



OPEN SESSION

FOR ACTION

1. Transfer of the University of the Endowment's Distribution from the Investment Fund (Attachment A)
Jonathan Pruitt, Vice Chancellor for Finance & Operations
2. Annual Audit Certification Letter Process (Attachment B)
Phyllis Petree, Chief Audit Officer
3. 2018-19 Audit Plan (Attachment C)
Phyllis Petree, Chief Audit Officer
4. Site Approval (Attachment D)
 - Kenan-Flagler Business School
Anna Wu, Associate Vice Chancellor for Facilities Services
5. Property Acquisition by Lease (Attachment E)
 - Incubation space for Innovation, Entrepreneurship, & Economic Development
Gordon Merklein, Associate Vice Chancellor for University Real Estate Ops.

FOR INFORMATION ONLY (No formal action is requested at this time)

1. Semi-Annual Lease Report (Attachment F)
Gordon Merklein, Associate Vice Chancellor for University Real Estate Ops.
2. Semi-Annual Capital Report (Attachment G)
Anna Wu, Associate Vice Chancellor for Facilities Services
3. Campus Safety & Risk Management Update
Derek Kemp, Associate Vice Chancellor for Campus Safety & Risk Management

COMMITTEE MEMBERS

Dwight Stone, Chair
Lowry Caudill, Vice Chair
Chuck Duckett
Julia Grumbles
Ed McMahan
Richard Stevens

Administrative Liaison:
Jonathan Pruitt, Vice Chancellor for Finance & Operations

ATTACHMENT A

TRANSFER TO THE UNIVERSITY OF THE ENDOWMENT'S DISTRIBUTION FROM THE INVESTMENT FUND

Annually the Chapel Hill Investment Fund authorizes a distribution to its participating investors, including the Endowment Fund. Attachment A is a table showing the proposed June 30, 2018 transfer of that distribution from the Endowment to the University, by category, for expenditure during the 2018-2019 fiscal year as well as a page of explanatory notes. Regulations adopted by the Board of Governors require that the Trustees approve any transfer of Endowment principal or income to the useful possession of the institution. The Board of Trustees of the Endowment Fund approved, by mail ballot, the proposed June 30, 2018 transfer for University expenditure during the 2018-2019 fiscal year.

Exhibit 1 provides a flowchart of the approval process as background information.

RECOMMENDED ACTION

A motion to approve the June 30, 2018 transfer from the Endowment to the University of the amounts shown on Attachment A for University expenditure during the 2018-2019 fiscal year.

**BOARD OF TRUSTEES OF THE ENDOWMENT FUND OF
THE UNIVERSITY OF NORTH CAROLINA AT CHAPEL HILL
JUNE 2018 TRANSFERS FOR
FISCAL YEAR 2018-2019 EXPENDITURES**

	Transfer Occurring June 2018
Restricted Funds:	
Kenan Professorships	3,081,149
William R. Kenan, Jr. Professorships	3,010,355
Johnston Professorships	4,067,846
Other Professorships	26,472,143
Visiting Professors and Lectures	639,749
Faculty Research and Study	55,144
Scholarships	7,076,060
Fellowships	3,073,703
Prizes and Awards	779,126
Departmental Uses	13,893,537
Library	3,459,602
Total Restricted	<u>65,608,414</u>
Unrestricted Funds:	
Pogue Fund:	
Development Program	1,435,000
Library Acquisitions	247,700
Approved Research/Study Programs	152,800
Scholarships	539,800
Fellowships	194,400
Chancellor's Fund	473,015 (1)
Subtotal - Pogue Fund	<u>3,042,715</u>
Clayton Fund:	
Chancellor's Carolina Scholars Program	867,400
Faculty Research and Study	53,700
Jr. Faculty Development	92,600
Library Acquisitions	57,500
University Research Council	150,000
Scholarships	73,100
Fellowships	58,300
Undergraduate Advising	231,500
Chancellor's Fund	800,974 (1)
Subtotal - Clayton Fund	<u>2,385,074</u>
Other Unrestricted	<u>889,651</u>
Total Unrestricted	<u>6,317,440</u>
Grand Total	<u><u>71,925,854</u></u>

(1) Some of this allocation has been previously committed by the Chancellor.

NOTES TO THE PROPOSED ENDOWMENT TRANSFER OF FUNDS JUNE 2018

Consistent with the procedures for implementing the Uniform Prudent Management of Institutional Funds Act (UPMIFA) presented to the Board of Trustees of the Endowment Fund in 2009, the recommended distribution and transfer exclude any invasion of principal.

The Restricted and Unrestricted Funds amounts are a direct pass through of the approved Investment Fund distribution. The Unrestricted Funds category reflects allocations as recommended by University management to the Board for approval. Unrestricted Funds in the *Pogue Fund - Chancellor's Fund*, the *Clayton Fund - Chancellor's Fund* and the *Other Unrestricted* categories are allocated by the University Budget Committee.

Unspent prior year allocations are not carried forward for use by the campus unit but are available for reallocation by the University's Budget Committee.

The recent history of the unrestricted allocations follows:

	2018	2017	2016	2015	2014
Unrestricted Funds:					
Pogue Fund:					
Development Program	\$ 1,435,000	\$ 1,435,000	\$ 1,435,000	\$ 1,435,000	\$ 1,435,000
Library Acquisitions	247,700	247,700	247,700	247,700	247,700
Approved Research/Study Programs	152,800	152,800	152,800	152,800	152,800
Scholarships	539,800	539,800	539,800	539,800	539,800
Fellowships	194,400	194,400	194,400	194,400	194,400
Chancellor's Fund/Programs	473,015	507,579	517,496	507,239	479,336
Subtotal - Pogue Fund	\$ 3,042,715	\$ 3,077,279	\$ 3,087,196	\$ 3,076,939	\$ 3,049,036
Clayton Fund:					
Chancellor's Carolina Scholars Program	\$ 867,400	\$ 867,400	\$ 867,400	\$ 867,400	\$ 867,400
Faculty Research and Study *	53,700	53,700	53,700	53,700	53,700
Jr. Faculty Development *	92,600	92,600	92,600	92,600	92,600
Library Acquisitions *	57,500	57,500	57,500	57,500	57,500
University Research Council *	150,000	150,000	150,000	150,000	150,000
Scholarships *	73,100	73,100	73,100	73,100	73,100
Fellowships *	58,300	58,300	58,300	58,300	58,300
Undergraduate Advising	231,500	231,500	231,500	231,500	231,500
Chancellor's Fund/Programs	800,974	788,251	795,173	786,679	764,682
Subtotal - Clayton Fund	\$ 2,385,074	\$ 2,372,351	\$ 2,379,273	\$ 2,370,779	\$ 2,348,782
Other Unrestricted	\$ 889,651	\$ 833,396	\$ 829,593	\$ 812,057	\$ 796,031
Total	\$ 6,317,439	\$ 6,283,026	\$ 6,296,062	\$ 6,259,775	\$ 6,193,849

**THE UNIVERSITY OF NORTH CAROLINA AT CHAPEL HILL
APPROVAL PROCESS FOR ENDOWMENT PAYOUT**

UNC-CHAPEL HILL FOUNDATION INVESTMENT FUND, INC.

The Investment Fund's purpose is to support the University by operating an investment fund for charitable, nonprofit foundations, associations, trusts, endowments and funds that are organized and operated primarily to support the University.

Pay its earnings to its participating investors on a total return basis.

Annually authorizes a distribution (or payout) to its participants according to a formula adopted by the Investment Fund Board.

Rate is set a year in advance and is approximately 5% of the Fund.

Distribution is paid to participants on 6/30.

UNC-CHAPEL HILL FOUNDATION, INC.

The Foundation's purpose is to aid, support, and promote teaching, research and service in the various educational, scientific, scholarly, professional, artistic and creative endeavors of the University.

Board of Directors approves the transfer of all (or a portion) of its distribution from the Investment Fund to the University for expenditure during the fiscal year (7/1 – 6/30) after the Investment Fund distributes.

The retained portion may be expended by the Foundation on behalf of the University.

Potential expenditures are categorized by donor restrictions (or lack thereof).

UNC-CHAPEL HILL ENDOWMENT FUND

Pursuant to N.C. statutes and Board of Governors regulations, the Board of Trustees of each constituent UNC institution must establish and maintain an endowment fund for the institution.

Board of Trustees of Endowment Fund approves the transfer of the distribution from the Investment Fund to the University for expenditure during the fiscal year (7/1 – 6/30) after the Investment Fund distributes.

Potential expenditures are categorized by donor restrictions (or lack thereof).

UNC-CHAPEL HILL BOARD OF TRUSTEES

Pursuant to Board of Governors regulations, the Board of Trustees must approve the transfer of the distribution from the Endowment to the University.

The Board of Trustees does not approve the Foundation or the Investment Fund actions.

July 18, 2018

Ms. S. Lynne Sanders, CPA
Vice President for Compliance and Audit Services
The University of North Carolina System

Dear Ms. Sanders:

In accordance with the Best Financial Practices Guidelines adopted by the Board of Governors in November 2005, I confirm that the Board of Trustees (BOT) Finance, Infrastructure, and Audit Committee (FIAC) for the University of North Carolina at Chapel Hill's internal audit function is in compliance with the following for the FY 2018. The Board of Trustees (BOT) FIAC:

1. Met at least four times this past fiscal year.
2. Reviewed the results of the annual financial audit with representatives of the North Carolina Office of the State Auditor (OSA), the Chief Audit Officer and/or appropriate campus official, and discussed corrective actions, if needed.
3. Reviewed the results of any other audit performed and report/management letter (i.e. investigations, Statewide Federal Compliance Audit Reports, etc.) issued by the OSA with representatives of the State Auditor's Office, the Chief Audit Officer and/or appropriate campus official.
4. For any audit finding contained within a report or management letter issued by the OSA, reviewed the institution's corrective action plan and the report of the internal auditor on whether or not the institution has made satisfactory progress in resolving the deficiencies noted, in accordance with North Carolina General Statute 116-30.1 as amended.
5. Reviewed all audits and management letters of University Associated Entities as outlined in Section 600.2.5.2[R] of the UNC Policy Manual.
6. Received and reviewed quarterly status updates from the institution's Chief Audit Officer and internal audit reports that, at a minimum, reported material (significant) reportable conditions, management's corrective action plan for these conditions, and any follow-up reports regarding whether these conditions have been corrected.

7. Received, reviewed, and approved, at the beginning of the audit cycle, the annual audit plan for the institution's internal audit function.
8. Received and reviewed, at the end of the audit cycle, a comparison of the annual audit plan with internal audits performed by the internal audit department.

