In 1999, the Alliance announced 16 new or expanded companies during the past year with a total capital investment of over \$314 million and 1,535 new jobs. The last four years with the gradual, then rapid slowing of the economy, has seen some indications of job availability with the closing of the Mikasa distribution center and the layoffs at some plants including the American LaFrance plant and some other smaller plants.

The economic development activity combined with the good seaport facilities and favorable business climate, particularly the Boeing developments with over 7,000 new jobs with Boeing, and another 5,000 + supporting and spinoff operation jobs should allow for some continued growth in each of the region's economic sectors.

### **Population**

The Charleston County population growth between 1990 to 2000 was 5.1% compared to 8.3% for the Metro area, and from 2000 to 2008, projected 12.3% compared to a Metro growth of 17.4%. The population for the entire state from 1990 to 2000 grew from 3,486,703 to 4,012,012, or 15.1%, and in 2008 estimated at 4,479,800, or 11.7%. These demographic growth rates bode well for a continuing good economic climate for the Metro area. The population trends as prepared by the Center for Business Research.

The greatest future growth is projected to occur in Berkeley and Dorchester Counties which are obtaining a growing industrial base. However, the peninsula Charleston area has been the center of the financial-legal community and is expected to continue to maintain this position. The Federal and County Courthouses and office buildings in downtown Charleston anchor a large satellite office area. Hurricane Hugo in 1989 caused the County Court system to move temporarily to North Charleston, but construction of a new Court Annex to the County Office Building near Broad, Meeting and King Streets has been completed.

The 2000 Census population statistics show the current population for the Charleston MSA was 549,033. This represents an increase of 8.3% over the 1990 Census. 2008 estimate of 644,506 represents an increase of 17.4%.

Economic - The Trident economy is heavily based on three major economic forces: (1) tourism, (2) healthcare and (3) the port. These will be addressed briefly in order.

1. Tourism. In 2003 an estimated 4.06 million visitors came to the Charleston region for conventions, recreation or sightseeing, in 2009, 3.93 million, with a top in 2007 of 4.33 million. The downtown area of Charleston dates back to 1680, with existing houses from the mid 1700's. The old portion of Charleston has one of the best stocks of vintage architecture in the country, and has received national recognition for preservation of the original character of the residential areas. The City of Charleston, through police power and zoning, has encouraged restoration and preservation of structures, neighborhoods and quality of life that offers visitors a view of past eras. Other attractions include the beaches, museums, historic forts and plantations, parks, gardens and wildlife refuges.

Tourism has an estimated \$2.8 billion annual economic impact to the Charleston region that provides over 94,000 direct and in-direct visitor related jobs in the local economy.

The average daily rate for hotels was \$107.80 in 2001 and increased to \$109.75 in 2002 and then \$105.72 in 2003, rate for 2004 was \$112.67, 2005 - \$128.61; 2006 - \$138.89; 2007 - \$150.47. Occupancy rate has also increased from 67.3% in 2002 to 68.24% in 2003, 67.78% - 2004, 70.11% in 2005, 72.5% in 2006 and 73.5 in 2007 .

2. Healthcare - The Charleston region's healthcare industry's core is based with more than 2,000 physician and ten primary care hospitals, which collectively employ approximately 17,000. The rest of the industry includes private medical offices, nursing and personal care services and other healthcare organizations. By supporting 32,000 total direct jobs in the tri-county area, the healthcare industry directly employs about one in ten of all workers in the region, confirming it as one of the major economic engines. The region's overall performance in 1999 led the medical community to continue expanding to meet the healthcare needs of a growing population. Since that time, CareAlliance Health Systems (the alliance of Roper and Bon-



Secours St. Francis hospitals) has constructed a 40,000 square foot medical center east of the Cooper River in Mt. Pleasant, as well as adding an ambulatory surgical center in Moncks Corner. On Daniel Island, Trident Health Systems has constructed a 40,000 square foot outpatient medical center and has also completed a new center in the Moncks Corner area. The Medical University of South Carolina welcomed a new president, Dr. Raymond Greenberg, after the retirement of Dr. James Edwards, also a former governor of South Carolina. MUSC is perhaps the hub of the entire medical industry economically, as it is the tri-county's single largest employer with over 10,000 employees at its colleges, medical service centers and research facilities. A study of MUSC's externally funded medical research in the Charleston area found that the research conducted under its auspices had an economic impact of over \$131 million on the Charleston region. The opening of the new MUSC hospital in early 2008 greatly expands the medical capability in the area. There are new hospitals of Roper Saint Francis and of Tenet East Cooper Hospitals with a opening for Roper at Carolina Park scheduled November 1, 2010 and East Cooper adjacent to the existing campus of Von Kolnitz opened in the spring of 2010 will greatly expand service for the East Cooper area.

### 3. Port Facilities

The Port of Charleston is the fifth busiest container port in the United States and ranks first on the entire Southeast and Gulf Coasts. The Port has four intermodal facilities which handle container, breakbulk, project cargo, heavy lift, refrigerated, barge service and ro/ro cargo. The port terminals offer 18 container cranes and can accommodate 18 vessels at a time. A fifth terminal is currently being planned for construction on 1,300 acres at the old Charleston Naval Base, centrally located in the Charleston region.

ORION is the S.C. State Ports Authority's computerized document processing system which allows 90% of cargo to be cleared before ships enters the port. U.S. Customs and the U.S. Department of Agriculture, along with all types of port-related public and private entities are linked to ORION, allowing for one of the fastest cargo clearance systems in the nations.

The Port of Charleston is the busiest of the three in South Carolina and is, in fact, the fifth busiest in the entire nation when measured by twenty-foot equivalent unit (TEU) activity. In 2004 the South Carolina Ports Authority (SPA) served more than 2,503 ships and barges at its terminals in Charleston, Georgetown, and Port Royal was closed in early 2008. The Charleston Port is the busiest container port along the Southeast and Gulf coasts. The SPA handled 1,884,000 TEU's 2007; 1,694,000 TEU's in 2008 and 1,368,000 TEU's in 2009. Breakbulk cargo decreased to 835,000 tons in 2009, down from 947,000 in 2008 and 1,235,000 in 2007. In addition, the port owned grain elevator handled 68,400 tons of bulk shipments. Top commodities across Charleston docks include foodstuffs, forest products, consumer goods, machinery, metals, vehicles, chemicals and clay products. Accomplishments by the Port for its future success include the completion in 2004 of the harbor deepening project that began in 1999 and deepened the inner harbor channels to 45 feet at mean low water, as well as their investment of millions of dollars on equipment and existing facility improvements. Long-term needs include preparing to permit a new three berth, 280-acre marine terminal at the former Charleston Naval Base. The SPA also announced in 2007 The SPA condemned property for a state port in Jasper County on the Savannah River. There an agreement in process for a jointly operated port between South Carolina and Georgia. These achievements were crucial in order to continue to support the existence of over 15,000 direct and indirect jobs in the Charleston tri-county area and 83,000 jobs statewide. The upcoming challenge for the Port will be permit approval for the proposed Global Gateway terminal, which would be phased in over the next 15 to 20 years. The terminal is planned for the southernmost tip of The old Naval Base.

With the Port of Charleston's continued success, the forecast is for the South Carolina State Ports Authority's total tonnage to increase.

**Retail Trade** - According to the South Carolina Tax Commission, retail sales have been as follows:

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Annual Economic Indicators							
Charleston Metro Area							
Gross Retail Sales (\$000)							
	2003	2004	2005	2006	2007	2008	2009
Berkeley	2,792,175	2,916,269	2,774,618	3,338,564	3,717,958	4,010,417	N/A
Charleston	10,042,059	10,681,929	12,050,201	13,084,036	13,084,036	13,408,466	"
Dorchester	1,207,613	1,404,172	1,571,065	1,789,947	1,783,522	1,853,076	"
MSA	114,041,847	15,002,370	16,395,884	18,134,093	18,585,516	19,271,959	"
Increase							

Source: South Carolina Tax Commission Charleston Chamber of Commerce

### Employment History

#### Employment History - Charleston MSA

	<u>Civilian Labor Force</u>	<u>Employed</u>	<u>Unemployed</u>	<u>Unemployment Rate</u>
1996	244,320	233,090	11,230	4.6%
1997	262,450	256,256	6,194	2.4%
1998	262,620	255,860	6,760	2.6%
1999	266,420	258,040	8,380	3.1%
2000	282,490	276,010	6,480	2.3%
2001	281,840	272,350	9,490	3.2%
2002	268,344	256,189	12,155	4.5%
2003	278,825	264,212	14,613	5.2%
2004	288,507	273,061	15,446	5.4%
2005	296,690	280,730	15,960	5.4%
2006	304,527	289,018	15,509	5.1%
2007	313,324	298,998	14,326	4.6%
2009	322,308	290,964	31,344	9.7%

Source: South Carolina Department of Labor/Charleston Chamber of Commerce

### Income

Charleston County average household income grew from \$18,305 in 1980 to \$28,922 in 1990, an increase of 58% for a ten year period or an average of 5.8% per year. This yearly increase is greater than the rate of inflation. The average household income for Charleston County was \$54,744 for 2003 according to sales and marketing management magazines survey of buying power.

According to the 2000 Survey of Buying Power, the Median Household income for the Charleston MSA was \$33,607 versus \$32,285 in 1999 and the Average Household income was \$40,600. Approximately 25.7% of the households have incomes between \$20,000-\$34,999; 19.3% are between \$35,000 and \$49,999; and 26.3% of the households in Charleston have incomes of over \$50,000.

According to Charleston Regional Development Alliance in 2008 there were 237,004 households with a median household income of \$52,302 and an average household income of \$70,143

Construction - The total construction industry in the Metro area is reflected in the chart below:

	<u>2000</u>	<u>2001</u>	<u>2002</u>	<u>2003</u>	<u>2004</u>	<u>2005</u>	<u>2006</u>	<u>2007</u>	<u>2008</u>
<b>PERMITS</b>									
Single Family	3,784	3,739	4,984	5,384	737,371	8,084	7,304	5,602	N/A
Multi Family	1,624	1,184	997	2,010	935	2,734	1,769	1,178	"
Total New Residential	5,408	4,923	5,981	7,394	8,306	10,818	9,073	6,780	"
New Non Residential	1,136	1,012	1,043	1,043	1,214	1,461	1,357	1,278	"
<b>VALUE OF CONSTRUCTION (\$000)</b>									
Single Family	574,323	572,793	766,780	797,465	1,136,449	1,470,099	1,429,059	1,150,064	"
Multi Family	135,839	77,853	71,244	102,891	80,740	289,891	163,952	117,648	"
Total New Residential	715,739	692,208	838,024	903,563	1,217,189	1,759,990	1,593,011	1,267,712	"
New Non Residential	275,196	399,634	245,424	240,900	300,265	455,683	492,736	447,121	"
Total \$ Value *	1,189,809	1,050,279	1,215,133	1,302,023	1,791,296	2,406,938	2,336,767	1,849,658	"

\*Includes new permits plus additions and alterations.

