

Disposition of Property by Demolition – University of North Carolina Wilmington

ISSUE OVERVIEW

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

The University of North Carolina Wilmington Board of Trustees requests authorization to demolish Galloway Hall, a six-story residential building constructed in 1971. The building is approximately 64,912 gross square foot and the estimated insurance value is \$15,043,356.

Galloway Hall is the first residence hall built on campus. The building can accommodate approximately 400 students and includes traditional-style rooms with shared bathrooms. The building is beyond its useful life and not suitable for major renovation. The residential units are small and cannot be reconfigured without significantly reducing capacity. The bathrooms are not fully accessible and would require extensive demolition to meet current standards. The building has significant structural and building envelope issues including significant cracks in the cantilevered stair towers, brick veneer that is bulging and not properly anchored, and corroding precast panel connections. In addition, the mechanical, electrical, and plumbing systems are original and require complete replacement to comply with current building code requirements. The building has been vacant for two years and renovation of the residence hall to meet current standards is not feasible or cost effective.

The UNC Wilmington Board of Trustees approved the demolition of Galloway Hall on October 6, 2022.

RECOMMENDATION

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

Form PO-2
Rev. 10/01
Original and one copy to State Property Office

**STATE OF NORTH CAROLINA
DEPARTMENT OF ADMINISTRATION**

DISPOSITION OF REAL PROPERTY

Institution or Agency: UNC Wilmington

Date: October 10, 2022

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)*. Other (demolition)

This disposition is recommended for the following reasons:

The university is requesting approval for the removal of Galloway Hall. The facility held as many as 400 residents but is no longer utilized and beyond its serviceable life. Renovation expenditures would exceed its replacement value.

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

Galloway Hall (SPO Asset 1-65-06 00000020-0) is 64,912 gross square feet. It was constructed in 1972 and is located on the southern side of main campus on Riegel Road.

Estimated value: \$15,043,356.00

Where deed is filed, if known: New Hanover County deed book 859, page 16

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

University of North Carolina

Rental income, if applicable, and suggested terms:

n/a

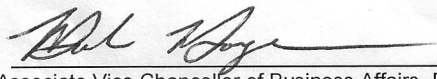
Funds from the disposal of this property are recommended for the following use:

No funding will be received.

(Complete if Agency has a Governing Board.)

Action recommending the above request was taken by the Governing Board of UNCW and is recorded in the minutes thereof on 10/6/22 (date).

Signature:
Title:


Associate Vice Chancellor of Business Affairs- Facilities

STATE OF NORTH CAROLINA

COUNTY OF NEW HANOVER

I, Mark W. Lanier, duly elected Assistant Secretary of the Board of Trustees of The University of North Carolina at Wilmington, do hereby certify, that the Board and its committees, at their meetings held on October 3, 2022, and on October 6, 2022, approved the attached request from university administration for demolition of Galloway Hall (State Asset 1-65-06 00000020-0), located on Riegel Road on UNCW's main campus.

WITNESS, my hand this 13th day of October, 2022.



Mark W. Lanier, Assistant Secretary



UNIVERSITY of NORTH CAROLINA WILMINGTON
601 SOUTH COLLEGE ROAD, WILMINGTON, NC 28403

Building	Code	Location
Alderman Hall	AL	D7
Almquist-Nixon	SM	F7
Administrative Annex	AA	H8
Bear Hall	BR	B6
Belk Hall	BK	E4
Burney Center	BU	E6
Cameron Hall	CH	C4
Central Parking Deck	CD	E4
Coastal Engineering Building	CE	B5
Congdon Hall	CI	C5
Cultural Arts Building	CA	A4
DeLoach Hall	DL	C7
DePaolo Hall	DE	D7
Dobo Hall	DO	C4
East Deck	ED	B3
Education Building	EB	B4
Fisher Student Center (Bookstore)	FSC	D6
Fisher University Union	FUU	D5-6
Friday Annex	FA	B4-5
Friday Hall	FR	B5
Galloway Hall	GA	F4
Graham Hall	GR	F3
Hewlett Hall	HE	F3
Hoggard Hall	HO	D7
Housing and Residence Life	HRL	D2
Innovation House	IH	B2
Isaac Bear	IB	H7
James Hall (Admissions)	JA	E7
Kenan Auditorium	KA	C7
Kenan Hall	KE	C-D7
Keystone House	KH	B1-2
King Hall	KI	C-D6
Leutze Hall	LH	C5
Loggerhead Hall	LO	F3
McNeill Hall	MC	C3
Morton Hall	MO	C6
Morton Modulares	MM	B-C6
Osprey Hall	OH	C5
Pelican Hall	PH	E3-4
Printing Services	PS	F1
Randall Library	RL	C6
Recycling Depot	RD	E-F1
Sandpiper Hall	SH	E3
Schwartz Hall	SZ	D2
Seahawk Crossing	SC	B2-3
Seahawk Landing	SL	A1-2
Seahawk Village	SB	C-D1
Seahawk Village Clubhouse	SVC	C1
Student Recreation Center	SRC	D2-3
Teaching Laboratory Building	TLB	C3
Terrapin Hall	TE	E3
The Shore Dining Hall	SO	D3-4
Trask Coliseum	TR	E7
University Film Center	FI	F1
University Police Department	PD	F2
University Suites	US	D2
Veterans Hall	VH	C3
Visitor Information & Parking	Lot M	E5
Wagoner Hall (Dining Hall)	WA	C2
Warehouse	WH	E1
Warwick Center (Financial Aid)	WC	E6



Action Item: 2 Galloway Hall Demolition