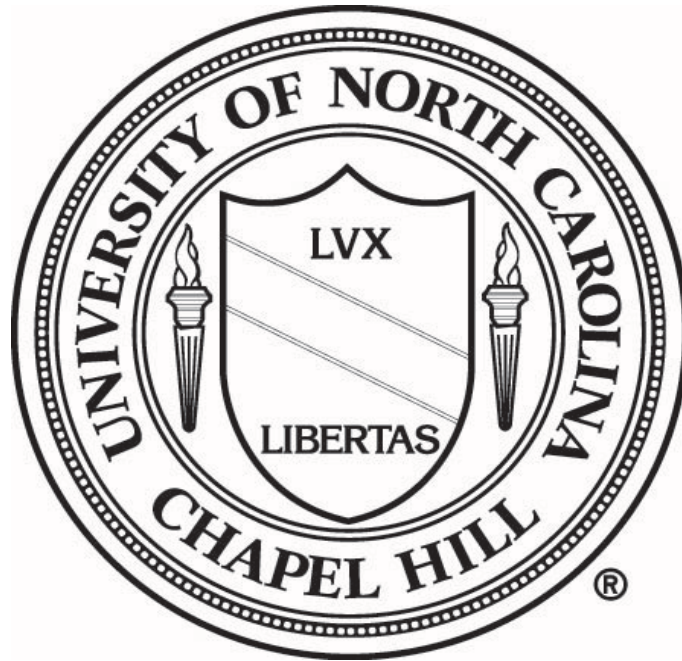
I further attest the following:

1. The institution's Chief Audit Officer reports administratively to the Chancellor with a clear and recognized functional reporting relationship to the chair of the BOT FIAC.
2. The FIAC charter defines appropriate roles and responsibilities, including the committee's oversight of the institutions information security program. These responsibilities also include the assurance that the institution is performing self-assessments of operating risks and evaluations of internal controls on a regular basis.
3. To my knowledge, internal audit functions are carried out in a way that meets professional standards. The auditor's risk assessment process and annual audit plan considers significant institutional risks, including information security.

To my knowledge, the institution's Chief Audit Officer forwarded copies of both the approved audit plan and the summary of internal audit results, including any material reportable conditions and how they were addressed, to the University of North Carolina System Office in the prescribed format.

Chair of BOT Finance, Infrastructure, & Audit Committee

Note: A summary of these certifications from each institution will be provided annually to the Board of Governors Committee on Audit, Risk Management, and Compliance.



Risk Assessment and Internal Audit Plan 2018/19

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Appendices:

A: Calculation of Available Work Hours

B: 2018/19 Audit Work Schedule

Introduction

Each year, the Internal Audit Department of the University of North Carolina at Chapel Hill develops an audit work plan based on a university-wide assessment of risk. This approach is in keeping with the Institute of Internal Auditors' *International Standards for the Professional Practice of Internal Auditing* (IIA Standards) and the Internal Audit Act (NCGS § 143-746) which requires internal audit functions in NC State agencies and institutions to comply with the IIA Standards. Also, basing audit work plans on risk helps ensure that audit resources are allocated effectively and efficiently and in a way that best helps manage and the Board of Trustees provide governance and fulfill the University's mission.

The primary objectives of the risk assessment process are to:

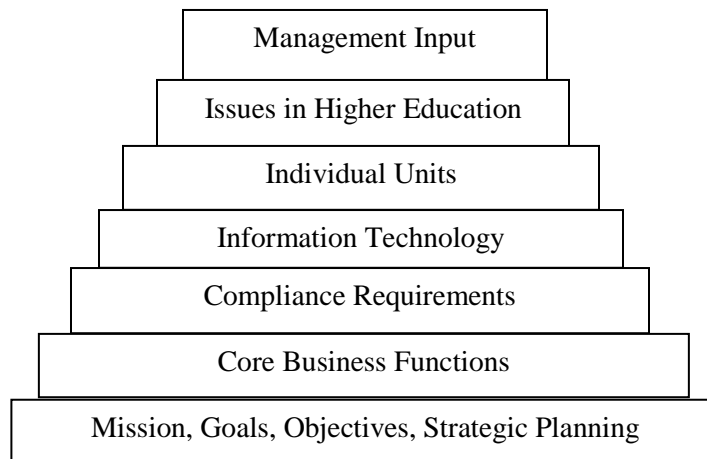
- Ensure compliance with *IIA Performance Standard 2010 – Planning* which states: “The chief audit executive must establish risk-based plan to determine the priorities of the internal audit activity, consistent with the organization’s goals” and with North Carolina’s Internal Audit Act;
- Gather information about the organizational structure of the University, its operations, and its finances.
- Identify risk concerns of University management and members of the Finance, Infrastructure, and Audit Committee of the Board of Trustees and expectations of the Internal Audit Department;
- Identify opportunities to coordinate work with other audit groups, such as the Office of the State Auditor, to reduce the potential for duplicative audits.
- Develop an audit work plan based on risks and opportunities identified during the assessment process; and
- Present the work plan and results of the risk assessment to the Chancellor of the University of North Carolina at Chapel Hill and the Finance, Infrastructure, and Audit Committee of its Board of Trustees for review and approval.

While the initial work plan is developed based on a formal risk assessment process, risks change throughout the year. Therefore, we monitor changes at the University and in higher education during the year and make revisions the work plan as needed.

Risk Assessment Process

The risk assessment and audit planning process involves developing an audit universe and considering how different components of risk affect individual auditable units and the University as a whole.

Audit Universe Development Model



Risk Components

1. Strategic risks – relate to mission and goals of the University
2. Financial risks – relate to stewardship and safeguarding of resources
3. Operational risks – relate to processes used to achieve mission and goals
4. Compliance risks – related to laws, rules, regulations, and other requirements
5. Reputational/service risk – relate to public image and the impact of service failure

Step 1: Update and Create Audit Universe

The risk assessment process begins with a review of the organization structure of the University and the identifying by various missions, functions, and financial activities of individual departments and other units. What these units are here to do and how they seek to accomplish their mission, goals, etc. forms the base of the audit universe.

- We used published information and professional resources to identify current issues and issues that affect higher education as a whole, such as the *General Data Protection Regulation*, the *Gramm-Leach-Bliley Act*, NCAA requirements, etc.
- Reviewed *Blueprint for Next* to identify the University's major goals for the future and which of those activities offer opportunities for audit coverage.
- We identified functions and activities that are unique to a particular department and activities that cross departmental lines. Examples include governance practices, the service-related activities of the Registrar's Office, various elements of sponsored award management, facilities services, parking and transportation, etc. These functions/activities become individual audit units.
- We also created audit units for each core business function such as payroll, small order purchasing, travel, etc. Responsibility for core business functions is shared by departments and central offices; this shared responsibility affects both the risks associated with the core business functions and how they are best audited. We audit core business functions university-wide – an approach that includes an assessment of processes in central offices as well as in a sample of individual units. We believe this approach provides a “birth to death” review that can best identify gaps in or redundancies in internal controls.
- To supplement audits of core business functions, major functions, we also choose to do audit work in individual departments and other units. Departmental audits provide a way to more closely assess risks and governance across the University, to build additional working relationships with the campus community, and potentially to identify control weaknesses before these become problems.
- Although some elements of the audit universe are based on internal factors, external compliance requirements are major issues in the University's risk and operating environment. The University has overall policies and procedures that govern how to comply with requirements. In many cases, one or more central units have primary responsibility for monitoring compliance. Since most compliance activities are overseen, centrally, we believe that they are best audited university-wide.
- Information technology (IT) supports and enables nearly all functions and activities of the University. IT has unique audit and business risks such as disaster recovery, data and physical security, patching, access controls, change controls, data retrieval and reporting, etc. IT at the University is a hybrid function with central systems and servers managed by Information Technology Services and departmental/school servers and systems managed by those units. The IT portion of our audit

universe includes a combination of audits of central systems, governance, and policy. We will assess issues related to departmental/school systems through general controls review done as part of broader audits of these units.

- Some schools, departments, and centers have unique activities or IT systems. In addition, the highly decentralized nature of the University makes it necessary to include individual units in our audit universe. This practice provides a way to assess, on a more granular level, activities and potential risks across the University. The audits will also provide an opportunity to share information with individual units and to keep the University community aware of Internal Audit as a resource for advice and guidance.
- The final steps in developing an audit universe involve tapping into and leveraging the knowledge of colleagues at other universities and of key members of University management. These individuals are a valuable resource for identifying any need to adjust audit units or approaches to better address current and future risks.

Step 2: Assess Risk

- Interview the Chairman of the Finance, Infrastructure, and Audit Committee of the Board of Trustees and key members of University management to identify their views of challenges and opportunities for the University and to get suggestion for items to be included in the audit work plan;
- Consider risk factors:
 - Significance of operations;
 - Impact of a service delay or failure;
 - Sensitivity of information managed;
 - Public or political sensitivity;
 - Extent of regulation;
 - Changes in management or the operating environment;
 - Key Performance Indicators calculated each month for the UNC Business Compliance Program; and
 - Amount of time since any prior audits (internal or external) and the status of findings from any prior audits; and
- Assign relative risk to auditable units: high, medium, or low risk.

Step 3: Develop Audit Work Plan

Determine available audit hours based on size of audit staff, available work hours per staff member, and estimates of time for administrative activities such as training, meetings, and leave. Refer to Appendix A for the calculation of available audit hours.

Allocate blocks of time for unplanned audits, investigations, advisory work, and annual projects.

To select items for the rest of the 2018/19 audit work schedule we considered:

- Available audit hours;
- Projects from the 2017/18 audit work plan that needed to be carried forward;
- Audits that align with pillars of *Blueprint for Next*.
- Specific requests by management or members of the Board of Trustees;
- Nature and timing of any recent or anticipated changes in an area (such as a system conversion, new financial management, extensive process revisions, etc.); and
- Recent events at the University and at other colleges and universities that have raised the visibility and sensitivity of certain activities.

After possible units for the 2018/19 audit work schedule were selected, hours were budgeted for each project based on nature of the area audited and the anticipated audit work in an area. If necessary, possible units were added or dropped in order to have a work plan that fit available hours.

Refer to Appendix B for the 2018/19 Audit Work Plan.

Step 4: Finalize the Work Plan

Submit the risk assessment to the Chancellor and Finance, Infrastructure, and Audit Committee for review and approval.

Submit the approved plan to General and Administration and the Council of Internal Auditing for their records.

**UNC Internal Audit
Risk Assessment and Audit Plan
FY 2018/19
Attachment A - Available Audit Hours - 2018/19**

**PCP
04/25/18**

	<u>Budgeted</u>
Total Hours Available - Permanent Staff -1-	16,640
Less: Vacancies -2-	(5,200)
	<hr/>
Adjusted hours available	11,440
<u>Less: Leave Hours</u> -3-	(2,103)
<u>Less: Training and Administrative Time</u> -4-	(1,566)
	<hr/>
Available for projects	7,772
 Routine Audits & Annual Projects	 3,480
Audit Related -5-	1,670
Special Reviews & Management Requests	2,500
	<hr/>
Total Scheduled	7,650
Under/<Over>scheduled **	<u>122</u>

-1- = seven positions, 2080 hours each

-2- = one position with insufficient funding to fill (2,080 hours); CAO position likely vacant from 10/01/18 to 03/31/19 - six months

-3- = based on official holidays and past use of vacation and sick leave

-4- = training, staff and status meetings, professional reading, etc.

