

Fort Hays State University

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Documents on Purchasing McGrath Land

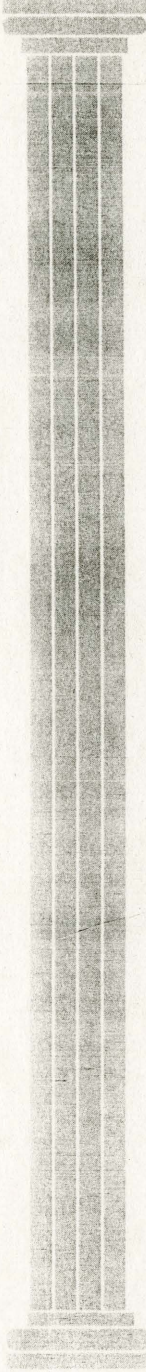
Fort Hays State University

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Fort Hays State University

Alumni Association

Alumni Center — Custer Hall

DATE: Sept. 21, 1993

TO: Scott Barrett

FROM: Ron Pflughoft

Scott:

The attached material will be sent by Adolph to the committee only if Mrs. Davis agrees to selling the property for \$235,000.

She talked to Adolph and offered the property to the Endowment Association for \$235,000 last week, but over the weekend, her children visited with Mrs. Davis and did not want her to sell at that price. So they are back at \$250,000.

No deal at this time.

600 Park Street

Hays, KS 67601-4099

(913) 628-4430

TO: Executive, Finance and Building Committee Members
FROM: Adolph A. Reisig, Executive Director
DATE: September 14, 1993
RE: Endowment Center site

In keeping with the directive of the last Executive Committee meeting on the Alumni-Endowment Center project, I met with Mrs. Davis to see if the lots could be purchased. The most recent communication with Mrs. Davis on the purchase of her property was Friday, September 10. At this time, she offered the house and two lots for \$235,000. I am to receive that in writing soon.

I am preparing a comparison of acquiring the lots to the costs incurred for acquiring the McGrath land. After considering the estimates for remodeling McGrath prepared by Eric King, our building committee is in agreement that we would not have the building we need and building new would be to our advantage. Therefore, we have to consider the demolition charges at \$106,000, asbestos removal of \$105,000, plus other considerations in property trade for this site.

We could amortize the Davis house on a fifteen-year payout schedule and assign the balance to the purchase price of the vacant lots. Since we are having a difficult time finding equal yielding investments for many of the present bonds and securities that are being redeemed, the Davis property would seem to be a good investment for the next few years.

Placing a value of \$135,000 on the Davis house and using a payment of \$1,150 from net rental income, the principal of \$135,000 would amortize in 15 years. The Endowment would receive 6% interest for the investment. This would place the cost of the lots at \$100,000 which would be \$111,000 below the McGrath site. On December 31, 1993, we will receive our final payment from SBL for our contribution building program. This would give us a total of \$110,000 to invest somewhere.

Our plan would be to leave all rentals on Elm Street until they have been amortized from rent. The first one, 601 Elm, would be available to be removed in four years for additional parking and the most recent purchase, 603 Elm, in seven years.

This plan should provide enough space to meet the building and parking requirements for a new building to be completed in three to four years. It does not necessitate the purchasing of the Craig property. However, this could become a possibility.

PARK STREET LOCATION

Immediate visibility to current students, Fort Hays Alumni, and community residents.

Endowment/Alumni Associations have been located on or near this location for thirty-one years. Location familiarity is a plus.

Accessibility to students and campus. The Endowment Association offers low interest bearing short term loans to FHSU students. During the fiscal year ending June 30, 1993, the Endowment Association processed 1,093 loan applications. That equates to a minimum of 1,093 students using the Endowment's facility.

Over 2,000 students received scholarships from the Endowment Association. The majority of the scholarship are issued during the enrollment process. Accessibility to students during the school year is required for students processing their scholarships after the enrollment dates.

