

AGENDA
ECU Board of Trustees
Finance and Facilities Committee
February 22, 2013

I. MINUTES

Finance and Facilities Committee Meeting of
November 29, 2012

Action

II. ADMINISTRATION AND FINANCE

A. Electrical Easement – Greenville Utilities @ 285 Easy Street

Action

B. Utility Easement – Vidant Health

Action

C. Student Union Update

Action

D. Capital Projects Priorities

Information

E. Public - Private Partnerships

Information

F. Other

Information

East Carolina University
Board of Trustees
Finance and Facilities Committee
February 22, 2013

Session	Finance and Facilities Committee
Responsible Person	Vice Chancellor for Administration and Finance Frederick Niswander
Agenda Item	I.A.
Item Description	Minutes of November 29, 2012 Meeting
Comments	N/A
Action Requested	Committee approval
Disposition	
Notes	

**ECU Board of Trustees
Finance and Facilities Committee Minutes
November 29, 2012**

Committee Members Attending: Carol Mabe, Chair, Joel Butler, Ken Chalk, Edwin Clark, and Justin Davis.

Others Attending: Chancellor Steve Ballard, Rick Niswander, Marilyn Sheerer, Virginia Hardy, Robert Brinkley, Steve Duncan, John Fields, Scott Buck, Bill Koch, Terry Holland, Nick Floyd, John Fletcher, Nance Mize, Bobby Woodard, Kelly Reed, Stacy Tronto, Philip Rogers, Stephanie Coleman, and Rhonda Jordan.

The Finance and Facilities Committee meeting was called to order at 1:30 p.m. by Chairman Mabe, who read the conflict of interest statement. No conflicts were identified. The minutes of the September 20, 2012, Finance and Facilities Committee meeting were approved.

Lease agreements

The Committee reviewed a request to lease Clinical Office Space at Vidant Medical Center. Mr. Buck was available for questions. The Committee approved a motion to recommend that the full Board approve the request.

The Committee reviewed a request to lease Clinical Office Space at 108 West Firetower Road. Mr. Buck was available for questions. The Committee approved a motion to recommend that the full Board approve the request.

The Committee reviewed a request to lease Two Clinical Office Space; one at 2280 Hemby Lane and the other at 402 Bowman Gray Drive. Mr. Buck was available for questions. The Committee approved a motion to recommend that the full Board approve the request.

The Committee reviewed a request to approve the Waterline Easement for the Coastal Studies Institute. Mr. Buck was available for questions. The Committee approved a motion to recommend that the full Board approve the request.

The Committee reviewed a request the Waterline Easement for Minges Coliseum. Mr. Buck was available for questions. The Committee approved a motion to recommend that the full Board approve the request.

The Committee reviewed a request the Waterline Easement for Health Sciences Campus. Mr. Buck was available for questions. The Committee approved a motion to recommend that the full Board approve the request.

Purchase of Property

The Committee reviewed a request to approve the Purchase of the Dental Clinic Site. Mr. Buck was available for questions. The Committee approved a motion to recommend that the full Board approve the request.

Designer Selection

The committee reviewed a request to approve the Belk Residence Hall Building Elevations. Mr. Bagnell was available for questions. The Committee approved a motion to recommend that the full Board approve the request.

Tuition & Fees

Dr. Niswander provided an update on the Tuition and Fees process, peer analysis data, and current 2013-14 comparison. He was available for questions. The committee approved a motion to approve all tuition as presented. The committee approved a motion to approve all the fees as presented except athletics. That fee was approved and increased by \$15.00 for a total of \$30.00.

Information

Dr. Niswander mentioned the Potential Bond Refunding. Mr. Buck was available for questions.

Dr. Niswander mentioned the updated information on the Women's & Children's Clinic Facility. Mr. Bagnell was available for questions.

Dr. Niswander discussed the Student Union updates. Bagnell was available for questions.

Dr. Niswander provided an update on the Hospitality Facilities Committee. He was available for questions.

