

12. Disposition of Property by Demolition – UNC-CH Will Johnson

Situation: The disposition of property by demolition was approved by the University of North Carolina at Chapel Hill Board of Trustees and requires Board of Governors’ approval.

Background: UNC-CH is requesting authorization to demolish the Odum Village Student Apartment Complex located in the Town of Chapel Hill, Orange County, North Carolina.

Assessment: This demolition is required to remove building properties that are beyond their useful life. The University of North Carolina at Chapel Hill Board of Trustees approved this property action at its January 28, 2016 meeting.

Action: This item requires a vote.

Disposition of Property by Demolition – University of North Carolina at Chapel Hill

The Board of Trustees of the University of North Carolina at Chapel Hill has requested authorization to demolish the Odum Village Student Apartment Complex located in the town of Chapel Hill, Orange County, North Carolina.

The Odum Village Student Apartment Complex was constructed in the early 1960's. Improvements proposed to be demolished consist of 36 buildings that total 236 apartments. The buildings are beyond their useful life and cannot be used to house students as they lack proper fire suppression sprinkler systems. The apartments will not be allowed as residential units after the spring semester of 2016. The demolition is necessary in order to proceed with the University's future construction of a Power Generation and Chilled Water Plant on this site.

The demolition of property is estimated to cost \$5,138,593, will be funded by energy services receipts, housing receipts, and F&A funds, and will be completed by September 2016.

It is recommended that the request of the Board of Trustees of the University of North Carolina at Chapel Hill be approved and transmitted to the Council of State for final action.

Form PO-2 # 15/16-002
Original and one copy to

State Property Office

STATE OF NORTH CAROLINA

DEPARTMENT OF ADMINISTRATION

RALEIGH

***DISPOSITION OF REAL PROPERTY**

Institute or Agency: The University of North Carolina at Chapel Hill Date: February 1, 2016

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 from the land by Demolition.

The disposition is recommended for the following reasons: The buildings are beyond their useful life and cannot be used to house students as they lack proper fire protection. In addition, demolition is necessary in order to proceed with the University's future construction of a Power Generation and Chilled Water Plant on this site.

Description of property: (attach additional sheets if necessary). The Odum Village student apartment home complex is made up of 36 buildings that total 236 apartments. Odum Village is located on the southern part of campus adjacent to Mason Farm Rd. Constructed in the early 1960's, the apartment homes are in poor condition and would require extensive renovations for continued use which are not cost effective.

Estimated Value: N/A

Where deed is filed, if known: Orange County Register of Deeds.

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

(fill in if Agency has a Governing Board)

Action recommending this transaction was approved by the Board of Trustees of the University of North Carolina at Chapel Hill at its January 28, 2016 meeting.

Signature: 
Carol L. Folt
Chancellor

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

The University of North Carolina
Request for New or Increase in Capital Improvement Project

Institution: The University of North Carolina at Chapel Hill Advance Planning Request
 New Capital Project*: x

Increase in Authorization from: \$ 0 to \$5,138,593

Project Title: Demolition of Odum Village Units

Project Cost: \$5,138,593

Source of Funds: Combination of Funding from: Energy Services Receipts, Housing Receipts, and F&A Funds

*If this project has previously had advance planning authority, please identify code/item number under which that authority is carried. Code Item

For each advance planning project or capital construction project, please provide the following:

1. Provide detailed description and justification:
 The demolition of the thirty-six (36) buildings which contain a total of two hundred thirty-six (236) apartments is necessary for future campus development. The apartments will not be allowed as residential units after the fall of 2016 due to the lack of a proper fire protection system.

2. An estimate of acquisition, planning, design, site development, construction, contingency and other related costs (Answer for capital construction only and include a completed OC-25 form)
 See attached OC-25 form .

