

Disposition of Property by Demolition – Appalachian State University

ISSUE OVERVIEW

UNC System institutions are required to request authority from the Board of Governors to proceed with certain acquisitions and dispositions of real property.

The Appalachian State University Board of Trustees requests authorization to demolish two structures located on the main campus:

<u>STRUCTURE</u>	<u>GSF</u>	<u>YEAR BUILT</u>	<u>Number of Student Beds</u>
1. Bowie Residence Hall	+/- 52,520	1966	280
2. Eggers Residence Hall	+/- 52,759	1970	280

The demolition of the existing buildings is required to support construction of Phase 3 of the new student housing project in the same area. Phase 3 will include 750 beds (semi-suite, two double occupancy rooms with shared bathroom) and 275 surface parking spaces. The project is scheduled to be completed fall 2022.

Appalachian State University researched the cost to renovate the existing residence halls and determined that it would be more cost effective to replace the existing building with new buildings due to the current condition of the facilities and the modifications required to meet current building code and campus design standards.

The cost of demolition is included in the P3 contract.

RECOMMENDATION

It is recommended that the Board of Governors approve this request. This item requires approval by the North Carolina Council of State.

RESOLUTION OF THE APPALACHIAN STATE UNIVERSITY BOARD OF TRUSTEES AUTHORIZING DEMOLITION OF BOWIE RESIDENCE HALL AND EGGERS RESIDENCE HALL IN CONJUNCTION WITH THE DEVELOPMENT OF PHASE III OF THE P3 STUDENT HOUSING PROJECT

WHEREAS, the Appalachian State University Board of Trustees on March 16, 2018 adopted a resolution endorsing the use of a public-private partnership to construct new student housing at Appalachian State University; and

WHEREAS, Appalachian subsequently contracted with private partners for the development of an on-campus student housing village consisting of approximately 2,100 beds of student housing, parking, dining, and related infrastructure (the "Project") on Appalachian's Millennial Campus, to be developed in three (3) Phases; and

WHEREAS, final development of the Project's Phase III improvements will require the demolition of Bowie Residence Hall and Eggers Residence Hall, with the beds from each being replaced as part of the Project; and

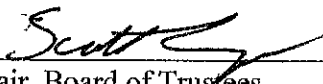
WHEREAS, under North Carolina law, approval for the demolition of State property must first be approved by the North Carolina State Property Office, and ultimately by the North Carolina Council of State.

NOW THEREFORE, BE IT RESOLVED by the Appalachian State University Board of Trustees as follows:

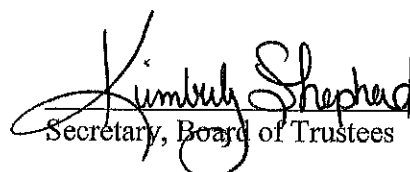
1. The Board of Trustees approves the PO-2 State Property Office form to begin the formal State of North Carolina approval process for the demolition of Bowie Residence Hall and Eggers Residence Hall, respectively, as part of Appalachian's P3 Student Housing Project.
2. All previous actions taken by the Board of Trustees or other duly authorized Appalachian representatives in connection with the approval of the Project that are not in conflict with this resolution are hereby ratified and approved.
3. This Resolution shall take effect immediately upon its passage.

ADOPTED AND APPROVED this 24th day of September, 2021.

**THE BOARD OF TRUSTEES OF
APPALACHIAN STATE UNIVERSITY**



Chair, Board of Trustees (signature)



Secretary, Board of Trustees (signature)

**STATE OF NORTH CAROLINA
DEPARTMENT OF ADMINISTRATION
DISPOSITION OF REAL PROPERTY**

Institution or Agency: Appalachian State University

Date: 24 September 2021

The Department of Administration is requested, as provided by GS §146-28 et seq., to dispose of the real property herein described by *purchase, lease, rental, or other (specify)*. Demolition

This disposition is recommended for the following reasons:

Appalachian State University ("University") is requesting the demolition of Bowie Residence Hall, a 55-year-old building used for student housing.

The University researched the renovation of the existing facility as a part of developing a master plan for student housing. It was determined to be more cost effective to raze the building and replace it with new construction compared to renovating the existing facility due to the current condition of the facility and the work required to bring the building up to current building code and campus design standards.

