

**UTAH BOARD OF HIGHER EDUCATION  
FINANCE AND FACILITIES COMMITTEE  
TELECONFERENCE  
Thursday, January 13, 2022  
9:00 AM**

REVISED AGENDA

9:00 AM – 9:30 AM

**ACTION:**

- |   |       |
|---|-------|
| 1. Southern Utah University – Non-State Funded Project    | TAB A |
| 2. Utah Valley University – State Funded Project Revision | TAB B |
| 3. University of Utah – Tuition Increase                  | TAB C |
| 4. Snow College – Long-term Lease for Richfield Housing   | TAB K |

9:30 AM – 10:30 AM

**DISCUSSION:**

1. Cicero – Voice of the Customer Report
2. Earn to Learn

10:30 AM – 11:30 AM

**INFORMATION:**

- |   |       |
|---|-------|
| 1. Institutional Legislative Summaries                      | TAB D |
| 2. 2022-23 Performance Funding                              | TAB E |
| 3. Dedicated Funding Allocations (S.B. 102)                 | TAB F |
| 4. Space Utilization Report 2020-21                         | TAB G |
| 5. Annual Report on Institutional Revenue Bond Indebtedness | TAB H |
| 6. Annual Financial Statements 2021                         | TAB I |
| 7. Revenue Bond Results                                     | TAB J |

Projected times for the various meetings are estimates only. The Board Chair retains the right to take action at any time. In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify ADA Coordinator, 60 South 400 West, Salt Lake City, UT 84180 (801-321-7124), at least three working days prior to the meeting. TDD # 801-321-7130.



UTAH SYSTEM OF  
HIGHER EDUCATION

# MEMORANDUM

TAB A

January 13, 2022

## Southern Utah University – Non-State Funded Project

Policy R702, *Non-State Funded Projects*, requires the Board to review capital projects requiring legislative approval. Southern Utah University (SUU) requests Board approval to seek legislative authorization to issue revenue bonds to purchase a 53-unit apartment complex immediately south of the Beverley Taylor Sorensen Center for the Arts for \$10,260,000. The financial transaction would also include purchasing a small 2,576 square foot home for \$365,000 and reimbursing the seller for a pre-payment penalty on the original financing estimated at \$650,000. The University requests revenue bond authorization of up to \$12,000,000 to complete these transactions, which will be repaid through housing rental revenue. No state funds will be used for the purchase, nor will additional state funds be requested for operation and maintenance that will be paid through rental income. Additional information about the project is provided in the attached letter and materials from the University.

### Commissioner's Recommendations

The Commissioner recommends the Board review the request and approve Southern Utah University to seek legislative authorization to issue revenue bonds for the proposed purchase.

### Attachments

December 15, 2021

Dave R. Woolstenhulme, Commissioner  
Utah System of Higher Education  
60 South 400 West  
Salt Lake City, UT 84101

Dear Commissioner Woolstenhulme:

Under guidelines for non-state funded real property acquisition, Southern Utah University (SUU) is seeking authorization to purchase “The Cottages at Shakespeare Lane” apartment complex, an adjoining home, and the issuance of up to \$12.0 million in 30-year revenue bonds to finance the transaction. This acquisition is a unique opportunity (presented to the University) to expand the campus footprint and add quality housing options to our inventory.

The Cottages at Shakespeare Lane (Cottages) were built in 2018 by Leavitt Land and Investment (LLI) to serve primarily as an Air B&B property with patrons of SUU’s Utah Shakespeare Festival as a primary focus. Located on the street immediately south of the Beverley Taylor Sorensen Center for the Arts, the Cottages include two separate buildings sitting on a 1.14 acre parcel with a total of 53 completely furnished units. Each unit includes one bedroom, a bathroom, kitchen, dining area, and living area. Building A has an office and 25 units with a gross building area of 21,266 square feet. Building B has 28 units and a gross building area of 20,340 square feet. These calculations exclude, in each building, an underground parking garage and decks on the north face.

This transaction also includes the purchase of a residential home adjoining the Cottages at 93 S 200 W from the Dixie and Anne Leavitt Family Foundation (DALFF). The back yard of this home is used for outdoor guest parking at the Cottages. The home appraised for \$365,000 and includes 2,576 sq.ft. of living area with 5 bedrooms and 3 bathrooms and has been used as a student rental property by the Foundation.

The Cottages first year of operation was in 2019 leading into the 2020 Covid 19 pandemic. The Shakespeare Festival had to cancel its 2020 season due to guidance from state health officials. This naturally had a negative impact on the Air B&B business. As a result, a majority of the units have been rented to university students, as transitional housing for incoming faculty and staff, and to other residents due to a significant housing shortage in Cedar City.

Mr. Dane Leavitt, President of LLI, reached out to University officials with an invitation to acquire the Cottages in August of 2021. Due to a change in corporate direction to exit the transient housing industry, the Leavitt’s felt SUU would be the best stewards of these properties with multiple strategies for their continuous use.

These properties provide an expansion of SUU’s campus and represent prime real estate between its main campus and Cedar City’s Main Street. Within walking distance to the Shakespeare Festival and campus buildings, SUU is targeting several potential uses outlined below.

- 1) Student Housing – units could be rented, as is, for single or married students or the king-sized beds could be replaced with two twin beds for double occupancy. The availability of student housing within

Cedar City was negatively impacted when many rental properties were sold as private residences during the 2020 pandemic year. In addition, SUU's continued enrollment growth adds a strain on available housing.

- 2) Summer Air B&B – a portion of the units vacant during summer months could be managed as an internship program for SUU's hotel and hospitality management program. This option would continue to provide Festival patrons convenient housing and our students a unique practical experience in their field.
- 3) Shakespeare Festival Housing – due to inflated construction costs, the replacement of the Festival's Windsor Court housing complex has been delayed. Units at the Cottages could be rented to the festival to house a portion of their approximately 300 actors and company members who temporarily relocate to Cedar City each summer season.
- 4) Transitional Housing – each year the University hires new faculty and staff who often have a challenging time finding housing when they arrive in Cedar City. These furnished apartments have been a great transitional option as they seek permanent housing.
- 5) University Guest House – one or more units could be designated as a guest house for dignitaries, guest lecturers, visiting faculty, or visitors to campus who have a brief or extended need for temporary housing.

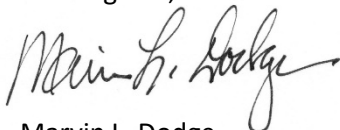
SUU is seeking authorization to issue 30-year revenue bonds sufficient to finance this acquisition. There is one unique component to the purchase agreement. LLI's original financing package to construct the Cottages included a hedge on interest rates. Selling the property prior to the ten-year terms of the hedge results in a penalty that varies with interest rates. The final penalty payment will be calculated at the closing, which requires some flexibility in the bond authorization. SUU agreed to include the penalty payment as part of the purchase price in order to complete the transaction at this time. A summary of appraised values and costs is outlined below.

\$10,260,000	The Cottages property (\$246/sqft)
\$ 365,000	Residence 93 S 200 W
\$ 650,000	Estimated LLI pre-payment penalty for original financing
<u>\$ 225,000</u>	<u>Estimated bond issuance costs</u>
\$11,500,000	Estimated total cost

Zions Bank Public Finance, SUU's Financial Advisor, has outlined financial estimates for the issuance of bonds, which is included with this packet. The final bond issue will be limited to an amount sufficient to complete the transaction as outlined. Bond payments will be secured through revenue generated by rental contracts as outlined above.

I look forward to responding to any question you may have at the January Board meeting.

Best regards,



Marvin L. Dodge  
Vice President





# HYMAS & ASSOCIATES

REAL ESTATE APPRAISALS

## The Cottages

141 & 151 W. Shakespeare Lane  
Cedar City, UT 84720



Prepared For  
Mr. Dane Leavitt  
Leavitt Land and Investment  
216 S. 200 W.  
Cedar City, UT 84720

Prepared By  
Hymas & Associates, LC  
Cody Hymas, MAI  
337 S. Main Street, Suite 122  
Cedar City, UT 84720  
File #:21CH253



Date of Report: November 12, 2021

Mr. Dane Leavitt  
Leavitt Land and Investment  
216 S. 200 W.  
Cedar City, UT 84720

Re: The Cottages  
141 & 151 W. Shakespeare Lane  
Cedar City, UT 84720  
Appraisers' File #21CH253  
Tax ID No. B-0570-0001-0000

Dear Mr. Leavitt,

At your request, I have appraised the property referenced above to form an opinion of the 'as is' market value of the going concern of the Fee Simple Interest. I, Cody Hymas, MAI, observed the subject of this appraisal report on November 3, 2021. The results of the appraisal are presented in the following Appraisal Report which sets forth the most pertinent data gathered, the techniques employed, and the reasoning leading to my value opinions.

The subject of this appraisal report is The Cottages apartment improvement located at 141 & 151 W. Shakespeare Lane in Cedar City, Iron County, Utah. The subject is further identified by assessor parcel number B-0570-0001-0000. The subject consists of a single parcel that is 1.14 acres in size, has an irregular shape, and a generally level topography that is near grade of adjoining streets and properties. The site has all utilities, is located outside of the flood hazard area, and has soils that are assumed to be capable of supporting development. The site has average physical features and appears to be fully usable. The site is improved with The Cottages apartment that were constructed in 2019. The Cottages consists of 53 units within two improvements. Improvement 141 known as building B has 28 units and a gross building area (excluding the parking garage and deck) of 20,340 square feet. Improvement 151 known as building A has an office and 25 units with a gross building area (excluding the parking garage and deck) of 21,266 square feet. Both improvements have below grade parking garages and the north units on each improvement has a deck. All units have one bedroom, a bathroom, kitchen, dining area, and living area, albeit one of the units is a suite and all areas are expanded in size. The improvements have a poured concrete foundation, wood framed with wood siding exterior, and an asphalt shingle roof. Each unit has carpet and luxury vinyl plank flooring, painted drywall walls and ceilings, and recessed can lighting. Overall, the improvement and units have a good quality and condition.

I developed my analyses, opinions, and conclusions and prepared this report in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP) of the Appraisal Foundation; the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute; and the requirements of my client as I understand them.

Mr. Dane Leavitt is the client in this assignment and Leavitt Land and Investment and Southern Utah University are the sole intended users of the appraisal report. The intended use is to assist in negotiations for a possible sale. The value opinions reported herein are subject to the definitions, assumptions and limiting conditions, and certification contained in this report.

This appraisal report does not rely on any hypothetical conditions but does rely on the following extraordinary assumptions:

- According to county records and the plat map provided, the subject site is 0.978 acre in size. However, based off my conversation with Mr. Dane Leavitt, owner, the site lot lines are being legally adjusted to increase the subject site to 1.14 acres in size. The site size of 1.14 acres includes the



improved and fenced on-site guest parking area. According to Mr. Leavitt, the lot adjustment should be completed expeditiously, and this appraisal report reflects the site size as 1.14 acres.

- I inspected the interior of a representative sample of the subject units. The units inspected had the same floor plan and a similar quality, condition, and overall appeal. This appraisal report relies on the extraordinary assumption that the subject units not inspected have a similar layout, quality, condition, and overall appeal as the subject units inspected.
- According to Mr. Dane Leavitt, there are units that are leased on an annual basis. Although there are leases in place, it is my understanding that the leases can be extinguished with a transfer of ownership. Thus, this appraisal report relies on the extraordinary assumption that the property is not subject to any lease and the fee simple interest is valued.

The use of the extraordinary assumptions might have affected the assignment results.

Based upon my examination and study of the property and the market in which it competes and subject to the extraordinary assumptions and limiting conditions contained later in this report, market value of the going concern of the 'as is' Fee Simple Interest as of November 3, 2021, is as follows:

Market Value Conclusion	
Appraisal Premise	'As Is'
Effective Date	11/3/2021
Property Rights Conveyed	Fee Simple
Real Property	\$9,835,000
Furniture, Fixtures, & Equipment (FF&E)	<u>\$425,000</u>
<b>Market Value of the Going Concern</b>	<b><u>\$10,260,000</u></b>

This letter of transmittal must be accompanied by all sections of this report as outlined in the Table of Contents, for the value opinions set forth above to be valid.

Respectfully submitted,  
Hymas & Associates, LC

Cody Hymas, MAI  
UT State Certified General Appraiser  
UT #5504978-CG00 Expires April 30, 2022

# APPRAISAL OF REAL PROPERTY



## LOCATED AT

93 S 200 W  
Cedar City, UT 84720  
N 72 FT LOT 6, BLK 26, PLAT B, CEDAR CITY TOWN SURVEY; SUBJ TO PARKING EASE DESC REC BK 1391/1721.

## FOR

Mr. Dane Leavitt  
Leavitt Land and Investment  
216 S 200 W  
Cedar City, UT 84720

## AS OF

November 8, 2021

## BY

Mr. Cody Hymas, MAI, SRA  
Hymas & Associates Appraisal  
337 S. Main Street, Suite 122  
Cedar City, UT 84720-3491  
435-313-1444  
cody@hymasappraisal.com

**RESIDENTIAL APPRAISAL REPORT**

File No.: 21CH254

SUBJECT	Property Address: 93 S 200 W		City: Cedar City		State: UT		Zip Code: 84720																																																																																	
	County: Iron		Legal Description: N 72 FT LOT 6, BLK 26, PLAT B, CEDAR CITY TOWN SURVEY; SUBJ TO PARKING																																																																																					
	EASE DESC REC BK 1391/1721.		Assessor's Parcel #: B-0567-0000-0000																																																																																					
	Tax Year: 2021		R.E. Taxes: \$ 1,497.31		Special Assessments: \$ NA		Borrower (if applicable): NA																																																																																	
ASSIGNMENT	Current Owner of Record: Dixie & Anne Leavitt Family Foundation		Occupant: <input type="checkbox"/> Owner <input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Vacant		<input type="checkbox"/> Manufactured Housing																																																																																			
	Project Type: <input type="checkbox"/> PUD <input type="checkbox"/> Condominium <input type="checkbox"/> Cooperative <input type="checkbox"/> Other (describe)		HOA: \$ 0		<input type="checkbox"/> per year <input type="checkbox"/> per month																																																																																			
	Market Area Name: Cedar City		Map Reference: 16260		Census Tract: 1106.00																																																																																			
	The purpose of this appraisal is to develop an opinion of: <input checked="" type="checkbox"/> Market Value (as defined), or <input type="checkbox"/> other type of value (describe) This report reflects the following value (if not Current, see comments): <input checked="" type="checkbox"/> Current (the Inspection Date is the Effective Date) <input type="checkbox"/> Retrospective <input type="checkbox"/> Prospective Approaches developed for this appraisal: <input checked="" type="checkbox"/> Sales Comparison Approach <input type="checkbox"/> Cost Approach <input type="checkbox"/> Income Approach (See Reconciliation Comments and Scope of Work) Property Rights Appraised: <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Leased Fee <input type="checkbox"/> Other (describe) Intended Use: The intended use of this appraisal report is to assist with negotiations for a potential sale.																																																																																							
MARKET AREA DESCRIPTION	Intended User(s) (by name or type): Dixie & Anne Leavitt Family Foundation and Southern Utah University Client: Mr. Dane Leavitt Address: 216 S 200 W, Cedar City, UT 84720 Appraiser: Mr. Cody Hymas, MAI, SRA Address: 337 S Main Street, Suite 122, Cedar City, UT 84720																																																																																							
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Market Area Boundaries, Description, and Market Conditions (including support for the above characteristics and trends): Market boundaries are from 5300 North to Schurtz Canyon and from Cedar Mountain to 5300 West. The neighborhood consists of the entirety of Cedar City. Land uses in the neighborhood consist of commercial and retail oriented uses along primary corridors and residential on sites located off of primary corridors. Industrial uses are typically found near the airport, Coal Creek Wash, or in Port 15. Multi-family development is located near Southern Utah University, Schurtz Canyon, north Cedar City. Overall, residential development is increasing with a number of newly improved subdivisions. The COVID-19 pandemic did create some uncertainty in the market, albeit data suggests that single family residential housing has had significant demand since the onset of COVID-19 with support for an appreciation in the residential market. Although appreciation is noted, the market is fluid and can act both rationally and irrationally in the future.																																																																																								
SITE DESCRIPTION	Dimensions: See attached plat map. Site Area: 0.17 Acres Zoning Classification: R-2-2 Description: Residential (Dwelling, Two Unit) Zoning Compliance: <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal nonconforming (grandfathered) <input type="checkbox"/> Illegal <input type="checkbox"/> No zoning Are CC&Rs applicable? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown Have the documents been reviewed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Ground Rent (if applicable) \$ NA/ Highest & Best Use as improved: <input checked="" type="checkbox"/> Present use, or <input type="checkbox"/> Other use (explain) _____ Actual Use as of Effective Date: Residential Use as appraised in this report: Residential Summary of Highest & Best Use: The subject improvement is legally permissible and physically possible. The improvement is financially feasible and consistent with the maximal productivity of the site. As improved, the subject meets the requirements of highest and best use.																																																																																							
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Storm Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Cedar City	Alley	NA	<input checked="" type="checkbox"/>	<input type="checkbox"/>																																																																																	
Other site elements: <input checked="" type="checkbox"/> Inside Lot <input type="checkbox"/> Corner Lot <input type="checkbox"/> Cul de Sac <input checked="" type="checkbox"/> Underground Utilities <input type="checkbox"/> Other (describe) FEMA Spec'l Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No FEMA Flood Zone X FEMA Map # 4900740004B FEMA Map Date 10/16/1984 Site Comments: We physically observed the site and have relied on our physical observation, aerial imagery, county records, and other pertinent information in this appraisal report. Based off the extraordinary assumption, the site is 0.17 acres in size, has a rectangular shape, and a generally level topography that is near grade of adjoining streets and properties. The site has asphalt paved access from 200 West and all utilities to the site. The site has average physical features and appears to be fully usable.																																																																																								
IMPROVEMENTS	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td colspan="2"><b>General Description</b></td> <td colspan="2"><b>Exterior Description</b></td> <td colspan="2"><b>Foundation</b></td> <td colspan="2"><b>Basement</b></td> <td colspan="2"><b>Heating</b></td> </tr> <tr> <td># of Units</td> <td>1 <input type="checkbox"/> Acc. Unit</td> <td>Foundation</td> <td>Poured concrete</td> <td>Slab</td> <td>Concrete</td> <td>Area Sq. Ft.</td> <td>435</td> <td>Type</td> <td>Radiant</td> </tr> <tr> <td># of Stories</td> <td>2</td> <td>Exterior Walls</td> <td>Wood, plaster</td> <td>Crawl Space</td> <td>No</td> <td>% Finished</td> <td>50</td> <td>Fuel</td> <td>Electric</td> </tr> <tr> <td>Type</td> <td><input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/></td> <td>Roof Surface</td> <td>Asphalt Shingles</td> <td>Basement</td> <td>Yes</td> <td>Ceiling</td> <td>Acous. Tile</td> <td>Other</td> <td>Wood FP</td> </tr> <tr> <td>Design (Style)</td> <td>Two-Story</td> <td>Gutters &amp; Dwnspts.</td> <td>Metal</td> <td>Sump Pump</td> <td><input type="checkbox"/> No</td> <td>Walls</td> <td>Beatboard</td> <td><b>Cooling</b></td> <td></td> </tr> <tr> <td></td> <td><input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Und.Cons.</td> <td>Window Type</td> <td>Dbl Pn Vinyl</td> <td>Dampness</td> <td><input type="checkbox"/> None Not.</td> <td>Floor</td> <td>Concrete</td> <td>Central</td> <td>None</td> </tr> <tr> <td>Actual Age (Yrs.)</td> <td>86</td> <td>Storm/Screens</td> <td>Typical</td> <td>Settlement</td> <td>None Noted</td> <td>Outside Entry</td> <td>None</td> <td>Other</td> <td>Evap Cooler</td> </tr> <tr> <td>Effective Age (Yrs.)</td> <td>40</td> <td></td> <td></td> <td>Infestation</td> <td>None Noted</td> <td></td> <td></td> <td></td> <td></td> </tr> </table>								<b>General Description</b>		<b>Exterior Description</b>		<b>Foundation</b>		<b>Basement</b>		<b>Heating</b>		# of Units	1 <input type="checkbox"/> Acc. Unit	Foundation	Poured concrete	Slab	Concrete	Area Sq. Ft.	435	Type	Radiant	# of Stories	2	Exterior Walls	Wood, plaster	Crawl Space	No	% Finished	50	Fuel	Electric	Type	<input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/>	Roof Surface	Asphalt Shingles	Basement	Yes	Ceiling	Acous. Tile	Other	Wood FP	Design (Style)	Two-Story	Gutters & Dwnspts.	Metal	Sump Pump	<input type="checkbox"/> No	Walls	Beatboard	<b>Cooling</b>			<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Und.Cons.	Window Type	Dbl Pn Vinyl	Dampness	<input type="checkbox"/> None Not.	Floor	Concrete	Central	None	Actual Age (Yrs.)	86	Storm/Screens	Typical	Settlement	None Noted	Outside Entry	None	Other	Evap Cooler	Effective Age (Yrs.)	40			Infestation	None Noted				
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# RESIDENTIAL APPRAISAL REPORT

File No.: 21CH254

DESCRIPTION OF IMPROVEMENTS (continued)	<b>Interior Description</b>		<b>Appliances</b>		<b>Attic</b> <input checked="" type="checkbox"/> None		<b>Amenities</b>		<b>Car Storage</b> <input type="checkbox"/> None				
	Floors	Vinyl, carpet, tile	Refrigerator	<input checked="" type="checkbox"/>	Stairs	<input type="checkbox"/>	Fireplace(s) #	1	Woodstove(s) #	1			
	Walls	Brick, pnt dwl, btbrd	Range/Oven	<input checked="" type="checkbox"/>	Drop Stair	<input type="checkbox"/>	Patio						
	Trim/Finish	Wood	Disposal	<input checked="" type="checkbox"/>	Scuttle	<input type="checkbox"/>	Deck						
	Bath Floor	Vinyl	Dishwasher	<input checked="" type="checkbox"/>	Doorway	<input type="checkbox"/>	Porch						
	Bath Wainscot	Fiberglass	Fan/Hood	<input type="checkbox"/>	Floor	<input type="checkbox"/>	Fence						
	Doors	Wood	Microwave	<input checked="" type="checkbox"/>	Heated	<input type="checkbox"/>	Pool						
			Washer/Dryer	<input checked="" type="checkbox"/>	Finished	<input type="checkbox"/>							
	Finished area above grade contains:		12	Rooms	5	Bedrooms	3	Bath(s)	2,576 Square Feet of Gross Living Area Above Grade				
	Additional features:		NA										
Describe the condition of the property (including physical, functional and external obsolescence):													
The subject property was physically observed on November 8, 2021. The subject property is located in a desirable area in central Cedar City near Southern Utah University. The age, design, and size of the improvement is common of residential properties in the immediate area. The improvement has an average quality and below average condition with a functional floor plan. The subject does not have any physical, functional, or external obsolescence noted. The subject meets the taste and standards of the market.													
SALES COMPARISON APPROACH TO VALUE (if developed) <input type="checkbox"/> The Sales Comparison Approach was not developed for this appraisal.													
SALES COMPARISON APPROACH	FEATURE		SUBJECT		COMPARABLE SALE # 1			COMPARABLE SALE # 2			COMPARABLE SALE # 3		
	Address 93 S 200 W Cedar City, UT 84720		56 N 1050 W Cedar City, UT 84720			483 N 300 W Cedar City, UT 84721			257 S 700 W Cedar City, UT 84720				
	Proximity to Subject		0.65 miles W			0.70 miles N			0.45 miles SW				
	Sale Price		\$ 325,000			\$ 302,000			\$ 409,000				
	Sale Price/GLA		\$ 228.87 /sq.ft.			\$ 189.70 /sq.ft.			\$ 146.70 /sq.ft.				
	Data Source(s)		MLS 94210			MLS 89396			MLS 91200				
	Verification Source(s)		County Records			County Records			County Records				
	VALUE ADJUSTMENTS		DESCRIPTION			DESCRIPTION			DESCRIPTION				
	Sales or Financing		Cash Equiv			Cash Equiv			Cash Equiv				
	Concessions		Seller Paid Closing -5,000			None			None				
	Date of Sale/Time		07/19/2021			12/04/2020			12/02/2020				
	Rights Appraised		Fee Simple			Leased Fee			Fee Simple				
	Location		Central Cedar			North Cedar			Central Cedar				
	Site		0.17 Acres			0.57 Acres			0.29 Acres				
	View		Typical			Typical			Typical				
	Design (Style)		Two-Story			Two-Story			Two-Story				
	Quality of Construction		Average			Average			Average				
	Age		86			78 Years			86 Years				
	Condition		Below Average			Average			Good				
	Above Grade		Total Bdrms Baths			Total Bdrms Baths			Total Bdrms Baths				
	Room Count		12 5 3			11 4 3			13 5 4				
	Gross Living Area		2,576 sq.ft.			1,592 sq.ft.			2,788 sq.ft.				
	Basement & Finished Rooms Below Grade		435 SF, 50% Fin			1130 SF, 100% Fin			954 SF, 100% Fin				
	Functional Utility		Typical			Typical			Typical				
	Heating/Cooling		Radiant/Evap			Gas/Evap			Gas/Evap				
Energy Efficient Items		Typical			Typical			Typical					
Garage/Carport		Carport			None			Carport					
Porch/Patio/Deck		None			None			None					
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 38,875			<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 53,535			<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -36,465					
Adjusted Sale Price of Comparables		\$ 363,875			\$ 355,535			\$ 372,535					

# ADDITIONAL COMPARABLE SALES

File No.: 21CH254

FEATURE	SUBJECT	COMPARABLE SALE # 4		COMPARABLE SALE # 5		COMPARABLE SALE # 6	
Address	93 S 200 W Cedar City, UT 84720	206 S 100 W Cedar City, UT 84720					
Proximity to Subject		0.16 miles SE					
Sale Price	\$		\$ 329,900		\$		\$
Sale Price/GLA	\$ /sq.ft.	\$ 216.04 /sq.ft.		\$ /sq.ft.		\$ /sq.ft.	
Data Source(s)	Inspection	MLS 91151					
Verification Source(s)	County Records	County Records					
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.
Sales or Financing Concessions	NA	Cash Equiv None					
Date of Sale/Time	NA	10/28/2020					
Rights Appraised	Fee Simple	Fee Simple					
Location	Central Cedar	Central Cedar					
Site	0.17 Acres	0.19 Acres	-900				
View	Typical	Typical					
Design (Style)	Two-Story	Two-Story					
Quality of Construction	Average	Average					
Age	86	106 Years	+5,000				
Condition	Below Average	Average	-5,000				
Above Grade	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths	
Room Count	12 5 3	11 4 3	+15,000				
Gross Living Area	2,576 sq.ft.	1,527 sq.ft.	+41,960	sq.ft.		sq.ft.	
Basement & Finished Rooms Below Grade	435 SF, 50% Fin	None	+6,525				
Functional Utility	Typical	Typical					
Heating/Cooling	Radiant/Evap	Gas/Evap					
Energy Efficient Items	Typical	Typical					
Garage/Carport	Carport	None	+4,000				
Porch/Patio/Deck	None	None					
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 66,585	<input type="checkbox"/> + <input type="checkbox"/> -	\$	<input type="checkbox"/> + <input type="checkbox"/> -	\$
Adjusted Sale Price of Comparables			\$ 396,485		\$		\$
<p>Summary of Sales Comparison Approach Sale 1 is the most recent sale and the seller paid \$5,000 toward closing costs. Sale 1 is located in a similar location to the subject, has a similar site size, similar view, superior design, similar quality, newer age, and superior condition. Sale 1 has less bedrooms and bathrooms, a smaller livable area, larger basement, and similar parking. Sale 2 is located in an inferior location to the subject, has a larger site size, similar view, similar design, similar quality, newer age, and superior condition. Sale 2 has less bedrooms, similar bathrooms, a smaller livable area, larger basement, and no covered parking. Sale 3 is located in a similar location to the subject, has a larger site size, similar view, similar design, similar quality, similar age, and superior condition. Sale 3 has the same number of bedrooms, one more bathroom, and has a larger livable area and basement, and similar parking. Sale 4 is located in a similar location to the subject, has a larger site size, similar view, similar design, similar quality, older age, and superior condition. Sale 4 has less bedrooms, similar bathrooms, a smaller livable area, no basement, and no covered parking.</p> <p>Opinion of Value: The final opinion of value is based on the comparable sales that are considered to be most comparable to the subject. Sales selected are judged to be most similar to the subject in overall design, size, and market appeal. The final opinion of value takes into consideration the sales and adjusted sales prices.</p> <p>Prior sales history of comparables: Sales 1, 2, and 3 have not sold within the preceding year of this appraisal report according to county records and the best of our knowledge. Sale 4 sold previously on 7/6/2020 for an undisclosed amount. Other than noted, Sale 4 has not sold within the preceding year of this appraisal report according to county records and the best of our knowledge.</p>							

# RESIDENTIAL APPRAISAL REPORT

File No.: 21CH254

SALES COMPARISON APPROACH (continued)	Summary of Sales Comparison Approach	See comments on prior page.

**Indicated Value by Sales Comparison Approach \$** 365,000

TRANSFER HISTORY	My research <input type="checkbox"/> did <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.	
	Data Source(s): Iron County Records	
	1st Prior Subject Sale/Transfer	Analysis of sale/transfer history and/or any current agreement of sale/listing: The subject property is not currently
	Date: NA	listed for sale and has not been listed for sale within the three years preceding the effective date of this
	Price:	appraisal report to the best of our knowledge. The subject property is not currently under contract and
	Source(s):	has not been under contract within the three years preceding the effective date of this appraisal report to
	2nd Prior Subject Sale/Transfer	the best of our knowledge. The subject property has not been sold or transferred within the three years
	Date: NA	preceding the effective date of this appraisal report according to county records.
Price:		
Source(s):		

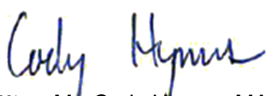
COST APPROACH	<b>COST APPROACH TO VALUE (if developed)</b> <input checked="" type="checkbox"/> The Cost Approach was not developed for this appraisal.	
	Provide adequate information for replication of the following cost figures and calculations.	
	Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value):	

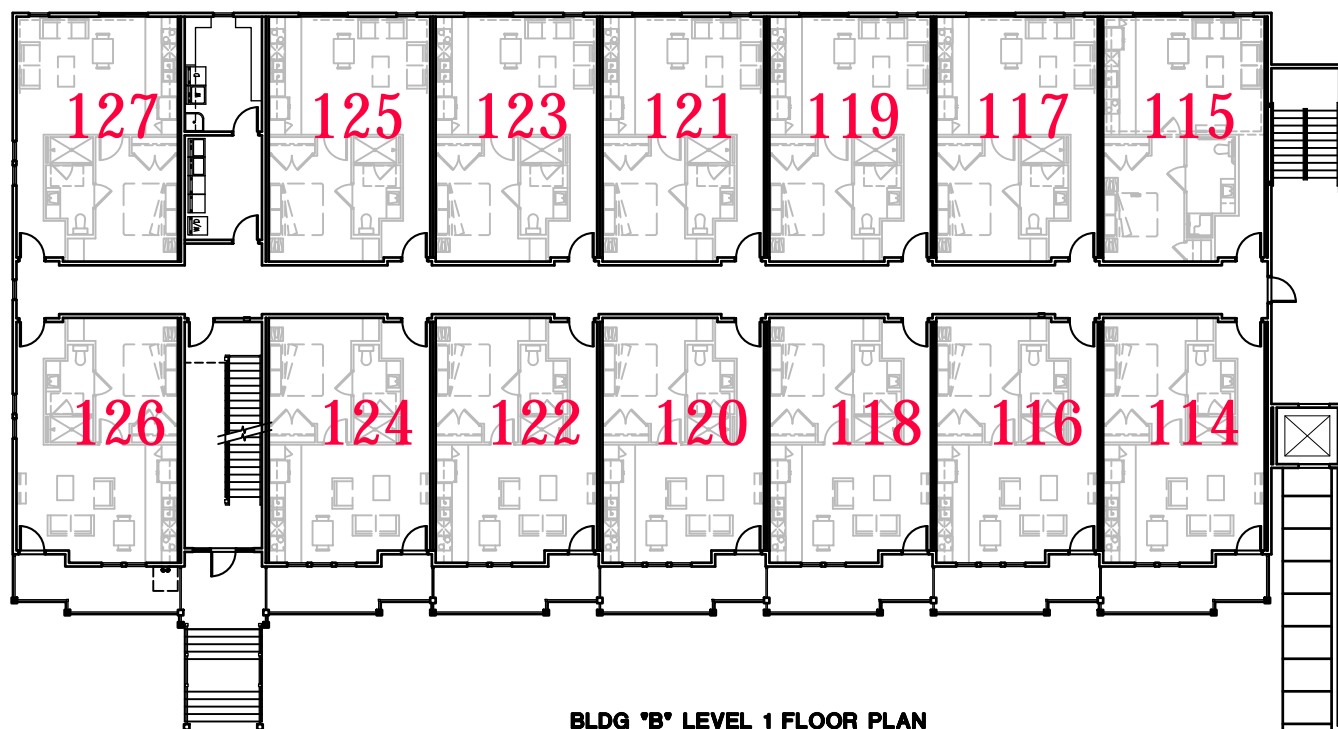
COST APPROACH	ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input type="checkbox"/> REPLACEMENT COST NEW		OPINION OF SITE VALUE _____ = \$	
	Source of cost data:		DWELLING	Sq.Ft. @ \$ _____ = \$
	Quality rating from cost service:	Effective date of cost data:		Sq.Ft. @ \$ _____ = \$
	Comments on Cost Approach (gross living area calculations, depreciation, etc.):			Sq.Ft. @ \$ _____ = \$
				Sq.Ft. @ \$ _____ = \$
				Sq.Ft. @ \$ _____ = \$
				Sq.Ft. @ \$ _____ = \$
				Sq.Ft. @ \$ _____ = \$
				Sq.Ft. @ \$ _____ = \$
			Garage/Carport	Sq.Ft. @ \$ _____ = \$
			Total Estimate of Cost-New _____ = \$	
			Less	Physical      Functional      External
			Depreciation	_____ = \$(      )
			Depreciated Cost of Improvements _____ = \$	
		"As-is" Value of Site Improvements _____ = \$		
		_____ = \$		
		_____ = \$		
Estimated Remaining Economic Life (if required): _____ Years		<b>INDICATED VALUE BY COST APPROACH</b> _____ = \$		



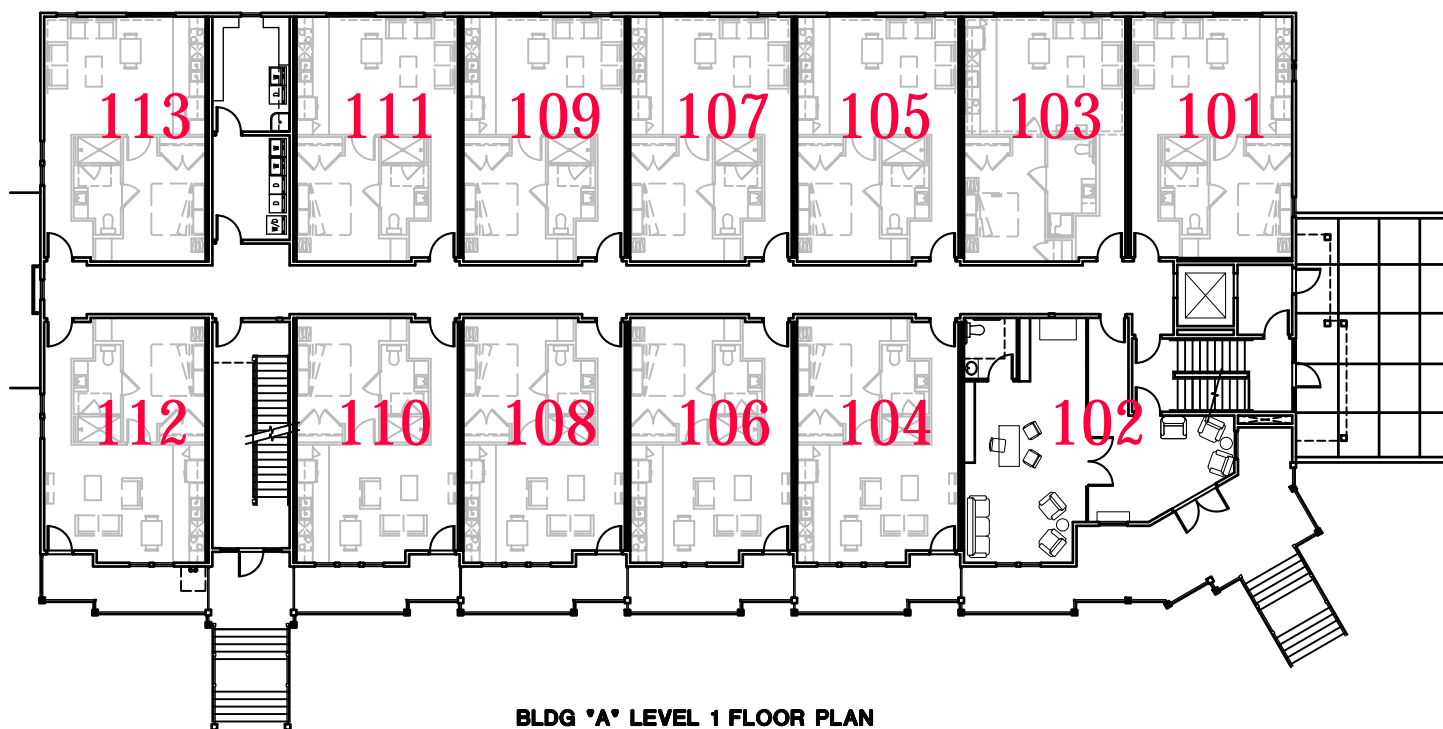
# RESIDENTIAL APPRAISAL REPORT

File No.: 21CH254

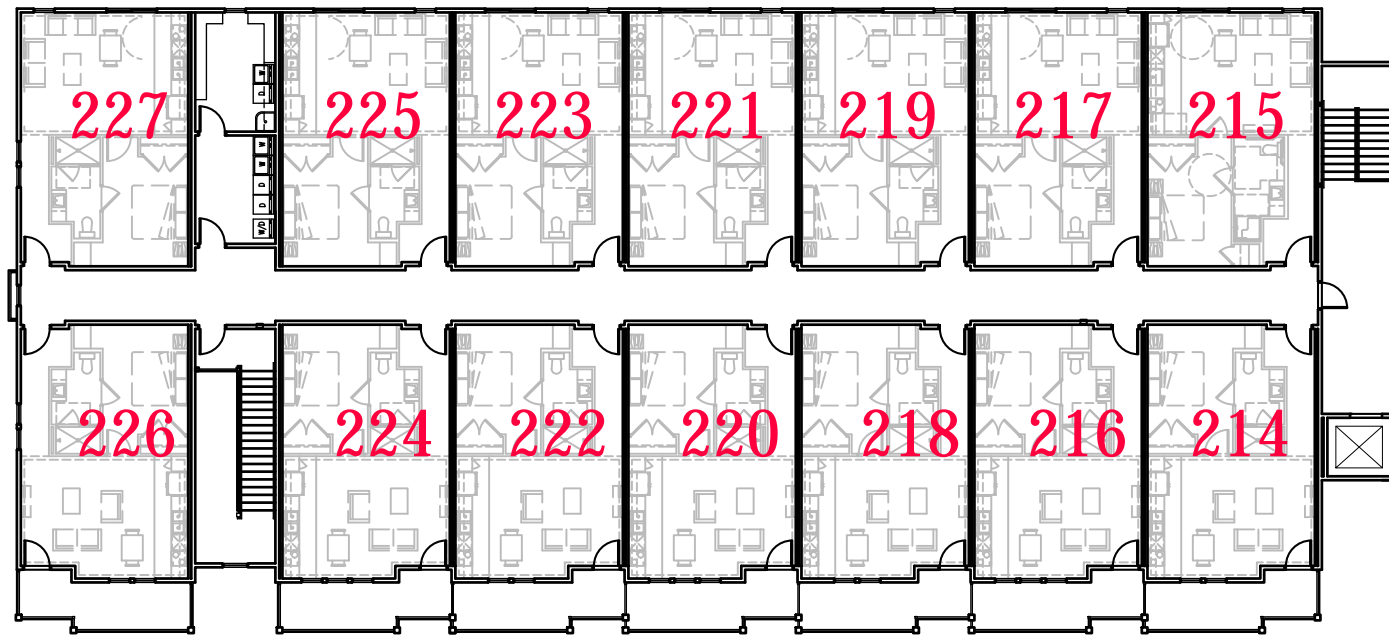
INCOME APPROACH	<b>INCOME APPROACH TO VALUE (if developed)</b> <input checked="" type="checkbox"/> The Income Approach was not developed for this appraisal.	
	Estimated Monthly Market Rent \$ _____ X Gross Rent Multiplier _____ = \$ _____	<b>Indicated Value by Income Approach</b>
	Summary of Income Approach (including support for market rent and GRM): _____ _____ _____ _____ _____	
	<b>PROJECT INFORMATION FOR PUDs (if applicable)</b> <input type="checkbox"/> The Subject is part of a Planned Unit Development.	
PUD	Legal Name of Project: _____ Describe common elements and recreational facilities: _____ _____ _____ _____ _____	
	<b>Indicated Value by: Sales Comparison Approach \$ 365,000     Cost Approach (if developed) \$ NA     Income Approach (if developed) \$ NA</b>	
	Final Reconciliation    The sales comparison approach is the sole approach to value that was developed in this appraisal report. The cost approach was not developed and is not required to develop a credible opinion of value. Although the subject has historically been tenant occupied, the income approach is not what typical market participants rely on. Market participants in the area typically rely on the sales comparison approach solely. Thus, mirroring the market, the sales comparison approach is the sole approach developed and is given full consideration in this reconciliation.	
	This appraisal is made <input checked="" type="checkbox"/> "as is", <input type="checkbox"/> subject to completion per plans and specifications on the basis of a Hypothetical Condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a Hypothetical Condition that the repairs or alterations have been completed, <input type="checkbox"/> subject to the following required inspection based on the Extraordinary Assumption that the condition or deficiency does not require alteration or repair: <u>This appraisal report is made 'as is' and subject to the noted extraordinary assumptions.</u>	
RECONCILIATION	<input checked="" type="checkbox"/> This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.	
	Based on the degree of inspection of the subject property, as indicated below, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: \$ 365,000 , as of: November 8, 2021 , which is the effective date of this appraisal. If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.	
	A true and complete copy of this report contains <u>23</u> pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report.	
	Attached Exhibits: <input checked="" type="checkbox"/> Scope of Work <input checked="" type="checkbox"/> Limiting Cond./Certifications <input type="checkbox"/> Narrative Addendum <input checked="" type="checkbox"/> Photograph Addenda <input checked="" type="checkbox"/> Sketch Addendum <input checked="" type="checkbox"/> Map Addenda <input checked="" type="checkbox"/> Additional Sales <input type="checkbox"/> Cost Addendum <input checked="" type="checkbox"/> Flood Addendum <input type="checkbox"/> Manuf. House Addendum <input type="checkbox"/> Hypothetical Conditions <input checked="" type="checkbox"/> Extraordinary Assumptions <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____	
ATTACHMENTS	Client Contact: <u>Mr. Dane Leavitt</u> Client Name: <u>Mr. Dane Leavitt</u> E-Mail: <u>dane-leavitt@leavitt.com</u> Address: <u>216 S 200 W, Cedar City, UT 84720</u>	
	<b>APPRAISER</b>  <div style="text-align: center;">  </div> Appraiser Name: <u>Mr. Cody Hymas, MAI, SRA</u> Company: <u>Hymas &amp; Associates Appraisal</u> Phone: <u>435-313-1444</u> Fax: _____ E-Mail: <u>cody@hymasappraisal.com</u> Date of Report (Signature): <u>11/12/2021</u> License or Certification #: <u>5504978-CG00</u> State: <u>UT</u> Designation: <u>MAI, SRA</u> Expiration Date of License or Certification: <u>04/30/2022</u> Inspection of Subject: <input checked="" type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None Date of Inspection: <u>November 8, 2021</u>	
	<b>SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)</b>  Supervisory or Co-Appraiser Name: _____ Company: _____ Phone: _____     Fax: _____ E-Mail: _____ Date of Report (Signature): _____ License or Certification #: _____     State: _____ Designation: _____ Expiration Date of License or Certification: _____ Inspection of Subject: <input type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None Date of Inspection: _____	
	<b>SIGNATURES</b>	



