

**2008**  
**Commonwealth of Pennsylvania**  
**Real Property Disposition Plan**



**COMMONWEALTH OF PENNSYLVANIA**  
**EDWARD G. RENDELL, Governor**

**DEPARTMENT OF GENERAL SERVICES**  
**JAMES P. CREEDON, Secretary**

[www.dgs.state.pa.us](http://www.dgs.state.pa.us)

June 11, 2008 Rev.

**DEPARTMENT OF GENERAL SERVICES  
PROPOSED PLAN FOR THE DISPOSITION OF  
COMMONWEALTH REAL PROPERTY**

The Department of General Services, under the authority contained in Act 48 of 1981, amending the Act of April 9, 1929 (P.L. 177, No. 175), known as the Administrative Code of 1929, has published this proposed real property disposition plan for the review and approval of the Pennsylvania General Assembly.

This property disposition plan is only a proposal to offer for sale the real property described herein. The Department is not guaranteeing to sell any or all of the referenced property. Final determination of sale will be conditioned upon approval from the General Assembly and responses received from the public.

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**SCI-GRATERFORD RESIDENCE**  
**174 Whitehall Road**  
**(West Norriton Township, Montgomery County)**

The property consists of approximately 12,444 +/- square feet.

The property will be sold "as is".

The property was acquired by fee simple purchase.

The Department of Corrections declared this property surplus to General Services.

The estimated value of this property is \$120,000.

In accordance with the provisions of Act 48, the terms and conditions for the sale of this property and the form of purchase will be determined by General Services depending on market conditions, proposals received, and the best interests of the Commonwealth. General Services will offer this property for sale through an auction, sealed bid, or request for proposal (RFP). Consideration will be given to lump sum purchase, installment purchase, lease purchase or fair consideration, the components of which include: job retention creation, economic growth, community development, highest and best use, public purpose, expansion of local tax base, short term site redevelopment, and cash consideration.

If the General Assembly grants General Services the authorization to sell the property, an independent appraiser will determine fair market value.

Costs incurred by the Commonwealth for the sale of this property, though yet undetermined, will involve those associated with preparation for sale, appraisal, survey, and the transaction of sale. General Services would not expect the costs for these services to exceed \$12,000.

Estimated savings to the Commonwealth through the sale of this property is nominal as this is a single family residence that requires little maintenance or security.

Any and all Commonwealth-owned oil, gas and mineral rights to this property will be reserved to the Commonwealth.

The property for sale has access to public utilities.

**174 Whitehall Road**  
**(West Norriton Township, Montgomery County)**





**SLIPPERY ROCK UNIVERSITY RESIDENCE**  
**212 East Cooper Street**  
**(Borough of Slippery Rock, Butler County)**

The property consists of approximately 0.18 acres.

The property will be sold “as is”.

The property was acquired by Fee simple purchase.

The State System of Higher Education declared this property surplus to General Services.

The estimated value of this property is \$60,000.

In accordance with the provisions of Act 48, the terms and conditions for the sale of this property and the form of purchase will be determined by General Services depending on market conditions, proposals received, and the best interests of the Commonwealth. General Services will offer this property for sale through an auction, sealed bid, or request for proposal (RFP). Consideration will be given to lump sum purchase, installment purchase, lease purchase or fair consideration, the components of which include: job retention creation, economic growth, community development, highest and best use, public purpose, expansion of local tax base, short term site redevelopment, and cash consideration.

If the General Assembly grants General Services the authorization to sell the property, an independent appraiser will determine fair market value.

Costs incurred by the Commonwealth for the sale of this property, though yet undetermined, will involve those associated with preparation for sale, appraisal, survey, and the transaction of sale. General Services would not expect the costs for these services to exceed \$6,000.

Estimated savings to the Commonwealth through the sale of this property is nominal as this is a single family residence that requires little maintenance or security.