Source - Chamber of Commerce



Housing

The increase from 1980 to 1990 was 31.6% and from 1990 to 2000 is 17.2%.

## BERKELEY, DORCHESTER, CHARLESTON HOUSING UNITS

	<u>1960</u>	<u>1970</u>	<u>1980</u>	<u>1990</u>	<u>2000</u>	2008
Berkeley	9,732	16,240	31,775	45,697	54,717	55,326
Dorchester	7,025	9,726	20,338	30,682	37,237	43,414
Charleston	<u>61,951</u>	<u>77,067</u>	<u>99,764</u>	<u>123,550</u>	<u>141,031</u>	<u>138,264</u>
Region	78,708	103,033	151,859	199,879	232,985	237,004

Source: 2000 Data based on information from the South Carolina Division of Research & Statistical Services, Statistical Abstract, South Carolina Budget & Control Board

Higher Education

The MSA has varied educational facilities. The Medical University of South Carolina (MUSC) located in Charleston was established in 1824 and was the first medical school in the south, with approximately 2,400 students. It has six colleges and a 596-bed hospital. The Citadel (the Military College of South Carolina with over 3,600 students), the College of Charleston/University of Charleston (with over 11,500 students), and Charleston Southern University (formerly Baptist College, with over 2,800 students) are three liberal art schools in the area. Trident Technical College (with over 11,000 students) is operated by the State Board for technical education and is the primary facility to train workers for industry located in South Carolina. TTC has developed a culinary school to replace the Johnson & Wales closed in 2006. Other facilities include The Lowcountry Graduate Center (a cooperative effort of The Citadel, The College of Charleston and MUSC), Webster University, Miller-Motte Technical School, Limestone College (satellite facility), Embrey-Riddle Aeronautical University, Charleston School of Law (established 2004) and Charleston School of Law. There is also Southern Wesleyan University in North Charleston and American College of Building Arts, Centura College, ECPI College of Technology, Southern Illinois University, Strayer University, Troy University, Virginia College, and Voorhees College. The enrollments total 34,879 undergraduate students and 7,027 graduate students.

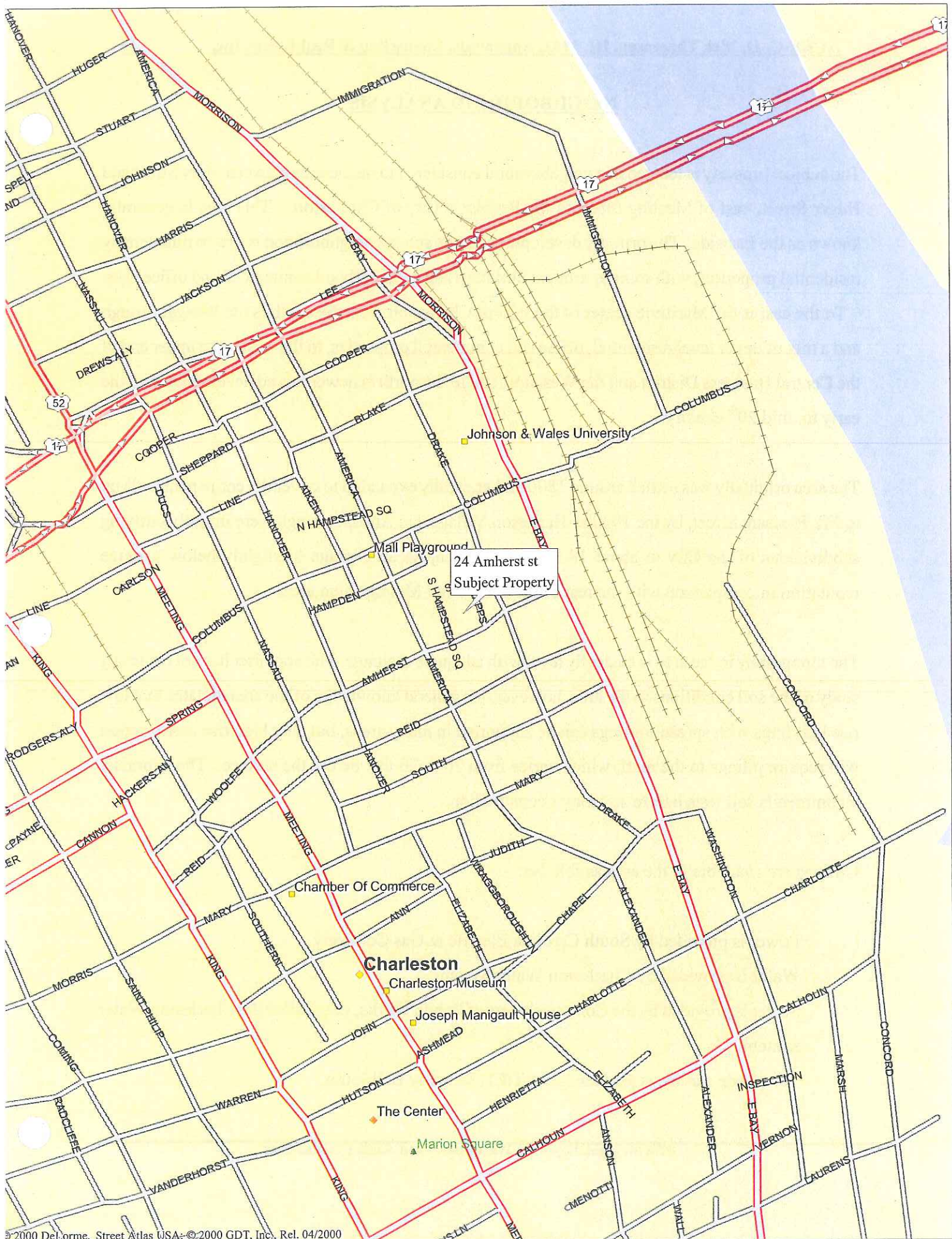
General

As in most major seaport cities, the older industrial areas are found on the waterfront or major rivers, with newer development in industrial parks near primary arterial highways and the International Airport in North Charleston. The main business community is located in the downtown area. The peninsula city is a dense urban area with mixed uses of the seaport and business community, the historic residential area and the educational-hospital complexes working together.

The upper metropolitan region contains numerous bedroom communities for the Charleston area. Small towns such as Summerville, Goose Creek, Moncks Corner, Ladson, Hanahan, and outlying unincorporated subdivisions have numerous single family home areas. The residents of these areas mostly use Interstate 26 to commute to the urban employment centers. Most manufacturing concerns are located north of Charleston in lower Berkeley and Dorchester Counties and especially in the Summerville and Moncks Corner areas.

The Charleston economy appears to be stable and is expected, after the current economic downturn, to have continued growth in the foreseeable future. The four basic factors influencing real estate values, identified as social, economic, governmental and physical, all appear to be well balanced, creating an overall stable real estate market in the Charleston area.

NEIGHBORHOOD MAP





### NEIGHBORHOOD ANALYSIS

The subject property is located in a neighborhood considered to be the area between Mary Street and Huger Street, east of Meeting Street in the Peninsula City of Charleston. This area is generally known as the Eastside. The primary development in the subject neighborhood is low to mid density residential properties, with some apartment buildings and neighborhood commercial and office uses.

To the east is the Maritime center of the Port of Charleston. To the south is the Wraggborough and a mix of upper level residential, office and commercial properties, to the west is the upper end of the Central Business District and the Westside, and to the north is newer mixed development of the early to mid 20<sup>th</sup> century.

The area originally was settled around 1800 and gradually expanded to cover the entire peninsula up to Mt. Pleasant Street, by the 1920's. Harleston Village and Ansonborough were initially outlying subdivisions of the City in about 1800. The area enjoys an average to slightly below average reputation in comparison with the rest of the Charleston Metropolitan area.

The topography in the area is basically level with adequate drainage. The appraiser has not made any study of the soil conditions in the area, however, his general knowledge of the area dictates that low rise buildings with spread footings can be supported in many areas, but, any high rise construction will require pilings to the marl, which varies from 20 to 70 feet below the surface. The appraiser recommends soil tests before any major construction.

Utilities are available in the area as follows:

Power is provided by South Carolina Electric & Gas Company.

Water is provided by Charleston Water System.

Sewer is provided by the Commissioners of Public Works, now called the Charleston Water System.

Telephone service is provided by AT&T, formerly BellSouth.

This area has enjoyed a relatively stable real estate growth over the past 50 years and this trend is expected to continue for the foreseeable future.



### ZONING

The subject property is currently zoned DR2F - Diverse Residential by the City of Charleston Planning and Zoning Board. This zoning designation is compatible with the current use of the properties in the area.

### CENSUS TRACT AND FLOOD DATA

The subject property is located in Census Tract 4. It shown on Flood Map Panel 45019C 0516 J, dated November 17, 2004. The subject property is in Zone AE elevation 13 meaning that the first floor finished surface must be above 13 feet MSL. The property is in a flood Plain and subject to flood in a severe weather situation like very heavy rain, and Hurricanes when well over several inches of rain overwhelm the city drainage system, or storm surge hits.

# InterFlood



by a la mode

www.interflood.com • 1-800-252-6633

Prepared for:

ACRE-C.O. Nick Thompson, III, MAI

24 Amherst St

Charleston, SC 29403-5617



0' 300' 600' 900' 1200'

## FLOODSCAPE

### Flood Hazards Map

Map Number

45019C0516J

Effective Date

November 17, 2004

Powered by FloodSource

877.77.FLOOD

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<http://floodmap.alamode.com:8080/FloodscapeImage?customerNum=1&caption=ACRE-C.O. Nick Thom...>

**ASSESSMENT AND TAXES**

Under the current Constitution and Statutes of the State of South Carolina, the assessment function is in the hands of the County Assessor, except for industrial and utilities, which are assessed by the South Carolina State Tax Commission. Valuation is based on use and/or market value with different ratios for different classes of property.