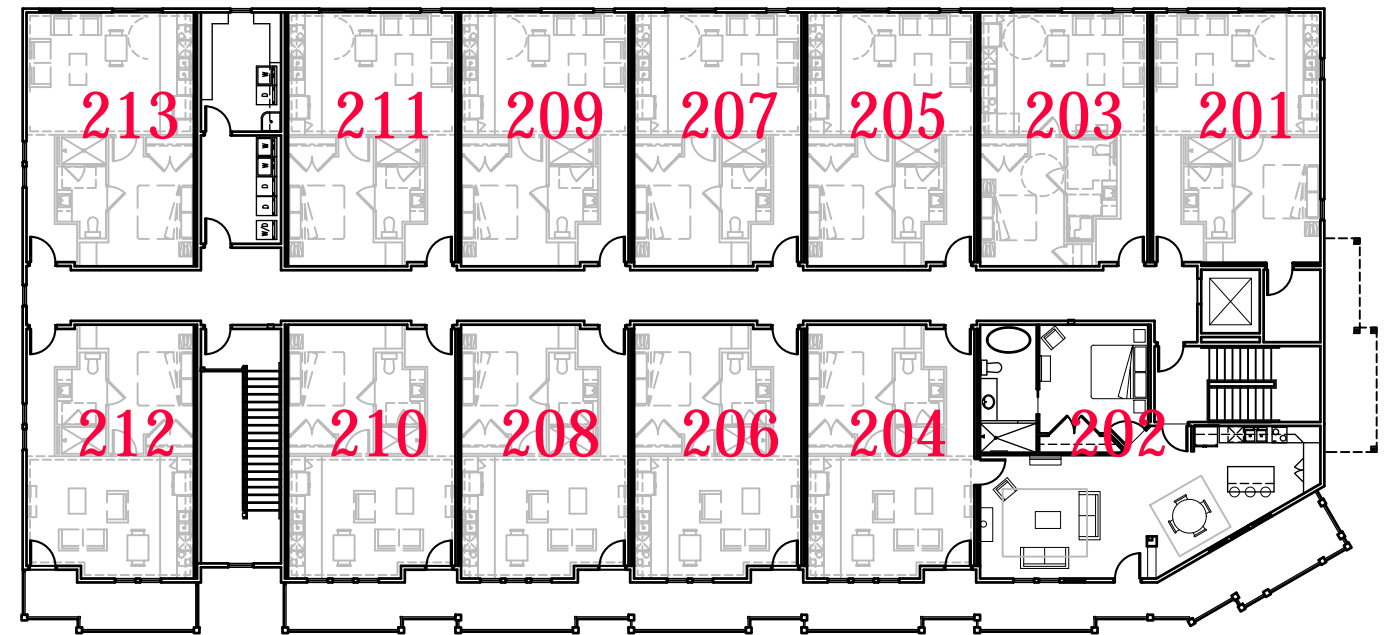
BLDG 'B' LEVEL 1 FLOOR PLAN



BLDG 'A' LEVEL 1 FLOOR PLAN



BLDG 'B' LEVEL 2 FLOOR PLAN



BLDG 'A' LEVEL 2 FLOOR PLAN

# State Board of Regents of the State of Utah

Southern Utah University  
\$10,615,000 Auxiliary System & Student Building Fees Revenue Bonds, Series May 1  
(Housing Project: 30 Year Amortization)

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Net Debt Service Schedule	4

## State Board of Regents of the State of Utah

Southern Utah University

\$10,615,000 Auxiliary System & Student Building Fees Revenue Bonds, Series May 1

(Housing Project: 30 Year Amortization)

### Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
05/01/2022	-	-	-	-	-
11/01/2022	-	-	183,025.00	183,025.00	-
05/01/2023	190,000.00	5.000%	183,025.00	373,025.00	556,050.00
11/01/2023	-	-	178,275.00	178,275.00	-
05/01/2024	200,000.00	5.000%	178,275.00	378,275.00	556,550.00
11/01/2024	-	-	173,275.00	173,275.00	-
05/01/2025	210,000.00	5.000%	173,275.00	383,275.00	556,550.00
11/01/2025	-	-	168,025.00	168,025.00	-
05/01/2026	220,000.00	5.000%	168,025.00	388,025.00	556,050.00
11/01/2026	-	-	162,525.00	162,525.00	-
05/01/2027	230,000.00	5.000%	162,525.00	392,525.00	555,050.00
11/01/2027	-	-	156,775.00	156,775.00	-
05/01/2028	240,000.00	5.000%	156,775.00	396,775.00	553,550.00
11/01/2028	-	-	150,775.00	150,775.00	-
05/01/2029	255,000.00	5.000%	150,775.00	405,775.00	556,550.00
11/01/2029	-	-	144,400.00	144,400.00	-
05/01/2030	265,000.00	5.000%	144,400.00	409,400.00	553,800.00
11/01/2030	-	-	137,775.00	137,775.00	-
05/01/2031	280,000.00	5.000%	137,775.00	417,775.00	555,550.00
11/01/2031	-	-	130,775.00	130,775.00	-
05/01/2032	290,000.00	5.000%	130,775.00	420,775.00	551,550.00
11/01/2032	-	-	123,525.00	123,525.00	-
05/01/2033	305,000.00	3.000%	123,525.00	428,525.00	552,050.00
11/01/2033	-	-	118,950.00	118,950.00	-
05/01/2034	315,000.00	3.000%	118,950.00	433,950.00	552,900.00
11/01/2034	-	-	114,225.00	114,225.00	-
05/01/2035	325,000.00	3.000%	114,225.00	439,225.00	553,450.00
11/01/2035	-	-	109,350.00	109,350.00	-
05/01/2036	335,000.00	3.000%	109,350.00	444,350.00	553,700.00
11/01/2036	-	-	104,325.00	104,325.00	-
05/01/2037	345,000.00	3.000%	104,325.00	449,325.00	553,650.00
11/01/2037	-	-	99,150.00	99,150.00	-
05/01/2038	355,000.00	3.000%	99,150.00	454,150.00	553,300.00
11/01/2038	-	-	93,825.00	93,825.00	-
05/01/2039	365,000.00	3.000%	93,825.00	458,825.00	552,650.00
11/01/2039	-	-	88,350.00	88,350.00	-
05/01/2040	375,000.00	3.000%	88,350.00	463,350.00	551,700.00
11/01/2040	-	-	82,725.00	82,725.00	-
05/01/2041	390,000.00	3.000%	82,725.00	472,725.00	555,450.00
11/01/2041	-	-	76,875.00	76,875.00	-
05/01/2042	400,000.00	3.000%	76,875.00	476,875.00	553,750.00
11/01/2042	-	-	70,875.00	70,875.00	-
05/01/2043	410,000.00	3.000%	70,875.00	480,875.00	551,750.00
11/01/2043	-	-	64,725.00	64,725.00	-
05/01/2044	425,000.00	3.000%	64,725.00	489,725.00	554,450.00
11/01/2044	-	-	58,350.00	58,350.00	-
05/01/2045	440,000.00	3.000%	58,350.00	498,350.00	556,700.00
11/01/2045	-	-	51,750.00	51,750.00	-
05/01/2046	450,000.00	3.000%	51,750.00	501,750.00	553,500.00
11/01/2046	-	-	45,000.00	45,000.00	-
05/01/2047	465,000.00	3.000%	45,000.00	510,000.00	555,000.00
11/01/2047	-	-	38,025.00	38,025.00	-
05/01/2048	480,000.00	3.000%	38,025.00	518,025.00	556,050.00
11/01/2048	-	-	30,825.00	30,825.00	-
05/01/2049	490,000.00	3.000%	30,825.00	520,825.00	551,650.00
11/01/2049	-	-	23,475.00	23,475.00	-
05/01/2050	505,000.00	3.000%	23,475.00	528,475.00	551,950.00
11/01/2050	-	-	15,900.00	15,900.00	-
05/01/2051	520,000.00	3.000%	15,900.00	535,900.00	551,800.00
11/01/2051	-	-	8,100.00	8,100.00	-
05/01/2052	540,000.00	3.000%	8,100.00	548,100.00	556,200.00
<b>Total</b>	<b>\$10,615,000.00</b>	<b>-</b>	<b>\$6,007,900.00</b>	<b>\$16,622,900.00</b>	<b>-</b>

### Yield Statistics

Bond Year Dollars	\$190,920.00
Average Life	17.986 Years
Average Coupon	3.1468154%
Net Interest Cost (NIC)	2.6322700%
True Interest Cost (TIC)	2.5049505%
Bond Yield for Arbitrage Purposes	2.1451150%
All Inclusive Cost (AIC)	2.6099302%

### IRS Form 8038

Net Interest Cost	2.4273402%
Weighted Average Maturity	17.583 Years

\$11.2M 30y Housing 12/07/ | SINGLE PURPOSE | 12/ 8/2021 | 9:14 AM

# State Board of Regents of the State of Utah

Southern Utah University

\$10,615,000 Auxiliary System & Student Building Fees Revenue Bonds, Series May 1

(Housing Project: 30 Year Amortization)

## Pricing Summary

Maturity	Type of Bond	Coupon	Yield	Maturity Value	Price	YTM	Call Date	Call Price	Dollar Price
05/01/2023	Serial Coupon	5.000%	0.550%	190,000.00	104.431%	-	-	-	198,418.90
05/01/2024	Serial Coupon	5.000%	0.640%	200,000.00	108.650%	-	-	-	217,300.00
05/01/2025	Serial Coupon	5.000%	0.750%	210,000.00	112.584%	-	-	-	236,426.40
05/01/2026	Serial Coupon	5.000%	0.920%	220,000.00	115.987%	-	-	-	255,171.40
05/01/2027	Serial Coupon	5.000%	1.050%	230,000.00	119.191%	-	-	-	274,139.30
05/01/2028	Serial Coupon	5.000%	1.200%	240,000.00	121.935%	-	-	-	292,644.00
05/01/2029	Serial Coupon	5.000%	1.370%	255,000.00	124.150%	-	-	-	316,582.50
05/01/2030	Serial Coupon	5.000%	1.450%	265,000.00	126.723%	-	-	-	335,815.95
05/01/2031	Serial Coupon	5.000%	1.490%	280,000.00	129.461%	-	-	-	362,490.80
05/01/2032	Serial Coupon	5.000%	1.580%	290,000.00	131.520%	-	-	-	381,408.00
05/01/2033	Serial Coupon	3.000%	1.660%	305,000.00	112.300%	c 1.765%	05/01/2032	100.000%	342,515.00
05/01/2034	Serial Coupon	3.000%	1.730%	315,000.00	111.616%	c 1.912%	05/01/2032	100.000%	351,590.40
05/01/2035	Serial Coupon	3.000%	1.800%	325,000.00	110.937%	c 2.038%	05/01/2032	100.000%	360,545.25
05/01/2036	Serial Coupon	3.000%	1.870%	335,000.00	110.262%	c 2.147%	05/01/2032	100.000%	369,377.70
05/01/2037	Serial Coupon	3.000%	1.940%	345,000.00	109.593%	c 2.243%	05/01/2032	100.000%	378,095.85
05/01/2038	Serial Coupon	3.000%	1.970%	355,000.00	109.307%	c 2.301%	05/01/2032	100.000%	388,039.85
05/01/2039	Serial Coupon	3.000%	2.050%	365,000.00	108.550%	c 2.385%	05/01/2032	100.000%	396,207.50
05/01/2040	Serial Coupon	3.000%	2.130%	375,000.00	107.798%	c 2.461%	05/01/2032	100.000%	404,242.50
05/01/2041	Serial Coupon	3.000%	2.210%	390,000.00	107.053%	c 2.530%	05/01/2032	100.000%	417,506.70
05/01/2042	Serial Coupon	3.000%	2.240%	400,000.00	106.775%	c 2.565%	05/01/2032	100.000%	427,100.00
05/01/2043	Serial Coupon	3.000%	2.270%	410,000.00	106.497%	c 2.597%	05/01/2032	100.000%	436,637.70
05/01/2044	Serial Coupon	3.000%	2.300%	425,000.00	106.221%	c 2.626%	05/01/2032	100.000%	451,439.25
05/01/2045	Serial Coupon	3.000%	2.380%	440,000.00	105.488%	c 2.679%	05/01/2032	100.000%	464,147.20
05/01/2046	Serial Coupon	3.000%	2.460%	450,000.00	104.761%	c 2.728%	05/01/2032	100.000%	471,424.50
05/01/2047	Serial Coupon	3.000%	2.480%	465,000.00	104.580%	c 2.746%	05/01/2032	100.000%	486,297.00
05/01/2048	Serial Coupon	3.000%	2.490%	480,000.00	104.490%	c 2.757%	05/01/2032	100.000%	501,552.00
05/01/2049	Serial Coupon	3.000%	2.550%	490,000.00	103.950%	c 2.791%	05/01/2032	100.000%	509,355.00
05/01/2050	Serial Coupon	3.000%	2.560%	505,000.00	103.860%	c 2.800%	05/01/2032	100.000%	524,493.00
05/01/2051	Serial Coupon	3.000%	2.570%	520,000.00	103.770%	c 2.809%	05/01/2032	100.000%	539,604.00
05/01/2052	Serial Coupon	3.000%	2.580%	540,000.00	103.681%	c 2.817%	05/01/2032	100.000%	559,877.40
<b>Total</b>	-	-	-	<b>\$10,615,000.00</b>	-	-	-	-	<b>\$11,650,445.05</b>

## Bid Information

Par Amount of Bonds	\$10,615,000.00
Reoffering Premium or (Discount)	1,035,445.05
Gross Production	\$11,650,445.05
Total Underwriter's Discount (0.500%)	\$(53,075.00)
Bid (109.254546%)	11,597,370.05
Total Purchase Price	\$11,597,370.05
Bond Year Dollars	\$190,920.00
Average Life	17.986 Years
Average Coupon	3.1468154%
Net Interest Cost (NIC)	2.6322700%
True Interest Cost (TIC)	2.5049505%

\$11.2M 30y Housing 12/07/ | SINGLE PURPOSE | 12/ 8/2021 | 9:14 AM

## State Board of Regents of the State of Utah

Southern Utah University

\$10,615,000 Auxiliary System & Student Building Fees Revenue Bonds, Series May 1

(Housing Project: 30 Year Amortization)

### Sources & Uses

Dated 05/01/2022 | Delivered 05/01/2022

#### Sources Of Funds

Par Amount of Bonds	\$10,615,000.00
Reoffering Premium	1,035,445.05

<b>Total Sources</b>	<b>\$11,650,445.05</b>
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#### Uses Of Funds

Deposit to Project Construction Fund	11,253,000.00
Capitalized Interest (through 11/1/22) Fund	183,025.00
Costs of Issuance	125,000.00
Total Underwriter's Discount (0.500%)	53,075.00
Gross Bond Insurance Premium ( 15.0 bp)	24,934.35
Surety Bond commitment fee	11,134.00
Rounding Amount	276.70

<b>Total Uses</b>	<b>\$11,650,445.05</b>
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## State Board of Regents of the State of Utah

Southern Utah University

\$10,615,000 Auxiliary System & Student Building Fees Revenue Bonds, Series May 1

(Housing Project: 30 Year Amortization)

### Net Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	CIF	Net New D/S	Fiscal Total
05/01/2022	-	-	-	-	-	-	-
11/01/2022	-	-	183,025.00	183,025.00	(183,025.00)	-	-
05/01/2023	190,000.00	5.000%	183,025.00	373,025.00	-	373,025.00	373,025.00
11/01/2023	-	-	178,275.00	178,275.00	-	178,275.00	-
05/01/2024	200,000.00	5.000%	178,275.00	378,275.00	-	378,275.00	556,550.00
11/01/2024	-	-	173,275.00	173,275.00	-	173,275.00	-
05/01/2025	210,000.00	5.000%	173,275.00	383,275.00	-	383,275.00	556,550.00
11/01/2025	-	-	168,025.00	168,025.00	-	168,025.00	-
05/01/2026	220,000.00	5.000%	168,025.00	388,025.00	-	388,025.00	556,050.00
11/01/2026	-	-	162,525.00	162,525.00	-	162,525.00	-
05/01/2027	230,000.00	5.000%	162,525.00	392,525.00	-	392,525.00	555,050.00
11/01/2027	-	-	156,775.00	156,775.00	-	156,775.00	-
05/01/2028	240,000.00	5.000%	156,775.00	396,775.00	-	396,775.00	553,550.00
11/01/2028	-	-	150,775.00	150,775.00	-	150,775.00	-
05/01/2029	255,000.00	5.000%	150,775.00	405,775.00	-	405,775.00	556,550.00
11/01/2029	-	-	144,400.00	144,400.00	-	144,400.00	-
05/01/2030	265,000.00	5.000%	144,400.00	409,400.00	-	409,400.00	553,800.00
11/01/2030	-	-	137,775.00	137,775.00	-	137,775.00	-
05/01/2031	280,000.00	5.000%	137,775.00	417,775.00	-	417,775.00	555,550.00
11/01/2031	-	-	130,775.00	130,775.00	-	130,775.00	-
05/01/2032	290,000.00	5.000%	130,775.00	420,775.00	-	420,775.00	551,550.00
11/01/2032	-	-	123,525.00	123,525.00	-	123,525.00	-
05/01/2033	305,000.00	3.000%	123,525.00	428,525.00	-	428,525.00	552,050.00
11/01/2033	-	-	118,950.00	118,950.00	-	118,950.00	-
05/01/2034	315,000.00	3.000%	118,950.00	433,950.00	-	433,950.00	552,900.00
11/01/2034	-	-	114,225.00	114,225.00	-	114,225.00	-
05/01/2035	325,000.00	3.000%	114,225.00	439,225.00	-	439,225.00	553,450.00
11/01/2035	-	-	109,350.00	109,350.00	-	109,350.00	-
05/01/2036	335,000.00	3.000%	109,350.00	444,350.00	-	444,350.00	553,700.00
11/01/2036	-	-	104,325.00	104,325.00	-	104,325.00	-
05/01/2037	345,000.00	3.000%	104,325.00	449,325.00	-	449,325.00	553,650.00
11/01/2037	-	-	99,150.00	99,150.00	-	99,150.00	-
05/01/2038	355,000.00	3.000%	99,150.00	454,150.00	-	454,150.00	553,300.00
11/01/2038	-	-	93,825.00	93,825.00	-	93,825.00	-
05/01/2039	365,000.00	3.000%	93,825.00	458,825.00	-	458,825.00	552,650.00
11/01/2039	-	-	88,350.00	88,350.00	-	88,350.00	-
05/01/2040	375,000.00	3.000%	88,350.00	463,350.00	-	463,350.00	551,700.00
11/01/2040	-	-	82,725.00	82,725.00	-	82,725.00	-
05/01/2041	390,000.00	3.000%	82,725.00	472,725.00	-	472,725.00	555,450.00
11/01/2041	-	-	76,875.00	76,875.00	-	76,875.00	-
05/01/2042	400,000.00	3.000%	76,875.00	476,875.00	-	476,875.00	553,750.00
11/01/2042	-	-	70,875.00	70,875.00	-	70,875.00	-
05/01/2043	410,000.00	3.000%	70,875.00	480,875.00	-	480,875.00	551,750.00
11/01/2043	-	-	64,725.00	64,725.00	-	64,725.00	-
05/01/2044	425,000.00	3.000%	64,725.00	489,725.00	-	489,725.00	554,450.00
11/01/2044	-	-	58,350.00	58,350.00	-	58,350.00	-
05/01/2045	440,000.00	3.000%	58,350.00	498,350.00	-	498,350.00	556,700.00
11/01/2045	-	-	51,750.00	51,750.00	-	51,750.00	-
05/01/2046	450,000.00	3.000%	51,750.00	501,750.00	-	501,750.00	553,500.00
11/01/2046	-	-	45,000.00	45,000.00	-	45,000.00	-
05/01/2047	465,000.00	3.000%	45,000.00	510,000.00	-	510,000.00	555,000.00
11/01/2047	-	-	38,025.00	38,025.00	-	38,025.00	-
05/01/2048	480,000.00	3.000%	38,025.00	518,025.00	-	518,025.00	556,050.00
11/01/2048	-	-	30,825.00	30,825.00	-	30,825.00	-
05/01/2049	490,000.00	3.000%	30,825.00	520,825.00	-	520,825.00	551,650.00
11/01/2049	-	-	23,475.00	23,475.00	-	23,475.00	-
05/01/2050	505,000.00	3.000%	23,475.00	528,475.00	-	528,475.00	551,950.00
11/01/2050	-	-	15,900.00	15,900.00	-	15,900.00	-
05/01/2051	520,000.00	3.000%	15,900.00	535,900.00	-	535,900.00	551,800.00
11/01/2051	-	-	8,100.00	8,100.00	-	8,100.00	-
05/01/2052	540,000.00	3.000%	8,100.00	548,100.00	-	548,100.00	556,200.00
<b>Total</b>	<b>\$10,615,000.00</b>	<b>-</b>	<b>\$6,007,900.00</b>	<b>\$16,622,900.00</b>	<b>(183,025.00)</b>	<b>\$16,439,875.00</b>	<b>-</b>

\$11.2M 30y Housing 12/07 | SINGLE PURPOSE | 12/ 8/2021 | 9:14 AM





UTAH SYSTEM OF  
HIGHER EDUCATION

# MEMORANDUM

TAB B

January 13, 2022

## Utah Valley University – State Funded Project Revision

In the September 2021 meeting, the Board prioritized the following degree-granting capital projects. By statute, the Board may only forward the top three projects to the legislature and governor for funding consideration.

	<b>Institution</b>	<b>Capital Project</b>	<b>Amount</b>
1.	Weber State University	McKay Education Bldg. Renovation	\$27,132,000
2.	Utah State University	Animal Science Renovation	\$21,827,000
3.	Utah Valley University	Engineering Building	\$68,000,000
4.	Dixie State University	General Classroom Building	\$56,085,000
5.	Southern Utah University	Music Center Renovation	\$19,500,000
6.	Snow College	Center for Rural Studies	\$24,814,000
7.	University of Utah	Interdisciplinary Computing Building	\$90,000,000

Utah Valley University (UVU) requests adjustments to their capital request to accommodate higher costs relating to moving the site of the proposed project, demolishing an existing building, and extending utilities to the new site. The original UVU request to the Board for prioritization was for a 180,000 square foot facility costing \$98,000,000, of which \$68,000,000 was requested for state funding. The adjusted request will be a 184,000 square foot facility costing \$110,000,000, of which \$80,000,000 is requested for state funding. A letter and updated construction budget estimate from the University are attached.

### Commissioner's Recommendation

The Commissioner recommends the Board review the updated capital request from Utah Valley University and determine: 1. whether to accept the project revisions and 2. whether those changes affect the Board capital project rankings.

### Attachments



UTAH VALLEY UNIVERSITY

VICE PRESIDENT OF ADMINISTRATION & STRATEGIC RELATIONS

December 13, 2021

Commissioner David Woolstenhulme  
Utah System of Higher Education  
60 South 400 West  
Salt Lake City, UT 84101

Dear Commissioner Woolstenhulme,

Utah Valley University requests adjustments to the Engineering Building Construction Budget Estimate (CBE) for the engineering building. The building adjustments increases are the result of exploring a new site for the construction of the building.

UVU is exploring the possibility of razing the extended education building and placing the engineering in a prime location on campus. Moving the building increases the site costs for construction of the facility.

The increases in costs are the following:

HVAC connection to the building 2,200 linear feet	\$7,000,000
Demolition of the Extended Education Building	\$807,604
Tunnel connection to main campus	\$900,000
Excavation of the of building to tunnel level	\$1,155,000
<u>Digital Media space</u>	<u>\$2,391,280</u>
Total	\$12,253,284

We have worked with DFCM to develop a new CBE which reflects these additional costs. The additional costs adjusts our state request from \$68,000,000 to \$79,999,784 for construction of the engineering building. If you have any questions, please contact me at (801) 863-8424.

Sincerely,

Val L. Peterson  
Vice President of Administration & Strategic Relations  
Utah Valley University

Enclosure

## Capital Development Projects

### Capital Budget Estimate (CBE)

<b>Project Name:</b>		Engineering and Technology Building	
<b>Agency/Institution:</b>		UVU	
<b>Project Manager:</b>		Clint Bunnell	
<b>Delivery Method:</b>			
<b>Cost Summary</b>		<b>Cost</b>	
	<b>\$ Amount</b>	<b>Per SF</b>	<b>Notes</b>
Facility Cost	\$ 84,487,154	\$459.17	
Utility Fee Cost	\$ 53,392	\$0.29	
Additional Construction Cost	\$ -	\$0.00	
Site Cost	\$ 2,357,397	\$12.81	
High Performance Building	\$ 1,303,469	\$7.08	
<b>Total Construction Cost</b>	<b>\$ 88,201,412</b>	<b>\$479.36</b>	
<b>Soft Costs:</b>			
Hazardous Materials	\$ 104,000		
Pre-Design/Planning	\$ 932,014		
Design	\$ 6,103,538		
Property Acquisition	\$ -		
Furnishings & Equipment	\$ 5,424,387		
Information Technology:	\$ 2,485,539		
Utah Art (1% of Construction Budget)	\$ -		
Testing & Inspection	\$ 882,014		
Contingency 4.50%	\$ 3,969,064		
Moving/Occupancy	\$ 57,289		
Builder's Risk Insurance (0.15% of Construction Budget)	\$ 132,302		
Legal Services (0.05% of Construction Budget)	\$ 44,101		
DFCM Management	\$ 160,201		
User Fees	\$ -		
High Performance Building Standard (HPBS)	\$ 1,058,417		
Other Costs	\$ 445,507		
<b>Total Soft Costs</b>	<b>\$ 21,798,373</b>	<b>\$118.47</b>	
<b>TOTAL PROJECT COST</b>	<b>\$ 109,999,784</b>	<b>\$597.82</b>	
<b>Previous Funding</b>	\$ -	State and Agency	
<b>Other Funding Sources</b> (Identify in note)	\$ -		
<b>REQUEST FOR STATE FUNDING</b>	<b>\$ 109,999,784</b>		
<b>Project Information</b>			
Gross Square Feet	184,000	Base Cost Date	21-Jul-21
Net Square Feet	117,000	Estimated Bid Date	1-Apr-23
Net/Gross Ratio	64%	Est. Completion Date	30-Jul-25
		Last Modified Date	21-Jul-21
		Print Date	12/8/2021



UTAH SYSTEM OF  
HIGHER EDUCATION

# MEMORANDUM

TAB C

January 13, 2022

## University of Utah – Tuition Increase

State statute and Board Policy R510, *Tuition and Fees*, require the Board to annually set USHE institutions' tuition and student fees. Traditionally, institutions submit requests to adjust tuition in the March meeting so that tuition rates may be published ahead of the coming academic year. The University of Utah requests an exception from the traditional tuition-setting process to approve a 4% tuition increase for the Professional and Online MBA programs at the David Eccles School of Business to go into effect immediately in the Spring 2022 semester. The proposed request will increase tuition for the 24-month programs from \$60,000 to \$62,400.

The School of Business indicates that the tuition increase was discussed with every prospective student during the recruitment process, where they outlined the possibility of the increase and the impact on the per unit and overall tuition rates. The School also explained the tuition increase during a calling campaign to current students explaining its necessity for student services, career services, remote experiences, and enhanced coursework. The University Board of Trustees reviewed and approved this request on December 14, 2021. The attached letter and material from the University describe the tuition increase request and provide additional detail.

### Commissioner's Recommendation

The Commissioner recommends the Board carefully review the tuition increase request from the University of Utah and determine whether to authorize the increase effective immediately.

### Attachment

**To:** Mark Winter, AVP Budget and Finance SVPAA Office  
Sandy Hughes, Director Budget and Finance  
**From:** Brad Vierig, Associate Dean, Rachel Hayes, Interim Dean  
**Date:** December 9, 2021  
**Regarding:** Tuition Request Professional and Online MBA Programs

The David Eccles School of Business is requesting approval of a tuition increase. Due to the impact of covid-19 (more students wanting hybrid/online courses) and changes in our economy (the recent big resignation and increased costs), we are requesting the increase go into effect in Spring 2022.

- I. **Program Description:** The Professional and Online MBA Programs at the David Eccles School of Business set tuition for the two-year programs on a per credit hour rate. This tuition increase would start at the beginning of the program for incoming Spring 2022 students and continue throughout their 24-month program. The current Professional MBA and MBA Online tuition is \$60,000 or \$1,250 per credit hour. The requested 4% increase in tuition would be \$62,400 or \$1,300 per credit hour. The last tuition increase was Fall 2020 (a 2% increase). Before 2020 tuition was not increased for three years.
- II. **Addressing Strategic Needs:** The impacts of Covid have changed the part-time MBA student needs. While we made adjustments to manage through and deliver the same quality programs during Covid, we continue to see changes within our markets and need to adapt. Covid impacted our recruitment practices, modality, technology needs, and student services. These two MBA programs have always served a unique student with demands both in the classroom and outside of the classroom and this was exacerbated during Covid. Our costs continue to increase, and we need more resources to continue to meet student demands and fulfill our mission.

To meet the demand of more flexibility, the Professional MBA program is planning to move to a hybrid model and we need more online resources. We learned through Covid that students required increased flexibility in their schedules and that students and employers are more accepting of remote learning, understanding that it is an equal form of education. This will require a big investment. We will work with faculty, instructional designers, videographers, etc. to redesign classes.

Students are increasingly engaging virtually and remotely with their academics and events. Due to Covid, we invested in classroom technology for effective remote learning in the classroom and within our learning management system. We require

additional upgrades to manage both in-person and remote learning simultaneously as well as elevating our fully online courses. In addition to the technology resources, the additional virtual needs required extra time from our Instructional Designers. To provide ongoing positive and engaging experiences both academically and socially, we must continue to invest in technology and people to create robust LMS courses, classroom spaces, and software to assist in remote and virtual engagements.

Students are requesting additional career services and support. The recent Great Recession continues to impact our students. Many students are interested in a career pivot and need additional services to assist them in making these moves. Covid also impacted students' career, with some being laid off and needing support in a job search. We know that career services and resources will continue to be an increased need for part-time MBA students as many of them are earning their MBA to advance their careers. Our career team needs more resources to continue to support ongoing student demand.

The current employment climate has forced us to examine our faculty and staff needs. With increasing demands and expectations from the students, we need to invest in faculty and staff fulfil student needs. Wages in our community continue to increase in the technology sector which is continuing to pull away our experienced team members. To remain competitive, we must continue to offer higher pay to staff and additional staff to help support recruitment and student services efforts. The growing number of students also demands the addition of classes to fulfil program requirements. We continue to add new classes, both core and elective, to meet the needs of our growing number of students. This means we have increased costs for faculty pay, instructional designers, and technology to support the academic components.

The new revenue is highly needed and will go towards new technology for remote and virtual learning, salaries for instructional designers, faculty, and staff for retention and added program needs, and increased career services and resources. There are no other funding sources for these areas. Without an increase in tuition, our program student services and high quality academics will diminish.

- III. Justification of the Proposed Tuition-Rate and Rationale:** The PMBA and MBAO tuition continues to be affordable as compared to other peer institutions. The average cost of tuition for the top 50 part-time programs is \$81,057. Even with this increase, The PMBA and MBAO tuition is 23% below our peer institutions.

The PMBA and MBAO student population is made up of working professionals. With increased wages and company educational contributions, the increase in tuition continues to be affordable. We will continue to award program scholarships

for underserved students that makes the attainment of our degree possible for these populations.

- IV. Prospective Student Support:** We have been discussing the tuition increase with prospective students and have not had any questions. In addition, while doing outreach to current students, we asked for recommendations for future students to our program. The increase in tuition was discussed and we received supportive feedback.
- V. Comparable rate structures from peer institutions.** The attached is a comparison on peer schools based on the 2021 US News and World Report rankings. The table lists the reported tuition from the institution to US News. The University of Utah compares in each area including full program tuition. As explained above, the average tuition for the top 50 part-time programs is \$81,057. Compared to this, the proposed increase in PMBA and MBAO tuition is still 23% less.



Rachel Hayes,  
Interim Dean



UTAH SYSTEM OF  
HIGHER EDUCATION

# MEMORANDUM

TAB K

January 13, 2022

## Snow College – Long-term Lease for Richfield Housing

Board Policy R705, *Leased Space*, requires the Board to approve institutional leases that commit the institution for ten or more years. Snow College requests Board approval to lease 138 beds from a private developer to provide housing for students at the Richfield campus for \$748,000 a year with a 3% annual escalation for 15 years. This request would establish the first college-offered student housing at the Richfield campus. The college plans to fund \$100,000 of the annual lease payment for 10 years with funds from the Sevier County Reinvestment Agency, contingent on the agency's tax increment from the Sigurd Solar Community Reinvestment Project.

Additional information about this request may be found in the attached overview from the institution and accompanying materials.

### **Commissioner's Recommendation**

The Commissioner recommends the Board carefully review this request and determine whether to approve the long-term lease.

### **Attachments**



**FINANCE AND FACILITIES SUBCOMMITTEE**  
**JANUARY 13, 2022**

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**SNOW COLLEGE**

**SUBJECT**

Lease agreement for student housing in Richfield

**APPLICABLE STATUTE, RULE, OR POLICY**

Utah Board of Higher Education Policy R705-3

**BACKGROUND/DISCUSSION**

Snow College recognizes the need for student housing at the Richfield campus. In February 2021, a feasibility study conducted by Method Studio was performed for a student housing facility to be built on campus. Method Studio a 32-bed facility could be built for approximately \$3,000,000.

Snow College received a proposal from RM24, LLC to construct a student housing unit off-campus. RM24 would lease the facility to Snow College. Upon completion of the lease term, RM24 would retain ownership of the facility and could negotiate an additional lease agreement with Snow College.

Snow College requests approval for leasing 138 beds for student housing near the Richfield campus. The lease term would be for 15 years and require annual payments of \$748,000. The lease shall be subject to an increase of 3% per year.

Snow College received a letter of support from the Sevier County Reinvestment Agency, committing approximately \$1,000,000 to the project. The Reinvestment Agency has reiterated their support for this project and would allow Snow College to use the funding towards the lease payments.

Snow College signed a contract to host summer camps for the Church of Jesus Christ of Latter-day Saints. Projected net revenue from these summer camps will cover the remaining lease payment cost.

**IMPACT**

The proposed project would provide 106 more beds for students than the original project considered by Snow College. This housing project is critical for the development of the Richfield Campus.

**ATTACHMENTS**

- Attachment 1 – Proposed lease agreement
- Attachment 2 – Sevier County Reinvestment Agency letter
- Attachment 3 – Pro Forma
- Attachment 4 – Proposed project design
- Attachment 5 – Method Studio feasibility study
- Attachment 6 – Richfield student housing demand

# COMMERCIAL LEASE AGREEMENT

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THIS LEASE AGREEMENT (the "Agreement") made this \_\_\_\_ day of \_\_\_\_\_, 2022 ("the Execution Date"), by and between RM24, LLC AND/OR ASSIGNS (the "Lessor"), a limited liability company organized and existing under the laws of the State of Utah, and SNOW COLLEGE (the "Lessee"), an educational institution owned and operated by the State of Utah, with its head offices located at Ephraim, Utah.

NOW THEREFORE; Lessor, in consideration of the rents to be paid and the covenants and agreements to be performed and observed by the Lessee, does hereby lease to the Lessee and the Lessee does hereby lease and take from the Lessor the property described as Premises as of the Commencement Date.

## 1. EXECUTION DATE

The "Execution Date" of this Agreement is the date wherefrom all the terms and conditions as set forth herein shall be binding upon the parties.

## 2. PREMISES

The "Premises" shall be used to define the Real Property to be newly constructed by Lessor for service as of the Commencement Date and shall be more particularly described as follows:

Address: Approximately 350 West Cove View Drive, Richfield, Utah

Building: A multi-level residential building or buildings, being comprised of 23 student living units with each having not more than three bedrooms and three bathrooms, accommodating up to a total of 138 beds; and also, a single resident-manager living unit with two bedrooms and two bathrooms; for a total of 24 living units.

Site Improvements: An uncovered parking lot, providing spaces at a rate of not less than 0.5 spaces per student bed; and also, other site improvements in conformance to the Richfield City RM24 zoning ordinance.

## 3. MUTUAL UNDERSTANDING OF COMMITMENTS

Lessor hereby recognizes the seasonal nature of Lessee's operations and the time sensitive desire and need for up to 60 student beds with a Commencement Date as early as possible, preferably within the year 2022.

Lessee hereby recognizes that the building design necessary for student housing is singular in use with little variability, and Lessor shall in fulfillment of the terms of this Agreement make substantial monetary and opportunity investments in the construction of Premises without remuneration prior to a Commencement Date, and as such shall be duly motivated by fiduciary duty to itself and Lessee to complete construction in a timely manner.

Furthermore, the parties mutually recognize the extreme volatility in the current construction industry due to uncontrollable factors such as material shortages, labor shortages, supply chain challenges, financing complexities, inflation, and other factors which are beyond Lessor's control and make it difficult to project construction costs and timelines, especially prior to a final design of Premises.

#### 4. RESPONSIBILITY FOR DESIGN AND CONSTRUCTION

Lessor shall be responsible to direct and obtain all designs, engineering, certificates, permits, licenses and other authorizations of governmental bodies or authorities which are necessary to permit and construct the Premises. Lessor shall submit the designs and plans for improvements to Lessee for general review and acceptance, and Lessee shall review the designs created by Lessor in a timely manner that shall not hinder or slow the ability of Lessor to meet the Commencement Date. All general designs and improvements of Premises shall be mutually agreeable to both parties.

Lessor shall be responsible to determine the most efficient manner in which to deliver Premises to Lessee, and may organize and direct construction in phases per the Commencement Date. The selection of contractors, subcontractors, suppliers, and all professionals associated with the improvement and construction of Premises shall be the responsibility of Lessor, and all costs associated with the design, construction, and delivery of the Premises shall be the responsibility of Lessor.

#### 5. COMMENCEMENT DATE

The "Commencement Date" shall be the date Lessor receives a Certificate of Occupancy from Richfield City after construction completion of not less than eleven (11) student living units of up to 66 beds, and a single resident-manager living unit, with necessary parking, which date shall not be later than the 30<sup>th</sup> day of December, 2022. Also, Lessor shall construct and receive a Certificate of Occupancy from Richfield City for any remaining living units that constitutes the entire Premises not later than 31<sup>st</sup> day of August, 2023.

Notwithstanding the above dates, and in recognition of the mutual understandings of Section 3, this Agreement shall not be rendered void or terminated by the inability of Lessor to deliver Premises as set forth above, nor shall the terms herein be subjected to change or renegotiation unless mutually agreeable to both parties.

#### 6. LEASE TERM

The term of this Lease shall begin on the first Commencement Date and shall continue for a period of 180 months. The parties hereto may elect to extend this Agreement upon such terms and conditions as may be agreed upon in writing and signed by the parties at the time of any such extension.

#### 7. RENT

The Lessee agrees to pay the Lessor and the Lessor agrees to accept, during the Lease Term hereof, at such place as the Lessor shall from time to time direct by notice to the Lessee, rent at the following rates and times:

- a. **Annual Rent:** Annual rent for the Premises during the term of the Lease shall be Seven Hundred Forty-Eight Thousand Dollars (\$748,000.00). The Annual Rent amount shall be subject to an increase of 3% per year to be applied beginning on the first day of January of the year following the Commencement Date.
- b. **Payment of Annual Rent:** The annual rent shall be payable in advance in equal monthly installments of one-twelfth (1/12th) of the total yearly rent, which installment shall be \$62,333.00, payable on the first day of each and every calendar month during the term hereof. Reference to annual rent herein shall not be implied or construed to the effect that this Lease or the obligation to pay rent hereunder is from year to year, or for any term shorter than the existing Lease term, plus any extensions as may be agreed upon.

- c. **Pro-rata Rent Calculation:** In the event the Commencement Date shall proceed in phases per Section 5, the Payment of Annual Rent shall be calculated pro-rata until all phases are complete, according to the number of living units completed and delivered to Lessee for use plus an additional 46% of the Annual Rent payment to cover site improvements. Example: If 12 of the 24 living units designed for the Premises are delivered to Lessee on December 31, 2022, the subsequent rental payment for January 2023 shall be \$45,504.00 (being calculated  $\$31,167.00 + \$14,337.00 = \$45,504.00$ ). When the remaining living units are delivered to Lessee, the remaining portion of the annual rent payment shall commence. Furthermore, if the Commencement Date or subsequent delivery of phased units occurs mid-month, then on the first day of the calendar month immediately following the Commencement Date or subsequent phase delivery date, the Lessee shall also pay to the Lessor rent for any pro-rata per day portion of the preceding calendar month included in the term of this Lease.
- d. **Annual Rent Redetermination:** In recognition of the absence of final designs upon the Execution Date, and the uncontrollable factors and potential challenges identified in Section 3, Lessee agrees that the Annual Rent stipulated in Section 7(a) shall be subject to one redetermination increase by Lessor. The redetermined rent increase shall be submitted to Lessee not later than one week after receipt of a building permit for premises, and shall in no case exceed an increase of 15%.
- e. **Sub-lease Contingent:** Calculation or payment of the Annual Rent shall in no way be dependent upon or contingent to Lessee's ability to sub-lease Premises to its student tenants during the Term of this Agreement, and Lessee shall in no way withhold or delay Payment of Annual Rent based on an occupancy that is less than 100%.

## **8. RESPONSIBILITY OF PERSONAL PROPERTY**

All items of Personal Property that may be necessary for use of Premises shall be the responsibility of Lessee.