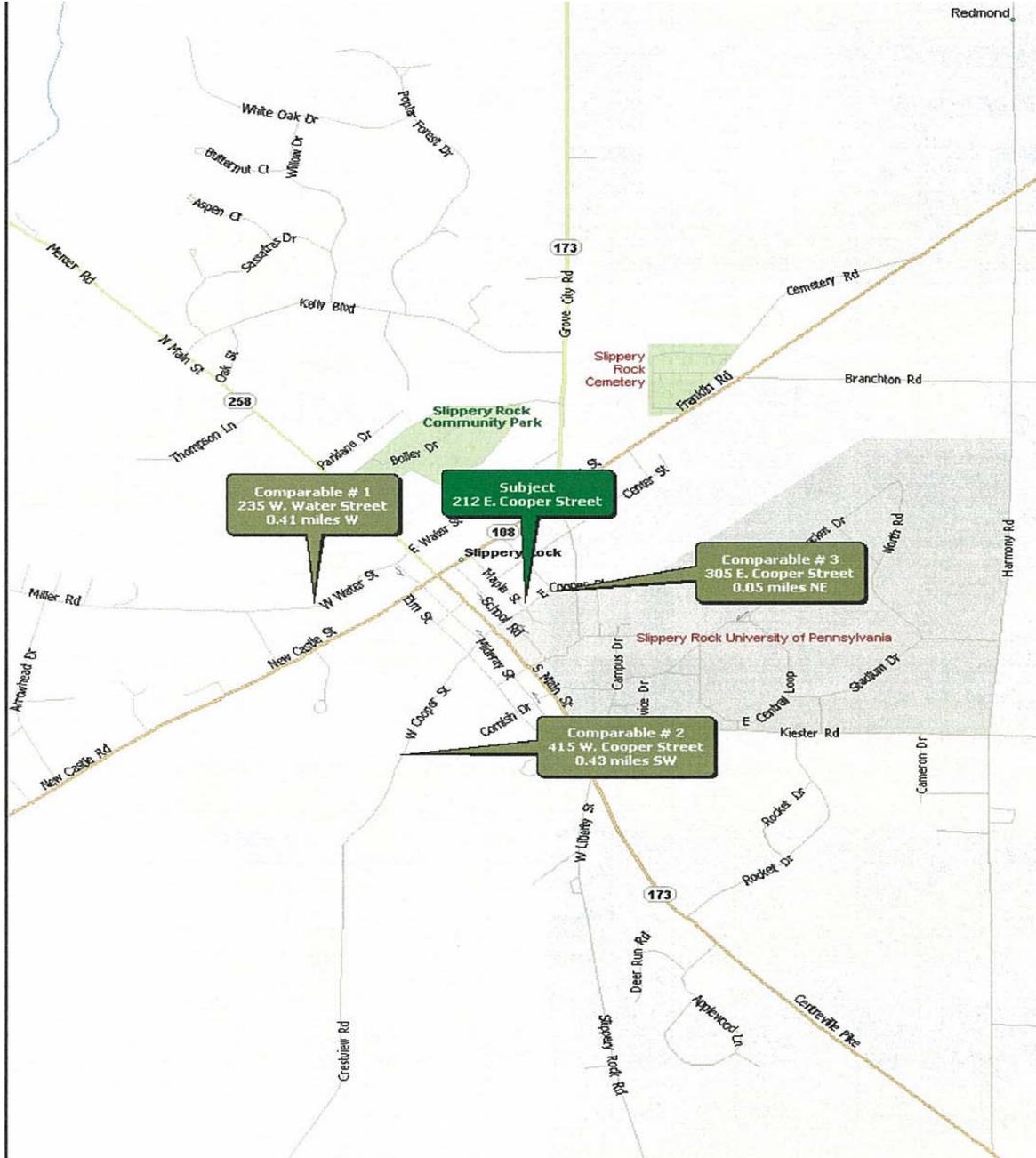
Any and all Commonwealth-owned oil, gas and mineral rights to this property will be reserved to the Commonwealth.

The property for sale has access to public utilities.

