



UTAH SYSTEM OF
HIGHER EDUCATION

MEMORANDUM

TAB G

October 30, 2020

Ogden-Weber Technical College – Property Acquisition

As required by state law, Ogden-Weber Technical College submitted a qualified proposal to the director of the Utah Division of Facilities Construction and Management for the transfer of a 16,828 square foot building and 5.00 acre lot contiguous to the college's main campus in Ogden.

In partnership with Ogden School District, the space will increase access for high school students to college programs offered at the college. Students will be able to complete required high school graduation requirements while attending the technical college. This joint use is consistent with the college's mission, the statutory requirement to provide access to secondary students, and the college's master plan.

Support for the transfer of the property was previously approved by Ogden-Weber Technical College's Board of Directors and the former Utah System of Technical Colleges Board of Trustees. The college is requesting support for the transfer of the property from the Utah Board of Higher Education. There is no money transaction for this property transfer, and Ogden School District will be investing in the costs of the building improvements.

Commissioner's Recommendation

The Commissioner recommends that the Board approve the transfer of property located at 145 North Monroe Blvd., Ogden, Utah from the Department of Facilities Construction and Management to Ogden-Weber Technical College.

Attachments:



PRESIDENT

James R. Taggart

jim.taggart@otech.edu | 801-627-8304

October 13, 2020

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Executive Assistant

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Commissioner Dave R. Woolstenhulme
Utah System of Higher Education
Board of Regents Building, The Gateway
60 South 400 West
Salt Lake City, Utah 84101-1284

Dear Commissioner Woolstenhulme,

Pursuant to Utah Code 63-A-5b-901, "Disposal of Division-owned Property", the Ogden-Weber Technical College has submitted a "qualified proposal" to the director of the Utah Division of Facilities Construction and Management (DFCM), for the transfer of a 16,828 square foot building and 5.00 acre lot located at 145 North Monroe Blvd., Ogden, Utah. This property is contiguous with the college's main campus.

As identified in statute, the director has identified the transfer of the building and property to the college as "...a material benefit to the state." The next step in the process is to receive a favorable recommendation for the transfer from the legislature's Executive Appropriations Committee (EAC). The proposal will be presented to EAC at their November 2020 meeting.

In partnership with Ogden School District, the space will be utilized to increase access for high school students to college programs offered at the college. Students will be able to complete required high school graduation requirements, while attending the technical college. This joint use falls squarely within the college's mission, statutory requirement to provide access to secondary students, and the college's master plan.

Support for transfer of the property was previously approved by the college's board of directors and the former Utah System of Technical Colleges Board of Trustees. The college is requesting support for the transfer of property from the Utah Board of Higher Education.

A copy of the qualified proposal submitted to DFCM is attached. Pictures of the building and location in relation to the college's main campus is included.

Thank you for your continued support for leveraging partnerships and increasing access for our students. Please let me know if you need any additional information regarding this proposal.

Respectfully,

James R. Taggart
President

otech.edu

200 N. Washington Blvd.,
Ogden, UT 84404



MEMORANDUM

TO: Jim Russell, DFCM Division Director

FROM: James R. Taggart, President

DATE: August 28, 2020

RE: Qualified Proposal – Transfer of Ownership, 145 North Monroe Blvd., Ogden, Utah 84404, to Ogden-Weber Technical College.

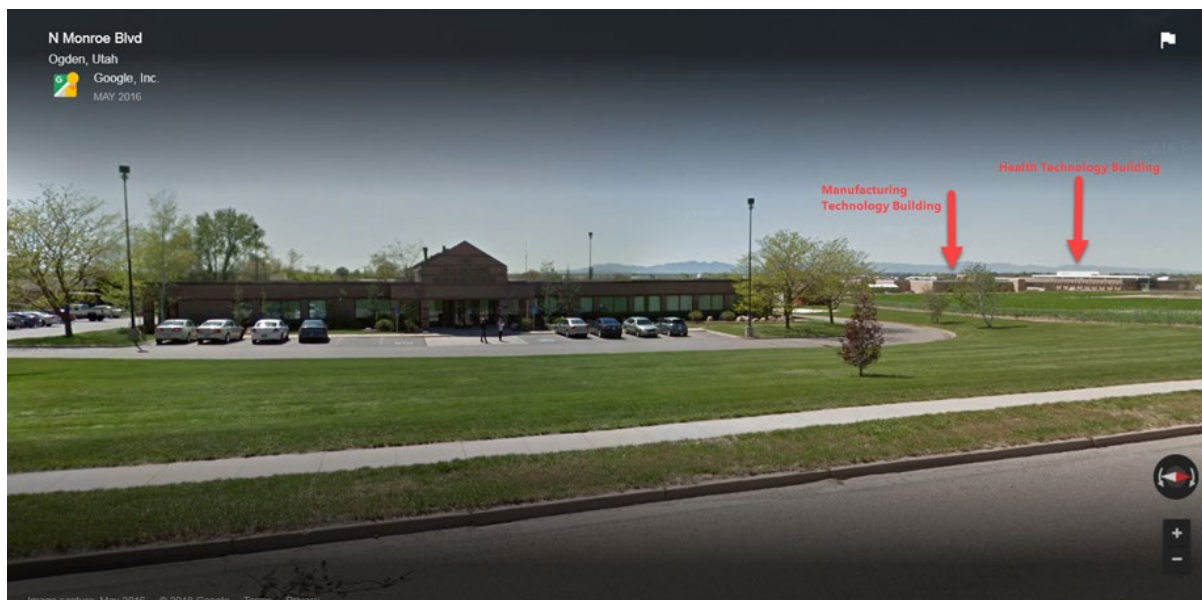
Utah Code 63A-5b, Part 9 details the “Disposal of Division-owned Property.” The statute details the process in which the director may transfer ownership to a secondary state agency if “the director determines that the transfer of ownership or lease is in the best interest of the state;” (63A-5b-904(2a)). The Ogden-Weber Technical College is recognized in statute as a secondary state agency. This qualified proposal details, “the proposed use or occupancy, transfer of ownership, or lease of vacant division-owned property; and how the state will benefit from the proposed use or occupancy, transfer of ownership, or lease.” (63A-5b-901(14)).