## **9. USE OF PROPERTY BY LESSEE**

The leased Premises may be used by Lessee solely and exclusively as a student housing facility to be sub-leased to its attending students and managers. Nothing herein shall give Lessee the right to use the property for any other purpose.

## **10. RESTRICTIONS ON USE**

Lessee shall not use the premises in any manner that will increase risks covered by insurance on the premises and result in an increase in the rate of insurance or a cancellation of any insurance policy, even if such use may be in furtherance of Lessee's business purposes. Lessee shall not keep, use, or sell anything prohibited by any policy of fire insurance covering the premises, and shall comply with all requirements of the insurers applicable to the premises necessary to keep in force the fire and liability insurance.

## **11. WASTE, NUISANCE, OR UNLAWFUL ACTIVITY**

Lessee shall not allow any waste or nuisance on the premises or use or allow the premises to be used for any unlawful purpose.

## **12. TAXES**

- a. **Property Taxes:** The Lessee shall be liable for all taxes levied against any leasehold interest of the Lessee or personal property and trade fixtures owned or placed by the Lessee in the Leased Premises.
- b. **Real Estate Taxes:** During the continuance of this lease Lessor shall deliver to Lessee a copy of any real estate taxes and assessments against the Leased Property. From and after the Commencement Date, the Lessee shall pay to Lessor not later than 30 days after the day on which the same may become initially due, all real estate taxes and assessments applicable to the Leased Premises, together with any interest and penalties lawfully imposed thereon as a result of Lessee's late payment thereof, which shall be levied upon the Leased Premises during the term of this Lease.
- c. **Contest of Taxes:** The Lessee, at its own cost and expense, may, if it shall in good faith so desire, contest by appropriate proceedings the amount of any personal or real property tax. The Lessee may, if it shall so desire, endeavor at any time or times, by appropriate proceedings, to obtain a reduction in the assessed valuation of the Leased Premises for tax purposes. In any such event, if the Lessor agrees, at the request of the Lessee, to join with the Lessee at Lessee's expense in said proceedings and the Lessor agrees to sign and deliver such papers and instruments as may be necessary to prosecute such proceedings, the Lessee shall have the right to contest the amount of any such tax and the Lessee shall have the right to withhold payment of any such tax, if the statute under which the Lessee is contesting such tax so permits.
- d. **Payment of Ordinary Assessments:** The Lessee shall pay all assessments, ordinary and extraordinary, attributable to or against the Leased Premises not later than 30 days after the day on which the same became initially due. The Lessee may take the benefit of any law allowing assessments to be paid in installments and in such event the Lessee shall only be liable for such installments of assessments due during the term hereof.
- e. **Changes in Method of Taxation:** Lessor and Lessee further agree that if at any time during the term of this Lease, the present method of taxation or assessment of real estate shall be changed so that the whole or any part of the real estate taxes, assessment or governmental impositions now levied, assessed or imposed on the Leased Premises shall, in lieu thereof, be assessed, levied, or imposed wholly or in part, as a capital levy or otherwise upon the rents reserved herein or any part thereof, or as a tax, corporation franchise tax, assessment, levy or charge, or any part thereof, measured by or based, in whole or in part, upon the Leased Premises or on the rents derived therefrom and imposed upon the Lessor, then the Lessee shall pay all such taxes, assessments, levies, impositions, or charges. Nothing contained in this Lease shall require the Lessee to pay an estate, inheritance, succession, capital levy, corporate franchise, gross receipts, transfer or income tax of the Lessor, nor shall any of the same be deemed real estate taxes as defined herein unless the same be imposed in lieu of the real estate taxes.

### 13. UTILITIES

Lessee shall pay for all water, sanitation, sewer, electricity, light, heat, gas, power, fuel, janitorial, and other services incident to Lessee's use of the Leased Premises, whether or not the cost thereof be a charge or imposition against the Leased Premises.

### 14. OBLIGATIONS FOR REPAIRS

- a. **Lessor's Repairs:** Subject to any provisions herein to the contrary, and except for maintenance or replacement necessitated as the result of the act of sub-Lessees, licensees

or contractors, the Lessor shall be required to repair defects, deficiencies, deviations or failures of materials or workmanship in the building during the first 12 months of the term hereof.

- b. **Lessee's Repairs:** The Lessee shall repair and maintain the Leased Premises in good order and condition for the term hereof following the first 12 months of the term, except for reasonable wear and tear, the repairs required of Lessor pursuant hereto, and maintenance or replacement necessitated as the result of the act or omission or negligence of the Lessor, its employees, agents, or contractors.
- c. **Requirements of the Law:** The Lessee agrees that if any federal, state or municipal government or any department or division thereof shall condemn the Leased Premises or any part thereof as not in conformity with the laws and regulations relating to the construction thereof as of the Commencement Date with respect to conditions latent or otherwise which existed on the Commencement Date, or, with respect to items which are the Lessor's duty to repair pursuant to Section a) and c) of this Article; and such federal, state or municipal government or any other department or division thereof, has ordered or required, or shall hereafter order or require, any alterations or repairs thereof or installations and repairs as may be necessary to comply with such laws, orders or requirements (the validity of which the Lessee shall be entitled to contest); and if by reason of such laws, orders or the work done by the Lessor in connection therewith, the Lessee is deprived of the use of the Leased Premises, the rent shall be abated or adjusted, as the case may be, in proportion to that time during which, and to that portion of the Leased Premises of which, the Lessee shall be deprived as a result thereof, and the Lessor shall be obligated to make such repairs, alterations or modifications at Lessor's expense. All such rebuilding, altering, installing and repairing shall be done in accordance with Plans and Specifications approved by the Lessee, which approval shall not be unreasonably withheld. If, however, such condemnation, law, order or requirement, as in this Article set forth, shall be with respect to an item which shall be the Lessee's obligation to repair pursuant to Section b) of this Article 9 or with respect to Lessee's own costs and expenses, no abatement or adjustment of rent shall be granted; provided, however, that Lessee shall also be entitled to contest the validity thereof.
- d. **LESSEE'S Alterations:** The Lessee shall have the right, at its sole expense, from time to time, to redecorate the Leased Premises and to make such non-structural alterations and changes in such parts thereof as the Lessee shall deem expedient or necessary for its purposes; provided, however, that such alterations and changes shall neither impair the structural soundness nor diminish the value of the Leased Premises. The Lessee may make structural alterations and additions to the Leased Premises provided that Lessee has first obtained the consent thereto of the Lessor in writing. The Lessor agrees that it shall not withhold such consent unreasonably. The Lessor shall execute and deliver upon the request of the Lessee such instrument or instruments embodying the approval of the Lessor which may be required by the public or quasi public authority for the purpose of obtaining any licenses or permits for the making of such alterations, changes and/or installations in, to or upon the Leased Premises and the Lessee agrees to pay for such licenses or permits.
- e. **Permits and Expenses:** Each party agrees that it will procure all necessary permits for making any repairs, alterations, or other improvements for installations, when applicable. Each Party hereto shall give written notice to the other party of any repairs required of the other pursuant to the provisions of this Article and the party responsible for said repairs agrees promptly to commence such repairs and to prosecute the same to completion diligently, subject, however, to the delays occasioned by events beyond the control of such party.
- f. Each party agrees to pay promptly when due the entire cost of any work done by it upon the Leased Premises so that the Leased Premises at all times shall be free of liens for labor and materials. Each party further agrees to hold harmless and indemnify the other party from and

against any and all injury, loss, claims or damage to any person or property occasioned by or arising out of the doing of any such work by such party or its employees, agents or contractors. Each party further agrees that in doing such work that it will employ materials of good quality and comply with all governmental requirements, and perform such work in a good and workmanlike manner.

## 15. LESSEE'S COVENANTS

Lessee covenants and agrees as follows:

- a. To procure any licenses and permits required for any use made of the Leased Premises by Lessee, and upon the expiration or termination of this Lease, to remove its goods and effects and those of all persons claiming under it, and to yield up peaceably to Lessor the Leased Premises in good order, repair and condition in all respects; excepting only damage by fire and casualty covered by Lessee's insurance coverage, structural repairs (unless Lessee is obligated to make such repairs hereunder) and reasonable wear and tear;
- b. To permit Lessor and its agents to examine the Leased Premises at reasonable times and to show the Leased Premises to prospective purchasers of the Building and to provide Lessor, if not already available, with a set of keys for the purpose of said examination, provided that Lessor shall not thereby unreasonably interfere with the conduct of Lessee's business;
- c. To permit Lessor to enter the Leased Premises to inspect such repairs, improvements, alterations or additions thereto as may be required under the provisions of this Lease. If, as a result of such repairs, improvements, alterations, or additions, Lessee is deprived of the use of the Leased Premises, the rent shall be abated or adjusted, as the case may be, in proportion to that time during which, and to that portion of the Leased Premises of which, Lessee shall be deprived as a result thereof.

## 16. INDEMNITY BY LESSEE

The Lessee shall save Lessor harmless and indemnify Lessor from all injury, loss, claims or damage to any person or property while on the Leased Premises, unless caused by the willful acts or omissions or gross negligence of Lessor, its employees, agents, licensees or contractors. Lessee shall maintain, with respect to the Leased Premises, public liability insurance with limits of not less than [AMOUNT] for injury or death from one accident and [AMOUNT] property damage insurance, insuring Lessor and Lessee against injury to persons or damage to property on or about the Leased Premises. A copy of the policy or a certificate of insurance shall be delivered to Lessor on or before the commencement date and no such policy shall be cancelable without [NUMBER] days prior written notice to Lessor.

## 17. SIGNAGE

- a. **Exterior Signs:** Lessee shall have the right, at its sole risk and expense and in conformity with applicable laws and ordinances, to erect and thereafter, to repair or replace, if it shall so elect signs on any portion of the Leased Premises, providing that Lessee shall remove any such signs upon termination of this lease, and repair all damage occasioned thereby to the Leased Premises.
- b. **Interior Signs:** Lessee shall have the right, at its sole risk and expense and in conformity with applicable laws and ordinances, to erect, maintain, place and install its usual and customary signs and fixtures in the interior of the Leased Premises.

## 18. INSURANCE

- a. **Insurance Proceeds:** In the event of any damage to or destruction of the Leased Premises, Lessee shall adjust the loss and settle all claims with the insurance companies issuing such policies. The parties hereto do irrevocably assign the proceeds from such insurance policies for the purposes hereinafter stated to any institutional first mortgagee or to Lessor and Lessee jointly, if no institutional first mortgagee then holds an interest in the Leased Premises. All proceeds of said insurance shall be paid into a trust fund under the control of any institutional first mortgagee, or of Lessor and Lessee if no institutional first mortgagee then holds an interest in the Leased Premises, for repair, restoration, rebuilding or replacement, or any combination thereof, of the Leased Premises or of the improvements in the Leased Premises. In case of such damage or destruction, Lessor shall be entitled to make withdrawals from such trust fund, from time to time, upon presentation of:
- i. bills for labor and materials expended in repair, restoration, rebuilding or replacement, or any combination thereof;
  - ii. Lessor's sworn statement that such labor and materials for which payment is being made have been furnished or delivered on site; and
  - iii. the certificate of a supervising architect (selected by Lessor and Lessee and approved by an institutional first mortgagee, if any, whose fees will be paid out of said insurance proceeds) certifying that the work being paid for has been completed in accordance with the Plans and Specifications previously approved by Lessor, Lessee and any institutional first mortgagee in a first class, good and workmanlike manner and in accordance with all pertinent governmental requirements.

Any insurance proceeds in excess of such proceeds as shall be necessary for such repair, restoration, rebuilding, replacement or any combination thereof shall be the sole property of Lessor subject to any rights therein of Lessor's mortgagee, and if the proceeds necessary for such repair, restoration, rebuilding or replacement, or any combination thereof shall be inadequate to pay the cost thereof, Lessee shall suffer the deficiency.

- b. **Subrogation:** Lessor and Lessee hereby release each other, to the extent of the insurance coverage provided hereunder, from any and all liability or responsibility (to the other or anyone claiming through or under the other by way of subrogation or otherwise) for any loss to or damage of property covered by the fire and extended coverage insurance policies insuring the Leased Premises and any of Lessee's property, even if such loss or damage shall have been caused by the fault or negligence of the other party.
- c. **Contribution:** Lessee shall reimburse Lessor for all insurance premiums connected with or applicable to the Leased Premises for whatever insurance policy the Lessor, at its sole and exclusive option, should select.

## 19. DAMAGE TO PREMISES

- a. **Abatement or Adjustment of Rent:** If the whole or any part of the Leased Premises shall be damaged or destroyed by fire or other casualty after the execution of this Lease and before the termination hereof, then in every case the rent reserved in Section 4 herein and other charges, if any, shall be abated or adjusted, as the case may be, in proportion to that portion of the Leased Premises of which Lessee shall be deprived on account of such damage or destruction and the work of repair, restoration, rebuilding, or replacement or any combination thereof, of the improvements so damaged or destroyed, shall in no way be construed by any person to effect any reduction of sums or proceeds payable under any rent insurance policy.



- b. **Repairs and Restoration:** Lessor agrees that in the event of the damage or destruction of the Leased Premises, Lessor forthwith shall proceed to repair, restore, replace or rebuild the Leased Premises (excluding Lessee's leasehold improvements), to substantially the condition in which the same were immediately prior to such damage or destruction. The Lessor thereafter shall diligently prosecute said work to completion without delay or interruption except for events beyond the reasonable control of Lessor. Notwithstanding the foregoing, if Lessor does not either obtain a building permit within 90 days of the date of such damage or destruction, or complete such repairs, rebuilding or restoration within 3 months of such damage or destruction, then Lessee may at any time thereafter cancel and terminate this Lease by sending 90 days written notice thereof to Lessor, or, in the alternative, Lessee may, during said 90 day period, apply for the same and Lessor shall cooperate with Lessee in Lessee's application. Notwithstanding the foregoing, if such damage or destruction shall occur during the last year of the term of this Lease, or during any renewal term, and shall amount to [20%] or more of the replacement cost, (exclusive of the land and foundations), this Lease, may be terminated at the election of either Lessor or Lessee, provided that notice of such election shall be sent by the party so electing to the other within days after the occurrence of such damage or destruction. Upon termination, as aforesaid, by either party hereto, this Lease and the term thereof shall cease and come to an end, any unearned rent or other charges paid in advance by Lessee shall be refunded to Lessee, and the parties shall be released hereunder, each to the other, from all liability and obligations hereunder thereafter arising.

## 20. CONDEMNATION

- a. **Total Taking:** If, after the execution of this Lease and prior to the expiration of the term hereof, the whole of the Leased Premises shall be taken under power of eminent domain by any public or private authority, or conveyed by Lessor to said authority in lieu of such taking, then this Lease and the term hereof shall cease and terminate as of the date when possession of the Leased Premises shall be taken by the taking authority and any unearned rent or other charges, if any, paid in advance, shall be refunded to Lessee.
- b. **Partial Taking:** If, after the execution of this Lease and prior to the expiration of the term hereof, any public or private authority shall, under the power of eminent domain, take, or Lessor shall convey to said authority in lieu of such taking, property which results in a reduction by [%] or more of the area in the Leased Premises, or of a portion of the Leased Premises that substantially interrupts or substantially obstructs the conducting of business on the Leased Premises; then Lessee may, at its election, terminate this Lease by giving Lessor notice of the exercise of Lessee's election within [NUMBER] days after Lessee shall receive notice of such taking. In the event of termination by Lessee of this Lease and the term hereof shall cease and terminate as of the date when possession shall be taken by the appropriate authority of that portion of the Entire Property that results in one of the above takings, and any unearned rent or other charges, if any, paid in advance by Lessee shall be refunded to Lessee.
- c. **Restoration** In the event of a taking in respect of which Lessee shall not have the right to elect to terminate this Lease or, having such right, shall not elect to terminate this Lease, this Lease and the term thereof shall continue in full force and effect and Lessor, at Lessor's sole cost and expense, forthwith shall restore the remaining portions of the Leased Premises, including any and all improvements made theretofore to an architectural whole in substantially the same condition that the same were in prior to such taking. A just proportion of the rent reserved herein and any other charges payable by Lessee hereunder, according to the nature and extent of the injury to the Leased Premises and to Lessee's business, shall be suspended or abated until the completion of such restoration and thereafter the rent and any other charges shall be reduced in proportion to the square footage of the Leased Premises remaining after such taking.

- d. **The Award:** All compensation awarded for any taking, whether for the whole or a portion of the Leased Premises, shall be the sole property of the Lessor whether such compensation shall be awarded for diminution in the value of, or loss of, the leasehold or for diminution in the value of, or loss of, the fee in the Leased Premises, or otherwise. The Lessee hereby assigns to Lessor all of Lessee's right and title to and interest in any and all such compensation. However, the Lessor shall not be entitled to and Lessee shall have the sole right to make its independent claim for and retain any portion of any award made by the appropriating authority directly to Lessee for loss of business, or damage to or depreciation of, and cost of removal of fixtures, personality and improvements installed in the Leased Premises by, or at the expense of Lessee, and to any other award made by the appropriating authority directly to Lessee.
- e. **Release:** In the event of any termination of this Lease as the result of the provisions of this Section 20, the parties, effective as of such termination, shall be released, each to the other, from all liability and obligations thereafter arising under this lease.

## 21. LESSOR'S REMEDIES

In the event that:

- a. Lessee shall on three or more occasions be in default in the payment of rent or other charges herein required to be paid by Lessee (default herein being defined as payment received by Lessor ten or more days subsequent to the due date), regardless of whether or not such default has occurred on consecutive or non-consecutive months; or
- b. Lessee has caused a lien to be filed against the Lessor's property and said lien is not removed within 90 days of recordation thereof; or
- c. Lessee shall default in the observance or performance of any of the covenants and agreements required to be performed and observed by Lessee hereunder for a period of 30 days after notice to Lessee in writing of such default (or if such default shall reasonably take more than 30 days to cure, Lessee shall not have commenced the same within the 30 days and diligently prosecuted the same to completion); or
- d. 30 days have elapsed after the commencement of any proceeding by or against Lessee, whether by the filing of a petition or otherwise, seeking any reorganization, arrangement, composition, readjustment, liquidation, dissolution or similar relief under the present or future Federal Bankruptcy Act or any other present or future applicable federal, state or other statute or law, whereby such proceeding shall not have been dismissed (provided, however, that the non-dismissal of any such proceeding shall not be a default hereunder so long as all of Lessee's covenants and obligations hereunder are being performed by or on behalf of Lessee); then Lessor shall be entitled to its election (unless Lessee shall cure such default prior to such election), to exercise concurrently or successively, any one or more of the following rights:
  - i. Terminate this Lease by giving Lessee notice of termination, in which event this Lease shall expire and terminate on the date specified in such notice of termination, with the same force and effect as though the date so specified were the date herein originally fixed as the termination date of the term of this Lease, and all rights of Lessee under this Lease and in and to the Premises shall expire and terminate, and Lessee shall remain liable for all obligations under this Lease arising up to the date of such termination, and Lessee shall surrender the Premises to Lessor on the date specified in such notice; or

- ii. Terminate this Lease as provided herein and recover from Lessee all damages Lessor may incur by reason of Lessee's default, including, without limitation, a sum which, at the date of such termination, represents the then value of the excess, if any, of (a) the Minimum Rent, Percentage Rent, Taxes and all other sums which would have been payable hereunder by Lessee for the period commencing with the day following the date of such termination and ending with the date herein before set for the expiration of the full term hereby granted, over (b) the aggregate reasonable rental value of the Premises for the same period, all of which excess sum shall be deemed immediately due and payable; or
- iii. Without terminating this Lease, declare immediately due and payable all Minimum Rent, Taxes, and other rents and amounts due and coming due under this Lease for the entire remaining term hereof, together with all other amounts previously due, at once; provided, however, that such payment shall not be deemed a penalty or liquidated damages but shall merely constitute payment in advance of rent for the remainder of said term. Upon making such payment, Lessee shall be entitled to receive from Lessor all rents received by Lessor from other assignees, Lessees, and sub-Lessees on account of said Premises during the term of this Lease, provided that the monies to which Lessee shall so become entitled shall in no event exceed the entire amount actually paid by Lessee to Lessor pursuant to the preceding sentence less all costs, expenses and attorney's fees of Lessor incurred in connection with the reletting of the Premises; or
- iv. Without terminating this Lease, and with or without notice to Lessee, Lessor may in its own name but as agent for Lessee enter into and upon and take possession of the Premises or any part thereof, and, at Lessor's option, remove persons and property there from, and such property, if any, may be removed and stored in a warehouse or elsewhere at the cost of, and for the account of Lessee, all without being deemed guilty of trespass or becoming liable for any loss or damage which may be occasioned thereby, and Lessor may rent the Premises or any portion thereof as the agent of Lessee with or without advertisement, and by private negotiations and for any term upon such terms and conditions as Lessor may deem necessary or desirable in order to relet the Premises. Lessor shall in no way be responsible or liable for any rental concessions or any failure to rent the Premises or any part thereof, or for any failure to collect any rent due upon such reletting. Upon such reletting, all rentals received by Lessor from such reletting shall be applied: first, to the payment of any indebtedness (other than any rent due hereunder) from Lessee to Lessor; second, to the payment of any costs and expenses of such reletting, including, without limitation, brokerage fees and attorney's fees and costs of alterations and repairs; third, to the payment of rent and other charges then due and unpaid hereunder; and the residue, if any shall be held by Lessor to the extent of and for application in payment of future rent as the same may become due and payable hereunder. In reletting the Premises as aforesaid, Lessor may grant rent concessions and Lessee shall not be credited therefor. If such rentals received from such reletting shall at any time or from time to time be less than sufficient to pay to Lessor the entire sums then due from Lessee hereunder, Lessee shall pay any such deficiency to Lessor. Such deficiency shall, at Lessor's option, be calculated and paid monthly. No such reletting shall be construed as an election by Lessor to terminate this Lease unless a written notice of such election has been given to Lessee by Lessor. Notwithstanding any such reletting without termination, Lessor may at any time thereafter elect to terminate this Lease for any such previous default provided same has not been cured; or
- v. Without liability to Lessee or any other party and without constituting a constructive or actual eviction, suspend or discontinue furnishing or rendering to Lessee any property, material, labor, Utilities or other service, whether Lessor is obligated to furnish or render the same, so long as Lessee is in default under this Lease; or

- vi. Allow the Premises to remain unoccupied and collect rent from Lessee as it comes due; or
  - vii. Foreclose the security interest described herein, including the immediate taking of possession of all property on or in the Premises; or
  - viii. Pursue such other remedies as are available at law or equity.
- e. Lessor's pursuit of any remedy or remedies, including without limitation, any one or more of the remedies stated herein shall not (1) constitute an election of remedies or preclude pursuit of any other remedy or remedies provided in this Lease or any other remedy or remedies provided by law or in equity, separately or concurrently or in any combination, or (2) sever as the basis for any claim of constructive eviction, or allow Lessee to withhold any payments under this Lease.

## **22. LESSOR'S SELF HELP**

If in the performance or observance of any agreement or condition in this Lease contained on its part to be performed or observed and shall not cure such default within 30 days after notice from Lessor specifying the default (or if such default shall reasonably take more than 30 days to cure, shall diligently prosecute the same to completion), Lessor may, at its option, without waiving any claim for damages for breach of agreement, at any time thereafter cure such default for the account of Lessee, and any amount paid or contractual liability incurred by Lessor in so doing shall be deemed paid or incurred for the account of Lessee and Lessee agrees to reimburse Lessor therefore and save Lessor harmless therefrom. Provided, however, that Lessor may cure any such default as aforesaid prior to the expiration of said waiting period, without notice to Lessee if any emergency situation exists, or after notice to Lessee, if the curing of such default prior to the expiration of said waiting period is reasonably necessary to protect the Leased Premises or Lessor's interest therein, or to prevent injury or damage to persons or property. If Lessee shall fail to reimburse Lessor upon demand for any amount paid for the account of Lessee hereunder, said amount shall be added to and become due as a part of the next payment of rent due and shall for all purposes be deemed and treated as rent hereunder.

## **23. LESSEE'S SELF HELP**

If Lessor shall default in the performance or observance of any agreement or condition in this Lease contained on its part to be performed or observed, and if Lessor shall not cure such default within 90 days after notice from Lessee specifying the default (or, if such default shall reasonably take more than 90 days to cure, and Lessor shall not have commenced the same within 90 days and diligently prosecuted the same to completion), Lessee may, at its option, without waiving any claim for damages for breach of agreement, at any time thereafter cure such default for the account of Lessor and any amount paid or any contractual liability incurred by Lessee in so doing shall be deemed paid or incurred for the account of Lessor and Lessor shall reimburse Lessee therefore and save Lessee harmless therefrom. Provided, however, that Lessee may cure any such default as aforesaid prior to the expiration of said waiting period, without notice to Lessor if an emergency situation exists, or after notice to Lessor, if the curing of such default prior to the expiration of said waiting period is reasonably necessary to protect the Leased Premises or Lessee's interest therein or to prevent injury or damage to persons or property. If Lessor shall fail to reimburse Lessee upon demand for any amount paid or liability incurred for the account of Lessor hereunder, said amount or liability may be deducted by Lessee from the next or any succeeding payments of rent due hereunder; provided, however, that should said amount or the liability therefore be disputed by Lessor, Lessor may contest its liability or the amount thereof, through arbitration or through a declaratory judgment action and Lessor shall bear the cost of the filing fees therefore.

## **24. TITLE**

- a. **Subordination:** Lessee shall, upon the request of Lessor in writing, subordinate this Lease to the lien of any present or future institutional mortgage upon the Leased Premises irrespective of the time of execution or the time of recording of any such mortgage. Provided, however, that as a condition to such subordination, the holder of any such mortgage shall enter first into a written agreement with Lessee in form suitable for recording to the effect that:
  - i. in the event of foreclosure or other action taken under the mortgage by the holder thereof, this Lease and the rights of Lessee hereunder shall not be disturbed but shall continue in full force and effect so long as Lessee shall not be in default hereunder
  - ii. such holder shall permit insurance proceeds and condemnation proceeds to be used for any restoration and repair required by the provisions of this Agreement, respectively. Lessee agrees that if the mortgagee or any person claiming under the mortgagee shall succeed to the interest of Lessor in this Lease, Lessee will recognize said mortgagee or person as its Lessor under the terms of this Lease, provided that said mortgagee or person for the period during which said mortgagee or person respectively shall be in possession of the Leased Premises and thereafter their respective successors in interest shall assume all of the obligations of Lessor hereunder. The word "mortgage", as used herein includes mortgages, deeds of trust or other similar instruments, and modifications, and extensions thereof. The term "institutional mortgage" as used in this Article 24 means a mortgage securing a loan from a bank or trust company, insurance company or pension trust or any other lender institutional in nature and constituting a lien upon the Leased Premises.
- b. **Quiet Enjoyment:** Lessor covenants and agrees that upon Lessee paying the rent and observing and performing all of the terms, covenants and conditions on Lessee's part to be observed and performed hereunder, that Lessee may peaceably and quietly have, hold, occupy and enjoy the Leased Premises in accordance with the terms of this Lease without hindrance or molestation from Lessor or any persons lawfully claiming through Lessor.
- c. **Zoning and Good Title:** Lessor warrants and represents, upon which warranty and representation Lessee has relied in the execution of this Lease, that Lessor is the owner of the Leased Premises.
- d. **Licenses:** It shall be the Lessee's responsibility to obtain any and all necessary licenses and the Lessor shall bear no responsibility therefore; the Lessee shall promptly notify Lessor of the fact that it has obtained the necessary licenses in order to prevent any delay to Lessor in commencing construction of the Leased Premises.

## 25. EXTENSIONS/WAIVERS/DISPUTES

- a. **Extension Period:** Any extension hereof shall be subject to the provisions of Article c) hereof.
- b. **Holding Over:** In the event that Lessee or anyone claiming under Lessee shall continue occupancy of the Leased Premises after the expiration of the term of this Lease or any renewal or extension thereof without any agreement in writing between Lessor and Lessee with respect thereto, such occupancy shall not be deemed to extend or renew the term of the Lease, but such occupancy shall continue as a tenancy at will, from month to month, upon the covenants, provisions and conditions herein contained. The rental shall be the rental in effect during the term of this Lease as extended or renewed, prorated and payable for the period of such occupancy.

- c. **Waivers:** Failure of either party to complain of any act or omission on the part of the other party, no matter how long the same may continue, shall not be deemed to be a waiver by said party of any of its rights hereunder. No waiver by either party at any time, express or implied, of any breach of any provision of this Lease shall be deemed a waiver of a breach of any other provision of this Lease or a consent to any subsequent breach of the same or any other provision. If any action by either party shall require the consent or approval of the other party, the other party's consent to or approval of such action on any one occasion shall not be deemed a consent to or approval of said action on any subsequent occasion or a consent to or approval of any other action on the same or any subsequent occasion. Any and all rights and remedies which either party may have under this Lease or by operation of law, either at law or in equity, upon any breach, shall be distinct, separate and cumulative and shall not be deemed inconsistent with each other, and no one of them, whether exercised by said party or not, shall be deemed to be an exclusion of any other; and any two or more or all of such rights and remedies may be exercised at the same time.
- d. **Disputes:** It is agreed that, if at any time a dispute shall arise as to any amount or sum of money to be paid by one party to the other under the provisions hereof, the party against whom the obligation to pay the money is asserted shall have the right to make payment "under protest" and such payment shall not be regarded as a voluntary payment and there shall survive the right on the part of the said party to institute suit for the recovery of such sum. If it shall be adjudged that there was no legal obligation on the part of said party to pay such sum or any part thereof, said party shall be entitled to recover such sum or so much thereof as it was not legally required to pay under the provisions of this Lease. If at any time a dispute shall arise between the parties hereto as to any work to be performed by either of them under the provisions hereof, the party against whom the obligation to perform the work is asserted may perform such work and pay the costs thereof "under protest" and the performance of such work shall in no event be regarded as a voluntary performance and shall survive the right on the part of the said party to institute suit for the recovery of the costs of such work. If it shall be adjudged that there was no legal obligation on the part of the said party to perform the same or any part thereof, said party shall be entitled to recover the costs of such work or the cost of so much thereof as said party was not legally required to perform under the provisions of this Lease and the amount so paid by Lessee may be withheld or deducted by Lessee from any rents herein reserved.
- e. **Lessee's Right to cure Lessor's Default:** In the event that Lessor shall fail, refuse or neglect to pay any mortgages, liens or encumbrances, the judicial sale of which might affect the interest of Lessee hereunder, or shall fail, refuse or neglect to pay any interest due or payable on any such mortgage, lien or encumbrance, Lessee may pay said mortgages, liens or encumbrances, or interest or perform said conditions and charge to Lessor the amount so paid and withhold and deduct from any rents herein reserved such amounts so paid, and any excess over and above the amounts of said rents shall be paid by Lessor to Lessee.
- f. **Notices:** All notices and other communications authorized or required hereunder shall be in writing and shall be given by mailing the same by certified mail, return receipt requested, postage prepaid, and any such notice or other communication shall be deemed to have been given when received by the party to whom such notice or other communication shall be addressed. If intended for Lessor the same will be mailed to the address herein above set forth or such other address as Lessor may hereafter designate by notice to Lessee, and if intended for Lessee, the same shall be mailed to Lessee at the address herein above set forth, or such other address or addresses as Lessee may hereafter designate by notice to Lessor.

## 26. PROPERTY DAMAGE

- a. **Loss and Damage:** Notwithstanding any contrary provisions of this Lease, Lessor shall not be responsible for any loss of or damage to property of Lessee or of others located on the Leased Premises, except where caused by the willful act or omission or negligence of Lessor, or Lessor's agents, employees or contractors, provided, however, that if Lessee shall notify Lessor in writing of repairs which are the responsibility of Lessor under Article VII hereof, and Lessor shall fail to commence and diligently prosecute to completion said repairs promptly after such notice, and if after the giving of such notice and the occurrence of such failure, loss of or damage to Lessee's property shall result from the condition as to which Lessor has been notified, Lessor shall indemnify and hold harmless Lessee from any loss, cost or expense arising there from.
- b. **Force Majeure:** In the event that Lessor or Lessee shall be delayed or hindered in or prevented from the performance of any act other than Lessee's obligation to make payments of rent, additional rent, and other charges required hereunder, by reason of strikes, lockouts, unavailability of materials, failure of power, restrictive governmental laws or regulations, riots, insurrections, the act, failure to act, or default of the other party, war or other reason beyond its control, then performance of such act shall be excused for the period of the delay and the period for the performance of such act shall be extended for a period equivalent to the period of such delay. Notwithstanding the foregoing, lack of funds shall not be deemed to be a cause beyond control of either party.

## **27. ASSIGNMENT AND SUBLETTING**

Lessor reserves the right to assign this lease agreement without the consent of Lessee, which shall remain binding upon Lessee and the assigned party.

Under the terms and conditions hereunder, Lessee shall have the absolute right to sublet all or any portion of the Leased Premises to students attending its institutions provided that at the time of such sublease Lessee shall not be in default in the performance and observance of the obligations imposed upon Lessee hereunder.

## **28. FIXTURES**

All personal property, furnishings and equipment presently and all other trade fixtures installed in or hereafter by or at the expense of Lessee and all additions and/or improvements, exclusive of structural, mechanical, electrical, and plumbing, affixed to the Leased Premises and used in the operation of the Lessee's business made to, in or on the Leased Premises by and at the expense of Lessee and susceptible of being removed from the Leased Premises without damage, unless such damage be repaired by Lessee, shall remain the property of Lessee and Lessee may, but shall not be obligated to, remove the same or any part thereof at any time or times during the term hereof, provided that Lessee, at its sole cost and expense, shall make any repairs occasioned by such removal.

## **29. OPTION TO RENEW**

Lessor grants to Lessee an option to renew this lease agreement for a period of 10 years after expiration of the term of this Lease agreement at a rental of \$84,000 per month, with all other terms and conditions of the renewal lease to be the same as those in this lease agreement. To exercise this option to renew, Lessee must give Lessor written notice of intention to do so at least 730 days before this lease agreement expires.

## **30. ESTOPPEL CERTIFICATES**

At any time and from time to time, Lessor and Lessee each agree, upon request in writing from the other, to execute, acknowledge and deliver to the other or to any person designated by the other a statement in writing certifying that the Lease is unmodified and is in full force and effect, or if there have been modifications, that the same is in full force and effect as modified (stating the modifications), that the other party is not in default in the performance of its covenants hereunder, or if there have been such defaults, specifying the same, and the dates to which the rent and other charges have been paid.

### **31. INVALIDITY OF PARTICULAR PROVISION**

If any term or provision of this Lease or the application hereof to any person or circumstance shall, to any extent, be held invalid or unenforceable, the remainder of this Lease, or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby, and each term and provision of this Lease shall be valid and be enforced to the fullest extent permitted by law.

### **32. CAPTIONS AND DEFINITIONS OF PARTIES**

The captions of the Sections of this Lease are for convenience only and are not a part of this Lease and do not in any way limit or amplify the terms and provisions of this Lease. The word "Lessor" and the pronouns referring thereto, shall mean, where the context so admits or requires, the persons, firm or corporation named herein as Lessor or the mortgagee in possession at any time, of the land and building comprising the Leased Premises. If there is more than one Lessor, the covenants of Lessor shall be the joint and several obligations of each of them, and if Lessor is a partnership, the covenants of Lessor shall be the joint and several obligations of each of the partners and the obligations of the firm. Any pronoun shall be read in the singular or plural and in such gender as the context may require. Except as in this Lease otherwise provided, the terms and provisions of this Lease shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

### **33. RELATIONSHIP OF THE PARTIES**

Nothing contained herein shall be deemed or construed by the parties hereto nor by any third party as creating the relationship of principal and agent or of partnership or of a joint venture between the parties hereto, it being understood and agreed that neither any provision contained herein, nor any acts of the parties hereto, shall be deemed to create any relationship between the parties hereto other than the relationship of Lessor and Lessee.

### **34. BROKERAGE**

No party has acted as, by or through a broker in the effectuation of this Agreement, except as set out hereinafter.

### **35. ENTIRE AGREEMENT**

This instrument contains the entire and only agreement between the parties, and no oral statements or representations or prior written matter not contained in this instrument shall have any force and effect. This Lease shall not be modified in any way except by a writing executed by both parties.

### **36. GOVERNING LAW**



All matters pertaining to this agreement (including its interpretation, application, validity, performance and breach) in whatever jurisdiction action may be brought, shall be governed by, construed and enforced in accordance with the laws of the State of Utah. The parties herein waive trial by jury and agree to submit to the personal jurisdiction and venue of a court of subject matter jurisdiction located in Utah.

### **37. LITIGATION**

In the event that litigation results from or arises out of this Agreement or the performance thereof, the parties agree to reimburse the prevailing party's reasonable attorney's fees, court costs, and all other expenses, whether or not taxable by the court as costs, in addition to any other relief to which the prevailing party may be entitled. In such event, no action shall be entertained by said court or any court of competent jurisdiction if filed more than one year subsequent to the date the cause(s) of action actually accrued regardless of whether damages were otherwise as of said time calculable.

If Lessor files an action to enforce any agreement contained in this lease agreement, or for breach of any covenant or condition, Lessee shall pay Lessor reasonable attorney fees for the services of Lessor's attorney in the action, all fees to be fixed by the court.

### **38. CONTRACTUAL PROCEDURES**

Unless specifically disallowed by law, should litigation arise hereunder, service of process therefor may be obtained through certified mail, return receipt requested; the parties hereto waiving any and all rights they may have to object to the method by which service was perfected.

### **39. EXTRAORDINARY REMEDIES**

To the extent cognizable at law, the parties hereto, in the event of breach and in addition to any and all other remedies available thereto, may obtain injunctive relief, regardless of whether the injured party can demonstrate that no adequate remedy exists at law.

IN WITNESS WHEREOF, the parties hereto have executed this Lease the day and year first above written or have caused this Lease to be executed by their respective officers thereunto duly authorized.

LESSOR

LESSEE

\_\_\_\_\_  
Authorized Signature

\_\_\_\_\_  
Authorized Signature

\_\_\_\_\_  
Print Name and Title

\_\_\_\_\_  
Print Name and Title



# Sevier County Reinvestment Agency

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## **Board Members**

Garth “Tooter” Ogden

Ralph Brown

Scott Johnson

February 9, 2021

Heidi Stringham  
Assistant to the President  
Snow College  
800 West 200 South  
Richfield UT 84701

RE: Funds for Student Housing from Sevier County Reinvestment Agency

Dear Heidi:

This letter is to express the Agency's support and potential funding for the proposed student housing on the Richfield Campus.

In June 2019, the Agency created the Sigurd Solar Community Reinvestment Project Area to facilitate the development of a, 80-megawatt utility-scale solar project near Sigurd, Utah. This project is expected to bring about \$84 million in new capital investment to Sevier County. In order to bring this project to Sevier County, the Agency has offered financial incentives to the developer through the use of tax increment financing. Both Sevier County and the Sevier School District have agreed to support this project. For its part, the Agency is required to set aside for affordable housing at least ten percent of all tax increment it receives. In this case, the taxing entities have agreed that the Agency may allocate 16 percent of the total tax increment toward affordable housing-to be used toward student housing for the Snow College Richfield Campus. Prior to 2019, expenditures of these Agency housing funds for student housing were not allowed under Utah law. Through the efforts of the Agency and of Utah Representative Derrin Owens, the legislature passed a bill that allows the housing set aside to be used for student housing on a higher education campus (§ 17C-1-412(1)(a)(xi)).

Based on the financial projections for the solar project, we estimate that a little over \$1 million will become available over 15 years, and the Agency expects that money to be used for student housing as noted above. Because the revenues are solely dependent on the company developing



the solar project and making property tax payments, the Agency can only provide housing funds as those annual payments are made. If the company fails to make a property tax payment, housing funds will not be available. Unfortunately, the Agency cannot guarantee the funds will be available every year or that the precise amount we are projecting will become available. Factors outside our control could affect the annual payments.

Please know that as funds become available, the Agency intends to use those funds to support Snow College for student housing on the Richfield Campus. We will eventually need to execute a formal agreement between the two entities.

We look forward to supporting this important project in Richfield.

Best regards,

A handwritten signature in black ink, appearing to read "Malcolm R. Nash". The signature is fluid and cursive, with the first name "Malcolm" being more prominent.