**212 East Cooper Street**  
**(Borough of Slippery Rock, Butler County)**



**212 East Cooper Street**  
**(Borough of Slippery Rock, Butler County)**  
**Site Location Map**



**Special Conditions:**

1. None.

**OFFICE OF EMPLOYMENT SECURITY**  
**220 Ferry Street**  
**(City of Easton, Northampton County)**

The property consists of approximately 0.50-acres.

The property will be sold “as is”.

The property was acquired by fee simple purchase

The estimated value of this property is \$550,000.

In accordance with the provisions of Act 48, the terms and conditions for the sale of this property and the form of purchase will be determined by General Services depending on market conditions, proposals received, and the best interests of the Commonwealth. General Services will offer this property for sale through an auction, sealed bid, or request for proposal (RFP). Consideration will be given to lump sum purchase, installment purchase, lease purchase or fair consideration, the components of which include: job retention creation, economic growth, community development, highest and best use, public purpose, expansion of local tax base, short term site redevelopment, and cash consideration.

If the General Assembly grants General Services the authorization to sell the property, an independent appraiser will determine fair market value.

Costs incurred by the Commonwealth for the sale of this property, though yet undetermined, will involve those associated with preparation for sale, appraisal, survey, and the transaction of sale. General Services would not expect the costs for these services to exceed \$55,000.

Estimated savings to the Commonwealth through the sale of this property is \$100,000/annually.

Any and all Commonwealth-owned oil, gas and mineral rights to this property will be reserved to the Commonwealth.

The property for sale has access to public utilities.