The Committee meeting was adjourned at 3:30 p.m.

East Carolina University
Board of Trustees
Finance and Facilities Committee
February 22, 2013

Session	Finance and Facilities Committee
Responsible Person	Vice Chancellor for Administration and Finance Frederick Niswander
Agenda Item	II.A.
Item Description	Grant and Electrical Easement to Greenville Utilities at 285 Easy Street
Comments	N/A
Action Requested	Committee approval
Disposition	
Notes	



Associate Vice Chancellor for
Administration and Finance - Business Services

East Carolina University
224 Ragsdale Building • Greenville, NC 27858-4353
252-328-6910 office • 252-328-1558 fax

MEMORANDUM

TO: Rick Niswander

FROM: Scott Buck *Scott*

DATE: January 18, 2013

SUBJECT: Request ECU Board of Trustees Approval to Grant an Electrical Easement to Greenville Utilities Commission at 285 Easy Street

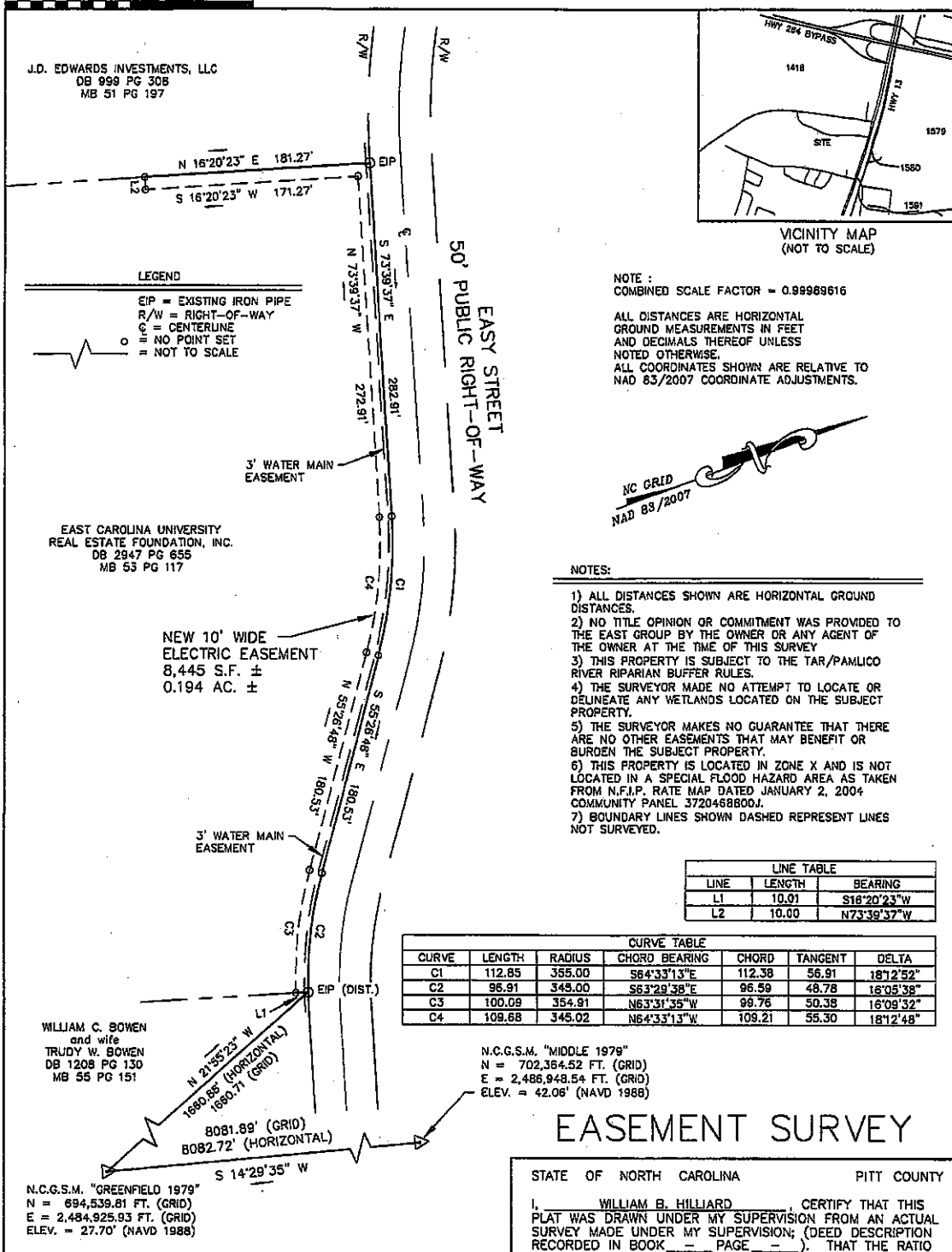
Request ECU Board of Trustees approval to grant Greenville Utilities Commission a ten (10) foot wide electrical easement at the Student Transit Bus Facility located at 285 Easy Street for \$1.00 per the attached survey map and written metes and bounds.

