



DEI PROJECT NO: 50188448

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DIX PARK

UTILITY INFRASTRUCTURE MASTER PLAN – PHASE 1

Building Decommissioning, Stabilization, and Demolition Report

Final Report

DECEMBER 05, 2025



ORIGINAL

SUBMITTED BY
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SUBMITTED TO
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Abbreviations

City	The City of Raleigh
CHW	Chilled Water
CRAC	Computer Room Air Conditioning
Dewberry	Dewberry Engineers Inc.
DHHS	North Carolina Department of Health and Human Services
Dix Park Staff	The City of Raleigh’s Recreation and Cultural Resources Department
DX	Direct Expansion
Engineering Services	The City of Raleigh Engineering Services Department
UIMP	Utility Infrastructure Master Plan

1. INTRODUCTION

In preparation of the City of Raleigh (City) assuming full operational responsibilities of the Dorothea Dix Campus, Dewberry Engineers Inc. (Dewberry) has been providing utility infrastructure master plan (UIMP) services to the City of Raleigh's Park, Recreation and Cultural Resources Department staff (Dix Park Staff) in association with the implementation of the parkwide Dix Park Master Plan.

As part of these services, the City tasked Dewberry with meeting with the City and its stakeholders to provide a decommissioning plan for the existing central steam plant and chilled water (CHW) plant. Senior staff from the City of Raleigh's Engineering Services Department (Engineering Services), a primary stakeholder in the implementation of the Dix Master Plan, provided continuous technical support to Dix Park Staff throughout this task.

The City is anticipated to take full responsibility for the operation of the campus at the end of October 2025. As part of this task, Dewberry reviewed Dix Park Staff's list and schedule for buildings to be demolished, stabilized for reuse, and occupied when the North Carolina Department of Health and Human Services (DHHS) vacates the campus.

Dewberry has reviewed the following documents, reports, and assessments to gain a full understanding of the campus chilled water and steam distribution systems:

- Dorothea Dix Campus Facilities Study – Dewberry - 2015
- Dorothea Dix Park Utility Review – MVVA & Dewberry - 2023
- Building Demolition, Stabilization for Reuse, and Occupancy Plan – Dix Park Staff - 2025
- Dorothea Dix Steam Plant Operations Cost Models Memo - Engineering Services - 2025

Dewberry's recommendations for decommissioning, stabilizing, and demolition assume that the City of Raleigh Fire Marshal (fire marshal) and relevant insurance companies do not take exception to draining and abandoning any existing fire sprinkler lines until the buildings are demolished or renovated. Per Dewberry's understanding, Dix Park Staff has received approval from the fire marshal and insurance companies. The goal of these recommendations is to shut down the central steam and chilled water plants as quickly as possible. This will provide the most cost savings for the City based on operational costs provided in the "Dorothea Dix Steam Plant Operations Cost Models Memo" provided by Engineering Services.

Per conversations with Dix Park Staff, Dewberry recommends performing the decommissioning and stabilization scope of work under a single construction project. This will help facilitate a faster construction schedule, decommission the steam system, prepare buildings for stabilization within a year, and reduce the cost of operating the steam plant. The contract vehicle associated with this work will be determined internally by the City.

Appendix A includes a table summarizing general information, associated utilities, and the intended decommissioning, stabilization, and demolition for each building at Dix Park. Decommissioning, stabilization for reuse, and demolition recommendations are detailed in the following sections and appendices.

2. DECOMMISSIONING

Dix Park is currently served by two chiller plants and a central steam plant. There is a 900 ton chiller plant located in McBryde North that consists of three (3) 300 ton chillers and a 1,000 ton chiller plant located in a standalone building off Palmer Drive that consists of two 500 ton chillers. The two chiller plants are interconnected and distribute chilled water to 20 buildings on campus. The steam plant consists of four boilers of the following nominal sizes: 1500 hp, 800 hp, 500 hp, and 250hp. These four boilers distribute 125 psig steam to 44 buildings on campus. Per review of prior year's plant operation costs provided by DHHS and the Steam Plant Operations Cost Models Memo provided by Engineering Services, it is estimated that the cost to operate and maintain these plants is \$6,575,000 per year.

Based on conversations with Dix Park Staff and Engineering Services, one of the first priorities is to decommission the existing steam and chilled water plants. However, deactivation of the steam plant can lead to freezing conditions inside the buildings during winter months currently heated by steam and potentially lead to pipe ruptures. Deactivation of the chilled water plant creates a situation where buildings are not air conditioned and lead to an environment that allows for mold growth during summer months. Therefore, before the steam and chilled water plants can be deactivated and decommissioned, the buildings served by these plants must first be prepared for an unconditioned environment.