**220 Ferry Street  
(City of Easton, Northampton County)**

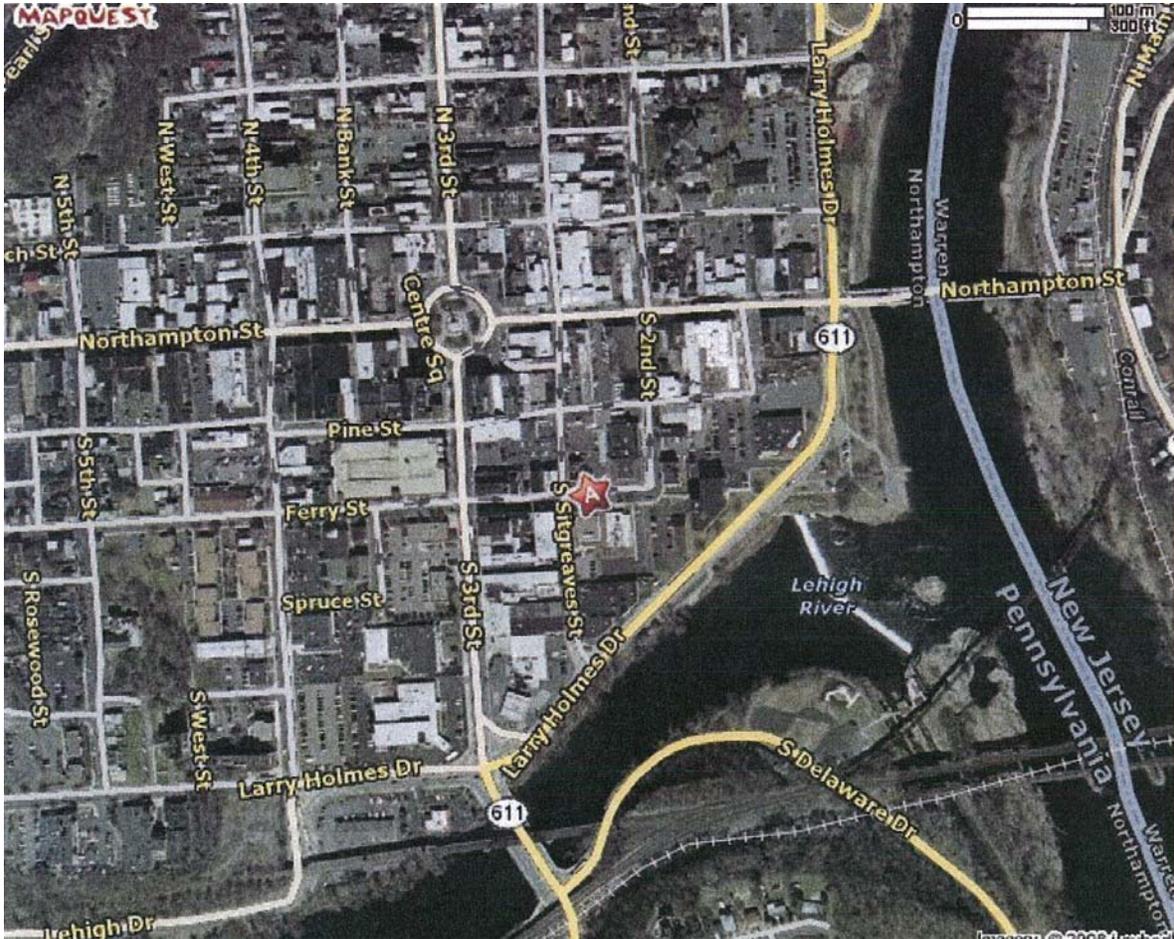
**Front View**



**Rear View**



220 Ferry Street  
(City of Easton, Northampton County)  
Site Location Map



**Special Conditions:**

1. None.

**MAYVIEW STATE HOSPITAL**  
**(South Fayette Township, Allegheny County)**

The property consists of approximately 335-acres of land and numerous buildings containing approximately 1,352,685 gross square feet of space.

The property will be sold "as is".

The property was acquired by fee simple purchase.

The Department of Public Welfare declared this property surplus to General Services.

The estimated value of this property is \$2,000,000.

In accordance with the provisions of Act 48, the terms and conditions for the sale of this property and the form of purchase will be determined by General Services depending on market conditions, proposals received, and the best interests of the Commonwealth. General Services will offer this property for sale through an auction, sealed bid, or request for proposal (RFP). Consideration will be given to lump sum purchase, installment purchase, lease purchase or fair consideration, the components of which include: job retention creation, economic growth, community development, highest and best use, public purpose, expansion of local tax base, short term site redevelopment, and cash consideration.

If the General Assembly grants General Services the authorization to sell the property, an independent appraiser will determine fair market value.

Costs incurred by the Commonwealth for the sale of this property, though yet undetermined, will involve those associated with preparation for subdivision, sale, appraisal, survey, and the transaction of sale. General Services would not expect the costs for these services to exceed \$200,000.

Estimated savings to the Commonwealth through the sale of this property is estimated to be in excess of \$2 million annually.

Any and all Commonwealth-owned oil, gas and mineral rights to this property will be reserved to the Commonwealth.

The property for sale has access to public utilities.