Subsequent to ECU Board of Trustees approval, easement is contingent on approval from UNC General Administration and Council of State.

Attachments (2)

cc: B. Bagnell
J. Fields
N. McKinley
T. Feravich
T. Walton

GRAPHIC SCALE: 1" = 100'
 0 50 100 200



J.D. EDWARDS INVESTMENTS, LLC
 DB 999 PG 308
 MB 51 PG 197

LEGEND
 EIP = EXISTING IRON PIPE
 R/W = RIGHT-OF-WAY
 C = CENTERLINE
 = NO POINT SET
 = NOT TO SCALE

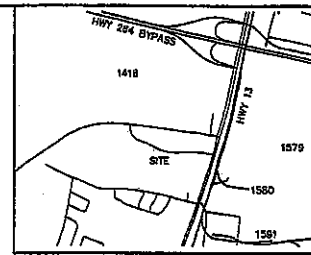
EAST CAROLINA UNIVERSITY
 REAL ESTATE FOUNDATION, INC.
 DB 2947 PG 655
 MB 53 PG 117

NEW 10' WIDE
 ELECTRIC EASEMENT
 8,445 S.F. ±
 0.194 AC. ±

WILLIAM C. BOWEN
 and wife
 TRUDY W. BOWEN
 DB 1208 PG 130
 MB 55 PG 151

N.C.G.S.M. "GREENFIELD 1979"
 N = 694,539.81 FT. (GRID)
 E = 2,484,925.93 FT. (GRID)
 ELEV. = 27.70' (NAVD 1988)

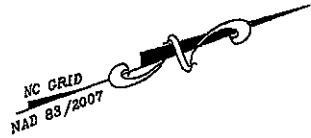
N.C.G.S.M. "MIDDLE 1978"
 N = 702,354.52 FT. (GRID)
 E = 2,486,948.54 FT. (GRID)
 ELEV. = 42.06' (NAVD 1988)



VICINITY MAP
 (NOT TO SCALE)

NOTE:
 COMBINED SCALE FACTOR = 0.99989616

ALL DISTANCES ARE HORIZONTAL
 GROUND MEASUREMENTS IN FEET
 AND DECIMALS THEREOF UNLESS
 NOTED OTHERWISE.
 ALL COORDINATES SHOWN ARE RELATIVE TO
 NAD 83/2007 COORDINATE ADJUSTMENTS.



