

November 8, 2017

MEMORANDUM

TO: State Board of Regents

FROM: David L. Buhler

SUBJECT: USHE – Annual Report on Leased Space

Issue

Regent Policy R710, *Capital Facilities* requires the Commissioner to provide the Board with an annual report on leased space for the USHE system. A summary of this report will also be submitted to DFCM and the Building Board for inclusion in the State Building Board Five-year Building Program document.

Background

Each of the eight institutions submitted a detailed list of leased spaces currently under contract. This information has been summarized in the following table:

Institution	Leases	New Leases	Square Feet	Rent
University of Utah	50	10	279,975	\$3,575,479
Univ. of Utah Healthcare	88	11	921,768	\$18,286,852
Utah State University	29	4	210,444	\$1,601,601
Weber State University	6	0	86,538	\$443,122
Southern Utah University	19	4	158,341	\$875,265
Snow College	0	0	0	\$0
Dixie State University	2	1	19,600	\$157,782
Utah Valley University	4	1	13,700	\$398,801
Salt Lake Community College	10	0	133,187	\$1,516,838
Total	208	31	1,823,553	\$26,855,739

As requested by the Board, staff has highlighted the significant changes from the prior year's report which include:

- University of Utah – the addition of five residential leases in Salt Lake City, a Red Zone store in Sandy, five AirMed leases, and six additional clinical leases.
- Utah State University – the addition of a \$655,200 lease for a regional campus in Salt Lake County.
- Southern Utah University – the addition of a \$149,000 lease for the Center for the Arts and three new Head Start locations.

- Dixie State University – the addition of a \$50,000 lease for a digital film studio.
- Utah Valley University – the addition of a \$349,350 classroom lease at Thanksgiving Point.

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/KLH/RPA
Attachments

Utah System Of Higher Education

Annual Leased Space Report - 2017

For the Period from July 1, 2016 to June 30, 2017

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:							
Residential, Various Locations	11	5	11,210	\$ 14.05	\$ 157,500	State/Other	Residential
Washington D.C., Hinkley Institute Apartments	7		7,910	\$ 28.12	\$ 222,420	Other	Residential
Murray, Reading Clinic	1		9,618	\$ 16.93	\$ 162,811	Other	Classroom
Continuing Education, Various Locations	3	1	33,226	\$ 21.41	\$ 711,327	State	Classroom
Geography Records of Environment and Disturbance Lab	1		10,298	\$ 30.01	\$ 309,093	State	Classroom/Office
Red Zone Stores, Various Locations*	4	1	16,896	\$ 22.62	\$ 382,244	Other	Retail/Non-assignable
Operations and Administration, Salt Lake City	1	1	12,090	\$ 16.50	\$ 199,485	Other	Office
Technology Venture Communications	1		13,141	\$ 24.88	\$ 326,948	Other	Office
<i>Subtotal University Operations Leases</i>	<i>29</i>	<i>8</i>	<i>114,389</i>	<i>\$ 21.61</i>	<i>\$ 2,471,828</i>		
Healthcare - Residential Facilities, Various Locations	2		50,952	\$ 12.55	\$ 639,600	Clinical	Residential
Healthcare - AirMed, Various Locations	12	5	137,157	\$ 1.87	\$ 255,901	Clinical	Hanger/Residential
Healthcare - Primary Children's Hospital	9		71,892	\$ 27.20	\$ 1,955,344	Clinical	Clinical
Healthcare - Dialysis Centers, Various Locations	15		101,300	\$ 21.40	\$ 2,168,199	Clinical	Clinical
Healthcare - Clinics, Various locations	29	6	185,568	\$ 25.37	\$ 4,707,525	Clinical	Clinical
Healthcare - Clinical Research and Admin, Research Park	20		233,628	\$ 24.11	\$ 5,632,241	Clinical	Office/Laboratory
Healthcare - Medical Billing Operations	1		141,271	\$ 20.73	\$ 2,928,042	Clinical	Office
<i>Subtotal Healthcare Leases</i>	<i>88</i>	<i>11</i>	<i>921,768</i>	<i>\$ 19.84</i>	<i>\$ 18,286,852</i>		
Land and Storage Leases:							
Storage, Various locations	10	2	83,192	\$ 6.76	\$ 562,225	State/Other	Storage
KUER/KUED Communication/Transmitter Sites	9		82,394	\$ 1.24	\$ 102,435	Other	Ground
Parking Leases, Salt Lake City	2		N/A		\$ 438,991	Other	Parking
<i>Subtotal Land and Storage Leases</i>	<i>21</i>	<i>2</i>	<i>165,586</i>		<i>\$ 1,103,651</i>		
TOTAL - UU	138	21	1,201,743	\$ 20.03	\$ 21,862,331		

* As directed by the Board of Regents the University will close all off-campus Red Zone locations by early 2018.

