



October 7, 2019

USHE – Annual Report on Leased Space

Regent Policy R705, *Leased Space*, requires the Commissioner to provide the Board with an annual report on leased space for the USHE system. A summary of this report is also submitted to DFCM and the State Building Board for inclusion in the Five-year Building Program document.

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 is summarized in the following table:

Institution	Leases	New Leases	Square Feet	Lease Cost
University of Utah	55	12	287,106	\$ 6,337,824
Univ. of Utah Healthcare	91	10	934,600	20,348,389
Utah State University	29	1	153,176	727,241
Weber State University	7	1	86,150	484,016
Southern Utah University	21	2	240,517	1,761,043
Snow College	0	0	0	0
Dixie State University	1	0	15,000	50,000
Utah Valley University	4	0	13,700	171,580
Salt Lake Comm. College	6	0	97,487	895,934
Total	214	26	1,827,736	\$30,776,026

Significant changes from the prior year’s report include:

- University of Utah: the addition of Block 44 Apartments (380 S. 400E.) for a cost of \$2,859,767 to meet demand while new student housing is constructed on campus; the addition of four healthcare clinics in the Salt Lake Valley for an additional cost of \$320,526 a year.
- Southern Utah University: the addition of Founders Hall student housing for \$871,713 a year.
- Salt Lake Community College: the elimination of the \$657,884 lease for the Westpointe facility that the institution received authorization from the Regents to purchase in May.

The full report of leased space is attached. 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

Information item only; no action is required.

Attachment

Utah System Of Higher Education
Annual Leased Space Report - 2019

For the Period from July 1, 2018 to June 30, 2019

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	17	5	125,856	\$ 24.74	\$ 3,113,603	Other/State	Residential
Washington D.C., Hinkley Institute Apartments	7		7,910	\$ 30.01	\$ 237,408	Other	Residential
Murray, Reading Clinic	1		9,618	\$ 16.93	\$ 162,811	Other	Classroom
Continuing Education, Various Locations	3		33,226	\$ 25.01	\$ 831,015	State	Classroom
Campus Store for Continuing Education, Sandy	1		5,416	\$ 23.23	\$ 125,800	Other	Retail/Non-assignable
Business School and Education@Work Program	2		31,354	\$ 17.43	\$ 546,430	Other	Office
Technology Venture Communications	1		8,274	\$ 26.00	\$ 215,124	Other	Office
College of Architecture and Planning	1	1	1,250	\$ 22.00	\$ 27,500	Other	Classroom/Office
Energy and Geoscience Institute in Slovak Republic	1	1			\$ 24,259	Other	Classroom/Office/Lab/Storage
<i>Subtotal University Operations Leases</i>	<i>34</i>	<i>7</i>	<i>222,904</i>	<i>\$ 23.71</i>	<i>\$ 5,283,950</i>		
Healthcare - Residential Facilities, Various Locations	2		41,352	\$ 17.39	\$ 719,151	Clinical	Residential
Healthcare - AirMed, Various Locations	12		106,317	\$ 2.40	\$ 255,522	Clinical	Hanger/Residential
Healthcare - Primary Children's Hospital	9		70,928	\$ 28.25	\$ 2,003,395	Clinical	Clinical
Healthcare - Dialysis Centers, Various Locations	15	1	105,690	\$ 21.82	\$ 2,306,015	Clinical	Clinical
Healthcare - Clinics, Various locations	29	4	177,307	\$ 26.49	\$ 4,696,537	Clinical	Clinical
Healthcare - Clinical Research and Admin, Research Park	20	3	166,799	\$ 25.66	\$ 4,280,482	Clinical	Office/Laboratory
Healthcare - Administrative Operations	4	2	266,207	\$ 22.87	\$ 6,087,286	Clinical	Office
<i>Subtotal Healthcare Leases</i>	<i>91</i>	<i>10</i>	<i>934,600</i>	<i>\$ 21.77</i>	<i>\$ 20,348,389</i>		
Land and Storage Leases:							
Storage, Various locations	8	1	64,202	\$ 6.85	\$ 439,766	State/Other	Storage
KUER/KUED Communication/Transmitter Sites	11	4	N/A		\$ 157,957	Other	Ground
Parking Leases, Salt Lake City	2		N/A		\$ 456,151	Other	Parking
<i>Subtotal Land and Storage Leases</i>	<i>21</i>	<i>5</i>	<i>64,202</i>		<i>\$ 1,053,874</i>		
TOTAL - UU	146	22	1,221,706	\$ 22.14	\$ 26,686,213		

