

## Disposition of Property by Demolition — Elizabeth City State University

### ISSUE OVERVIEW

The University of the North Carolina System institutions are required to request authority from the University of North Carolina Board of Governors to proceed with certain acquisitions and dispositions of real property.

The Elizabeth City State University Board of Trustees requests authorization for disposition by demolition of the following three buildings:

Building	Address	Year Constructed, Square Feet, Replacement Value
Walter N. and Henrietta B. Ridley Student Center (old Ridley Center)	Building #41, Muldrow Way, Elizabeth City, NC 27909	1969 14,280 SF \$4,391,017
Bedell Hall	Building #1, Muldrow Way, Elizabeth City, NC 27909	1969 23,400 SF \$7,185,297
Cardwell-Hoffler Health Center	Building #4, Hollowell Drive, Elizabeth City, NC 27909	1952 8,768 SF \$1,306,991

The old Ridley University Center was mostly vacated in 2005 when the new Walter N. and Henrietta B. Ridley Student Complex opened. Only the campus post office operation remains, and it will relocate to the new Ridley Student Complex. The building remains in operation to support Bedell Hall's mechanical and electrical systems, but it is beyond its useful life for renovation and would be cost-prohibitive to repurpose.

Bedell Hall, the current dining hall on campus, is being replaced with a new one across Muldrow Way in May 2025. The new dining hall will expand seating capacity for dining on campus and replace the failing kitchen and supporting systems, part of which are reliant on old Ridley Center's mechanical/electrical systems.

The Cardwell-Hoffler Student Health Center was replaced by Griffin Hall in a better campus location to serve students. It has been vacant since the construction of Griffin Hall, with programming moved to Griffin and other locations on campus. The site is needed for parking adjacent to residence halls recently constructed in the area.

All three demolitions support the campus master plan for open space and higher and better use of land assets, including student-desired outdoor programming space, which is lacking on campus. The demolition of old Ridley Center and the Cardwell-Hoffler building will be funded from State Capital and Infrastructure Funds for repairs and renovations projects, FY2023-24. The demolition of Bedell Hall will be funded from campus auxiliary funds.

The ECSU Board of Trustees approved the disposition by demolition on March 19, 2024.

### RECOMMENDATION

It is recommended that the Board of Governors approve this request. This item requires approval by the Council of State.

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

Institution or Agency: **Elizabeth City State University**

Date: **March 22<sup>nd</sup>, 2024**

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:

**Demolish the Ridley University Center - the building was replaced by a new Student Center constructed in 2005. The building has outlasted its useful life and is cost prohibitive to restore. The building shares the same mechanical and electrical components as the existing dining hall which will be demoed once the new dining hall is completed in May of 2025.**

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

**Ridley University Center – DAVE# 025; SPO# 8780. Approximately 14,000 GSF built in 1969.**

Estimated value: **\$4,391,017 (2022 Insurance value)**

Where deed is filed, if known: **Pasquotank County**

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

**Elizabeth City State University**

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 **Trustees** and is recorded in the minutes thereof on **Tuesday, March 19<sup>th</sup>, 2024** *(date)*.

Signature:

***Ryan Strickland***

Title:

**AVC of Design and Construction**

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

Institution or Agency: **Elizabeth City State University**

Date: **March 22<sup>nd</sup>, 2024**

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:

**Demolish Bedell Hall - the building is being replaced by a new dining hall that is currently under construction and on schedule to open in May 2025. The building has outlasted its useful life and is cost prohibitive to restore. The building shares the same mechanical and electrical components as Ridley Hall, DAVE#025; SPO# 8780 which has outlasted its useful life and is being requested to be demolished.**

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

**Bedell Hall – DAVE# 026; SPO# 181. Approximately 24,000 GSF built in 1969.**

Estimated value: **\$6,715,231 (2022 Insurance value)**

Where deed is filed, if known: **Pasquotank County**

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

**Elizabeth City State University**

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 **Trustees** and is recorded in the minutes thereof on **Tuesday, March 19<sup>th</sup>, 2024** (date).

Signature:

***Ryan Strickland***

Title:

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

Institution or Agency: **Elizabeth City State University**

Date: **March 22<sup>nd</sup>, 2024**

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:

**Demolish the Cardwell-Hoffler Health Center – The building has not been occupied for over 8 years and has out-last-ed its useful life. The building was originally constructed in 1952 and is cost prohibitive to restore. The building was replaced by Griffin Hall which supports the programmatic need that was housed in the Cardwell-Hoffler Health Center.**

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

**Cardwell-Hoffler Health Center – DAVE# 012; SPO# 2699. Approximately 14,000 GSF built in 1969.**

Estimated value: **\$2,498,748 (estimated replacement value)**

Where deed is filed, if known: **Pasquotank County**

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

**Elizabeth City State University**

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 **Trustees** and is recorded in the minutes thereof on **Tuesday, March 19, 2024** *(date)*.