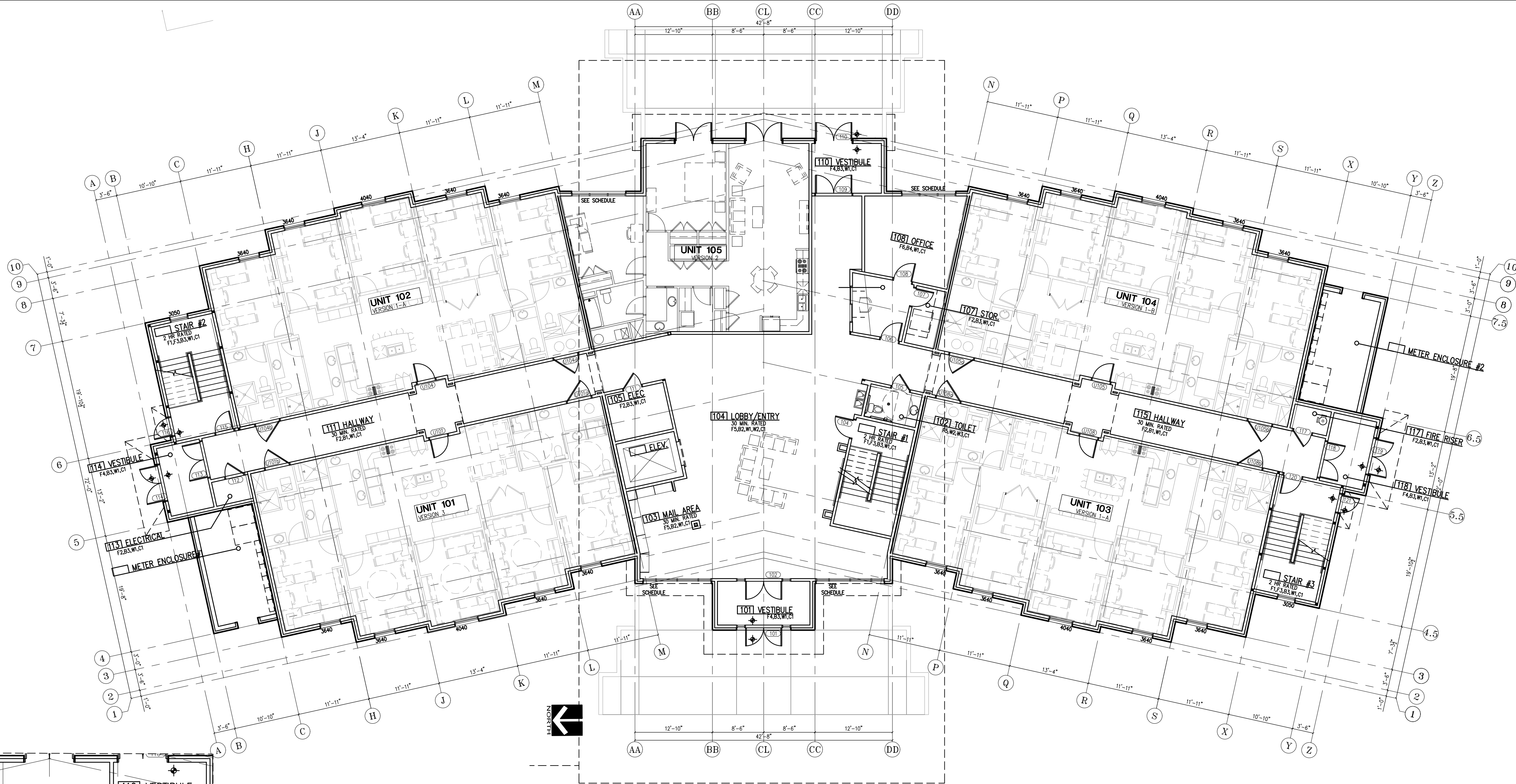
Malcolm R. Nash  
Board Secretary

cc: Agency Board Members  
Adam Long, Smith Hartvigsen

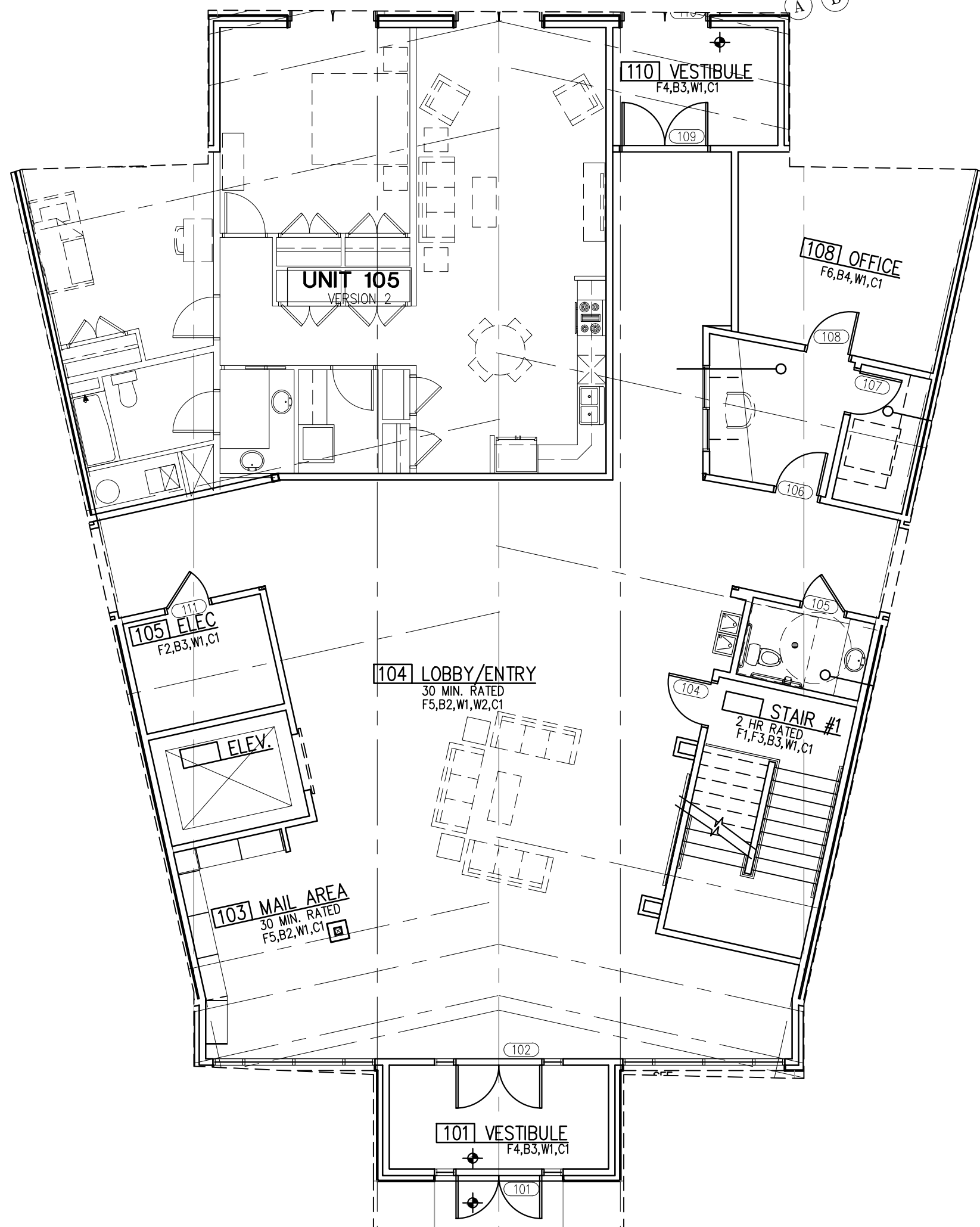
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8
Rent revenue (4% per year)	\$ 3,000.00	\$ 3,120.00	\$ 3,244.80	\$ 3,374.59	\$ 3,509.58	\$ 3,649.96	\$ 3,795.96	\$ 3,947.80
Beds	138	138	138	138	138	138	138	138
Occupancy rate	100%	100%	100%	100%	100%	100%	100%	100%
Total rent revenue	\$ 414,000.00	\$ 430,560.00	\$ 447,782.40	\$ 465,693.70	\$ 484,321.44	\$ 503,694.30	\$ 523,842.07	\$ 544,795.76
Summer rent (FSY)	\$ 15.00	\$ 15.00	\$ 15.00	\$ 15.00	\$ 15.00	\$ 15.00	\$ 15.00	\$ 15.00
Beds	400	400	400	400	400	400	400	400
Nights	50	50	50	50	50	50	50	50
FSY rent subtotal	\$ 300,000.00	\$ 300,000.00	\$ 300,000.00	\$ 300,000.00	\$ 300,000.00	\$ 300,000.00	\$ 300,000.00	\$ 300,000.00
Summer rent (camps)	\$ 3.00	\$ 3.00	\$ 3.00	\$ 3.00	\$ 3.00	\$ 3.00	\$ 3.00	\$ 3.00
Beds	1000	1000	1000	1000	1000	1000	1000	1000
Nights	50	50	50	50	50	50	50	50
Camps rent subtotal	\$ 150,000.00	\$ 150,000.00	\$ 150,000.00	\$ 150,000.00	\$ 150,000.00	\$ 150,000.00	\$ 150,000.00	\$ 150,000.00
Total Rent	\$ 864,000.00	\$ 880,560.00	\$ 897,782.40	\$ 915,693.70	\$ 934,321.44	\$ 953,694.30	\$ 973,842.07	\$ 994,795.76
Reinvestment Agency	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00
Total revenue	\$ 964,000.00	\$ 980,560.00	\$ 997,782.40	\$ 1,015,693.70	\$ 1,034,321.44	\$ 1,053,694.30	\$ 1,073,842.07	\$ 1,094,795.76
Lease payment (3% per year)	\$ 748,000.00	\$ 770,440.00	\$ 793,553.20	\$ 817,359.80	\$ 841,880.59	\$ 867,137.01	\$ 893,151.12	\$ 919,945.65
Balance	\$ 216,000.00	\$ 210,120.00	\$ 204,229.20	\$ 198,333.90	\$ 192,440.85	\$ 186,557.29	\$ 180,690.96	\$ 174,850.11
Balance (full occupancy)	\$ 216,000.00	\$ 210,120.00	\$ 204,229.20	\$ 198,333.90	\$ 192,440.85	\$ 186,557.29	\$ 180,690.96	\$ 174,850.11
Balance (90% occupancy)	\$ 174,600.00	\$ 167,064.00	\$ 159,450.96	\$ 151,764.53	\$ 144,008.71	\$ 136,187.86	\$ 128,306.75	\$ 120,370.53
Balance (75% occupancy)	\$ 112,500.00	\$ 102,480.00	\$ 92,283.60	\$ 81,910.48	\$ 71,360.49	\$ 60,633.72	\$ 49,730.44	\$ 38,651.17
Balance (50% occupancy)	\$ 9,000.00	\$ (5,160.00)	\$ (19,662.00)	\$ (34,512.95)	\$ (49,719.87)	\$ (65,289.86)	\$ (81,230.08)	\$ (97,547.77)



	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Rent revenue (4% per year)	\$ 4,105.71	\$ 4,269.94	\$ 4,440.73	\$ 4,618.36	\$ 4,803.10	\$ 4,995.22	\$ 5,195.03
Beds	138	138	138	138	138	138	138
Occupancy rate	100%	100%	100%	100%	100%	100%	100%
Total rent revenue	\$ 566,587.59	\$ 589,251.09	\$ 612,821.13	\$ 637,333.98	\$ 662,827.34	\$ 689,340.43	\$ 716,914.05
Summer rent (FSY)	\$ 15.00	\$ 15.00	\$ 15.00	\$ 15.00	\$ 15.00	\$ 15.00	\$ 15.00
Beds	400	400	400	400	400	400	400
Nights	50	50	50	50	50	50	50
FSY rent subtotal	\$ 300,000.00	\$ 300,000.00	\$ 300,000.00	\$ 300,000.00	\$ 300,000.00	\$ 300,000.00	\$ 300,000.00
Summer rent (camps)	\$ 3.00	\$ 3.00	\$ 3.00	\$ 3.00	\$ 3.00	\$ 3.00	\$ 3.00
Beds	1000	1000	1000	1000	1000	1000	1000
Nights	50	50	50	50	50	50	50
Camps rent subtotal	\$ 150,000.00	\$ 150,000.00	\$ 150,000.00	\$ 150,000.00	\$ 150,000.00	\$ 150,000.00	\$ 150,000.00
Total Rent	\$ 1,016,587.59	\$ 1,039,251.09	\$ 1,062,821.13	\$ 1,087,333.98	\$ 1,112,827.34	\$ 1,139,340.43	\$ 1,166,914.05
Reinvestment Agency	\$ 100,000.00	\$ 100,000.00	\$ -	\$ -	\$ -	\$ -	\$ -
Total revenue	\$ 1,116,587.59	\$ 1,139,251.09	\$ 1,062,821.13	\$ 1,087,333.98	\$ 1,112,827.34	\$ 1,139,340.43	\$ 1,166,914.05
Lease payment (3% per year)	\$ 947,544.02	\$ 975,970.34	\$ 1,005,249.45	\$ 1,035,406.94	\$ 1,066,469.14	\$ 1,098,463.22	\$ 1,131,417.11
Balance	\$ 169,043.57	\$ 163,280.75	\$ 57,571.68	\$ 51,927.04	\$ 46,358.20	\$ 40,877.21	\$ 35,496.94
Balance (full occupancy)	\$ 169,043.57	\$ 163,280.75	\$ 57,571.68	\$ 51,927.04	\$ 46,358.20	\$ 40,877.21	\$ 35,496.94
Balance (90% occupancy)	\$ 112,384.81	\$ 104,355.64	\$ (3,710.43)	\$ (11,806.35)	\$ (19,924.54)	\$ (28,056.83)	\$ (36,194.47)
Balance (75% occupancy)	\$ 27,396.67	\$ 15,967.98	\$ (95,633.60)	\$ (107,406.45)	\$ (119,348.64)	\$ (131,457.89)	\$ (143,731.58)
Balance (50% occupancy)	\$ (114,250.23)	\$ (131,344.80)	\$ (248,838.88)	\$ (266,739.95)	\$ (285,055.47)	\$ (303,793.00)	\$ (322,960.09)



**LEVEL 1 FLOOR PLAN**  
LEVEL 1 SQ. FTG. = 12,987  
SCALE: 3/32" = 1'-0"  
LEVEL 1 FLOOR LINE ELEV. 100'-0"



**ENLARGED COMMON AREA PLAN**  
SCALE: 1/8" = 1'-0"

SQUARE FOOTAGE	
LEVEL 1:	19,830 SQ. FT.
LEVEL 2:	19,830 SQ. FT.
LEVEL 3:	19,830 SQ. FT.
LEVEL 4:	19,751 SQ. FT.
<b>TOTAL:</b>	<b>79,425 SQ. FT.</b>

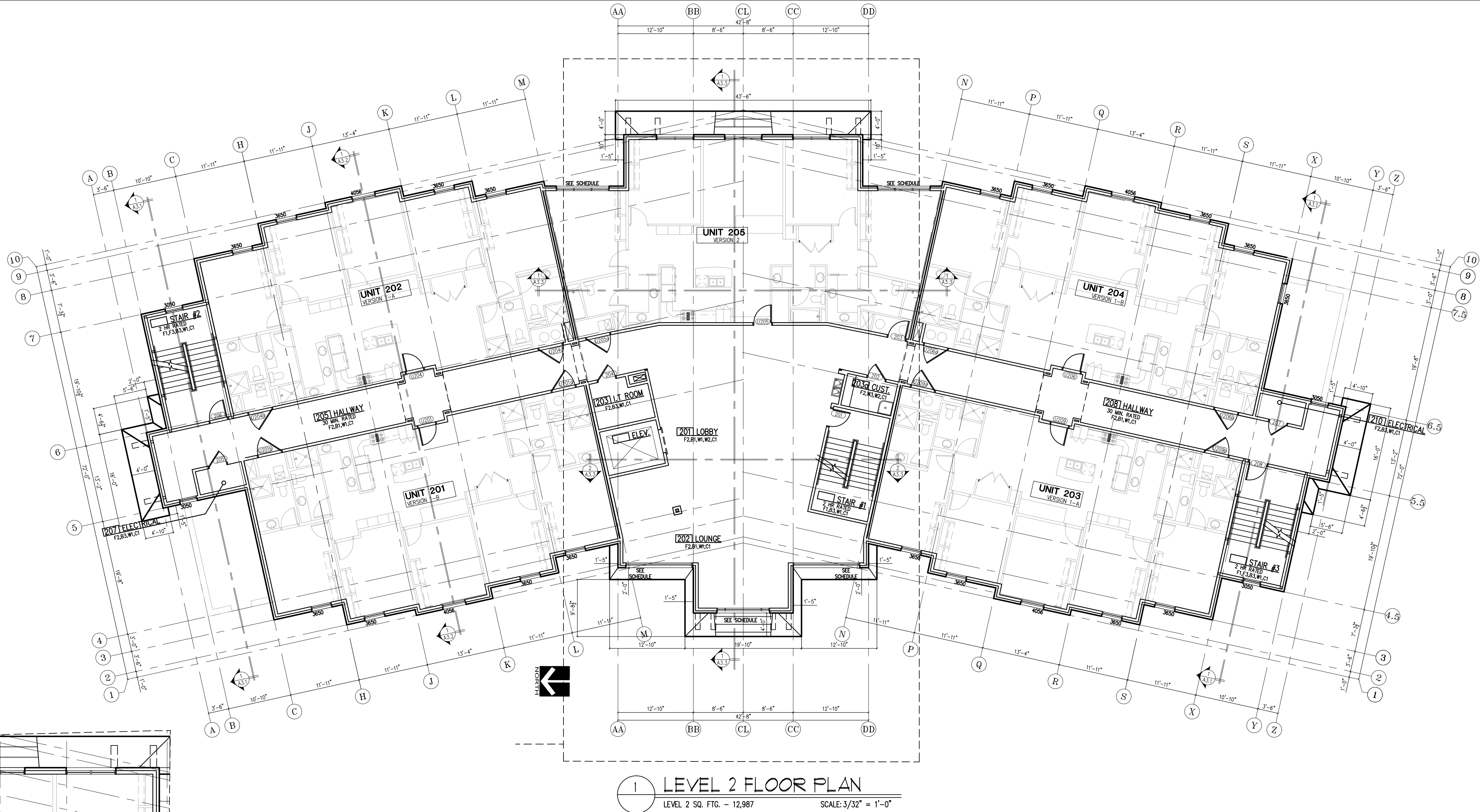
  

NOTES:	
1.	AT ALL FLOOR TRANSITIONS PROVIDE A BRUSHED CHROME SLOTTED STRIP. PROVIDE A MARBLE THRESHOLD AT ALL MECHANICAL/UTILITY ROOM TRANSITIONS.
2.	SEE SHEETS A4.00, A4.01, A4.1, A4.2 & A4.2a FOR DOOR SCHEDULE AND DOOR/WINDOW TYPES.
3.	SEE SHEET A3.7 FOR WALL TYPES. SEE A3.9 FOR HORIZONTAL SEPARATION DETAILS.
4.	ALL EXTERIOR WOOD-FRAMED WALLS ARE SIMILAR TO (U.L.O.)
5.	ALL APARTMENT UNITS TO BE "TYPE B" UNITS AS SET FORTH IN THE ICC/ANSI A117.1-2009 & THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) FAIR HOUSING ACCESSIBILITY GUIDELINES - UNLESS NOTED OTHERWISE (TWO OF THE UNITS IS TO BE "TYPE A" AS SET FORTH IN THE ICC/ANSI A117.1-2009) - SEE TYPICAL UNIT PLANS FOR APPLICABLE DESIGNATION.
6.	SEE SITE PLAN (BY CIVIL ENGINEER) FOR LOCATION/ EXTENSION OF WALKS & ACCESSIBLE ROUTE PLAN.
7.	PROVIDE HEAT TAPE AT ALL DRAINS AND PIPES IN NON-TEMPERED SPACES.
8.	SEE TYPICAL UNIT PLANS FOR LOCATION OF 246 WALLS FOR FLUE CHASES WITHIN APARTMENTS.
9.	ALL SUB-CONTRACTORS TO VERIFY EXACT FLOOR TO FLOOR HEIGHTS AND FINISH CEILING HEIGHTS WITH OWNER AND GENERAL CONTRACTOR PRIOR TO CONSTRUCTION AND INSTALLATION.
10.	GENERAL CONTRACTOR AND FRAMING SUB-CONTRACTOR TO ADJUST FLOOR AND ROOF FRAMING MEMBERS AS NECESSARY TO ALLOW FOR PLUMBING PICTURE TRAPS, ROOF HATCHES, ETC.
11.	SEE STRUCTURAL DRAWINGS FOR COLUMN LOCATIONS, SHEAR WALL LOCATIONS, & HOLDING AND STRAP LOCATIONS.
12.	PROVIDE TACTILE EXT SIGNAGE AT ALL EXITS, EXT STAIRS, & DOORS TO EXT DISCHARGE AS REQUIRED BY IBC 1011.4.
13.	PROVIDE STAIR SIGNAGE AS REQUIRED BY IBC 1022.9.
14.	PROVIDE ELEVATOR SIGNAGE AS REQUIRED BY IBC 3002.3.

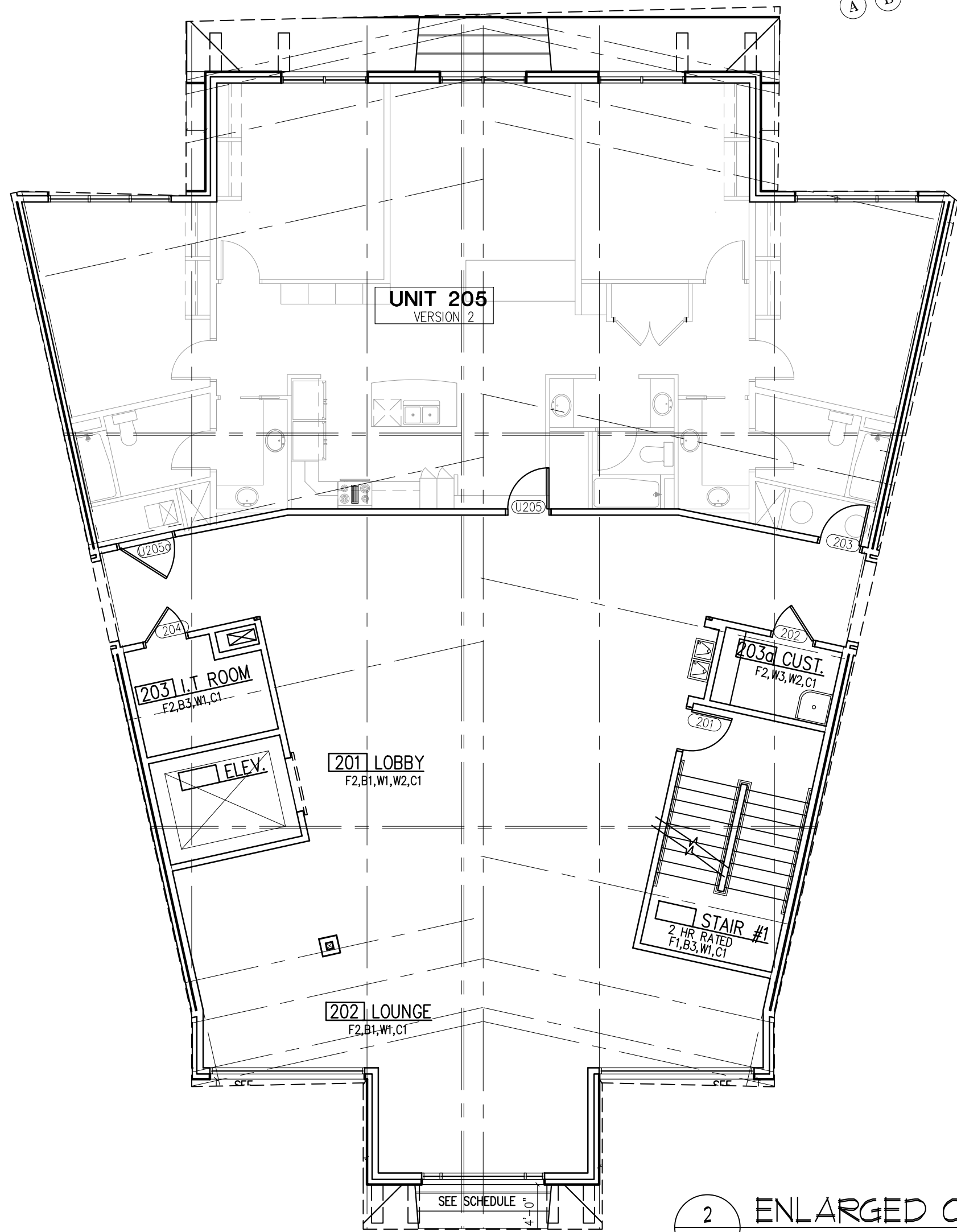
FINISH SCHEDULE	
F1	EXPOSED CONC. ON STAIR
F2	LVT
F3	CONCRETE - SEALED
F4	24"x24" CARPET TILE MAT
F5	12"x24" PORCELAIN TILE
F6	CARPET TILE
B1	1/4" WOOD BASE - PAINTED
B2	4" TILE BASE
B3	4" RUBBER BASE
B4	4" CARPET BASE
B5	NONE
W1	5/8" TYPE X GYPSUM BOARD-LIGHT KNOCK-DOWN TEXTURED FINISH PAINTED
W2	TILE (SEE INT. ELEVATIONS FOR HEIGHT)
W3	EPOXY PAINT
W4	STRUCTURE - PAINTED
W5	STRUCTURE - EXPOSED
C1	SEE REFLECTED CEILING PLANS FOR CEILING FINISH

NOTE: REFER TO SCHEDULES WITHIN THE SPEC BOOK (PROJECT MANUAL) FOR THE SPECIFIC COLORS/MATERIALS.  
NOTE: SEE FINISH PLANS FOR ACCENT WALLS - VERIFY COLORS WITH ARCHITECT. (ALL ACCENT WALLS TO RETURN TO AN INSIDE CORNER - 180°)  
NOTE: SEE 12.2 FOR TYPICAL TILE INSTALLATION DETAILS.  
NOTE: WALL MATERIAL LISTED ON FINISH SCHEDULE ABOVE DOES NOT LIST THE ENTIRE WALL SYSTEM-ONLY THE EXTERIOR LAYER FOR COMPLETE SYSTEM & RATING CONSTRUCTION. SEE WALL TYPES / SECTIONS.  
NOTE: USE WATER-RESISTANT GYPSUM BOARD AT ALL BATHROOM NET-WALL LOCATIONS.  
NOTE: WINDOW COVERINGS ARE BY OWNER (TO BE COORDINATED W/ ARCHITECT).  
NOTE: SEE SHEETS A1.1b, A1.2b, A1.3b & A1.4b FOR FINISH PLANS AND FINISH DETAILS.

ADDITIONAL INTERIOR SPECIFICATIONS	
1	RED CEDAR WALL ACCENT - WESTERN RED CEDAR, TEAK, DELTA MILLWORKS
2	PANT WALL ACCENT GREEN - DANERDUS, RL437, RALPH LAUREN
3	PANT WALL ACCENT BLUE - BELLCAST, RL437, RALPH LAUREN
4	PANT WALL ACCENT RED - ADD WICKERY, RL404, RALPH LAUREN
5	STONE WALL ACCENT - ALMOND, MCWANE, DAL TILE
6	CERAMIC WALL TILE - R410 STACKED BOND, MATTE PARAMOUNT WHITE, M7, IDENTITY WALL, DAL TILE
7	4x8" PANEL - TRUSS PURE WHITE, WINKA GORDON, 3 FORM
8	CABINETS - WOOD AMTDO SAVATRE, TIMBERLINE, PANOLAM
9	CABINETS - LAMINATE, 7850-60, BEIGEWOOD, WILSONART
10	COUNTERTOP - QUARTZ, BURNBURY, CAMBARA
11	COUNTERTOP - QUARTZ, TWILIGHT, BASK
12	CABINETS - LAMINATE, 7970X-1R, HIGHLAND, WILSONART
ADDITIONAL INTERIOR SPECIFICATIONS	
- FLOOR TILE - 12"x24" BROWN BOND, LIGHT POLISHED, PRIST SOLID LUXEN, FARRUCO, DAL TILE	
- LUXURY VINYL TILE (LVT) - BROCK BOND, GRABY NATURAL, 48250, SOLITUDE, SHAW	
- CARPET TILE - 24"x24" STONEWORK, KIRST 26885, TUXTER	
- CARPET TILE MAT - 24"x24" RUSTHAM & 36 OZ. EBBY EARTH, MANNINGTON	
- GENERAL PAINT COLOR - BRILLIANT WHITE, RL400, RALPH LAUREN	
- DENOTES ACCENT WALL, SEE KEY NOTE FOR MATERIAL/FINISH	



**1 LEVEL 2 FLOOR PLAN**  
LEVEL 2 SQ. FTG. = 12,987 SCALE: 3/32" = 1'-0"



**2 ENLARGED COMMON AREA PLAN**  
SCALE: 1/8" = 1'-0"

SQUARE FOOTAGE	
LEVEL 1:	19,830 SQ. FT.
LEVEL 2:	19,830 SQ. FT.
LEVEL 3:	19,830 SQ. FT.
LEVEL 4:	19,830 SQ. FT.
TOTAL:	79,420 SQ. FT.

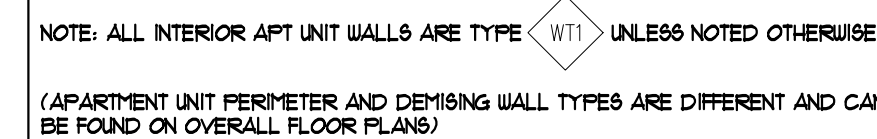
NOTES:	
1. AT ALL FLOOR TRANSITIONS PROVIDE A BRUSHED CHROME SPLITTER STRIP. PROVIDE A MARBLE THRESHOLD AT ALL MECHANICAL/UTILITY ROOM TRANSITIONS.	
2. SEE SHEETS A4.00, A4.01, A4.1, A4.2 & A4.3 FOR DOOR SCHEDULE AND DOOR/WINDOW TYPES.	
3. SEE SHEET A3.7 FOR WALL TYPES. SEE A3.9 FOR HORIZONTAL SEPARATION DETAILS.	
4. ALL EXTERIOR WOOD-FRAMED WALLS ARE SIMILAR TO (U.A.O.)	
5. ALL APARTMENT UNITS TO BE "TYPE B" UNITS AS SET FORTH IN THE ICC/ANSI A117.1-2009 & THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) FAIR HOUSING ACCESSIBILITY GUIDELINES - UNLESS NOTED OTHERWISE (TWO OF THE UNITS IS TO BE "TYPE A" AS SET FORTH IN THE ICC/ANSI A117.1-2009) - SEE TYPICAL UNIT PLANS FOR APPLICABLE DESIGNATION.	
6. SEE SITE PLAN (BY CIVIL ENGINEER) FOR LOCATION/ EXTENSION OF WALKS & ACCESSIBLE ROUTE PLAN.	
7. PROVIDE HEAT TAPE AT ALL DRAINS AND PIPES IN NON-TEMPERED SPACES.	
8. SEE TYPICAL UNIT PLANS FOR LOCATION OF 24" WALLS FOR FLUE CHASES WITHIN APARTMENTS.	
9. ALL SUB-CONTRACTORS TO VERIFY EXACT FLOOR TO FLOOR HEIGHTS AND FINISH CEILING HEIGHTS WITH OWNER AND GENERAL CONTRACTOR PRIOR TO CONSTRUCTION AND INSTALLATION.	
10. GENERAL CONTRACTOR AND FRAMING SUB-CONTRACTOR TO ADJUST FLOOR AND ROOF FRAMING MEMBERS AS NECESSARY TO ALLOW FOR PLUMBING FIXTURE TRAPS, ROOF HATCHES, ETC.	
11. SEE STRUCTURAL DRAWINGS FOR COLUMN LOCATIONS, SHEAR WALL LOCATIONS, & HOLDING AND STRAP LOCATIONS.	
12. PROVIDE TACTILE EXT. SIGNAGE AT ALL EXITS, EXIT STAIRS, & DOORS TO EXIT DISCHARGE AS REQUIRED BY IBC 1011.4.	
13. PROVIDE STAR SIGNAGE AS REQUIRED BY IBC 1022.9.	
14. PROVIDE ELEVATOR SIGNAGE AS REQUIRED BY IBC 3002.3.	

FINISH SCHEDULE	
F1 EXPOSED CONC. ON STAIR	SMOOTH WOOD CUTS
F2 LVT	
F3 CONCRETE - SEALED	
F4 24"x24" CARPET TILE MAT	WOOD BASE WOOD DOWN
F5 12"x24" PORCELAIN TILE	NOTE: CUTS TO BE AT 45 DEGREES
F6 CARPET TILE	
B1 144 WOOD BASE - PAINTED	
B2 4" TILE BASE	
B3 4" RUBBER BASE	
B4 4" CARPET BASE	
B5 NONE	
W1 5/8" TYPE X GYPSUM BOARD-LIGHT KNOCK-DOWN TEXTURED FINISH PAINTED	
W2 TILE (SEE INT. ELEVATIONS FOR HEIGHT)	
W3 EPOXY PAINT	
W4 STRUCTURE - PAINTED	
W5 STRUCTURE - EXPOSED	
C1 SEE REFLECTED CEILING PLANS FOR CEILING FINISH	

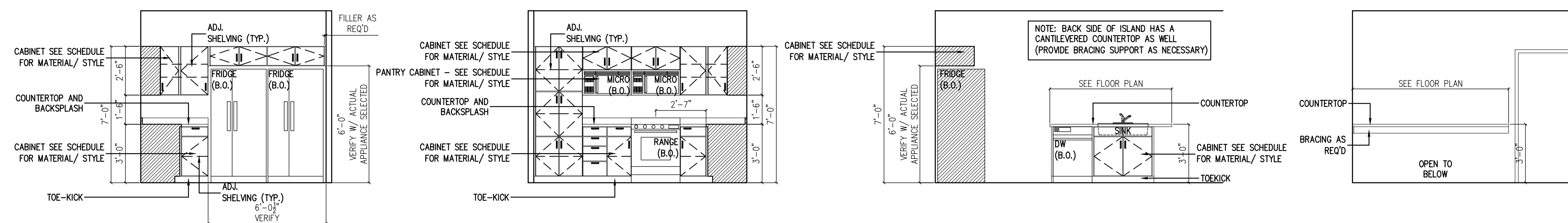
ADDITIONAL INTERIOR SPECIFICATIONS	
1. FLOOR TILE - 12"x24" BROWN BOND, LIGHT POLISHED, PERI SOLID, LINEN, FARRUCO, DAL TILE	
2. LUXURY VINYL TILE (LVT) - BROWN BOND, GRAY NATURAL, 48250, SOLITUDE, SHAW	
3. CARPET TILE - 24"x24" STONEWASH, KINGS 20000, TUPPER	
4. CARPET TILE MAT - 24"x24" RUSTIC & 36" OZ. EBBY EARTH, MANNINGTON	
5. GENERAL PAINT COLOR - BRILLIANT WHITE, RL4001, RALPH LAUREN	
6. DENOTES ACCENT WALL, SEE KEY NOTE FOR MATERIAL/FINISH	



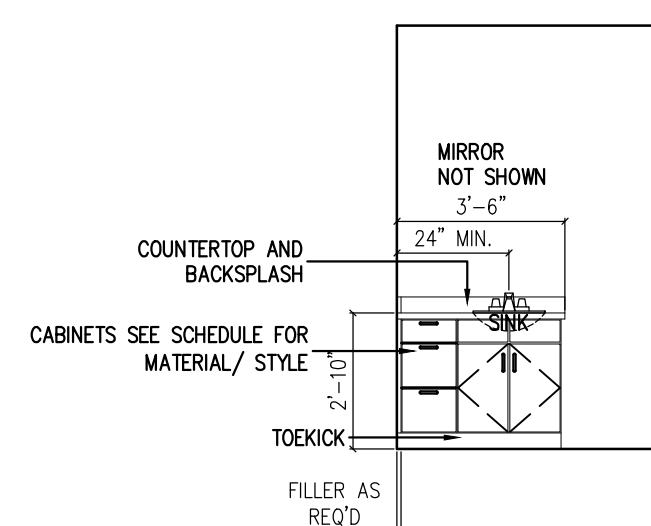
NOTE: WHERE POSSIBLE, DO NOT LOCATE PLUMBING IN SEPARATION WALLS BETWEEN UNITS - TYPICAL. IF PLUMBING MUST BE LOCATED IN SEPARATION WALLS BETWEEN UNITS, THE PENETRATION MUST MEET TESTED LISTING FOR PENETRATIONS AT SEPARATION WALLS - SEE MECH./PLUMBING DRAWINGS AND DETAILS.



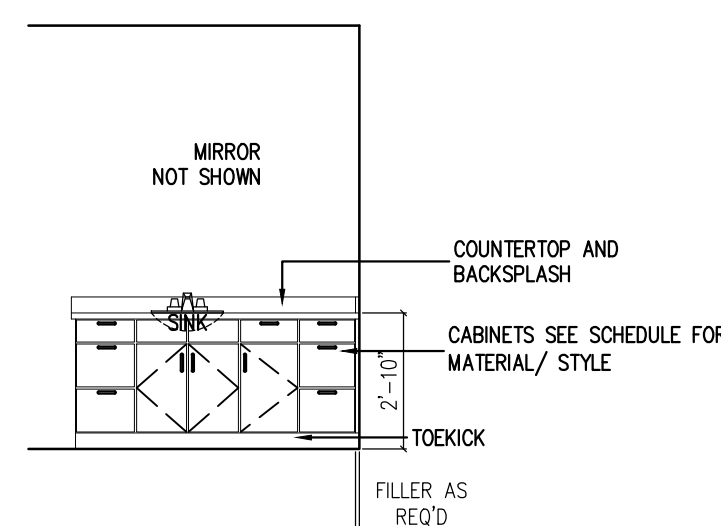
## TYPICAL UNIT



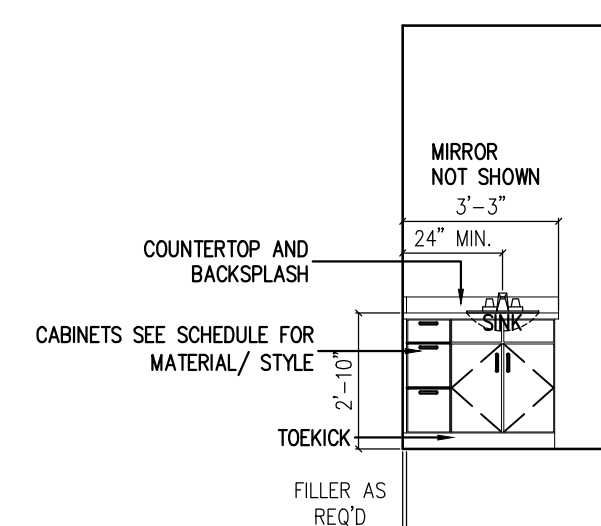
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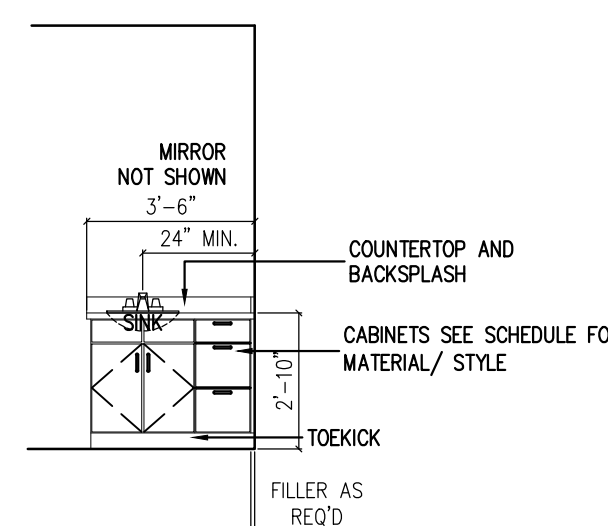
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SCALE: 1/4" = 1'-0"

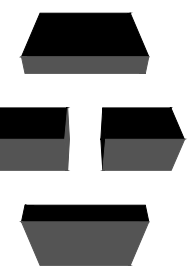


SCALE: 1/4" = 1'-0"



SCALE: 1/4" = 1'-0"

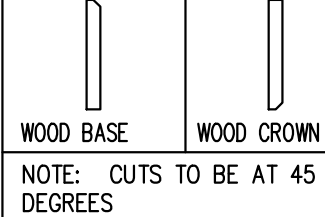




## FINISH SCHEDULE

F1 EXPOSED CONC. ON STAIR  
F2 LVT  
F3 CONCRETE – SEALED  
F4 24"x24" CARPET TILE MAT  
F5 12"x24" PORCELAIN TILE  
F6 CARPET TILE

### SMOOTH WOOD CUTS



NOTE: CUTS TO BE AT 45 DEGREES

B1 1x4 WOOD BASE – PAINTED  
B2 4" TILE BASE  
B3 4" RUBBER BASE  
B4 4" CARPET BASE  
B5 NONE

W1 5/8" TYPE X GYPSUM BOARD–(LIGHT KNOCK-DOWN TEXTURED FINISH) PAINTED  
W2 TILE (SEE INT. ELEVATIONS FOR HEIGHT)  
W3 EPOXY PAINT  
W4 STRUCTURE – PAINTED  
W5 STRUCTURE – EXPOSED

C1 SEE REFLECTED CEILING PLANS FOR CEILING FINISH

NOTE: REFER TO SCHEDULES WITHIN THE SPEC BOOK (PROJECT MANUAL) FOR THE SPECIFIC COLORS/MATERIALS

NOTE: SEE FINISH PLANS FOR ACCENT WALLS – VERIFY COLORS WITH ARCHITECT. (ALL ACCENT WALLS TO RETURN TO AN INSIDE CORNER – TYP.)

NOTE: SEE 1.2.3 FOR TYPICAL TILE INSTALLATION DETAILS.

NOTE: WALL MATERIAL LISTED ON FINISH SCHEDULE ABOVE DOES NOT LIST THE ENTIRE WALL SYSTEM--ONLY THE EXTERIOR LAYER (FOR COMPLETE SYSTEM & RATING CONSTRUCTION, SEE WALL TYPES / SECTIONS)

NOTE: USE WATER-RESISTANT GYPSUM BOARD AT ALL BATHROOM WET-WALL LOCATIONS.

NOTE: WINDOW COVERINGS ARE BY OWNER (TO BE COORDINATED W/ ARCHITECT).

