

## The Program Evaluation Division Conducted 49 Site Visits Across 6 Counties and Identified 17 Properties for Disposal

Count	Site Name	Interest	Total Space	Est. Utilization Rate	Available Space	Recommended Action
<b>Department of Administration</b>						
1	Andrews Duncan House	Owned	4,798 square feet	0%	4,798 square feet	Sell
2	Ashley House	Owned	3,352 square feet	0%	3,352 square feet	Sell
3	Cambridge House	Owned	2,496 square feet	0%	2,496 square feet	Sell
4	Coble Helms House	Owned	2,776 square feet	0%	2,776 square feet	Sell
5	Farlow House	Owned	2,687 square feet	0%	2,687 square feet	Retain
6	Gay House	Owned	2,025 square feet	0%	2,025 square feet	Sell
7	Heartt House	Owned	5,416 square feet	0%	5,281 square feet	Sell
8	Heck-Andrews House	Owned	4,834 square feet	0%	4,834 square feet	Sell
9	Howell House	Owned	2,814 square feet	0%	2,814 square feet	Sell
10	Lamar House	Owned	3,416 square feet	0%	3,416 square feet	Sell
11	McGee House	Owned	2,315 square feet	0%	2,315 square feet	Demolish and Sell
12	Watson House	Owned	1,606 square feet	0%	1,606 square feet	Sell
13	Worth House	Owned	1,530 square feet	0%	1,530 square feet	Sell
<b>Department of Agriculture and Consumer Services</b>						
14	Animal Diagnostic Lab and Storage (Duplin)	Owned	8,776 square feet	0%	8,776 square feet	Sell
15	Gas and Calibration Station (New Hanover)	Owned	513 square feet	0%	513 square feet	Reallocate
16	Livestock Show and Sale Facility (Iredell)	Owned	46.25 acres	0%	46.25 acres	Sell
17	Piedmont Triad Farmers Market (Guilford)	Owned	6.36 acres	0%	6.36 acres	Sell
<b>Department of Commerce</b>						
18	DES Call Center	Leased	21,564 square feet	62%	5,026 square feet	Retain and increase utilization
19	DES Kendall Complex	Owned	175,308 square feet	76%	26,785 square feet	Retain and increase utilization
<b>Department of Health and Human Services</b>						
20	Cole Building	Owned	2,690 square feet	86%	253 square feet	Retain
21	Cooke Building	Owned	9,136 square feet	90%	573 square feet	Retain
22	Disability Determination	Leased	168,049 square feet	91%	9,660 square feet	Retain
23	Eligibility Determination (Durham)	Leased	95,602 square feet	38%	31,919 square feet	Retain and increase utilization
24	Fisher Building	Owned	9,946 square feet	91%	602 square feet	Retain
25	Public Health Building 3	Leased	24,366 square feet	91%	2,220 square feet	Retain
<b>Department of Public Instruction</b>						
26	Administration Building	Owned	2,087 square feet	100%	0 square feet	Retain
27	Building IV	Owned	1,363 square feet	100%	0 square feet	Retain
28	Block House I	Owned	735 square feet	100%	0 square feet	Retain

Count	Site Name	Interest	Total Space	Est. Utilization Rate	Available Space	Recommended Action
29	Cathey	Owned	5,483 square feet	0%	3,564 square feet	Retain and increase utilization
30	Penland Building	Owned	4,793 square feet	39%	1,904 square feet	Retain and increase utilization
31	Textbook Warehouse	Owned	95,393 square feet	84%	15,000 square feet	Retain
<b>Department of Public Safety</b>						
32	Archdale Allocation	Owned	50,512 square feet	87%	4,159 square feet	Retain
33	Corrections Central Warehouse	Leased	32,500 square feet	89%	2,337 square feet	Retain
34	Corrections Construction Yard	Owned	20,076 square feet	80%	2,610 square feet	Retain
35	Corrections Storage	Leased	22,800 square feet	80%	2,964 square feet	Retain
36	Governor's Crime Commission	Leased	18,922 square feet	90%	760 square feet	Retain
37	Medical Record Storage	Leased	14,660 square feet	100%	0 square feet	Retain
38	Oil Dock, Fabrication, Storage	Owned	10,236 square feet	50%	3,327 square feet	Sell
39	State Highway Patrol Campus Home	Owned	1,164 square feet	0%	1,164 square feet	Demolish and retain
<b>Department of Transportation</b>						
40	BSIP Building	Leased	60,477 square feet	94%	2,368 square feet	Retain
41	Century Center, Building B	Owned	115,673 square feet	89%	8,169 square feet	Retain
42	Highway Building	Owned	137,023 square feet	84%	13,930 square feet	Retain
43	Highway Geo Technical Unit	Leased	13,883 square feet	94%	253 square feet	Retain
44	Highways Building	Leased	54,602 square feet	92%	3,303 square feet	Retain
45	Highway Maintenance	Owned	25,829 square feet	75%	4,197 square feet	Retain and increase utilization
46	Highway Maintenance Equip Depot	Owned	61,647 square feet	70%	12,021 square feet	Retain and increase utilization
47	Highway Patrol Communication and Logistics	Owned	3,493 square feet	86%	319 square feet	Retain
48	Raney Building	Owned	27,178 square feet	78%	3,867 square feet	Retain
49	Wilmington DMV (New Hanover)	Owned	3,430 square feet	100%	0 square feet	Sell

Notes: Program Evaluation Division (PED) estimated utilization rates by dividing the total available space by the total usable space for each facility. Total available space is the unused space as measured during site visits. For leased office space, total usable space equals the required space listed in the lease specifications form submitted by the agency. For office space in state-owned buildings total usable space equals the total square feet listed in the state property inventory minus a 35% circulation rate. PED estimated utilization rates for warehouse and storage facilities based on observations of facility use during site visits.

