

NC STATE UNIVERSITY

July 2025 Buildings and Property Committee Special Meeting

July 15, 2025

via Zoom

Tim Humphrey, Chair

Members: Jim Holmes, Ghazale Johnston, Wendell Murphy,
Ven Poole, Ed Stack, Isaac Carreno

NC STATE UNIVERSITY

Meeting Book - July 2025 Buildings and Property Committee Special Meeting

Agenda

1:30 p.m.

1. Call to Order, Reading of Ethics Statement and
Public Meeting Notice
Tim Humphrey, Chair

2. Executive Summary

A. Executive Summary

3. Roll Call

Sarah Kwon, Board Professional

4. Property Matters

Alicia Knight, Senior Associate Vice Chancellor,
Finance and Administration

Action item for
Committee and
Full Board

A. Disposition by Demolition - Three structures at
Swannanoa 4-H Camp

B. Disposition by Lease - House 3 in Greek Village to
Alpha Epsilon Chapter of Pi Kappa Alpha Fraternity

5. Non-appropriated Capital Improvement Projects

Cameron Smith, Assistant Vice Chancellor, Design
and Construction

Action Item for
Committee

A. Interior Improvements Phase 1 - Talley Student
Union

B. New Roof - Materials Support Warehouse

C. Lab Conversion - Partners I

D. Egg Processing Facility – 3709 Hillsborough Street

6. Discussion

7. Adjourn

Tim Humphrey, Chair



Executive Summary for
Buildings and Property Committee
July 15, 2025

Agenda Item: Property Matters	Page
Presenter: <i>Alicia Knight, Senior Associate Vice Chancellor, Finance and Administration</i>	4
Summary: Approval and recommendation to the full board for approval for property matters of (A) Disposition by Demotion of three structures at Swannanoa 4-H Camp including the dining hall, Cabin 5, and Cabin 7 damaged from Hurricane Helene in the fall of 2024, and (B) Disposition by Lease of House 3 in Greek Village located at 2511 Fraternity Court to Alpha Epsilon Chapter of Pi Kappa Alpha Fraternity.	
Action: Committee and Full Board Approval	

Agenda Item: Non-Appropriated Capital Improvement	22
Presenter: <i>Cameron Smith, Assistant Vice Chancellor, Design and Construction</i>	
Summary: The UNC Board of Governor's delegated authority to approve advance planning of capital improvement projects where the advance planning effort is to be funded entirely with non-General Fund money or non-State Capital and Infrastructure Fund Money. The list provides the approved non-appropriated capital projects for advance planning approval.	
Action: Committee Approval	

**DISPOSITION
OF REAL PROPERTY**

DEMOLITION

GRANTOR State of North Carolina on behalf of North Carolina State University

GRANTEE Not Applicable

LOCATION Swannanoa 4-H Camp Dining Hall located at 165 Clover Lane, Swannanoa, NC 28778.

SIZE 5,200 sq. ft., 1-story building

RATE Not Applicable

TERM Not Applicable

USE Demolition is requested due to damage from Hurricane Helene in the fall of 2024. The Dining Hall has been condemned by the State Construction Office.

**STATE OF NORTH CAROLINA
DEPARTMENT OF ADMINISTRATION
DISPOSITION OF REAL PROPERTY**

Institution or Agency: North Carolina State University

Date: 06-09-2025

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:

Demolition of the Swannanoa 4-H Camp Dining Hall is requested due to damage from Hurricane Helene in the fall of 2024. The main portion of the dining hall was destroyed by a mudslide, and other structural damage was observed. This building has been condemned by the State Construction Office.

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

The Swannanoa 4-H Camp Dining Hall is located at 165 Clover Lane, Swannanoa, NC 28778. This is North Carolina State Property that is allocated to NC State University. The Black Mountain Home for Children leases this property from the University.

