

Acquisition of Property by Reallocation – North Carolina 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 North Carolina State University Board of Trustees requests authorization to acquire by reallocation three buildings located at 2101 Blue Ridge Road in Raleigh, North Carolina. The three buildings to be reallocated include the following:

Rollins Animal Disease Diagnostic Lab and Addition	27,670 +/- GSF	\$5,992,109.00
Rollins Lab/Animal Holding Facility	1,400 +/- GSF	\$ 382,817.00
New Rollins Animal Disease Diagnostic Lab	<u>1,560 +/-GSF</u>	<u>\$1,992,288.00</u>
	30,630 +/-GSF	\$8,367,214.00

The main structure was constructed in 1972 and the two auxiliary structures were constructed in 1999 and 2003. The buildings were previously assigned to the North Carolina Department of Agriculture and Consumer Services but are no longer required due to relocation. North Carolina State University will use the buildings for programming and research and intends to relocate existing university programs from off-campus leased space to university-owned space, thereby reducing costs. The reallocation also includes approximately 4.0 acres. The reallocation is a no-cost reassignment of a state asset to the university.

The NC State University Board of Trustees approved the reallocation on April 22, 2022.

RECOMMENDATION

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

Form PO-1
Rev. 10/01
Original and one copy to State Property Office

**STATE OF NORTH CAROLINA
DEPARTMENT OF ADMINISTRATION**

***ACQUISITION OF REAL PROPERTY**

Institution or Agency: North Carolina State University

Date: April 21, 2022

The Department of Administration is requested, as provided by GS §146-22 et seq., to acquire the real property herein described by *purchase, lease, rental, or other (specify)*. Reallocation

This Property is needed for the following reasons and purposes: North Carolina State University requests approval for the reallocation of the Rollins Analytical Diagnostic Lab, the Rollins Lab Animal Holding Facility, and the New Rollins Animal Disease Lab from the North Carolina Department of Agriculture and Consumer Services. This property provides usable laboratory and office space that will meet immediate and long-term research needs of the university.

Name and Address of Present Owner: State of North Carolina, 1321 Mail Service Center, Raleigh, NC 27699

Description of Property: Approximately 4.0 acres of developed real property located at 2101 Blue Ridge Road, Raleigh, NC 27607, including:

State Property Office Complex 1-92-48, Asset # 1, #13 #14 Located at 2101 Blue Ridge Road Center Raleigh NC

Building Asset ID: 814 Rolling Analytical Lab – approximately 27,670 sf, built in 1972, 1,560 sf
Building Asset ID: 5548 New Rollins Animal Disease Lab – approximately 1,400 sf, built in 2003
Building Asset ID: 5321 Rollins Lab Holding Facility – approximately 1,560 sf, built in 1999

1,400 sf

Term: perpetual

Rental price (if applicable): n/a

Funding: n/a

In the event the above-described real property is not acquired, is there other real property available, owned by the State or otherwise, that you believe would, if acquired, fulfill the requirements of your agency? If so, give details. No.

(Complete if Agency has a Governing Board.)

Action recommending the above request was taken by the Governing Board of Trustees and is recorded in the minutes thereof on April 22, 2022.

Signature:
Title:

Barb Wood
Chancellor

*The term "real property" includes timber rights, mineral rights, etc. (GS §146-64)

TRANSMITTAL OF REQUEST FOR ACQUISITION/DISPOSITION OF REAL PROPERTY

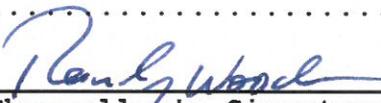
Form
Number: PO-1

Preparation
Date: 4/21/2022

Request: Assent to reallocation of approximately 4.0 acres of property and associated buildings located at 2101 Blue Ridge Road (the Rollins Analytical Diagnostic Lab, the Rollins Lab Animal Holding Facility, and the New Rollins Animal Disease Lab) from NC Department of Agriculture and Consumer Services to NC State University.

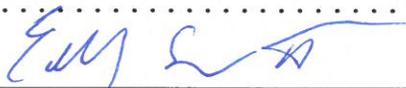
Institution NORTH CAROLINA STATE UNIVERSITY

RECOMMENDED BY CHANCELLOR, NCSU



(Chancellor's Signature)

RECOMMENDED BY COMMITTEE ON BUILDINGS AND PROPERTY



(Chairman's Signature)

RECOMMENDED BY BOARD OF TRUSTEES, NCSU



(Chairman's Signature)

RECOMMENDED BY BOARD OF GOVERNORS

(Secretary's Signature)

Acquisition by Reallocation – Rollins Lab Complex



Acquisition by Reallocation – Rollins Lab Complex

- Building recently vacated by NC Department of Agriculture & Consumer Services (functions relocated to Steve Troxler Agricultural Sciences Center)
- Approximately 4 acres of land with three buildings totaling ~30,000 sf (gross); significant lab space
 - Main lab building ~27,500sf (1972)
 - Two ancillary buildings ~3,000 sf (1999/2003)
- Will assist in meeting NC State’s near-term lab space needs and also provide longer-term space options
- Available as a no-cost reallocation

Rollins Animal Disease Diagnostic Laboratory
 A. Total square footage in the following areas:

Designated Space	Square Footage
Offices	1,728
Conference Rooms	502
Administration	1,910
Laboratories	10,230
Library	502
Maintenance and Storage	1,994
Mechanical, HVAC	1,782
Maintenance Shop	204
Other – Break Room	360
Toilets, Showers, Locker Rooms	1,140
Walk-in Coolers	359
Total Assigned Square Footage	20,711

Total square footage: 27,669

**ACQUISITION
OF REAL PROPERTY**

REALLOCATION

GRANTOR State of North Carolina on behalf of North Carolina State University

GRANTEE State of North Carolina on behalf of North Carolina Department of Agriculture and Consumer Services (NCDA&CS)

LOCATION 2101 Blue Ridge Road; Rollins Lab Complex

SIZE Approximately 4.0 acres of real property with improvements, including:
Rollins Analytical Lab – approximately 27,670 sf, built in 1972
New Rollins Animal Disease Lab – approximately 1400 sf, built in 2003
Rollins Lab Holding Facility – approximately 1560 sf, built in 1999

RATE \$1

TERM Perpetual

USE The subject property will be reallocated from NCDA&CS to NCSU for use as laboratory and office space to meet immediate and long-term research needs of the university.