-5- = committee work, external quality assessment review, office systems, data access and reporting

<u>Routine Audits</u>	<u>Hours</u>
<u>In-Process At June 30, 2018</u>	
Governance - Trustee Orientation	80
Follow-up for Prior Internal Audit Findings	200
Chemistry - departmental audit	100
Athletics Ticket Sales	400
Building Access	400
Energy Services Equipment	200
System Outage Response	400
Intellectual Property Management	400
Sponsored Awards - Cost Management and Post-Audit	500
Department Audit - TBD	400
Total for Routine Audits	<u>3,080</u>
<u>Annual Projects</u>	
UNC Business Compliance Program 2019	50
Internal Quality Assessment Review	100
2019/20 Risk Assessment and Audit Plan	200
2018 State Audit	50
Total for Annual Projects	<u>400</u>
<u>Audit Related</u>	
<u>In-Process At June 30, 2018</u>	
External Quality Assessment Review	200
Office Systems	500
Audit Committee	100
AICPA Committee	100
KPI Reporting	20
HIPAA Security Liaisons	100
Data Access and Reporting	250
UCPPD	50
Policy Liaisons	50
Privacy Liaisons	50
Enterprise Data Coordinating Committee	50
Other Audit Related	200
Total for Audit Related	<u>1,670</u>
<u>Unplanned Projects</u>	<u>2,500</u>
Total Hours Scheduled	<u>7,650</u>
Total Hours Available	(7,763)
< Under>/Over Scheduled	(113)

Date: _____

Date: _____

Finance, Infrastructure, & Audit Committee

ATTACHMENT D

FOR SITE APPROVAL – KENAN FLAGLER SCHOOL OF BUSINESS, ADDITION AND RENOVATION

The project is for the addition to and renovation of the McColl and Kenan Center buildings for Kenan Flagler School of Business. The addition and partial renovation is required to support undergraduate enrollment growth, update existing classrooms, enhance student support spaces and to consolidate staff currently located off site in lease space.

The project will add roughly 140,000 gross square feet to the McColl building and will be sited north of McColl and west of the Business School Parking Deck. The new building addition will include an expansion of the parking deck by approximately 180 spaces. Roughly 200,000 square feet of the existing McColl and Kenan Center buildings will be renovated.

The project is anticipated to start construction in 2020.

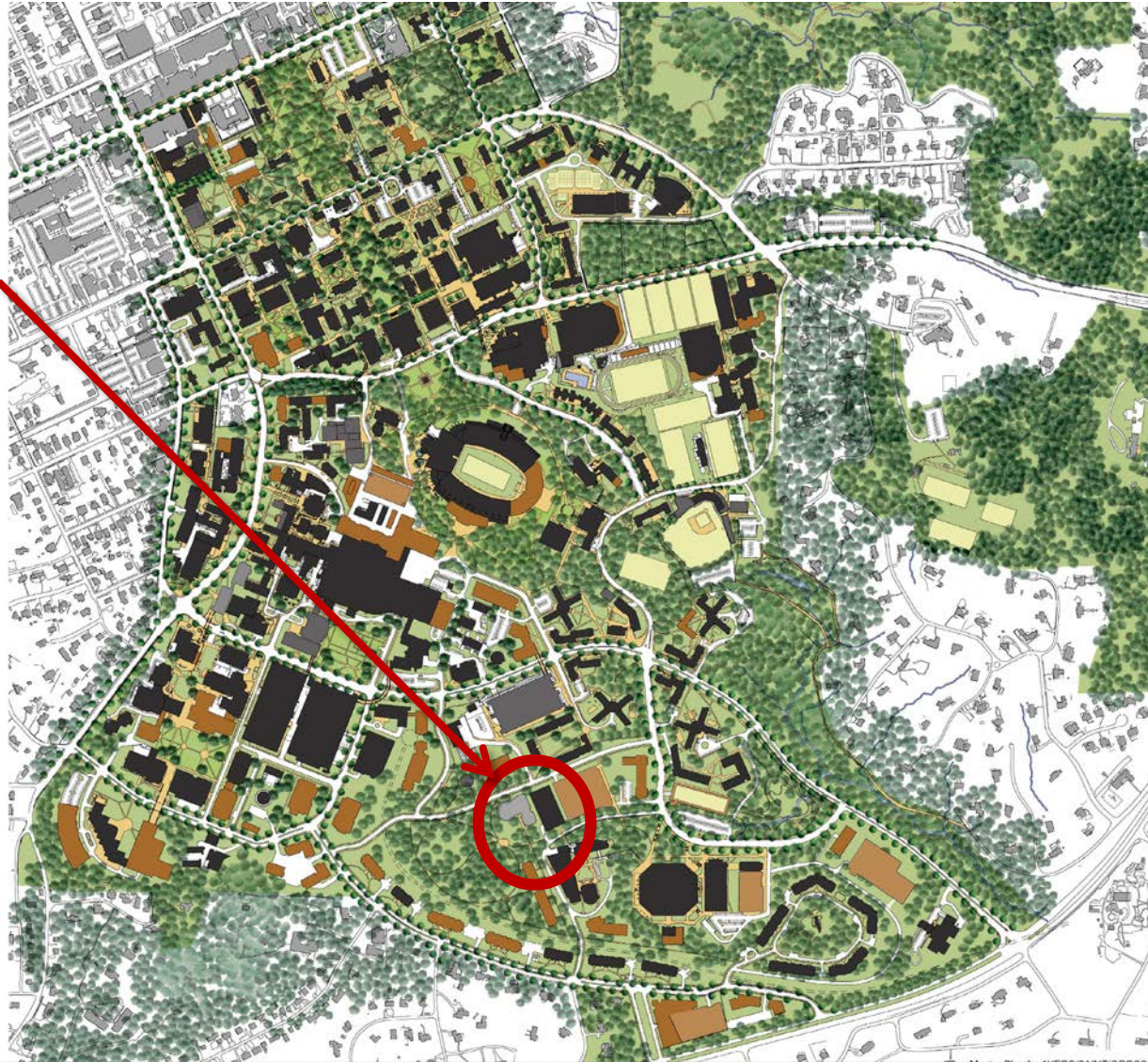
Anticipated project budget is \$140 million. The State of North Carolina has appropriated \$1 million for advance planning.

RECOMMENDATION ACTION:

For Approval

Kenan Flagler Addition and Renovation

PROJECT LOCATION



N

Kenan Flagler Addition and Renovation

PROJECT LOCATION



N



ATTACHMENT E

PROPERTY ACQUISITION BY LEASE – INCUBATION SPACE FOR INNOVATION, ENTREPRENEURSHIP & ECONOMIC DEVELOPMENT

This request is to acquire approximately 33,000 square feet of rentable incubation space from Cousins Properties/Northwood Ravin, Inc. on the 6th floor of the new Carolina Square development located at 123 West Franklin St. in Chapel Hill. This space will be built-out and operated in strategic alignment with a third-party life-sciences operating company for the development of a wet lab accelerator for faculty-led early stage life science startup companies. This new accelerator facility will be the first of its kind in Chapel Hill and will provide the critical infrastructure necessary to ensure the University's ability to continue to successfully launch commercially-viable life-science startups. The gross lease term will be for 10 years at an annual rate of \$1,155,000, inclusive of utilities and janitorial costs. Occupancy is expected early 2019.

RECOMMENDED ACTION:

A motion to recommend approval to acquire incubation space by lease as described above.

Semi-Annual Lease Report

Gordon Merklein, Associate Vice Chancellor for
University Real Estate Operations

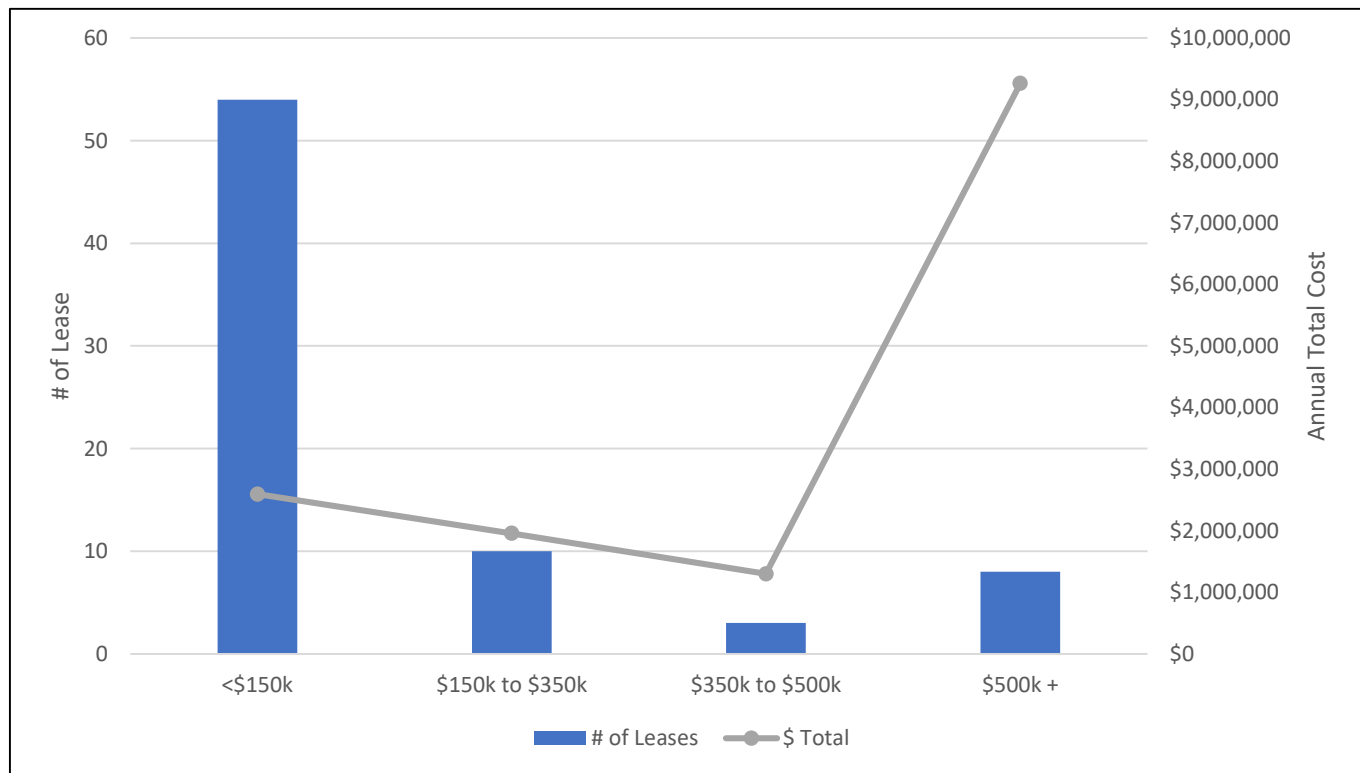
UNC-Chapel Hill Office Leases by School/Division

School/Division	# of Leases	Sq Ft	\$ Total
Chancellor's Office	3	4,275	\$70,935
College of Arts and Sciences	5	23,431	\$388,118
Communications	1	1,812	\$32,254
Division of Finance and Operations	1	17,864	\$407,834
Human Resources	1	2,686	\$46,110
North Carolina Botanical Garden	1	250	\$5,100
Office of University Development	5	22,545	\$389,129
Provost Office	3	4,444	\$69,903
School of Education	1	2,797	\$51,433
School of Medicine	24	102,939	\$2,281,649
School of Pharmacy	2	7,688	\$177,007
School of Public Health	5	165,080	\$4,663,711
School of Social Work	1	163	\$7,626
Various*	2	29,529	\$657,336
Vice Chancellor for Innovation, Entrepreneurship and ED	2	7,143	\$122,057
Vice Chancellor for Research	14	225,059	\$5,625,143
Vice Chancellor for Workforce Strategy, Equity and Engagement	1	1,829	\$28,824
Total	72	619,534	\$15,024,169