Estimated value: \$2,780,700

Where deed is filed, if known: Buncombe 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

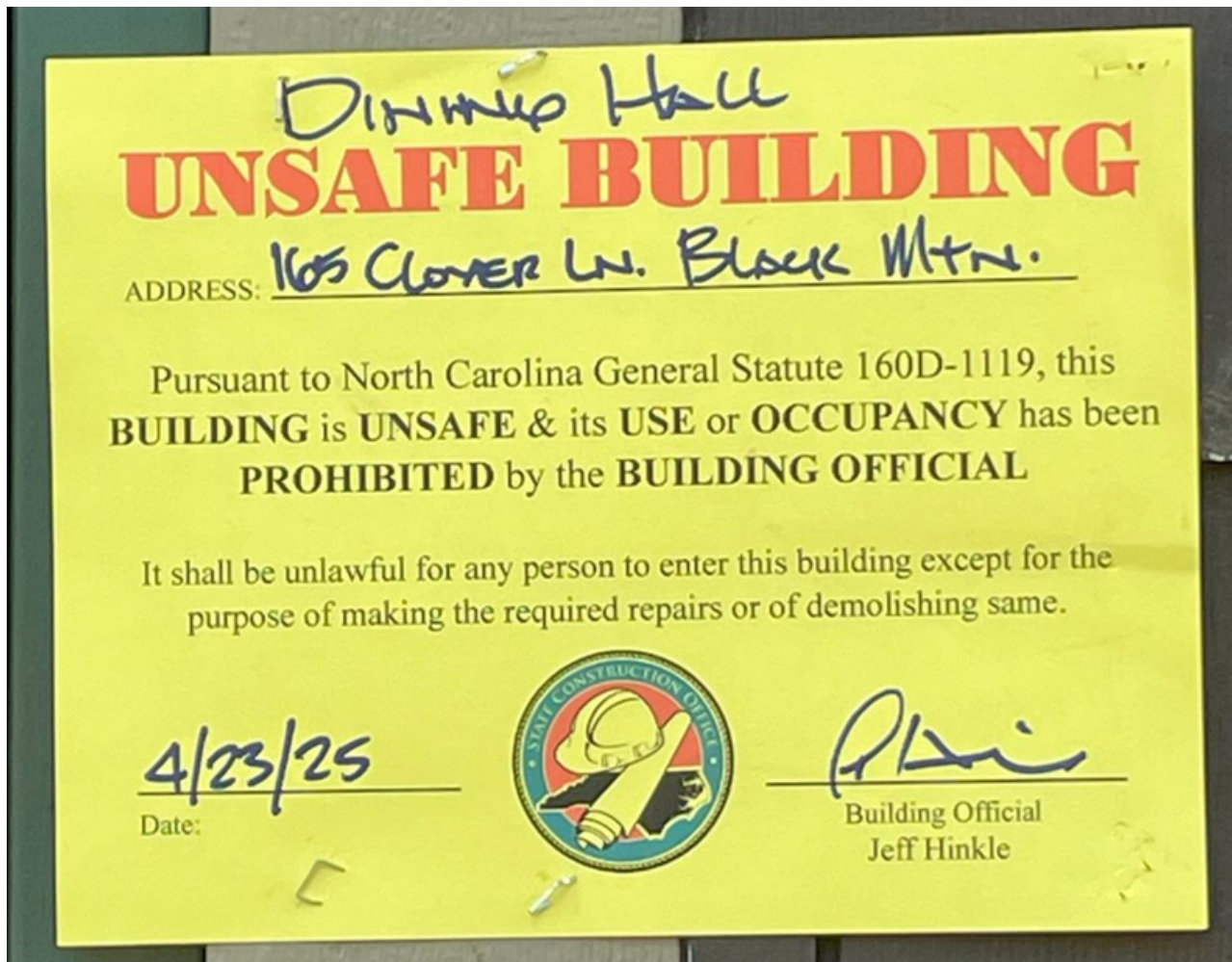
(Complete if Agency has a Governing Board.)