The Alumni Association sponsors various student groups and student activities, eg. Student Alumni Association and Senior Week. Students will have easier access to location.

Park street location is not as close to Big Creek as McGrath Hall. Possibility of flooding is lessened.

The Alumni of Fort Hays may be offended by demolishing McGrath Hall.

Endowment/Alumni entertaining before Sheridan events. Evenly spaced between Football and Basketball events.

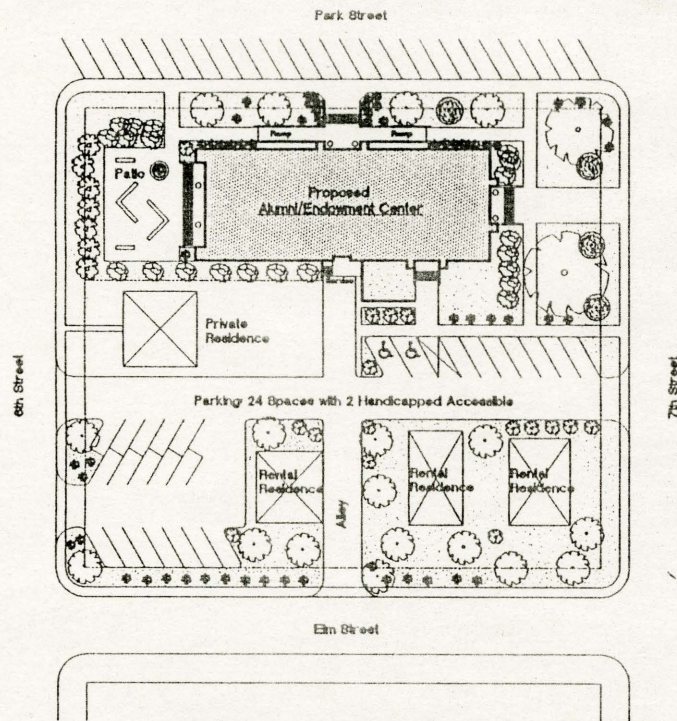
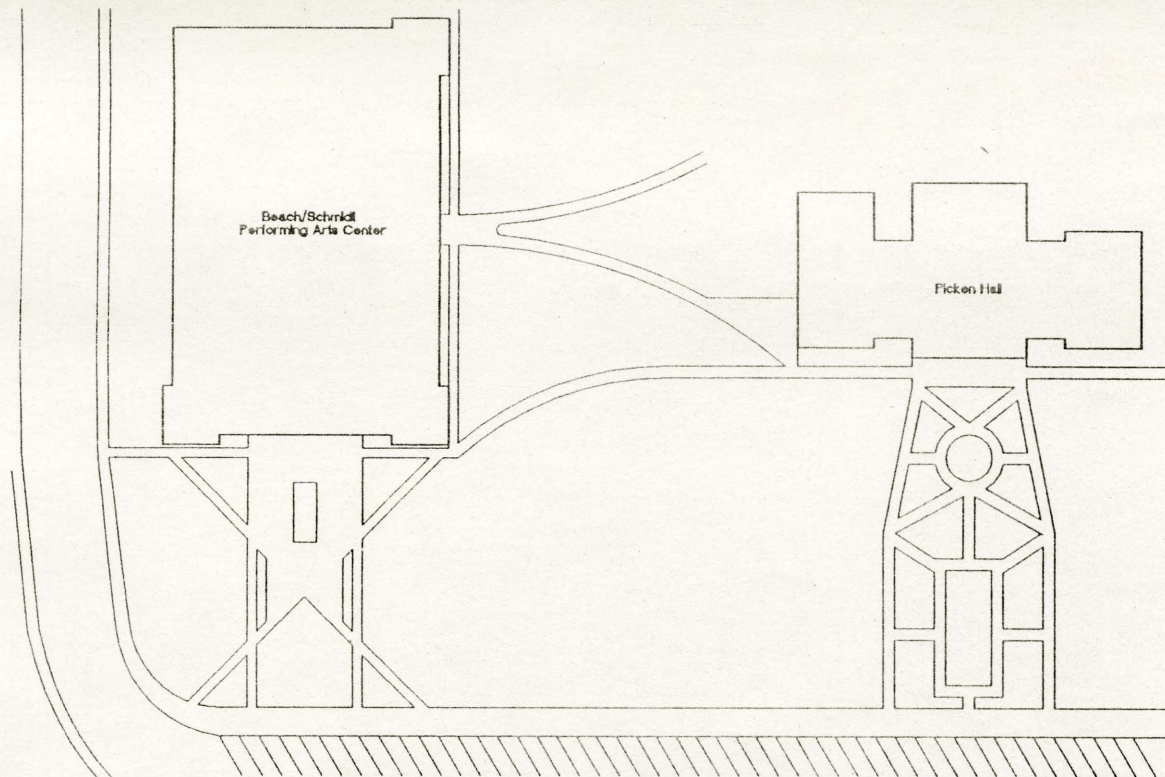
Walking distance of a restaurant.