Furthermore, none of the buildings served by steam and chilled water are planned for immediate occupation. Therefore, the chilled water plant can be shut down by DHHS before they vacate the site. However, DHHS has recently requested the chilled water plants remain online until all IT equipment and spaces have been vacated. DHHS plans to have all IT equipment removed by no later than December 31st, 2025.

Additional information is required from DHHS detailing the buildings that will require chilled water to support IT services and the required duration. It is Dewberry's understanding that Dix Park Staff and DHHS are currently discussing this requirement. Cooling may be required on campus until December 31st and would require the chilled water plant to operate. At a minimum, the Harvey building (main IT building) will need cooling after DHHS vacates the campus.

The Harvey building is currently served by three (3) means of cooling for redundancy. The chilled water plant provides the main source of cooling. Separate DX CRAC and window air conditioning units are used as redundant cooling sources when the CHW plant is not operational.

DHHS stated that the redundant DX cooling system serving the Harvey building was in good operating condition. DHHS will verify if this source of cooling can be used and relied on to serve the IT space in the Harvey building. Assuming this is the only IT space that would require cooling after DHHS vacates the campus, the chiller plants could be shut down before DHHS vacates Dix Park.

No other specific preparations are required prior to the deactivation of the chilled water plants, however, buildings served by the chiller plants will need to have all possible sources for mold growth removed in a timely manner, as described in the stabilization section of this report.

Prior to turning off the steam plant, all buildings that utilize steam for heating, regardless of if they are planned for reuse or demolition, must be made ready to withstand freezing temperatures. In general, this means cutting and capping all utility piping at least five (5) feet outside the building and draining interior piping to prevent pipe ruptures. In addition to being cut and capped at least five (5) feet outside the building, sanitary sewer piping should be disconnected and capped at the associated sanitary sewer manhole or sewer main as well. Roof drain leaders shall remain in service to convey stormwater. In order to reduce fire risk, it is recommended that building electrical service be disconnected at the utility transformer. Prior to performing work in the building, testing should be performed on all potentially hazardous materials that will be disturbed. Dependent on test results, abatement and removal of hazardous materials may be required to perform the scope of work in the building.

All buildings shall be decommissioned no later than September 1st, 2026 to prepare for next year's winter season. Buildings scheduled to be stabilized for reuse should be prioritized and completed first followed by buildings scheduled for demolition. The list of these buildings is outlined in Appendix A.

Dix Park Staff confirmed with the Raleigh Fire Department that abandonment of the buildings is acceptable provided the following criteria are met: electrical service is removed from buildings, buildings are not be utilized for storage, security measures are implemented to prevent unauthorized access or storage, and stairwell hose stations remain operational in buildings taller than 30 feet.

Appendix B outlines all buildings that require decommissioning preparation. Appendix D outlines the decommissioning scope of work required in each building. It is recommended that one contractor take responsibility for the entire decommissioning scope of work to facilitate coordination between building decommissioning and plant deactivation.

Engineering Services will need to operate the steam plant until the building decommissioning work is complete. The timeline associated with this work will be determined by how quickly the decommissioning scope of work can be completed once a contractor is under contract. Buildings may be decommissioned one at a time or multiple at the same time; however, per the Dorothea Dix Park Utility Review, approximately 50,000 square feet of building space will need to remain operational until the smallest boiler is deactivated. Deactivation of the final boiler and buildings being decommissioned will need to be coordinated during construction.

In the event Engineering Services staff can no longer operate the steam plant or if the steam plant fails, the following steps will need to be taken to properly shut down the steam plant and minimize risk to each building connected to the steam system.

- Engineering Services shall valve off and drain the chilled water, domestic water, fire sprinkler, steam, and steam condensate lines entering each building at the main shut off valve where the service enters the building. This work shall take place before the plant is de-energized, if possible.
- In buildings that convert steam to heating hot water, heating hot water pumps shall be de-energized and the heating hot water piping shall be drained.
- Install heat trace upstream of the main building domestic water shut off valve where piping is uninsulated. Heat trace shall also be installed on long runs of pressurized piping that remain due to the location of the main building shut off valve.
- Supplemental heat shall be provided to buildings that are currently occupied or will remain occupied by DHHS.
- Power shall remain on to all buildings.
- Engineering Services will need to coordinate with Raleigh Fire to determine the requirements to occupy buildings that will have their fire sprinkler systems valved off and drained. Fire alarm systems will be required to function for buildings that will remain occupied by DHHS. A fire watch and caution signage may also be required.
- Engineering Services will need to purchase additional domestic water shut off valves common to domestic water pipe sizes serving each building to facilitate a quick repair if domestic water main shut off valves fail.
- Engineering services staff will need to walk all buildings weekly to monitor domestic water leaks and note changes in building conditions.
- If possible, the plant shall be shut down when temperatures are expected to be above freezing as the estimated time to complete the heating hot water scope noted above is approximately two weeks. This will reduce the risk of heating hot water pipes freezing once the steam system is de-energized.