NOTES:

- 1) ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.
- 2) NO TITLE OPINION OR COMMITMENT WAS PROVIDED TO THE EAST GROUP BY THE OWNER OR ANY AGENT OF THE OWNER AT THE TIME OF THIS SURVEY
- 3) THIS PROPERTY IS SUBJECT TO THE TAR/PAMLICO RIVER RIPARIAN BUFFER RULES.
- 4) THE SURVEYOR MADE NO ATTEMPT TO LOCATE OR DELINEATE ANY WETLANDS LOCATED ON THE SUBJECT PROPERTY.
- 5) THE SURVEYOR MAKES NO GUARANTEE THAT THERE ARE NO OTHER EASEMENTS THAT MAY BENEFIT OR BURDEN THE SUBJECT PROPERTY.
- 6) THIS PROPERTY IS LOCATED IN ZONE X AND IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS TAKEN FROM M.F.P. RATE MAP DATED JANUARY 2, 2004 COMMUNITY PANEL 3720488800J.
- 7) BOUNDARY LINES SHOWN DASHED REPRESENT LINES NOT SURVEYED.

LINE TABLE		
LINE	LENGTH	BEARING
L1	10.01	S16°20'23"W
L2	10.00	N73°39'37"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD	TANGENT	DELTA
C1	112.85	355.00	S64°33'13"E	112.38	56.91	181°2'52"
C2	96.91	345.00	S63°29'38"E	96.59	48.78	16°05'38"
C3	100.09	354.91	N63°31'35"W	99.76	50.38	16°09'32"
C4	109.68	345.02	N64°33'13"W	109.21	55.30	181°2'48"

EASEMENT SURVEY

STATE OF NORTH CAROLINA PITT COUNTY

I, WILLIAM B. HILLIARD, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; (DEED DESCRIPTION RECORDED IN BOOK PAGE); THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH STANDARDS OF PRACTICE. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 2nd DAY OF OCTOBER, 2012.



William B. Hilliard
 L - 4509

I, , REVIEW OFFICER OF PITT COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER & DATE

LOT NO. N/A BLOCK N/A
 SUBDIVISION N/A
 CITY OF GREENVILLE TOWNSHIP, LENOIR COUNTY
 SURVEY FOR EAST CAROLINA UNIVERSITY
 AND GREENVILLE UTILITIES

DRAWN BY: WBH PROJ. NO.: 20120078
 SURVEYED BY: GDF DATE: 10/02/12
 SCALE: 1" = 100' DWG NAME: elec-esmt

THE EAST GROUP
 324 S. EVANS ST.
 GREENVILLE, NC 27834
 (252) 758-3746
 CORPORATE LICENSE NO. C0206
 Engineering • Architecture • Surveying • Technology



ECU TRANSIT – GREENVILLE UTILITIES COMMISSION

LYING AND BEING IN THE CITY OF GREENVILLE, PITT COUNTY, NORTH CAROLINA ON THE SOUTH SIDE OF EASY STREET AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Corporate Office
324 Evans St
Greenville,
NC 27858
www.eastgroup.com

Tel 252.758.3746
Fax 252.830.3954

BEGINNING AT AN EXISTING IRON PIPE IN THE SOUTHERN RIGHT-OF-WAY OF EASY STREET, SAID POINT LYING N21°55'23"W 1660.88 FEET FROM N.C.G.S.M. "GREENFIELD 1979" HAVING NAD 83 GRID COORDINATES N(Y) = 694,539.81 FT (GRID) E (X) = 2,484,925.93 FT (GRID); THENCE S16°18'14"W 10.00 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT HAVING A CHORD BEARING AND DISTANCE OF N63°31'35"W 99.76 FEET AND A RADIUS OF 354.91 FEET TO A POINT; THENCE N55°26'48"W 180.53 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT HAVING A CHORD BEARING AND DISTANCE OF N64°33'13"W 109.21 FEET AND A RADIUS OF 345.01 FEET TO A POINT; THENCE N73°39'37"W 272.91 FEET TO A POINT; THENCE S16°20'23"W 171.27 FEET TO A POINT; THENCE N73°39'37"W 10.00 FEET TO A POINT; THENCE N16°20'23"E 181.27 FEET TO AN EXISTING IRON PIPE IN THE SOUTHERN RIGHT-OF-WAY OF EASY STREET; THENCE ALONG SAID RIGHT-OF-WAY S73°39'37"E 282.91 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT HAVING A CHORD BEARING AND DISTANCE OF S64°33'13"E 112.38 FEET AND A RADIUS OF 355.02 FEET TO A POINT; THENCE S55°26'48"E 180.53 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT HAVING A CHORD BEARING AND DISTANCE OF S63°29'38"E 96.59 FEET AND A RADIUS OF 344.99 FEET TO THE POINT AND PLACE OF BEGINNING CONTAINING 8,445 SQUARE FEET OR 0.194 ACRES MORE OR LESS.