Purchasing the property would enhance Fort Hays State University.

Student organizations will have easier access to the new building for meetings and events.

All functions of the Endowment/Alumni Associations will be more visible at this location.

Convenience for the Endowment/Alumni staff and University staff to be able to walk to our building and to the campus buildings.



Concept #7

Phase #2
Adapted From Concept #4

Site Master Planning
Alumni/Endowment Asso.
Fort Hays State University

Project #9105

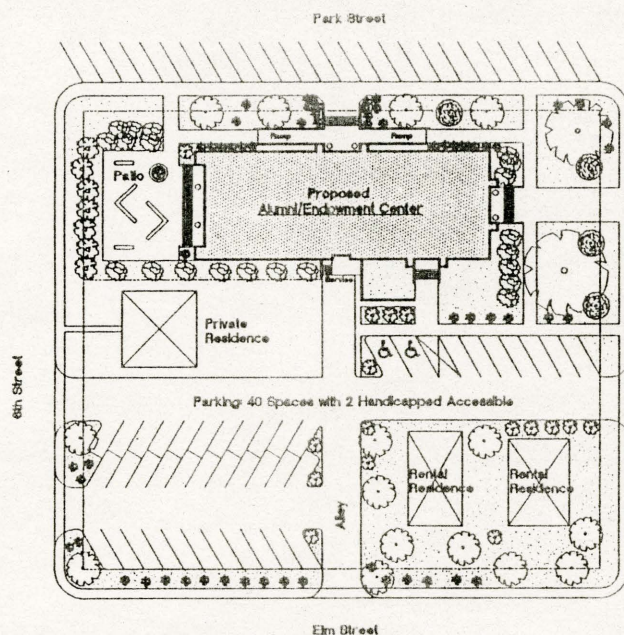
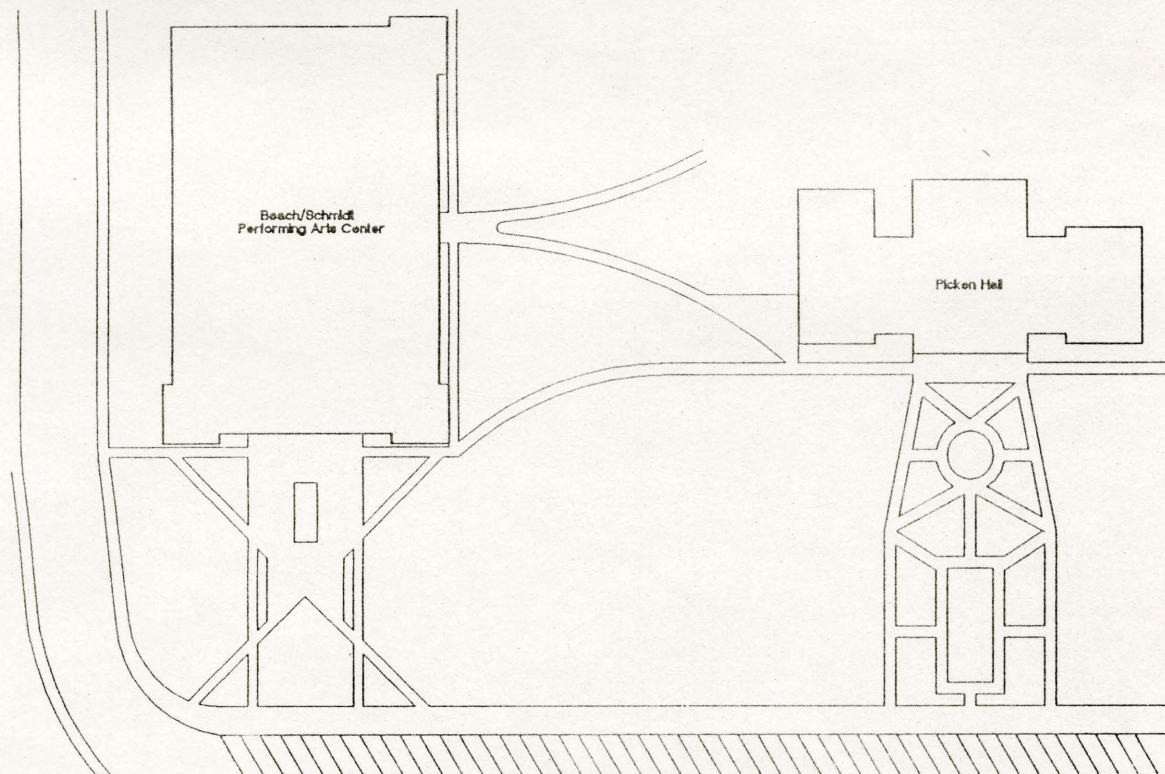
September 15, 1993



