

APPENDIX B

Disposition of Two Properties – Appalachian State University

The Board of Trustees of Appalachian State University (ASU) has requested authorization to dispose of two real properties by demolition.

Welborn Dining Hall is a two-story 64,316-square-foot masonry building constructed in stages commencing in 1925. The second floor contains two large general dining rooms, a service line, and a reserved dining area with a total seating capacity of 975 people. The ground level is principally utilized for food preparation. A portion of the site now occupied by this structure will be required to facilitate the construction of the new Central Dining Facility and the proposed expansion of the central campus “open space.” Evaluated by the Office of State Construction and Department insurance, the building has been cited for a significant number of major deficiencies with regards to compliance with current structural, fire and life safety and accessibility standards and due to its limited size, functional deficiencies and obsolescent infrastructure no longer serves the needs of ASU. ASU estimates that the demolition of the structure will cost \$515,000 and these costs are included in the replacement building project budget funded by indebtedness to be retired from food service receipts. The self-liquidating project was authorized in 1998 and construction is expected to start by June 2005.

Owens Field House is a two-story 28,212-square-foot masonry building initially constructed in 1963, with an addition in 1982. The building currently houses facilities for the intercollegiate athletic program including offices, locker and dressing rooms, group meeting space and training and support facilities. The site occupied by this structure is required to construct a replacement facility in the only functional campus location. The structure is functionally deficient with respect to its limited size and adaptability to support the expansion needed to serve the expanding athletic program. ASU estimates the demolition of the structure to cost \$226,000 and these costs are included in the project budget for a replacement facility that

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will be funded through the issuance of indebtedness to be retired from a debt service fee. The self-liquidating replacement project was authorized by the General Assembly in 2003, at the request of the Board, and construction is expected to start in January 2005.

It is recommended that the requests of the Board of Trustees of Appalachian State University be approved and transmitted to the Council of State for final action.