

**BOARD OF TRUSTEES  
WESTERN CAROLINA UNIVERSITY**

Tab E-6

September 15, 2017

ACTION ITEM: Demolition of Graham Building and Battle House

BACKGROUND INFORMATION:

The State Property Office requires that the disposition of real property be submitted for review and approval by the Department of Administration. They require that before submitting the action to them that the governing board for the state agency first approve the disposition.

The administration proposes to make the following disposition of real property:

**Demolish Graham Building:**

Western Carolina University seeks authority to demolish and dispose of the Graham Building (SPO Complex #1-50-5; Asset #20) located on its campus. This two-story building, originally constructed in 1940, is a block and brick masonry structure, tile roof, institutional structure of 10,775 gross square feet. This asset has been out of service due to its condition since 2004 and the Campus Master Plan recommends that this structure be removed. Abatement of asbestos containing materials and lead based paint has previously been performed so that the building can be razed.

We recommend approval of this demolition by the Board to allow the required authorization process to proceed with the State Property Office.

**Demolish Battle House:**

Western Carolina University seeks authority to demolish and dispose of the Battle House (SPO Complex #1-50-5; Asset #103) located on its campus. This two-story house with sub-grade basement, originally constructed in 1956, is a block and brick masonry structure with wood frame interior, shingle roof, residential structure of 2,149 gross square feet that has seen little to no major repairs or remodels during its useful life. This asset is currently utilized by the Department of Residential Living for maintenance staff and miscellaneous storage, with these functions planned for relocation to other identified available space. Demolition is required to accommodate site development of the previously authorized Upper Campus Residence Hall, scheduled for a construction start of May 2018. Following approval for demolition and disposition, the abatement of asbestos containing materials and lead based paint will be performed so that the building can be razed.

We recommend approval of this demolition by the Board to allow the required authorization process to proceed with the State Property Office.