Potential Size
Ground Floor 8,400 SF
Second Floor 8,400 SF
Total 16,800 SF



Stecklein and Brungardt, p.a. Architects
1200 Main, Suite 402
Hays, Kansas 67601
(913) 625-6425 FAX (913) 625-8691



Concept #7

Phase #3
Adapted From Concept #4

Site Master Planning
Alumni/Endowment Asso.
Fort Hays State University

Project #9105

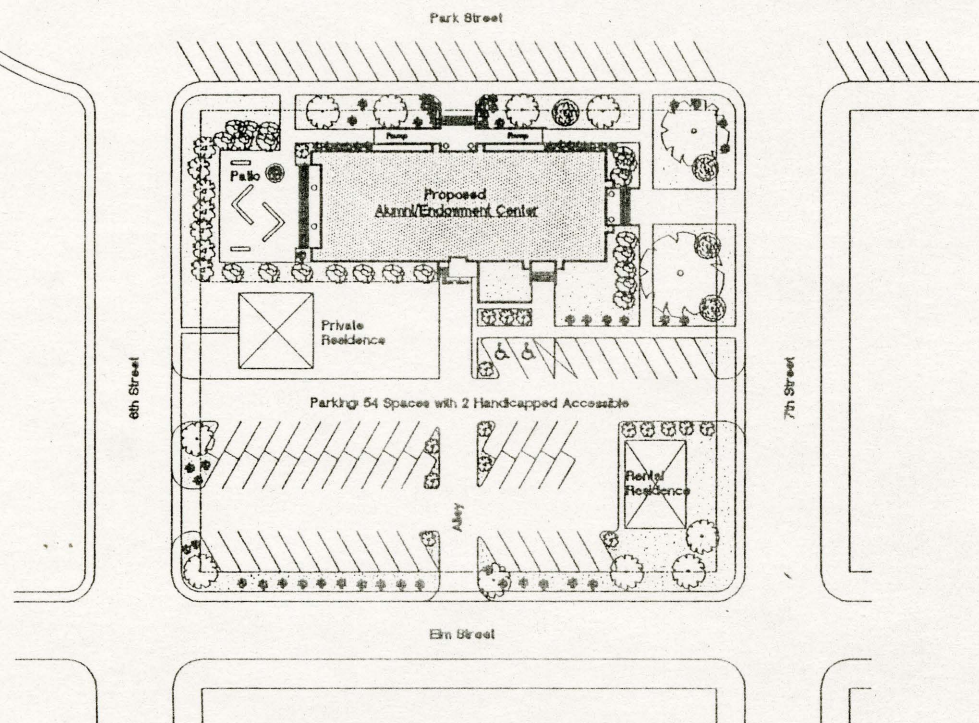
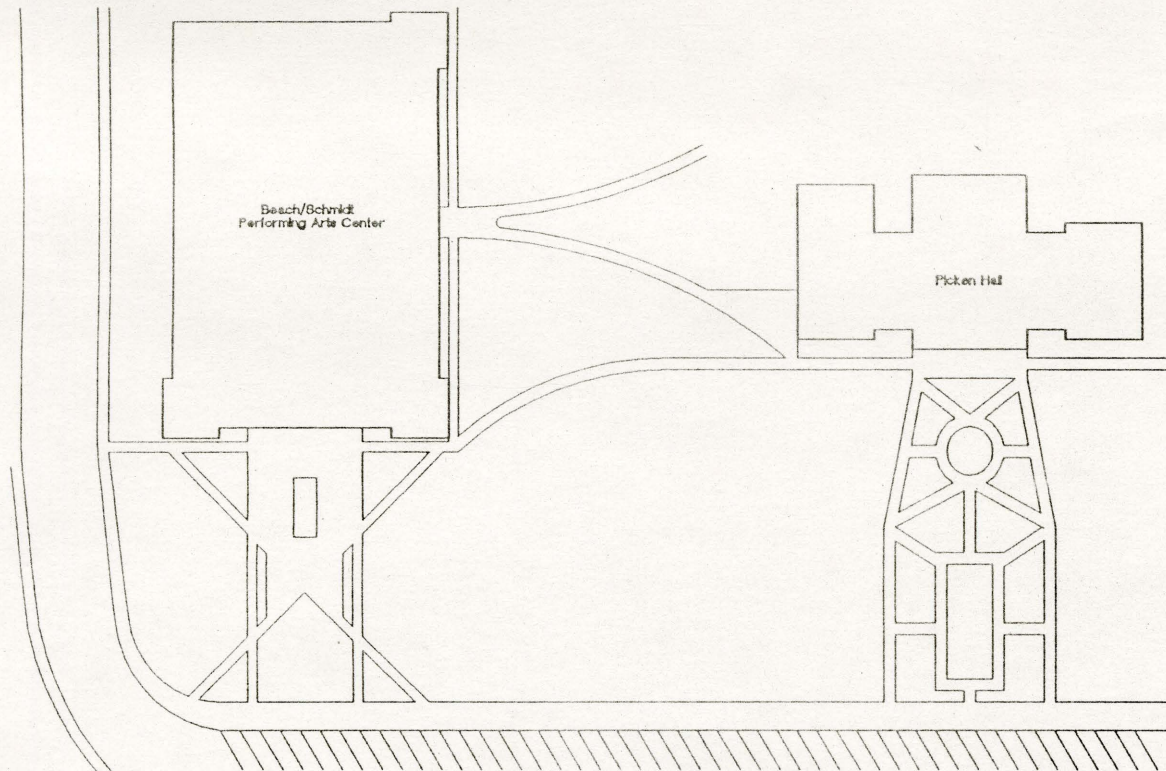
September 15, 1993



Potential Size:
Ground Floor 8,400 SF
Second Floor 8,400 SF
Total 16,800 SF



Sleckle and Brungardt p.a. Architects
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Hays, Kansas 67601
(913) 625-6425 FAX (913) 625-8691