*Lease includes multiple school/divisions

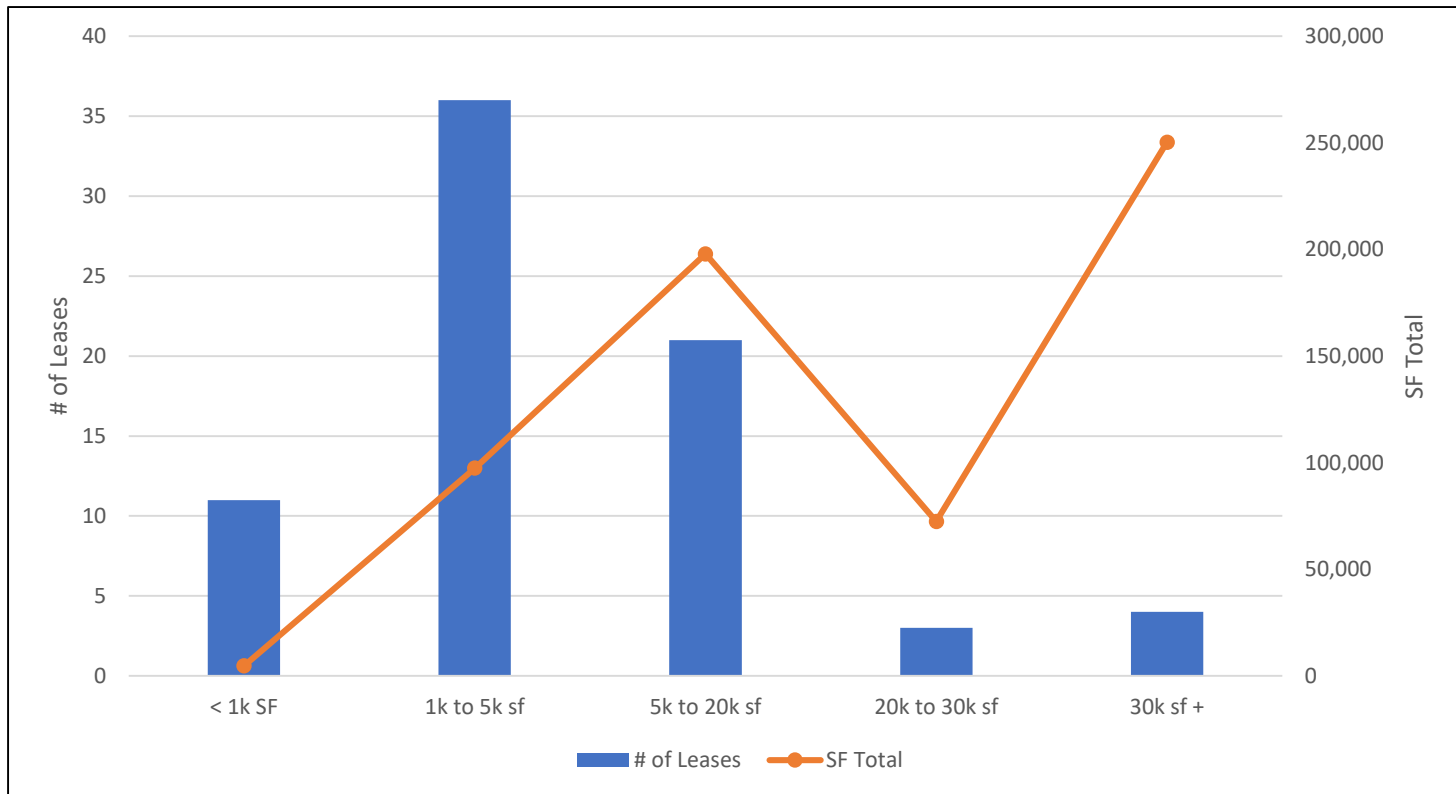
UNC-Chapel Hill Leases by Annual Cost

Cost Category	# of Leases	SF Total	\$ Total
<\$150k	51	139,116	\$2,509,056
\$150k to \$350k	10	86,034	\$1,956,397
\$350k to \$500k	3	53,909	\$1,297,317
\$500k +	8	340,475	\$9,261,398
Grand Total	72	619,534	\$15,024,169



UNC-Chapel Hill Leases by SF Size

Size Category	# of Leases	SF Total	\$ Total
< 1k SF	9	3,865	\$57,216
1k to 5k sf	35	95,155	\$1,750,365
5k to 20k sf	21	197,863	\$4,457,638
20k to 30k sf	3	72,419	\$1,582,972
30k sf +	4	250,232	\$7,175,978
Total	72	619,534	\$15,024,169



Office Space Leased to UNC-CH in Chapel Hill-Carrboro Market
as of July 1, 2018

Owner/Lessor	School	Department / Tenant	Funding Source	Location	Lease Expiration Date	Expiration Date with Renewal Options	Sq Ft	2018 CY Annual Rent	Annualized Rent	\$ Per Sq Ft	Annual Escalation	Net or Gross?
The Chapel of the Cross	North Carolina Botanical Garden	North Carolina Botanical Garden: Coker Arboretum	N/A	Chapel Hill	7/31/2018	7/31/2018	250	\$5,100	\$5,100	\$20.40	0.00%	RE - Gross
Carr Mill Mall Limited Partnership	School of Medicine	Medical Allied Heath	Trust Funds - 100%	Carrboro	8/31/2018	8/31/2018	1,803	\$22,444	\$33,666	\$18.67	2.00%	RE - Gross
137 E. Franklin, LP	Vice Chancellor for Workforce Strategy, Equity and Engagement	Title IX and ADA Office	F & A Funds - 100%	Chapel Hill	8/31/2018	8/31/2018	1,829	\$28,824	\$43,237	\$23.64	2.50%	RE - Gross
137 E. Franklin, LP	Human Resources	Equal Opportunity and Compliance Office	F & A Funds - 100%	Chapel Hill	8/31/2018	8/31/2018	2,686	\$46,110	\$69,164	\$25.75	3.00%	RE - Gross
Europa Center, LLC	College of Arts and Sciences	College of Arts and Sciences, Dean's Office	Dept. Overhead 100%	Chapel Hill	8/31/2018	8/31/2018	4,284	\$28,506	\$0	\$0.00	2.50%	RE - Gross
West Franklin Preservation Limited Partnership	Office of University Development	Office of University Development	Trust Funds - 100%	Chapel Hill	8/31/2018	8/31/2018	2,326	\$27,912	\$41,868	\$18.00	0.00%	RE - Gross
600 Franklin Square, LLC	College of Arts and Sciences	Psychology PEP Lab	F & A Funds - 100%	Chapel Hill	8/31/2018	6/30/2019	2,435	\$24,225	\$0	\$0.00	2.00%	RE - Gross
137 E. Franklin, LP	Vice Chancellor for Research	Injury Prevention Research Center	Trust Funds 58% - F&A Funds 42%	Chapel Hill	9/30/2018	9/30/2019	6,555	\$126,386	\$168,515	\$25.71	2.50%	RE - Gross
Carr Mill Mall Limited Partnership	School of Medicine	Lineberger Cancer Center, D-15	Trust Funds - 100%	Carrboro	10/31/2018	10/31/2023	6,862	\$156,501	\$155,981	\$22.73	2.00%	RE - Gross
Madison Partners, LLC	Office of University Development	University Development Events Office	Trust Funds - 100%	Chapel Hill	11/30/2018	11/30/2019	2,970	\$56,465	\$56,371	\$18.98	2.00%	RE - Gross
Atlas Development Co./Stone Launis Associates, LLC	School of Medicine	Women's Health Research	Dept. Overhead 100%	Chapel Hill	11/30/2018	11/30/2023	5,840	\$161,440	\$161,038	\$27.58	3.00%	RE - Net
Carr Mill Mall Limited Partnership	School of Medicine	Department of Cardiology, Heart Failure Program	Contracts & Grant Funds - 100%	Carrboro	2/28/2019	2/28/2019	549	\$10,768	\$10,821	\$19.71	2.00%	RE - Gross
Madison Partners, LLC	Vice Chancellor for Research	Carolina Population Center	F & A Funds - 100%	Chapel Hill	2/28/2019	2/28/2019	5,730	\$109,732	\$110,091	\$19.21	2.00%	RE - Net
Shelton Station, LLC	School of Medicine	OB-GYN, Horizons Program	Trust Funds - 100%	Carrboro	3/22/2019	3/22/2019	827	\$20,995	\$21,089	\$25.50	0.00%	RE - Net
Europa Center, LLC	Vice Chancellor for Research	Institute for the Environment	Trust Funds - 100%	Chapel Hill	3/31/2019	3/31/2020	12,104	\$242,343	\$243,830	\$20.14	2.50%	RE - Gross
Carr Mill Mall Limited Partnership	Communications	UNC Creative	F & A Funds - 100%	Carrboro	5/31/2019	5/31/2019	1,812	\$32,254	\$32,520	\$17.95	0.00%	RE - Gross
Madison Partners, LLC	Provost Office	Carolina Center for Public Service	F & A Funds - 100%	Chapel Hill	7/31/2019	7/31/2019	1,955	\$42,864	\$42,510	\$21.74	2.00%	RE - Gross

Office Space Leased to UNC-CH in Chapel Hill-Carrboro Market

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West Franklin Preservation Limited Partnership	Office of University Development	University Development - Corporations and Foundations	Trust Funds - 100%	Chapel Hill	12/31/2019	12/31/2019	3,446	\$65,474	\$65,474	\$19.00	2.50%	RE - Gross
Europa Center, LLC	Vice Chancellor for Research	Institute for the Environment and Center for Galapagos Studies	Dept. Overhead 100%	Chapel Hill	1/31/2020	1/31/2020	2,605	\$55,373	\$55,508	\$21.31	3.00%	RE - Gross
Carr Mill Mall Limited Partnership	Various	SCALE; Lineberger Cancer Center; Infectious Disease	F & A Funds 25% - Trust Funds 74% - Contract/Grants 1%	Chapel Hill	2/29/2020	2/29/2024	10,185	\$214,923	\$215,628	\$21.17	2.00%	RE - Gross
Madison Partners, LLC	School of Education	Graduate Student Center	F & A Funds - 100%	Chapel Hill	4/30/2020	4/30/2020	2,797	\$51,433	\$51,771	\$18.51	2.00%	RE - Net
137 E. Franklin, LP	School of Public Health	Health Behavior Health Education	Contracts & Grant Funds - 100%	Chapel Hill	7/31/2020	7/31/2020	2,014	\$49,305	\$48,797	\$24.23	2.50%	RE - Gross
West Franklin Preservation Limited Partnership	Office of University Development	Office of University Development	Trust Funds - 100%	Chapel Hill	9/30/2020	9/30/2020	2,979	\$75,220	\$74,475	\$25.00	0.00%	RE - Gross
Skylak Investments, LLC	College of Arts and Sciences	Public Policy: Education Policy Initiative at Carolina (EPIC)	Contracts & Grant Funds - 100%	Chapel Hill	9/30/2020	9/30/2025	2,800	\$50,322	\$50,010	\$17.86	2.50%	RE - Net
Cedar Plank, LLC	School of Medicine	Carolina Institute for Developmental Disabilities (CIDD)	Trust Funds - 100%	Carrboro	9/30/2020	9/30/2030	17,824	\$502,449	\$498,709	\$27.98	3.00%	RE - Gross
E. Franklin St. Properties, LLC	Chancellor's Office	Ackland Art Museum - Gift Store	F & A Funds - 100%	Chapel Hill	12/31/2020	12/31/2020	2,218	\$53,232	\$53,232	\$24.00	2.00%	RE - Gross
Europa Center, LLC	School of Pharmacy	School of Pharmacy	Dept. Overhead 100%	Chapel Hill	1/14/2021	1/14/2024	3,444	\$83,761	\$83,853	\$24.35	3.00%	RE - Gross
FASTER, LLC	Vice Chancellor for Innovation, Entrepreneurship and Economic Development	Office of Commercialization and Economic Development (OCED)	Trust Funds - 100%	Chapel Hill	3/31/2021	3/31/2021	2,800	\$43,547	\$43,697	\$15.61	0.00%	RE - Net
Europa Center, LLC	Provost Office	Morehead Planetarium and Science Center	Trust Funds - 100%	Chapel Hill	3/31/2021	3/31/2022	1,000	\$12,000	\$12,000	\$12.00	0.00%	RE - Gross
Ambient Air, LLC	School of Public Health	Epidemiology	Contracts & Grant Funds - 100%	Chapel Hill	6/30/2021	6/30/2023	2,400	\$46,025	\$46,481	\$19.37	2.00%	RE - Net
Venable Group, LLC	School of Medicine	Emergency Medicine	Contracts & Grants 65% - Trust Funds 25% - Dept. Overhead 10%	Chapel Hill	6/30/2021	6/30/2023	5,176	\$130,086	\$132,009	\$25.50	3.00%	RE - Net
The Yaggy Corporation	Division of Finance and Operations	Service Center of Excellence	F & A Funds - 100%	Carrboro	9/30/2021	9/30/2026	17,864	\$407,834	\$404,798	\$22.66	3.00%	RE - Gross
Europa Center, LLC	Vice Chancellor for Research	Renaissance Computing Institute (RENCI)	F & A Funds 75% - Departmental Overhead 25%	Chapel Hill	9/30/2021	9/30/2026	24,469	\$520,284	\$516,411	\$21.10	3.00%	RE - Gross