NOTE: SEE SHEETS A1.1b, A1.2b, A1.3b & A1.4b FOR FINISH PLANS AND FINISH DETAILS

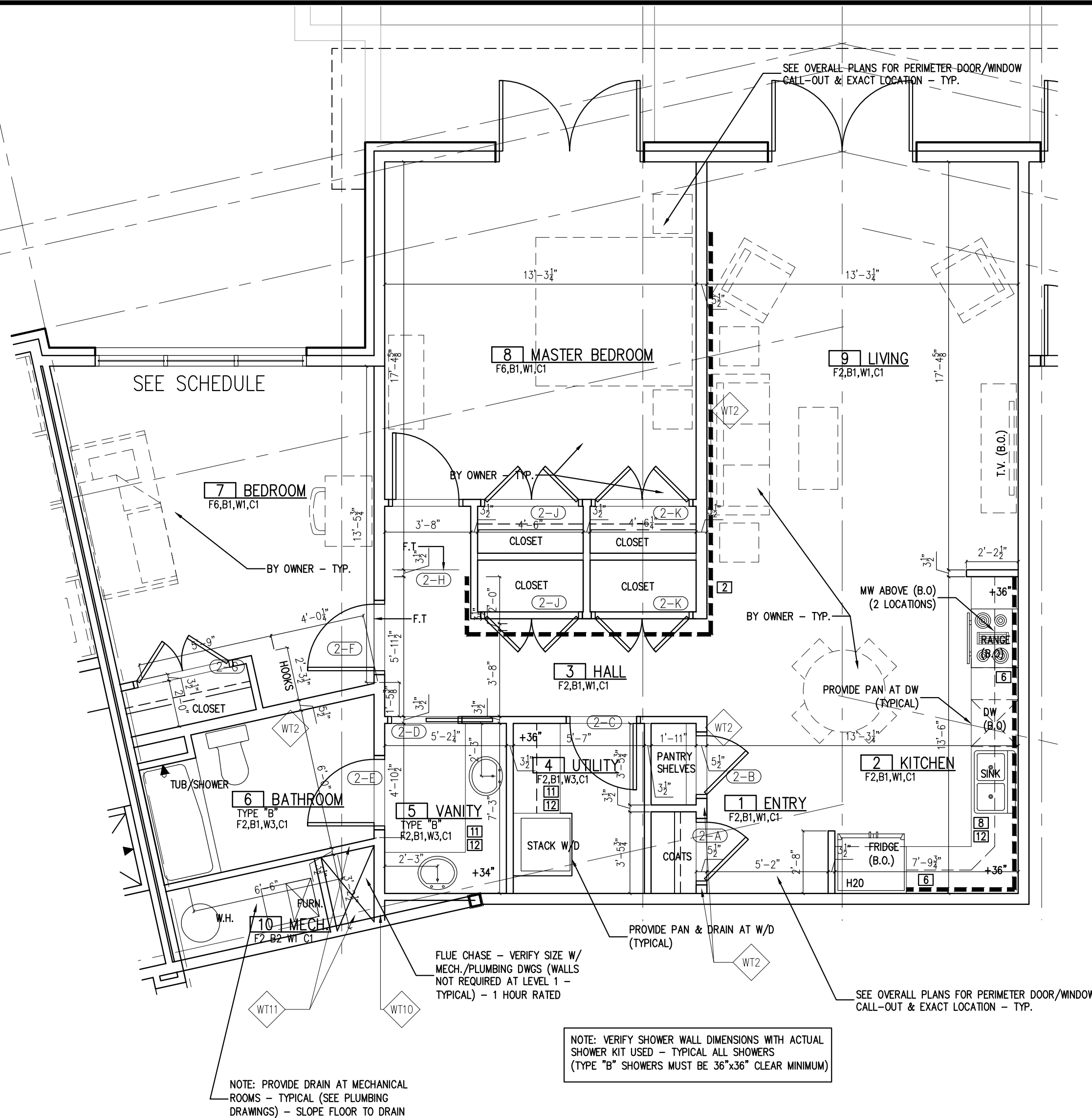
### INTERIOR FINISH KEY NOTES

- RED CEDAR WALL ACCENT – WESTERN RED CEDAR, TEAK, DELTA MILLWORKS
- PAINT WALL ACCENT GREEN – DANGEROUS, RL4317, RALPH LAUREN
- PAINT WALL ACCENT BLUE – BELLCAST, RL4378, RALPH LAUREN
- PAINT WALL ACCENT RUST – AGED WHISKEY, RL4084, RALPH LAUREN
- STONE WALL ACCENT – ALMOND, IMEXWARE, DAL TILE
- CERAMIC WALL TILE – 8x10 STACKED BOND, MATTIE PARAMOUNT WHITE, MY67, IDENTITY WALL, DAL TILE
- 4x8" PANEL – TRUSS PURE WHITE, VARIA ECORESIN, 3 FORM
- CABINETS – WOOD AMTICO SAVATRE, TIMBERLINE, PANOLAM
- CABINETS – LAMINATE, 7850-60, BEISWOOD, WILSONART
- COUNTERTOP – QUARTZ, BURNBURY, CAMBRIA
- COUNTERTOP – QUARTZ, TWILIGHT, BASIX
- CABINETS – LAMINATE, 7970K-18, HIGHLINE, WILSONART

### ADDITIONAL INTERIOR SPECIFICATIONS

- FLOOR TILE– 12"x24" BRICK BOND, LIGHT POLISHED, P687 SOLEIL LINEN, FABRIQUE, DAL TILE
- LUXURY VINYL TILE (LVT)– BRICK BOND, 0648V NATURAL, 48250, SOLITUDE, SHAW
- CARPET TILE– 00576 STONEWORK, RWIST Z6869, TUFTEX
- CARPET TILE MAT– 24"x24" RUFFIAN II 38 OZ., EBONY EARTH, MANNINGTON
- GENERAL PAINT COLOR– BRILLIANT WHITE, RL4001, RALPH LAUREN

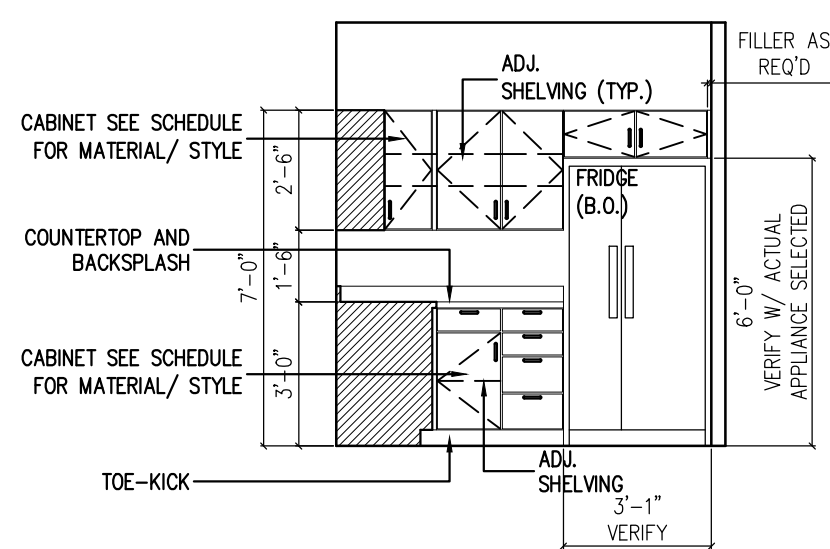
----- DENOTES ACCENT WALL SEE KEY NOTE FOR MATERIAL/FINISH



## VERSION 2 UNIT FLOOR PLAN

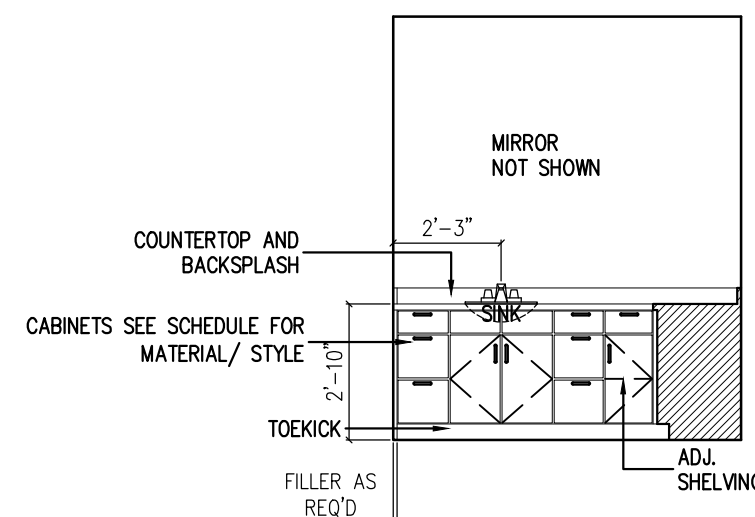
1/4"=1'-0"

MANAGER UNIT



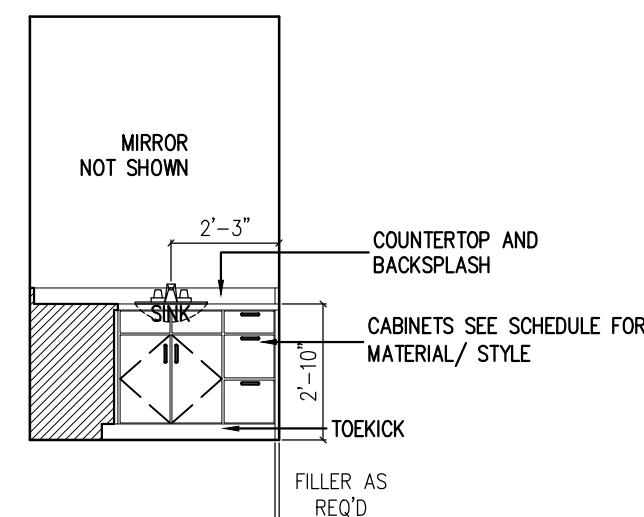
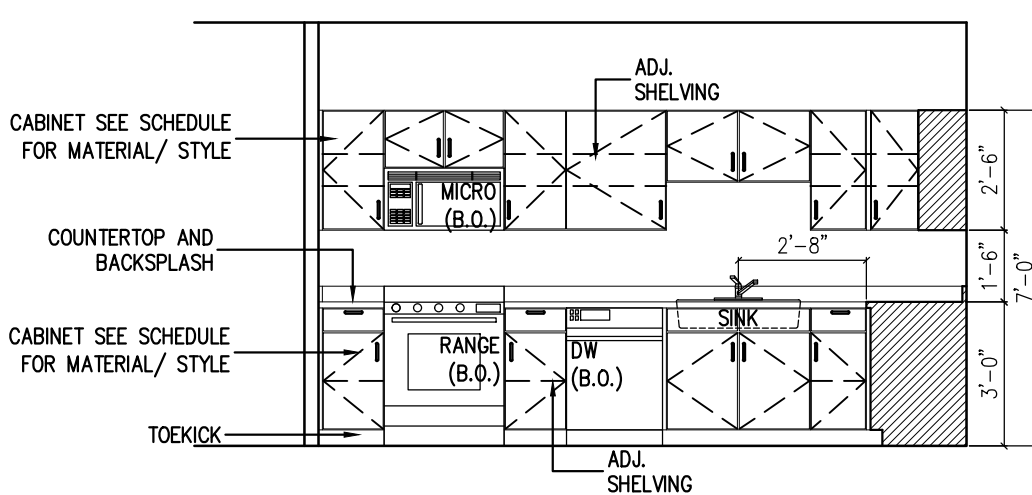
### INTERIOR ELEVATIONS – KITCHEN

SCALE: 1/4" = 1'-0"



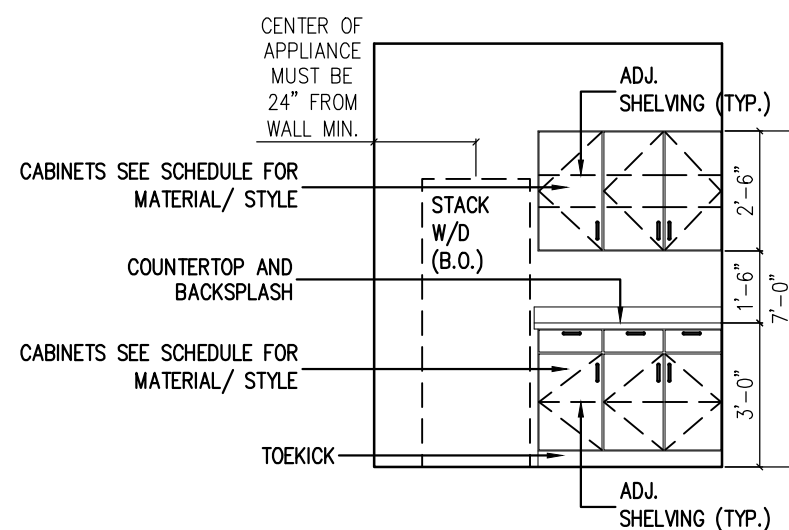
### INTERIOR ELEVATIONS – VANITY 5

SCALE: 1/4" = 1'-0"



### INTERIOR ELEVATION – UTILITY 4

SCALE: 1/4" = 1'-0"



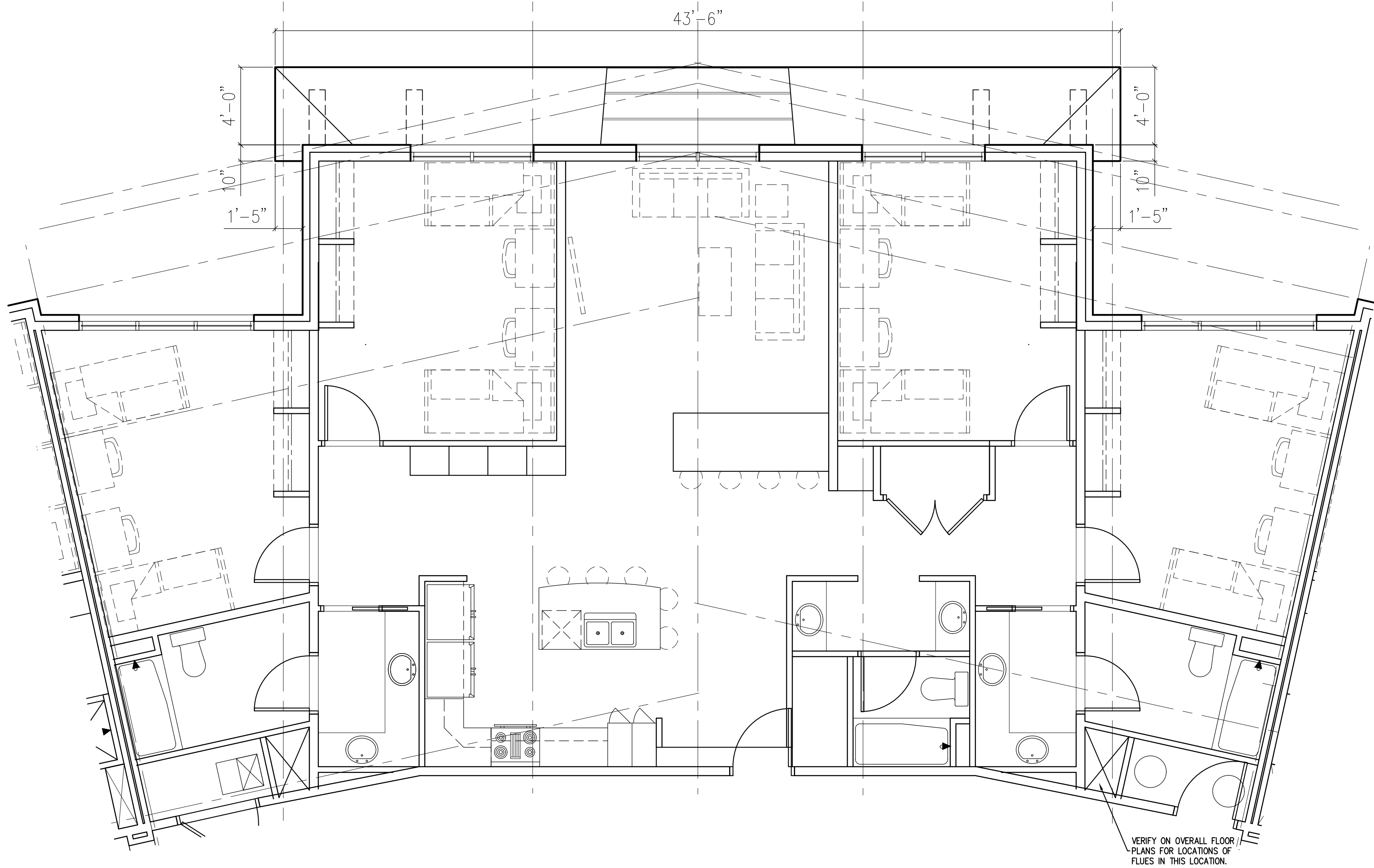
## VERSION 2 - TYPICAL ELEVATIONS

1/4"=1'-0"

PRELIMINARY APPROVAL - 12-28-2021

THESE DRAWINGS OR ANY PARTS THEREOF, AS INSTRUMENTS OF SERVICE, REMAIN THE PROPERTY OF THE ARCHITECTS AND MAY NOT BE REPRODUCED OR USED ON OTHER WORK WITHOUT THEIR WRITTEN CONSENT

PLOT DATE: 12/20/2021 Q:\acad\files\SNOW COLLEGE APARTMENT RICHFIELD\dwg\SU\_4-01-09-unit4.dwg



VERSION 4 UNIT FLOOR PLAN

1/4"=1'-0"

TYPICAL UNIT

NOTE: SEE OVERALL PLANS FOR WALL TYPES OF ALL APT. PERIMETER WALLS.

NOTE: SEE OVERALL PLANS FOR LOCATIONS OF ALL STEEL COUPLING - TYPICAL.

NOTE: ALL APPLIANCES TO BE PROVIDED BY OWNER AND INSTALLED BY GENERAL CONTRACTOR.

NOTE: FOR BEDROOM HOOKS, MOUNT 3 BRUSHED CHROME HOOKS TO AN 18" WIDE PIECE OF PAINTED MDF. MOUNTING HEIGHT TO BE 46" AT "TYPE B" UNITS AND 48" MAX AT "TYPE A" UNITS.

NOTE: BEDROOM CLOSETS TO CONSIST OF A COMBINATION OF BUILT-IN SHELVING AS WELL AS HIGH/LOW HANGING RODS (SEE OWNER).

NOTE: ALL VERSION 1A UNITS ARE TO MEET THE REQUIREMENTS FOR "TYPE B" UNITS AS SET FORTH IN THE ICC/ANSI A117-2009 & THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) FAIR HOUSING ACCESSIBILITY GUIDELINES.

SOUND INSULATION NOTE: GENERAL CONTRACTOR TO PRICE OUT ALTERNATIVE INSULATION NUMBERS BASED OFF THE FOLLOWING:  
-INSULATION @ BEDROOM TO BEDROOM WALLS  
-INSULATION @ BEDROOM TO LIVING ROOM WALLS  
-INSULATION @ BEDROOM TO HALLWAY WALLS  
-INSULATION @ TOILET ROOM WALLS

NOTE: ALL INTERIOR APT UNIT WALLS ARE TYPE UNLESS NOTED OTHERWISE.  
(APARTMENT UNIT PERIMETER AND DEMISING WALL TYPES ARE DIFFERENT AND CAN BE FOUND ON OVERALL FLOOR PLANS)

FINISH SCHEDULE

F1 EXPOSED CONC. ON STAIR  
F2 LVT  
F3 CONCRETE - SEALED  
F4 24"x24" CARPET TILE MAT  
F5 12"x24" PORCELAIN TILE  
F6 CARPET TILE

SMOOTH WOOD CUTS

WOOD BASE WOOD CROWN  
NOTE: CUTS TO BE AT 45 DEGREES

B1 1x4 WOOD BASE - PAINTED  
B2 4" TILE BASE  
B3 4" RUBBER BASE  
B4 4" CARPET BASE  
B5 NONE

W1 5/8" TYPE X GYPSUM BOARD-(LIGHT KNOCK-DOWN TEXTURED FINISH) PAINTED  
W2 TILE (SEE INT. ELEVATIONS FOR HEIGHT)  
W3 EPOXY PAINT  
W4 STRUCTURE - PAINTED  
W5 STRUCTURE - EXPOSED

C1 SEE REFLECTED CEILING PLANS FOR CEILING FINISH

NOTE: REFER TO SCHEDULES WITHIN THE SPEC BOOK (PROJECT MANUAL) FOR THE SPECIFIC COLORS/MATERIALS.

NOTE: SEE FINISH PLANS FOR ACCENT WALLS - VERIFY COLORS WITH ARCHITECT. (ALL ACCENT WALLS TO RETURN TO AN INSIDE CORNER - TYP.)

NOTE: SEE FOR TYPICAL TILE INSTALLATION DETAILS.

NOTE: WALL MATERIAL LISTED ON FINISH SCHEDULE ABOVE DOES NOT LIST THE ENTIRE WALL SYSTEM--ONLY THE EXTERIOR LAYER (FOR COMPLETE SYSTEM & RATING CONSTRUCTION, SEE WALL TYPES / SECTIONS)

NOTE: USE WATER-RESISTANT GYPSUM BOARD AT ALL BATHROOM WET-WALL LOCATIONS.

NOTE: WINDOW COVERINGS ARE BY OWNER (TO BE COORDINATED W/ ARCHITECT).

NOTE: SEE SHEETS A1.1b, A1.2b, A1.3b & A1.4b FOR FINISH PLANS AND FINISH DETAILS

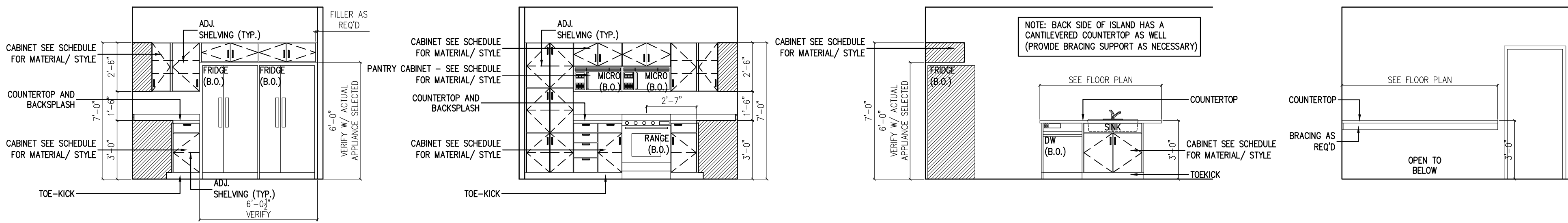
INTERIOR FINISH KEY NOTES

- 1 RED CEDAR WALL ACCENT - WESTERN RED CEDAR, TEAK, DELTA MILLWORKS
- 2 PAINT WALL ACCENT GREEN - DANGEROUS, RL4317, RALPH LAUREN
- 3 PAINT WALL ACCENT BLUE - BELLCAST, RL4378, RALPH LAUREN
- 4 PAINT WALL ACCENT RUST - AGED WHISKEY, RL4054, RALPH LAUREN
- 5 STONE WALL ACCENT - ALMOND, MEXWARE, DAL TILE
- 6 CERAMIC WALL TILE - 8x10 STACKED BOND, MATTE PARAMOUNT WHITE, MY67, IDENTITY WALL, DAL TILE
- 7 4x8" PANEL - TRUSS PURE WHITE, VARIA ECORESIN, 3 FORM
- 8 CABINETS - W200 AIMTOO SAVATRE, TIMBERLINE, PANOLAM
- 9 CABINETS - LAMINATE, 7850-60, BEIGEWOOD, WILSONART
- 10 COUNTERTOP - QUARTZ, BURNBURY, CAMBRIA
- 11 COUNTERTOP - QUARTZ, TWILIGHT, BASIX
- 12 CABINETS - LAMINATE, 7970K-18, HIGHLINE, WILSONART

ADDITIONAL INTERIOR SPECIFICATIONS

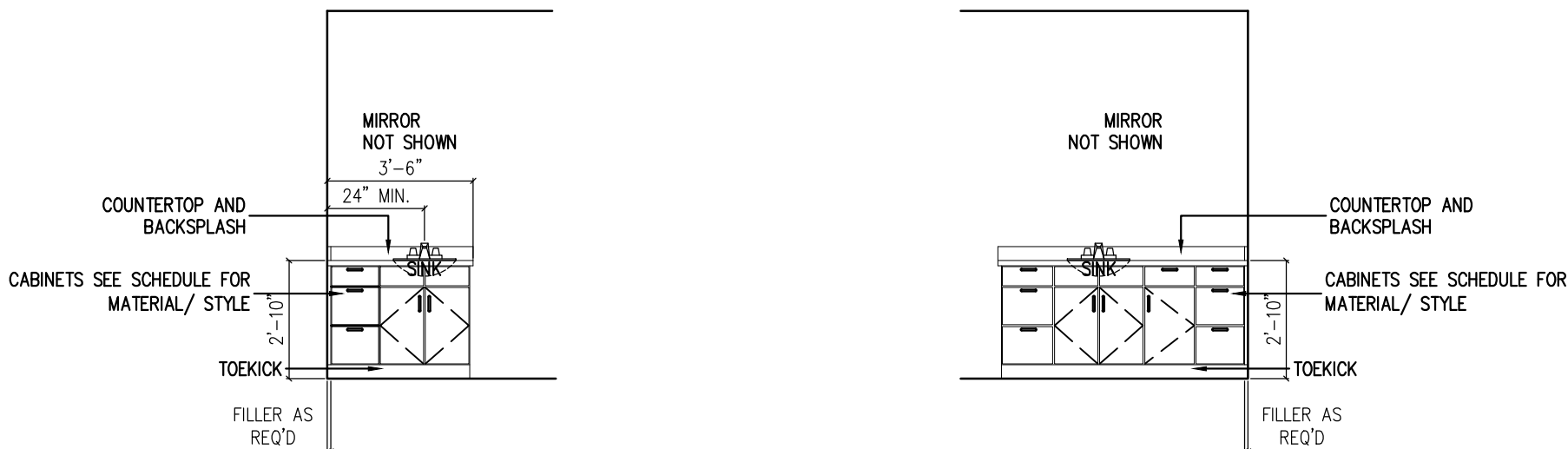
- FLOOR TILE- 12"x24" BRICK BOND, LIGHT POLISHED, P687 SOLEIL LINEN, FABRIQUE, DAL TILE
- LUXURY VINYL TILE (LVT)- BRICK BOND, 0648V NATURAL, 48250, SOLITUDE, SHAW
- CARPET TILE- 00576 STONEWORK, RWST 26869, TUFTEX
- CARPET TILE MAT- 24"x24" RUFFIAN II 38 OZ, EBONY EARTH, MANNINGTON
- GENERAL PAINT COLOR- BRILLIANT WHITE, RL4001, RALPH LAUREN

--- DENOTES ACCENT WALL SEE KEY NOTE FOR MATERIAL/FINISH



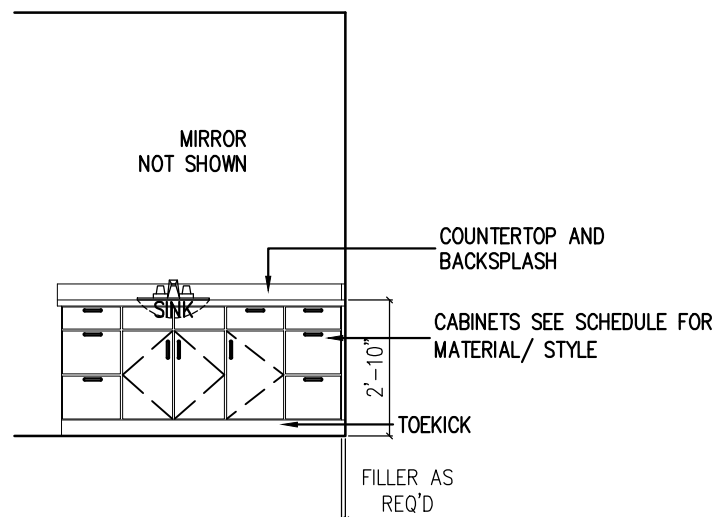
INTERIOR ELEVATIONS - KITCHEN

SCALE: 1/4" = 1'-0"



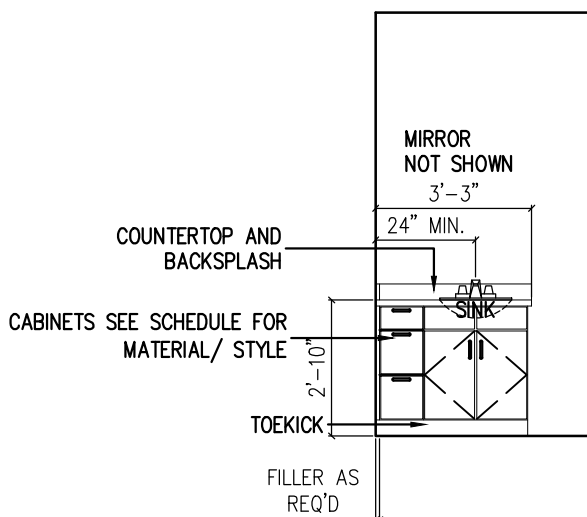
INTERIOR ELEVATION - BATHROOM 6

SCALE: 1/4" = 1'-0"



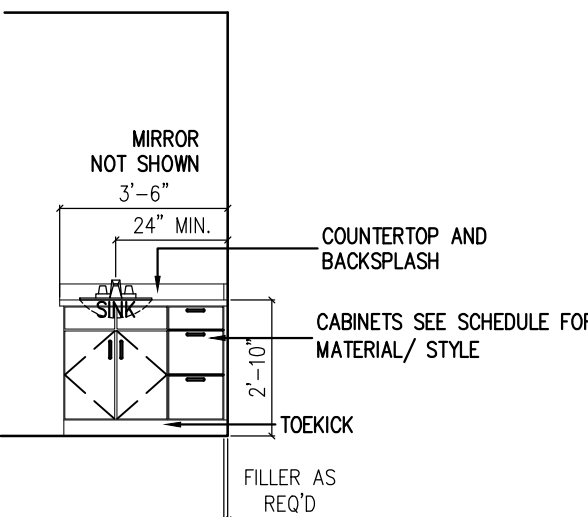
INTERIOR ELEVATION - BATHROOM 5

SCALE: 1/4" = 1'-0"



INTERIOR ELEVATION - BATHROOM 4

SCALE: 1/4" = 1'-0"



INTERIOR ELEVATION - BATHROOM 12 & 13

SCALE: 1/4" = 1'-0"

VERSION 1A - TYPICAL ELEVATIONS

1/4"=1'-0"

- GENERAL NOTES:
1. SEE OVERALL FLOOR PLANS FOR EXACT ORIENTATION OF UNITS - TYPICAL. SEE OVERALL FLOOR PLANS FOR ALL COMMON AREA WALLS, EXTERIOR
  2. WALLS, AND SEPARATION WALLS. PROVIDE BACKING FOR FUTURE GRAB BARS - TYPICAL ALL UNITS.
  3. SEE STRUCTURAL DRAWINGS FOR COLUMN LOCATIONS, SHEAR WALL
  4. LOCATIONS, & HOLDOWN AND STRAP LOCATIONS. AT ALL FLOOR TRANSITIONS PROVIDE A BRUSHED CHROME SCHLUTER
  5. STRIP. (PROVIDE A MARBLE THRESHOLD AT THE BATHROOM AND LAUNDRY/FURNACE ROOM TRANSITIONS.)
  6. SEE SHEET A3.7 FOR WALL TYPES
  7. EXTERIOR WALLS VARY FROM PLAN TO PLAN. SEE OVERALL FLOOR PLANS FOR EXACT LAYOUTS. TYPICAL SEE FLOOR PLANS FOR COMMON DOOR AND WINDOW CALL-OUTS
  8. PROVIDE BACKING FOR ANY HOOKS AND FOR ANY WALL MOUNTED
  9. DESKS IN THE BEDROOMS - TYP. - VERIFY EXACT HEIGHT W/ OWNER. MAX REACH FOR WINDOW LOOKS, SWITCHES, THERMOSTATS, ETC...
  10. TO BE 48".
  11. THE GYPCRETE AT THE SHOWERS/TUBS MUST BE INSTALLED PRIOR TO SHOWER INSTALLATION TO MAINTAIN THE 1 HOUR FLOOR CEILING.
  12. MILLWORK/COUNTERTOP CONTRACTOR MUST FIELD-VERIFY ALL DIMENSIONS.

NOTE: WHERE POSSIBLE, DO NOT LOCATE PLUMBING IN SEPARATION WALLS BETWEEN UNITS - TYPICAL. IF PLUMBING MUST BE LOCATED IN SEPARATION WALLS BETWEEN UNITS, THE PENETRATION MUST MEET TESTED LISTING FOR PENETRATIONS AT SEPARATION WALLS - SEE MECH./PLUMBING DRAWINGS AND DETAILS.

REVISIONS

DRAWN BY BKH

HARRIS ARCHITECTURE  
3520 N UNIVERSITY AVENUE #200, PROVO UT 84604 | 801-577-6303 | WWW.HARRISARCHITECTURE.COM

A NEW STUDENT APARTMENT PROJECT IN RICHFIELD, UTAH

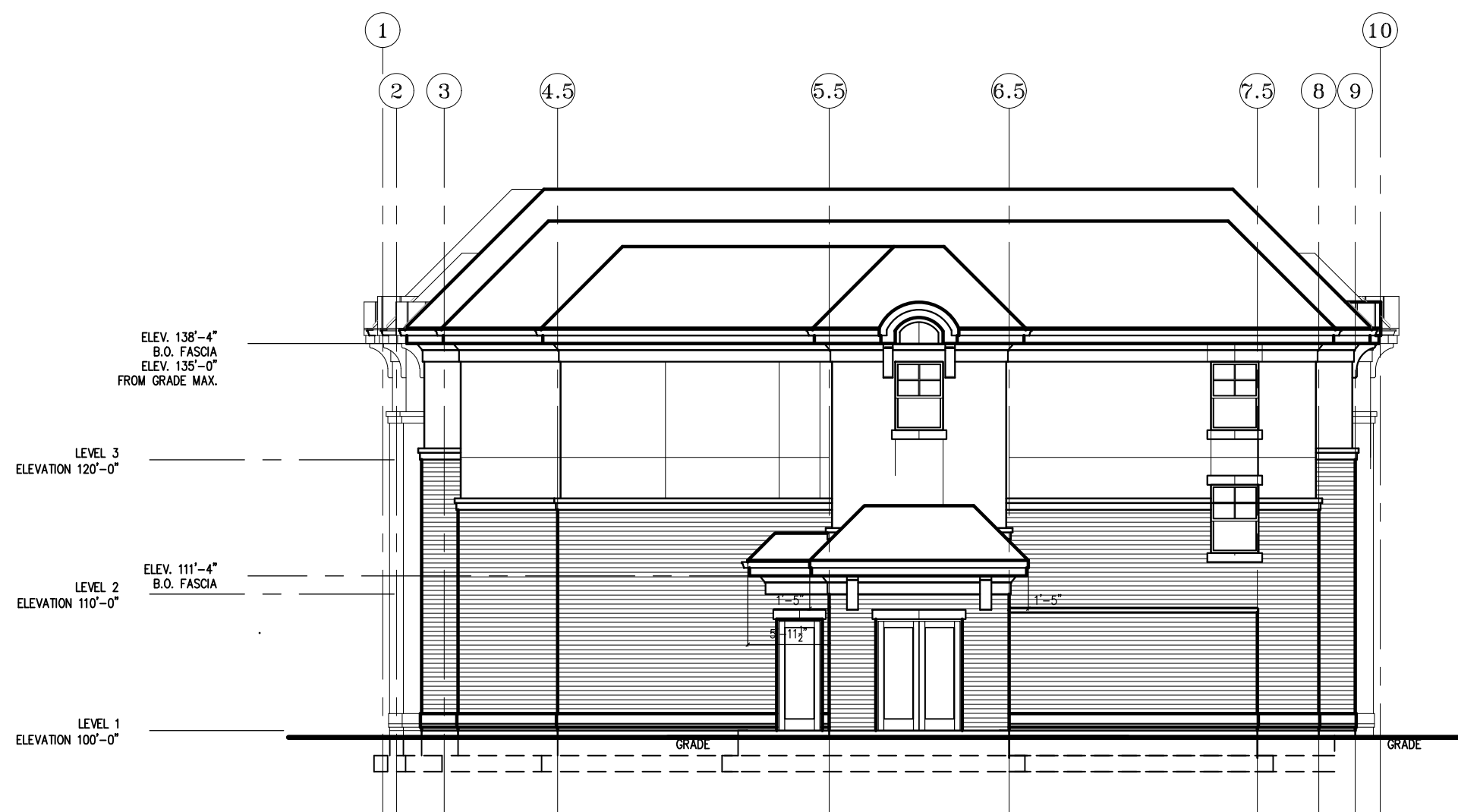
SNOW STUDENT HOUSING

TYPICAL UNIT PLANS - 1/4" (VERSION 4)

JAN. 2022

A1.9

PRELIMINARY APPROVAL - 12-28-2021

**1 FRONT ELEVATION**  
SCALE: 3/32" = 1'-0"**2 RIGHT SIDE ELEVATION**  
SCALE: 3/32" = 1'-0"**SITE CONSTRUCTION**

- (2) FINISH GRADE - SLOPE AWAY 1/2 INCH PER FOOT MIN.  
(2) ENGINEERED GRAVEL FILL - SEE STRUCT. & GEOTECH.  
(2) PERFORATED DRAIN PIPE AT PERIMETER - SEE CIVIL & GEOTECH.

**CONCRETE**

- (1) CONCRETE FOUNDATION WALL - SEE STRUCTURAL DRAWINGS  
(1) CONCRETE FOOTING - SEE STRUCTURAL DRAWINGS  
(1) 4" REINFORCED CONCRETE SLAB - SEE STRUCT. DWGS.  
(1) 1" GYPCRETE (SEALED WHERE FLOOR FINISH REQUIRES GLUE DOWN) OVER 1/4" SOUND REDUCTION MAT (IF OWNER CHOOSES TO ELIMINATE SOUND MAT THE GYPCRETE MUST CHANGE TO 1 1/4")  
(1) 4" REINFORCED CONCRETE O/ METAL DECK - SEE STRUCT. DWGS.  
(1) 6" CONCRETE RETAINING WALL - SEE STRUCTURAL DRAWINGS  
(1) CONCRETE RETAINING WALL - SEE CIVIL DRAWINGS FOR DETAILS AND LOCATIONS  
(1) 10" PRECAST TRIM  
(1) 8" PRECAST UNTEL  
(1) 8" PRECAST SILL  
(1) 8" PRECAST SILL  
(1) 4" PRECAST CAP  
(1) 8" CONCRETE MASONRY UNIT

**MASONRY**

- (1) BRICK W/ HECKMANN NO.260 22 GA. TIES NAILED TO STUDS AT 16" O.C. BOTH WAYS. CRIMP FREE END OF TIE AROUND CONTINUOUS 9 GA. WIRE IN HORIZONTAL JOINTS 16" O.C.  
(1) AIR SPACE  
(1) BRICK SOLIDER COURSE  
(1) BRICK SOLIDER ROW LOCK

**METALS**

- (1) STEEL COLUMN - SEE STRUCTURAL DWGS.  
(1) STEEL TUBE (PAINTED, U.O.N.) - SEE STRUCTURAL DWGS.  
(1) SIMPSON HANGER - SEE STRUCTURAL DWGS.  
(1) PREFINISHED METAL FLASHING  
(1) STEEL ANGLE (PAINTED) - SEE STRUCTURAL DWGS.  
(1) STEEL ANGLE (PAINTED) - SEE STRUCTURAL DWGS.  
(1) STEEL DECK (PAINTED) - SEE STRUCT. FOR ADDITIONAL INFO.  
(1) STEEL HANDRAILING (PAINTED) - +36" FROM NOSING - SEE DETAIL B/A3.4  
(1) CONCRETE-FILLED STEEL PAN TREADS AND STEEL RISERS (PAINTED)  
(1) STEEL GUARDRAIL (POWDER COATED AT EXTERIOR LOCATIONS-PAINTED AT INTERIOR LOCATIONS) +42" FROM FLOOR LINE SUCH THAT 4" SPHERE MAY NOT PASS THRU (SEE STRUCT. DWGS. FOR CALL-OUTS AND CONNECTION DETAILS)  
(1) STEEL PLATE - SEE STRUCT.

**WOOD AND PLASTICS**

- (1) STEEL BEAM - SEE STRUCT.  
(1) PERIMETER POUR STOP - SEE STRUCT.  
(1) STEEL CHANNEL (PAINTED, U.O.N.) - SEE STRUCT.  
(1) 1/2" RESILIENT CHANNELS HORIZ. 16" O.C.  
(1) METAL REGLET  
(1) 2 1/2"x2 1/2" STEEL POST (PAINTED) - SEE STRUCT. FOR DETAILS  
(1) STEEL CANOPY (PAINTED) - SEE STRUCT.  
(1) PREFINISHED ALUM. FASCIA, SOFFIT (VENTED @ PITCHED ROOFS), GUTTERS, & DOWNSPOUTS (DOWNSPOUTS DRAIN TO MEMBRANE ROOF BELOW)  
(1) PREFINISHED ALUM. DRIP  
(1) 2x4 STUDS - SEE STRUCT. FOR SPACING  
(1) 2x6 STUDS - SEE STRUCT. FOR SPACING  
(1) 2x8 STUDS - SEE STRUCT. FOR SPACING  
(1) 2x TREATED PLATE - SEE STRUCT. FOR BOLT PATTERN AND SPACING  
(1) DOUBLE-2x TOP PLATE 48" LAP SPLICE MIN.  
(1) RIM BOARD(S) - SEE STRUCT.  
(1) 11.7/8" DEEP I JOISTS - SEE STRUCT. FOR SERIES & SPACING  
(1) 3/4" T & G SHEATHING NAIL AND GLUE  
(1) 9 1/2" I JOIST - SEE STRUCT. FOR SERIES & SPACING  
(1) BLOCKING AT +8'-0" AND AT CEILING  
(1) WOOD SHEATHING - SEE STRUCT. FOR TYPE AND THICKNESS  
(1) WOOD BEAM - SEE STRUCTURAL DRAWINGS  
(1) 2x10 FRAMING - SEE STRUCT. DWGS.

- (1) 2x6 FRAMING - SEE STRUCT. DWGS.  
(1) 2x4 FRAMING - SEE STRUCT. DWGS.  
(1) WOOD COLUMN - SEE STRUCT.  
(1) SOLID BLOCKING  
(1) 2x12 - SEE STRUCT. FOR SPACING  
(1) 2x4 @ 24" O/C (BRACE TO STRUCT. WHERE REQUIRED - SEE STRUCT. DWGS.)  
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(1) 5/8" WOOD SHEATHING - SEE STRUCT. FOR TYPE  
(1) PRE-MANUFACTURED ROOF TRUSS - SEE STRUCT. FOR SPACING  
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- (1) 2x6 FRAMING - SEE STRUCT. DWGS.  
(1) 2x4 FRAMING - SEE STRUCT. DWGS.  
(1) WOOD COLUMN - SEE STRUCT.  
(1) SOLID BLOCKING  
(1) 2x12 - SEE STRUCT. FOR SPACING  
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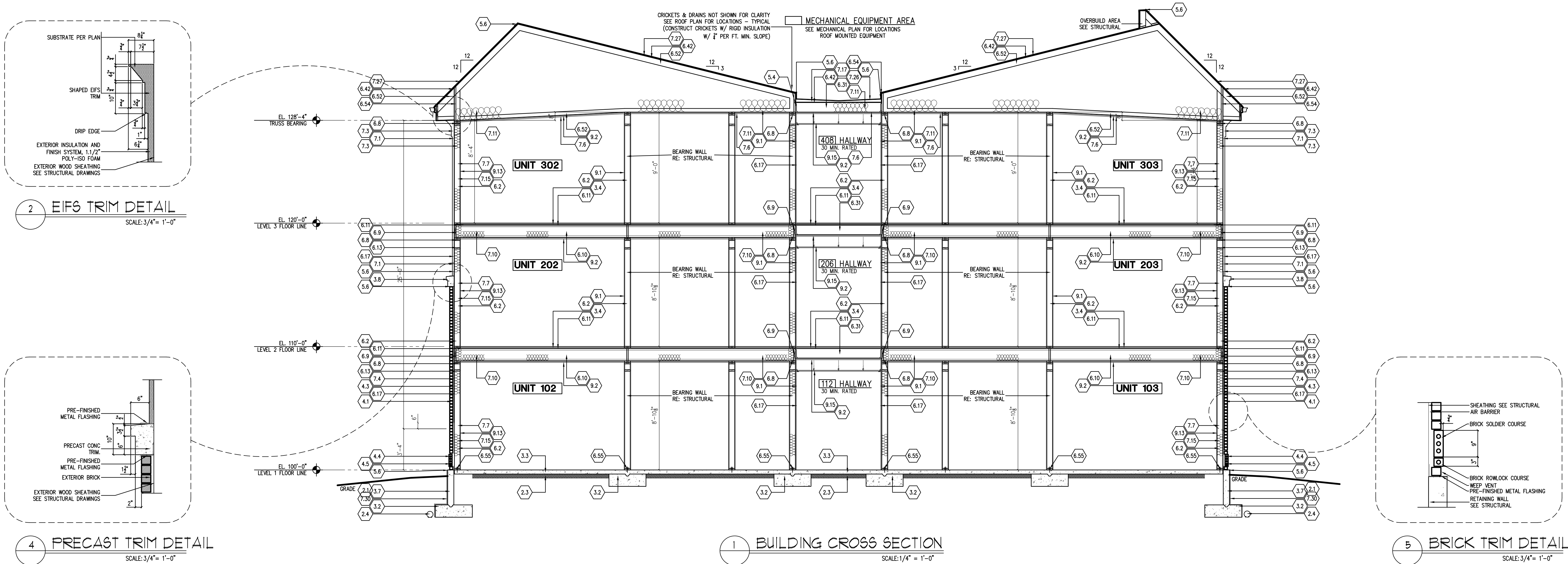
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- (1) EPS BRACE - SEE DETAILS  
(1) MemBrain CONTINUOUS AIR BARRIER AND SMART VAPOR RETARDER BY CERTANTITE OR APPROVED EQUAL. SEE SPECIFICATIONS.  
(1) 6 MIL POLYETHYLENE MOISTURE BARRIER W/ JOINTS LAPPED PER SPECIFICATIONS  
(1) BATT INSULATION - R11  
(1) BATT INSULATION - R13  
(1) BATT INSULATION - R19  
(1) BATT INSULATION - R38 (FSK BATTS ABOVE DROP CEILINGS)  
(1) BATT INSULATION - R30  
(1) FIBERFIL INSULATION, EQUAL TO OPTIMA - R23  
(1) TAPERED RIGID INSULATION (5" MIN.) - R38  
(1) 2" RIGID INSULATION - R10  
(1) 1" RIGID INSULATION  
(1) PVC ROOF MEMBRANE - SEE SPECIFICATIONS TRAFFIC BEARING ROOF DECK SURFACE (CLASS B RATED) (PROVIDE EPDM ALTERNATE BID)  
(1) 30 YR. ARCHITECTURAL ASPHALT SHINGLES  
(1) PREFINISHED STANDING SEAM METAL ROOFING SYSTEM, (CLASS A RATED) - SEE SPECIFICATIONS  
(1) WATERPROOF MEMBRANE  
**DOORS AND WINDOWS**  
(1) HOLLOW METAL DOOR OR ENTRY SYSTEM  
(1) ALUMINUM ENTRY / WINDOW SYSTEM  
(1) VINYL WINDOW (SLIDING OR SINGLE HUNG) W/ INTEGRAL BRICK MOULD - SEE PLAN AND ELEVATIONS FOR SIZES/OPERATION.