Engineering Services will need to remove the remaining fuel oil from the storage tanks adjacent to the steam plant. The fuel stored in these tanks serves the dual fuel boilers when gas service to the steam plant is curtailed by Enbridge during high demand. Per conversations with Engineering Services, several options to remove fuel oil have been considered. The options below are currently being discussed by Engineering Services to determine the best path forward.

- Hire a company to remove the fuel oil from the tanks.
- Allow the boilers to use the estimated 3-to-4-day supply of fuel oil from the tanks before the steam plant is shut down.
- Work with the City's Vehicle Fleet Services to remove and repurpose the fuel oil.

Refer to Appendix B for a map of all buildings planned for decommissioning.



Photo: Steam Plant Building



Photo: fire tube steam boiler (800 hp) inside of Steam Plant Building



Photo: water tube steam boiler (1500 hp) inside of Steam Plant Building



Photo: Chiller Plant



Photo: water cooled chiller inside Chiller Plant

3. STABILIZATION

Once the scope of work described in the decommissioning section of this report has been completed, the next phase is for buildings to remain to be stabilized for reuse.

Building stabilization for reuse means that buildings will be put in a condition that will allow for minimal deterioration or mold growth during the time period between stabilization and redevelopment of the buildings by others. This time period could potentially last up to ten (10) years. This involves demolishing building interiors including, but not limited to, drywall, building insulation, piping/ductwork/equipment insulation, carpet, ceiling tiles, etc. Roof drain leaders are to remain in service to convey stormwater. Additionally, roofs are to be inspected for leaks and patched as required. All rooftop equipment and roof penetration seals are to remain. Hazardous materials testing is to be performed in each building. Dependent on test results, abatement and removal of hazardous materials may be required to stabilize buildings for reuse.

Stabilizing all buildings scheduled for reuse and providing a new utility corridor may make each building more appealing as they are brought to market.

Dewberry recommends that all the buildings scheduled for stabilization for reuse be completed within a year of decommissioning. This will minimize building decay and prepare the buildings for future renovations. Several small buildings not connected to the steam and chilled water systems will need to be stabilized as well. Recommendations for these buildings are included in section 6.

After correspondence with the City of Raleigh's Building Permitting Department, it was determined permitting will require site plans showing buildings to be stabilized for reuse and this corresponding narrative explaining the scope of work for stabilization. The design-build team will ultimately decide what documentation is needed to price and execute the stabilization scope of work. However, the City can require the minimum documentation it wants to see to negotiate pricing and work.

Refer to Appendix C for a map of all buildings planned for demolition and stabilization for reuse.

4. DEMOLITION

Dix Park Staff is currently developing and issuing packages for building demolition throughout Dix Park. Building demolitions may continue to proceed on their own timeline as determined by Dix Park Staff.

Building demolitions can occur concurrently with building stabilizations. However, Dewberry recommends that decommissioning of the boiler plant and building stabilizations take priority over building demolitions.

If buildings are demolished before the boiler plant has been decommissioned, utilities should be dealt with as follows:

- Disconnect electrical service entrance conductors associated with each building at utility transformer. If all secondary conductors at the utility transformer are disconnected, coordinate with utility to de-energize the transformer.
- Disconnect and cap steam and chilled water piping 5 feet outside the building entrance.
- Disconnect and cap natural gas piping 5 feet outside the building entrance and coordinate with gas utility provider to remove the associated meter.
- Disconnect and cap waste piping 5 feet outside the building entrance.
- Disconnect and cap domestic water and fire protection piping 5 feet outside the building entrance.
- Disconnect and cap roof leaders 5 feet outside the building entrance and at the associated storm structure.

Refer to Appendix C for a map of all buildings planned for demolition and stabilization.

5. BUILDINGS WITH STANDALONE SYSTEMS

Several buildings are currently on standalone heating and cooling systems. Dewberry recommends these buildings continue to operate with adjusted cooling setpoints set to 80 degrees F. and heating set points set to 50 degrees F. These buildings could also be stabilized for reuse as noted above if desired by Dix Park Staff and Engineering Services. However, they are not required to be decommissioned to facilitate deactivation of the chilled water plants and central steam plant.

6. ROLES AND RESPONSIBILITIES

Dewberry has provided a matrix defining the roles and responsibilities for stakeholders moving forward. This matrix is intended to assign tasks as the project continues to move forward. This matrix can be found in Appendix E.

7. UTILITY CORRIDOR

As part of the UIMP, much of the existing infrastructure throughout Dix Park will be replaced as they have reached the end of their useful service life and are in poor condition. Dewberry is currently reviewing and outlining future options for the utility corridor that will serve Dix Park.