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The Board of Trustees of the Endowment Fund of the University of North Carolina at Chapel Hill	Provost Office	Morehead Planetarium and Science Center	Trust Funds - 100%	Chapel Hill	6/30/2022	6/30/2022	1,489	\$15,039	\$15,188	\$10.20	2.00%	RE - Net
The Board of Trustees of the Endowment Fund of the University of North Carolina at Chapel Hill	Chancellor's Office	Internal Audit	F & A Funds - 100%	Chapel Hill	6/30/2022	6/30/2022	2,152	\$21,735	\$21,950	\$10.20	2.00%	RE - Net
West Franklin Preservation Limited Partnership	Vice Chancellor for Innovation, Entrepreneurship and Economic Development	Office of the Vice Chancellor for Innovation, Entrepreneurship and Economic Development (IEED)	F & A Funds - 100%	Chapel Hill	6/30/2022	6/30/2022	4,343	\$78,510	\$79,260	\$17.61	2.00%	RE - Gross
Cedar Plank, LLC	School of Medicine	TEACCH Program - Carrboro	Trust Funds - 100%	Carrboro	6/30/2022	6/30/2032	16,701	\$447,070	\$453,677	\$27.16	3.00%	RE - Gross
Riddle Commercial Properties, Inc.	Vice Chancellor for Research	Center for Developmental Science	F & A Funds - 100%	Chapel Hill	9/30/2022	9/30/2022	11,026	\$265,196	\$265,196	\$24.05	2.00%	RE - Net
SPIKE III, LLC	College of Arts and Sciences	College of Arts and Sciences, Dean's Office	Dept. Overhead 100%	Chapel Hill	3/14/2023	3/14/2025	5,245	\$72,724	\$119,534	\$22.79	2.00%	RE - Gross
137 E. Franklin, LP	Chancellor's Office	Ombuds Office	F & A Funds - 100%	Chapel Hill	3/31/2023	3/31/2023	1,823	\$49,200	\$49,501	\$27.15	2.50%	RE - Gross
Ninigret-NC, LLC	Vice Chancellor for Research	Frank Porter Graham Child Development Institute	F & A Funds - 100%	Carrboro	12/31/2023	12/31/2023	24,418	\$541,162	\$541,162	\$22.16	2.50%	RE - Net
Kerala Capital Partners	Vice Chancellor for Research	Frank Porter Graham Child Development Institute	F & A Funds - 100%	Chapel Hill	12/31/2023	12/31/2023	23,532	\$521,526	\$521,526	\$22.16	2.50%	RE - Net
Board of Trustees of the Endowment Fund of The University of North Carolina at Chapel Hill	Vice Chancellor for Research	Office of Human Research Ethics & Office of Clinical Trials		Chapel Hill	6/30/2025	6/30/2025	9,350	\$213,842	\$216,482	\$23.15	2.50%	RE - Gross
Board of Trustees of the Endowment Fund of the University of North Carolina at Chapel Hill	Various	Highway Safety Research Center and Survey Research Unit	F & A Funds - 100%	Chapel Hill	6/30/2025	6/30/2025	19,344	\$442,413	\$447,875	\$23.15	2.50%	RE - Gross
Board of Trustees of the Endowment Fund of the University of North Carolina at Chapel Hill	Vice Chancellor for Research	Sheps Center	F & A Funds - 100%	Chapel Hill	6/30/2025	6/30/2025	34,777	\$795,378	\$805,197	\$23.15	2.50%	RE - Gross
Europa Center, LLC	Vice Chancellor for Research	Office of Research Information Systems (ORIS)	F & A Funds - 100%	Chapel Hill	6/30/2025	6/30/2025	6,265	\$159,613	\$161,584	\$25.79	2.50%	RE - Gross
Carolina Square Project LP	Vice Chancellor for Research	Carolina Population Center	F & A Funds - 100%	Chapel Hill	10/31/2027	10/31/2027	59,700	\$1,978,359	\$1,970,100	\$33.00	2.50%	RE - Base Year
Carolina Square Project, LP	School of Public Health	Collaborative Studies Coordinating Center (CSCC)		Chapel Hill	10/31/2027	10/31/2027	4,911	\$166,139	\$166,139	\$33.83	2.50%	RE - Base Year

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Carolina Square Project, LP	School of Public Health	Epidemiology and Biostatistics & Collaborative Studies Coordinating Center (CSCC)	F & A Funds - 100%	Chapel Hill	10/31/2027	10/31/2027	30,755	\$1,019,169	\$1,014,915	\$33.00	2.50%	RE - Base Year
Carolina Square Project, LP	College of Arts and Sciences	Carolina Performing Arts (CPA)		Chapel Hill	1/31/2028	1/31/2028	8,667	\$212,342	\$212,342	\$24.50	2.50%	RE - Base Year
West Franklin Preservation Limited Partnership	Office of University Development	Office of University Development	Trust Funds - 100%	Chapel Hill	3/31/2028	3/31/2028	10,824	\$164,057	\$218,743	\$20.21	2.50%	RE - Gross
51							440,160	\$10,667,611	\$10,829,023	\$24.24		

Office Space Leased to UNC Outside of Chapel Hill-Carrboro Market
as of July 1, 2018

Owner/Lessor	School	Department / Tenant	Funding Source	Location	Lease Expiration Date	Expiration Date with Renewal Options	Sq Ft	2018 CY Annual Rent	Annualized Rent	\$ Per Sq Ft	Annual Escalation	Net or Gross?
Biltmore Park Two, LLC	School of Medicine	Asheville Teacch Center	50% State Funds, 25% Trust Funds, 25% Clinical	Asheville	7/6/2022	7/6/2027	5,795	\$84,841	\$85,708	\$14.79	2.00%	RE - Triple Net
Charlotte East, LLC	School of Medicine	Charlotte TEACCH	State Funds -100%	Charlotte	4/30/2020	4/30/2025	4,279	\$74,086	\$74,812	\$17.48	3.00%	RE - Gross
American Underground, LLC	School of Social Work	School of Social Work	Trust Funds - 100%	Durham	8/14/2026	8/14/2026	163	\$7,626	\$7,626	\$46.78	3.00%	RE - Gross
ARE-NC Region No. 14, LLC	School of Pharmacy	Institute for Drug Safety Sciences (IDSS)	Trust Funds - 100%	Durham	6/30/2021	6/30/2027	4,244	\$93,246	\$94,694	\$22.31	3.00%	RE - Triple Net
Davis 54 LLC	School of Medicine	Biomedical Engineering Department	N/A	Durham	8/31/2018	8/31/2018	110	\$0	\$0	\$0.00	0.00%	RE - Gross
Davis 54 LLC	Vice Chancellor for Research	Reach NC / Renaissance Computing Institute (RENCI)		Durham	8/31/2018	8/31/2018	200	\$0	\$0	\$0.00	0.00%	RE - Gross
Davis 54 LLC	Chancellor's Office	Blackstone Entrepreneurs Network	N/A	Durham	8/31/2018	8/31/2018	300	\$0	\$0	\$0.00	0.00%	RE - Gross
Davis 54, LLC	School of Medicine	EcoPRT	N/A	Durham	8/31/2018	8/31/2018	777	\$0	\$0	\$0.00	0.00%	RE - Gross
Fortunes Ridge Associates	School of Medicine	Department of Otolaryngology, CCCDP and CASTLE	Foundation Funds 70% - Trust Funds 30%	Durham	12/31/2019	12/31/2024	6,329	\$94,029	\$94,029	\$14.86	2.00%	RE - Net
Origin - Keystone Holding, LLC	Vice Chancellor for Research	Sheps Center - North Carolina Institute of Medicine	Trust Funds 50% - F & A Funds 50%	Durham	4/30/2023	4/30/2023	4,328	\$95,950	\$105,793	\$24.44	2.50%	RE - Gross
Self-Help Ventures Fund	School of Medicine	Infectious Disease	State Funds -100%	Durham	4/30/2019	4/30/2019	1,472	\$32,712	\$33,032	\$22.44	3.00%	RE - Gross
TDC Blue Quadrangle, LLC	School of Medicine	Hemophilia Treatment Center Pharmacy Program	Trust Funds - 100%	Durham	7/31/2022	7/31/2025	1,973	\$46,519	\$45,945	\$23.29	3.00%	RE - Gross
TDC Blue Quadrangle, LLC	School of Medicine	Hemophilia and Thrombosis Center	Trust Funds - 100%	Durham	7/31/2022	7/31/2025	5,106	\$120,388	\$118,902	\$23.29	3.00%	RE - Gross
Historic Revolution Tenant, LLC	School of Medicine	Greensboro TEACCH Center	50% State Funds, 25% Trust Funds, 25% Clinical	Greensboro	4/30/2023	4/30/2023	1,200	\$8,284	\$0	\$0.00	2.00%	RE - Gross
Revolution Tenant, LLC	School of Medicine	Greensboro TEACCH Center	State Funds -100%	Greensboro	4/30/2023	4/30/2023	3,800	\$56,639	\$57,195	\$15.05	2.00%	RE - Gross
Wainright Holdings, LLC	School of Medicine	Greenville TEACCH Center	State Funds -100%	Greenville	9/30/2022	9/30/2022	2,800	\$31,356	\$31,200	\$11.14	3.00%	RE - Gross
Castle & Cooke, NCRC Properties 2, LLC	School of Public Health	Nutrition Research Institute (Main Lease)	State Funds -100%	Kannapolis	7/31/2028	7/31/2028	125,000	\$3,383,072	\$3,383,072	\$27.06	0.00%	RE - Triple Net
Blue Ridge Plaza Associates, LLC	School of Medicine	Infectious Diseases	Contracts & Grants 15% - Dept. Overhead 85%	Raleigh	7/31/2019	7/31/2019	1,827	\$40,944	\$40,438	\$22.13	3.00%	RE - Gross
Highwoods Realty Limited Partnership	School of Medicine	Raleigh Teacch Center	State Funds -100%	Raleigh	6/30/2025	12/31/2027	5,071	\$129,428	\$133,114	\$26.25	3.00%	RE - Gross