Property Background

In 1985, the Ogden-Weber Technical College moved to its current main campus location. Legislation provided transfer of land and buildings from the then Utah Division of Youth Corrections. As part of that transfer, five acres in the southeast corner of the original property were retained by Youth Corrections to build a facility for observation and assessment of youth offenders. This facility is located at 145 N. Monroe Blvd., and is contiguous with the college campus.

As part of a consolidation of services provided by the Utah Division of Juvenile Justice Services (JJS), observation and assessment staff and services were relocated to the new Weber Valley Multi-Use Youth Center. This occurred in May 2018. At that time, no primary state agency demonstrated interest in the facility. Within weeks, with no maintenance of grounds, the lawn had died and weeds were two and three feet tall.

The college entered into a no-cost lease with the Utah Division of Facilities and Construction Management in July 2018. The college began covering costs associated with watering and landscape maintenance, building utilities, and security. This has saved the Division from expending funds to maintain a vacated property and the College has protected a State resource. To date, the College has invested \$170,000 in utilities, landscaping, clean-up, repair, and security monitoring.



During the 2019 and 2020 legislative sessions, the College worked with the Division and area legislators to have the property transferred. While there is strong support by legislators, due to changes in statutes, during both sessions, the transfer could not be completed by legislative action alone.

Proposed Use

High school students can enroll, tuition-free, as early college students at Ogden-Weber Technical College. Over the past several years, the number of early college students

from Ogden School District has grown from 500 to over 1000 students per year. The demand for access to high quality technical education continues to grow. One of the most significant barriers to access is the amount of time lost by students as they travel from their high school to the college and back. As a result, many students have to wait until their senior year to take advantage of tuition-free college courses.

The Ogden School District understands the value of technical education in the success of their students. Hands-on technical instruction provides much needed context for science, math, engineering, technical writing and critical thinking. Students engaged in early college programs are more likely to graduate on time, complete a post-secondary credential, obtain higher wage employment, and continue additional post-secondary education.

Recognizing the impact of technical education, the Ogden School District has proposed a partnership with Ogden-Weber Technical College for joint use of property and building located at 145 N. Monroe Blvd. The school district is willing to invest in the costs to remodel the space to make it functional instructional space. Preliminary estimates indicate this to be \$4.5M.

Once remodeled, this shared space would be used to permit high school students to attend full-day on the College campus. Students would be able to complete required high school core courses in this new facility and access college courses. By utilizing competency-based instruction, high school students could accelerate their completion of core courses so they could take more college courses earlier. This will also be a significant benefit for any student who is credit-deficient and needs the support to get back on track to graduate on time.

This shared space facility significantly reduces the transportation barrier to many students. By allowing students to combine both competency-based education to their core requirements and their college programs, more students will graduate from high school, on-time, with one or more college certificates completed.

Benefit to State of Utah

The Ogden School District / Ogden-Weber Technical College proposed use of this space increases high school completion and attainment of a post-secondary credential. A 2014 study by Northeastern University found that each high school dropout costs taxpayers \$292,000 over the course of their lives. In addition, lifetime earnings of high school dropouts are \$260,000 LESS than their peers who earn a diploma. Less income results in less state tax revenue. In addition, the unemployment rate for high school dropouts is 4 percent higher than the national average. Every high school student who graduates on-time, saves the State hundreds of thousands of dollars in public support and losses in income tax revenue. Source: *The True Cost of High School Dropouts* retrieved from: www.graduationalliance.com/2017/03/06/the-true-cost-of-high-school-dropouts/

In 2019, the Utah Data Research Center reported that students completing a technical college certificate experienced a 21% and 32% increase in wages. Students completing longer certificates had the larger wage increase. The proposed shared used space provides the opportunity for high school students to complete longer certificates, or even multiple certificate before graduating from high school. This wage growth results in increase income tax revenue for the State. In addition, since the students have no student loan debt, the graduate has more disposable income to spend on vehicles, homes and other items. This increases sales tax revenue for the State of Utah. Technical College graduates are retained in the Utah workforce at an impressive rate. One year after completing a certificate 97% are still working in Utah. After five years, 87% are still working and paying taxes in Utah. Source: *Return on Investment of Career and Technical Education Provided by UTech* retrieved from: <https://udrc.utah.gov/utechroi/index.html>

In summary, the tangible benefits to the State of Utah by the transfer of ownership of the vacant property, located at 145 N. Monroe Blvd., to the Ogden-Weber Technical College far outweigh the current market value or any other proposed use. Transfer of the property will not only permit the State to continue to benefit from its initial investment in the building and land, but it will continue to make a positive impact on the lives of students who complete their high school and college education. This has a multiplying impact on families, area employers, and the entire community.