

Disposition of Property by Demolition — East Carolina 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 East Carolina University Board of Trustees requests authorization for disposition by demolition of the Medical Pavilion Complex at 1800 West Fifth Street, Greenville, NC. The building is a former medical office building that was constructed in 1961 and is approximately 18,227 gross square foot. The building was purchased by the ECU Physicians in 2013 and has been used by various Health Sciences departments. The estimated replacement value is \$3.185 million.

In February 2023, a major water leak occurred causing extensive damage and making the building uninhabitable. A preliminary evaluation has determined that an extensive renovation would be required to remove asbestos materials, upgrade to Americans with Disabilities Act (ADA) accessibility requirements and comply with current life safety code requirements. All former occupants have been permanently relocated, and the building is vacant. ECU requests authorization to demolish the facility to mitigate any future maintenance liabilities and improve campus safety.

The ECU Board of Trustees approved the disposition by demolition on August 10, 2023. The demolition costs will be paid by the ECU Health Physicians Health Plan.

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: **East Carolina University**

Date: **September 26, 2023**

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 is needed to remove uninhabitable building from the site.

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

The Medical Pavilion Complex Buildings located at 1800 West Fifth Street were built in 1961. The 10 buildings comprise 18,227 SF. The SPO Building Asset IDS are: 5878, 6074, 7234, 7372, 7508, 7645, 7781, 7908, 8022, 13974/ DAVE Bldg. Nbr 99. ECU Physicians purchased the last building on the property in 2013 where it housed various Health Sciences departments. Presently, all occupants moved out the building due to a major facility issue that occurred February 2023 which renders the building uninhabitable.

Estimated value: _____

Where deed is filed, if known: **Pitt 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.)

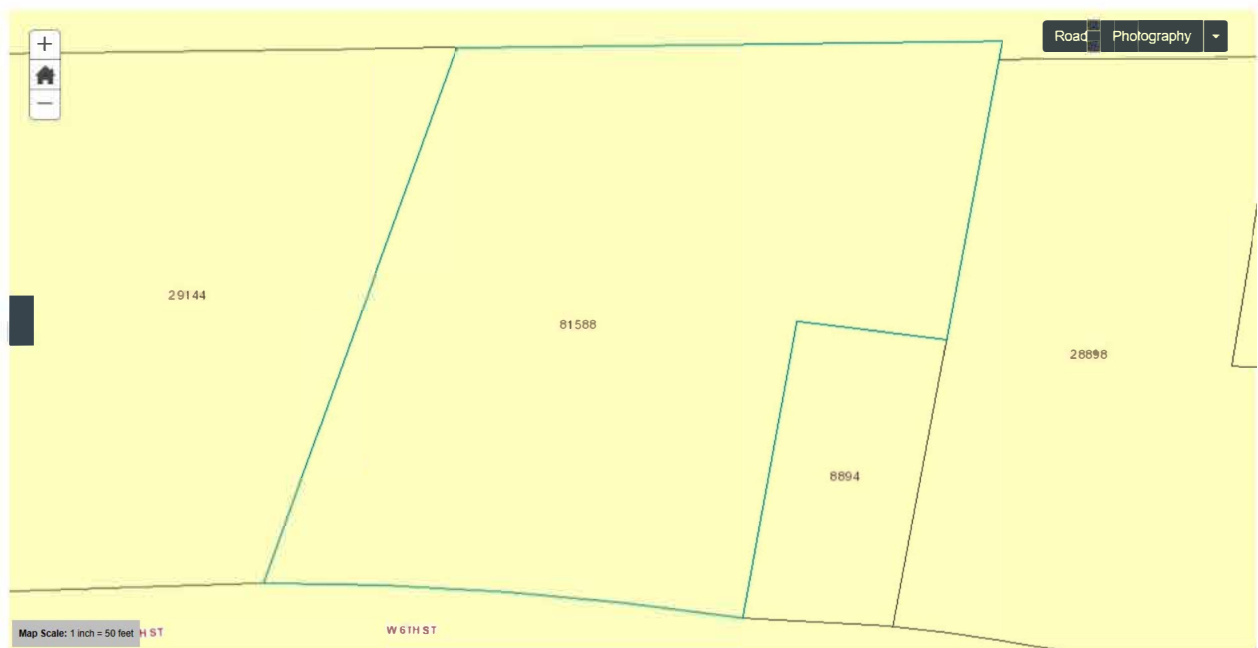
Action recommending the above request was taken by the Governing Board of **Trustees** and is recorded in the minutes thereof on **August 10, 2023** *(date)*

Signature: _____

**Philip Rogers
Chancellor**



GENERAL LOCATION MAP



East Carolina University Medical Pavilion Complex
1800 W. Fifth Street