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HLK Commercial, LLC	School of Medicine	Thurston Arthritis Center	Contracts & Grant Funds - 100%	Smithfield	8/31/2020	8/31/2022	2,776	\$36,000	\$36,000	\$12.97	0.00%	RE - Gross
Abinto Corporation	School of Medicine	Wilmington TEACCH Center	State Funds -100%	Wilmington	1/31/2023	1/31/2028	689	\$12,727	\$12,789	\$18.56	2.50%	RE - Net
Abinto Corporation	School of Medicine	Wilmington TEACCH Center	State Funds -100%	Wilmington	1/31/2023	1/31/2028	3,353	\$61,942	\$62,236	\$18.56	2.50%	RE - Net
							181,592	\$4,409,789	\$4,416,586	\$24.28		

Miscellaneous Space Leased to UNC-CH

As of July 1, 2018

Owner/Lessor	School	Department / Tenant	Funding Source	Location	Lease Expiration Date	Expiration Date with Renewal Options	Sq Ft	2018 CY Annual Rent	Annualized Rent	\$ Per Sq Ft	Annual Escalation	Net or Gross?	Space Type	# of Leases
Starpoint, Inc.	School of Medicine	Teacch Program	Trust Funds - 100%	Carrboro	8/31/2018	8/31/2018	120	\$840	\$0	\$0.00	0.00%	RE - Gross	storage	1
Starpoint, Inc.	Provost Office	Carolina Higher Education Opportunity Programs (CHEOP)	Trust Funds - 100%	Carrboro	8/31/2018	8/31/2018	300	\$900	\$0	\$0.00	0.00%	RE - Gross	storage	1
Starpoint, Inc.	School of Medicine	OB-GYN, Horizons Program	Trust Funds - 100%	Carrboro	8/31/2018	8/31/2018	400	\$1,440	\$0	\$0.00	0.00%	RE - Gross	storage	1
Starpoint, Inc.	Provost Office	Carolina Higher Education Opportunity Programs (CHEOP)	Trust Funds - 100%	Carrboro	8/31/2018	8/31/2018	120	\$1,160	\$1,740	\$14.50	0.00%	RE - Gross	storage	1
North Carolina Department of Transportation (NCDOT)	School of Medicine	Medical Air, Area Health Education Centers (AHEC) Facility	State Funds -100%	Cedar Fork	1/1/2020	7/31/2031	70,390	\$8,448	\$8,448	\$0.12	0.00%	RE - Gross	Land/Bldg	1
E. Franklin St. Properties, LLC	Chancellor's Office	Ackland Art Museum - Gift Store	F & A Funds - 100%	Chapel Hill	12/31/2020	12/31/2020	2,218	\$53,232	\$53,232	\$24.00	2.00%	RE - Gross	Retail	1
Europa Center, LLC	Vice Chancellor for Research	Renaissance Computing Institute (RENCI) Rooftop Antenna	Dept. Overhead 100%	Chapel Hill	9/30/2021	9/30/2026	0	\$22,433	\$22,266	\$0.00	3.00%	RE - Gross	antennae	1
Sunstone, LLC	School of Medicine	OB-GYN, Horizons Program, 209-18	Trust Funds - 100%	Chapel Hill	7/31/2018	7/31/2018	17,978	\$136,841	\$225,516	\$13.24	0.00%	RE - Net	Residential	19
The Chapel Hill City Board of Education	Vice Chancellor for Research	Frank Porter Graham Child Development Institute	N/A	Chapel Hill	9/17/2019	9/17/2019	470,884	\$0	\$0	\$0.00	0.00%	RE - Net	Land/Bldg	1
Secretary of the Army	College of Arts and Sciences	Carolina Campus Recreation	N/A	Henderson	12/31/2020	12/31/2020	10,018,800	\$0	\$0	\$0.00	0.00%	RE - Net	Land	1
Hillsborough Pharmacy & Nutrition, LLC	School of Nursing	School of Nursing	100% Supported by Revenue	Hillsborough	6/30/2019	6/30/2019	549	\$12,360	\$12,360	\$22.51	0.00%	RE - Gross	clinical	1
Hillsborough Seminole, LLC	School of Medicine	OB-GYN, Horizons Program - Apt 83	Trust Funds - 100%	Hillsborough	5/12/2019	5/12/2019	9,897	\$99,120	\$117,828	\$12.25	0.00%	RE - Net	Residential	9
The David H. Murdock Research Institute	School of Public Health	Nutrition Research Institute (Basement Lab Space)	State Funds -100%	Kannapolis	6/30/2019	6/30/2021	282	\$18,615	\$18,980	\$67.31	0.00%	RE - Gross	Lab	1
GHA Autism Supports	School of Medicine	TEACCH Program's Carolina Living and Learning Center (CLLC)	Donation - 100%	Kure Beach	6/30/2019	6/30/2026	2,192	\$6,252	\$5,820	\$2.66	0.00%	RE - Gross	Residential	1
Crown Castle South, LLC	Communications	WUNC Radio	Trust Funds - 100%	Lexington	9/30/2018	9/30/2018	15,500	\$6,317	\$8,423	\$0.54	4.00%	RE - Net	antennae	1
Carolina Telephone and Telegraph Company	Communications	WUNC Radio	N/A	Manteo	8/31/2018	8/31/2018	100	\$0	\$0	\$0.00	0.00%	RE - Net	antennae	1

Summary of Lease Dispositions: Residential Income-Producing

As of July 1, 2018

Property	Tenant	Lease Expiration Date	Lease Status	Sq Ft	2018 CY Annual Rent	Annualized Rent	Monthly Rent	Net or Gross
114A Chase Avenue	Driggers	43312	Active	1,100	\$8,400	\$14,400	\$1,200	RE - Net
114B Chase Avenue	Varey	43312	Active	780	\$5,425	\$9,300	\$775	RE - Net
1402 Mason Farm Road	Hoopes	43312	Active	3,200	\$9,100	\$15,600	\$1,300	RE - Net
109 Chase Avenue	Glodowski	43677	Active	2,324	\$22,200	\$22,200	\$1,850	RE - Net
1307 Mason Farm Road	McMahan	43677	Active	3,010	\$21,100	\$25,200	\$2,100	RE - Net
1404 Mason Farm Road	Dalaghan	43646	Active	1,775	\$20,000	\$24,000	\$2,000	RE - Net
301 Chase Avenue	Seiberling	43281	Expired	1,940	\$5,300	\$0	\$0	RE - Net
1506 Mason Farm Road	Whitman	43555	Active	2,300	\$20,250	\$20,400	\$1,700	RE - Net
12276 US Hwy 15-501 North	Jefferson	43585	Active	1,400	\$10,400	\$15,600	\$1,300	RE - Net
1309 Homestead Road	Glosson	43616	Active	1,649	\$19,200	\$19,200	\$1,600	RE - Net
1500 Mason Farm Road	Moulton	43616	Active	2,429	\$19,200	\$19,200	\$1,600	RE - Net
307 West Cameron Avenue	Nasipak	43616	Active	2,936	\$27,000	\$27,000	\$2,250	RE - Net
620 Park Place	Kiger	43616	Active	1,400	\$19,200	\$19,200	\$1,600	RE - Net
107 Chase Avenue	Ritchie	43677	Active	2,500	\$21,250	\$21,000	\$1,750	RE - Net
218 Wilson Street	Dobbins	43677	Active	1,517	\$18,000	\$18,000	\$1,500	RE - Net
1303 Mason Farm Road	Williams	43951	Active	2,314	\$19,600	\$19,800	\$1,650	RE - Net
6703 Maynard Farm Road	Nichols	43951	Active	3,461	\$18,600	\$18,600	\$1,550	RE - Net
1301 Mason Farm Road	McCusker	44012	Active	1	\$1,548	\$3,096	\$258	RE - Net
					\$285,773	\$311,796		

notes:

1) CY Annual Rent is a total of the actual rent that will be paid this calendar year, taking into account mid-year escalations and lease expirations. The calculation assumes that any renewal options will be exercised. Annualized Rent multiplies the current rental rate by 12 months.

2) UNC-CH has 20 residential spaces to lease; however, more or fewer leases may be reported depending on current lease terms and scheduled repairs between leases.

Miscellaneous Land Lease Dispositions

as of July 1, 2018

Property	Tenant	Lease Expiration Date	Lease Status	Sq Ft	2018 CY Annual Rent	Monthly Rent	Net or Gross
Libba Cotten Bikeway	Town of Carrboro	43343	Month to Month	38,880	1/0/1900	0	RE - Net
Jones Ferry Park and Ride Lot	Town of Chapel Hill	43604	Active	317,988	1/0/1900	1	RE - Triple Net
Horace Williams House	Preservation Chapel Hill	43769	Active	93,654	1/1/1900	1	RE - Net
EPA Building	Environmental Protection Agency (EPA)	45688	Active	103,368	\$768,900	\$64,075	RE - Net
Horace Williams Airport	United States of America: Department of Transportation - Federal Aviation Administration	45930	Active	6,162	1/0/1900	0	RE - Net
State Employees Credit Union (SECU) Family House	Family House at UNC Hospitals	47999	Active	253,955	1/1/1900	1	RE - Net
Smith Middle School	Orange County, NC	48012	Active	723,096	1/1/1900	1	RE - Net
George Watts Hill Alumni Center	General Alumni Association of the University of North Carolina at Chapel Hill	49217	Active	178,596	1/0/1900	1	RE - Triple Net
Ronald McDonald House	Ronald McDonald House of Chapell Hill, Inc.	49613	Active	208,985	1/1/1900	1	RE - Triple Net
Carolina Inn	The Board of Trustees of the Endowment Fund of the University of North Carolina at Chapel Hill	51682	Active	228,690	1/1/1900	1	RE - Net
University Lake	OWASA	57200	Active	405,108	1/0/1900	1	RE - Net
208 Finley Golf Course Road	Beta Xi Chapter, Kappa Psi Pharmaceutical Fraternity	61580	Active	60,113	1/0/1900	0	RE - Net
The Farm	UNC Faculty Staff Recreation Association	64107	Active	1,219,680	1/0/1900	0	RE - Triple Net
222 Finley Golf Course Road	North Carolina High School Athletic Association, Inc. (NCHSAA)	68801	Active	63,249	1/1/1900	1	RE - Net
Carrboro Fire Station Two	Town of Carrboro	75210	Active	73,181	1/1/1900	1	RE - Net

**STATUS OF CAPITAL IMPROVEMENT PROJECTS
THE UNIVERSITY OF NORTH CAROLINA AT CHAPEL HILL
FACILITIES SERVICES**

July 1, 2018

PROJECTS COMPLETED SINCE LAST REPORT (JANUARY 1, 2018)

1. Porthole Alley (531)	\$3,630,000
2. Elevator repairs – Ehringhaus, Hinton James & Carmichael (568)	\$2,300,000
3. School of Dentistry Vacuum System (578)	\$1,252,822
4. Carolina Performing Arts at Carolina Square (123 W Franklin St (592)	\$3,000,000
5. Energy Services Utility Improvements in Academic Affairs Area (606)	\$9,749,222
6. Emergency Power Improvements for UNC Marine Sciences (615)	\$414,200
7. Replace Electrical Service Panels in (5) Campus Buildings (621)	\$650,000
8. Emergency Declaration Boiler Replacement in Art Lab Building (686)	\$75,000
9. Carr Building Emergency Project- Replace Sanitary Sewer Line (695)	\$200,000
Total	\$21,271,244

PROJECTS UNDER CONSTRUCTION:

Renovations to Mary Ellen Jones Building (501) - \$117,292,391

(Funding - University Non-Appropriated)

Construction began March 2016 and is 81% complete. Project completion is expected in September 2018.