William B. Hilliard
10/2/12

ENGINEERING
—
ARCHITECTURE
—
SURVEYING
—
TECHNOLOGY
—

Since 1975, servicing clients worldwide

East Carolina University
Board of Trustees
Finance and Facilities Committee
February 22, 2013

Session	Finance and Facilities Committee
Responsible Person	Vice Chancellor for Administration and Finance Frederick Niswander
Agenda Item	II.B.
Item Description	Utility Easement –Abandon Old Fuel Line/Utility Easement & Establish new Utility Easement with Vidant Health.
Comments	N/A
Action Requested	Committee approval
Disposition	
Notes	



Associate Vice Chancellor for
Administration and Finance - Business Services
East Carolina University
224 Ragsdale Building • Greenville, NC 27858-4353
252-328-6910 office • 252-328-1558 fax

MEMORANDUM

TO: Rick Niswander
FROM: Scott Buck *Scott*
DATE: January 18, 2013
SUBJECT: Abandon Old Fuel Line/Utility Easement and Establish a New Utility Easement with Vidant Health

Request ECU Board of Trustees approval to abandon an existing fuel line/utility easement (See Attachment A) on Vidant Health property and establish a new utility easement to relocate water, electrical and fiber optics on Vidant Health property for \$1.00.

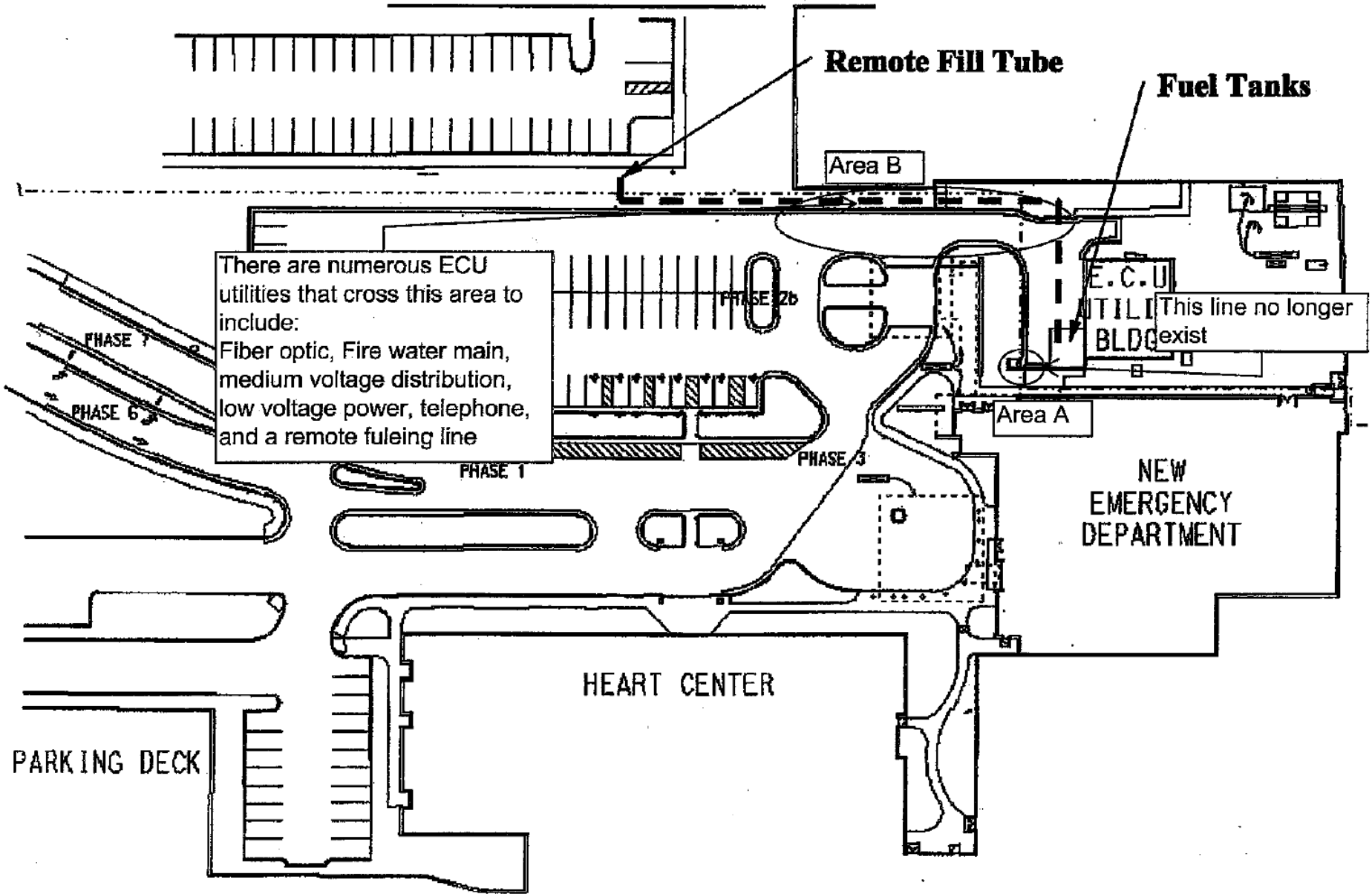
Attached please find Attachments B and C depicting the new utility easement survey map and written metes and bounds.