**FINISHES**

- (1) 5/8" TYPE "X" GYP BOARD  
(1) 2 LAYERS OF 5/8" TYPE "X" GYP BD OVER 1/2" RESILIENT CHANNEL (1-HOUR RATED CEILING)  
(1) 5/8" TYPE "C" GYP BOARD CEILING  
(1) 5/8" EXTERIOR GYPSUM SHEATHING - EQUAL TO DENS-GLASS  
(1) 2 LAYERS 5/8" TYPE "X" GYP BOARD (1-HOUR RATED CEILING)  
(1) 1 LAYER 5/8" TYPE "X" GYP BOARD OVER 3/4" FURRING CHANNELS @ 16" O/C OVER (3) LAYERS 5/8" TYPE "X" GYP BOARD (2-HOUR RATED CEILING)  
(1) 1 LAYER 5/8" TYPE "X" GYP BD EACH SIDE OF WALL (1-HOUR RATED WALL)  
(1) 2 LAYERS 5/8" TYPE "X" GYP BD EACH SIDE OF WALL (2-HOUR RATED WALL)  
(1) 5/8" TYPE "X" GYP BD OVER 2x FRAMING  
(1) 1 LAYER 5/8" TYPE "X" GYP BOARD (1-HOUR RATED WALL FROM INTERIOR SIDE ONLY)  
(1) 5/8" TYPE "C" GYP BD ATTACHED TO METAL SUSPENDED SYSTEM  
(1) 2x2 SUSPENDED ACOUSTICAL CEILING  
(1) 5/8" TYPE "X" GYP BOARD  
(1) 2 LAYERS OF 5/8" TYPE "X" GYP BD OVER 1/2" RESILIENT CHANNEL (1-HOUR RATED CEILING)  
(1) 5/8" TYPE "C" GYP BOARD CEILING  
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(1) 5/8" TYPE "X" GYP BD OVER 2x FRAMING  
(1) 1 LAYER 5/8" TYPE "X" GYP BOARD (1-HOUR RATED WALL FROM INTERIOR SIDE ONLY)  
(1) 5/8" TYPE "C" GYP BD ATTACHED TO METAL SUSPENDED SYSTEM  
(1) 2x2 SUSPENDED ACOUSTICAL CEILING





**SITE CONSTRUCTION**

- (1) FINISH GRADE - SLOPE AWAY 1/2 INCH PER FOOT MIN.
- (2) ENGINEERED GRAVEL FILL - SEE STRUCT. & GEOTECH.
- (3) PERFORATED DRAIN PIPE AT PERIMETER - SEE CIVIL & GEOTECH.

**CONCRETE**

- (1) CONCRETE FOUNDATION WALL - SEE STRUCTURAL DRAWINGS
- (2) CONCRETE FOOTING - SEE STRUCTURAL DRAWINGS
- (3) 4" REINFORCED CONCRETE SLAB - SEE STRUCT. DWGS.
- (4) 1" GYPCRETE (SEALED WHERE FLOOR FINISH REQUIRES GLUE DOWN) OVER 1/4" SOUND REDUCTION MAT (IF OWNER CHOOSES TO ELIMINATE SOUND MAT THE GYPCRETE MUST CHANGE TO 1 1/4")
- (5) 4" REINFORCED CONCRETE O/ METAL DECK - SEE STRUCT. DWGS.
- (6) 6" CONCRETE RETAINING WALL - SEE STRUCTURAL DRAWINGS
- (7) CONCRETE RETAINING WALL - SEE CIVIL DRAWINGS FOR DETAILS AND LOCATIONS
- (8) 10" PRECAST TRIM
- (9) 8" PRECAST UNTEL
- (10) 6" PRECAST SILL
- (11) 8" PRECAST SILL
- (12) 4" PRECAST CAP
- (13) 8" CONCRETE MASONRY UNIT

**MASONRY**

- (1) BRICK W/ HEGEMANN NO.260 22 GA. TIES NAILED TO STUDS AT 16" O.C. BOTH WAYS. CRIMP FREE END OF TIE AROUND CONTINUOUS 9 GA. WIRE IN HORIZONTAL JOINTS 16" O.C.
- (2) AIR SPACE
- (3) BRICK SOLDIER COURSE
- (4) BRICK SOLDIER ROW LOCK

**METALS**

- (1) STEEL COLUMN - SEE STRUCTURAL DWGS.
- (2) STEEL TUBE (PAINTED, U.O.N.) - SEE STRUCTURAL DWGS.
- (3) SIMPSON HANGER - SEE STRUCTURAL DWGS.
- (4) PREFINISHED METAL FLASHING
- (5) STEEL ANGLE (PAINTED) - SEE STRUCTURAL DWGS.
- (6) STEEL ANGLE (PAINTED) - SEE STRUCTURAL DWGS.
- (7) STEEL DECK (PAINTED) - SEE STRUCT. FOR ADDITIONAL INFO.
- (8) STEEL HANDRAILING (PAINTED) - +36" FROM NOSING - SEE DETAIL B/A3.4
- (9) CONCRETE-FILLED STEEL PAN TREADS AND STEEL RISERS (PAINTED)
- (10) STEEL GUARDRAIL (POWDER COATED AT EXTERIOR LOCATIONS-PAINTED AT INTERIOR LOCATIONS) +42" FROM FLOOR LINE SUCH THAT 4" SPHERE MAY NOT PASS THRU (SEE STRUCT. DWGS. FOR CALL-OUTS AND CONNECTION DETAILS)
- (11) STEEL PLATE - SEE STRUCT.

**WOOD AND PLASTICS**

- (1) STEEL BEAM - SEE STRUCT.
- (2) PERIMETER POUR STOP - SEE STRUCT.
- (3) STEEL CHANNEL (PAINTED, U.O.N.) - SEE STRUCT.
- (4) 1/2" RESILIENT CHANNELS HORIZ. 16" O.C.
- (5) METAL REGLET
- (6) 2 1/2"x2 1/2" STEEL POST (PAINTED) - SEE STRUCT. FOR DETAILS
- (7) STEEL CANOPY (PAINTED) - SEE STRUCT.
- (8) PREFINISHED ALUM. FASCIA, SOFFIT (VENTED @ PITCHED ROOFS), GUTTERS, & DOWNSPOUTS (DOWNSPOUTS DRAIN TO MEMBRANE ROOF BELOW)
- (9) PREFINISHED ALUM. DRIP
- (10) 2x4 STUDS - SEE STRUCT. FOR SPACING
- (11) 2x6 STUDS - SEE STRUCT. FOR SPACING
- (12) 2x8 STUDS - SEE STRUCT. FOR SPACING
- (13) 2x TREATED PLATE - SEE STRUCT. FOR BOLT PATTERN AND SPACING
- (14) DOUBLE-2x TOP PLATE 48" LAP SPLICE MIN.
- (15) RIM BOARD(S) - SEE STRUCT.
- (16) 11 1/8" DEEP JOISTS - SEE STRUCT. FOR SERIES & SPACING
- (17) 3/4" T & G SHEATHING NAIL AND GLUE
- (18) 9 1/2" JOIST - SEE STRUCT. FOR SERIES & SPACING
- (19) BLOCKING AT 48"-0" AND AT CEILING
- (20) WOOD SHEATHING - SEE STRUCT. FOR TYPE AND THICKNESS
- (21) WOOD BEAM - SEE STRUCTURAL DRAWINGS
- (22) 2x10 FRAMING - SEE STRUCT. DWGS.

**2x6 FRAMING - SEE STRUCT. DWGS.**

**2x4 FRAMING - SEE STRUCT. DWGS.**

**WOOD COLUMN - SEE STRUCT.**

**SOLID BLOCKING**

**2x12 - SEE STRUCT. FOR SPACING**

**2x4 @ 24" O/C (BRACE TO STRUCT. WHERE REQUIRED - SEE STRUCT. DWGS.)**

**2x6 @ 24" O/C (BRACE TO STRUCT. WHERE REQUIRED - SEE STRUCT. DWGS.)**

**WOOD LEDGER - SEE STRUCT.**

**5/8" WOOD SHEATHING - SEE STRUCT. FOR TYPE**

**PREFABRICATED ROOF TRUSS - SEE STRUCT. FOR SPACING**

**(2) RIM BOARDS - SEE STRUCT.**

**BLOCKING - SEE STRUCT.**

**2x6 TREATED PLATE - SEE STRUCT.**

**2x8 TREATED PLATE - SEE STRUCT.**

**2x8 TREATED PLATE - SEE STRUCT.**

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**EIFS BRACE - SEE DETAILS**

**MemBrain CONTINUOUS AIR BARRIER AND SMART VAPOR RETARDER BY CERTAINTED OR APPROVED EQUAL SEE SPECIFICATIONS.**

**6 MIL POLYETHYLENE MOISTURE BARRIER W/ JOINTS LAPPED PER SPECIFICATIONS**

**BATT INSULATION - R11**

**BATT INSULATION - R13**

**BATT INSULATION - R19**

**BATT INSULATION - R38 (FSK BATTS ABOVE DROP CEILING)**

**BATT INSULATION - R30**

**FIBERFIL INSULATION, EQUAL TO OPTIMA - R23**

**TAPERED RIGID INSULATION (5" MIN.) - R38**

**2" RIGID INSULATION - R10**

**1" RIGID INSULATION**

**PVC ROOF MEMBRANE - SEE SPECIFICATIONS TRAFFIC BEARING ROOF DECK SURFACE (CLASS B RATED) (PROVIDE EPDM ALTERNATE BID)**

**30 YR. ARCHITECTURAL ASPHALT SHINGLES**

**PREFINISHED STANDING SEAM METAL ROOFING SYSTEM, (CLASS A RATED) - SEE SPECIFICATIONS**

**WATERPROOF MEMBRANE**

**DOORS AND WINDOWS**

**HOLLOW METAL DOOR OR ENTRY SYSTEM**

**ALUMINUM ENTRY / WINDOW SYSTEM**

**VINYL WINDOW (SLIDING OR SINGLE HUNG) W/ INTEGRAL BRICK MOULD - SEE PLAN AND ELEVATIONS FOR SIZES/OPERATION.**

**6" EIFS TRIM - SEE DETAILS SHEET A3.6**

**AIR BARRIER - TYVEK COMMERCIALWRAP "D" OR APPROVED EQUAL, (TAPE AND SEAL SEAMS & PENETRATIONS) TYP. AT EXTERIOR WALLS. (AT GENERAL CONTRACTOR'S OPTION, A FLUID APPLIED AIR BARRIER MAY BE USED IN UEL)**

**6" EIFS TRIM - SEE DETAILS SHEET A3.6**

**AIR BARRIER - TYVEK COMMERCIALWRAP "D" OR APPROVED EQUAL, (TAPE AND SEAL SEAMS & PENETRATIONS) TYP. AT EXTERIOR WALLS. (AT GENERAL CONTRACTOR'S OPTION, A FLUID APPLIED AIR BARRIER MAY BE USED IN UEL)**

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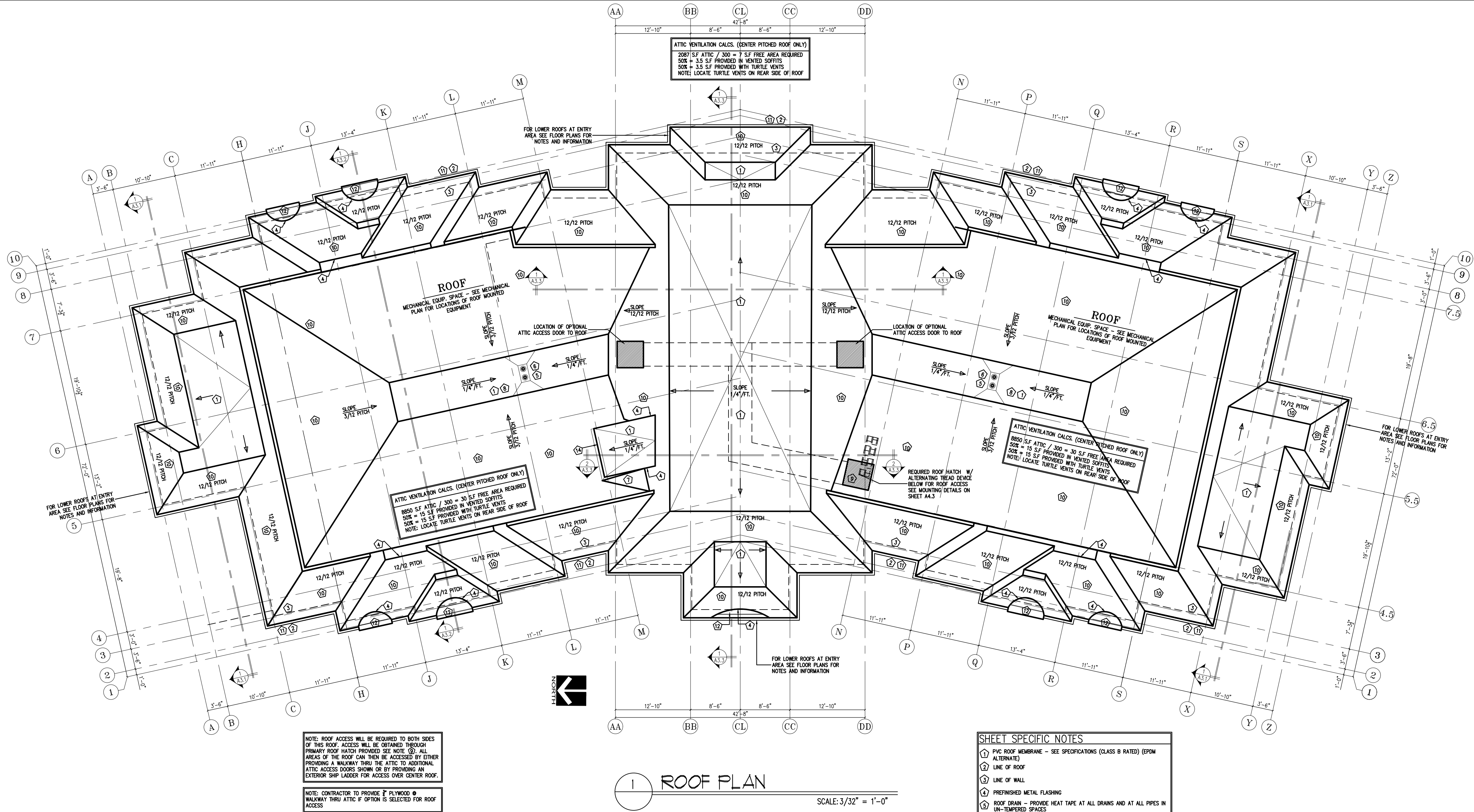
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**6" EIFS TRIM - SEE DETAILS SHEET A3.6**

THESE DRAWINGS OR ANY PARTS THEREOF, AS INSTRUMENTS OF SERVICE, REMAIN THE PROPERTY OF THE ARCHITECTS AND MAY NOT BE REPRODUCED OR USED ON OTHER WORK WITHOUT THEIR WRITTEN CONSENT

PLOT DATE: 12/20/2021 Q:\ACADFILES\SNOW COLLEGE APARTMENT RICHFIELD\dwg\A5-01-RP.dwg



NOTE: ROOF ACCESS WILL BE REQUIRED TO BOTH SIDES OF THIS ROOF. ACCESS WILL BE OBTAINED THROUGH PRIMARY ROOF HATCH PROVIDED SEE NOTE 10. ALL AREAS OF THE ROOF CAN THEN BE ACCESSED BY EITHER PROVIDING A WALKWAY THRU THE ATTIC TO ADDITIONAL ATTIC ACCESS DOORS SHOWN OR BY PROVIDING AN EXTERIOR SHIP LADDER FOR ACCESS OVER CENTER ROOF.

NOTE: CONTRACTOR TO PROVIDE 2" PLYWOOD 4" WALKWAY THRU ATTIC IF OPTION IS SELECTED FOR ROOF ACCESS

NOTE: CONTRACTOR TO PROVIDE DRAFT STOPS IN ATTIC SPACES SUCH THAT THE AREA DOES NOT EXCEED 3,000 S.F. PER IRC 718.4.2. DRAFT STOPS SHALL ALSO BE CONSTRUCTED ABOVE AND IN LINE WITH UNIT SEPARATION WALLS. REQUIRED OPENINGS IN DRAFT STOP LOCATIONS SHALL BE CONSTRUCTED OF DRAFT STOP MATERIALS AND BE PROTECTED BY SELF-CLOSING DOORS WITH AUTOMATIC LATCHES CONSTRUCTED AS REQUIRED FOR THE PARTITIONS PER IRC 718.4.11

- SHEET SPECIFIC NOTES**
1. PVC ROOF MEMBRANE - SEE SPECIFICATIONS (CLASS B RATED) (EPM ALTERNATE)
  2. LINE OF ROOF
  3. LINE OF WALL
  4. PREFINISHED METAL FLASHING
  5. ROOF DRAIN - PROVIDE HEAT TAPE AT ALL DRAINS AND AT ALL PIPES IN UN-TEMPERED SPACES
  6. OVERFLOW 4" ABOVE ROOF DRAIN - PROVIDE HEAT TAPE AT ALL DRAINS AND AT ALL PIPES IN UN-TEMPERED SPACES
  7. CRICKET
  8. TRAFFIC BEARING ROOF DECK SURFACE
  9. 4'X4' ROOF ACCESS DOOR
  10. ASPHALT SHINGLES - SEE SPECIFICATIONS
  11. PREFINISHED ALUM. GUTTERS - DOWNSPOUT TO LOW ROOF (PROVIDE HEAT TAPE)
  12. PREFINISHED STANDING SEAM METAL ROOF (CLASS A RATED) - SEE EXTERIOR ELEVATIONS & ROOF PLAN FOR NOTE REGARDING SNOW GUARDS
  13. ATTIC ACCESS DOOR
  14. CANT STRIP

FOR ATTIC VENTILATION CALC. SEE EACH INDIVIDUAL PITCHED ROOF THIS SHEET

NOTE: ALL MECHANICAL EQUIP. SHALL BE PLACED ON SOUND ISOLATION PLATFORM - (FOR MFG.'S RECOMMENDATIONS) SEE MECHANICAL DWGS.

NOTE: CRICKET AND SLOPE LAYOUT IS SCHEMATIC SEE SHOP DRAWINGS FROM INSULATION MFG. AND INSTALLER FOR EXACT LAYOUT. - CRICKETS SHOWN ARE REPRESENTATIONAL ONLY

NOTE: CONSTRUCT CRICKETS WITH ROD INSULATION SLOPE 1/4"/FT. MIN. (PROVIDE CRICKETS AT ALL MECHANICAL EQUIP. LOCATIONS)

NOTE: SLOPE ALL TOPS OF PARAPETS BACK TO MAIN ROOF AT 1/4"/FT. MIN. (TYPICAL)

NOTE: ALL MECHANICAL EQUIP. SHALL BE PLACED BEHIND THE TALLER PARAPETS WHEREVER POSSIBLE - SEE MECH. DWGS.

NOTE: PROVIDE HEAT TAPE AT ALL DRAINS AND AT ALL PIPES IN UN-TEMPERED SPACES

NOTE: PROVIDE ICE AND WATER SHIELD 4" ALL EAVE, RIDGE AND VALLEY LINES AT PITCHED ROOFS (6"-0" WIDE) MUST EXTEND A MIN. OF 24" PAST WIND SIDE OF ROOF AT ALL EAVE LOCATIONS--OR 6" TOTAL--WHICHEVER IS GREATER

NOTE: GENERAL CONTRACTOR AND FRAMING SUB-CONTRACTOR TO ADJUST FLOOR AND ROOF FRAMING MEMBERS TO ALLOW FOR PLUMBING (FUTURE SHIPS, ROOF HATCHES, ETC.)

NOTE: PROVIDE WALKWAY PASS AROUND ROOF HATCHES AND TO ALL UNITS ON THE ROOF.

NOTE: ALL ROOF PENETRATIONS TO BE DETERMINED & INSTALLED BY ROOFING SUBCONTRACTOR. COORDINATE ALL LOCATIONS W/ ALL APPLICABLE TRADES.

NOTE: WHERE POSSIBLE, INSTALL TURTLE VENTS ON BACK SIDE (LEAST VISIBLE SIDE) OF PITCHED ROOFS.

REVISIONS

DRAWN BY  
BKH

**HARRIS ARCHITECTURE**  
3520 N UNIVERSITY AVENUE #200, PROVO UT 84604 | 801-377-5303 | WWW.HARRISARCHITECTURE.COM

A NEW STUDENT APARTMENT PROJECT IN RICHFIELD, UTAH  
**SNOW STUDENT HOUSING**  
ROOF PLAN

JAN. 2022

A5.1

PRELIMINARY APPROVAL - 12-28-2021



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**SNOW  
COLLEGE  
RICHFIELD**

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new student housing  
feasibility report

methodstudio

feasibility report  
revised february 9, 2021

## LIST OF PROGRAM SPACES RECOMMENDED / ACCOMMODATED

### Approach Narrative:

Snow College desired a facility with 50 beds and limited amenities working with a total budget of \$2.5 million. After future design fees and soft costs are estimated and removed, it was understood that the remaining construction budget would need to be in the range of \$2.2 million. Working with today's market rates for inexpensive but quality wood construction, we have come to a conclusion that an estimated 32 beds can be afforded with the budget available. We arranged these beds into 4 and 8 bed suites to maximize our efficiency to accommodate the most beds per square foot of constructed building. Single bed units were most desirable to the college so we have arranged the beds in private and semi-private rooms to provide some variety and cost options for residents. Amenities have been kept to a minimum and we have only recommended what could be considered a baseline amount of common spaces for residents. See the list below for total spaces recommended for the floor plan.

32 total beds

Floor Plan Option 01

(3) 8-bed suites and (2) 4-bed suites w/ (1) furnace room each, accessible from hallway

Floor Plan Option 02

(2) 8-bed suites and (4) 4-bed suites w/ (1) furnace room each, accessible from hallway

Each 4-bed suite contains all single beds

Each 8-bed suite contains (4) single beds and (4) semi-private beds

All suite types provide (2) restrooms for residents

(8) bed suites have all restroom sinks outside the shower/toilet rooms

(4) bed suites have one sink inside and one sink outside the shower/toilet rooms

Common student lounge w/ TV and fireplace

Common laundry room with (4) washers and (4) dryers, counter for folding

(1) unisex public restroom for visitors

(1) admin office

Janitor sink/closet

Mechanical room

Electrical/telecom room

Semi-enclosed common computer workstation area

## BUILDING SYSTEMS CONSIDERATIONS

### Approach Narrative:

When considering building systems there is a sliding scale between low-cost and high-cost, with the more long-term efficiency and low-maintenance options being on the high-cost end and the less-efficient and higher-maintenance options on the low-cost end. We have taken this into account in our recommendations below. With this being a state-run, DFCM facility we wanted to steer away from the lowest-end options but also be respectful of cost due to the lower-end budget available for the project. Structurally, the only real option is a basic wood stud construction. HVAC options are a little more numerous and some of the pros/cons are listed. We recommend a solution similar to a residential home furnace and AC unit based on the project budget. Although other options are available for discussion during design, they may not be viable with the current budget. Water heater options are the last system listed with only two real options at this point. A common WH for the building and individual water heaters per unit. We ended up recommending a common WH based on budget limitations.

## STRUCTURAL ASSUMPTIONS

\$ = Concrete slab-on-grade, single-story, wood stud framing, pre-fab wood roof trusses (recommended)

## HVAC ASSUMPTIONS

### Options available

\$ = PTAC – hotel-like, zoned per bed, easy to swap out whole unit, noisy, bump-out into room

\$\$ = Res. Furnace/AC – no zoning, low interior space impact, external condenser location required on site or roof (recommended)

\$\$\$ = VRF (variable refrigerant) – semi-zonable, \$ efficient long term

\$\$\$\$ = 4-Pipe system – requires common boiler/chiller mech room, fan coils in each zone, \$ efficient, redundancy built-in, maintenance consolidated

## WATER HEATER ASSUMPTIONS

\$ = Common WH, least expensive, more efficient, less maintenance (recommended)

\$\$ = Individual WH's in each unit, more maintenance, need additional interior space, quicker HW to fixtures

## PRELIMINARY CODE CONSIDERATIONS

2018 IBC  
Type VB wood construction  
Occupancy type: R2 dormitories  
NFPA 13R fire-sprinkled

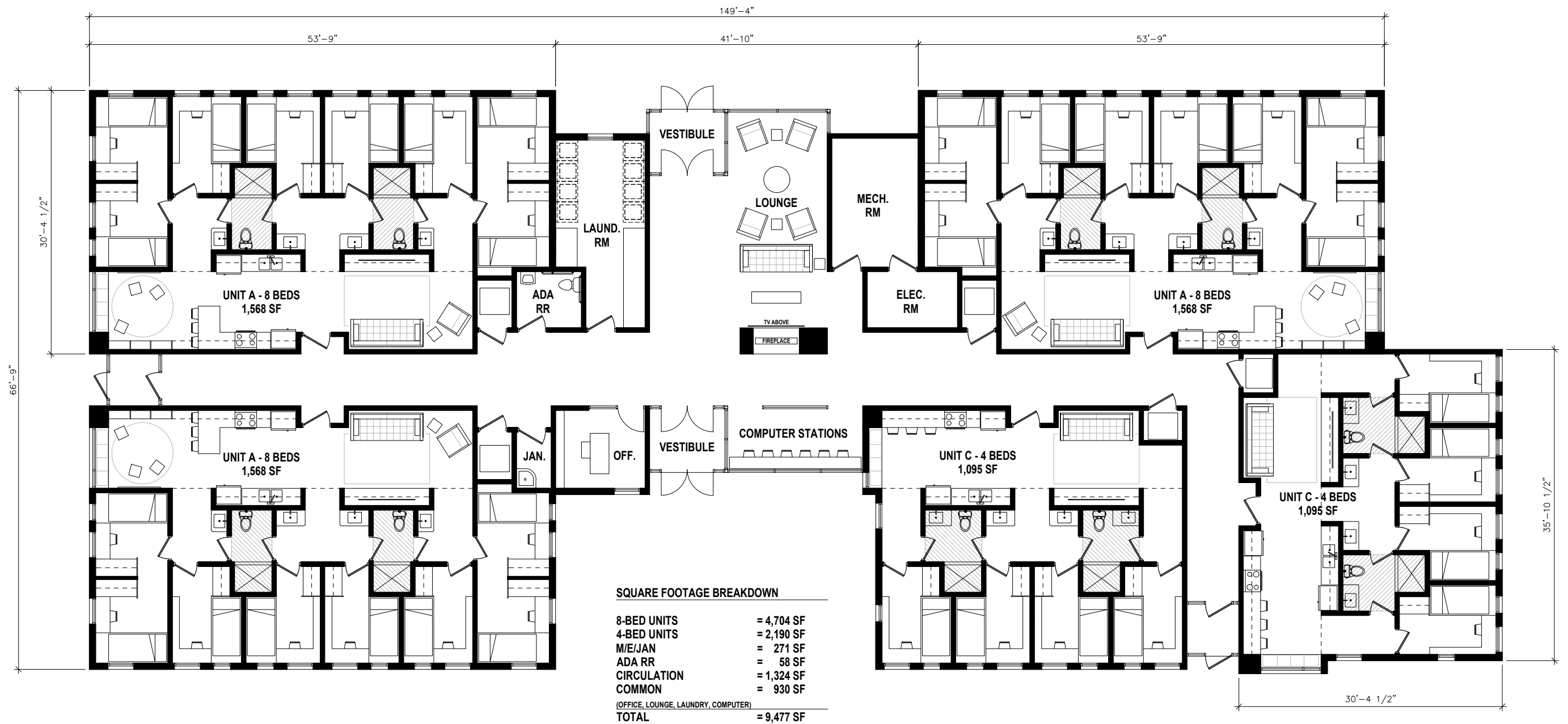
## BUILDING MATERIALS CONSIDERATIONS / ASSUMPTIONS

Sloped asphalt shingle roof  
Batt insulation  
Tyvek building wrap  
Fiber-cement board siding/panels  
Vinyl windows  
Options to lower cost/SF if acceptable to College/DFCM  
Stucco on exterior  
Romex cabling  
½" gypsum board

## PRELIMINARY PROBABLE COST (based on current market information)

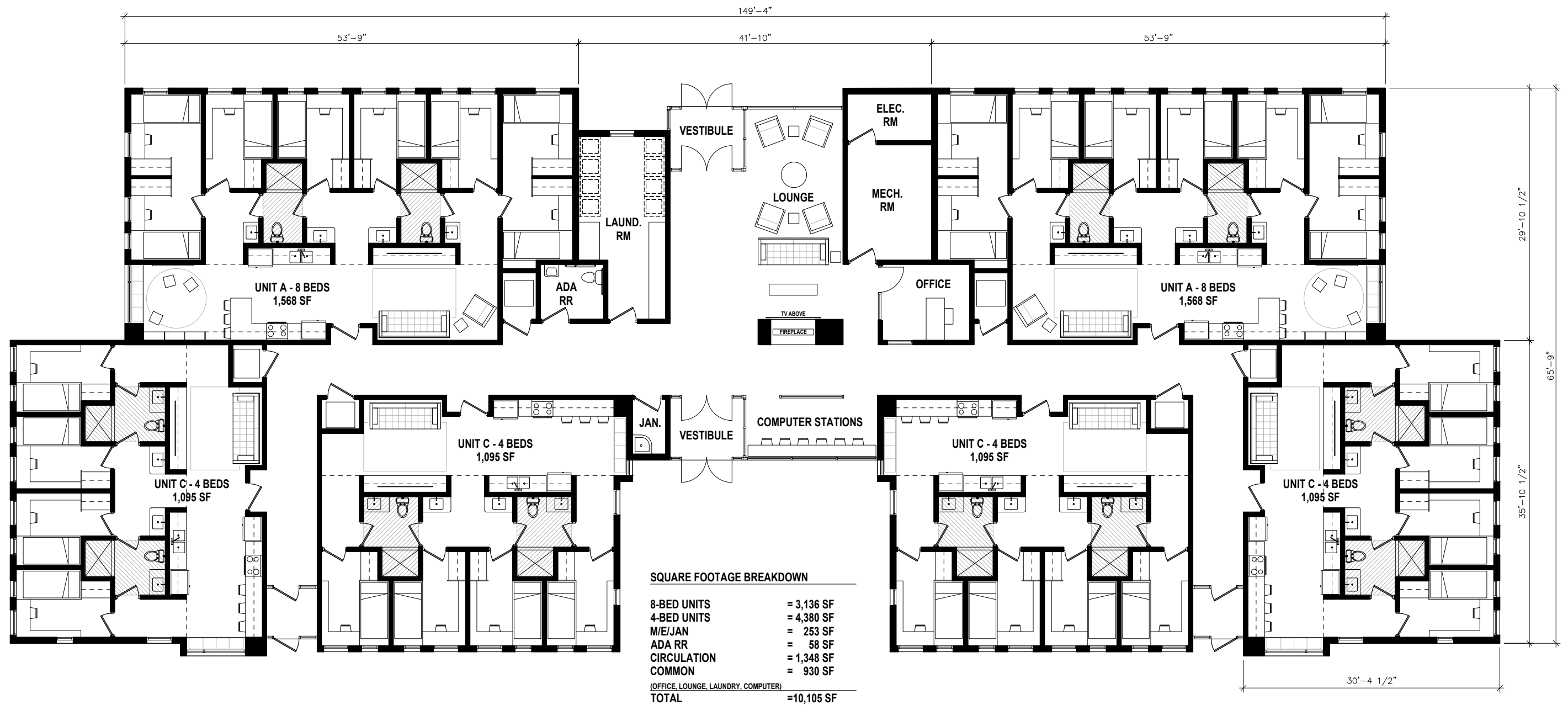
Option 01: \$240 to \$250/SF x 9,477 SF = \$2,275,000 to \$2,370,000  
Option 02: \$240 to \$250/SF x 10,105 SF = \$2,425,000 to \$2,527,000





**FLOOR PLAN TEST FIT - OPTION 01**  
**SNOW COLLEGE RICHFIELD - NEW STUDENT HOUSING**

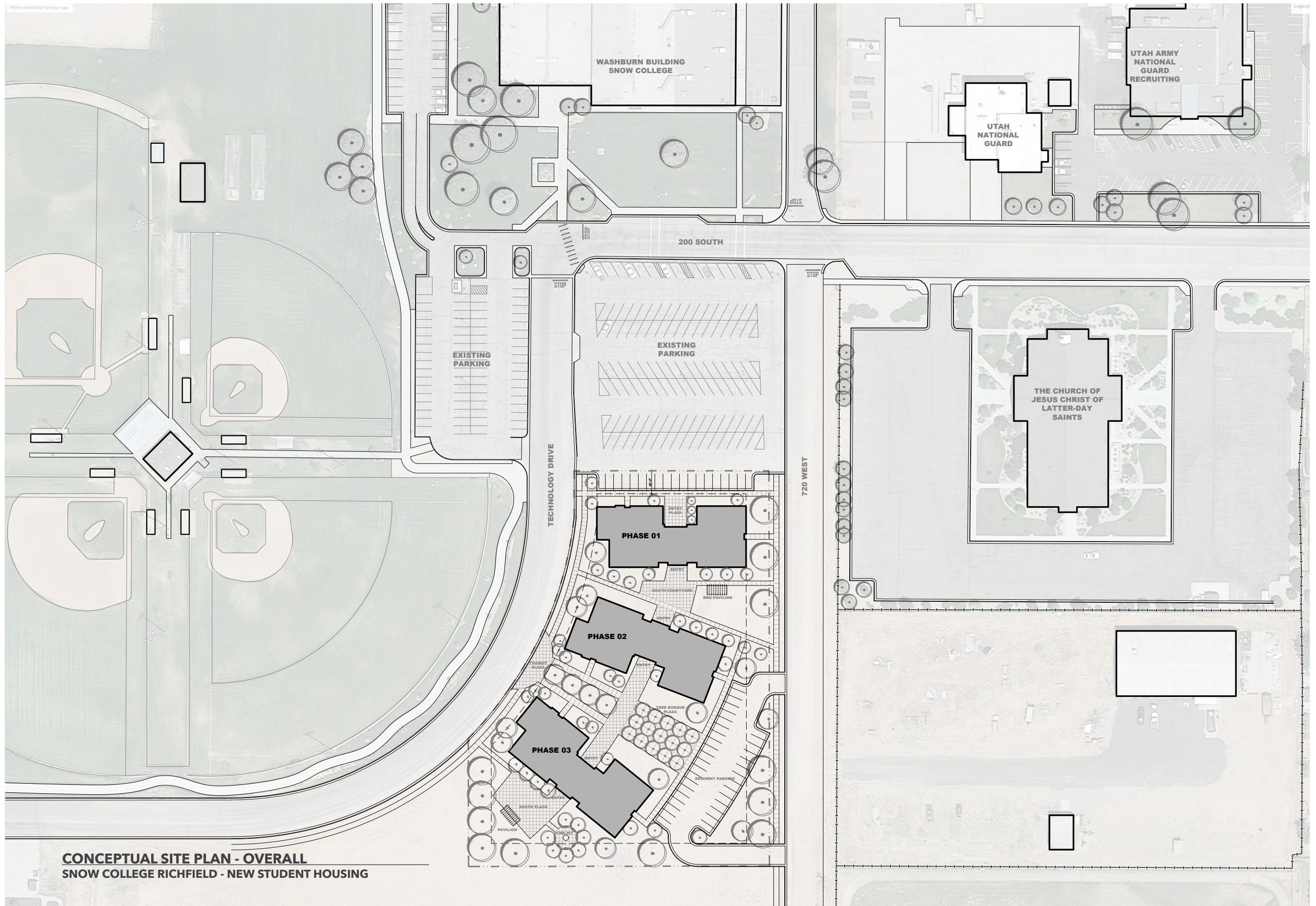
BUILDING STATISTICS	
MAIN LEVEL SQ. FT.	= 9,477 SQ. FT.
MAIN LEVEL BEDS	= 32 BEDS



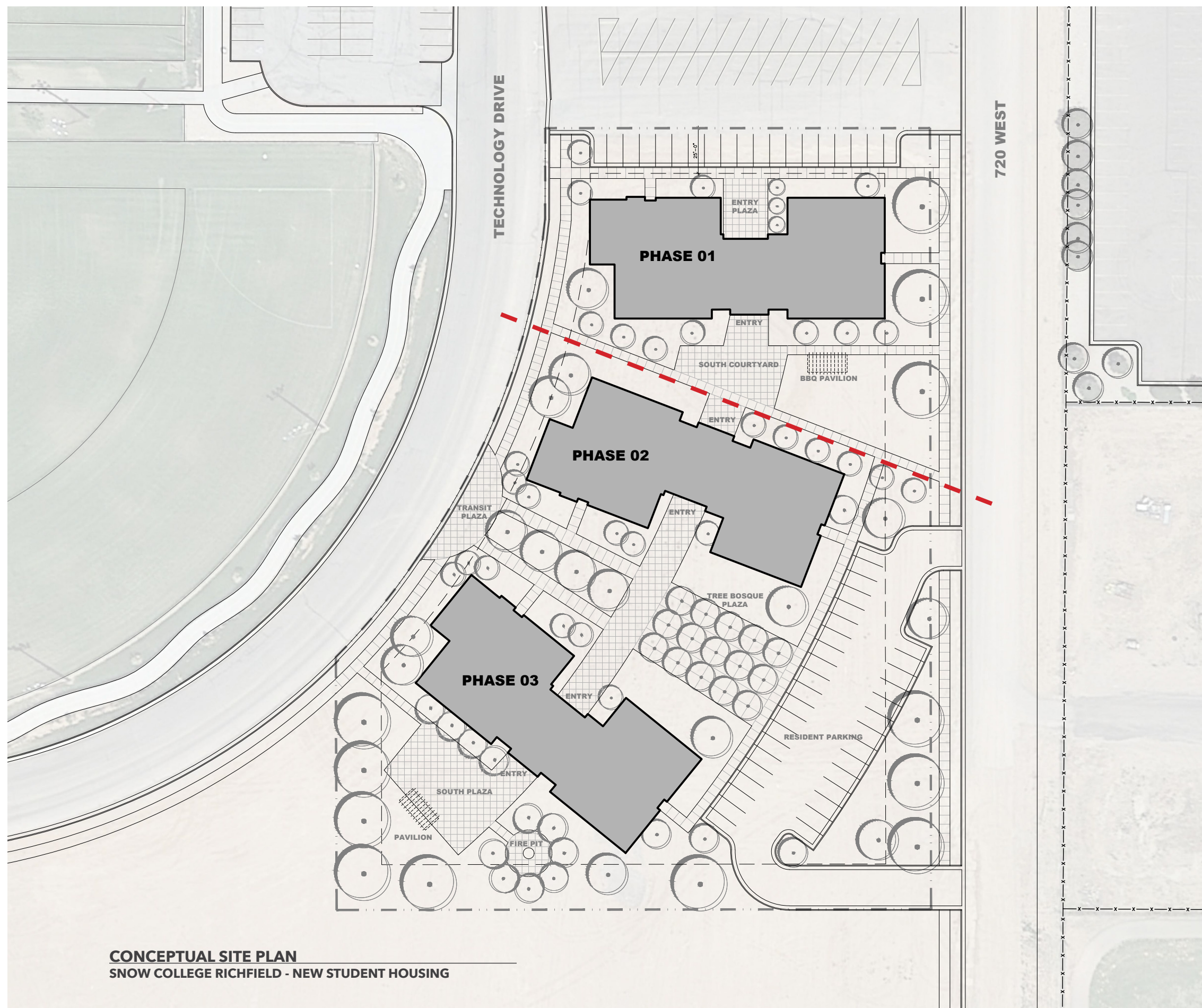
**FLOOR PLAN TEST FIT - OPTION 02**  
**SNOW COLLEGE RICHFIELD - NEW STUDENT HOUSING**

BUILDING STATISTICS	
MAIN LEVEL SQ. FT.	=10,105 SQ. FT.
MAIN LEVEL BEDS	= 32 BEDS









## MASTER PLAN DESIGN

### Approach Narrative:

Phase 01 of the project will include a single-story residence hall that is sited on the north section of the proposed building site - south of the existing parking lot and between Technology Drive and 720 West. The residence hall is to be oriented with the primary entrance facing north toward the existing campus. The area immediately adjacent and south of the proposed building would be developed into various student gathering spaces (ie. bbq pavilion, seating areas, other amenities). Additional parking stalls (19±) to be located on the project site adjacent the front of the proposed building.

Phase 02 and 03 will continue to the south and will follow the gentle curve of Technology Drive - resulting in a radial plan scheme for the layout of future buildings, amenities and parking.

The centralized lobby with access points at the front and rear of each building allows for a continuous path between buildings - enhancing the connectivity of the student community. This site approach creates several pockets and courtyards for the development of student amenities and other landscape interventions.

Future residential parking to be provided at the southeast corner of the proposed site - 35± stalls are shown on the current plan as part of phase 02/03.