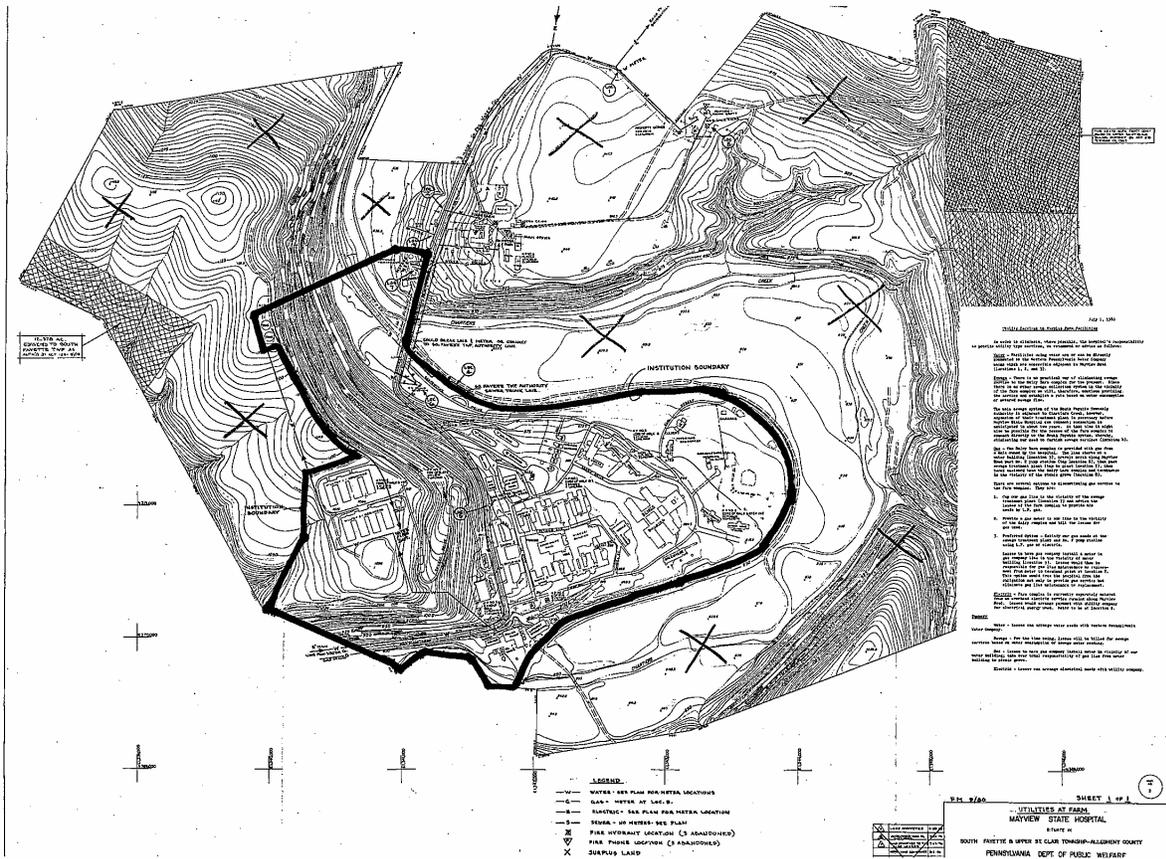
**MAYVIEW STATE HOSPITAL  
(South Fayette Township, Allegheny County)**

**Site Location Map**



# MAYVIEW STATE HOSPITAL (South Fayette Township, Allegheny County)

The property includes approximately 335-acres of land as shown on the plan below:



**MAYVIEW STATE HOSPITAL  
(South Fayette Township, Allegheny County)**



**Special Conditions:**

1. Nothing herein shall be construed to authorize the Department of General Services to convey the 55-acres of land transferred to the Department of Transportation in a Memorandum of Understanding, dated October 29, 1993, for wetlands replacement.
2. Currently, the potential re-use of the Mayview State Hospital property is being examined and discussed by a Task Force of community stakeholders. The Department of General Services will continue to work with this Task Force to develop a plan for effective re-use of the property. No action to sell the property will be taken until a decision on its re-use has been made by this Task Force.

**PHILIPSBURG STATE GENERAL HOSPITAL**  
**(Rush Township, Centre County)**

The property consists of approximately 18.6-acres of land and buildings.

The property will be sold “as is”.

The property was acquired by fee simple purchase.

The Department of Public Welfare declared this property surplus to General Services.

The estimated value of this property is \$500,000.

In accordance with the provisions of Act 48, the terms and conditions for the sale of this property and the form of purchase will be determined by General Services depending on market conditions, proposals received, and the best interests of the Commonwealth. General Services will offer this property for sale through an auction, sealed bid, or request for proposal (RFP). Consideration will be given to lump sum purchase, installment purchase, lease purchase or fair consideration, the components of which include: job retention creation, economic growth, community development, highest and best use, public purpose, expansion of local tax base, short term site redevelopment, and cash consideration.

If the General Assembly grants General Services the authorization to sell the property, an independent appraiser will determine fair market value.

Costs incurred by the Commonwealth for the sale of this property, though yet undetermined, will involve those associated with preparation for sale, appraisal, survey, and the transaction of sale. General Services would not expect the costs for these services to exceed \$50,000.

