BOARD OF TRUSTEES

THE UNIVERSITY OF NORTH CAROLINA AT GREENSBORO

February 14, 2008

ACTION ITEM:  Authorization for Lease of Space

BACKGROUND INFORMATION:

The University of North Carolina at Greensboro currently has a lease at 200 E. Northwood, Suite 320, Greensboro, N.C. for the UNCG AD/HD Clinic. This lease is for approximately 2,050 net square feet of space at the rate of $12.00 per square foot. The lease began October 7, 2005 and will end on September 30, 2008. Since we entered into this lease, the building has been purchased by Moses Cone Health Systems. They have informed the University that at the end of the lease, UNCG will have to vacate the property because they plan to move hospital personnel into the space. Therefore, we are beginning the process of relocating the AD/HD Clinic by requesting authorization from this Board to lease space off-campus.

The Psychology Department’s AD/HD Clinic trains graduate students in the practice of clinical psychology, provides mental health care services to the community, and serves as a vehicle for recruiting individuals with AD/HD for research purposes. The new location for this clinic must meet Federal and State guidelines for the privacy of patients, the collection and storage of blood for patients, and the security of medical records/information. The Clinic needs to be in a location that is accessible and will attract a large number of children and families in order to meet the criteria of the grant and continue its funding.

Under the Code of the Board of Governors, authorization is delegated to the local Boards of Trustees of the constituent institutions to authorize the acquisition of property, including a leasehold, valued between $25,000 and $100,000 subject to any necessary approvals from State officials and agencies. Authorization for leases under the $25,000 annual rental rate and 3 years or less, is delegated to the Chancellor, ex officio, and is reported annually to this Board.

The University believes, based on prior experience in the bid process, that the rental for approximately 2,000 net square feet will be in excess of $25,000 annually. Our prior experience with bidding of leases indicates that lease rates will range from $13 to $20 per square foot. The variance in price depends on the location, quality of the space, and included amenities such as a parking, utilities, housekeeping, etc. Therefore, authorization by this Board is needed to allow UNCG to seek off-campus space through competitive bidding for the AD/HD Clinic.
RECOMMENDED ACTION:

That the Board of Trustees of The University of North Carolina at Greensboro approve the leasing of space in Greensboro, North Carolina for the AD/HD Clinic for three years, with the option to extend the lease in two three-year increments as appropriate and based on available funding; authorizing the administration to seek approvals from the President/Board of Governors and work with the State Property Office as required under State law and Board of Governors regulations.

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Reade Taylor  
Vice Chancellor for Business Affairs