



November 20, 2020

## Annual Report on Leased Space

Board [Policy R705, Leased Space](#), requires the Commissioner to provide the Utah Board of Higher Education with an annual report on leased space for the Utah System of Higher Education. A summary of this report is also submitted to the Division of Facilities Construction and Management 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 Dixie State University that does not currently have leased space. The technical colleges that lease space have been added to the annual report. This information is summarized in the following table:

Institution	Leases	New Leases	Square Feet	Lease Cost
University of Utah	48	2	277,277	\$6,523,804
Univ. of Utah Healthcare	89	5	841,678	\$17,673,789
Utah State University	28	3	171,089	\$627,069
Weber State University	22	1	104,542	\$682,827
Southern Utah University	19	1	238,019	\$1,765,491
Snow College	2	2	20,361	\$139,600
Dixie State University	0	0	0	\$0
Utah Valley University	5	1	17,900	\$573,470
Salt Lake Comm. College	6	0	97,487	\$979,379
Mountainland Tech College	4	0	59,976	\$591,096
Ogden-Weber Tech College	1	0	16,828	\$1
<b>Total</b>	<b>224</b>	<b>15</b>	<b>1,845,157</b>	<b>\$29,520,526</b>

Significant changes from the prior year's report include:

- **University of Utah:** the addition of AirMed space at Davis Hospital and Medical Center for an annual cost of \$4,710; the addition of three healthcare clinics in the Salt Lake Valley for an additional cost of \$677,107 a year; and a variety of office and storage space for \$145,907 annually.
- **Utah State University:** the addition of classroom/office space in Price for an annual cost of \$60,000 and the addition of an extension center in Roosevelt for \$24,000 annually. Also, the deletion of space resulting in a decrease of (\$129,868) annually.
- **Weber State University:** the addition of Monarch Arts for an annual cost of \$18,000.
- **Southern Utah University:** the deletion and reorganization of space resulting in a decrease of (\$35,576) annually.

- **Snow College:** the addition of two new leases for classroom/office space for an annual cost of \$139,600.
- **Dixie State University:** the elimination of a \$50,000 lease for the Digital Film Studio.
- **Utah Valley University:** the addition of warehouse space for the School of the Arts for an annual cost of \$34,000.

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**

This is an information item only; no action is required.

#### **Attachment:**

Utah System Of Higher Education

Annual Leased Space Report - 2020

For the Period from July 1, 2019 to June 30, 2020

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	6		117,262	\$ 24.95	\$ 2,926,055	Other/State	Residential
Washington D.C., Hinckley 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	\$ 24.82	\$ 824,679	State	Classroom
Campus Store for Continuing Education, Sandy	1		5,416	\$ 23.91	\$ 129,476	Other	Retail/Non-assignable
Business School and Education@Work Program	2		31,354	\$ 17.87	\$ 560,382	Other	Office
Technology Venture Communications	1		8,274	\$ 26.52	\$ 219,426	Other	Office
College of Architecture and Planning	1		1,250	\$ 22.00	\$ 27,500	Other	Classroom/Office
Energy and Geoscience Institute in Slovak Republic	1				\$ 26,400	Other	Classroom/Office/Lab/Storage
<i>Subtotal University Operations Leases</i>	<i>23</i>	<i>0</i>	<i>214,310</i>	<i>\$ 23.86</i>	<i>\$ 5,114,137</i>		
Healthcare - Residential Facilities, Various Locations	2		41,352	\$ 17.91	\$ 740,423	Clinical	Residential
Healthcare - AirMed, Various Locations	12	1	106,440	\$ 2.50	\$ 266,122	Clinical	Hangar/Residential
Healthcare - Primary Children's Hospital	9		70,928	\$ 35.91	\$ 2,546,749	Clinical	Clinical
Healthcare - Dialysis Centers, Various Locations	16		105,690	\$ 21.80	\$ 2,304,227	Clinical	Clinical
Healthcare - Clinics, Various locations	27	3	237,474	\$ 18.42	\$ 4,375,315	Clinical	Clinical
Healthcare - Clinical Research and Admin, Research Park	18		149,102	\$ 26.80	\$ 3,996,369	Clinical	Office/Laboratory
Healthcare - Administrative Operations	5	1	130,692	\$ 26.36	\$ 3,444,584	Clinical	Office
<i>Subtotal Healthcare Leases</i>	<i>89</i>	<i>5</i>	<i>841,678</i>	<i>\$ 21.00</i>	<i>\$ 17,673,789</i>		
<b>Land and Storage Leases:</b>							
Storage, Various locations	8	1	62,967	\$ 12.57	\$ 791,193	State/Other	Storage
KUER/KUED Communication/Transmitter Sites	15	1	N/A		\$ 162,323	Other	Ground
Parking Leases, Salt Lake City	2		N/A		\$ 456,151	Other	Parking
<i>Subtotal Land and Storage Leases</i>	<i>25</i>	<i>2</i>	<i>62,967</i>		<i>\$ 1,409,667</i>		
<b>TOTAL - UU</b>	<b>137</b>	<b>7</b>	<b>1,118,955</b>	<b>\$ 21.58</b>	<b>\$ 24,197,593</b>		

