

November 7, 2018

MEMORANDUM

TO: State Board of Regents

FROM: David L. Buhler

SUBJECT: USHE – Annual Report on Leased Space

Issue

Regent Policy R710, *Capital Facilities* requires that the Commissioner 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 State Building Board for inclusion in the *Five-year Building Program* document.

Background

Each USHE institution submitted a detailed list of leased spaces currently under contract (with the exception of Snow College that does not currently have leased space). This information has been summarized in the following table:

Institution	Leases	New Leases	Square Feet	Rent
University of Utah	48	6	258,513	\$3,252,737
Univ. of Utah Healthcare	87	7	884,116	\$18,557,075
Utah State University	29	4	154,050	\$689,901
Weber State University	6	0	85,869	\$450,519
Southern Utah University	19	0	158,341	\$882,129
Snow College	0	0	0	\$0
Dixie State University	1	0	15,000	\$50,000
Utah Valley University	4	0	13,700	\$409,363
Salt Lake Community College	8	0	133,374	\$1,535,050
<b>Total</b>	<b>202</b>	<b>17</b>	<b>1,702,963</b>	<b>\$25,826,773</b>

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 a lease to expand the Education@Work program authorized by the Board in the January 2018 meeting; the addition of a healthcare administration lease authorized in the March 2017 Board meeting, and the addition of five clinical leases.

- Utah State University – the elimination of two leases totaling \$815,756 for the regional campus in Salt Lake County that was purchased through bonds approved by the Board in the January 2018 meeting.
- Dixie State University – the elimination of a \$107,782 lease for office space.

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 only; no action is required.

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David L. Buhler  
Commissioner of Higher Education

DLB/KLH/RPA  
Attachments

Utah System Of Higher Education

Annual Leased Space Report - 2018

For the Period from July 1, 2017 to June 30, 2018

Location	# of Leases	New Lease	Gross Sq. Ft.	Average Cost Per Sq. Ft.	Annual Lease Payment	Source of Funding	Type of Space
<b>University of Utah</b>							
<b>Building Leases:</b>							
Residential, Various Locations	13	3	13,223	\$ 15.37	\$ 203,256	State/Other	Residential
Washington D.C., Hinkley Institute Apartments	7		7,910	\$ 28.96	\$ 229,044	Other	Residential
Murray, Reading Clinic	1		9,618	\$ 16.93	\$ 162,811	Other	Classroom
Continuing Education, Various Locations	3		33,226	\$ 23.06	\$ 766,204	State	Classroom
Campus Store for Continuing Education, Sandy	1		3,942	\$ 23.15	\$ 91,250	Other	Retail/Non-assignable
Business School and Education@Work Program	2	1	31,354	\$ 17.00	\$ 532,885	Other	Office
Technology Venture Communications	1		8,274	\$ 25.50	\$ 210,984	Other	Office
<i>Subtotal University Operations Leases</i>	<i>28</i>	<i>4</i>	<i>107,547</i>	<i>\$ 20.42</i>	<i>\$ 2,196,433</i>		
Healthcare - Residential Facilities, Various Locations	2		50,952	\$ 13.70	\$ 698,018	Clinical	Residential
Healthcare - AirMed, Various Locations	12		110,577	\$ 2.21	\$ 243,987	Clinical	Hanger/Residential
Healthcare - Primary Children's Hospital	9		70,928	\$ 27.56	\$ 1,954,532	Clinical	Clinical
Healthcare - Dialysis Centers, Various Locations	15		101,300	\$ 21.76	\$ 2,204,360	Clinical	Clinical
Healthcare - Clinics, Various locations	29	5	183,797	\$ 26.47	\$ 4,865,995	Clinical	Clinical
Healthcare - Clinical Research and Admin, Research Park	17		154,688	\$ 25.11	\$ 3,883,920	Clinical	Office/Laboratory
Healthcare - Administrative Operations	3	2	211,874	\$ 22.21	\$ 4,706,263	Clinical	Office
<i>Subtotal Healthcare Leases</i>	<i>87</i>	<i>7</i>	<i>884,116</i>	<i>\$ 20.99</i>	<i>\$ 18,557,075</i>		
<b>Land and Storage Leases:</b>							
Storage, Various locations	7		67,902	\$ 7.24	\$ 491,801	State/Other	Storage
KUER/KUED Communication/Transmitter Sites	11	2	83,064	\$ 1.51	\$ 125,512	Other	Ground
Parking Leases, Salt Lake City	2		N/A		\$ 438,991	Other	Parking
<i>Subtotal Land and Storage Leases</i>	<i>20</i>	<i>2</i>	<i>150,966</i>		<i>\$ 1,056,304</i>		
<b>TOTAL - UU</b>	<b>135</b>	<b>13</b>	<b>1,142,629</b>	<b>\$ 20.93</b>	<b>\$ 21,809,812</b>		