Estimated savings to the Commonwealth through the sale of this property is currently under lease agreement and costs are nominal. If, however, the Commonwealth would become responsible for costs related to security and maintenance of the buildings, the estimated savings would be \$500,000.00 annually.

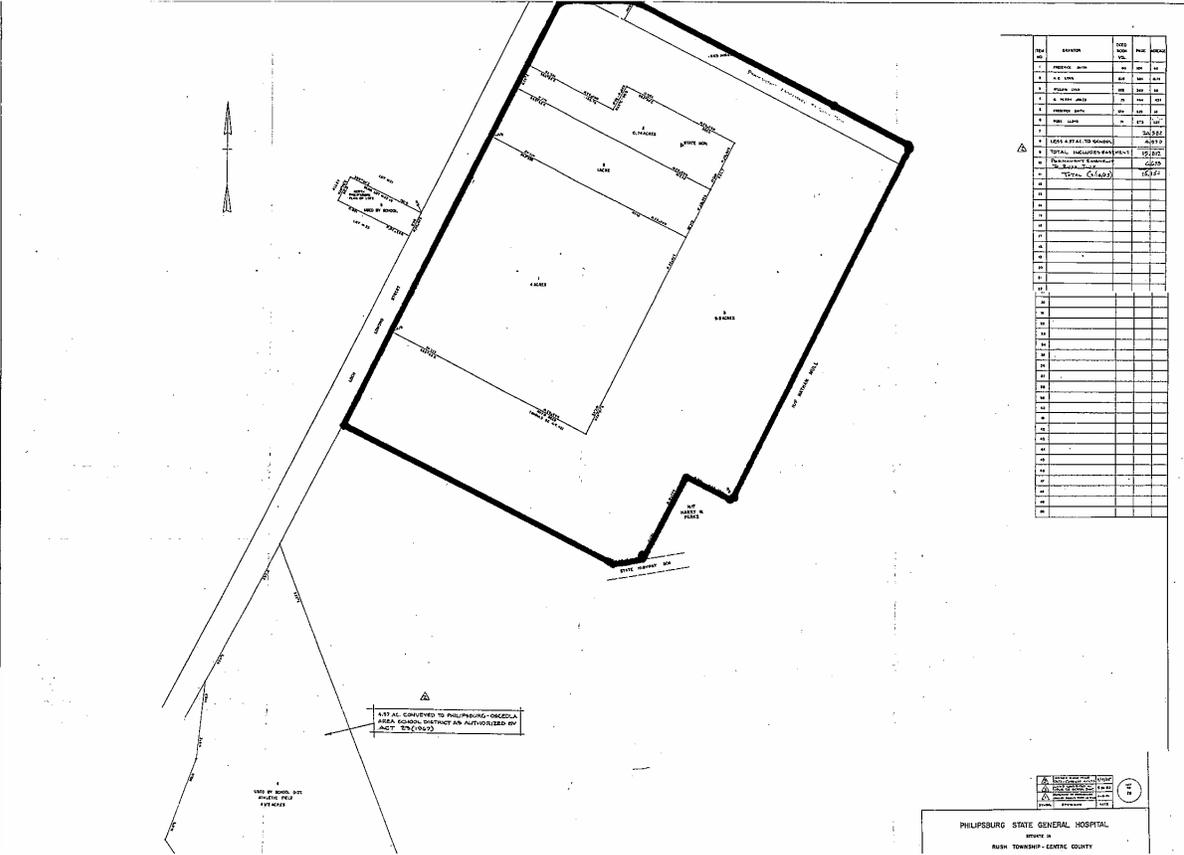
Any and all Commonwealth-owned oil, gas and mineral rights to this property will be reserved to the Commonwealth.

The property for sale has access to public utilities.



# PHILIPSBURG STATE GENERAL HOSPITAL (Rush Township, Centre County)

The property includes approximately 18.6-acres of land as shown on the plan below:



**PHILIPSBURG STATE GENERAL HOSPITAL  
(Rush Township, Centre County)**

**Front View**



**Rear View**



**Special Conditions:**

1. None.