Concept #7

Phase #4
Adapted From Concept #4

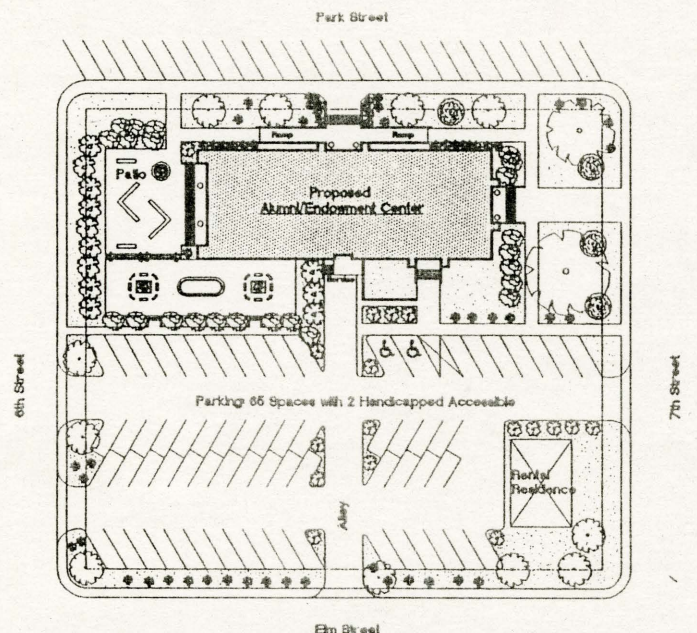
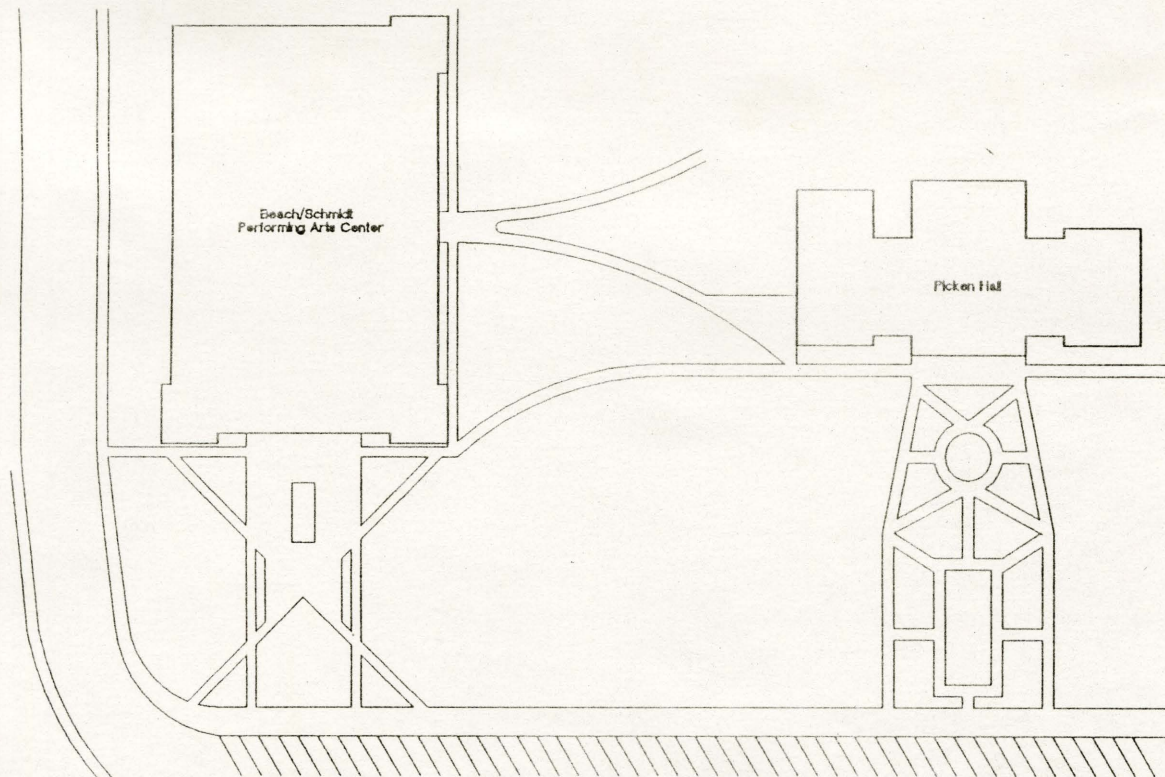
Site Master Planning
Alumni/Endowment Asso.
Fort Hays State University
Project #9105 September 15, 1993



