

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 Board of Trustees of Appalachian State University has requested authorization to demolish one (1) structure located on the campus in Boone, NC:

<u>STRUCTURE</u>	<u>GSF</u>	<u>YEAR BUILT</u>
1. Justice Residence Hall, 189 Stadium Drive	+/- 63,651	1952

The reason for this demolition is to construct Phase III of the new P3 student housing project.

The Appalachian Board of Trustees voted to approve this project at its July 25, 2019 meeting. The Board of Trustees approved the removal by demolition of the existing Justice Residence Hall at 189 Stadium Drive on the main campus. There have been no major renovations or modernizations to the building. The building is a four-story concrete frame building with masonry skin and interior walls and includes 312 beds. The building will be replaced with new student housing, which will include 680 beds in a combination of semi-suite and apartment-style units. It was determined that the cost of renovating the existing structure to comply with current building codes and campus standards would exceed the cost of razing and replacing it with new construction. In 2014, Appalachian completed a study for renovating a similar residence hall on campus and the estimated cost of renovation was \$114,000 per bed. The cost of constructing new beds through the P3 is approximately \$71,000 per bed.

RECOMMENDATION

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

APPENDIX D