Signature:

***Ryan Strickland***

Title:

**AVC of Design and Construction**



# CAMPUS MAP

## BUILDING DIRECTORY

1. Bedell Hall (Cafeteria)
2. Bias Hall (Residence)
3. Butler Hall (Residence)
4. Cardwell-Hoffler
5. C.W. Griffin Center
6. Central Utility Plant
7. Commuter Center (Bowling Alley)
8. Doles Hall (Residence)
9. E. A. Johnson Hall
10. E. V. Wilkins Academic Computing Center
11. G. R. Little Library
12. Generator Building
13. H. L. Trigg Building
14. Hugh Cale Hall (Residence)
15. Information Technology Center
16. Jimmy R. Jenkins Sr. Science Center
17. K. E. White Graduate Center
18. Lane Hall
19. Lester Hall
20. Marion D Thorpe, Sr. Administration Building

21. McDonald Dixon and Bishop M. Patterson Hall
22. McLendon Hall
23. Presidents House
24. Melvyn N. and Vonda Reed Riley Wellness Center
25. Mickey L. Burnim Fine Arts Center
26. Mitchell-Lewis Hall (Residence)
27. Moore Hall
28. Willie and Jacqueline Gilchrist Education and Psychology Complex
29. S.T.E.M. Complex
30. Robert L. Vaughan Center
31. Roebuck Stadium
32. Rosenwald School
33. Television Station
34. Thomas L. Caldwell Physical Education Center and Field House
35. Thomas-Jenkins Building
36. University Suites (Residence)
37. University Tower (Residence)
38. Viking Tower (Residence)
39. Viking Village (Residence)
40. Walter N. and Henrietta B. Ridley Student Complex
41. Walter N. and Henrietta B. Ridley University Center
42. Wamack Hall (Residence)
43. Williams Hall

### LEGEND

- P** PARKING
- RESIDENCE HALLS**
- CAMPUS BUILDINGS**
- ENTRANCES**

Location of New Dining Hall

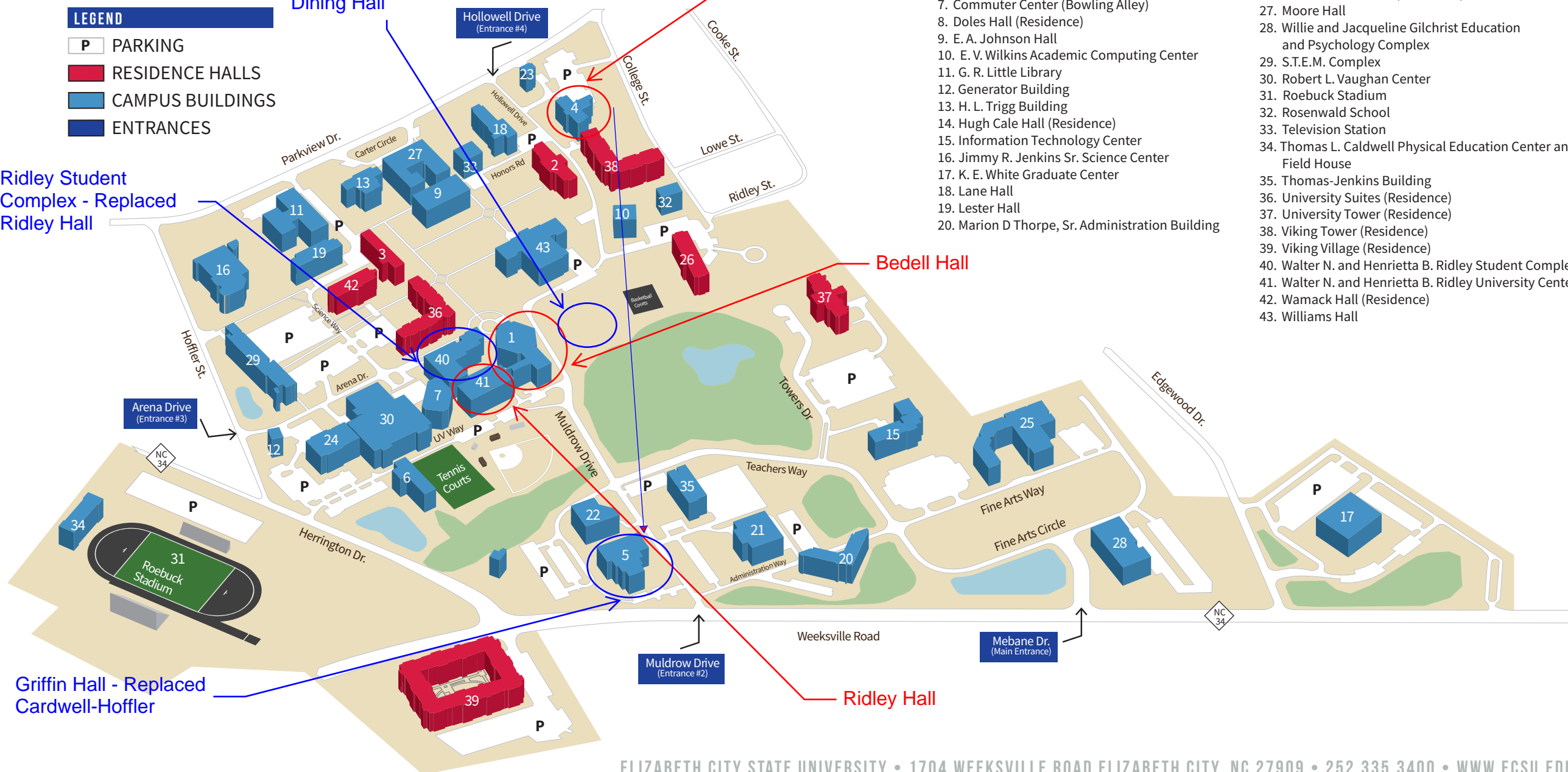
Cardwell-Hoffler Health Center

Bedell Hall

Ridley Hall

Ridley Student Complex - Replaced Ridley Hall

Griffin Hall - Replaced Cardwell-Hoffler





# CARDWELL-HOFFLER HEALTH CENTER





# RIDLEY UNIVERSITY CENTER





# BEDELL HALL