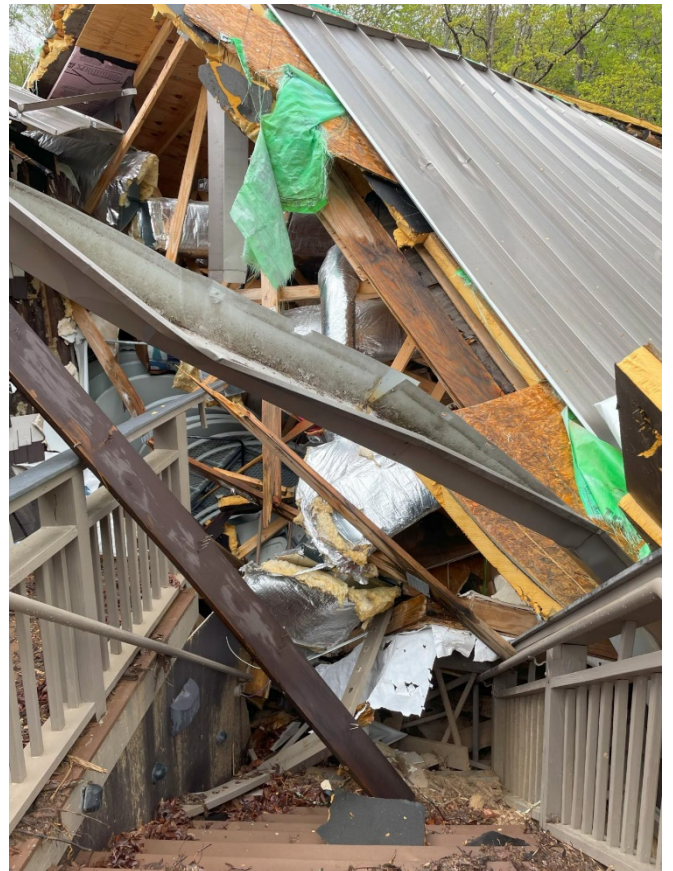
Action recommending the above request was taken by the Board of Trustees of NC State University and is recorded in the minutes thereof on _____.

Signature _____

Title: Assistant Secretary, Board of Trustees

Exhibit A





TRANSMITTAL OF REQUEST FOR ACQUISITION/DISPOSITION OF REAL
PROPERTY

Form

Number: PO-2

Preparation

Date: 06/09/2025

Request: Demolition of the Swannanoa 4-H Camp Dining Hall is requested due to damage from Hurricane Helene in the fall of 2024. The Dining Hall has been condemned by the State Construction Office.

Institution NORTH CAROLINA STATE UNIVERSITY

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**

DEMOLITION

GRANTOR State of North Carolina on behalf of North Carolina State University

GRANTEE Not Applicable

LOCATION Swannanoa 4-H Camp Cabin 5 located at 161 Clover Lane, Swannanoa, NC 28778.

SIZE 722 sq. ft., 1-story building

RATE Not Applicable

TERM Not Applicable

USE Demolition is requested due to damage from Hurricane Helene in the fall of 2024. Cabin 5 has been condemned by the State Construction Office.

**STATE OF NORTH CAROLINA
DEPARTMENT OF ADMINISTRATION
DISPOSITION OF REAL PROPERTY**

Institution or Agency: North Carolina State University

Date: 06-09-2025

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:

Demolition of the Swannanoa 4-H Camp Cabin 5 is requested due to damage from Hurricane Helene in the fall of 2024. Cabin 5 was badly damaged during the hurricane and has been condemned by the State Construction Office.

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

The Swannanoa 4-H Camp Cabin 5 is located at 161 Clover Lane, Swannanoa, NC 28778. This is North Carolina State Property that is allocated to NC State University. The Black Mountain Home for Children leases this property from the University.

Estimated value: \$86,517

Where deed is filed, if known: Buncombe 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