Dewberry is coordinating with Raleigh Water for future domestic water and reclaimed water connection points with the Pullen to Bain Water Main and Reclaimed Water Main project. This project is scheduled to be completed in 2028. Dewberry has identified potential connection points to the Pullen to Bain Water Main and Reclaimed Water Main, which are shown in Appendix F.

Further conversations are needed to determine if the utility corridor will traverse through the park footprint or have two separate loop systems to cross the existing railroad. If two separate loop systems are to be used, additional connections to the water main system on Lake Wheeler Road and Western Boulevard may be required. However, the sizes of the future water mains and reclaimed water mains along the west side of the campus could be smaller in diameter due to the lower water demand on this side of the park.

Discussions have also been held with Raleigh Water for future sanitary sewer tie-in locations. Per conversations with Raleigh Water, the preferred tie-in location is to the Big Branch sewer interceptor which runs parallel to Western Boulevard. There are existing capacity issues with the sewer interceptor along Lake Wheeler Drive. However, these capacity issues may be resolved in the future as Raleigh Water has planned sewer improvements to take place during the Lake Wheeler Drive project.

The utility corridor will also contain high voltage power, natural gas, fiber, and communication duct banks. Further coordination will be needed with these utility providers to determine logistical tie-in points, correct sizing, and potential costs.

At the time of this report, Dewberry is only able to provide a high level cost of the west utilities (water, sewer, and reclaimed water). This cost also represents having one corridor traverse through Dix Park.

Wet Utilities (approximate lengths):

- 5,200 LF of 16-inch water main – includes tie-ins, valves, fittings etc.
- 5,200 LF of 8-inch reclaimed water main – includes tie-ins, valves, fittings etc.
- 5,200 LF of 12-inch gravity sanitary sewer and manholes

Construction Cost:

- \$10M – \$12M

Costs were taken from bid openings in 2024 and 2025 and are integrated in for this opinion of probable cost.

8. SITE LIGHTING

Dewberry completed a review of the existing site lighting at Dix Park. It was found that a portion of fixtures were tagged and powered by the utility under a lease agreement, and that some of these were not functional. The remaining 137 fixtures not powered by the utility are currently being powered from a nearby building and some of these were also found to be not functional. A site plan with site lighting status annotated can be found in Appendix G. The fixtures powered from building will not receive power once the decommissioning work is complete. To maintain continuity of site lighting, these fixtures must be recircuited or replaced with solar powered fixtures.

Currently two options exist for recircuited lighting impacted by decommissioning work. Light fixtures and poles can be removed and replaced with Solar light fixtures and poles powered by a photovoltaic panel and battery. The basis of design can be found in Appendix G. Another option is to provide a NEMA 3R panelboard connected to the secondary of a nearby transformer to refeed light poles. Dewberry recommends a combination of the two options to provide power to site lighting.

It was found that nine (9) fixture locations are prime candidates for replacement with solar light fixtures and poles. This is based on their remote location and lack of shading. One hundred twenty-eight (128) fixture locations could be wired to the secondary of a nearby transformer via new exterior panelboard(s). A site plan detailing these recommendations can be found in Appendix G.

Recommendations for powering fixtures are based on the existing poles and locations only. Photometric calculations have not been done to verify layout is optimized or that the current site lighting levels meet IES recommendations.

Additionally, several utility-leased fixtures were found to not be functioning properly. Dewberry recommends contacting the utility regarding these fixtures.

Recommendations made above are based on economic factors. Realizing this is not the only factor in decision making, Dewberry looked at the costs of a traditional wired system vs maximizing the solar option. There are 71 fixtures not currently powered by the utility that are not suitable for solar lighting due to shading concerns. The remaining 66 fixture locations needing to be modified are good candidates for replacement with solar. The approximate cost of replacing these 66 fixtures with solar lights is \$690k. The approximate cost to re-feed these same fixtures is \$350k. The costs were determined by the solar vendor pricing, recent bid pricing, and RSMeans.