This easement is also contingent upon approvals from the UNC-General Administration, State Property Office, and Council of State.

Attachments (3)

cc: Terrance Feravich
Tim Walton
Griff Avin
Chris Bullock

FUEL FILLING SK-1



Attachment A

Notes:

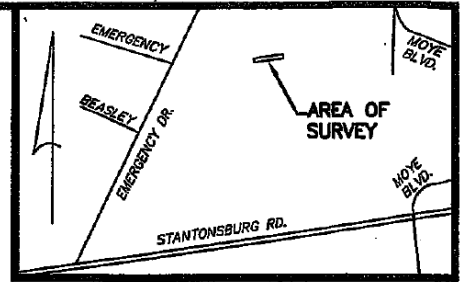
1. ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS.
2. AREA DETERMINED BY COORDINATES.
3. PROPERTY IS SUBJECT TO ANY EASEMENTS, RIGHT-OF-WAYS, AND RESTRICTIVE COVENANTS WHICH MAY BE OF RECORD.
4. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT REPORT. RIVERS AND ASSOCIATES, INC. DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY ARE SHOWN HEREON.
5. THIS MAP WAS PREPARED FOR EASEMENT ACQUISITION ONLY AND IS NOT INTENDED TO BE A BOUNDARY SURVEY OF ANY PARCEL SHOWN HEREON.
6. NO POINTS SET UNLESS OTHERWISE INDICATED.

