

Disposition of Property by Demolition — NC State University

ISSUE OVERVIEW

The University of the 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 NC State University Board of Trustees requests authorization to demolish the Council Building, located at 701 Barbour Drive, Raleigh, North Carolina. The building is a two-story brick structure constructed in 1939 and expanded in 1954. The building is approximately 58,385 square feet, and the insured replacement value is \$22,617,494.

The building is vacant and beyond its useful life. Demolition will remove the risk associated with a vacant building and facilitate future expansion on the Centennial Campus.

The NC State University Board of Trustees approved the disposition by demolition on September 20, 2012. The Council of State approved the disposition by demolition on December 4, 2012.

RECOMMENDATION

It is recommended that the Board of Governors approve this request.

STATE OF NORTH CAROLINA
Department of Administration
***DISPOSITION OF REAL PROPERTY**

Institution or Agency: North Carolina State University

Date: August 21, 2012

The Department of Administration is requested, as provided by GS 146-28 to dispose of the real property herein described by (sale), ~~(lease)~~, ~~(rental)~~, or (other specify):
SEVERANCE/DEMOLITION

The disposition is recommended for the following reasons:

The Council Building was constructed in 1939 and added onto in 1954. The building is vacant and offers no benefit to the University. Significant renovation would be necessary for NC State occupancy. Renovation cost is estimated to be in excess of \$12,000,000. Removal of this building will facilitate future expansion and development of the Spring Hill Precinct of NC State's Centennial Campus and will eliminate the risk associated with this vacant and deteriorated structure. NC State University will facilitate the demolition.

Description of Property:

Building	Construction	Size	Condition	Age	Complex #	Asset #
Council Building Univ.Bldg. #755C 701 Barbour Dr.	Brick/masonry/ concrete 2 story with basement	±58,385 sq.ft.	Poor	73	76	59

(See attached photos)

Term: N/A

Estimated value: N/A

Where deed is filed, if known: Wake County

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

Action recommending this transaction was taken by the Buildings and Property Committee of the Board of Trustees **at its meeting held on** 9.20.12.

Signature


Chancellor

TRANSMITTAL OF REQUEST FOR ACQUISITION/DISPOSITION OF REAL PROPERTY

Form
Number PO-2


Preparation
Date August 21, 2012

Request:

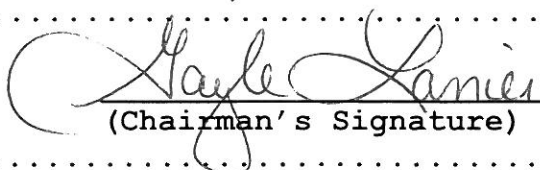
Institution NORTH CAROLINA STATE UNIVERSITY

Severance/demolition of the 2-story brick, masonry and concrete
structure (Council Building - Building #755C, Asset #59) at 701 Barbour
Drive. The building is vacant and offers no benefit to the University.
Significant renovation would be necessary for NC State occupancy.
Estimated cost to renovate exceeds \$12,000,000. Removal of this
building will facilitate future expansion and development of the Spring
Hill Precinct of the University's Centennial Campus and will eliminate
the risk associated with this vacant and deteriorated structure. NC
State will facilitate the demolition.

.....
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)

**DISPOSITION
OF REAL PROPERTY**

Severance/Demolition

GRANTOR	State of North Carolina for North Carolina State University
GRANTEE	N/A
LOCATION	NC State University, Centennial Campus, 701 Barbour Drive, Raleigh, NC
SIZE	58,385 gross sq. ft., 2-story brick, masonry and concrete structure
RATE	N/A
TERM	N/A
USE	<p>The Council Building (University Building #755C, Asset #59) is located at 701 Barbour Drive on the Spring Hill Precinct of the University's Centennial Campus. It was constructed in 1939 and added onto in 1954. The building is vacant and offers no benefit to the University. Significant renovation would be necessary for NC State occupancy. The renovation cost is estimated to be in excess of \$12,000,000. Removal of this building will facilitate future expansion and development of the Spring Hill Precinct of NC State's Centennial Campus and will eliminate the risk associated with this vacant and deteriorated structure. NC State University will facilitate the demolition.</p>





North Carolina Department of Administration


Beverly Eaves Perdue, Governor
Moses Carey, Jr., Secretary

State Property Office

December 4, 2012

MEMORANDUM

TO: Bill Martin
NC State University

FROM: Speros J. Fleggas 
Deputy Secretary

SUBJECT: Council of State Approval

This is to advise you that the Council of State, at its meeting held on the above date, approved the attached item.

Please proceed with the removal of the structures as stated on the attached write-up.

You are advised that Section 61.145(a) of the National Emission Standards for Hazardous Air Pollutants (NESHAP) requires that a structure be inspected to determine if asbestos containing materials are present prior to demolition (demolition includes the relocation of structures). The inspection must be performed by a person who has a North Carolina asbestos inspector accreditation. Further, notification of all demolitions (includes relocations) must be submitted to the Asbestos Hazard Management Branch of DENR (919-707-5950) ten working days prior to demolition. The notifications required even if the structure does not contain asbestos. It is the owning agency's responsibility to obtain the asbestos survey in all cases. It is the purchaser/contractor's responsibility to provide the ten day notification and obtain a permit in cases where structures are sold and relocated to another site. However, as the State may be held liable if a permit is not issued, it is imperative that you advise the purchaser or relocation contractor of the permit requirement. Failure to obtain the proper permit could result in an enforcement action and assessment of civil penalties.

If you have any questions, please contact Angaza Laughinghouse of this office.

AL:tm

Attachment

Cc: Jack Cooke

Mailing Address:

1321 Mail Service Center
Raleigh, N.C. 27699-1321

Telephone (919) 807-4650

Fax (919) 733-1431
State Courier #52-71-78

Location:

116 West Jones Street
Raleigh, North Carolina

PRIOR APPROVAL

ITEM 4

PROPOSED ACTION: Severance by demolition

DEPARTMENT/AGENCY: State of NC, North Carolina State University

LOCATION: 607 & 701 Barbour Drive, Raleigh, Wake County

STRUCTURE: 1) One story house built in 1910 containing $\pm 1,298$ sq. ft. and detached storage building consisting of ± 64 sq. ft., Complex #76, Asset #73 and Asset #74
2) Council Building two story brick building built in 1939 with an addition constructed in 1954, containing a total of $\pm 58,686$ sq. ft., Complex #76, Asset # 59

COMMENTS: These structures are in poor condition and no longer serve a useful purpose. Renovation would be cost prohibitive. The structures will be severed to accommodate future expansion and development of the Spring Hill Precinct of Centennial Campus and to eliminate associated risks. Demolition will be handled by the University.



NC STATE UNIVERSITY – COUNCIL BUILDING