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	\$ 26.05	\$ 149,316	Other	Residential
Cache County 4-H, Bridgerland Tech, Logan	1		2,741	\$ 0.00	\$ 1	Grant/Other	Classroom/Office
Center Persons w. Disabilities - Early Intervention, Various	5	1	7,403	\$ 7.72	\$ 57,171	Grant/Other	Classroom/Office
Center Persons w. Disabilities - Assistive Technology, Vernal	1		1,940	\$ 6.19	\$ 12,000	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		6,271	\$ 1.82	\$ 11,400	Other	Office
Regional Campus, Orem/Provo	1		3,507	\$ 17.11	\$ 60,007	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	\$ 11.60	\$ 14,857	Other	Classroom/Office
USU Commercialization & Regional Development, Logan	1		5,000	\$ 13.91	\$ 69,556	Other	Office/Research
Utah Conservation Corps Program, Various	2		4,900	\$ 11.67	\$ 57,171	Other	Office/Other
UT Academic and Institutional Services, Nephi	1		2,788	\$ 7.75	\$ 21,600	Other	Classroom/Office
TOTAL - USU	29	1	153,176	\$ 4.75	\$ 727,241		

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		3,448	\$ 9.26	\$ 31,915	State	Classroom/Office
Instructional Center - Morgan High School, Morgan	1		4,032	\$ 0.00	\$ 1	State	Classroom
Instructional Center - Station Park, Farmington	1		10,937	\$ 26.49	\$ 289,740	State	Classroom
Instructional Center - WSU West, Roy	1		7,525	\$ 17.32	\$ 130,333	State	Classroom
Weber Sports Complex	1		31,914	\$ 0.00	\$ 1	Other	Laboratory
Apartments for Student Interns, Washington D.C.	1	1	1,294	\$ 24.74	\$ 32,016	Other	Residential
TOTAL - WSU	7	1	86,150	\$ 5.62	\$ 484,016		

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		89,267	\$ 1.67	\$ 149,001	Other	Office/Other
Community Engagement, Cedar City	1		2,658	\$ 11.68	\$ 31,044	State	Office
Community Outreach Center, Cedar City	1		11,705	\$ 15.79	\$ 184,776	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	\$ 9.98	\$ 20,700	Other	Residential
Founders Hall, Cedar City	1	1	78,488	\$ 11.11	\$ 871,713	Other	Residential
SUU on Main, Cedar City	1	1	3,688	\$ 0.00	\$ 1	Other	Office/Other
TOTAL - SUU	21	2	240,517	\$ 7.32	\$ 1,761,043		

Snow College - No Leases

Dixie State University							
Building Leases:							
Digital Film Studio, St. Georg	1		15,000	\$ 3.33	\$ 50,000	State	Office/Other
TOTAL - DSU	1	0	15,000	\$ 3.33	\$ 50,000		

Utah Valley University							
Building Leases:							
Thanksgiving Point, Lehi	1		13,700.00	8.84	\$ 121,119	State	Classroom/Office
Land Leases:							
Provo Airport	3		N/A		\$ 50,461	State/Other	Ground/Hanger
TOTAL - UVU	4	0	13,700	\$ 8.84	\$ 171,580		

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	\$ 7.20	\$ 150,792	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	\$ 18.04	\$ 397,659	State	Classroom/Office
Writing Center, Salt Lake City	1		1,545	\$ 7.06	\$ 10,908	State	Classroom/Office
West Valley Center, West Valley City	1		27,756	\$ 7.76	\$ 215,388	State	Classroom/Office
TOTAL - SLCC	6	0	97,487	\$ 9.19	\$ 895,934		

USHE Institutions	# of Leases	New Lease	Gross Sq. Ft.	Average Cost Per Sq. Ft.	Annual Lease Payment
Building Leases	190	21	1,763,534	\$ 16.83	\$ 29,671,692
Land Leases	24	5	64,202		\$ 1,104,335
TOTAL - USHE	214	26	1,827,736		\$ 30,776,026