

November 4, 2015

MEMORANDUM

TO: State Board of Regents

FROM: David L. Buhler

SUBJECT: USHE – Annual Report on Leased Space

Issue

The USHE Annual Report of Leased Space, as required by Regent Policy 710, is attached for your information. A summary of this information will subsequently be submitted to DFCM and the Building Board for inclusion in the State Building Board Five-year Building Program document.

Background

USHE institutions have submitted their detailed lists of leased space currently under contract. A summary of those leases by institution, including changes from the prior year, is provided in the following table:

| Institution | 2014 | | | 2015 | | | 2014-15 % Change | |
|--------------|------------|------------------|----------------------|------------|------------------|----------------------|------------------|-------------|
| | # Leases | Square Feet | Rent | # Leases | Square Feet | Rent | Square Feet | Rent |
| UU | 145 | 1,460,057 | \$ 23,714,424 | 149 | 1,625,600 | \$ 23,477,325 | 11.3% | -1.0% |
| USU | 23 | 221,669 | \$ 1,109,560 | 26 | 226,281 | \$ 1,207,390 | 2.1% | 8.8% |
| WSU | 6 | 32,743 | \$ 232,596 | 8 | 75,489 | \$ 498,401 | 130.6% | 114.3% |
| SUU | 14 | 64,579 | \$ 543,877 | 15 | 67,605 | \$ 578,803 | 4.7% | 6.4% |
| Snow | 0 | 0 | \$ - | 0 | 0 | \$ - | | |
| DSU | 4 | 27,700 | \$ 339,202 | 3 | 28,700 | \$ 349,342 | 3.6% | 3.0% |
| UVU | 4 | 38,603 | \$ 232,941 | 3 | N/A | \$ 46,842 | -100.0% | -79.9% |
| SLCC | 8 | 123,083 | \$ 1,358,909 | 10 | 150,839 | \$ 1,580,625 | 22.6% | 16.3% |
| Total | 204 | 1,968,434 | \$ 27,531,509 | 214 | 2,174,514 | \$ 27,738,728 | 10.5% | 0.8% |

Highlights of significant changes from the prior year include:

- University of Utah – added nine new clinical and research leases which increased total leased square footage, but the adjustment and deletion of other clinical and research leases more than offset the associated cost increase.
- Weber State University – added classroom and office space in Farmington's Station Park and in the Startup Ogden project.
- Salt Lake Community College – added classroom and office space for a West Valley Center.
- Utah Valley University – deleted the only building lease from their inventory.

A more detailed summary showing the sources of funding for the leases is attached for your information. A listing of all leases, which includes additional detail about each of the institutional leases, is on file in the Office of the Commissioner.

Commissioner's Recommendation

This is an information item; no action is required.

David L. Buhler
Commissioner of Higher Education

DLB/GLS/RPA
Attachment

Utah System Of Higher Education

Annual Leased Space Report - FY 2016

| Location | # of Leases | New Lease | Gross Sq. Ft. | Average Cost Per Sq. Ft. | Annual Lease Payment | Source of Funding | Type of Space |
|---|-------------|-----------|------------------|--------------------------|----------------------|-------------------|-------------------------------------|
| University of Utah | | | | | | | |
| Building Leases: | | | | | | | |
| Bluff, College of Architecture | 1 | | | | \$ 14,400 | Other | Residential |
| Tanner Creative Dance, Various Locations | 4 | | | | \$ 5,679 | Other | Classroom/Office |
| Delta, Physics and Astronomy | 5 | | | | \$ 36,600 | Other | Residential |
| Washington D.C., Hinkley Institute Apartments | 7 | | | | \$ 212,520 | Other | Student Apartments for Interns |
| Murray, Reading Clinic | 1 | | 6,942 | \$ 16.64 | \$ 115,488 | Other | Office |
| Academic Outreach & Continuing Ed., Various Locations | 3 | | 48,221 | \$ 7.35 | \$ 354,302 | State | Classroom/Office |
| Red Zone Stores, Various Locations | 3 | | 13,512 | \$ 21.28 | \$ 287,492 | Other | Retail/Non-assignable |
| Hospitals and Clinics Residential Facilities, Various Locations | 4 | 1 | 206,316 | \$ 3.02 | \$ 623,640 | Clinical | Residential |
| Hospitals and Clinics, AirMed, Various Locations | 10 | 1 | 83,353 | \$ 2.05 | \$ 170,785 | Clinical | Hanger/Residential |
| Hospitals and Clinics, Primary Children's Hospital | 10 | | 58,537 | \$ 26.48 | \$ 1,550,273 | Clinical | Clinical |
| Hospitals and Clinics, Dialysis Centers, Various Locations | 17 | | 114,201 | \$ 20.78 | \$ 2,373,324 | Clinical | Office/Clinical/Teaching & Research |
| Hospitals and Clinics, Various locations | 27 | 5 | 303,292 | \$ 16.27 | \$ 4,935,240 | Clinical | Clinical |
| Medical Research, Research Park | 35 | 2 | 543,606 | \$ 21.64 | \$ 11,765,535 | Clinical/Other | Office/Clinical/Research/Laboratory |
| Subtotal Building Leases | 127 | 9 | 1,377,980 | \$ 16.29 | \$ 22,445,278 | | |
| Land Leases: | | | | | | | |
| KUER/KUED Communication/Transmitter Sites | 9 | | N/A | | \$ 91,307 | State | Ground |
| Millard County, Physics and Astronomy | 1 | | N/A | | \$ 1,043 | Other | Ground |
| Storage, Various locations | 9 | 1 | N/A | | \$ 464,706 | Other | Ground |
| Parking Leases, Salt Lake City | 3 | | 247,620 | | \$ 474,991 | Other | Ground |
| Subtotal Land Leases | 22 | 1 | 247,620 | | \$ 1,032,047 | | |
| TOTAL - UU | 149 | 10 | 1,625,600 | | \$ 23,477,325 | | |