Location	# of Leases	New Lease	Gross Sq. Ft.	Average Cost Per Sq. Ft.	Annual Lease Payment	Source of Funding	Type of Space
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Utah State University							
Building Leases:							
Apartments for Student Interns, Washington D.C.	4		6,009	\$ 24.45	\$ 146,919	Other	Residential
Cache County 4H Cache Makers, Logan	1		3,150	\$ 11.81	\$ 37,212	Grant	Classroom/Office
Center Persons w. Disabilities - Early Intervention, Various	4		6,203	\$ 7.05	\$ 43,729	Grant/Other	Classroom/Office
Center Persons w. Disabilities - Technical Assistance, Logan	1		4,291	\$ 18.02	\$ 77,312	Other	Classroom/Office
CTE Program-Trucking & Hvy. Equip. Operations, Blanding	1		56,628	\$ 0.12	\$ 6,972	State	Classroom/Office
Development Office, Salt Lake City	1		2,305	\$ 5.93	\$ 13,680	Other	Office/Other
Life Span Learning Centers, Brigham City	4		49,474	\$ 4.79	\$ 237,201	State/Other	Classroom/Office/Lab/Storage
Montezuma Creek Seminary Building, Blanding	1		2,354	\$ 2.55	\$ 6,000	State	Classroom/Office
Nursing Program, Cedar City	1	1	120	\$ 20.00	\$ 2,400	Other	Office
Nursing Program, St. George	1	1	98	\$ 33.67	\$ 3,300	Grant	Office
Regional Campus, Orem/Provo	1		3,507	\$ 16.29	\$ 57,116	Other	Classroom/Office
Regional Campus, Salt Lake City	3	1	60,142	\$ 13.73	\$ 825,992	Other	Classroom/Office
Small Business Development Center, Logan	1		1,281	\$ 10.93	\$ 14,004	Other	Classroom/Office
USU Commercialization & Regional Development, Logan	1		5,000	\$ 13.11	\$ 65,564	Other	Office/Research
Utah Conservation Corps Program, Various	3	1	7,094	\$ 6.01	\$ 42,600	Other	Office/Other
UT Academic and Institutional Services, Nephi	1		2,788	\$ 7.75	\$ 21,600	Other	Classroom/Office
TOTAL - USU	29	4	210,444	\$ 7.61	\$ 1,601,601		

Weber State University							
Building Leases							
Continuing Education - Startup Ogden	1		27,000	\$ 0.00	\$ 10	State	Classroom/Office
Continuing Education - United Way Building, Ogden	1		5,099	\$ 8.04	\$ 40,996	State	Classroom/Office
Instructional Center - Morgan High School, Morgan	1		4,032	\$ 0.11	\$ 456	State	Classroom
Instructional Center - Station Park, Farmington	1		10,937	\$ 25.21	\$ 275,776	State	Classroom
Instructional Center - WSU West, Roy	1		7,556	\$ 16.66	\$ 125,883	State	Classroom
Weber Sports Complex	1		31,914	\$ 0.00	\$ 1	Other	Laboratory
TOTAL - WSU	6	0	86,538	\$ 5.12	\$ 443,122		

Location	# of Leases	New Lease	Gross Sq. Ft.	Average Cost Per Sq. Ft.	Annual Lease Payment	Source of Funding	Type of Space
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Southern Utah University							
Building Leases							
Business Resource Center, Cedar City	1		4,335	\$ 1.66	\$ 7,200	Other	Office
Center for the Arts, Cedar City	1	1	89,267	\$ 1.67	\$ 149,001	Other	Office/Other
Community Engagement, Cedar City	1		2,658	\$ 10.85	\$ 28,836	State	Office
Community Outreach Center, Cedar City	1		11,705	\$ 15.08	\$ 176,520	State	Office
Early Intervention, Cedar City	1		1,080	\$ 9.56	\$ 10,320	Other	Classroom
Global Engagement, Cedar City	1		4,097	\$ 8.86	\$ 36,312	State	Office
Head Start, Various Locations	10	3	43,124	\$ 10.42	\$ 449,376	Other	Classroom/Office
Utah Center for Rural Health, Cedar City	3		2,075	\$ 8.53	\$ 17,700	Other	Residential
TOTAL - SUU	19	4	158,341	\$ 5.53	\$ 875,265		

Snow College - No Leases

Dixie State University							
Building Leases:							
Digital Film Studio, St. Georg	1	1	15,000	\$ 3.33	\$ 50,000	State	Office/Other
Larkin Properties, St. George	1		4,600	\$ 23.43	\$ 107,782	State	Office/Other
TOTAL - DSU	2	1	19,600	\$ 8.05	\$ 157,782		

Utah Valley University							
Building Leases:							
Thanksgiving Point, Lehi	1	1	13,700.00	25.50	\$ 349,350	State	Classroom/Office
Land Leases:							
Provo Airport	3		N/A		\$ 49,451	State/Other	Ground/Hanger
TOTAL - UVU	4	1	13,700	\$ 25.50	\$ 398,801		

Location	# of Leases	New Lease	Gross Sq. Ft.	Average Cost Per Sq. Ft.	Annual Lease Payment	Source of Funding	Type of Space
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Salt Lake Community College							
Building Leases:							
Airport Center, Salt Lake City	2		20,937	\$ 6.50	\$ 136,053	State	Classroom/Office/Lab/Hanger
Central Receiving, Salt Lake City	3		25,200	\$ 5.04	\$ 126,911	State	Storage
Library Square, Salt Lake City	1		22,049	\$ 17.00	\$ 374,832	State	Classroom/Office
Westpointe Center, Salt Lake City	1		35,700	\$ 18.28	\$ 652,747	State/Other	Classroom/Office
Writing Center, Salt Lake City	1		1,545	\$ 7.06	\$ 10,908	State	Classroom/Office
West Valley Center, West Valley City	2		27,756	\$ 7.76	\$ 215,387	State	Classroom/Office
TOTAL - SLCC	10	0	133,187	\$ 11.39	\$ 1,516,838		

USHE Institutions	# of Leases	New Lease	Gross Sq. Ft.	Average Cost Per Sq. Ft.	Annual Lease Payment
Building Leases	184	29	1,657,967	\$ 15.50	\$ 25,702,637
Land Leases	24	2	165,586		\$ 1,153,102
TOTAL - USHE	208	31	1,823,553		\$ 26,855,739