Agricultural property is assessed at use value, upon approved application, with a four percent ratio for private ownership or six percent for corporate ownership.

The primary residence is assessed at four percent upon application.

Industrial and utility properties are assessed at ten and one-half percent of the Tax Commission appraised value.

All other property is assessed at six percent of market value.

The subject property is currently exempt as a government owned property. If taxable, it would be based on a 2011 reappraisal. The assessment is based on a 6% ratio. The 2011 millage for the subject's tax district was .26583, less a credit from a sales tax rebate begun in 1991 based on 0.00141 x appraised value for the City and County Levy. This is the cost of governmental operations. This millage includes all of the governmental entities.

Due to increased cost of government, 2012 taxes are expected to be slightly higher.

There was a complete revaluation of the county for 2011. Recent legislation now requires revaluation every 5 years. The next anticipated revaluation is planned for 2016. Under current law, owner occupied residential property is capped at a 15% increase in value for tax purposes.

## SITE DESCRIPTION

### Location

The subject property is located at 24 Amherst Street, City of Charleston, Charleston County, South Carolina. The property is 3 blocks northeast of the upper Charleston CBD.

### Size, Shape and Access

The subject site is rectangle in flag shape and contains approximately 0.2094 acres, 9,122 square feet. Its dimensions are 201' x 66' x 127' x 56' x 75' x 10 front feet.

### Topography

The subject site is level and at grade with Amherst Street sidewalk. Drainage appears to be adequate.

### Soils

As referenced previously, a report of subsurface soil conditions is not available. An inspection of the property indicated that there were no apparent adverse soil conditions affecting the subject property.

The area is typically sandy loam soil, with a relatively high water table and basically scrub trees

### Potential Environmental Hazards

A Phase I Environmental Assessment report was not furnished. In the absence of a Phase I report, this appraisal assumes there are no potential environmental hazards present on the site that would adversely affect the value. Please note the Limiting Conditions regarding this matter.

Utilities

Utilities available to the site include electricity, telephone, and municipal water and sewer. Utilities appear to be available in sufficient quantity to serve the existing school development, or virtually any other use.

Summary

In conclusion, the subject site contains the necessary utilities and is of an adequate size and condition to support current and similar demand usage. The physical and functional characteristics meet the standards of the typical purchasers of this type of property in this area.

IMPROVEMENTS

The site is presently unimproved.



### HIGHEST AND BEST USE

The Appraisal Institute defines highest and best use as follows:

**"That reasonable and probable use that supports the highest present value, as defined, as of the effective date of the appraisal. Alternatively, that use, from among reasonably probable and legal alternative uses, found to be physically possible, appropriately supported, financially feasible, and which results in highest land value."**

The definition above applies specifically to the highest and best use of the land. It is to be recognized that in cases where a site has existing improvements on it, the highest and best use may very well be determined to be different from the existing use. The existing use will continue, however, unless and until land value in its highest and best use exceeds the total value of the property in its existing use.

The four essential criteria for use under this concept were considered in the sequence shown below:

1. Physically possible uses were considered in terms of the size, shape, land area and topography. Also considered was the availability of public utilities.
2. Legally permissible uses were considered. These result from such limitations as those imposed by private deed restrictions, zoning, building codes and environmental regulations.
3. Financially feasible uses are those uses that meet the conditions imposed by the two previous criteria and which may be expected to produce a positive financial return.
4. Maximally Productive use is that which among the highest financially feasible uses provides the highest rate of return, or value (given a constant rate of return).

Generally accepted professional appraisal practice dictates that in appraising improved property, the highest and best use be estimated under two different premises. First, the highest and best use of the site as if the site were vacant and available for development must be estimated. The second analysis estimates the highest and best use of the property as presently improved, if improved, which is not the case in this analysis.

Highest and Best Use of the Site, Vacant

The highest and best use of the subject site will be discussed in terms of its physical, legal and feasible uses. Then the maximum productive use of the site is analyzed.

Physical Use of the Site. As mentioned in the Description of the Site the subject property is 0.2094 acres, flag shaped lot. The sites are not limited in its development except by size. The soil conditions appear acceptable, and most any type of development is possible. Therefore, the site is not physically restricted except by size, and most any use is physically possible within size constraints. The site could be uses for a single or multiple residential sites, up to three in a horizontal property regime with the single 10 foot access point. Additionally, it could be used as an addition to the Fraser school property giving an additional entrance and recreational space.

Legal Use of the Site. The subject property is currently zoned as DR2F diverse residential, by the City of Charleston. As mentioned in the Zoning section of this report this zoning allows single and limited multiple family residential and supporting uses, including schools as a permitted use. Therefore, these are the legally permissible uses of this property.

Financially Feasible Uses of the Site. The feasible uses of a site are determined not only by its physical and legal constraints, but also by current market conditions. As previously noted, although the site is not restricted physically, except by size, it is legally restricted to use as diverse or, single family development, or school use.

Maximally Productive Use. The highest and best use of the land is that use from among the financially feasible uses that provides the highest rate of return (or value), usually over the long term. Since the most financially feasible use of the site is service, or similar, this is the maximally productive use as if vacant.

### LAND SALES COMPARISON APPROACH

The most universally accepted method of valuing vacant land is by comparison with properties that have recently sold in the competing marketplace, with adjustments for differences to estimate the value that the subject property would have sold.

The appraiser has researched the sales that have occurred in the area and has selected the sales listed on the following pages as the most comparable.

#### Discussion of Adjustments:

Time - prior to 2007, value growth in the area was in the range of 10%- 20% per year. With the economic downturn in late 2007 and 2008, magnified in later 2008 by the credit crunch, and possible gains in early 2007 have been offset.

Location - location is a subjective adjustment to reflect the market acceptance of the location of the sale and the subject property appropriate adjustments are made, as necessary.

Size - there is little or no adjustment necessary for size of land unit value, as the sales are relatively close and the unit values are typically consistent. Location is a more significant consideration.

Based on the following analysis of these sales, it is the opinion of the appraiser that the subject property should sell for \$19.00 per Square foot for a typical lot. The subject is a flag lot with a ten foot access way to the bulk of the property. Any construction would require delivery of trucks loaded with materials and concrete, which would be a challenge to the drivers and a hardship to the construction crews involving extra time and casualty risk to the adjoining properties, as well as aggravation to the owners of adjacent properties.

It is estimated that the shape of the property would cause an adjustment in the unit price of about 20%, or a unit value of \$15.00 per square foot rounded. 9,122 SF at \$15.00/SF equals \$136,830, rounded to:

**ONE HUNDRED THIRTY SEVEN THOUSAND DOLLARS**

**\$137,000.**

Land Comparables Table

TMS #	ADDRESS	DATE	SALE PR.	AREA	SP/SF	COMPARISON	ADJ SP/SF
4590101056	15 CEDAR	09,2005	\$22,000	3,600	\$6.11	LOC, TIME +45%	\$8.86
4590101058	11 CEDAR	05,2007	\$15,000	3,000	\$5.00	LOC, CONDIT. +55%	\$7.75
4590504151	67 HANOVER	06,2007	\$65,000	2,080	\$31.25		\$31.25
4590504010	101 AMERICA	06,2009	\$44,500	2,600	\$17.11		\$17.11
4590504101	58 HANOVER	04,2006	\$80,000	3,300	\$24.24		\$24.24
4590903020	33 REID	04,2009	\$71,000	3,300	\$21.52	LOC, -10%	\$19.36
4590902131	69 AMERICA	12,2006	\$70,000	4,114	\$17.01		\$17.01
4590903046	62 SOUTH	06,2005	\$58,000	4,400	\$13.18	SHAPE, TIME +20%	\$15.81
4590902142	74 AMERICA	06,23005	\$50,000	2,976	\$16.80	TIME +20%	\$20.16
4590903037	4 HANOVER	11,2007	\$50,000	2,838	\$17.62		\$17.62
"	"	03,2005	\$40,000	2,838	\$14.09	TIME ADJ = 0.9%/MO	\$17.62
4590504041	46 AIKEN	09,2005	\$40,000	2,614	\$15.30	TIME +20	\$18.36
4590504109	80 HANOVER	05,2005	\$33,000	2,240	\$14.33	TIME +20%	\$17.68
4590501054	14 DREWS CT	02,2007	\$30,000	2,520	\$11.90	LOC +35%	\$16.07
459-09-02-068	6 HAMDEN CT	02/17/12	\$40,000	3,149	\$13.12	LOC +10	\$14.43

**Cornelius Owen Thompson, III, MAI, SRPA, SRA**

4996 Maybank Highway

Born: December 10, 1942

Wadmalaw Island, S.C. 29487

Phone: (843) 762-5722, Fax 843-762-5723

Email - Nick@acrecot3.com

Certified General Appraiser: South Carolina #CG 85

Education

B.S. Degree - Economics

College of Charleston

Charleston, South Carolina

1964

Professional Studies:

Building Cost Estimating - TEC

1970

AIREA:

Course I - Appraising - University of Georgia

1968

Course II - Income Problems - University of Georgia

1969

Course IV - Condemnation - University of Chicago

1971

Course VI - Advanced Capitalization - University

of Indiana

1973

Course IX - Appraisal Review - Tulane University

1974

Course VII - Industrial, Chicago, Illinois

1977

Course VI - Investment Analysis, Boca Raton

College Audit

1980

Course X - Market Analysis, Univ. of GA Audit

1985

Standards of Professional Practice

1986,1991,1995,2001

Course IAI - Instructor Audit

1986

Demonstration Appraisal Commercial Retail

1974

Demonstration Appraisal Residential

1975

Course IBA, Instructor Audit and Exam

1990

Course IBB, Instructor Audit

1990

Various Seminars

1970-2002

Appraisal Institute:

Course 520 - Admissions Audit and Exam

1993

IAAO:

Income Approach to Value

1969

Narrative Report Writing

1971

Society of Real Estate Appraisers:

Examination 101

1975

R-2

1975

201

1975

Licensed Real Estate Broker - State of S.C.