Campus Wide Sidewalk Improvements for Pit Area Walkway (538) - \$2,450,000

(Funding - University Non-Appropriated)

Construction began June 2016 and will continue over three summers. Project completion is expected in August 2018.

Kenan Lab - Energy Conservation (543&599) - \$24,000,000

(Funding - University Non-Appropriated, University SL Debt, State COPS R&R, State Appropriations)

Kenan Lab Fire Alarm - Construction began July 2017 and was completed October 2017.

Kenan Lab 7th & 8th Floor Renovation - Construction began September 2017 and is 63% complete. Construction completion is expected December, 2018.

Finley Fields – Practice Field Renovation and Expansion (608) - \$15,399,225

(Funding – Educational Foundation)

Construction began November, 2016. Fields are 90% complete. Project completion is expected in August, 2018

Davis Library Sprinklers and Fire Alarm Panel Replacement (551) - \$8,627,500

(Funding - University Non-Appropriated)

Construction began June 2017 and is 52% complete. Construction completion is expected April 2019.

Cheek Clark – Emergency Declaration Repair Roof Structure and Renovation (598) \$5,412,020**(Funding: University Non-Appropriated)**

Construction began June 2017 and is 90% complete. Construction completion is expected July 2018.

Emergency Declaration – Van Hecke-Wettach Asbestos (601) \$8,170,000**(Funding: University Non-Appropriated)**

Phase 1 & 2 completed. Final Phase 4 will be done over summer 2018.

Fetzer Field Renovation/Indoor Practice Facility (610&611) \$55,000,000**(Funding: Educational Foundation)**

Construction began June 2017 and is 75% complete. Construction completion is expected December 2018.

Morehead Planetarium and Health Science Library elevator modernization (627) \$825,000**(Funding: State Appropriated – Repair & Renovation)**

Construction began October 2017 and is 50% complete. Construction completion is expected November 2018.

New Women's Field Hockey Stadium and Field (656) \$15,246,648**(Funding: Educational Foundation)**

Construction began October 2017 and is 75% complete. Construction completion is expected September 2018.

Built – Up Roof Replacement & Envelope Repairs – Hanes Art Center (626) \$1,160,000**(Funding: State Appropriated – Repair & Renovation)**

Construction began May 2018 and is 15% complete. Construction completion is expected August 2018.

Everett, Lewis, and Stacy Window & HVAC Improvements (643) \$4,500,000**(Funding - University Non-Appropriated)**

Construction began May 2018 and is 20% complete. Construction completion is expected August 2018.

Mountain Area Health Education Center (637) \$8,000,000**(Funding – State Appropriated)**

Construction began December 2017 and is 30% complete. Construction completion is expected November 2018.

Medical Education Bldg- Berryhill Vivarium Migration (644) \$21,590,000**(Funding - University Non-Appropriated; State Bond)**

Construction began March 2018 and is 25% complete. Construction completion is expected March 2019.

Kenan Flagler School of Business 1st, 2nd and 4th floor Renovations (667) - \$1,651,197.00**(Funding – University Non-Appropriated)**

Construction began June 2018 and is 30% complete. Construction completion is expected September 2018.

Kenan Stadium Seating Enhancement Project- Accessibility Upgrade (670) - \$7,000,000**(Funding – University Non-Appropriated)**

Construction began June 2018 and is 50% complete. Construction completion is expected August 2018.

Smith Center Video Board (680) - \$6,000,000**(Funding – University Non-Appropriated)**

Construction began May 2018 and is 30% complete. Construction completion is expected September 2018.

Ambulatory Care Center – ASC Reception Waiting Upgrades (692) - \$930,307**(Funding – UNC Chapel Hill Hospital)**

Construction began March 2018 and is 50% complete. Construction completion is expected September 2018.

ITS Manning Flywheel Installation (685) - \$825,000**(Funding – University Non-Appropriated)**

Project is in construction.

PROJECTS IN DESIGN:**Craige Parking Deck – Exterior Improvements (368) - \$750,000****(Funding - University Non-Appropriated)**

Artist selection process underway.

Cogeneration Environmental Site Investigation/Remediation (467) - \$774,000**(Funding - University Non-Appropriated)**

Site survey underway.

Campus Way Finding Signage (514) - \$2,466,250**(Funding - University Non-Appropriated)**

Project is on hold.

Sitterson Bus Stop (541) - \$700,000**(Funding - University Non-Appropriated)**

Project is on hold.

Power Generation & Chilled Water Plant Addition (547) - \$106,307,988**(Funding - University Non-Appropriated)**

Project is on hold.

Campus Master Plan (570) - \$2,150,000**(Funding - University Non-Appropriated)**

Draft plan presented to Board of Trustees in May, 2018.

Morehead Planetarium Building, Renovation of Classrooms, Offices (585) \$7,576,122**(Funding – Foundation/gifts)**

Project in Design Development Phase.

Campus Safety Upgrade (588) \$4,750,000**(Funding: University Non-Appropriated)**

Project Phase I – Camera & TV upgrades- is on hold.

Wilson Hall Annex (603) \$31,450,173**(Funding: University Non-Appropriated)**

Project is on hold.

Beard Hall 2nd Floor Renovation (607) \$9,713,728**(Funding: University Non-Appropriated)**

Project in bidding phase.

Chase Dining Hall Second Floor Renovation (613) \$4,440,674**(Funding: University Non-Appropriated)**

Project in bidding phase

Install Fire Alarm Panels in (4) Buildings (619) \$811,500**(Funding: State Appropriated – Repair & Renovation)**

Project on hold. Bids were opened and exceeded project budget. Have received R&R supplement. Will re-bid for Summer 2019 and 2020 construction.

Wilson Library Slate Roof, Dome Roofing Replacement, and Envelope Repair (623) \$2,495,000**(Funding: State Appropriated – Repair & Renovation)**

Project in bidding phase.

Medical Education Building Replacement (633) \$78,600,000**(Funding: State Bond)**

Project is in design development phase.

Taylor Campus Health Sports Medicine and Specialty Clinics Renov (642) \$2,750,000**(Funding - University Non-Appropriated)**

Project is in construction documents phase.

Horace William Airport Property Solar and Energy Storage Demo (645) \$1,700,310**(Funding – University debt)**

Project is in construction documents phase

Taylor Air Flow Reduction Energy Project (653) \$520,000.**(Funding - University Non-Appropriated)**

Project is in construction documents phase.

Thurston Bowles Air Flow Reduction Energy Project (654) \$1,300,000.**(Funding - University Non-Appropriated)**

Project is in construction documents phase.

New East – Install New ADA Compliant Elevator (655) \$1,650,000**(Funding – State Appropriation)**

Project is in construction documents phase.

Media and Communications Studio (657) \$10,000,000**(Funding – University Non-Appropriated)**

Project is in construction documents phase.

Science Complex III & Institute of Convergent Science (658) \$500,000**(Funding – University Non-Appropriated)**

Project is in programming phase.

Translational Research Building (659) - \$900,000

(Funding – University Non-Appropriated)

Project is in programming phase.

Marsico Hall – Renovation for Vivarium Expansion (662) - \$2,550,000

(Funding – State COPS)

Project is in construction documents phase.

Marsico Hall – Mechanical, Electrical, and Plumbing Upfits & Recommissioning (663) - \$800,000

(Funding – State COPS)

Project is in schematic design phase.

Lineberger Cancer Center- Faculty Recruitment Lab Renovation (664) - \$1,400,000

(Funding – University Non-Appropriated)

Project is in schematic design phase.

Marsico Quad Improvements (665) - \$200,000

(Funding – State COPS)

Project is on hold.

Kenan Flagler School of Business McColl Bldg Addition & Renovation (666) - \$1,000,000

(Funding – State Appropriation)

Project is in Advanced Planning phase.

Burnett Womack 4th Floor Renovation (668) - \$976,677

(Funding – University Non-Appropriated)

Project is in schematic design phase.

UNC Parking Decks- LED Lighting Safety Upgrades (669) - \$896,000

(Funding – University Non-Appropriated)

Project is in schematic design phase.

Glaxo Research Bldg- Infrastruct Support for Cryo-Electron Micro (671) - \$850,000

(Funding – University Non-Appropriated)

Project is in bidding phase.

UNC School of Media & Journalism - Media & Communication Studio (672) - \$600,000

(Funding – University Non-Appropriated)

Project is in Advanced Planning phase.

Carolina Union Auditorium Renovation (673) - \$1,500,000

(Funding – University Non-Appropriated)

Project is in Design Development

UNC Chapel Hill Outdoor Education Center Pond Retrofit (674) - \$352,355

(Funding – University Non-Appropriated/Fund Raising)

Project is on hold.

Cameron Cogen – Dry Sorbent Injection System (675) - \$5,000,000

(Funding – University Non-Appropriated)

Project is in Design/Build. First bid package awarded.

Foundation Water Proofing - Ackland Art Museum (676) - \$400,000**(Funding – State Appropriation)**

Preliminary design is complete and in review.

Supplement to Replace Laboratory Ventilation System Morehead Lab (677) - \$845,000**(Funding – State Appropriation)**

Project is in Schematic Design/Design Development.

Replace Electrical Switchgear - Mitchell Hall, Dey Hall (678) - \$700,000**(Funding – State Appropriation)**

Reevaluating electrical upgrade priorities.

Art Lab Building Roof Replacement and Fall Protection (679) - \$285,678**(Funding – State Appropriation)**

Scope has been changed to Ventilation Upgrades (safety priority). Project is in Designer Award.

Carmicheal Residence Hall Deck (681) - \$849,660**(Funding – University Non-Appropriated)**

Project is in Schematic Design

Institute of Marine Sciences Fisheries Research Lab (682) - \$380,598**(Funding – University Non-Appropriated)**

Project is in Design Development.

Joyner Residence Hall HVAC Improvements (683) - \$6,616,825**(Funding – University Non-Appropriated)**

Project is in schematic design.

Kenan Stadium – Fire Alarm Upgrades (684) - \$1,060,000**(Funding – University Non-Appropriated)**

Project is in Designer Selection.

Carmichael Residence Hall Curtain Wall Replacement (687) - \$2,501,730**(Funding – University Non-Appropriated)**

Project is on hold.

Chase Hall Second Floor Renovation (688) - \$980,247**(Funding – University Non-Appropriated)**

Project is on hold.