| | | | | | | | |
|---|---|---|--------|----------|------------|-------------|--------------------------------------|
| Utah State University | | | | | | | |
| Building Leases: | | | | | | | |
| Blanding, CTE Program-Trucking & Hvy. Equip. Operations | 1 | | 56,628 | | \$ 6,000 | State | Classroom/Office/Maint. Shop/Storage |
| Blanding, Montezuma Creek Seminary Building | 1 | 1 | 2,354 | \$ 2.55 | \$ 6,000 | State | Classroom/Office |
| Brigham City, Life Span Learning Center | 4 | | 66,755 | \$ 3.52 | \$ 235,304 | State/Other | Classroom/Office/Storage |
| Brigham City, CPD Early Intervention | 1 | 1 | 2,253 | \$ 4.70 | \$ 10,600 | Other | Classroom/Office |
| Castle Dale, SW Early Intervention | 1 | | 1,760 | \$ 4.09 | \$ 7,200 | Other | Classroom/Office |
| Cedar City, UCC Regional Office | 1 | 1 | 1,180 | \$ 10.17 | \$ 12,000 | Other | Office/Other |
| Logan, Tech. Assistance in Special Education | 1 | | 4,291 | \$ 16.49 | \$ 70,752 | Other | Classroom/Office |
| Logan, USU Advancement | 1 | | 12,183 | \$ 15.30 | \$ 186,346 | Other | Classroom/Office/Laboratory |

| Location | # of Leases | New Lease | Gross Sq. Ft. | Average Cost Per Sq. Ft. | Annual Lease Payment | Source of Funding | Type of Space |
|---|-------------|-----------|----------------|--------------------------|----------------------|-------------------|---|
| Logan, USU VP Commercialization & Res. Development | 2 | | 9,679 | \$ 13.97 | \$ 135,234 | Other | Tech. Commercialization Office (Research) |
| Logan, Cache County 4H Cache Makers | 1 | 1 | 3,150 | \$ 11.54 | \$ 36,336 | Grant | Classroom/Office |
| Moab, CDP SW Early Intervention | 1 | | 1,200 | \$ 8.52 | \$ 10,225 | Other | Classroom/Office |
| Price, CDP SW Early Intervention | 1 | | 1,290 | \$ 7.91 | \$ 10,200 | Other | Classroom/Office |
| Price, USU-Eastern Prehistoric Museum | 1 | | 22,500 | | \$ 1 | State | Museum/Office |
| Regional Campus & Distance Education, Various Locations | 4 | 2 | 33,300 | \$ 9.60 | \$ 319,660 | Other | Classroom/Office |
| Salt Lake City, Development Office | 1 | | 1,601 | \$ 10.99 | \$ 17,592 | Other | Development Office/Retail |
| Washington D.C. Apartments | 4 | | 6,157 | \$ 23.38 | \$ 143,940 | Other | Student Apartments for Interns/Advisor |
| TOTAL - USU | 26 | 6 | 226,281 | \$ 5.34 | \$ 1,207,390 | | |

| Weber State University | | | | | | | |
|--|----------|----------|---------------|----------------|-------------------|-------------|---|
| Building Leases | | | | | | | |
| Farmington, UCAID - Indulgent Food | 1 | | 18,857 | \$ 2.66 | \$ 50,208 | Other | Labs/Office |
| Farmington, Station Park | 1 | 1 | 10,937 | \$ 24.00 | \$ 262,488 | State | Classroom/Office/Storage |
| Kaysville, Davis High School | 1 | | 1,600 | \$ 10.26 | \$ 16,420 | State | Classroom |
| Kaysville, DATC, UCAID USTAR | 1 | | 210 | \$ 20.86 | \$ 4,380 | Other | Office |
| Morgan, Morgan High School | 1 | | 4,032 | \$ 0.11 | \$ 450 | State | Modular Classrooms |
| Ogden, Continuing Ed., Startup Ogden | 1 | 1 | 27,000 | \$ 0.00 | \$ 10 | State | Work Rooms/Offices/Clinic |
| Ogden, Continuing Ed., United Way Building | 1 | | 5,297 | \$ 8.74 | \$ 46,305 | State | Work Rooms/Offices/Clinic |
| Roy, WSU West | 1 | | 7,556 | \$ 15.64 | \$ 118,140 | State/Other | Classroom/Office/Storage/Student Center |
| TOTAL - WSU | 8 | 2 | 75,489 | \$ 6.60 | \$ 498,401 | | |