References

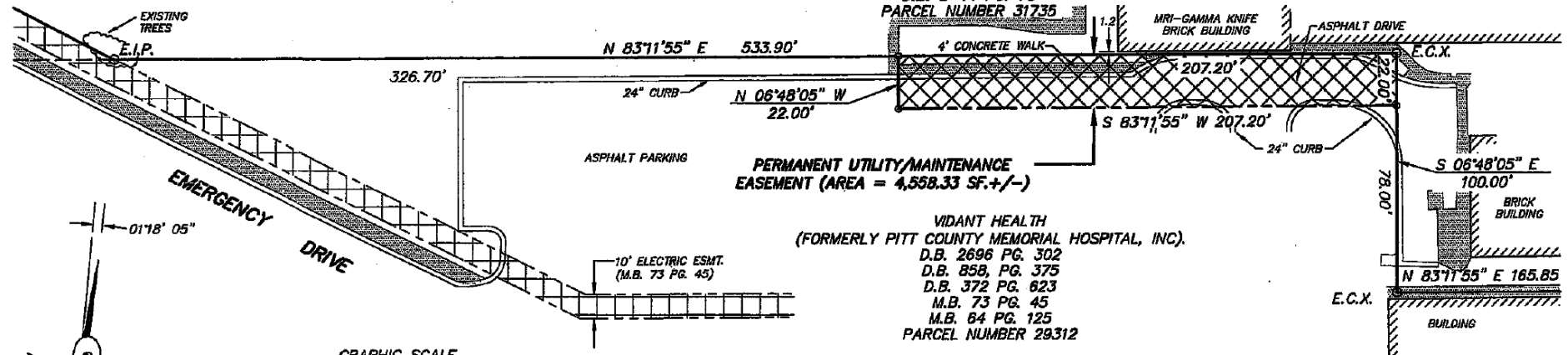
- D.B. V-51 PG. 667
- D.B. L-44 PG. 75
- D.B. 372 PG. 623
- D.B. 364 PG. 448
- D.B. 858 PG. 375
- D.B. 2696 PG. 302
- M.B. 50 PG. 132
- M.B. 68 PG. 166
- M.B. 64 PG. 172
- M.B. 18 PG. 28
- M.B. 42 PG. 167
- M.B. 71 PG. 75
- M.B. 72 PG. 142
- M.B. 73 PG. 45

Legend

- EXISTING BUILDING
- CONCRETE
- EX. CHISELED "X" E.C.X.
- EASEMENT ESMT.
- MAP BOOK M.B.
- DEED BOOK D.B.
- PAGE PG.
- EXISTING IRON PIPE E.I.P.



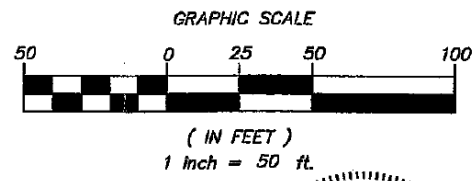
VICINITY MAP (NOT TO SCALE)



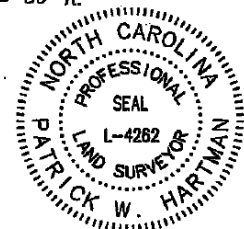
STATE OF NORTH CAROLINA
 D.B. V-51 PG. 667
 D.B. L-44 PG. 75
 PARCEL NUMBER 31735

PARCEL NUMBER 29312

VIDANT HEALTH
 (FORMERLY PITT COUNTY MEMORIAL HOSPITAL, INC.)
 D.B. 2696 PG. 302
 D.B. 858, PG. 375
 D.B. 372 PG. 623
 M.B. 73 PG. 45
 M.B. 64 PG. 125



0118'05" ROTATION TO OBTAIN NCGRID (NAD 83/86)
 N.C.D.O.T. BK. 1 PG. 25G (5/6/77)



REVISIONS:

NORTH CAROLINA PITT COUNTY

I, PATRICK W. HARTMAN, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM DEED DESCRIPTIONS RECORDED IN BOOKS REFERENCED HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN BOOKS REFERENCED HEREON; THAT THE RATIO OF PRECISION IS 1:10,000+. I FURTHER CERTIFY PURSUANT TO G.S. 47-30 (f)(11)d. THAT THIS PLAT IS OF ANOTHER CATEGORY (EASEMENT PLAT). WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 31TH DAY OF AUGUST, 2012.