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		5,731	\$ 25.44	\$ 145,768	Other	Residential
Cache County 4-H, Bridgerland Tech, Logan	1	1	2,741	\$ 0.00	\$ 1	Grant/Other	Classroom/Office
Center Persons w. Disabilities - Early Intervention, Various	4		6,203	\$ 7.14	\$ 44,271	Grant/Other	Classroom/Office
Center Persons w. Disabilities - Assistive Technology, Vernal	1	1	1,940	\$ 5.88	\$ 11,400	Grant	Office/Other
CTE Program-Trucking & Hvy. Equip. Operations, Blanding	1		56,628	\$ 0.12	\$ 7,045	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, Various Locations	4	2	6,151	\$ 1.46	\$ 9,000	Other	Office
Regional Campus, Orem/Provo	1		3,507	\$ 16.69	\$ 58,544	Other	Classroom/Office
Regional Campus, Salt Lake City	1		853	\$ 12.00	\$ 10,236	Other	Classroom/Office
Small Business Development Center, Logan	1		1,281	\$ 11.26	\$ 14,424	Other	Classroom/Office
USU Commercialization & Regional Development, Logan	1		5,000	\$ 13.51	\$ 67,531	Other	Office/Research
Utah Conservation Corps Program, Various	3		7,094	\$ 6.09	\$ 43,200	Other	Office/Other
UT Academic and Institutional Services, Nephi	1		2,788	\$ 7.75	\$ 21,600	Other	Classroom/Office
<b>TOTAL - USU</b>	<b>29</b>	<b>4</b>	<b>154,050</b>	<b>\$ 4.48</b>	<b>\$ 689,901</b>		

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		4,461	\$ 8.04	\$ 40,060	State	Classroom/Office
Instructional Center - Morgan High School, Morgan	1		4,032	\$ 0.11	\$ 1	State	Classroom
Instructional Center - Station Park, Farmington	1		10,937	\$ 25.21	\$ 282,672	State	Classroom
Instructional Center - WSU West, Roy	1		7,525	\$ 16.66	\$ 127,775	State	Classroom
Weber Sports Complex	1		31,914	\$ 0.00	\$ 1	Other	Laboratory
<b>TOTAL - WSU</b>	<b>6</b>	<b>0</b>	<b>85,869</b>	<b>\$ 5.25</b>	<b>\$ 450,519</b>		

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							
<b>Building Leases</b>							
Business Resource Center, Cedar City	1		4,335	\$ 1.66	\$ 7,200	Other	Office
Center for the Arts, Cedar City	1		89,267	\$ 1.67	\$ 149,001	Other	Office/Other
Community Engagement, Cedar City	1		2,658	\$ 11.44	\$ 30,396	State	Office
Community Outreach Center, Cedar City	1		11,705	\$ 15.38	\$ 180,024	State	Office
Early Intervention, Cedar City	1		1,080	\$ 9.56	\$ 10,320	Other	Classroom
Global Engagement, Cedar City	1		4,097	\$ 9.01	\$ 36,912	State	Office
Head Start, Various Locations	10		43,124	\$ 10.42	\$ 449,376	Other	Classroom/Office
Utah Center for Rural Health, Cedar City	3		2,075	\$ 9.11	\$ 18,900	Other	Residential
<b>TOTAL - SUU</b>	<b>19</b>	<b>0</b>	<b>158,341</b>	<b>\$ 5.57</b>	<b>\$ 882,129</b>		

<b>Snow College - No Leases</b>
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Dixie State University							
<b>Building Leases:</b>							
Digital Film Studio, St. Georg	1		15,000	\$ 3.33	\$ 50,000	State	Office/Other
<b>TOTAL - DSU</b>	<b>1</b>	<b>0</b>	<b>15,000</b>	<b>\$ 3.33</b>	<b>\$ 50,000</b>		

Utah Valley University							
<b>Building Leases:</b>							
Thanksgiving Point, Lehi	1		13,700.00	26.26	\$ 359,830	State	Classroom/Office
<b>Land Leases:</b>							
Provo Airport	3		N/A		\$ 49,533	State/Other	Ground/Hanger
<b>TOTAL - UVU</b>	<b>4</b>	<b>0</b>	<b>13,700</b>	<b>\$ 26.26</b>	<b>\$ 409,363</b>		

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							
<b>Building Leases:</b>							
Airport Center, Salt Lake City	2		20,937	\$ 6.86	\$ 143,606	State	Classroom/Office/Lab/Hanger
Central Receiving, Salt Lake City	1		25,200	\$ 4.81	\$ 121,187	State	Storage
Library Square, Salt Lake City	1		22,049	\$ 17.51	\$ 386,077	State	Classroom/Office
Westpointe Center, Salt Lake City	1		35,887	\$ 18.33	\$ 657,884	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	\$ 215,388	State	Classroom/Office
<b>TOTAL - SLCC</b>	<b>8</b>	<b>0</b>	<b>133,374</b>	<b>\$ 11.51</b>	<b>\$ 1,535,050</b>		

USHE Institutions	# of Leases	New Lease	Gross Sq. Ft.	Average Cost Per Sq. Ft.	Annual Lease Payment
Building Leases	179	15	1,551,997	\$ 15.93	\$ 24,720,936
Land Leases	23	2	150,966		\$ 1,105,837
<b>TOTAL - USHE</b>	<b>202</b>	<b>17</b>	<b>1,702,963</b>		<b>\$ 25,826,773</b>