9. APPENDICES

Appendix A – Building Information Table

APPENDIX A - BUILDING INFORMATION TABLE

Bldg #	Building Name	SQFT	Demolish or Stabilize	Decommission	Steam	Chilled Water	Generator	Natural Gas	Water & Sewer	Fire Suppression
3	Flower Cottage	1,697	No*	No	No	No	No	No	Yes	No
12	Gate Keeper's Cottage	1,336	No*	No	No	No	No	No	Yes	No
13	Doctor's House	2,260	No*	No	No	No	No	No	Yes	No
14	Superintendent's House	3,694	No*	No	No	No	No	Yes	Yes	No
21	1003 Richardson	891	Demolish	No	No	No	No	Yes	Yes	No
28	1003 Stancil	1,346	Stabilize	No	No	No	No	Yes	Yes	No
29	1005 Stancil	1,346	Stabilize	No	No	No	No	Yes	Yes	No
30	1009 Stancil	1,346	Stabilize	No	No	No	No	Yes	Yes	No
36	Royster	23,380	Stabilize	Yes	Yes	Yes	No	Yes	Yes	No
37	All Faiths Chapel	11852	No*	No	No	No	No	No	Yes	No
38	Paint Warehouse	2,460	Demolish	No	No	No	No	Yes	Yes	No
39	Paint Shop	2,044	Demolish	No	No	No	No	Yes	Yes	No
40	1101 Warehouse	22,780	No*	No	No	No	No	No	Yes	No
41	Lineberger	31,770	Stabilize	Yes	Yes	Yes	Yes	Yes	Yes	No
42	Wright	13,600	Demolish	Yes	Yes	No	Yes	Yes	Yes	Yes
43	Hargrove	30,568	Demolish	Yes	Yes	Yes	No	No	Yes	No
44	McBryde North B	43,380	Stabilize	Yes	Yes	Yes	Yes	No	Yes	Yes
45	McBryde North Male	61,576	Stabilize	Yes	Yes	Yes	Yes	No	Yes	Yes
46	McBryde East	97,500	Demolish	Yes	Yes	Yes	Yes	No	Yes	No
47	McBryde West E Spruill Annex	35,510	Stabilize	Yes	Yes	Yes	No	No	Yes	Yes
48	McBryde West D	21,610	Demolish	Yes	Yes	Yes	No	No	Yes	No
49	McBryde West C	24,634	Stabilize	Yes	Yes	No	No	No	Yes	No
50	McBryde South A	78,016	Stabilize	Yes	Yes	Yes	Yes	Yes	Yes	No
51A	Old Dobbin	3,800	Stabilize	Yes	No	Yes	No	No	Yes	No
51B	New Dobbin	20,782	Demolish	Yes	Yes	Yes	No	No	Yes	No
52	McBryde West A	24,366	Stabilize	Yes	Yes	Yes	No	No	Yes	No
53	McBryde South B	21,372	Stabilize	Yes	Yes	Yes	No	Yes	Yes	No
54	McBryde West B Kitchen	31,413	Demolish	Yes	Yes	Yes	Yes	No	Yes	Yes
55	Cold Storage	6,638	Demolish	No	No	No	No	No	Yes	No
56	HVAC/Electric Shop (Old Laundry)	7,848	Stabilize	Yes	Yes	No	No	No	Yes	No
57	McBryde South C Erwin	15,348	Demolish	Yes	Yes	Yes	No	No	Yes	Yes
58	Spruill	46,464	Demolish	Yes	Yes	Yes	Yes	Yes	Yes	No
59	Garage & Plumbing Shop (Old Boiler)	8,904	Stabilize	Yes	Yes	No	No	No	Yes	No
60	Carpenter Shop	7,052	Stabilize	Yes	Yes	No	No	No	Yes	No
61	Engineering	2,772	Demolish	No	No	No	No	No	Yes	No
62	Edgerton	28,431	Demolish	Yes	Yes	No	Yes	No	Yes	No
63A	Haywood Gymnasium	44,119	Stabilize	Yes	Yes	No	Yes	No	Yes	No
63B	Haywood Gymnasium	44,119	Demolish	Yes	Yes	No	Yes	No	Yes	No
64	Hoey	23,783	Demolish	Yes	Yes	No	Yes	No	Yes	No
65	804 Ruggles	8,340	Demolish	Yes	Yes	No	No	No	Yes	Yes
66	800 Ruggles	10,080	Demolish	No	No	No	Yes	No	Yes	Yes
67	Power Plant	14,670	Stabilize	Yes	Yes	No	Yes	Yes	Yes	No
68	Wood Chip Storage	5,422	Stabilize	No	No	No	No	No	No	Yes
69	Salt Storage	1,341	Demolish	No	No	No	No	No	No	No
70	Graham	7,525	Demolish	Yes	Yes	Yes	No	Yes	Yes	No
71	Taylor	16,470	Demolish	Yes	Yes	Yes	No	Yes	Yes	No
72	Anderson	43,704	Demolish	Yes	Yes	Yes	Yes	Yes	Yes	Yes
73	Buffaloe House	2,586	No*	No	No	No	No	No	Yes	No
75	Chiller Plant	3,061	Demolish	Yes	No	Yes	No	No	Yes	No
76	Harvey	19,068	Stabilize	Yes	Yes	Yes	Yes	No	Yes	No
77	Brown	16,811	No*	Yes	Yes	No	Yes	Yes	Yes	No
78	Clark	19,004	Demolish	Yes	Yes	No	No	Yes	Yes	Yes
79	Broughton	15,222	Demolish	Yes	Yes	No	Yes	Yes	Yes	No
82	Williams Wooden Gazebo	117	Demolish	No	No	No	No	No	No	No
83	Williams Metal Gazebo	181	Demolish	No	No	No	No	No	No	No
84	Gazebo at Umstead/Hunt	262	Demolish	No	No	No	No	No	No	No

* Building has been previously renovated or shall remain as is.