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

Utah State University							
Building Leases:							
Apartments for Student Interns, Washington D.C.	3		4,030	\$ 25.43	\$ 102,480	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	4		6,303	\$ 7.59	\$ 47,871	Grant/Other	Classroom/Office
Center Persons w. Disabilities - Assistive Technology, Vern	1		1,940	\$ 6.19	\$ 12,000	Grant	Office/Other
CTE Program-Trucking & Hvy. Equip. Operations, Blanding	1		56,628	\$ 0.10	\$ 5,625	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		6,151	\$ 1.46	\$ 9,000	Other	Office
Regional Campus, Orem/Provo	1		3,507	\$ 17.54	\$ 61,508	Other	Classroom/Office
Price, USU Eastern Prehistoric Museum	1	1	23,787	\$ -	\$ -	Other	Classroom/Office
Price, Carbon County Airport	1	1	-		\$ 60,000	Other	Classroom/Office
Small Business Development Center, Logan	1		1,281	\$ 11.95	\$ 15,303	Other	Classroom/Office
USU Extension - Roosevelt	1	1	2,900	\$ 8.28	\$ 24,000	Other	Office/Research
Utah Conservation Corps Program, Various	2		4,900	\$ 6.61	\$ 32,400	Other	Office/Other
UT Academic and Institutional Services, Nephi	1		2,788	\$ -	\$ -	Other	Classroom/Office
<b>TOTAL - USU</b>	<b>28</b>	<b>3</b>	<b>171,089</b>	<b>\$ 3.67</b>	<b>\$ 627,069</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		1,380	\$ 9.44	\$ 13,021	State	Classroom/Office
Instructional Center - Morgan High School, Morgan	1		4,032	\$ -	\$ -	State	Classroom
Instructional Center - Station Park, Farmington	1		10,937	\$ 27.29	\$ 298,432	State	Classroom
Instructional Center - WSU West, Roy	1		7,525	\$ 17.32	\$ 130,331	State	Classroom
Weber Sports Complex	1		31,914	\$ 0.00	\$ 1	Other	Laboratory
Portable Classrooms	14		20,160	\$ 9.44	\$ 190,392	Other	Classroom
Apartments for Student Interns, Washington D.C.	1		1,294	\$ 25.22	\$ 32,640	Other	Residential
Monarch Arts	1	1	300	\$ 60.00	\$ 18,000	State	Laboratory
<b>TOTAL - WSU</b>	<b>22</b>	<b>1</b>	<b>104,542</b>	<b>\$ 6.53</b>	<b>\$ 682,827</b>		