In 2014, the University completed a study for a renovation of a similar residence hall on the University campus with an estimate cost of renovation at over \$114,000 per bed. The construction cost for new replacement facilities through the P3 is approximately \$ 71,000 per bed. The University is expanding its on-campus student housing utilizing a Public-Private Partnership, ("P3") led by its developer partner, RISE. The entire P3 housing project (which noted the need to demolish Bowie Residence Hall as part of the phased development) has previously been approved by all applicable State authorities. Phases 1 and 2 of the project are complete and Phase 3, which is currently underway, will replace the 280 beds previously provided in Bowie Hall. Demolition of Bowie Hall is being requested as part of Phase 3 of the project in order to provide surface parking on land currently occupied by Bowie Hall.

Description of Property: *(Attach additional pages if needed.)*

Built in 1966, Bowie Hall is a 9-story residence hall with 52,520 GSF and 43,934 assignable square feet. It is located at 262 Jack Branch Drive (formerly 418 Stadium Heights Drive) in Boone, NC, 28608. It occupies a portion of Watauga County parcel 2900-66-0216-000. Bowie Hall's fixed asset number is #00257475.

Estimated value: Insured for \$19,596,131 replacement value in 2020.

Where deed is filed, if known: Watauga County, a portion of 2900-66-0216-000

If deed is in the name of agency other than applicant, state the name:

N/A

Rental income, if applicable, and suggested terms:

N/A

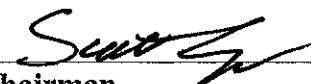
Funds from the disposal of this property are recommended for the following use:

N/A

(Complete if Agency has a Governing Board.)

Action recommending the above request was taken by the Governing Board of Appalachian State University and is recorded in the minutes thereof on September 24, 2021.

Signature:
Title:


Chairman

**STATE OF NORTH CAROLINA
DEPARTMENT OF ADMINISTRATION
DISPOSITION OF REAL PROPERTY**

Institution or Agency: Appalachian State University

Date: 24 September 2021

The Department of Administration is requested, as provided by GS §146-28 et seq., to dispose of the real property herein described by purchase, lease, rental, or other (specify). Demolition

This disposition is recommended for the following reasons:

Appalachian State University ("University") is requesting the demolition of Eggers Residence Hall, a 51-year-old building used for student housing.

The University researched the renovation of the existing facility as a part of developing a master plan for student housing. It was determined to be more cost effective to raze the building and replace it with new construction compared to renovating the existing facility due to the current condition of the facility and the work required to bring the building up to current building code and campus design standards.

In 2014, the University completed a study for a renovation of a similar residence hall on the University campus with an estimate cost of renovation at over \$114,000 per bed. The construction cost for new replacement facilities through the P3 is approximately \$ 71,000 per bed. The University is expanding its on-campus student housing utilizing a Public-Private Partnership, ("P3") led by its developer partner, RISE. The entire P3 housing project (which noted the need to demolish Eggers Residence Hall as part of the phased development) has previously been approved by all applicable State authorities. Phases 1 and 2 of the project are complete and Phase 3, which is currently underway, will replace the 280 beds previously provided in Eggers Hall. Demolition of Eggers Hall is being requested as part of Phase 3 of the project in order to provide surface parking on land currently occupied by Eggers Hall.

Description of Property: *(Attach additional pages if needed.)*

Built in 1970, Eggers Hall is a 9-story residence hall with 52,759 GSF and 43,836 assignable square feet. It is located at 264 Jack Branch Drive (formerly 388 Stadium Heights Drive) in Boone, NC, 28608. It occupies a portion of Watauga County parcel 2900-66-0216-000. Eggers Hall's fixed asset number is # 00257581

Estimated value: Insured for \$19,685,306 replacement value in 2021.

Where deed is filed, if known: Watauga County, a portion of 2900-66-0216-000

If deed is in the name of agency other than applicant, state the name:

N/A

Rental income, if applicable, and suggested terms:

N/A

Funds from the disposal of this property are recommended for the following use:


N/A

(Complete if Agency has a Governing Board.)

Action recommending the above request was taken by the Governing Board of Appalachian State University and is recorded in the minutes thereof on September 24, 2021.

Signature:

Title:


Chairman

Proposed Demolition of Bowie and Eggers Residence Halls