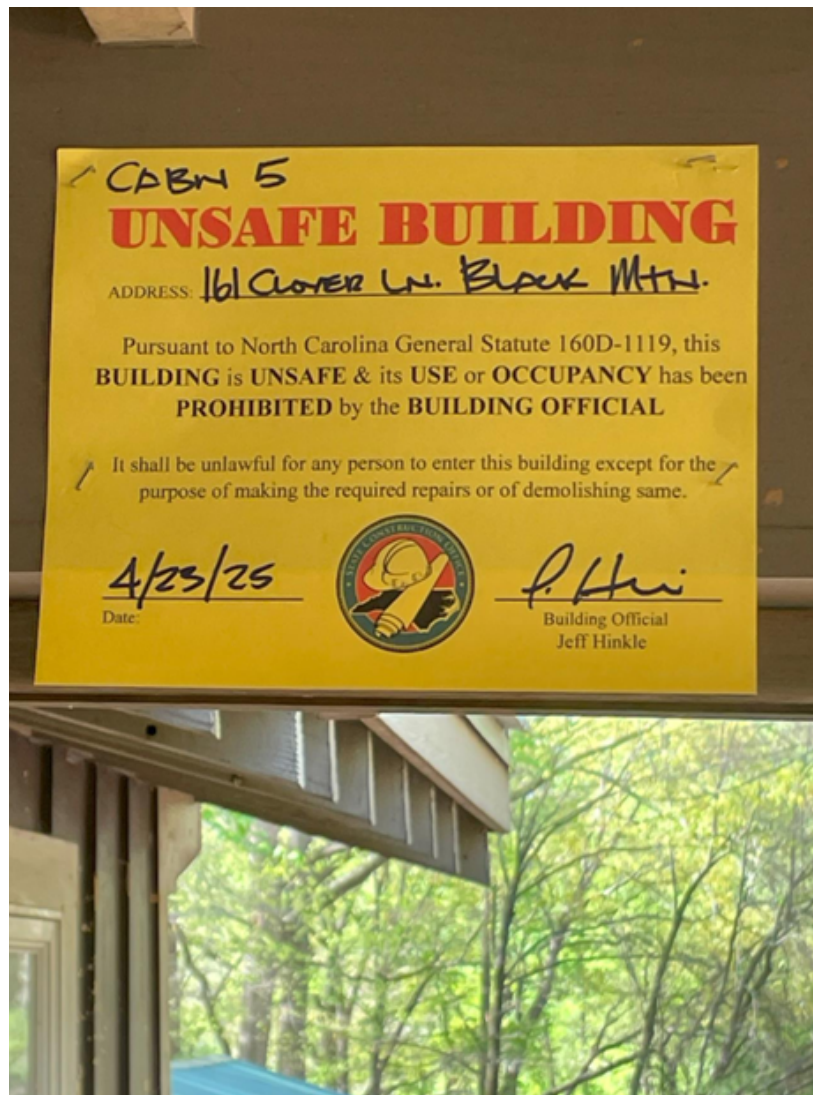
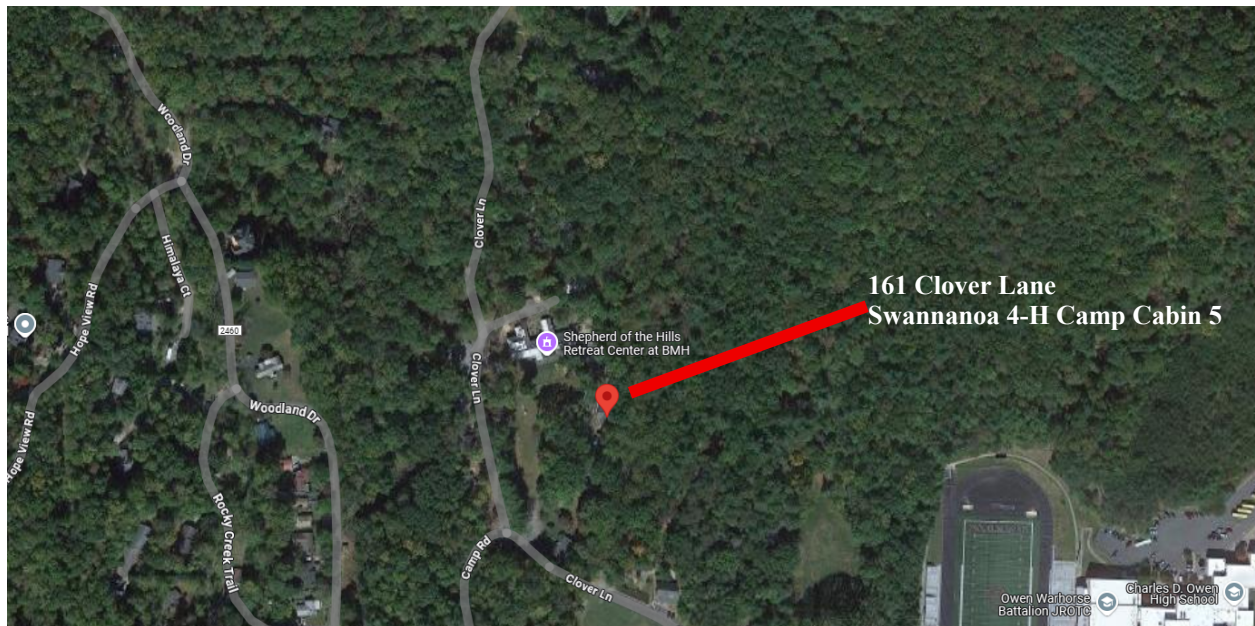
(Complete if Agency has a Governing Board.)