1973 - current



C.O. Thompson, III, MAI, SRPA, SRA ContinuedPrior Experience:

Operations Director for R.E. Developer	1966-67
Commercial and Subdivision Properties:	
Appraiser, Appraisal Supervision - Charleston	1967-75
County Assessor's Office - Appraised and Reviewed all types of commercial, residential and Special Purpose Properties using all approaches to value.	
Manager, Property Taxes, Sears Roebuck & Company	1975-1978
Appraised for Ad Valorem Tax various types of Commercial and Industrial Distribution Property, Consultant for Real Estate Department	
Appraisal, Real Estate Consultant	1976-
President, Attaway Leinbach Thompson & Assoc.	1978-1981
Partner, Attaway Thompson and Associates	1981-1987
Partner, Attaway Thompson Jeffers & Associates	1987-1989
President, Attaway Thompson Jeffers & Assoc., Inc.	1990-1993
President, Attaway Thompson McCall & Assoc., Inc	1994-1995
President, Attaway Thompson & Associates, Inc.	1995-1997
President, Attaway Thompson McCall & Assoc., Inc.	1998-2002
President ACRE-C. O. Nick Thompson, III, MAI	2002-
Valuation of all Types of Income Producing Properties, Land Market and Feasibility Studies, and Real Estate Counseling on all types of Real Estate	

Professional Associations:

Member, Appraisal Institute, (MAI, SRA)	1991
Chairman, Body of Knowledge Committee	1994
General Admissions Committee-Vice Chairman	1993
Member, Body of Knowledge Committee	1992, 1995-1997
Liaison General Admissions Committee	1992
Liaison Admissions Co-Ordination Committee	1992
Member, General Admissions Committee of the General Appraisal Board	1991-1992
Approved Faculty, Principle and Procedures	1991
State Certified General Real Estate Appraiser, State of South Carolina, Certificate No. CG 85-	1991-Present
Approved Instructor Pre-Licensed 1, 2, and 3	1991-1993
State Certified General Real Estate Appraiser, State of North Carolina, Certificate No. A1793-	1991-Present
State of Georgia, Certificate No. 002031	1991-1994
	1997-2003 Dropped no use
State of Virginia, Certificate No. 4756	1998 -2003 Dropped no use

C.O. Thompson, III, MAI, SRPA, SRA, Continued

American Institute of Real Estate Appraisers - MAI	1977
Member, Industrial Examination Committee	1978-1979
Sub-Committee Chairman, Industrial Examination-	1980-1982
National Board of Examiners - Examinations,	
Assistant Chief Examiner	1983,1984
Chief Examiner	1985,1986
Member, National Admissions Committee-	1983,1985,1986,1990
Body of Knowledge Committee	1986
Member, National Admissions Appeal Board	1987-1990
Vice Chairman	1989
Chairman	1990
Member, 5 Point National Admissions Task Force-1988	
Member, National Education Task Force	1989
Instructor Panel National Education Committee	
IA Course Series	1987-1990
Contingent Faculty SPP	1987-1990
Member of Governing Council	1988-1989
Society of Real Estate Appraisers - SRPA, SRA	
Chapter 122, President	1979-1981
Member, Demonstration Grading Committee	1976-1981
South Carolina Association of Assessing Officials -	
Past Secretary, Treasurer and Vice President	
Greater Charleston Board of Realtors of National	
Association of Realtors	
Education Committee	1981-1982
Legislative Committee	1984-1986
Member of Board of Directors	1982-1983
South Carolina Association of Realtors -	
Legislative Committee	1982-1987
Member State Board of Directors	1982,1983,1985

Primary Work Focus

General commercial, industrial and special purpose properties, with in-depth knowledge and research in golf course, hotel and motel, hospital and contaminated property valuation.

Over the years, I have spent significant time valuing properties for acquisition by condemnation, both for the condemnor and condemnee, and valuation for tax appeals.

C.O. Thompson, III, MAI, SRPA, SRA, Continued

General Client List

Numerous local and regional banks, and other lending institutions, investment groups and individuals. Local, state and national government agencies, including City and County of Charleston and their Housing Authorities, Charleston County School Board, Mt. Pleasant Water & Sewer Authority, James Island PSD, City of Hollywood, St. Stephens, SCDOT, Right of Way acquisition resolution, College of Charleston, Trident Tech, US Government Departments of: Navy, Interior, Justice, and Post Office, covering counseling and valuation for general acquisition and disposal of properties in fee simple and easements for power, water, sewer, drainage, and road right of ways.

**ONE HUNDRED THIRTY SEVEN THOUSAND DOLLARS**

**\$137,000.**

Charleston > excellence is our standard  
County SCHOOL DISTRICT

75 Calhoun Street  
Charleston, SC 29401

**CAPITAL PROGRAMS  
BOARD AGENDA ITEM**

**TO:** Board of Trustees

**FROM:** Michael L. Bobby

**DATE:** August 11, 2014

**SUBJECT:** New North Charleston Creative Arts Elementary School –  
Building & Finishes


**RECOMMENDATION:** 1) Approve the reallocation of project savings from Wave 1 & 2 projects and 2) Authorize staff to enter into award and contract with M.B. Kahn Construction Company, Inc. in the amount of \$19,649,000.00, for the New North Charleston Creative Arts Elementary School – Building & Finishes (Solicitation No. 14-CMG-B-003).

The material is submitted for:


☒ Action ☐ Information  
☒ Open ☐ Executive

Respectfully submitted:

\_\_\_\_\_  
Nancy J. McGinley, Ed.D.  
Superintendent of Schools



\_\_\_\_\_  
William Lewis, Chief Operating Officer

  
\_\_\_\_\_  
Todd Garrett, Chair  
Audit & Finance Committee

\_\_\_\_\_  
Tripp Wiles, Chair  
Policy & Personnel Committee



\_\_\_\_\_  
Michael L. Bobby  
Chief of Finance & Operations

☒ Item voted on and  
recommended for Board  
A&F Committee on 8-4-14

☐ Item voted on and  
recommended for Board  
Policy Committee on \_\_\_\_\_

**CAPITAL PROGRAMS**  
**August 11, 2014**

**SUBJECT:**

New North Charleston Creative Arts Elementary School

**BACKGROUND:**

On August 9, 2010, by Item 9.8, the Board of Trustees approved the construction and budget for the New North Charleston Creative Arts Elementary School. The design was completed and a Request for Qualifications (RFQ), Solicitation No. 14-SMG-R-003, was advertised on March 3, 2014 in South Carolina Business Opportunities (SCBO). The RFQ was also advertised in the Post & Courier and local minority-owned newspaper, The Charleston Chronicle. The Technical Evaluation Board presented the results to the Selection Board on April 29, 2014. The Selection Board is to make a recommendation to the Superintendent on April 30, 2014 as to the six (6) firms pre-qualified to for the Invitation for Bids (IFB). An IFB for was issued on June 13, 2014. In order to stay on schedule Staff requested Board of Trustee approval to enter into a contract with the lowest responsible bidder Not to Exceed (NTE) \$18,000,000.00. The Bid was held on July 22, 2014. Five (5) bids were received. Base Bid results indicated China Construction America of SC to be the apparent low bidder, with a bid of \$18,060,609.00 but they requested to withdrawal their bid due to an arithmetic error. The 2<sup>nd</sup> lowest bidder was M.B. Kahn Construction Company, Inc. with a bid of \$19,649,000.00.

Both bids exceeded the Board of Trustee approved NTE amount of \$18,000,000.00. The current available construction budget is \$18,500,000.00. The current SF/Budget was created based on the Ashley River Creative Arts facility. Due to the incorporation of the 21st Century Learning Environment Educational Specifications which increases more flexible classrooms and collaborative learning spaces, the square footage of the facility increased approximately 8,000 SF. Funds also need to be retained in the budget for the future abatement and demolition of the existing facility once the new facility is completed. Funds are available from project savings from Wave 1 & 2 projects that have completed or are nearing completion. Therefore staff is recommending a reallocation of savings from Wave 1 & 2 projects to fully fund this award as well as retain funds to abate and demolish the existing facility once the new facility is completed.

**DISCUSSION:**

Contract needs to be awarded for the New North Charleston Creative Arts Elementary School - Building & Finishes Package so students can occupy the building in January of 2016.

**RECOMMENDATION:**

**Action 1:** Approve the reallocation of project savings from Wave 1 & 2 projects per the attached resolution.

**Action 2:** Authorize staff to enter into award and contract with M.B. Kahn Construction Company, Inc. in the amount of \$19,649,000.00, for the New North Charleston Creative Arts Elementary School – Building & Finishes (Solicitation No. 14-CMG-B-003).

**FUNDING SOURCE/COST:**

This project is being funded by the one (1) cent sales tax revenues.

**FUTURE FISCAL IMPACT:**

No additional funds required.

**DATA SOURCES:**

William H. Lewis, COO for Capital Programs  
Rick W. Holt, Director, Cumming Construction Management, Inc.  
Dale Collier, Brownstone Construction Management

**PREPARED BY:**

William H. Lewis, COO for Capital Programs  
Rick W. Holt, Director, Cumming Construction Management, Inc.  
Dale Collier, Brownstone Construction Management

**REVIEWED BY LEGAL SERVICES**

N/A

**REVIEWED BY PROCUREMENT SERVICES**

Lawrence Lutrario, Construction Procurement Officer

**ATTACHMENTS**

1. Resolution Requesting Reallocation of Funding
2. April 28, 2014 Board Report



**RESOLUTION REQUESTING REALLOCATION OF FUNDING  
2010-2016 CAPITAL IMPROVEMENTS BUILDING PROGRAM - SALES TAX**

2010-2016 CAPITAL IMPROVEMENTS BUILDING PROGRAM - SALES TAX - TOTAL BUDGETS AND ADJUSTMENTS				
PROJECT #	PROJECT	APPROVED BUDGET	PROPOSED BUDGET	VARIANCE
5130	Buist Academy	\$32,650,000.00	\$31,650,000.00	(\$1,000,000.00)
5133	Memminger Elementary School	\$22,400,000.00	\$21,900,000.00	(\$500,000.00)
5150	Harbor View Elementary School	\$25,500,000.00	\$24,800,000.00	(\$700,000.00)
5152	North Charleston Creative Arts Elementary School	\$27,100,000.00	\$29,300,000.00	\$2,200,000.00
	TOTAL	\$107,650,000.00	\$107,650,000.00	\$0.00

Resolved this 11th day of August 2014.

By: \_\_\_\_\_ Date \_\_\_\_\_  
Nancy J. McGinley, Ed. D  
Superintendent of Schools

By: Michael Bobby 7/28/14  
Michael Bobby  
Chief of Finance, Operations & Human Resources

By: William H. Lewis 7/28/14  
William H. Lewis  
Chief Operating Officer for Capital Programs

A regular meeting of the Charleston County School District Board of Trustees was held on Monday, April 28, 2014, in the Board Room at 75 Calhoun Street. The following members of the Board were present: Mrs. Cindy Bohn Coats, - Chair, Mr. Tom Ducker – Vice Chair, Mr. Craig Ascue, Rev. Chris Collins, Mr. Todd Garrett, Mr. Michael Miller, Mrs. Elizabeth Moffly, Mr. Emerson Tripp Wiles, and Dr. Nancy J. McGinley, Superintendent and Executive Secretary. Mr. Chris Fraser was absent.