Patrick W. Hartman
 PROFESSIONAL LAND SURVEYOR LICENSE NO. L-4262

DRAWING NO. E-497-X
 SCALE 1"=50 DRAFT PH

Rivers & Associates, Inc.
 Engineers Planners Surveyors
 107 East Second Street
 Greenville, NC 27838
 (252) 752-4135
 License No. F-0394

EASEMENT MAP
 PERMANENT UTILITY/MAINTENANCE EASEMENT

PROPERTY OWNER:
 VIDANT HEALTH
 2100 STANTONSBURG ROAD
 GREENVILLE, N.C. 27835
 GREENVILLE, GREENVILLE TOWNSHIP, PITT CO., N.C.

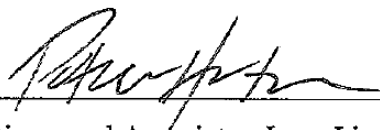
Attachment B

Attachment C

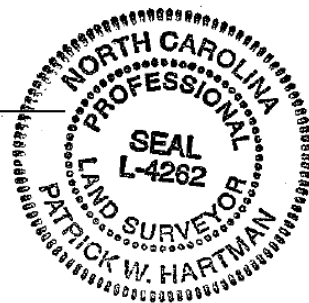
LEGAL DESCRIPTION
PREPARED FOR THE STATE OF NORTH CAROLINA
ON THE PROPERTY OF VIDANT HEALTH
GREENVILLE, NORTH CAROLINA

All that certain tract or strip of land lying and being situated in the City of Greenville, Greenville Township, Pitt County, North Carolina, being a Permanent Utility and Maintenance Easement and being described by metes and bounds as follows:

BEGINNING at an existing chiseled "X" in a concrete walk, said point being a common corner of The State of North Carolina and Vidant Health (formerly Pitt County Memorial Hospital, Inc.); thence from the POINT OF BEGINNING with the common line of the State of North Carolina and Vidant Health S 06°48'05" E 22.00 feet to a point; thence leaving the common line of the State of North Carolina and Vidant Health S 83°11'55" W 207.20 feet across the Vidant Health property to a point; thence cornering N 06°48'05" W 22.00 to a point in the common line of the State of North Carolina and Vidant Health; thence cornering with the common line of the State of North Carolina and Vidant Health N 83°11'55" E 207.20 feet to the POINT OF BEGINNING, containing 4,588.33 square feet more or less and being a Permanent Utility and Maintenance Easement located on a portion of the Vidant Health property, as shown on Rivers and Associates, Inc. drawing E-497-X entitled "Easement Map Permanent Utility/Maintenance Easement" dated August, 2012 which by reference is made a part hereof.



Rivers and Associates, Inc. , License No F-0034
Patrick W. Hartman, PLS, L-4262



East Carolina University
Board of Trustees
Finance and Facilities Committee
February 22, 2013

Session	Finance and Facilities Committee
Responsible Person	Vice Chancellor for Administration and Finance Frederick Niswander
Agenda Item	II.C.
Item Description	Student Union Update
Comments	N/A
Action Requested	Committee Approval
Disposition	
Notes	

East Carolina University
Board of Trustees
Finance and Facilities Committee
February 22, 2013

Session	Finance and Facilities Committee
Responsible Person	Vice Chancellor for Administration and Finance Frederick Niswander
Agenda Item	II.D.
Item Description	Capital Projects Priorities
Comments	N/A
Action Requested	Information
Disposition	
Notes	

East Carolina University
Board of Trustees
Finance and Facilities Committee
February 22, 2013

Session	Finance and Facilities Committee
Responsible Person	Vice Chancellor for Administration and Finance Frederick Niswander
Agenda Item	II.E.
Item Description	Public –Private Partnerships
Comments	N/A
Action Requested	Information
Disposition	
Notes	

East Carolina University
Board of Trustees
Finance and Facilities Committee
February 22, 2013

Session	Finance and Facilities Committee
Responsible Person	Vice Chancellor for Administration and Finance Frederick Niswander
Agenda Item	II.F.
Item Description	Other
Comments	N/A
Action Requested	Information
Disposition	
Notes	