| Southern Utah University | | | | | | | |
|--|-----------|----------|---------------|----------------|-------------------|-------|------------------|
| Building Leases | | | | | | | |
| Cedar City, Business Resource Center | 1 | | 3,026 | \$ 13.79 | \$ 41,714 | State | Office |
| Cedar City, Global Engagement | 1 | | 4,097 | \$ 8.46 | \$ 34,680 | State | Office |
| Cedar City, Community Engagement | 1 | | 2,658 | \$ 10.36 | \$ 27,540 | State | Office |
| Head Start, Various Locations | 7 | 1 | 28,514 | \$ 8.34 | \$ 237,797 | Other | Classroom/Office |
| Cedar City, Utah Center for Rural Health | 1 | | 525 | \$ 8.96 | \$ 4,704 | Other | Residential |
| Cedar City, Community Outreach Center | 1 | | 11,705 | \$ 14.87 | \$ 174,048 | State | Office |
| Cedar City, Utah Shakespeare Festival | 1 | | 16,000 | \$ 2.25 | \$ 36,000 | Other | Office/Other |
| Cedar City, Early Intervention | 1 | | 1,080 | \$ 9.56 | \$ 10,320 | Other | Classroom |
| Subtotal Building Leases | 14 | 1 | 67,605 | \$ 8.38 | \$ 566,803 | | |
| Land Leases: | | | | | | | |
| Cedar City, Parking Services | 1 | | N/A | | \$ 12,000 | State | Parking |
| TOTAL - SUU | 15 | 1 | 67,605 | \$ 8.38 | \$ 578,803 | | |

| Location | # of Leases | New Lease | Gross Sq. Ft. | Average Cost Per Sq. Ft. | Annual Lease Payment | Source of Funding | Type of Space |
|----------|-------------|-----------|---------------|--------------------------|----------------------|-------------------|---------------|
|----------|-------------|-----------|---------------|--------------------------|----------------------|-------------------|---------------|

Snow College - No Leases

Dixie State University

| Building Leases: | | | | | | | |
|---|----------|----------|---------------|-----------------|-------------------|-------|------------------|
| St. George, University Plaza (Bldgs. B1 and B2) | 1 | | 23,100 | \$ 10.02 | \$ 231,420 | State | Classroom/Office |
| St. George, Larkin Properties | 1 | | 4,600 | \$ 23.43 | \$ 107,782 | State | Office/Other |
| St. George, Confucius Institute Housing | 1 | 1 | 1,000 | \$ 10.14 | \$ 10,140 | State | Residential |
| TOTAL - DSU | 3 | 1 | 28,700 | \$ 12.17 | \$ 349,342 | | |

Utah Valley University

| Land Leases: | | | | | | | |
|---------------------|----------|--|-----|--|------------------|-------------|---------------|
| Provo, Airport | 3 | | N/A | | \$ 46,842 | State/Other | Ground/Hanger |
| TOTAL - UVU | 3 | | | | \$ 46,842 | | |

Salt Lake Community College

| Building Leases: | | | | | | | |
|--------------------------------------|-----------|----------|----------------|-----------------|---------------------|-------------|-----------------------------|
| Salt Lake City, Writing Center | 1 | | 1,545 | \$ 7.06 | \$ 10,905.00 | State | Classroom/Office |
| Salt Lake City, Library Square | 1 | | 33,725 | \$ 14.38 | \$ 485,113.00 | State | Classroom/Office |
| Salt Lake City, Westpointe Center | 1 | | 35,700 | \$ 17.50 | \$ 624,754.00 | State/Other | Classroom/Office |
| Salt Lake City, Warehouse | 3 | | 30,000 | \$ 3.96 | \$ 118,800.00 | State | Storage |
| Salt Lake City, Airport Center | 2 | | 22,113 | \$ 6.00 | \$ 132,605.00 | State | Classroom/Office/Lab/Hanger |
| West Valley City, West Valley Center | 2 | 2 | 27,756 | \$ 7.51 | \$ 208,448.00 | | Classroom/Office |
| TOTAL - SLCC | 10 | 2 | 150,839 | \$ 10.48 | \$ 1,580,625 | | |

USHE Institutions

| | | | | | | | |
|---------------------|------------|-----------|------------------|----------|----------------------|--|--|
| Building Leases | 188 | 21 | 1,926,894 | \$ 13.83 | \$ 26,647,839 | | |
| Land Leases | 26 | 1 | 247,620 | | \$ 1,090,889 | | |
| TOTAL - USHE | 214 | 22 | 2,174,514 | | \$ 27,738,728 | | |