Staff members Mr. Michael Bobby, Mr. Bill Briggman, Dr. Charles D'Alfonso, Mr. John Emerson, Mrs. Michele English-Watson, Dr. Lisa Herring, Mr. Louis Martin, Mr. John McCarron, Dr. Brenda Nelson, Mrs. Terri Nichols, Mr. Paul Padron, Mrs. Erica Taylor, Mrs. Latisha Vaughan-Brandon, and Dr. James Winbush were also in attendance. Mrs. Audrey Lane was absent.

The news media was duly notified of the meeting. Media representatives were present.

# **I. EXECUTIVE SESSION** **4:30 p.m.**

Mr. Ducker moved, seconded by Mr. Miller, to go into Executive Session at 4:30 p.m. to discuss the Executive Session items listed below. The motion was approved unanimously.

**1.1: Legal Matters – Mr. John Emerson, General Counsel**

**1.2: Student Expulsion Appeal Decision**

**1.3: Student Transfer Appeals Received March 5, 2014 – April 23, 2014**

**1.4: Appointment – Deputy – Capital Programs**

**1.5: FY2015 Property and General Liability Insurance Package**

## **OPEN SESSION** **5:15 p.m.**

### **II. CALL TO ORDER, INVOCATION/MOMENT OF SILENCE, & PLEDGE of ALLEGIANCE**

At 5:50pm Mrs. Coats called the meeting to order. Then she called for a Moment of Silence followed by the Pledge of Allegiance.

### **III. ADOPTION OF AGENDA**

- Mrs. Coats said agenda item 10.3B was pulled because policy wasn't followed. Also, agenda item 1.4 was pulled earlier by staff.
- Mrs. Moffly suggested moving agenda item 11.4 – Durham Bus Services after Visitors' Comments.
- Mr. Miller said 10.2G was pulled earlier by the Policy Committee; however, it was determined that the item would remain on the agenda.

Mr. Ascue moved, seconded by Rev. Collins to approve the recommendation to adopt the agenda with the revisions listed above. The vote was 8-0.

### **IV. SPECIAL RECOGNITIONS (15 minutes) – Mrs. Erica Taylor, Executive Director of Strategy & Communications**

**A. Outstanding Risk Management Product Award – pulled**

**B. Palmetto Gold Award**

Mrs. Melissa Pendergrass, the Director of Nursing Services recognized 4 CCSD registered nurses, Mary Bebensee of Whitesides Elementary School, Cheryl Dunn of North Charleston Elementary School, Faith Hostettler of Harbor View Elementary School, and Sharon Moser of West Ashley High School were the only school nurses in the state to receive the award.

**C. SC PTA Outstanding Principal Award** – Dr. Clifford Fulmore, the SC PTA State President, recognized Ms. Karen Felder from Jennie Moore Elementary School for being the SC PTA Outstanding Elementary School Principal.

**D. SCASL Administrator of the Year Award** – Dr. Lisa Herring, Chief Academic Officer, recognized Ms. Connie Doperiela, a recent retiree who served as CCSD's Team Associate of Library and Media Services, for receiving the 2014 SC Association of School Librarians Administrator of the Year award.

### **V. SUPERINTENDENT'S REPORT – Dr. Nancy J. McGinley, Superintendent of Schools**

Dr. McGinley reported the following:

- Today marks the beginning of her 8<sup>th</sup> year as Superintendent of Schools for Charleston County. Dr. McGinley was appointed April 27, 2007. Members of the Board who worked with her to achieve steady progress were thanked.
- Dr. McGinley shared data from a chart prepared by the Communications Department to illustrate that significant progress has been made and that schools are better for all children in Charleston County.
  - Back in 2007, there were 22 schools rated unsatisfactory or at risk by the state.
  - Today, there are only four schools that are rated unsatisfactory or at-risk.
  - Today only 5.4% of students attend a school that is at risk as opposed to nearly 26 percent who attended in 2007.
  - In 2007 43% of students attended good/excellent schools. Today that number is 60%.
  - Graduation rate has increased. The overall district rate is up from 61.3% in 2007 to 76.9% in 2013. Substantial improvements have been seen with both the Black and Hispanic students over the past 7 years. The graduation rate for Black students has increased nearly 12 points while the Hispanic rate has increased over 24 points.
  - Steady progress and positive results have also been seen in the area of school climate. Over the past 7 years, there have been decreases in both suspensions and expulsions. The District suspension rate has dropped from 16.6% to 9.9% and the overall expulsion rate has reduced by half. Consistent with district progress, there has been a 21% reduction in expulsion rates among Black students
  - Steady progress is evident, especially among the Hispanic and Black student populations and more opportunities are opening up for all students. While there are still a great amount of challenges to overcome, like the lingering achievement gap and a system that exacerbate the historical inequities that exist for some students, the CCSD is moving forward and is focused on ensuring that all students have access to a great education regardless of race or income.
- CCSD is dedicated to providing an excellent teacher in every classroom. The five Teacher-of-the-Year finalists were announced. They are, Ms. Emma Armstrong from St. James-Santee, Mr. Charles Atkins from Sanders –Clyde, Ms. Kimberly Brown from Lincoln Middle/High, Ms. Jamie Cunningham from Liberty Hill, and Ms. Misty LeClerc from Wando HS. The finalist will be announced on Thursday, May 1<sup>st</sup> at the Charleston River Dogs game.
- This past weekend, Ms. Melissa Yarbrough of St. Andrews School of Math and Science was named the state Air Force Teacher of the Year. This is a great honor and testament to the quality of teaching corps.
- The new Memminger Elementary School held on Friday, April 25<sup>th</sup> when students, parents, community partners and District 20 Constituent Board celebrated the new school.
- On May 6<sup>th</sup>, the Coastal Community Foundation will present a special day of giving for the District's special Children in Crisis Fund that was established to provide assistance to students and families who need emergency assistance seven years ago. An anonymous donor will match the amount raised. Therefore, additional funds to help students and families with that experience catastrophic or unplanned incidents. In the past, the funds were used to buy clothes for students who lose their possessions in house fires, purchase food, or school supplies.

## **VI. VISITORS, PUBLIC COMMUNICATIONS**

1. Ms. Shante Ellis, MLES PTA president expressed concerns about her son being forced out of the Montessori School. She inquired about the instability of principals at the school and said the fight should be for education and not gentrification. She urged the Board to consider a dual track at Murray LaSaine ES.
2. Ms. Yolanda Gibbs, a Murray LaSaine ES (MLES) parent, asked Board members about their participation in the Montessori decision for MLES. She said the community was told they'd have a dual option (Montessori and traditional programs). She asked about options for the students that do not choose the Montessori program.
3. Ms. Juanita Ford inquired about the availability of textbooks at Garrett Academy and other Title I schools for students.
4. Ms. Elizabeth Conant, the parent of a special needs student at Wando HS, addressed the Board about Board Policy IKF and inquired about students with disabilities participation in high school graduation ceremonies.
5. Pastor Thomas A. Dixon displayed a Durham booklet to illustrate issues with Durham buses. He expressed concerns about Durham's dismissal of Ms. Marquette and suggested she be restored to her position and be paid for lost time. Pastor Dixon will provide copies booklet for Board members.
6. Mr. Jerome Smalls, an Interdenominational Ministerial Alliance supporter, urged the Board to consider both the traditional and Montessori programs. Also, he thanked Rev. Collins for assisting an

- African American child from being charged with sexually abusing a teacher.
7. Mr. Jason Slade expressed concerns about the CCSD school system. He also mentioned bus issues.
  8. Ms. Sonja Campbell addressed the Board about bus safety, overcrowding, and other bus issues. After stating that some buses were transporting 60-70 high school students, she recommended all old buses be taken off the bus route. Ms. Campbell made an offer to serve on committee to address bus issues.
  9. Ms. Addlai Brown, a Murray LaSaine ES parent, urged the Board to reconsider the Montessori decision for MLES and allow the involvement of all MLES parents since they were promised a dual track at MLES.
  10. Elder James Johnson, a representative of the National Action Network, expressed concerns about the Board not paying attention to concerns from individuals in the Black community. He expressed concerns about education of blacks and said the district is quickly becoming segregated again, since Dr. McGinley's arrival. He suggested that a protest could be organized in the community if the African Americans continue to be treated unfairly.
  11. Mrs. Beverly Gadson Birch, an Interdenominational Ministerial Alliance representative, requested fairness for all students to include traditional opportunities that would allow students to remain at their neighborhood schools, a reduced number of minority students attending failing schools, an increased number of African American teachers in all CCSD schools. She urged superintendent to consider the bus concerns expressed earlier. Then she urged the urged everyone to stop "playing politics".
  12. Rev. Dungee suggested a facility be located to address the needs of expelled students.
  13. Ms. Kristina Withouk, a CCSD student, expressed concerns about Durham buses. She said the buses are hot and a lot of profane words are written all over the buses.
  14. Mr. Richmond Truesdale, a member of the National Action Network, expressed concerns about inequities in the district citing the number of African American schools that have been closed over the years. He suggested that Americans should spend more time addressing issues in their home country and less time addressing issues abroad. He also urged the Board to consider vocational courses for black schools.
  15. Pastor J. Barbour addressed the Board about Murray LaSaine and James Island Charter HS. Pastor Barbour who served on the JICHHS for a number of years said currently there are no blacks on the Board. He urged the Board to consider the election process for JICHHS board members. Also, he said three year old white students have already registered for the Montessori School at JICHHS and suggested that the district favored white students over black students.
  16. Mr. Eddie Bello, a Waggoner Terrace parent, addressed the Board about a rumor that suggests the three-year old program will change at James Simons Montessori from full day to half day. He said this would pose a hardship for parents and suggested the program change be delayed. Also, he asked the Board to make the 3 year old program a permanent program instead of a temporary program.
  17. Pastor Gordon Cashwell addressed the Board in support of a middle school at the Burke HS campus. He suggested the lottery money be used for curriculum purposes and asked the Board to support a bill to put prayer back in school and take the federal government out of curriculum decisions. He also invited everyone to the National Day of Prayer on the steps of the Customs House located at 200 East Bay Street on Thursday, May 1<sup>st</sup> at 6pm.
  18. Mr. Peter Lawrence addressed the Board in support of the District 20 Task Force recommendation to have a stand-alone middle school on the Rhett Campus, immediately. He spoke of the efforts of certain individuals to block the stand-alone middle school in District 20 on the Rhett campus.
  19. Mr. Loren Ziff, Co Chair of Push Up & Up, a group that raise money for nonprofit organizations extended an invitation to an event will be held at Marion Square event May 17<sup>th</sup> from 9:00am – 12:00 pm. CCSD staff member Mr. David Spurlock is working closely with this group. He urged participation of board members and others.
  20. Ms. Jennifer Mosier addressed the Board in support of naming of the Stall HS softball field for Ms. Terri Christensen, a former CCSD teacher and coach that dedicated herself to coaching girls in the community. She urged the Board to support the recommendation.
  21. Ms. Mandy Herring addressed the Board in support of the continuance of a full-day three-year old program at James Simons Montessori.
  22. Mr. Weston Fennell, a Waggoner Terrace resident, addressed in support of a full-day three-year old program at James Simons Montessori.
  23. Mr. Thomas Narselaris, a James Simons Montessori parent, addressed the Board in support of a full day program for three-year olds and how its implemented suggesting that additional resources were needed to fully implement the program.