Appendix B – Building Decommissioning Map

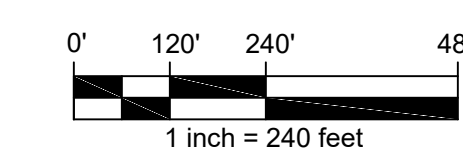


**DIX PARK
 UTILITY INFRASTRUCTURE
 MASTER PLAN - PHASE 1
 CITY OF RALEIGH
 PARKS, RECREATION
 & CULTURAL RESOURCES**

222 W HARGETT STREET
 RALEIGH, NORTH CAROLINA 27601

SEAL

SCALE



NO.	DATE	BY	DESCRIPTION

REVISIONS

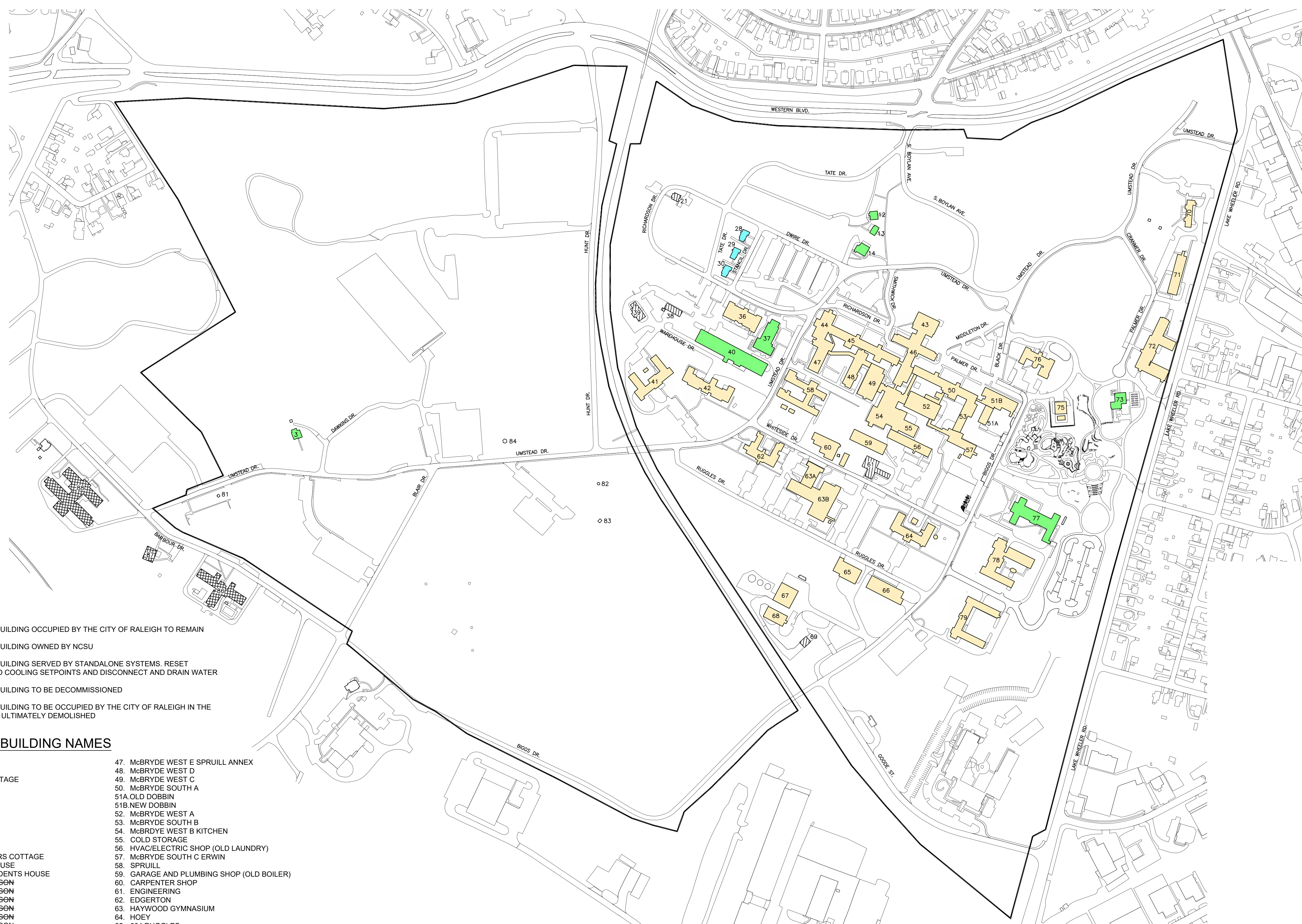
DRAWN BY: TJH
 APPROVED BY: JJP
 CHECKED BY: JAC
 DATE: DECEMBER 5, 2025

**BUILDING
 DECOMMISSIONING
 MAP**

PROJECT NO. 50188448

APPENDIX B

SHEET NO.