*Note: Floor Plan Option 01 was used to generate the conceptual site plan. If Floor Plan Option 02 is selected, the conceptual site plan will need to be adjusted/redesigned to accomodate the longer building footprint of option 02.*



## Student Housing Demand

Recently being designated as the Technology College for Utah's central region, with the majority of our Technical Education (TE) programs being offered at the Richfield campus, we serve students from a large geographic area (Wayne, Paiute, Millard, Juab, Sevier, Sanpete counties) that extends beyond a reasonable commuting distance. Furthermore, with the addition of the men and women's wrestling teams to the Richfield campus, we are becoming a destination campus with no student housing. Housing and rental demands are at crisis levels in Sevier County. The following data points inform our thinking:

1. Sevier County has experienced the highest increase in home prices in the state of Utah (48.60% increase from 2020-2021).<sup>1</sup> This appreciation in house value is a clear indicator of the lack of inventory for our area. This problem is amplified when families and students are competing for housing.
2. A 2021 central Utah realtor report indicates that residential housing/rental inventory in Sevier County is at a severe deficit level: negative 25 percent (- 25%) compared with last November 2020.<sup>2</sup>
3. While this data does not specifically address single housing unit needs, and this is difficult to obtain, we currently have students reporting having to live in their vehicles and/or trailers parked on public lands, friends' homes, or local motels. This seems to support the data provided above.
4. Additionally, our six-county superintendents report that up to 70% of their students do not see themselves as college going students (but would consider shorter term tech ed certificate training). With the addition of our growing TE programs, we see this population as a potential for growth on the Richfield campus. In order to better serve students with this kind of educational goal, we want to eliminate any potential barriers this group may foresee with their future college experience.

Student housing in Richfield has been a major strategic concern for many years not just for the college, but also the city and county. The county considers this project important to their economic development plans and have committed \$1 million over 10 years to incentive more student beds. Over the past 5 years, the College has been trying to find a solution to the shortage that have included two feasibility studies, two public-private partnerships (P3)

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<sup>1</sup> University of Utah, Kem C. Gardner Policy Institute. *State of the State's Housing Market*. October 2021.

<sup>2</sup> Utah Association of Realtors. *Local Market Update*. November 2021.

Requests for Proposals and a Request for Information (RFI). Additionally, we reached out to local property managers to discuss the possibilities of student contracts, with minimal success. Through the process, we have identified our need and identified the best possible option to proceed with this first phase of housing. We see this as an important next step to fulfilling our strategic plan and goals, and meeting our partnership obligations with the county and city.



UTAH SYSTEM OF  
HIGHER EDUCATION

# MEMORANDUM

TAB D

January 13, 2022

## Institutional Legislative Summaries

Last year, legislative appropriations committee chairs and the Legislative Fiscal Analyst's office communicated a desire for a simple, clear, and standardized approach to better understand USHE institutional finances and performance. Recognizing the benefit such an approach would also provide to the Board, the Commissioner's office developed a template to communicate institutional finances and performance to policymakers. The attached institutional summaries, including the eight technical colleges, will be provided to the legislature for the 2022 legislative session and are provided to the Board for review.

### **Commissioner's Recommendation**

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

### **Attachment**

# Utah System of Higher Education

Financial and Performance Summary

2022 General Session

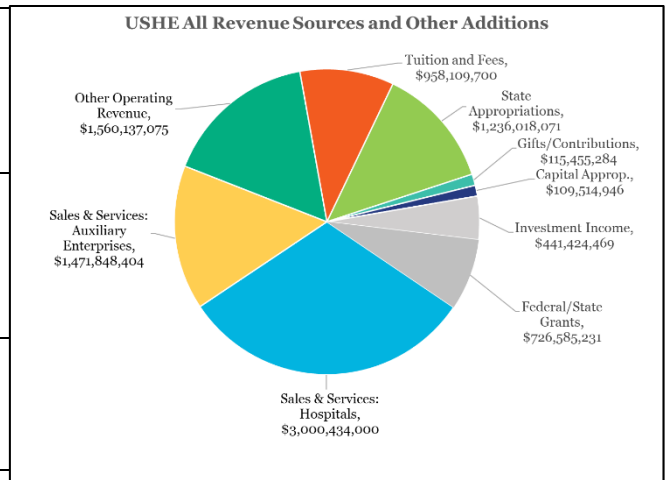


# Utah System of Higher Education

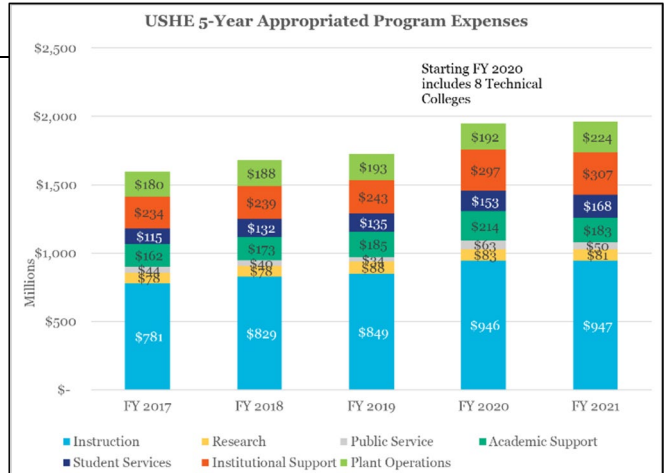
## Financial Summary 2022 General Session



Revenues/Other Additions	2020-21 Actual Appropriated	2020-21 Actual All Sources
Tuition and Fees	\$ 913,578,357	\$ 958,109,700
Operating Grants/ Contracts		915,435,977
Sales/Services: Auxiliaries	33,550	1,471,848,404
Sales/Services: Hospitals		3,000,434,000
Other Operating Revenue	1,408,166	423,298,052
State/ Federal Appropriations	1,216,107,479	1,236,018,071
Federal/State Grants	10,785,507	726,585,231
Gifts/Contributions		115,455,284
Investment Income		441,424,469
Other Non-Operating		184,829
Capital Appropriations		109,514,946
Capital Grants & Gifts		152,041,880
Additions to Endowments		69,155,454
Other Revenues	110,396,429	20,883
<b>Total Revenues</b>	<b>\$ 2,252,309,488</b>	<b>\$ 9,619,527,180</b>



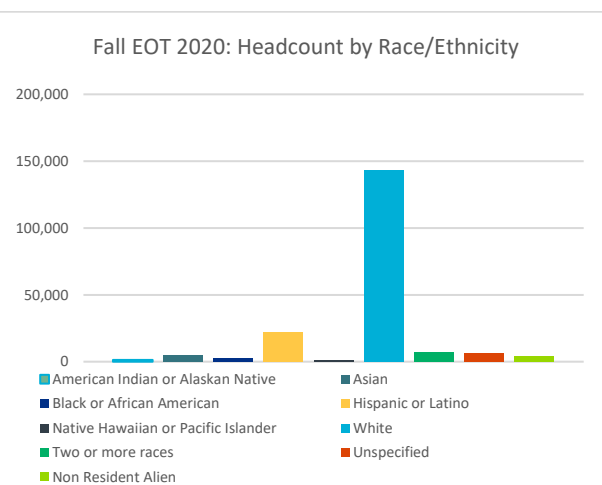
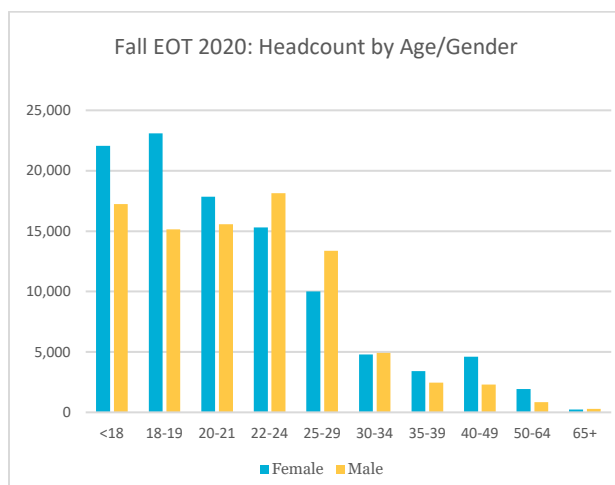
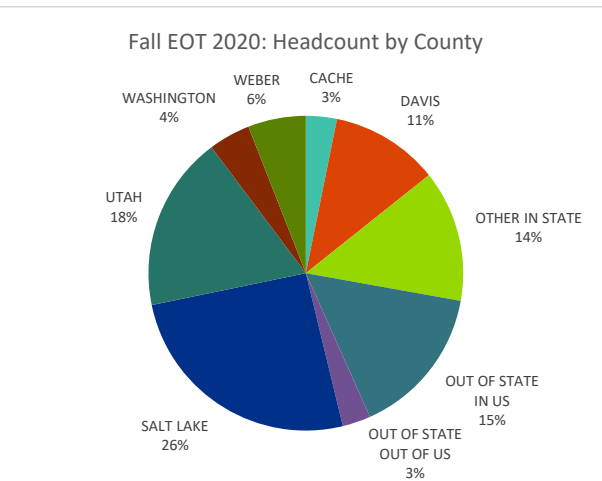
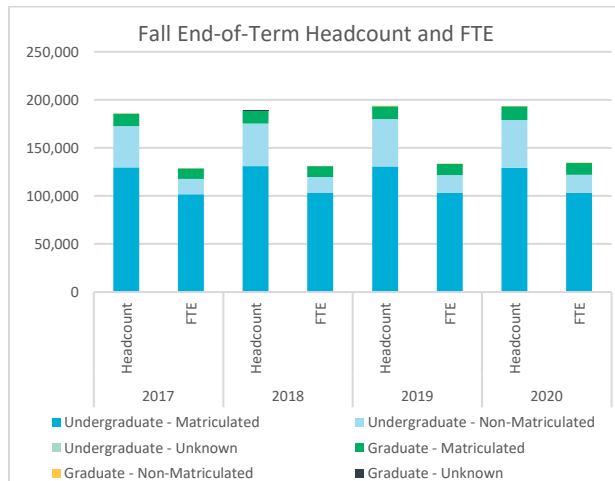
Program Expenses	2020-21 Actual Appropriated	2020-21 Actual All Sources
Instruction	\$ 946,736,933	\$ 1,249,981,978
Research	81,289,528	687,952,796
Public Service	49,743,148	1,003,997,687
Academic Support	183,152,931	343,597,930
Student Services	168,075,327	237,579,949
Institutional Support	307,392,176	433,240,090
Plant Operations	223,554,551	249,364,997
Depreciation		422,997,706
Scholarships/ Fellowships	14,326,516	194,126,463
Auxiliary Enterprises		103,978,683
Independent Operations		877,319,000
Hospital Operations		2,303,499,000
Other Expenses/ Deductions	77,916,941	149,902,313
<b>Total Program Expenses</b>	<b>\$ 2,052,188,050</b>	<b>\$ 8,280,071,003</b>



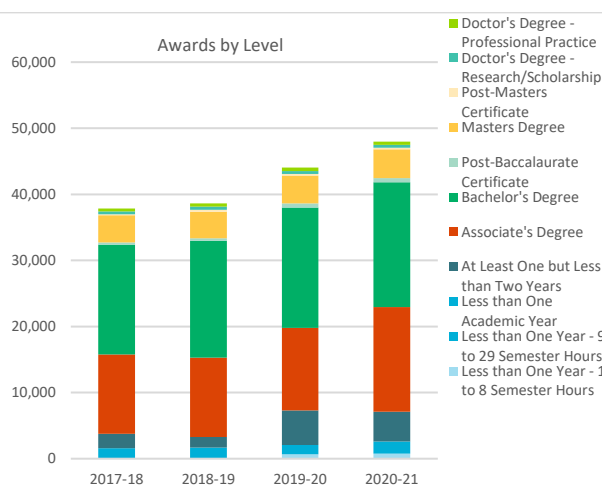
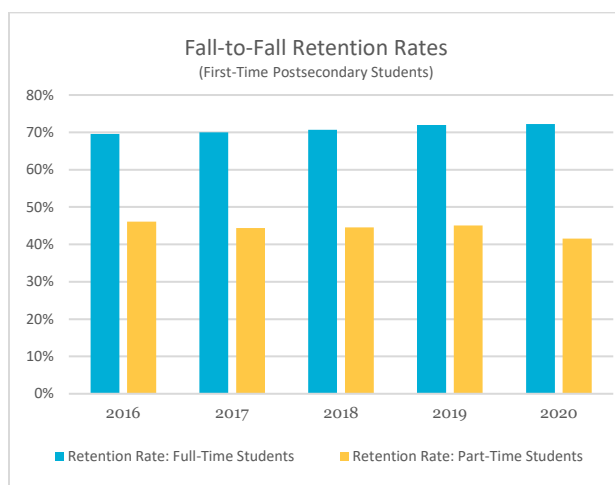
Expenditure Category	2020-21 Actual Appropriated
Regular Faculty Wages	\$ \$476,566,453
Adjunct and TA Wages	97,488,722
Executive/Staff Wages	641,595,035
Employee Benefits	444,563,375
Travel	3,675,594
Current Expense	247,846,034
Fuel and Power	47,082,997
Equipment	16,072,888
Transfers	77,296,951
<b>Total Expenditures</b>	<b>\$ 2,052,188,050</b>

# Utah System of Higher Education Degree-Granting Institution System Numbers: Enrollments, Retention, and Awards

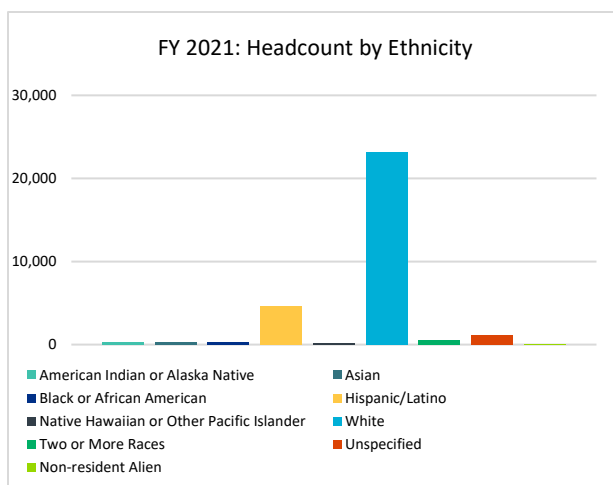
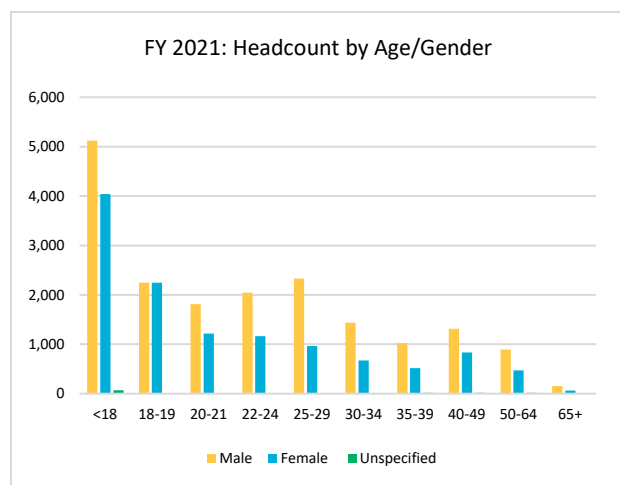
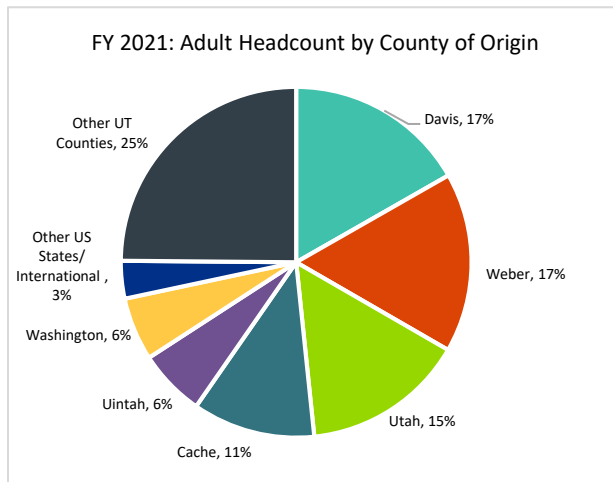
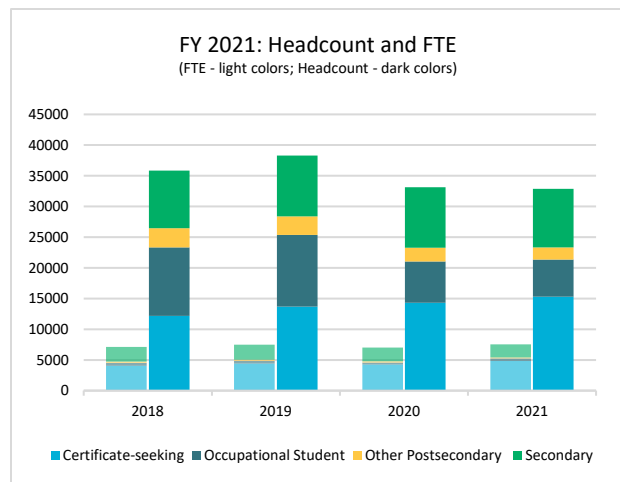
## Student Enrollment



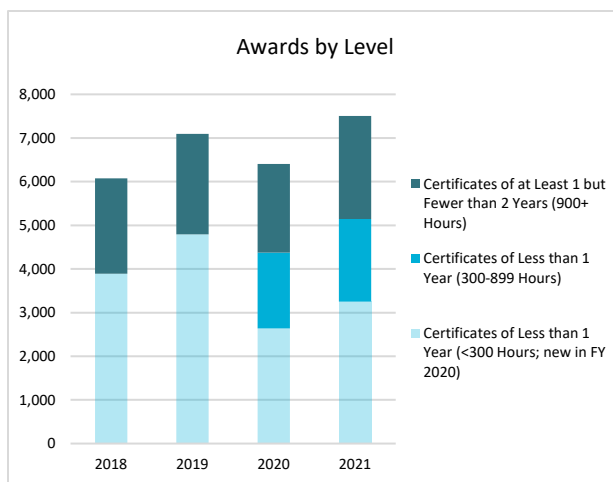
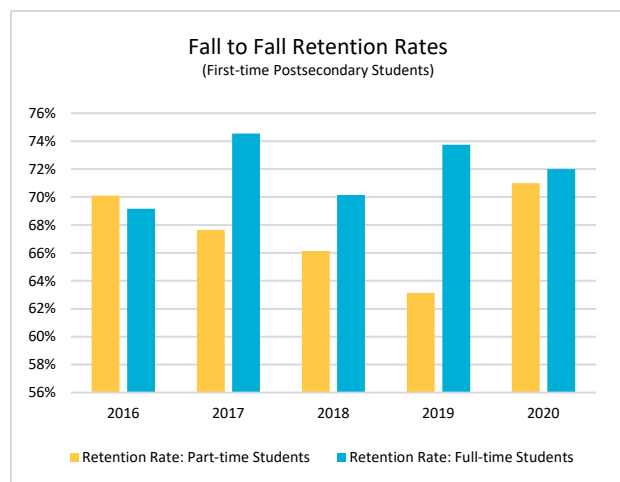
## Retention and Awards



## Student Enrollments



## Retention and Awards



# **USHE Research Institutions**

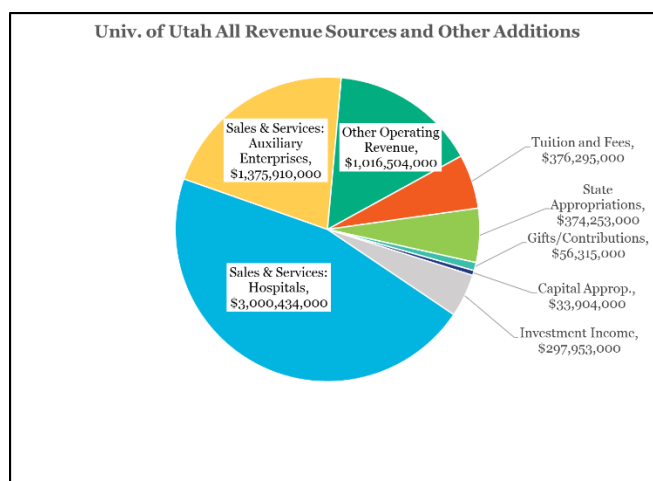
## **Financial and Performance Summary**

# University of Utah

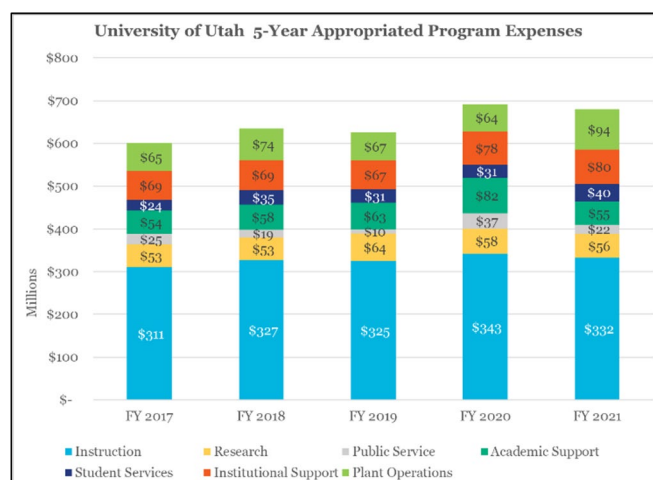
## Financial Summary 2022 General Session



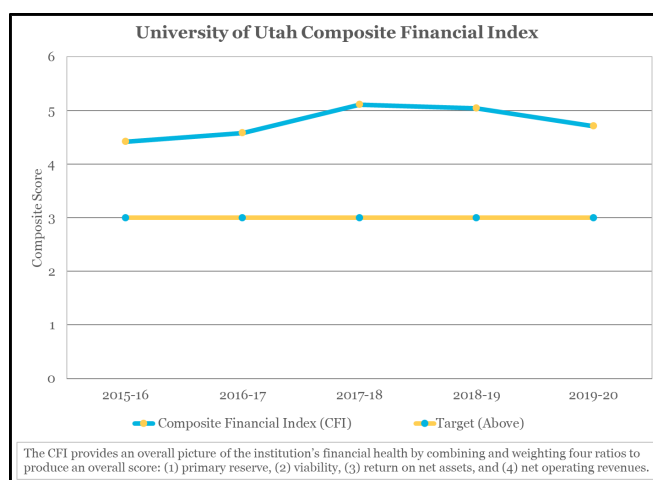
Revenues/Other Additions	2020-21 Actual Appropriated	2020-21 Actual All Sources
Tuition and Fees	\$ 359,038,490	\$ 376,295,000
Operating Grants/ Contracts		566,240,000
Sales/Services: Auxiliaries		1,375,910,000
Sales/Services: Hospitals		3,000,434,000
Other Operating Revenue	992,400	366,493,000
State/ Federal Appropriations	371,835,600	374,253,000
Federal/State Grants	4,800,000	272,398,000
Gifts/Contributions		56,315,000
Investment Income		297,953,000
Other Non-Operating		(50,011,000)
Capital Appropriations		33,904,000
Capital Grants & Gifts		82,024,000
Additions to Endowments		51,758,000
Other Revenues	25,997,003	
<b>Total Revenues</b>	<b>\$ 762,663,493</b>	<b>\$6,803,996,000</b>



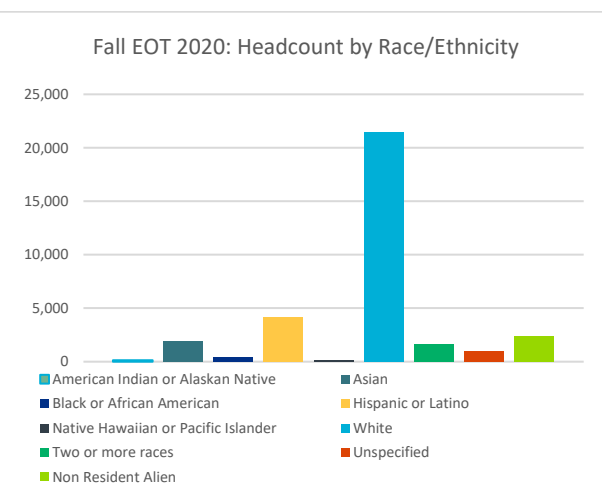
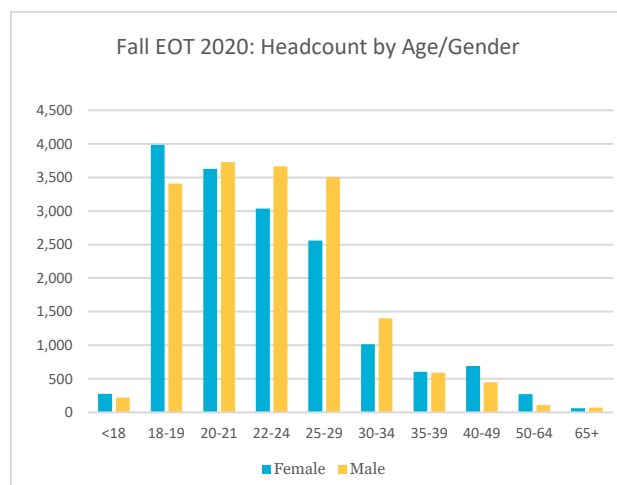
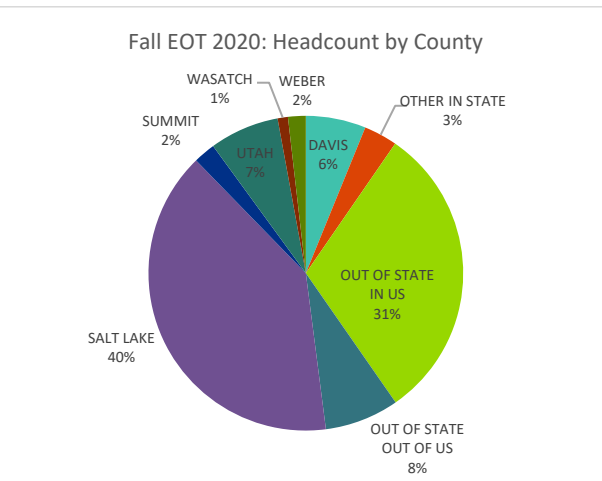
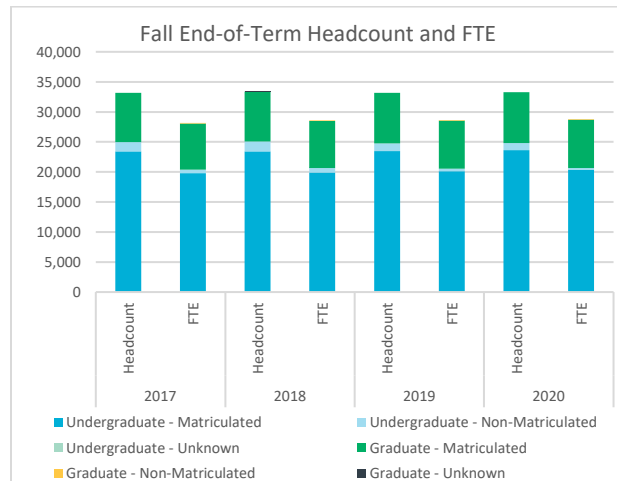
Program Expenses	2020-21 Actual Appropriated	2020-21 Actual All Sources
Instruction	\$ 332,258,636	\$ 557,607,000
Research	55,854,106	456,419,000
Public Service	22,161,173	898,432,000
Academic Support	54,635,877	178,369,000
Student Services	40,244,353	67,383,000
Institutional Support	80,461,331	127,099,000
Plant Operations	94,212,709	95,690,000
Depreciation		277,697,000
Scholarships/ Fellowships		2,719,000
Independent Operations		877,319,000
Hospital Operations		2,303,499,000
Other Expenses/ Deductions		154,929,000
<b>Total Program Expenses</b>	<b>\$ 679,828,185</b>	<b>\$ 5,997,162,000</b>



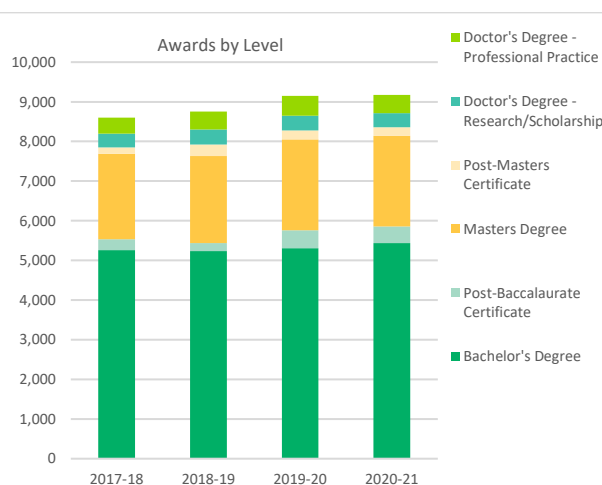
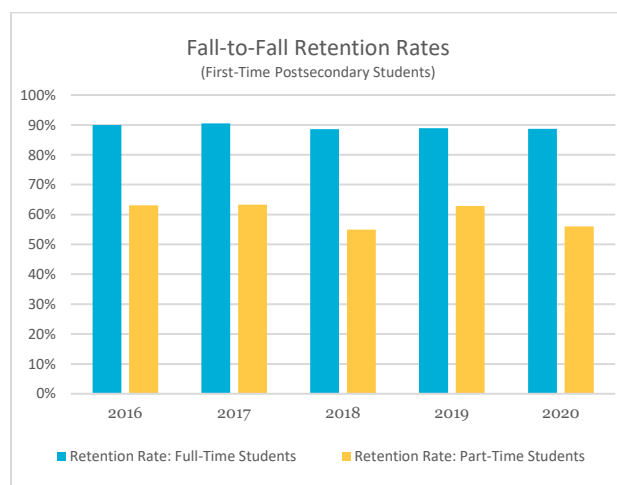
Expenditure Category	2020-21 Actual Appropriated
Regular Faculty Wages	\$ 188,082,635
Adjunct and TA Wages	33,572,798
Executive/Staff Wages	234,002,636
Employee Benefits	131,452,525
Travel	1,203,367
Current Expense	67,265,889
Fuel and Power	21,883,861
Equipment	2,364,473
Transfers	
<b>Total Expenditures</b>	<b>\$ 679,828,185</b>



## Student Enrollment



## Retention and Awards



# Utah State University

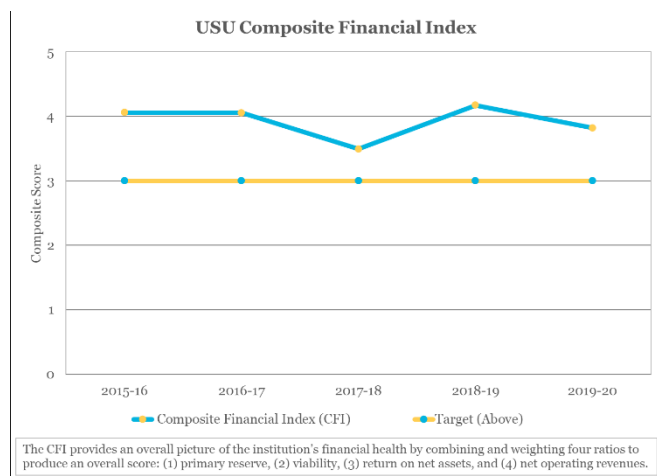
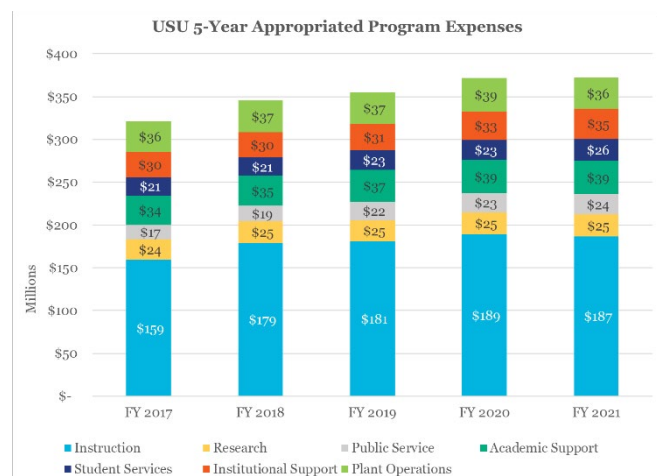
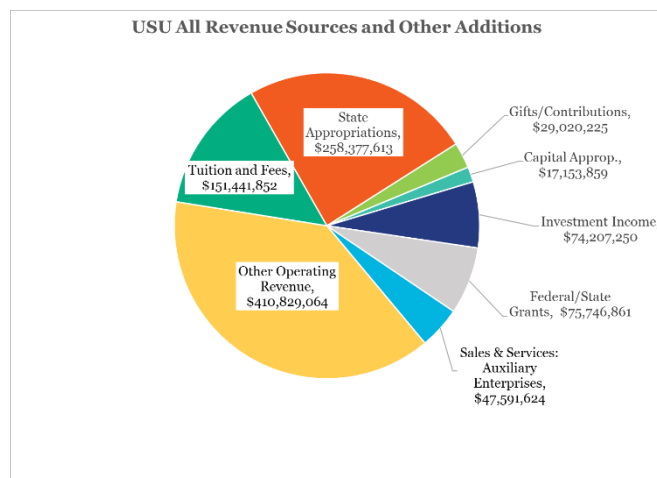
## Financial Summary 2022 General Session



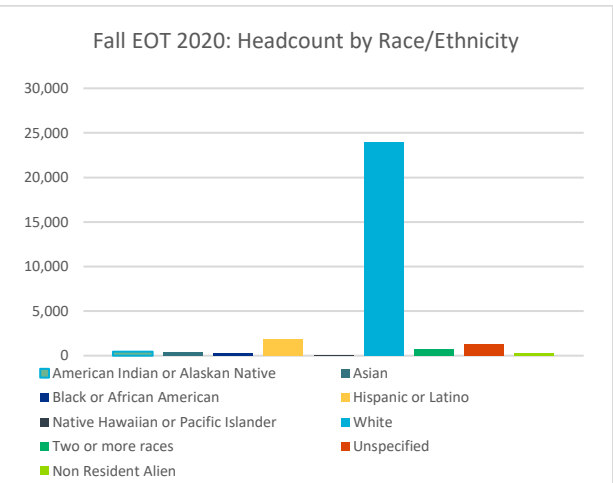
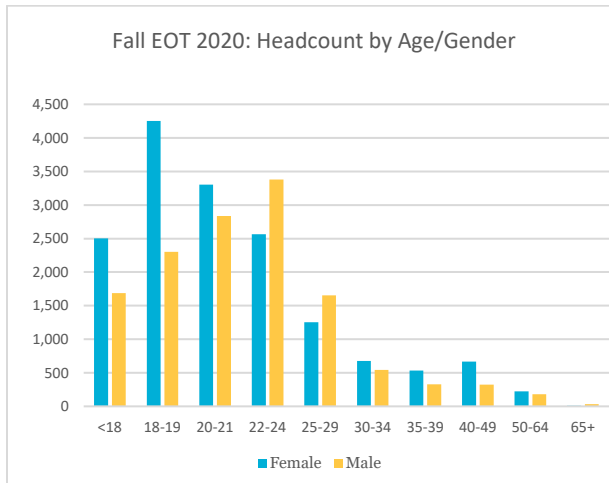
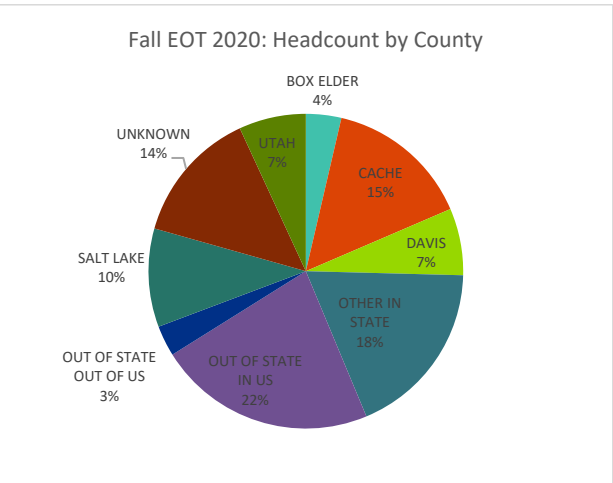
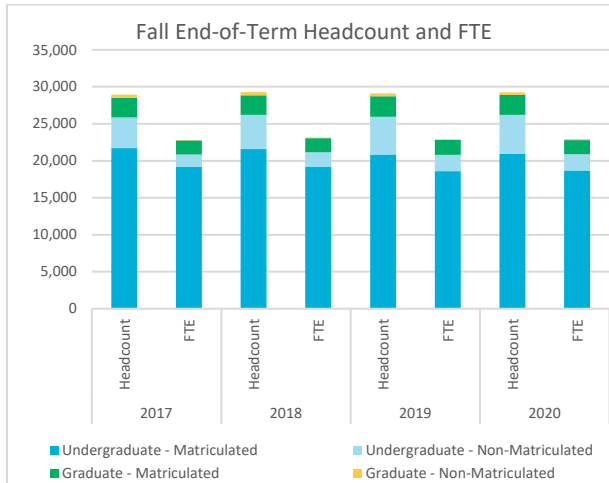
Revenues/Other Additions	2020-21 Actual Appropriated	2020-21 Actual All Sources
Tuition and Fees	\$ 154,727,880	\$ 151,441,852
Operating Grants/ Contracts		326,174,574
Sales/Services: Auxiliaries		47,591,624
Other Operating Revenue	280,958	35,001,710
State/ Federal Appropriations	257,377,979	258,377,613
Federal/State Grants	5,985,507	75,746,861
Gifts/Contributions		29,020,225
Investment Income		74,207,250
Other Non-Operating		36,662,428
Capital Appropriations		17,153,859
Capital Grants & Gifts		3,098,141
Additions to Endowments		9,892,211
Other Revenues	32,886,338	
<b>Total Revenues</b>	<b>\$ 451,258,662</b>	<b>\$1,064,368,348</b>

Program Expenses	2020-21 Actual Appropriated	2020-21 Actual All Sources
Instruction	\$ 186,754,989	\$ 211,168,593
Research	25,403,961	230,120,291
Public Service	23,758,128	80,818,261
Academic Support	39,014,515	41,148,299
Student Services	25,614,639	26,719,912
Institutional Support	35,227,729	85,035,154
Plant Operations	36,412,300	46,598,154
Depreciation		56,821,556
Scholarships/ Fellowships	961,071	46,961,800
Auxiliary Enterprises		41,923,697
Other Expenses/ Deductions	29,116,996	
Interest/Non-Operating		9,727,799
<b>Total Program Expenses</b>	<b>\$ 402,264,327</b>	<b>\$ 877,043,516</b>

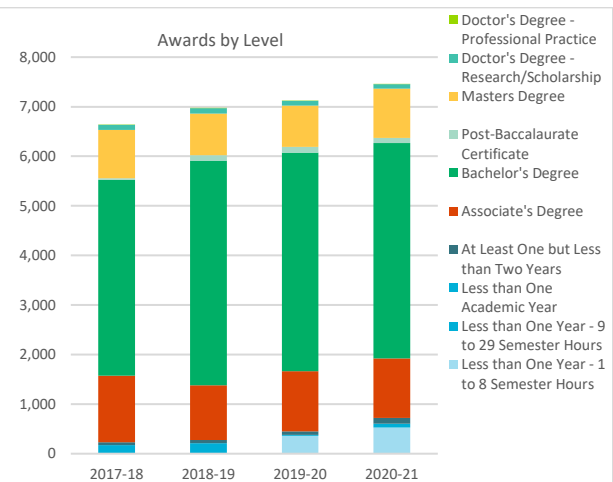
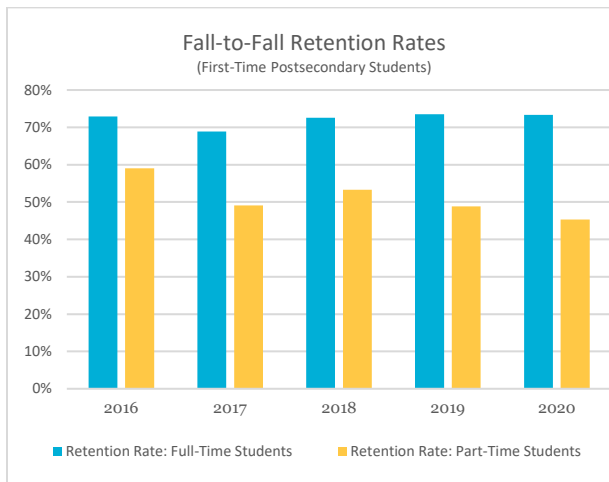
Expenditure Category	2020-21 Actual Appropriated
Regular Faculty Wages	\$ 95,514,216
Adjunct and TA Wages	5,082,931
Executive/Staff Wages	121,130,006
Employee Benefits	92,497,151
Travel	766,263
Current Expense	46,418,342
Fuel and Power	9,743,214
Equipment	1,995,208
Transfers	29,116,996
<b>Total Expenditures</b>	<b>\$ 402,264,327</b>



## Student Enrollment



## Retention and Awards





# **USHE**

## **Regional Institutions**

### **Financial and Performance Summary**

# Weber State University

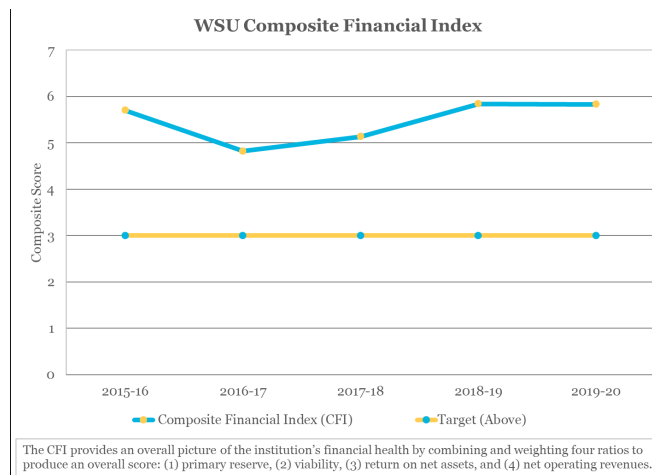
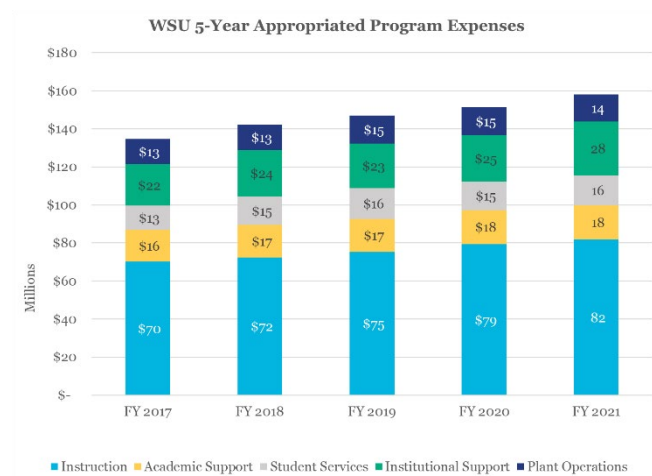
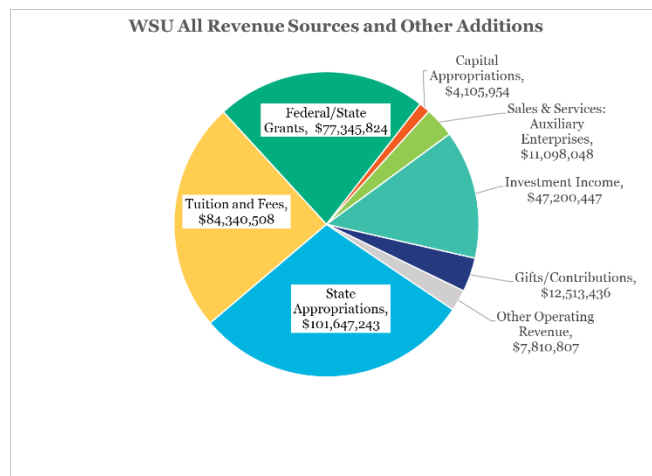
## Financial Summary 2022 General Session