Unless otherwise indicated, all properties are located within Wake County. For buildings, total space is the net current square feet. The State Highway Patrol Campus is allocated to the Department of Public Safety (DPS) even though the property's operating expenses are incurred by the Department of Transportation (DOT). The Archdale Building and Textbook Warehouse are both within the State Government Complex and are allocated to DPS and the Department of Public Instruction (DPI), respectively. The Archdale Building houses both DPS and the Department of Environment and Natural Resources (DENR); total square feet and available square feet for this property only includes square feet allocated to DPS. Utilization of the Cambridge House is at 0% although the Department of Commerce's (DOC) Division of Employment Security (DES) uses two rooms within this home for file storage while still maintaining storage space at other locations noted on this table; since the property is not allocated to the agency, its utilization is 0%. The Corrections Construction Yard facility includes a building used by the Department of Environment and Natural Resources (DENR) but is allocated to the Department of Public Safety. The Farlow House is recommended for retention because of its proximity to current state-owned buildings.

Source: Program Evaluation Division based on a review of the state property database and site visits.

## The General Assembly Should Direct the Department of Administration to Dispose of the Following Unused, Unneeded, and Underutilized Properties

Property Name	Location	Total Size	Estimated One-Time Revenue	Estimated Annual Local Tax Proceeds	Recommended Method of Disposal	Estimated Appraisal Cost
<b>Department of Administration</b>						
Ashley House	219 E. North St. Raleigh	3,352 square feet	\$ 585,122	\$ 5,765	Dispose	\$ 1,750
Howell House	111 E. North St. Raleigh	2,814 square feet	1,623,643	15,961	Dispose	1,750
Heck-Andrews House	309 N. Blount St. Raleigh	4,834 square feet	947,748	9,325	Dispose	1,750
Andrews-Duncan House	407 N. Blount St. Raleigh	4,798 square feet	1,573,196	15,466	Dispose	1,750
McGhee House	411 N. Blount St. Raleigh	2,315 square feet	Not applicable	-	Demolish and Dispose	1,750
Coble Helms House	417 N. Blount St. Raleigh	2,776 square feet	803,205	7,907	Dispose	1,750
Heartt House and Storage	421 N. Blount St. Raleigh	5,416 square feet	3,850,427	37,823	Dispose	1,750
Gay House	419 N. Person St. Raleigh	2,025 square feet	347,992	3,437	Dispose	1,750
Worth House	415 N. Person St. Raleigh	1,530 square feet	118,845	1,187	Dispose	1,750
Watson House	411 N. Person St. Raleigh	1,606 square feet	398,065	3,928	Dispose	1,750
Cambridge House	407 N. Person St. Raleigh	2,496 square feet	393,916	3,887	Dispose	1,750
Lamar House	401 N. Person St. Raleigh	3,416 square feet	422,956	4,173	Dispose	1,750
<b>Department of Agriculture and Consumer Services (DACS)</b>						
Animal Diagnostic Lab	324 Yellow Cut Road Rose Hill	5,125 square feet	687,400	5,018	Dispose	3,000
Gas and Calibration Station	2201 Burnett Blvd. Wilmington	513 square feet	Not applicable	Not applicable	Reallocate	1,500
Livestock Show and Sale Facility	Bristol Road Statesville	46.25 acres	943,500	5,236	Dispose	3,000
Piedmont Triad Farmers Market	8254 Tyner Rd. Greensboro	6.36 acres	190,000	2,665	Dispose	2,000
<b>Department of Justice and Public Safety (DPS)</b>						
Oil Dock, Fabrication, Storage Facility	225 U.S. 70 Garner	10,326 square feet	1,418,559	16,458	Dispose	3,500
<b>Total</b>			<b>\$14,304,574</b>	<b>\$ 138,236</b>		<b>\$ 34,000</b>

Note: Total assessed values and estimated local tax proceeds only include those identified for disposal and exclude two properties. First, the McGhee House should be demolished and marked for disposal, thus its assessed value and estimated local tax proceeds are not reliable indicators of receipts. Hence, its land proceeds are included in the Heartt House and Storage property which it adjoins. Second, the Gas and Calibration Station should be reallocated to the State Ports Authority because it has maintained the property for some time, and remediation estimated at \$25,000 would be required if the property was offered for private sale. Estimated appraisal costs would be paid from the State Land Fund, and thus would not affect one-time savings calculations.

Sources: Program Evaluation Division based on site visits and the Department of Administration database of state property. Assessed values are based on information from the Duplin, Iredell, Guilford, and Wake County tax departments.