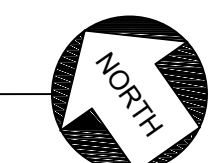
LEGEND

- = EXISTING BUILDING OCCUPIED BY THE CITY OF RALEIGH TO REMAIN
- = EXISTING BUILDING OWNED BY NCSU
- = EXISTING BUILDING SERVED BY STANDALONE SYSTEMS. RESET HEATING AND COOLING SETPOINTS AND DISCONNECT AND DRAIN WATER
- = EXISTING BUILDING TO BE DECOMMISSIONED
- = EXISTING BUILDING TO BE OCCUPIED BY THE CITY OF RALEIGH IN THE INTERIM BUT ULTIMATELY DEMOLISHED

EXISTING BUILDING NAMES

- | | |
|-----------------------------------|---|
| 1. SCOTT | 47. McBRYDE WEST E SPRUILL ANNEX |
| 2. ASHBY | 48. McBRYDE WEST D |
| 3. FLOWER COTTAGE | 49. McBRYDE WEST C |
| 4. ADAMS | 50. McBRYDE SOUTH A |
| 5. KIRBY | 51A. OLD DOBBIN |
| 6. WILLIAMS | 51B. NEW DOBBIN |
| 7. 918-TATE | 52. McBRYDE WEST A |
| 8. 916-TATE | 53. McBRYDE SOUTH B |
| 9. 912-TATE | 54. McBRDYE WEST B KITCHEN |
| 10. 908-TATE | 55. COLD STORAGE |
| 11. 906-TATE | 56. HVAC/ELECTRIC SHOP (OLD LAUNDRY) |
| 12. GATE KEEPERS COTTAGE | 57. McBRYDE SOUTH C ERWIN |
| 13. DOCTORS HOUSE | 58. SPRUILL |
| 14. SUPERINTENDENTS HOUSE | 59. GARAGE AND PLUMBING SHOP (OLD BOILER) |
| 15. 926-RICHARDSON | 60. CARPENTER SHOP |
| 16. 918-RICHARDSON | 61. ENGINEERING |
| 17. 916-RICHARDSON | 62. EDGERTON |
| 18. 912-RICHARDSON | 63. HAYWOOD GYMNASIUM |
| 19. 908-RICHARDSON | 64. HOEY |
| 20. 906-RICHARDSON | 65. 804 RUGGLES |
| 21. 1003 RICHARDSON | 66. 800 RUGGLES |
| 22. 4605-RICHARDSON | 67. POWER PLANT |
| 23. 4607-RICHARDSON | 68. WOOD CHIP STORAGE |
| 24. 4609-RICHARDSON | 69. SALT STORAGE |
| 25. RICHARDSON-GREENHOUSE-STORAGE | 70. GRAHAM |
| 26. 4603-TATE | 71. TAYLOR |
| 27. 4605-TATE | 72. ANDERSON |
| 28. 1003 STANCIL | 73. BUFFALOE HOUSE |
| 29. 1005 STANCIL | 74. BENNER-HOUSE |
| 30. 1009 STANCIL | 75. CHILLER PLANT |
| 31. 4608-RICHARDSON | 76. HARVEY |
| 32. 4610-RICHARDSON | 77. BROWN |
| 33. 4616-RICHARDSON-PUMP-BUILDING | 78. CLARK |
| 34. 4612-RICHARDSON | 79. BROUGHTON |
| 35. 4614-RICHARDSON | 80. GREENWAY-GAZEBO |
| 36. ROYSTER | 81. SCOTT GAZEBO |
| 37. ALL FAITHS CHAPEL | 82. WILLIAMS WOODEN GAZEBO |
| 38. PAINT WAREHOUSE | 83. WILLIAMS METAL GAZEBO |
| 39. PAINT SHOP | 84. GAZEBO AT UMSTEAD AND HUNT |
| 40. 1101 WAREHOUSE | 85. BASEBALL-SHELTER |
| 41. LINEBERGER | 86. CHERRY BUILDING |
| 42. WRIGHT | 87. SPRING HILL HOUSE |
| 43. HARGROVE | 88. COUNCIL BUILDING |
| 44. McBRYDE NORTH B | |
| 45. McBRYDE NORTH MALE | |
| 46. McBRYDE EAST | |