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

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	\$ 11.66	\$ 30,979	State	Office
Community Outreach Center, Cedar City	1		11,705	\$ 16.17	\$ 189,279	State	Office
Early Intervention, Cedar City	1		1,080	\$ 12.02	\$ 12,984	Other	Classroom
Global Engagement, Cedar City	1		4,097	\$ 9.51	\$ 38,978	State	Office
Head Start, Various Locations	9		40,994	\$ 10.95	\$ 448,860	Other	Classroom/Office
Utah Center for Rural Health, Cedar City	2	1	1,707	\$ 7.77	\$ 13,260	Other	Residential
Founders Hall, Cedar City	1		78,488	\$ 11.15	\$ 874,949	Other	Residential
SUU on Main, Cedar City	1		3,688	\$ 0.00	\$ 1	Other	Office/Other
<b>TOTAL - SUU</b>	<b>19</b>	<b>1</b>	<b>238,019</b>	<b>\$ 7.42</b>	<b>\$ 1,765,491</b>		

Snow College - No Leases							
<b>Building Leases:</b>							
Utah State	1	1	3,632	2.75	\$ 10,000	Other	Classroom/Office
Cotiviti	1	1	16,729	7.75	\$ 129,600	Other	Office/Other
<b>TOTAL - SNOW</b>	<b>2</b>	<b>2</b>	<b>20,361</b>	<b>10.50</b>	<b>\$ 139,600</b>		

Utah Valley University							
<b>Building Leases:</b>							
Thanksgiving Point, Lehi	1		13,700	33.01	\$ 452,208	State	Classroom/Office
School of the Arts Warehouse	1	1	4,200	8.29	\$ 34,800	State	Storage
<b>Land Leases:</b>							
Provo Airport	3		N/A		\$ 50,462	State/Other	Ground/Hangar
<b>TOTAL - UVU</b>	<b>5</b>	<b>1</b>	<b>17,900</b>	<b>\$ 33.01</b>	<b>\$ 537,470</b>		

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

Salt Lake Community College							
<b>Building Leases:</b>							
Airport Center, Salt Lake City	2		20,937	\$ 7.20	\$ 150,792	State	Classroom/Office/Lab/Hangar
Central Receiving, Salt Lake City	1		25,200	\$ 5.05	\$ 127,246	State	Storage
Library Square, Salt Lake City	1		22,049	\$ 18.58	\$ 409,589	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	\$ 10.12	\$ 280,844	State	Classroom/Office
<b>TOTAL - SLCC</b>	<b>6</b>	<b>0</b>	<b>97,487</b>	<b>\$ 10.05</b>	<b>\$ 979,379</b>		

Mountainland Technical College							
<b>Building Leases:</b>							
Spanish Fork Campus	1		35,768	\$ 9.39	\$ 335,831	State	Classroom/Office
Orem South Campus	1		13,300	\$ 9.04	\$ 120,263	State	Classroom/Office
SLC AGC Campus	1		4,785	\$ 8.25	\$ 39,468	State	Classroom/Office
TGP Nursing Building	1		6,123	\$ 15.60	\$ 95,534	State	Classroom/Office
<b>TOTAL - MTECH</b>	<b>4</b>	<b>0</b>	<b>59,976</b>	<b>\$ 9.86</b>	<b>\$ 591,096</b>		

Ogden-Weber Technical College							
<b>Building Leases:</b>							
145 North Monroe Blvd. Ogden Utah	1		16,828	\$ 0.00	\$ 1	State	Classroom/Other
<b>TOTAL - OTECH</b>	<b>1</b>	<b>0</b>	<b>16,828</b>	<b>\$ 0.00</b>	<b>\$ 1</b>		

USHE Institutions	# of Leases	New Lease	Gross Sq. Ft.	Average Cost Per Sq. Ft.	Annual Lease Payment
Building Leases	196	13	1,782,190	134	28,060,397
Land Leases	28	2	62,967		\$ 1,460,129
<b>TOTAL - USHE</b>	<b>224</b>	<b>15</b>	<b>1,845,157</b>		<b>\$ 29,520,526</b>