Action recommending the above request was taken by the Board of Trustees of NC State University and is recorded in the minutes thereof on _____.

Signature _____

Title: Assistant Secretary, Board of Trustees

Exhibit A





TRANSMITTAL OF REQUEST FOR ACQUISITION/DISPOSITION OF REAL
PROPERTY

Form

Number: PO-2

Preparation

Date: 06/09/2025

Request: Demolition of the Swannanoa 4-H Camp Cabin 5 is requested due to damage from Hurricane Helene in the fall of 2024. Cabin 5 has been condemned by the State Construction Office.

Institution NORTH CAROLINA STATE UNIVERSITY

.....

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**

DEMOLITION

GRANTOR State of North Carolina on behalf of North Carolina State University

GRANTEE Not Applicable

LOCATION Swannanoa 4-H Camp Cabin 7 located at 153 Clover Lane, Swannanoa, NC 28778.

SIZE 722 sq. ft., 1-story building

RATE Not Applicable

TERM Not Applicable

USE Demolition is requested due to damage from Hurricane Helene in the fall of 2024. Cabin 7 has been condemned by the State Construction Office.

**STATE OF NORTH CAROLINA
DEPARTMENT OF ADMINISTRATION
DISPOSITION OF REAL PROPERTY**

Institution or Agency: North Carolina State University

Date: 06-09-2025

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:

Demolition of the Swannanoa 4-H Camp Cabin 7 is requested due to damage from Hurricane Helene in the fall of 2024. Cabin 7 was badly damaged during the hurricane and has been condemned by the State Construction Office.

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

Cabin 7 is located at 153 Clover Lane, Swannanoa, NC 28778. This is North Carolina State Property that is allocated to NC State University. The Black Mountain Home for Children leases this property from the University.

Estimated value: \$86,517

Where deed is filed, if known: Buncombe 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

(Complete if Agency has a Governing Board.)

Action recommending the above request was taken by the Board of Trustees of NC State University and is recorded in the minutes thereof on _____.

Signature _____

Title: Assistant Secretary, Board of Trustees

Exhibit A





**TRANSMITTAL OF REQUEST FOR ACQUISITION/DISPOSITION OF REAL
PROPERTY**

Form

Number: PO-2

Preparation

Date: 06/09/2025

Request: Demolition of the Swannanoa 4-H Camp Cabin 7 is requested due to damage from Hurricane Helene in the fall of 2024. Cabin 7 has been condemned by the State Construction Office.

Institution NORTH CAROLINA STATE UNIVERSITY

.....

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**

LEASE

GRANTOR State of North Carolina on behalf of North Carolina State University

GRANTEE Alpha Epsilon Chapter of Pi Kappa Alpha Fraternity, or associated House Corporation entity

LOCATION 2511 Fraternity Court, Raleigh, NC 27606 (Greek Village House 3)

SIZE 27-bed facility

RATE Base Rental Rate \$251,520 for Initial Term (with potential for limited offset for bed vacancies as outlined in the PO-2 document)

TERM Initial Term of one (1) year with a maximum of nine (9) renewal terms, with total term not to exceed ten (10) years

USE Fraternity housing in support of a robust Greek Life program at NC State University.

**STATE OF NORTH CAROLINA
DEPARTMENT OF ADMINISTRATION**

DISPOSITION OF REAL PROPERTY

Institution or Agency: North Carolina State University

Date: June 11, 2025

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).
Lease

This disposition is recommended for the following reasons:

Lease of House 3 in Greek Village located at 2511 Fraternity Court to the Alpha Epsilon Chapter of Pi Kappa Alpha Fraternity. This disposition furthers a robust Greek Life program at NC State University, providing up to 27 bed spaces for members of the fraternity during the lease term.

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

Greek Village, House 3 – 2511 Fraternity Court, Raleigh, NC 27606.