24. Mr. Mohammed Idris expressed miscellaneous concerns about individuals on Calhoun Street taking credit for God's work.
25. Ms. Heather Reese, a Murray LaSaine parent, requested equality for all students. She urged the Board to consider a dual track at MLES.
26. Ms. Leah Waters expressed concerns about Durham bus services and the dismissal of former employee, Ms. Cooper. She said Ms. Cooper was unfairly terminated for calling a parent to inform them that the bus would be late because of mechanical issues. After the dismissal of Ms. Cooper parents are faced with lots of inconsistencies with student pick-up and drop-off.
27. Ms. Phylcia Anderson, a Durham bus driver, addressed the Board about the infestation of insects (bees, roaches, etc) and rats on bus #39 and residue left on bus after the use of pesticides. She shared pictures illustrating the infestation of roaches on buses with the Board.
28. Ms. Joan Hepburn, the parent of a Special Education student, addressed the Board in support of the Durham bus driver that was wrongfully dismissed by Durham Bus Services. She said Ms. Cooper was very conscientious and helpful with her son.
29. Mr. Ray Estelle, a Durham driver, expressed concerns about the infestation of pests (roaches, rats, and bees) and unclean buses. He mentioned a recent news article about SC buses being the oldest in the country.
30. Mr. Edward Jones, chair of the District 20 Constituent Board, addressed the Board in support of the District 20 Task Force decision. He urged the Board to support the recommendation for all District 20 schools to have grades CD-8 with exception to James Simons ES and Buist Academy. He also urged the Board to address issues related to safe transportation for students.
31. Ms. Shanequa Ellis suggested relocating Sanders Clyde students in grades 6-8 to the Burke facility because of overcrowding. Also, she said it would allow students to get academic credits.
32. Mr. Kevin Frayer, a CCSD student, addressed the Board in support of moving grades 6-8 to the Burke facility. He said this would allow the students the opportunity to receive high school academic credits.
33. Ms. Beth Barrow addressed the Board in support of three-year old program at James Simons ES program and the stand-alone middle school program. She encouraged the Board to consider the program proposed by Dr. Lenhardt for middle school students.
34. Ms. Liisa Sewell addressed the Board about the half day program for three-year olds at James Simons ES. She said it is disruptive to have three-year olds napping while older students are being instructed.

## **VII. APPROVAL OF MINUTES/EXECUTIVE SESSION AGENDA ITEMS**

### **7.1: Open Session Minutes of March 24, 2014**

Mr. Ducker moved, seconded by Mr. Wiles to approve the open session minutes of March 24, 2014. The vote was 8-0.

### **7.2: Executive Session Action Items of April 28, 2014**

The Board acted on the following executive session action items of April 28, 2014.

#### **1.1: Legal Matters – Mr. John Emerson, General Counsel**

The Board discussed legal matters in Executive Session. However, no action was taken.

#### **1.2: Student Expulsion Appeal Decision**

Mr. Miller moved, seconded by Mr. Ascue, to approve overturn the District 4 Constituent Board's decision and re-admit the student to the Daniel Jenkins Creative Learning Center for the remainder of the 2013-14 school year. The vote was 8-0.

#### **1.3: Student Transfer Appeals Received March 5, 2014 – April 23, 2014**

Mr. Miller moved, on behalf of the Strategic Education Committee, to take action on student transfer appeals received March 5 – April 23.

- Full approval of student transfer appeals #4, 11, 49 & 50;
- Full approval of #20 to James Island Middle - secondary choice; and
- Respond to all other student transfer requests will continue the process in accordance to policy JFABC.
- Deny all out-of-county transfer requests.

The vote was 7-1 (Collins opposed).

#### **1.4: Appointment – Deputy – Capital Programs**

This item was pulled.

#### **1.5: FY2015 Property and General Liability Insurance Package**

Mr. Ducker moved, seconded by Mr. Ascue, to approve the recommendation authorizing \$5,977,000 to procure property and general liability insurance for FY2015. The funding source is FY 2014 General Operating Fund. The vote was 8-0.

**7.3: Financial Minutes of March 24, 2014**

Mr. Ascue moved, seconded by Mr. Wiles, to approve the financial minutes of March 24, 2014. The vote was 8-0.

**VIII. CAE UPDATE**

The Board did not receive a CAE Update.

**IX. MANAGEMENT REPORT(S)**

There were no management reports to come before the board.

**X. COMMITTEE REPORT(S)**

**10.1: Audit & Finance Committee – Mr. Todd Garrett**

**A. Audit & Finance Committee Update**

The Committee will provide information and receive input from Board members on the following:

- Items that are currently before the committee that have not been brought forward to the Board;
- Future topics the committee plans to bring forward; and
- What is needed to move the item forward?

No information was provided.

The Board took a five minute break at 7:35pm.

**B. Belle Hall Elementary School – Design Services for Phase 2 – Parking and Phase 3 Playground**

Mr. Garrett moved, seconded by Mr. Ascue to approve a recommendation authorizing staff to award the design contract for Belle Hall Elementary parking and Phase 3 – playground to John Ciccarelli Architect, in the amount of \$176,181.00. The funding source is FY2014 Fixed Cost of Ownership. The vote was 7-0. Note: Rev. Collins did not vote since he was out of the room.

**C. New Chicora Elementary School – Building and Finishes**

Mr. Garrett moved, seconded by Mr. Ascue, to approve a recommendation authorizing staff and the superintendent to enter a contract for the New Chicora Elementary School – Building & Finishes Package at a Not to Exceed (NTE) amount of \$20,700,000.00. The funding source is the one (1) cent sales tax revenues. The vote was 8-0.

Mr. Bobby said the opening is August 2015.

Rev. Collins asked about where it was advertised. Mr. Lewis said due to the shortage of time, the Audit and Finance was asked to invoke the summer schedule.

**D. Surplus Asset Request for Establishing Protocol to Further Develop a Transaction with Respect to 11 ½ St. Phillips Street**

Mr. Garrett moved, seconded by Mrs. Moffly, to approve a recommendation that the Charleston County School District Board of Trustees under the Board approved protocol for handling surplus property and assets approve the recommendation for staff to enter negotiations and bring a recommendation with the American College of the Building Arts to bring back to the Board for their final approval a proposed transaction to sell the 11 ½ St. Phillips Street property. The funding source is Fixed Cost of Ownership funds to handle the preparation of due diligence, sales documents and recording of all legal documents upon the completion of this transaction. The vote was 8-0.

Mr. Ascue asked if property is traded, will there be a MOU to allow students participation. Dr. McGinley said she would work with Mr. Martin to see if there are opportunities to recruit CCSD students.

**E. Burke High School – Career Technology Education (CTE)**

Mr. Garrett moved, seconded by Mr. Ducker, on a recommendation authorizing staff to negotiate and award a contract for Burke High School – Career Technology Education (CTE) with Gantt Huberman Architects, at a cost Not to Exceed (NTE) \$368,000.00. The funding source is the one (1) cent sales tax revenues. The vote was 8-0.

Mrs. Moffly asked for clarification of the District 20 request for the Rhett Building. Mr. Garrett responded and said there is enough space in the Rhett building.

Mr. Miller said they spoke with the District 20 Task Force and they said a portion of the Rhett building would be demolished. BL said the intent is to rehabilitate the Burke campus. Upgrading would be done to rehabilitate the facility to effectively utilize the space. He said the Culinary program would not impact the middle school program. If there are two stand-alone schools there,



the front entrance may be moved to Fishburne for Burke and the middle school entrance may be on Sumter St. Also, the gap may be closed on Fishburne for better security. He said it may be best to come back to the board to address middle school issues and not have two architects working on both projects at the same time.

**F. Charleston County School District – Emergency Operations Center (EOC)**

Mr. Garrett moved, seconded by Mr. Ducker, to approve a recommendation to award the design contract for CCSD EOC to Rosenblum Coe Architects, in the amount of \$125,535.00. The funding source is the one (1) cent sales tax revenues. The vote was 8-0.

**G. New James Island Charter High School – Additions and Renovations**

Mr. Garrett moved, seconded by Mr. Ducker, to approve a recommendation to enter into a contract with the lowest responsive bidder for the James Island Charter High School – Additions and Renovations at a Not to Exceed (NTE) amount of \$20,200,000.00. The funding source is the one (1) cent sales tax revenues. The vote was 8-0.

**H. Purchase and Installation of Modular Office Space Inside the Distribution Center at Bridge View**

Mr. Garrett moved, seconded by Mr. Ducker, to approve a recommendation to purchase and install a modular office space to consolidate the seven Plant Operations managers into office space inside the Distribution Center (warehouse) at Bridge View. The estimated cost is \$72,869. The funding source is savings in the solid waste fee from FY2013-2014. The vote was 8-0.

**I. New North Charleston Creative Arts Elementary School – Building and Finishes**

Mr. Garrett moved, seconded by Mr. Ducker, to approve a recommendation to enter into a contract with the lowest responsible responsive bidder for the New North Charleston Creative Arts Elementary School – Building & Finishes Package at a Not to Exceed (NTE) amount of \$18,000,000.00. The funding source is the one (1) cent sales tax revenues. The vote was 8-0.