3. An estimated schedule of cash flow requirements over the life of the project by FY quarters (Answer for capital construction only):

4Q 2015-16	1Q 2016-17	2Q 2016-17	TOTAL
\$1,284,648	\$2,569,297	\$1,284,648	\$5,138,593

4. An estimated schedule for the completion of the project:
 Design 4/1/16; construction start: 06/1/16; construction complete: 09/1/16

5. An estimate of maintenance and operating costs and source of funding to support these costs, including personnel, covering the first five years of operation (Answer for capital construction only): n/a

6. An estimate of revenues, if any, likely to be derived from the project, covering the first five years of operation (Answer for capital construction only): na
 n/a

7. An explanation of the means of financing: Combination of Funding from: Energy Services Receipts, Housing Receipts, and F&A Funds

STATE OF NORTH CAROLINA - DEPARTMENT OF ADMINISTRATION
 STATE CONSTRUCTION OFFICE
 PROPOSED REPAIR & RENOVATION OR CAPITAL IMPROVEMENT PROJECT
 BIENNIUM 2013 - 2015

Form OC-25
 (Rev 05/12)

DEPARTMENT and DIVISION: The University of North Carolina at Chapel Hill DATE: 01/20/16
 PROJECT IDENTIFICATION: Demolition of Odum Village Units
 PROJECT CITY or LOCATION: Chapel Hill, NC

PROJECT DESCRIPTION & JUSTIFICATION: (Attach add'l data as necessary to indicate need, size, function of improvements as well as a master plan.)
 The demolition of the thirty-six (36) buildings which contain a total of two hundred thirty-six (236) apartments is necessary for future campus development. The apartments will not be allowed as residential units after the fall of 2016 due to the lack of a proper fire protection system.

(Definitions/explanations are provided on pg 2 to assist in completion of this form.)

CURRENT ESTIMATED CONSTRUCTION COST

	QTY	UNIT	COST PER UNIT	TOTAL
A. Land Requirement				\$0
B. Site Preparation				
1. Demolition	36	Buildings	\$ 22,201	\$799,236
2. Site Work (Site demolition & Site Stabilization)	20	Acres	\$ 112,170	\$2,243,400
3. Sewer, Water, Storm, & Other Existing Utility Demolition	20	Acres	\$ 17,888	\$357,760
C. Construction				
1. Utility Services				\$0
2. Building Construction (new space)				\$0
3. Building Construction (existing)				\$0
4. Plumbing (new space)				\$0
5. HVAC (new space)				\$0
6. Electrical (Includes TV & Radio Studio)				\$0
7. Fire Supression and Alarm Systems				\$0
8. Telephone, Data, Video				\$0
9. Associated Construction Costs				\$0
10. Other: <u>Hazmat Abatement</u>	36	Buildings	\$ 35,307	\$1,271,052
D. Equipment				
1. Fixed				\$0
2. Moveable				\$0
ESTIMATED CONSTRUCTION COSTS				\$4,671,448

Items below may be calculated by percentage or lump sum. If using lump sum, make entry in \$ field.

DESIGN FEE	<u>10</u> %	(% of Estimated Construction Costs)	\$467,145
PRECONSTRUCTION COSTS	<u>0</u> %	(% of Estimated Construction Costs [1% for CM@Risk])	\$0
COMMISSIONING	<u>0</u> %	(0.5% simple; 1.0% moderate; 1.5% complex)	\$0
SPECIAL INSPECTIONS/MATERIALS	<u> </u> %	(1.25% estimated)	\$0
SUSTAINABILITY	<u>0</u> %	(3% LEED Gold, 2% LEED Silver)	\$0
ADVANCE PLANNING	<u>0</u> %	Includes programming, feasibility, analysis (% of Estimated Construction Costs)	\$0
CONTINGENCIES	<u>5</u> %	(% of Estimated Construction Costs [3% New or 5% R&R])	\$233,572
ESTIMATED COSTS		(% of Estimated Construction Costs + Contingencies + Design Fee)	\$5,138,593

Escalation = percent per month multiplied by number of months
 (From Est. Date to mid-point of construction) = _____ months _____ % per month
 General Bldgs: 0-17 mos = 0%; 18-23 mos = .04%; 24-35 mos = .12%; 36-47 mos = .16%; 48-60 mos = .18%

Health Bldgs: 0-5 mos = .18%; 6-11 mos = .22%; 12-17 mos = .26%; 18-23 mos = .29%; 24-35 mos = .33%; 36-47 mos = .36%; 48-60 mos = .38%

ESCALATION COST INCREASE (Total of Estimated Costs x Escalation %)

TOTAL ESTIMATED PROJECT COSTS (Estimated Costs + Escalation Cost Increase) **\$5,138,593**

APPROVED BY: *Anna Wu* TITLE _____ DATE 1-28-16
 (Governing Board or Agency Head)