Friday Center Bus Loop Road Repair (689) - \$400,000**(Funding – University Non-Appropriated)**

Project is at SCO Review.

Parking Deck at S1 Lot (690) - \$1,300,000**(Funding – University Non-Appropriated)**

Designer agreement is being negotiated.

Kenan Stadium – Backflow Preventers and Booster Pumps (691) - \$500,000**(Funding – University Non-Appropriated)**

Project will be re-bid for Winter 2018 construction.

NRB MBRB Vivarium Enabling Project Renovations (693) - \$850,000

(Funding – University Debt)

Project is in design development phase.

West Drive Street Improvements (694) - \$650,000

(Funding – State COPS)

Project is on hold until ME Jones is substantially completed.

School of Dentistry Pipe Remediation (696) - \$150,000

(Funding – University Non-Appropriated)

Project is in designer selection phase.

Hwy 54 Park& Ride Lot Stormwater Pond Repair&Retrofit (697) - \$330,000

(Funding – University Non-Appropriated)

Project is in design.

Ambulatory Care Center – Musculoskeletal Enhancement Service - \$7,177,219

(Funding – UNC Chapel Hill Hospital)

Project is in construction documents phase.

SUMMARY OF MAJOR CAPITAL IMPROVEMENT ACTIVITY:

	<u>No. of Projects</u>	<u>Dollar Value</u>
Completed since 1/2018	9	\$ 21,271,244
Under Construction	19	\$ 304,079,288
In Design	52	\$ 310,406,734

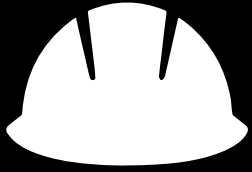
HISTORICAL RECORD OF ACTIVITY:

<u>UNDER CONSTRUCTION</u>			<u>IN DESIGN</u>		
<u>Date</u>	<u>No. of Projects</u>	<u>Dollar Value</u>	<u>No. of Projects</u>	<u>Dollar Value</u>	
Feb. 1987	14	\$ 39,924,000	27	\$183,061,220	
Aug. 1987	13	\$ 26,817,520	25	\$210,316,100	
Feb. 1988	12	\$ 42,354,520	26	\$222,477,900	
Aug. 1988	14	\$ 61,721,870	34	\$254,328,430	
Feb. 1989	15	\$157,882,770	40	\$168,321,630	
Aug. 1989	20	\$158,003,370	29	\$170,550,730	
Feb. 1990	18	\$153,331,770	34	\$174,785,500	
Aug. 1990	14	\$161,479,980	29	\$165,398,600	
Feb. 1991	10	\$191,489,780	26	\$147,486,500	
Aug. 1991	11	\$202,564,380	28	\$132,000,800	
Jan. 1992	9	\$193,656,480	31	\$123,015,800	
Aug. 1992	16	\$196,850,380	25	\$132,470,400	
Jan. 1993	15	\$178,790,400	27	\$137,062,000	
July 1993	9	\$ 91,072,000	21	\$121,141,100	
Jan. 1994	6	\$ 90,707,300	33	\$154,615,300	
July 1994	15	\$101,999,300	28	\$147,370,700	
Jan. 1995	13	\$ 66,320,700	52	\$175,385,600	
July 1995	14	\$101,192,800	46	\$164,311,800	
Jan. 1996	11	\$ 89,901,800	67	\$246,980,600	
July 1996	17	\$ 92,701,100	61	\$299,168,300	
Jan. 1997	19	\$131,072,400	63	\$282,872,700	
July 1997	37	\$235,425,600	44	\$223,235,350	
Jan. 1998	33	\$158,837,100	50	\$278,691,575	
July 1998	36	\$183,705,300	43	\$285,946,375	
Jan. 1999	26	\$153,298,200	42	\$314,955,275	
July 1999	20	\$175,689,300	44	\$374,499,175	
Jan. 2000	18	\$173,787,000	38	\$380,677,875	
July 2000	20	\$171,732,100	44	\$402,994,475	
Jan. 2001	20	\$265,311,575	56	\$255,342,400	
July 2001	30	\$277,577,875	57	\$509,245,260	
Jan. 2002	28	\$282,315,475	51	\$533,569,700	
July 2002	25	\$297,186,000	51	\$533,569,700	
Jan. 2003	18	\$246,220,200	52	\$700,266,390	
July 2003	15	\$239,095,165	58	\$677,135,478	
Jan. 2004	18	\$345,073,797	59	\$607,602,868	
July 2004	24	\$435,597,765	61	\$837,011,823	
Jan. 2005	32	\$540,484,649	77	\$997,282,175	
July 2005	42	\$604,951,066	62	\$848,018,466	
Jan. 2006	39	\$606,059,278	50	\$681,154,808	
July 2006	36	\$753,387,157	55	\$697,916,808	
Jan. 2007	39	\$493,513,761	60	\$729,086,980	
July 2007	38	\$559,519,076	50	\$586,321,980	
Jan. 2008	29	\$510,723,322	46	\$733,693,000	
July 2008	27	\$570,815,114	51	\$715,328,000	
Jan. 2009	25	\$429,973,546	47	\$906,213,000	
July 2009	24	\$633,089,281	40	\$577,740,422	
Jan. 2010	18	\$600,252,605	22	\$409,120,032	
July 2010	18	\$618,429,022	32	\$539,620,032	
Jan. 2011	15	\$605,745,206	30	\$474,190,032	
July 2011	19	\$802,905,823	28	\$292,000,000	
Jan. 2012	15	\$742,125,183	28	\$313,100,000	
July 2012	17	\$655,508,823	31	\$309,600,000	
Jan. 2013	12	\$550,585,206	34	\$389,726,000	
July 2013	10	\$311,575,000	34	\$334,449,095	
Jan. 2014	9	\$338,372,095	45	\$337,177,000	
July 2014	14	\$349,553,714	42	\$376,843,592	
Jan. 2015	19	\$377,846,839	50	\$423,639,550	
July 2015	17	\$365,166,669	48	\$304,163,543	
Jan. 2016	12	\$333,622,316	46	\$324,057,991	
July 2016	29	\$434,745,367	43	\$341,359,544	
Jan. 2017	18	\$175,227,717	37	\$372,416,500	
July 2017	22	\$266,078,688	32	\$349,812,207	
Jan. 2018	18	\$274,080,528	29	\$344,807,071	
July 2018	19	\$304,079,288	52	\$310,406,734	

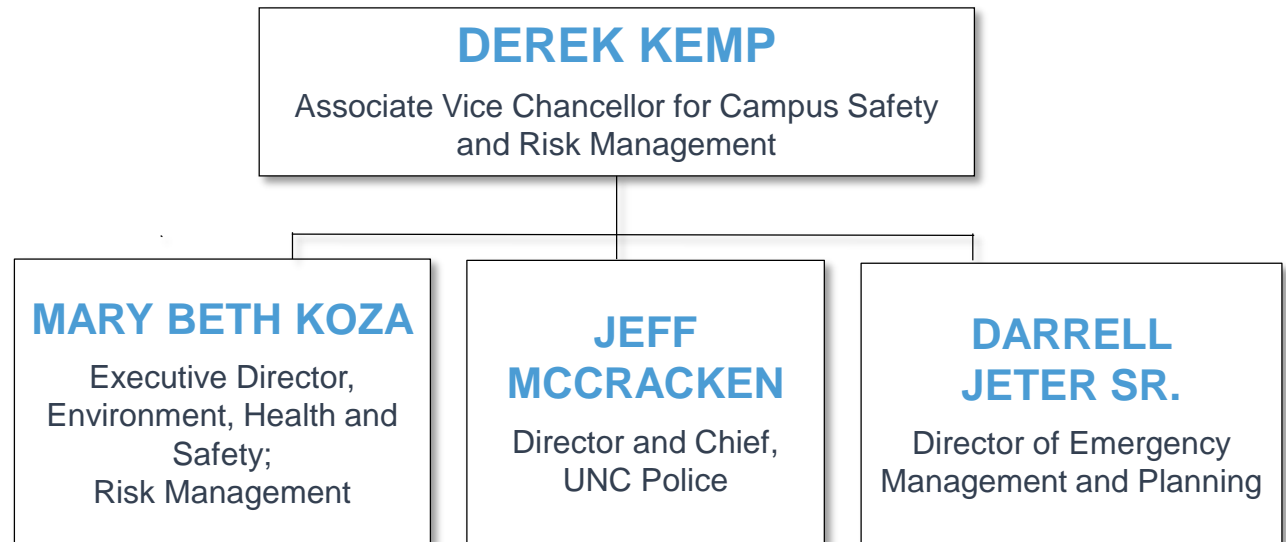
Campus Safety & Risk Management Update

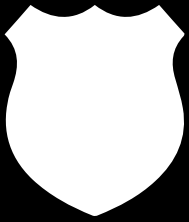
Derek Kemp

Associate Vice Chancellor, Campus Safety & Risk Management



Campus Safety and Risk Management





Campus Safety Priorities: Current Events

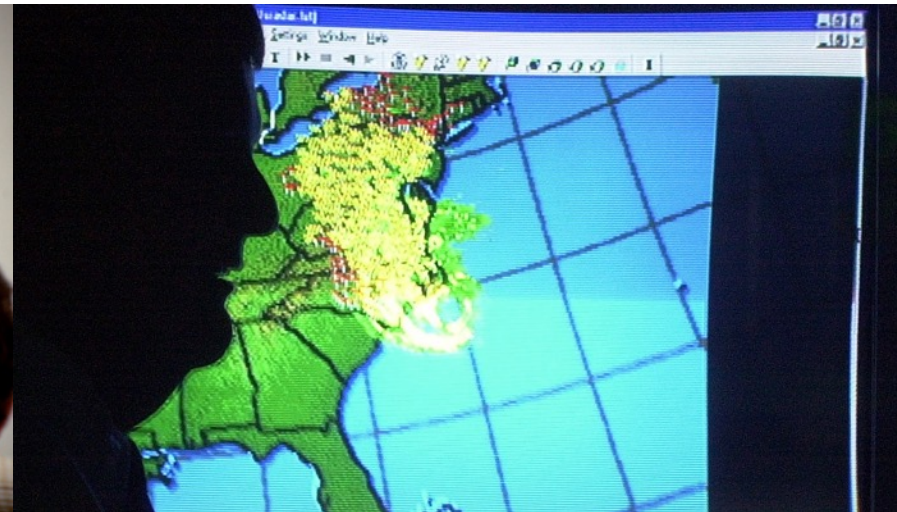
- McCorkle Place
 - Fall semester expected to be active
- High Interest Speakers/Events
 - Protocols
- Classroom Doors/Locks





Planning and Preparation

- Weather
- Lab Safety/Research/Compliance
 - CDC Inspection of Select Agent Program
- Emergency Response Coordination/Training
- Emergency Risk Management
- Business Continuity Planning
 - Quali Ready Planning Tool

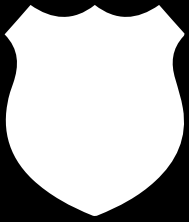




Managing the Physical Campus

- Facilities Use Policy
 - Clarity and consistency
- Camera Use
- Bollard/Barricade Use





Engaging the Campus

- Faculty Engagement
 - Classroom Safety Memo
- Student Engagement
 - K9 Therapy Dog
 - LiveSafe App



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THANK YOU

Derek Kemp
Associate Vice Chancellor,
Campus Safety & Risk Management

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