**J. Fixed Cost of Ownership Prioritized List of Projects for FY2015**

Mr. Garrett moved, seconded by Mr. Ducker, to approve the Fixed Cost of Ownership Prioritized List of Projects for FY2015 without a millage increase. The total amount is \$130,000.00. The vote was 8-0.

Mr. Garrett said the amendment included a millage increase. He did not support that.

**10.2: Policy & Personnel Committee – Mr. Tripp Wiles**

**A. Policy Committee Update**

*The Committee will provide information and receive input from Board members on the following:*  
-Items that are currently before the committee that have not been brought forward to the Board;  
-Future topics the committee plans to bring forward; and  
-What is needed to move the item forward?

**B. Policy JFAB - Nonresident Students**

Mr. Ducker moved, seconded by Mr. Garrett, to approve the second reading of the revisions of policy JFAB. The vote was 6-2 (Collins and Miller opposed).

Mr. Ducker said staff suggested it be effective during the 2015 school year. Ownership of property in a zone would not guarantee admission into a school. EM asked if this was in accordance to the state law. Mr. Ducker said it was. Mrs. Coats said the highlighted section was added to the policy.

**C. Policy JLCD - Assisting Students with Medications**

Mr. Ducker moved, seconded by Mr. Garrett, to approve the second reading of the revisions of policy JLCD. The vote was 8-0.

**D. Policy JFABCA - Voluntary Transfers of Children of CCSD Employees**

Mr. Ducker moved, seconded by Mr. Garrett, to approve the second reading of the revisions of policy JFABCA. The vote was 8-0.

**E. Naming of the Charleston Progressive Academy Media Center**

Mr. Ducker moved, seconded by Mr. Miller, to approve the recommendation to name the media center at Charleston Progressive Academy "Dr. Maria Goodloe-Johnson Media Center". The vote was 8-0.

**F. Naming of the New Meeting Street Education Group School at Brentwood**

Mr. Ducker moved, seconded by Mr. Miller, to table the recommendation to name the naming until a meeting is held to discuss the same. The recommendation will come before the board on May 27<sup>th</sup>. (Ascue and Collins opposed).

Mr. Ducker explained that the Policy Committee suggested naming the school "Brentwood Leadership Academy" instead of the "Leadership Academy of North Charleston" which was

suggested by the Meeting Street Education Group. However, since the Policy Committee Meeting, a new recommendation was made to name the school "Meeting Street Elementary at Brentwood".

Mr. Miller expressed concerns that "Brentwood" was added without input from the community. Mr. Allen, a representative with the Meeting Street Group, said a large meeting has not been held to discuss the name. Rev. Collins suggested a meeting be held before the school is named. Mr. Allen said the intent is to discuss the name with a small group of approximately 20 individuals. Also, he said if a new name is being created, "Meeting Street" should be considered in addition to "Brentwood" for branding purposes.

#### **G. Naming of the Stall High School Softball Field**

Mr. Ducker moved, seconded by Mr. Ascue to approve the recommendation to name the Stall High School Softball Field for Terry Christiansen Seal. The vote was 8-0.

#### **H. Policy IKF – Graduation Requirements**

Mrs. Coats led the discussion on Policy IKF sharing an option to address participation in commencement exercises. She said the Board could waive the policy for this year and use policy that was in place prior to revisions.

Mr. Ducker moved, seconded by Mr. Miller to waive the policy for this year and use policy that was in place prior to revisions. The vote was 8-0.

### **10.3: Strategic Education Committee – Mr. Michael Miller**

#### **A. Strategic Education Committee Update**

The Committee will provide information and receive input from Board members on the following:

- Items that are currently before the committee that have not been brought forward to the Board;
- Future topics the committee plans to bring forward; and
- What is needed to move the item forward?

No information was provided.

#### **B. Acquisition of Naviance**

Since the policy requires that four board members-one on the prevailing side-can bring an item back to the board, the Acquisition of Naviance item was pulled from the agenda.

#### **C. District 20 School/Community Task Force Recommendation**

Mr. Ascue moved, seconded by Rev. Collins to table the District 20 Community Task Force Recommendation to build a free-standing middle school in the downtown and send it to the SEC and other necessary committees prior to bringing it back to the Board on May 12<sup>th</sup>. The vote was 8-0.

During discussion, Mr. Miller asked the Strategic Education Committee (SEC) members if a recommendation is being made to have stand-alone campuses for all but Buist Academy and James Simons Elementary. Mr. Ducker said that wasn't the recommendation SEC voted on. However, he could support it. Rev. Collins said it was his recommendation that the middle school would begin with the sixth grade at the Rhett building. Dr. McGinley said there hasn't been any parent engagement meeting for input. Also, she said Sanders Clyde was built for middle school. That would require discussion with the faculty. She suggested the delaying until August 2015.

Mr. Garrett said while the Board is of being racists again, he supports integrated schools. He has had conversations with Mr. Miller and Dr. Alfonso and in reviewing the integrated and segregated data he is aware that the scores are much better at integrated schools. He said adding a middle school at Burke would not improve integration because the middle program would not have its own principal. Dr. McGinley said Dr. Lenhardt has presented the advanced program in District 20 around the community presenting an advanced program in District 20. Her only reservation is that Sanders Clyde parents haven't been engaged. Therefore, only Memminger and Mitchell students would be sent to Burke.

Mr. Ducker asked the two District 20 Community leaders, Mr. Edward Jones and Arthur Lawrence to provide input. Mr. Lawrence said he is the neighborhood association representative and Mr. Jones is the Constituent Board representative on the District 20 Task Force.

Mr. Miller asked if a higher level product could be delivered to District 20 students. He said parents want the same offerings as students at the merged schools in District 10. Mr. Lawrence said the proposal is opportunity for the District to showcase what it has done thus far. He also said the

“elephant in the room” are individuals that don’t want the middle school on the Burke campus for selfish reasons.

Mr. Ducker asked the two representatives if they would support a free-standing middle school in the upcoming building program. They confirmed. Mr. Ducker asked if the K-8 elementary schools would remain the same as of February 2014. Mr. Lawrence responded that he supports S. Clyde, Buist and J. Simons remaining K-8. Then, Mr. Lawrence urged the Board not allow Mr. Henry Copeland, who had interrupted all of the Task Force meetings, to interfere with the process.

Mr. Ascue said he didn’t want to disrupt Sanders Clyde since it is doing well. Then he suggested Sanders Clyde be excluded from the District 20 middle school plan. Also, he requested the plan address diversity issues. Dr. McGinley said Dr. Lenhardt has devised a plan to address diversity and has vetted it in the community. Also additional details on projections and other details were provided by Walt Pusey. A standalone school would allow offering of specialty programs. She reiterated that her only concern is parental input. The program could startup this year with a small group of students from Mitchell and Memminger.

Mrs. Coats said a lot is tied to this proposal and there is not a lot of money involved. However, a lot of other things are wrapped into the District 20 recommendation.

Mrs. Moffly suggested the Board only vote on a standalone middle school for grades 6-8 in the Rhett building this coming school year.

Rev. Collins asked Mr. Jones to share his request. Mr. Jones said wanted a K-8 program at Buist Academy and James Simons. Also, he wanted 6-8 grade students in the Rhett building this upcoming year. Mr. Garrett said this recommendation was not voted on by the District 20 Constituent Board. Mr. Jones said it was. Rev. Collins inquired about Task Force meetings. Mr. Jones said the meetings were held at various schools in District 20. Mr. Jones suggested a Sunday meeting for parents. Mr. Garrett said a new downtown middle school couldn’t be justified.

Mrs. Coats suggested pulling the recommendation and bringing it back at a future meeting with three separate motions.

Rev. Collins suggested voting on the recommendation to have the middle school in the Rhett building. Dr. McGinley agreed that the vote needs to be broken down to 3-4 motions. Also, she spoke of the importance of Dr. Lenhardt sharing the program vision at the board meeting on May 12<sup>th</sup>.

Mr. Miller requested Mr. Maurice Cannon accompany Dr. Lenhardt during the presentation. Mrs. Coats asked Board members to email their specific requests to her.

Rev. Collins requested meetings be held for parent input.

#### **D. Pilot Course Applications – Approval for 2014-2015**

Mr. Ascue moved, seconded by Rev. Collins to approve the recommendation for Pilot Course Applications which follows—Science – West Ashley HS – Investigative Research I & II; English – West Ashley HS – Essentials of Writing; Fine Arts – Academic Magnet – Honors Guitar I & Honors Guitar II; Social Studies – Burke HS – Global Studies I; Social Studies – Military Magnet Academy – Global Studies II. The vote was 8-0.

### **XI. POTENTIAL CONSENT AGENDA ITEMS**

#### **11.1: Career and Technology Education Textbook Selection**

Mr. Miller moved, seconded by Rev. Collins, approve the recommendation to approve instructional materials for Career and Technology Education. The vote was 8-0.

#### **11.2: June 6<sup>th</sup> Makeup Day**

Rev. Collins moved, seconded by Mr. Miller, to approve the recommendation to designate June 6<sup>th</sup> as a make up day. The vote was 8-0.

#### **11.3: HAC Advertisement**

Mr. Ducker moved, seconded by Rev. Collins, to approve a recommendation to advertise for volunteers to fill the following HAC seats (one clergy, one student, and one teacher). The vote was 8-0.

Mrs. Coats said the list of candidates has been exhausted. Therefore, an ad would be posted in paper and on the website.

**11.4: Durham Bus Services (Moffly, Miller, Garrett, Collins and Ascue)**

Mrs. Moffly moved, seconded by Mr. Ascue, to approve a recommendation to form an Ad Hoc Committee to with Rev. Collins, Mr. Miller, and Mr. Ascue to investigate the concerns listed and brings a report to the board on May 2014. Also, Dr. McGinley was asked to identify two staff members to serve on the committee. The vote was 8-0.

After Mr. Ducker said some of the buses are state owned buses, Mr. Miller suggested having a state representative to serve on Ad Hoc the committee.

**XII. NEW BUSINESS**

1. Mr. Miller requested clarification on the 3-year old Montessori Program at James Simons ES. Dr. McGinley said she would bring information back to the Board. The issue is that they don't have what is needed to accommodate 3-year old students who take naps.
2. Mr. Ascue requested information on Murray LaSaine Montessori be provided at the next Strategic Education Committee and Board meetings. Mrs. Coats said she would pull the information.
3. Mr. Ducker suggested Board members take the time to read the visitors' concerns and consider discussing at upcoming committee meetings.