1 DECOMMISSIONING MAP
 SCALE: 1" = 240'-0"



Appendix C – Building Demolition & Stabilization Map

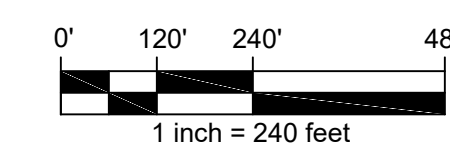


**DIX PARK
 UTILITY INFRASTRUCTURE
 MASTER PLAN - PHASE 1
 CITY OF RALEIGH
 PARKS, RECREATION
 & CULTURAL RESOURCES**

222 W HARGETT STREET
 RALEIGH, NORTH CAROLINA 27601

SEAL

SCALE



NO.	DATE	BY	DESCRIPTION
REVISIONS			

DRAWN BY TJH

APPROVED BY JJP

CHECKED BY JAC

DATE DECEMBER 5, 2025

TITLE

**BUILDING
 DEMOLITION &
 STABILIZATION
 MAP**

PROJECT NO. 50188448

APPENDIX C

SHEET NO.



LEGEND

- = EXISTING BUILDING OCCUPIED BY THE CITY OF RALEIGH TO REMAIN
- = EXISTING BUILDING TO BE STABILIZED
- = EXISTING BUILDING TO BE DEMOLISHED
- = EXISTING BUILDING TO BE OCCUPIED BY THE CITY OF RALEIGH IN THE INTERIM BUT ULTIMATELY DEMOLISHED

EXISTING BUILDING NAMES

- | | |
|-----------------------------------|---|
| 1. SCOTT | 47. McBRYDE WEST E SPRUILL ANNEX |
| 2. ASHBY | 48. McBRYDE WEST D |
| 3. FLOWER COTTAGE | 49. McBRYDE WEST C |
| 4. ADAMS | 50. McBRYDE SOUTH A |
| 5. KIRBY | 51A. OLD DOBBIN |
| 6. WILLIAMS | 51B. NEW DOBBIN |
| 7. 918-TATE | 52. McBRYDE WEST A |
| 8. 916-TATE | 53. McBRYDE SOUTH B |
| 9. 912-TATE | 54. McBRDYE WEST B KITCHEN |
| 10. 908-TATE | 55. COLD STORAGE |
| 11. 906-TATE | 56. HVAC/ELECTRIC SHOP (OLD LAUNDRY) |
| 12. GATE KEEPERS COTTAGE | 57. McBRYDE SOUTH C ERWIN |
| 13. DOCTORS HOUSE | 58. SPRUILL |
| 14. SUPERINTENDENTS HOUSE | 59. GARAGE AND PLUMBING SHOP (OLD BOILER) |
| 15. 926-RICHARDSON | 60. CARPENTER SHOP |
| 16. 918-RICHARDSON | 61. ENGINEERING |
| 17. 916-RICHARDSON | 62. EDGERTON |
| 18. 912-RICHARDSON | 63. HAYWOOD GYMNASIUM |
| 19. 908-RICHARDSON | 64. HOEY |
| 20. 906-RICHARDSON | 65. 804 RUGGLES |
| 21. 1003 RICHARDSON | 66. 800 RUGGLES |
| 22. 4605-RICHARDSON | 67. POWER PLANT |
| 23. 4607-RICHARDSON | 68. WOOD CHIP STORAGE |
| 24. 4609-RICHARDSON | 69. SALT STORAGE |
| 25. RICHARDSON-GREENHOUSE-STORAGE | 70. GRAHAM |
| 26. 4603-TATE | 71. TAYLOR |
| 27. 4605-TATE | 72. ANDERSON |
| 28. 1003 STANCIL | 73. BUFFALOE HOUSE |
| 29. 1005 STANCIL | 74. BENNER-HOUSE |
| 30. 1009 STANCIL | 75. CHILLER PLANT |
| 31. 4608-RICHARDSON | 76. HARVEY |
| 32. 4010-RICHARDSON | 77. BROWN |
| 33. 4010-RICHARDSON-PUMP-BUILDING | 78. CLARK |
| 34. 4012-RICHARDSON | 79. BROUGHTON |
| 35. 4014-RICHARDSON | 80. GREENWAY-GAZEBO |
| 36. ROYSTER | 81. SCOTT GAZEBO |
| 37. ALL FAITHS CHAPEL | 82. WILLIAMS WOODEN GAZEBO |
| 38. PAINT WAREHOUSE | 83. WILLIAMS METAL GAZEBO |
| 39. PAINT SHOP | 84. GAZEBO AT UMSTEAD AND HUNT |
| 40. 1101 WAREHOUSE | 85. BASEBALL-SHELTER |
| 41. LINEBERGER | 86. CHERRY BUILDING |
| 42. WRIGHT | 87. SPRING HILL HOUSE |
| 43. HARGROVE | 88. COUNCIL BUILDING |
| 44. McBRYDE NORTH B | |
| 45. McBRYDE NORTH MALE | |
| 46. McBRYDE EAST | |

1 DEMOLITION & STABILIZATION MAP
 SCALE: 1" = 240'-0"