Potential Size
Ground Floor 8,400 SF
Second Floor 8,400 SF
Total 16,800 SF



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Concept #7

Phase #5
Adapted From Concept #4

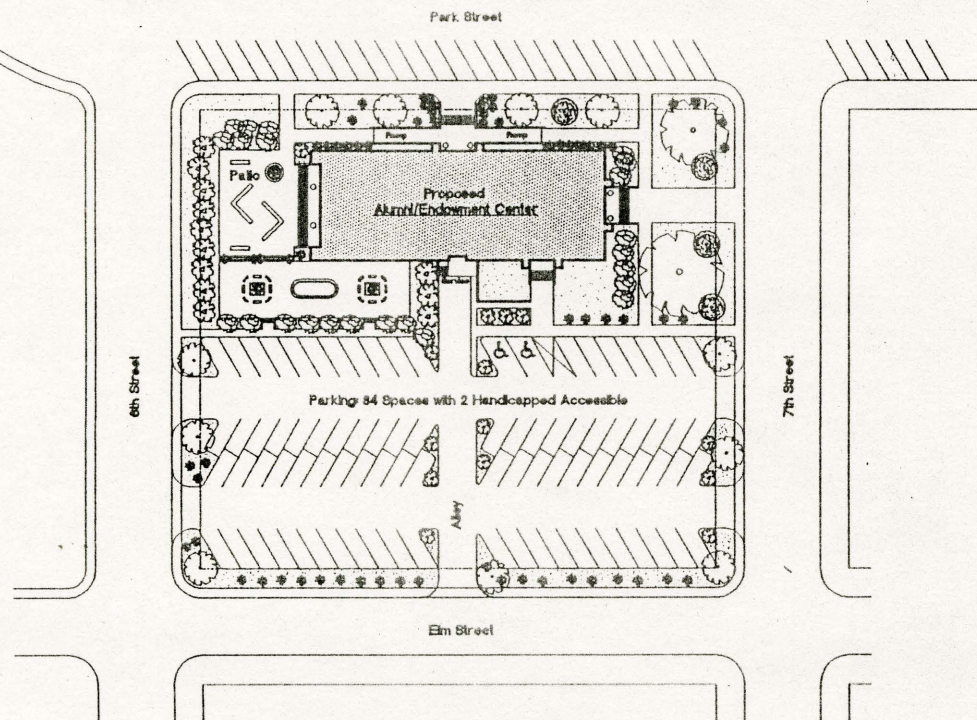
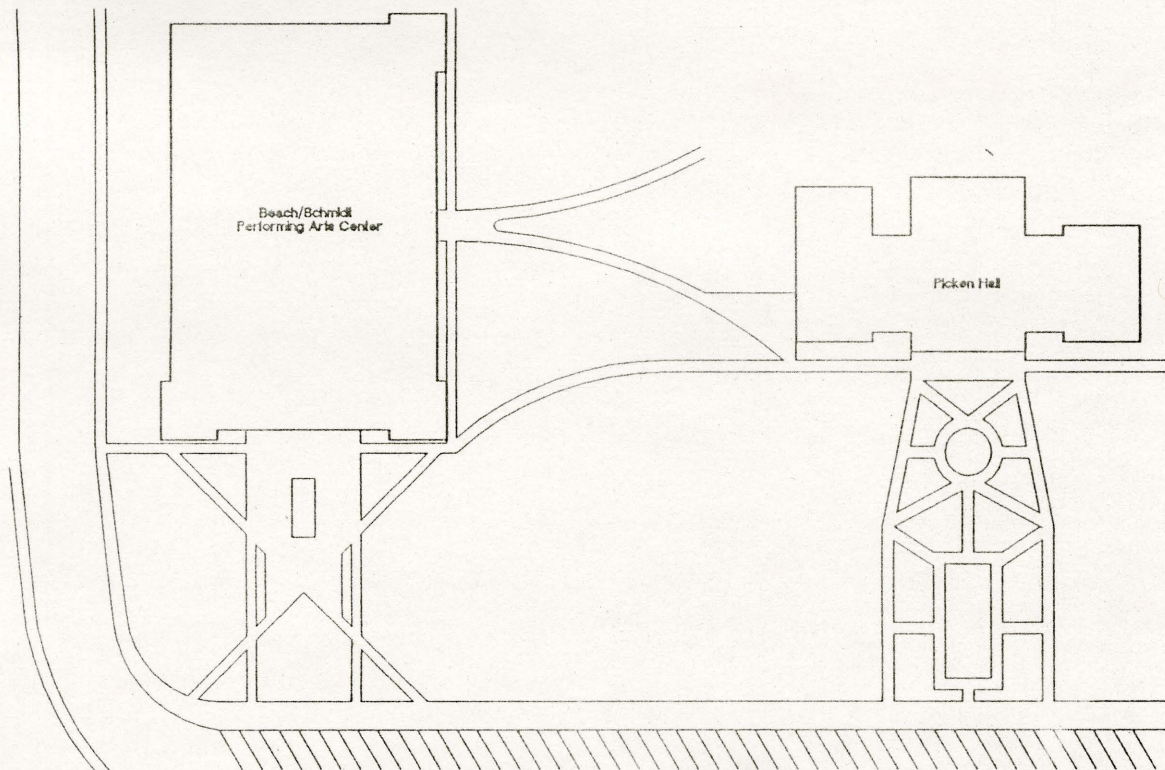
Site Master Planning
Alumni/Endowment Asso.
Fort Hays State University
Project #9105 September 16, 1993