Since there was no further business to come before the Board, at 8:57pm Mrs. Coats moved, seconded by Mr. Ascue to adjourn the meeting.

75 Calhoun Street  
Charleston, SC 29401

**RISK, SAFETY AND ENVIRONMENTAL MANAGEMENT  
BOARD AGENDA ITEM**

**TO:** Board of Trustees

**FROM:** Michael L. Bobby

**DATE:** August 11, 2014

**SUBJECT:** Recommendation to Remove Honey Bee Observation Hives

**RECOMMENDATION:** It is hereby recommended that the Board endorse the staff proposal to remove existing observation bee hives from all District and District-sponsored schools.

The material is submitted for: ☒ Action ☐ Information  
☒ Open ☐ Executive

Respectfully submitted:

\_\_\_\_\_  
Nancy J. McGinley, Ed.D  
Superintendent of Schools

  
\_\_\_\_\_  
Michael L. Bobby  
Chief of Finance & Operations

N/A  
\_\_\_\_\_  
William Lewis, Chief Operating Officer

  
\_\_\_\_\_  
Todd Garrett, Chair  
Audit & Finance Committee

☒ Item voted on and  
recommended for Board  
A&F Committee on 8-4-14

\_\_\_\_\_  
Tripp Wiles, Chair  
Policy & Personnel Committee

☐ Item voted on and  
recommended for Board  
Policy Committee on \_\_\_\_\_

## **Risk, Safety and Environmental Management**

August 11, 2014

### **SUBJECT:**

Recommendation to Remove Honey Bee Observation Hives

### **BACKGROUND:**

In the summer of 2013, it came to the Risk, Safety and Environmental Management Department's attention that several district neighborhood and charter schools had initiated partnerships with a local organization, The Bee Cause. The mission of the Bee Cause is to "... (sic) Install bee hives in 1,000 schools."

The District's Risk Manager met with the Bee Cause's Executive Director, Tami Enright, in August 2013 to outline her concerns for the risk exposure to the District. Chief among these was a lack of a formal MOU or contract with the District, as well as the absence of a thorough review and endorsement of the project via the Unsolicited Proposal Process.

Immediately, the Risk, Safety and Environmental Management Department communicated to the Principals, via Associate Superintendents, a "cease and desist" on the planned installation of additional bee hives. A risk assessment was conducted and presented to Senior Leaders on November 14, 2013.

The Senior Leadership Team voted unanimously to "Terminate each school's informal partnership with The Bee Cause due to risks inherent in the introduction of bees to our school environments, as well as the impact of boring holes in our buildings." This Team reinforced its position at a spring 2014 meeting, just prior to initiating a plan for hive removal.

### **DISCUSSION:**

As the program had marketed itself heavily in our schools, sponsored charter schools, and local media, District staff realized that communicating our desire to terminate the relationship and remove the hives would be a delicate matter. A plan was developed with General Counsel, Strategy and Communications, Facility and Asset Management, and Risk, Safety and Environmental Management. This plan would be executed in summer 2014 when there would be less risk of injury to children, due to errant bees remaining after hive removal. In the interim, any hives that perished during the course of the school year would not be re-stocked.

In May 2014, all principals of schools with hives received a letter from General Counsel, informing them of the District's intent to formally request The Bee Cause to remove the hives. The District has paused the execution plan due to The Bee Cause's immediate resistance to this information.



**RECOMMENDATION:**

It is hereby recommended that the Board endorse the staff proposal to remove existing observation bee hives from all District and District-sponsored schools.

**FUNDING SOURCE/COST:**

N/A

**FUTURE FISCAL IMPACT:**

Cost avoidance of the high likelihood of future claims

**DATA SOURCES:**

N/A

**PREPARED BY:**

Dana Enck, Director, Risk, Safety and Environmental Management

**REVIEWED BY LEGAL SERVICES**

N/A

**REVIEWED BY PROCUREMENT SERVICES**

N/A

75 Calhoun Street  
Charleston, SC 29401

**OFFICE OF GENERAL COUNSEL  
BOARD AGENDA ITEM**

**TO:** Board of Trustees

**FROM:** John F. Emerson, General Counsel

**DATE:** August 11, 2014

**SUBJECT:** Revision to policy BD

**RECOMMENDATION:**

The material is submitted for: ☒ Action ☐ Information  
☒ Open ☐ Executive

Respectfully submitted:

\_\_\_\_\_  
Nancy J. McGinley, Ed.D  
Superintendent of Schools

\_\_\_\_\_  
NA  
Michael L. Bobby  
Chief of Finance & Operations

\_\_\_\_\_  
N/A  
William Lewis, Chief Operating Officer

\_\_\_\_\_  
John F. Emerson, General Counsel

\_\_\_\_\_  
NA  
John Barter, Chair  
Audit & Finance Committee

☐ Item voted on and  
recommended for Board  
A&F Committee on \_\_\_\_\_

\_\_\_\_\_  
E. Tripp Wiles, Esq., Chair  
Policy Committee

☒ Item voted on and  
recommended for Board  
Policy Committee on \_\_\_\_\_

OFFICE OF GENERAL COUNSEL  
August 11, 2014

**SUBJECT:** Revision of policy BD (Organization of the School Board) to make a provision for electing officers by secret ballot, to task the superintendent with presiding over the election of the chairperson, and to make available to the public the tally sheets showing the roll of board members and how they voted.

**BACKGROUND:** The Policy and Personnel Committee has determined that the election of officers would be more effective if done by secret ballot. Staff has determined that such a process would be legal and consistent with the South Carolina Freedom of Information Act if the tally sheet showing the votes is made available to the public.

**DISCUSSION:** Members of the Policy and Personnel Committee have approved the attached revision to Policy BD (Organization of the School Board) to provide for the election of board officers by secret ballot.

**RECOMMENDATION:** Staff takes no position on the proposed revision.

**FUNDING SOURCE/COST:** N/A

**FUTURE FISCAL IMPACT:** N/A

**DATA SOURCES:**  
Office of General Counsel

**PREPARED BY:**  
John F. Emerson on behalf of Policy and Personnel Committee

**REVIEWED BY LEGAL SERVICES**  
Yes

**REVIEWED BY PROCUREMENT SERVICES** N/A

## **Policy »BD« Organization of the School Board**

Issued 7/04

Purpose: To establish the basic structure for board organization.

The officers of the board of trustees are chairman and vice-chairman. The secretary shall be the superintendent. The term of office for the chairman shall be one year with elections scheduled for the first meeting in November in each calendar year.

The board shall also be reorganized after administering the Oath of Office to any new trustee and shall have an election of officers as required by law.

~~Officers shall be elected by the majority vote of the board.~~

During the election, as the board secretary, the superintendent will preside, acting as temporary chairman at the meeting until the board elects a new chairperson.

The superintendent will solicit nominations from among the board members for the position of chairperson and will prepare the ballot.

Officers will be elected by a majority vote of the board. The board will use secret ballots to elect officers.

The superintendent will collect and count the ballots in the presence of the board. The board's general counsel will supervise and verify the vote count and announce the results including a tally of the votes for each candidate.

The process will be repeated for the office of vice chairperson with the new chairperson presiding.

The ballots and tally sheet will be retained for the record and will be subject to inspection by board members. The public may obtain copies of the tally sheet upon request..

Vacancies in the above-mentioned offices shall be filled by the board at its discretion.

Adopted 12/8/75; Revised 10/24/77, 7/26/82, 12/8/86, 11/11/91, 10/12/98, 3/10/03, 7/26/04

Legal references:

S.C. Code, 1976, as amended:

[Section 59-19](#)-70 - Election of officers.

S.C. Acts and Joint Resolutions:

1967 Act 340 - Creates the School District of Charleston County and abolishes the county board of education; sets forth the powers of the constituent district boards; Section 3 - Date trustees to take office -- meetings -- compensation.

## 2013-2014 Board Expenditures

Below is a summary of Board Expenditures for the 2013-14 school year in accordance to board policy BID – Board Member Compensation (attached).

		2014 Expenditures
Ascue	Craig	\$ 1,722.25
Coats	Cindy	\$ 1,944.25
Collins	Chris	\$ 1,574.69
Ducker	Tom	\$ 1,728.99
Fraser	Chris	\$0.00
Garrett	Todd	\$ 1,161.18
Miller	Michael	\$ 1,555.52
Moffly	Elizabeth	\$ 1,983.29
Wiles	Tripp	\$ 519.88
Barter	John	\$0.00
<b>Total</b>		<b>\$ 12,190.05</b>

**\*Please note the following:**

Mr. John Barter resigned in Nov. 2013. Mr. Wiles began his service January 2014.

## **Policy »BID« Board Member Compensation and Expenses**

Issued 5/11

Purpose: To establish the basic structure for payment of board expenses.

Under state law, board members receive no compensation for their services, but may be paid a per diem and mileage for attendance at board meetings. No payment shall be made for any meeting the board member has not "substantially attended," meaning the member shall have considered, and voted upon, more than 50 percent of the issues presented at that meeting.

Board members may attend any in-state meeting or conference at their discretion within the limits of the budget. Each board member may utilize up to one-ninth of the board's travel budget allocation for the board. Out-of-state meetings, and expenditures by one member of more than one-ninth of the budget travel allocation for the board, require board approval. After any out-of-state meeting, the member shall report to the board about the meeting. Each board member may also choose to reallocate unused funds in the regular travel account by mutual consent of affected board members, i.e., those who have not expended their allocated amount; however, the total line item for this purpose must not be exceeded.

The district shall reimburse board members for all reasonable and necessary expenses incurred in attending any meeting or conference when on official business of the board or the Charleston County School District. No payment shall be made without a receipt for the expenditure claimed and policy [DKC](#) applies. No board member may have a district credit card.

Such expenditures for each board member shall be published annually in August.

(Cf. [DKC](#))

Adopted 10/25/82; Revised 7/26/04, 3/13/06, 2/11/08, 8/25/08, 5/9/11

Legal references:

S.C. Code, 1976, as amended:

[Section 8-15](#)-10 - Compensation of public officials.

[Section 59-1](#)-350 - Compensation of board members.

Acts and joint Resolutions:

1967 Act 340 - Creates the School District of Charleston County and abolishes the county board of education; sets forth the powers of the constituent district boards.

1975 Act 142, Section 3 - Amends 1967 Act 340 to increase per diem for boards.

[1983 Act 230](#), Section 3 - Amends 1967 Act 340 to increase the number of meetings which the trustees may be paid for attending.

**CHARLESTON COUNTY SCHOOL DISTRICT**