Estimated value: Base rent of \$251,520 for Initial Term (with potential offset for limited vacancies, as outlined below)

Where deed is filed, if known: N/A

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

Rental income, if applicable, and suggested terms:

Lease Term:

- Initial Term of one (1) year
- A maximum of nine (9) renewal terms, with total term not to exceed ten (10) years

Rent:

- Base Rental Rate of \$251,520 for Initial Term.
- Rental rate for any Renewal Terms shall be adjusted to reflect the prevailing room rate as established through the University's annual Miscellaneous Service Charges approval process.
- During Initial Term, a rental offset will be offered to offset up to five (5) unoccupied beds at \$4,108 each; resulting in a minimum rent of \$230,980 during the Initial Term.

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

Proceeds to be retained by University Fraternity & Sorority Life (auxiliary enterprise).

(Complete if Agency has a Governing Board.)

Action recommending the above request was taken by the Board of Trustees and is recorded in the minutes thereof on _____ (date).

Signature _____
Title: Assistant Secretary, Board of Trustees

TRANSMITTAL OF REQUEST FOR ACQUISITION/DISPOSITION OF REAL
PROPERTY

Form

Number: PO-2

Preparation

Date: 6/11/2025

Request: Disposition by Lease of House 3 at Greek Village to the Alpha Epsilon Chapter of Pi Kappa Alpha Fraternity. This building lease supports a robust Greek Live program at NC State.

Institution NORTH CAROLINA STATE UNIVERSITY

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)



June 13, 2025

MEMORANDUM – Board of Trustees Authority

SUBJECT: Interior Improvements Phase 1 – Talley Student Union

Total Project Cost.....	\$5,000,000
Previous Authorization	\$150,000
Requested Authorization	\$250,000 increase
Authorization Type	AP Authority
Funding Source.....	Trust Funds (Campus Enterprises)

The Talley Student Center was built in 1972 and replaced the Erdahl Cloyd Student Union. The building was wholly renovated (completed 2015) and renamed the Talley Student Union. The current facility has 310,000 square feet on five levels and is the home to a wide variety of dining, lounge, and meeting venues; recreational areas; student organization and government offices, and a 2-level NC State Bookstore.

This project will begin the renovations identified in the 2024 study to increase dining capacity as the campus population grows. The 7,500 square foot renovation will be focus primarily on the northeast wing of the second floor, but impacts will require work within the Kitchen and all mechanical and electrical systems

This increase in Advanced Planning Authority is required to initiate the first phase of the project that was identified in the 2024 comprehensive Dining and Student Support Study.



June 13, 2025

MEMORANDUM – Board of Trustees Authority

SUBJECT: New Roof – Materials Support Warehouse

Total Project Cost.....	\$2,250,000
Previous Authorization	\$0
Requested Authorization	\$115,000
Authorization Type	AP Authority
Funding Source.....	Trust Funds

The Materials Support Warehouse was built in 1996 and was expanded in 2001 to 94,750 square feet to support university storage, procurement, and management of surplus goods.

This project will replace the aging roof which requires maintenance to protect occupants and contents of the building. The new roof will be designed to provide reliable protection for the building for 20-30 years.



June 13, 2025

MEMORANDUM – Board of Trustees Authority

SUBJECT: Lab Conversion – Floors 2 and 3 - Partners I

Total Project Cost.....	\$8,600,000
Previous Authorization	\$0
Requested Authorization	\$500,000
Authorization Type	AP Authority
Funding Source.....	Trust Funds

Partners Building I was built in 1997 and encompasses 89,519 square feet on three floors. The building supports both university and non-university tenants in a variety of lab and office functions.

This project scope consists of demolition and upfit of nearly 18,000 square feet of space to provide flexible lab, office, and support spaces to better suit leasing opportunities for the building.



June 13, 2025

MEMORANDUM – Board of Trustees Authority

SUBJECT: Egg Processing Facility – 3709 Hillsborough Street

Total Project Cost.....	\$2,000,000
Previous Authorization.....	\$0
Requested Authorization	\$150,000
Authorization Type.....	AP Authority
Funding Source	Trust Funds

3709 Hillsborough Street was built in 1950 and encompasses 17,915 square feet to support the College of Agriculture and Life Sciences, primarily Crop & Soil Sciences.

This project will renovate approximately 4,850 square feet to provide a location for egg processing equipment and support functions. Existing Crop & Soil Sciences storage will be consolidated and relocated to accommodate the new functions. The equipment is being provided by the USDA and will be used for research and process improvements.