Potential Size
Ground Floor 8,400 SF
Second Floor 8,400 SF
Total 16,800 SF



Stecklein and Brungard, p.a. Architects
1200 Mah, Suite 402
Hays, Kansas 67601
(913) 625-6425 FAX (913) 625-8691



Concept #7

Phase #6
Adapted From Concept #4

Site Master Planning
Alumni/Endowment Asso.
Fort Hays State University
Project #9105 September 15, 1993



Potential Size:
Ground Floor 8,400 SF
Second Floor 8,400 SF
Total 16,800 SF



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1200 Mah, Suite 402
Hays, Kansas 67601
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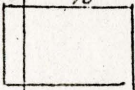
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1	3	5	7	9
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SEVENTH

39'	50'	50'	50'
	DAVIS	DAVIS	705.62
	7	6	8
			

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Hand-drawn diagram of a trench layout. The diagram is divided into several sections. On the left, a vertical section is labeled 'ENDOWMENT' with an arrow pointing to it. Below this, a rectangular area is labeled '39' and '50'. To the right of this is another rectangular area labeled '50'. Further right is a section labeled 'CRAIG' with a small '5' above it. On the far right, a section is labeled 'SIEMENS'. Below 'SIEMENS', there is a rectangular area labeled '50' and '50'. A dashed line runs horizontally across the middle of the right side. The word 'ENDOWMENT' is written again below the dashed line, with an arrow pointing to it. The word 'P.O.K.' is written below 'ENDOWMENT'.

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PARK

ELM

BEACH
SCHMIDT

~~WILSON'S~~

SIXTH