

## 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 requests authorization to demolish two structures located on the main campus:

<u>STRUCTURE</u>	<u>GSF</u>	<u>YEAR BUILT</u>	<u>Number of Student Beds</u>
1. Coltrane Residence Hall	+/- 51,930	1968	282
2. Gardner Residence Hall	+/- 51,461	1968	281

The demolition of the existing buildings is required to support construction of Phase 3 of the new student housing project in the same area. Phase 3 will include 750 beds (semi-suite, two double occupancy rooms with shared bathroom) and 275 surface parking spaces. The project is scheduled to be completed Fall 2022.

Appalachian State University researched the cost to renovate the existing residence halls and determined that it would be more cost effective to replace the existing building with new buildings due to the current condition of the facilities and the modifications required to meet current building code and campus design standards.

The cost of demolition is included in the P3 contract.

### 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: Appalachian State University

Date: 26 March 2021

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)*. Demolition

This disposition is recommended for the following reasons:

**Appalachian State University ("University") is requesting the demolition of Coltrane Residence Hall, a 53-year-old building used for student housing.**

The University researched the renovation of the existing facility as a part of developing a master plan for student housing. It was determined to be more cost effective to raze the building and replace it with new construction compared to renovating the existing facility due to the current condition of the facility and the work required to bring the building up to current building code and campus design standards.

In 2014, the University completed a study for a renovation of a similar residence hall on the University campus with an estimate cost of renovation at over \$114,000 per bed. The construction cost for new replacement facilities through the P3 is approximately \$ 71,000 per bed. The University is expanding its on-campus student housing utilizing a Public-Private Partnership, ("P3") led by its developer partner, RISE. The entire P3 housing project (which noted the need to demolish Coltrane Residence Hall as part of the phased development) has previously been approved by all applicable State authorities. Phase 1 of the project is complete and Phase 2, which is currently underway, will replace the 282 beds previously provided in Coltrane Hall. Demolition of Coltrane Hall is being requested as part of Phase 3 of the project in order to provide surface parking on land currently occupied by Coltrane Hall.

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

**Built in 1968, Coltrane Hall is a 9 story residence hall with 51,930 GSF and 45,769 assignable square feet. It is located at 193 Stadium Drive in Boone, NC, 28608. It occupies a portion of Watauga County parcel 2900-86-4969-000. Coltrane Hall's fixed asset number is #00257563.**

Estimated value: Insured for \$18,811,643 replacement value in 2020.

Where deed is filed, if known: Watauga County, a portion of 2900-86-4969-000

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

N/A

APPENDIX F

Rental income, if applicable, and suggested terms:

N/A

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

N/A

*(Complete if Agency has a Governing Board.)*

Action recommending the above request was taken by the Governing Board of Appalachian State University and is recorded in the minutes thereof on March 26, 2021 (date).

Signature:

Title:

  
Chairman

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DEPARTMENT OF ADMINISTRATION

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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)*. Demolition

This disposition is recommended for the following reasons:

**Appalachian State University ("University") is requesting the demolition of Gardner Residence Hall, a 53-year-old building used for student housing.**

**The University researched the renovation of the existing facility as a part of developing a master plan for student housing. It was determined to be more cost effective to raze the building and replace it with new construction compared to renovating the existing facility due to the current condition of the facility and the work required to bring the building up to current building code and campus design standards.**

**In 2014, the University completed a study for a renovation of a similar residence hall on the University campus with an estimate cost of renovation at over \$114,000 per bed. The construction cost for new replacement facilities through the P3 is approximately \$ 71,000 per bed. The University is expanding its on-campus student housing utilizing a Public-Private Partnership, ("P3") led by its developer partner, RISE. The entire P3 housing project (which noted the need to demolish Gardner Residence Hall as part of the phased development) has previously been approved by all applicable State authorities. Phase 1 of the project is complete and Phase 2, which is currently underway, will replace the 281 beds previously provided in Gardner Hall. Demolition of Gardner Hall is being requested as part of Phase 3 of the project in order to provide surface parking on land currently occupied by Gardner Hall.**

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

**Built in 1968, Gardner Hall is a 9 story residence hall with 51,461 GSF and 42,163 assignable square feet. It is located at 191 Stadium Drive in Boone, NC, 28608. It occupies a portion of Watauga County parcel 2900-86-4969-000. Gardner Hall's fixed asset number is #00257554.**

Estimated value: Insured for \$18,641,747 replacement value in 2020.

Where deed is filed, if known: Watauga County, a portion of 2900-86-4969-000

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

N/A

APPENDIX F

Rental income, if applicable, and suggested terms:

N/A

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

N/A

*(Complete if Agency has a Governing Board.)*

Action recommending the above request was taken by the Governing Board of Appalachian State University and is recorded in the minutes thereof on March 26, 2021 (date).

Signature:

Title:

  
Chairman

APPENDIX F

**RESOLUTION OF THE APPALACHIAN STATE UNIVERSITY BOARD OF TRUSTEES  
AUTHORIZING DEMOLITION OF COLTRANE RESIDENCE HALL AND GARDNER  
RESIDENCE HALL IN CONJUNCTION WITH THE DEVELOPMENT OF PHASE III OF  
THE P3 STUDENT HOUSING PROJECT**

**WHEREAS**, the Appalachian State University Board of Trustees on March 16, 2018 adopted a resolution endorsing the use of a public-private partnership to construct new student housing at Appalachian State University; and

**WHEREAS**, Appalachian subsequently contracted with private partners for the development of an on-campus student housing village consisting of approximately 2,100 beds of student housing, parking, dining, and related infrastructure (the "Project") on Appalachian's Millennial Campus, to be developed in three (3) Phases; and

**WHEREAS**, development of the Project's Phase III improvements will require the demolition of Coltrane Residence Hall and Gardner Residence Hall, with the beds from each being replaced as part of the Project; and

**WHEREAS**, under North Carolina law, approval for the demolition of State property must first be approved by the North Carolina State Property Office, and ultimately by the North Carolina Council of State.

**NOW THEREFORE, BE IT RESOLVED** by the Appalachian State University Board of Trustees as follows:

1. The Board of Trustees approves the PO-2 State Property Office form to begin the formal State of North Carolina approval process for the demolition of Coltrane Residence Hall and Gardner Residence Hall, respectively, as part of Appalachian's P3 Student Housing Project.
2. All previous actions taken by the Board of Trustees or other duly authorized Appalachian representatives in connection with the approval of the Project that are not in conflict with this resolution are hereby ratified and approved.
3. This Resolution shall take effect immediately upon its passage.

**ADOPTED AND APPROVED** this 26<sup>th</sup> day of March, 2021.

**THE BOARD OF TRUSTEES OF  
APPALACHIAN STATE UNIVERSITY**

 (signature)  
Scott Lampe, Chair

 (signature)  
Kimberly Shepherd, Secretary

## Proposed Demolition of Gardner and Coltrane Residence Halls

- Request approval to demolish Gardner and Coltrane in the Summer 2021
- Planned as part of Phase III of west campus residence hall community
- Area needed for construction staging for New River Hall; ultimately becomes surface parking



Current



Planned