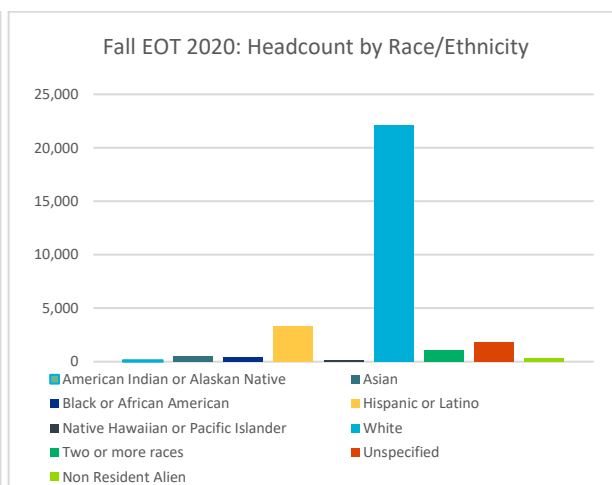
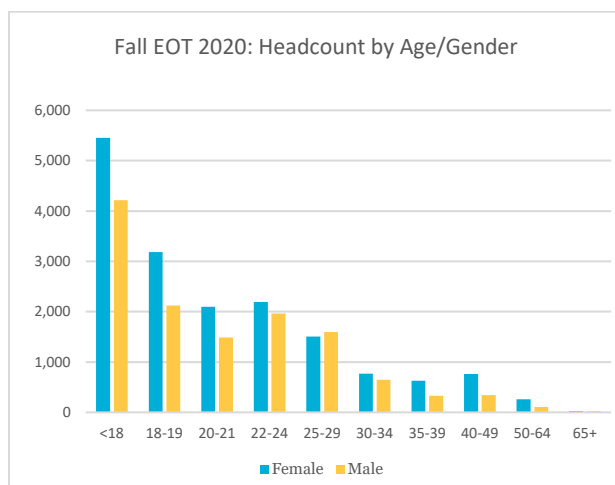
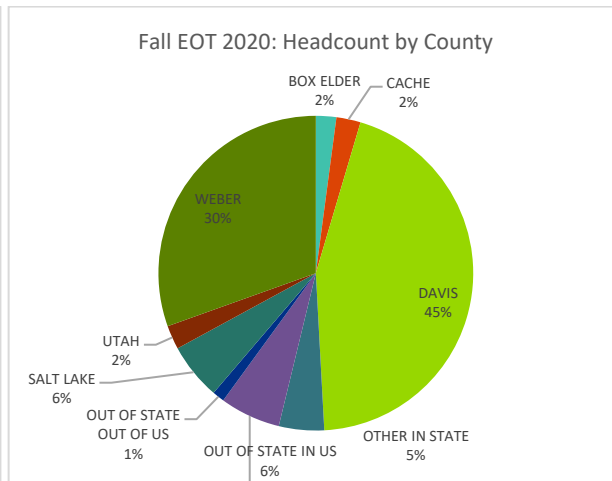
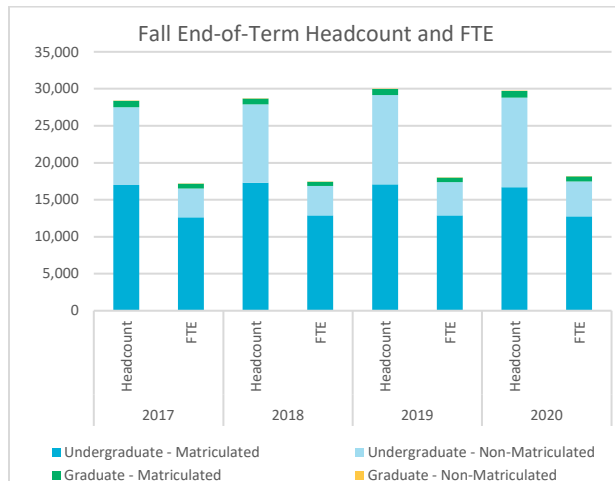
Revenues/Other Additions	2020-21 Actual Appropriated	2020-21 Actual All Sources
Tuition and Fees	\$ 80,639,495	\$ 84,340,508
Operating Grants/ Contracts		728,655
Sales/Services: Auxiliaries		11,098,048
Other Operating Revenue		7,810,807
State/Federal Appropriations	\$ 101,290,900	\$ 101,647,243
Federal/State Grants		77,345,824
Gifts/Contributions		12,513,436
Investment Income		47,200,447
Other Non-Operating		457,848
Capital Appropriations		\$ 4,105,954
Capital Grants & Gifts		6,436,313
Additions to Endowments		3,873,236
Other Revenues	3,798,659	
<b>Total Revenues</b>	<b>\$185,729,054</b>	<b>\$357,558,319</b>

Program Expenses	2020-21 Actual Appropriated	2020-21 Actual All Sources
Instruction	\$ 81,695,034	\$ 94,620,093
Research	31,461	754,288
Public Service	502,185	2,762,367
Academic Support	18,156,995	33,829,182
Student Services	15,711,469	22,991,521
Institutional Support	28,381,561	36,215,442
Plant Operations	14,073,487	22,770,951
Depreciation		19,419,461
Scholarships/ Fellowships	2,312,062	22,894,597
Auxiliary Enterprises		22,084,463
Other Expenses/ Deductions	21,804,241	(6,289,483)
Interest/Non-Operating		\$ 1,374,486
<b>Total Program Expenses</b>	<b>\$182,668,496</b>	<b>\$273,427,368</b>

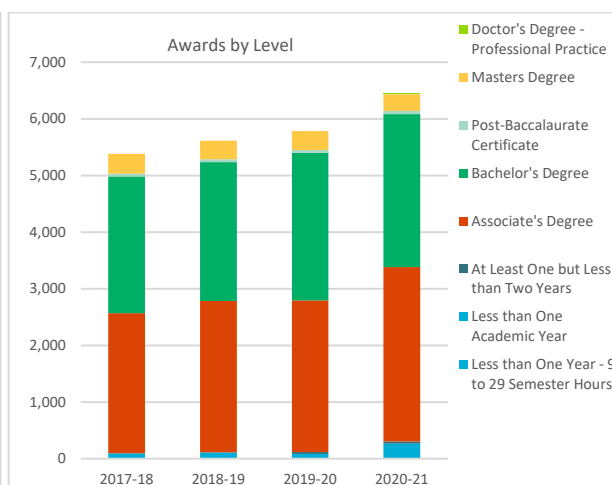
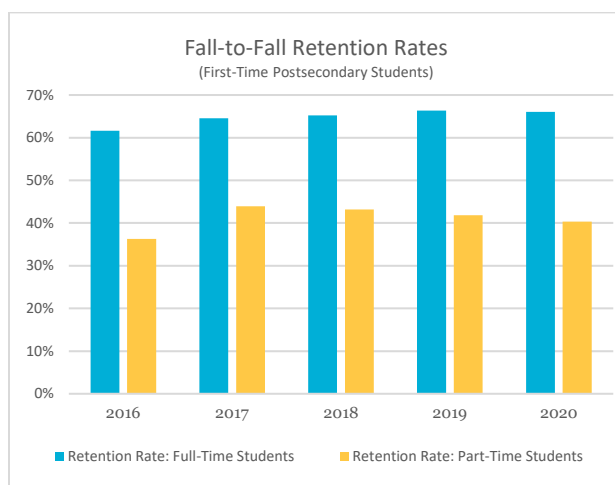
Expenditure Category	2020-21 Actual Appropriated
Regular Faculty Wages	\$ 41,944,597
Adjunct and TA Wages	9,109,743
Executive/Staff Wages	48,994,014
Employee Benefits	40,044,102
Travel	\$ 150,844
Current Expense	17,945,208
Fuel and Power	2,049,311
Equipment	626,436
Transfers	21,804,241
<b>Total Expenditures</b>	<b>\$182,668,496</b>



## Student Enrollment



## Retention and Awards



# Southern Utah University

## Financial Summary 2022 General Session

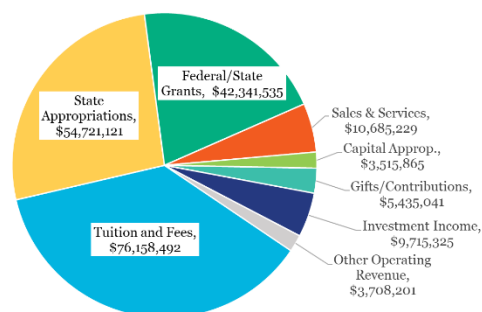


Revenues/Other Additions	2020-21 Actual Appropriated	2020-21 Actual All Sources
Tuition and Fees	\$ 60,841,681	\$ 76,158,492
Operating Grants/ Contracts		3,014,819
Sales/Services: Auxiliaries		10,685,229
Other Operating Revenue		31,110
State/Federal Appropriations	52,557,300	54,721,121
Federal/State Grants		42,341,535
Gifts/Contributions		5,286,742
Investment Income		9,715,325
Other Non-Operating		
Capital Appropriations		3,515,865
Capital Grants & Gifts		148,299
Additions to Endowments		662,272
Other Revenues	7,854,552	
<b>Total Revenues</b>	<b>\$121,253,533</b>	<b>\$ 206,280,809</b>

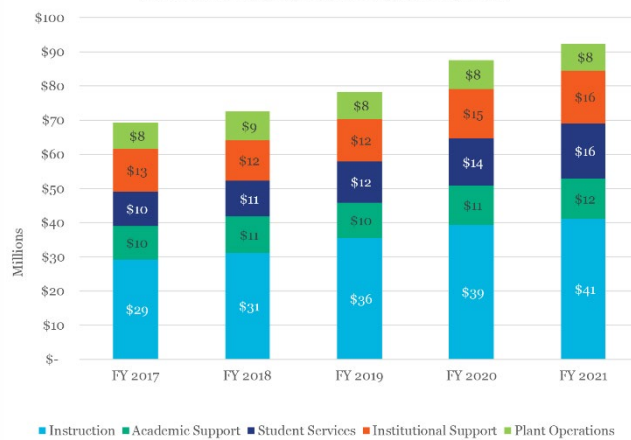
Program Expenses	2020-21 Actual Appropriated	2020-21 Actual All Sources
Instruction	\$ 41,102,848	\$ 63,787,318
Research		73,361
Public Service	648,977	15,886,876
Academic Support	11,822,972	14,693,301
Student Services	16,084,715	24,585,666
Institutional Support	15,512,730	16,486,673
Plant Operations	7,847,405	4,512,959
Depreciation		9,311,495
Scholarships/ Fellowships	8,351,123	20,252,211
Auxiliary Enterprises		5,697,483
Other Expenses/ Deductions	11,538,348	2,012,442
Interest/Non-Operating		257,065
<b>Total Program Expenses</b>	<b>\$112,909,118</b>	<b>\$ 177,556,850</b>

Expenditure Category	2020-21 Actual Appropriated
Regular Faculty Wages	\$ 22,018,025
Adjunct and TA Wages	5,004,416
Executive/Staff Wages	29,288,361
Employee Benefits	22,736,231
Travel	195,942
Current Expense	19,882,690
Fuel and Power	1,889,558
Equipment	355,546
Transfers	11,538,348
<b>Total Expenditures</b>	<b>\$ 112,909,118</b>

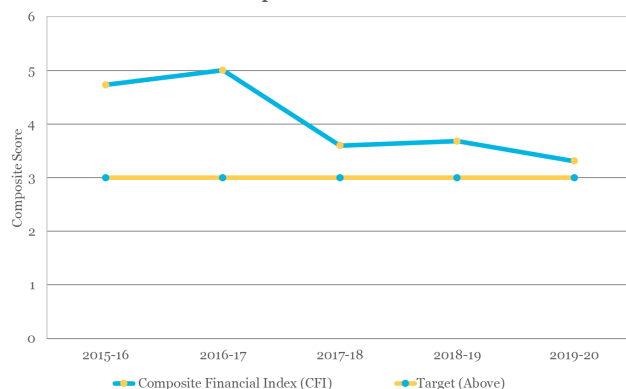
SUU All Revenue Sources and Other Additions



SUU 5-Year Appropriated Program Expenses

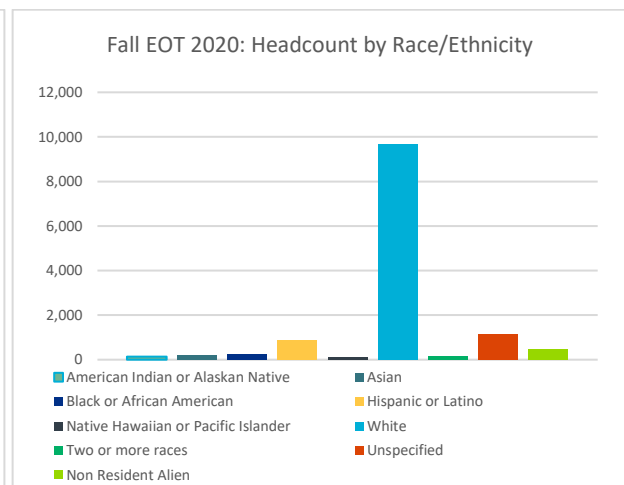
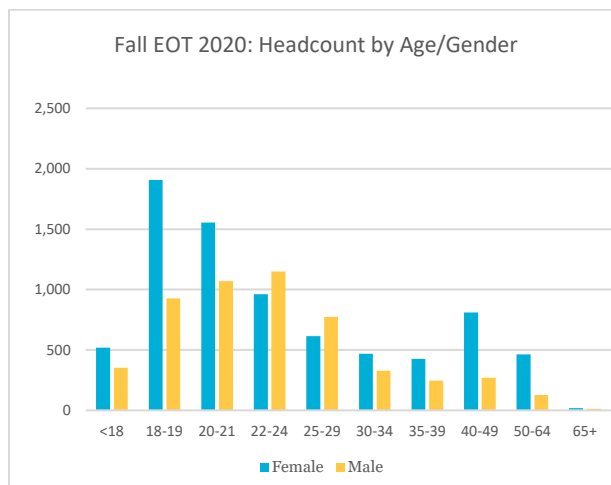
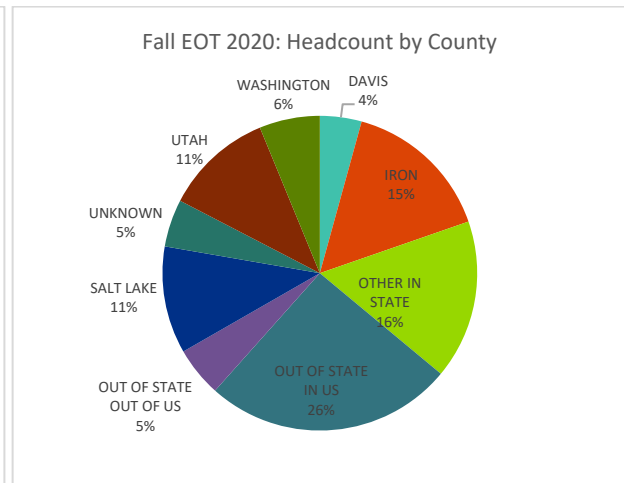
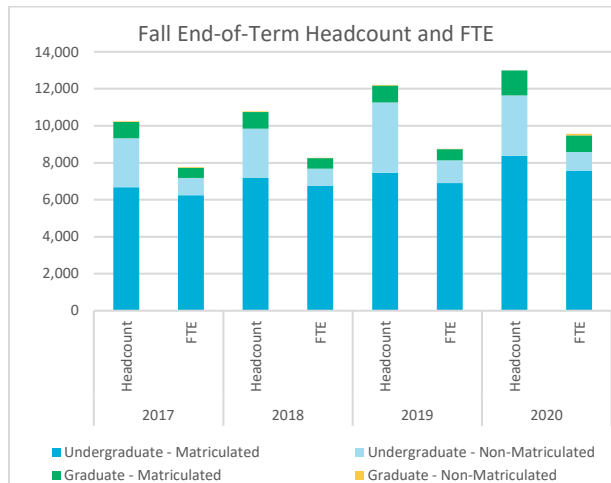


SUU Composite Financial Index

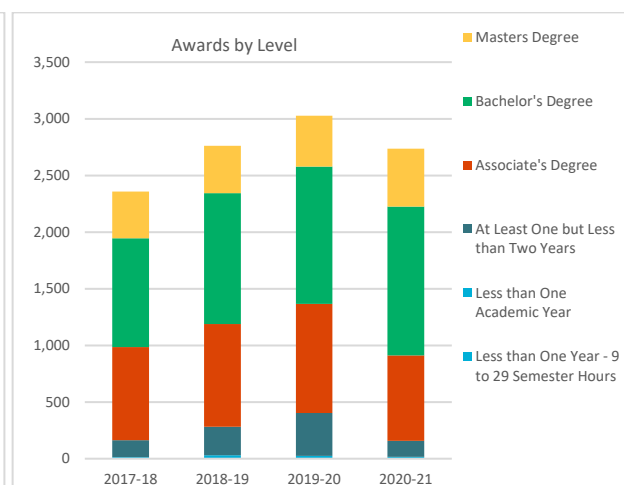
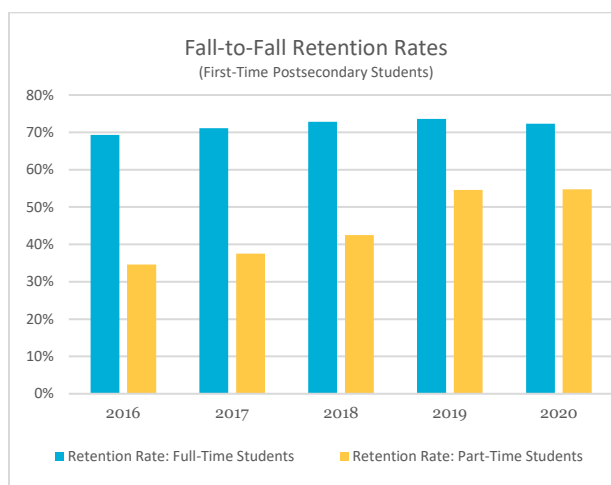


The CFI provides an overall picture of the institution's financial health by combining and weighting four ratios to produce an overall score: (1) primary reserve, (2) viability, (3) return on net assets, and (4) net operating revenues.

## Student Enrollment



## Retention and Awards



# Dixie State University

## Financial Summary 2022 General Session

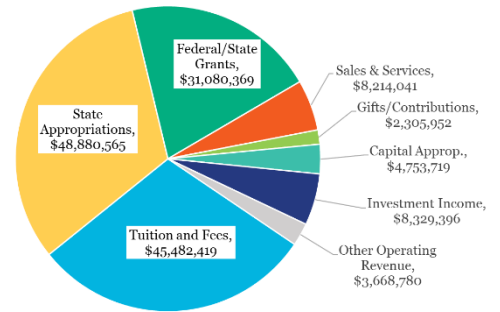


Revenues/Other Additions	2020-21 Actual Appropriated	2020-21 Actual All Sources
Tuition and Fees	\$ 39,845,842	\$ 45,482,419
Operating Grants/ Contracts		62,577
Sales/Services: Auxiliaries	7,285	8,214,041
Other Operating Revenue		1,570,426
State/Federal Appropriations	47,677,300	48,880,565
Federal/State Grants		31,080,369
Gifts/Contributions		1,930,134
Investment Income		8,329,396
Other Non-Operating		1,796,383
Capital Appropriations		4,753,719
Capital Grants & Gifts		375,818
Additions to Endowments		239,394
Other Revenues	4,305,974	
<b>Total Revenues</b>	<b>\$ 91,836,401</b>	<b>\$ 152,715,241</b>

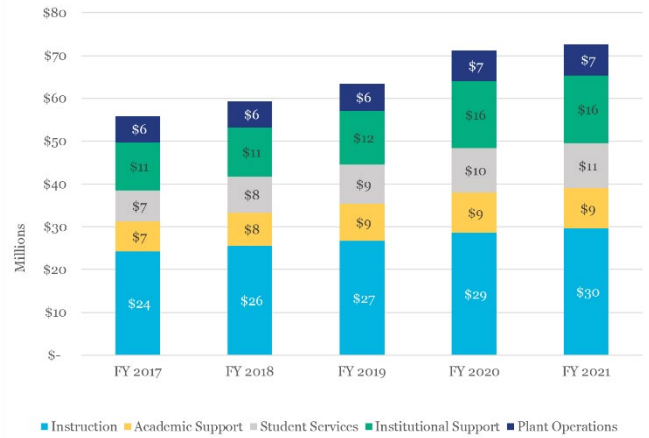
Program Expenses	2020-21 Actual Appropriated	2020-21 Actual All Sources
Instruction	\$ 29,614,061	\$ 31,153,366
Research		57,244
Public Service	1,741,918	3,226,321
Academic Support	9,385,231	13,177,304
Student Services	10,593,476	16,853,006
Institutional Support	15,706,125	22,856,529
Plant Operations	7,367,664	6,907,019
Depreciation		9,131,245
Scholarships/ Fellowships	25,500	19,696,922
Auxiliary Enterprises		6,162,370
Other Expenses/ Deductions	10,217,311	
Interest/Non-Operating		703,108
<b>Total Program Expenses</b>	<b>\$ 84,651,285</b>	<b>\$ 129,924,434</b>

Expenditure Category	2020-21 Actual Appropriated
Regular Faculty Wages	\$ 16,102,764
Adjunct and TA Wages	5,321,995
Executive/Staff Wages	23,043,995
Employee Benefits	19,126,257
Travel	107,711
Current Expense	8,472,855
Fuel and Power	2,106,125
Equipment	152,272
Transfers	10,217,311
<b>Total Expenditures</b>	<b>\$ 84,651,285</b>

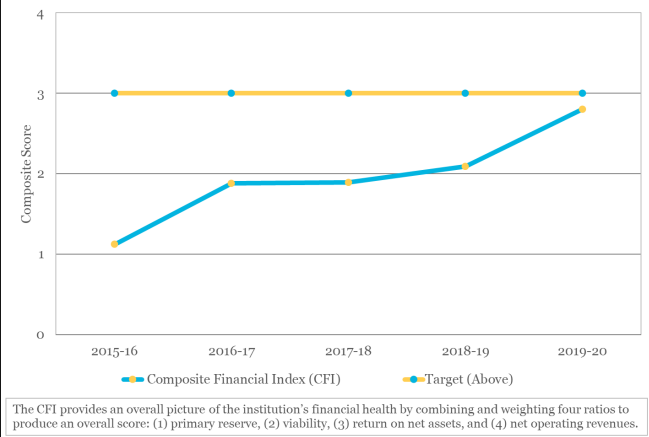
DSU All Revenue Sources and Other Additions



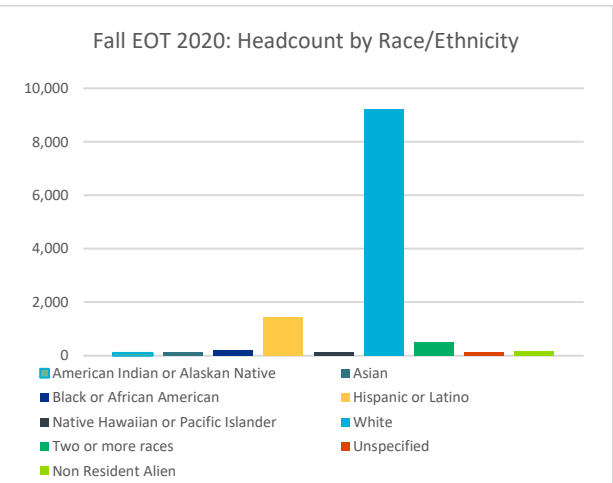
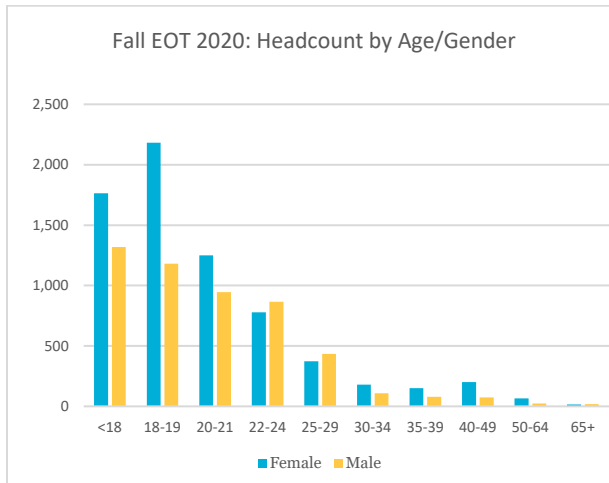
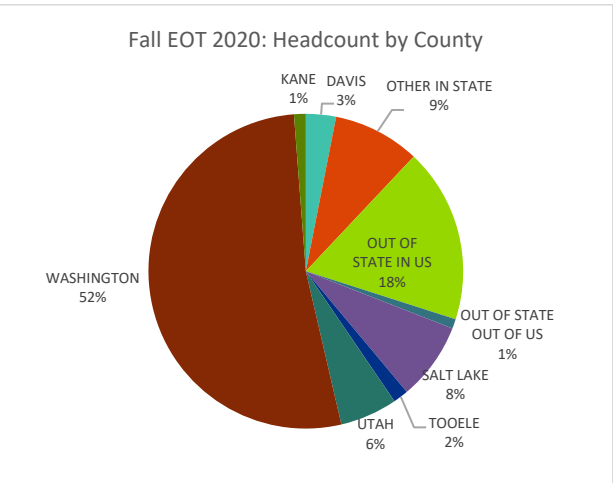
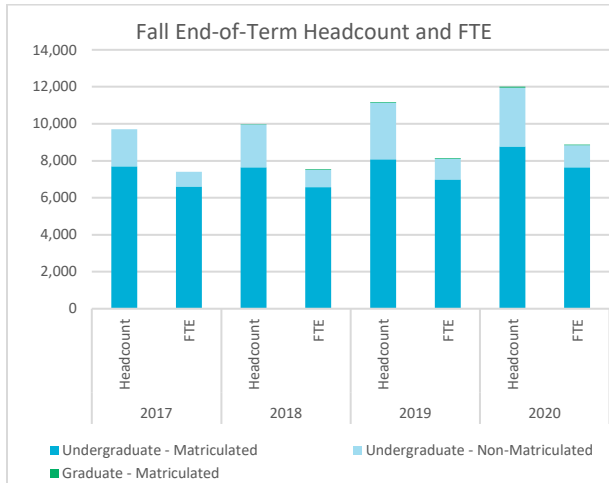
DSU 5-Year Appropriated Program Expenses



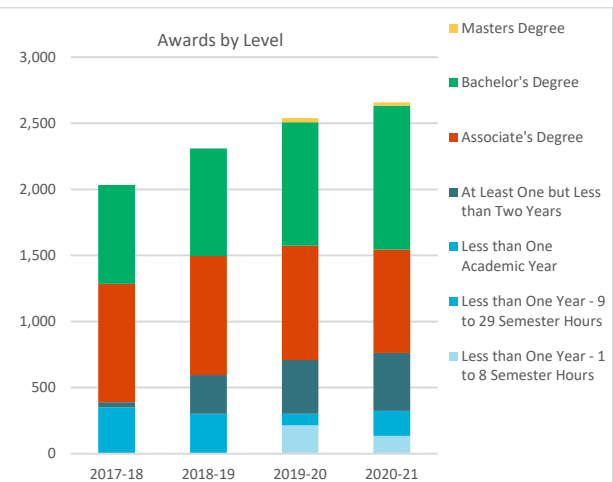
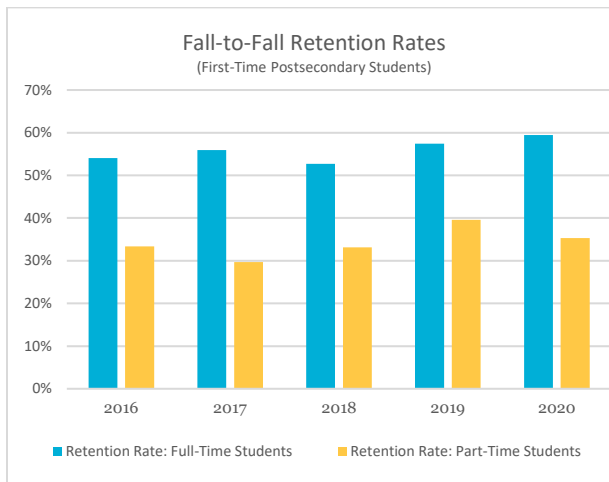
DSU Composite Financial Index



## Student Enrollment



## Retention and Awards



# Utah Valley University

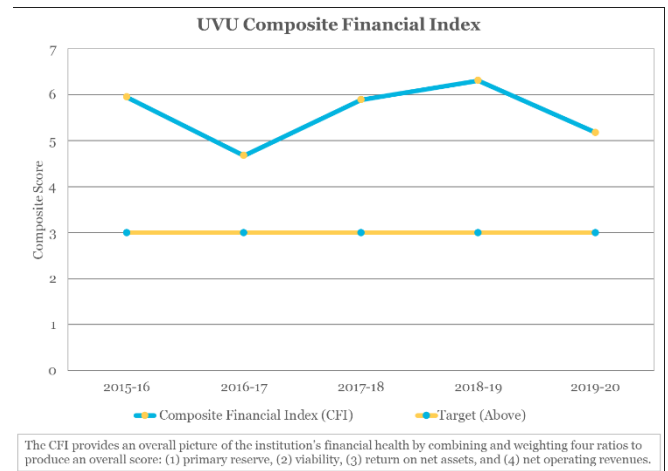
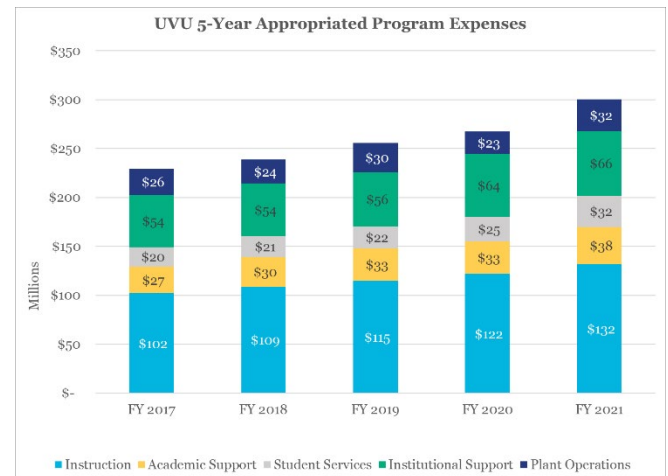
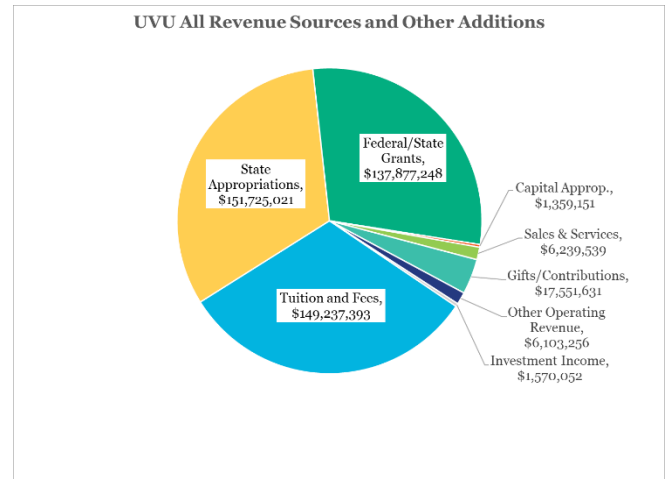
## Financial Summary 2022 General Session



Revenues/Other Additions	2020-21 Actual Appropriated	2020-21 Actual All Sources
Tuition and Fees	\$ 143,874,265	\$ 149,237,393
Operating Grants/ Contracts		180,189
Sales/Services: Auxiliaries		6,239,539
Other Operating Revenue	127,907	5,798,976
State/Federal Appropriations	146,896,900	151,725,021
Federal/State Grants		137,877,248
Gifts/Contributions		4,656,623
Investment Income		1,570,052
Other Non-Operating		124,091
Capital Appropriations		1,359,151
Capital Grants & Gifts		12,895,008
Additions to Endowments		
Other Revenues	13,362,144	
<b>Total Revenues</b>	<b>\$ 304,261,216</b>	<b>\$ 471,663,291</b>

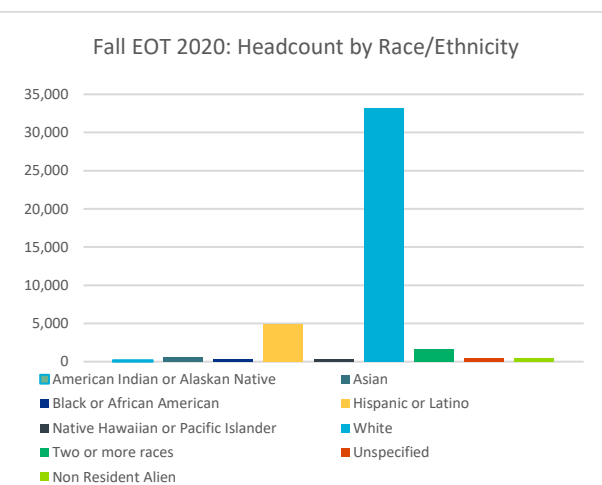
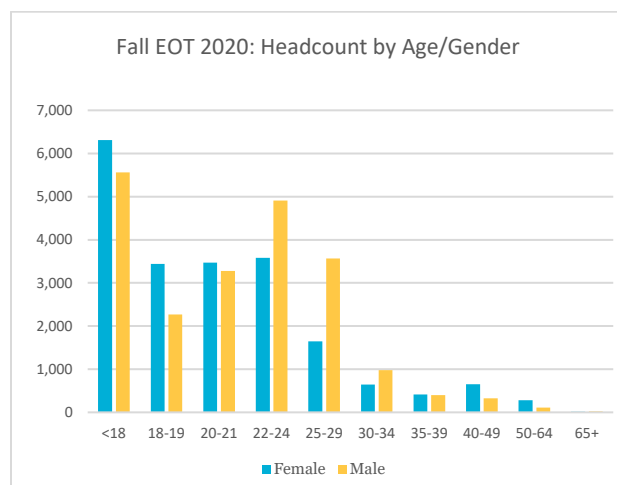
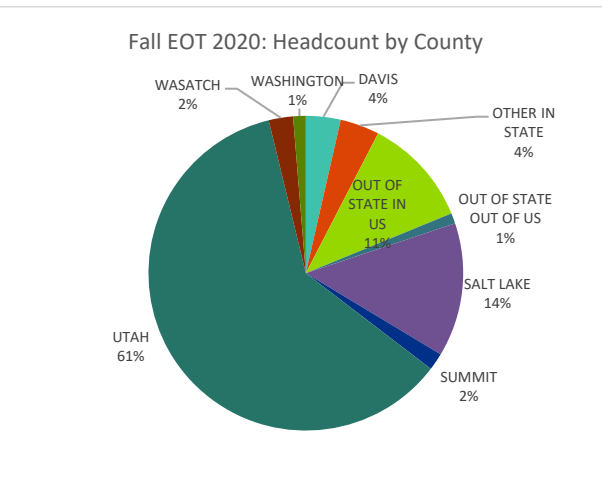
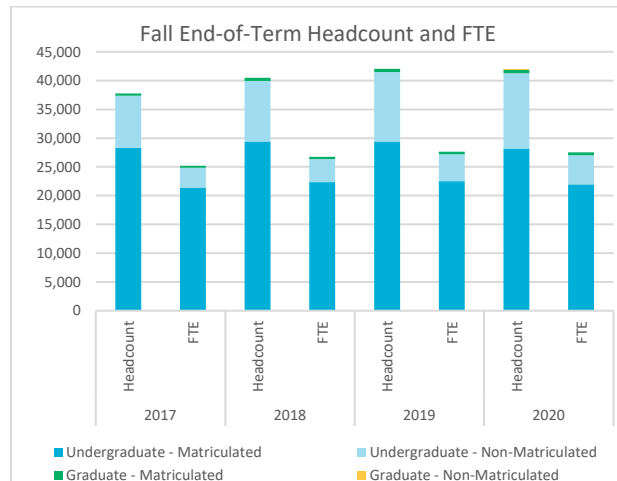
Program Expenses	2020-21 Actual Appropriated	2020-21 Actual All Sources
Instruction	\$ 126,907,957	\$ 131,835,301
Research		520,427
Public Service	117,160	380,242
Academic Support	31,964,907	37,863,067
Student Services	26,290,337	32,292,884
Institutional Support	64,321,368	66,143,881
Plant Operations	24,421,865	32,252,791
Depreciation		19,796,956
Scholarships/ Fellowships	901,856	46,932,952
Auxiliary Enterprises		16,278,997
Interest/Non-Operating	584,600	2,500,173
<b>Total Program Expenses</b>	<b>\$ 275,510,050</b>	<b>\$ 386,797,671</b>

Expenditure Category	2020-21 Actual Appropriated
Regular Faculty Wages	\$ 57,505,854
Adjunct and TA Wages	15,277,290
Executive/Staff Wages	85,829,360
Employee Benefits	64,295,857
Travel	608,436
Current Expense	44,774,580
Fuel and Power	3,026,073
Equipment	3,607,999
Transfers	584,600
<b>Total Expenditures</b>	<b>\$ 275,510,050</b>

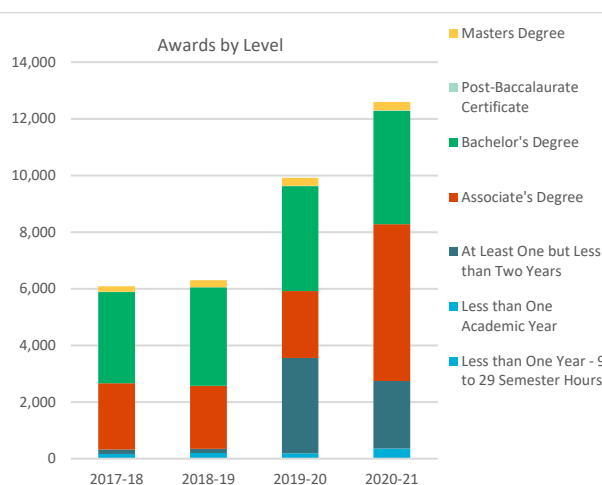
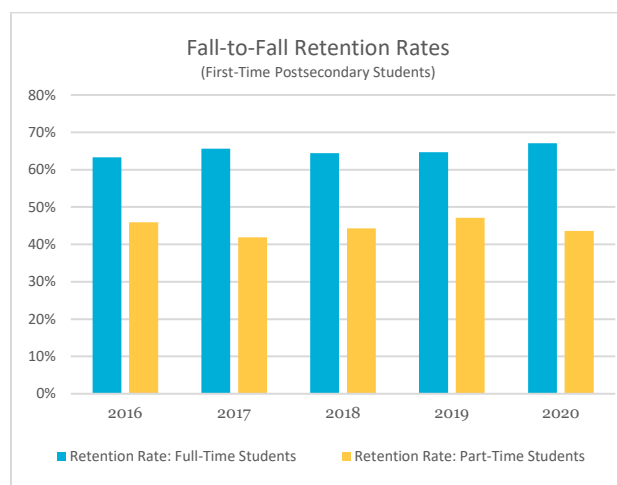




## Student Enrollment



## Retention and Awards



# **USHE**

## **Community Colleges**

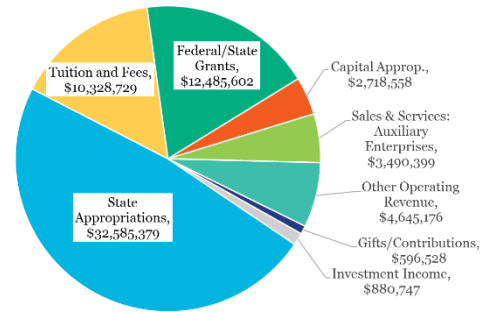
### **Financial and Performance Summary**

Revenues/Other Additions	2020-21 Actual Appropriated	2020-21 Actual All Sources
Tuition and Fees	\$ 11,311,736	\$ 10,328,729
Operating Grants/ Contracts		372,820
Sales/Services: Auxiliaries		3,490,399
Other Operating Revenue		1,199,549
State/Federal Appropriations	30,756,000	32,585,379
Federal/State Grants		12,485,602
Gifts/Contributions		596,528
Investment Income		880,747
Other Non-Operating		
Capital Appropriations		2,718,558
Capital Grants & Gifts		342,466
Additions to Endowments		2,730,341
Other Revenues	4,209,756	
<b>Total Revenues</b>	<b>\$ 46,277,492</b>	<b>\$ 67,731,118</b>

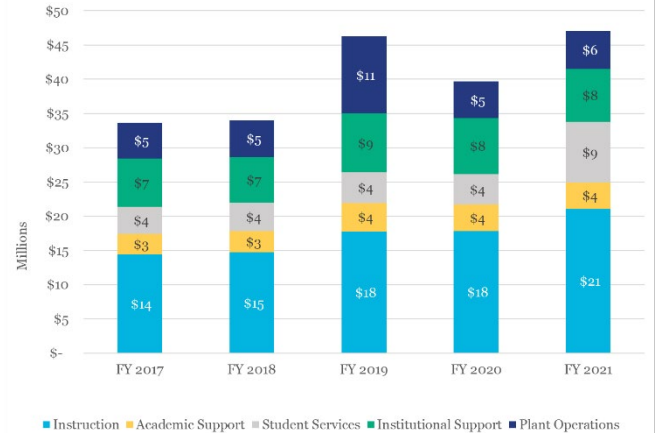
Program Expenses	2020-21 Actual Appropriated	2020-21 Actual All Sources
Instruction	\$ 19,690,815	\$ 21,072,577
Research		8,185
Public Service	336,711	575,931
Academic Support	3,319,368	3,840,980
Student Services	4,843,684	8,857,612
Institutional Support	7,460,851	7,726,849
Plant Operations	5,677,962	5,549,251
Depreciation		5,721,720
Scholarships/ Fellowships	323,000	6,703,462
Auxiliary Enterprises		854,861
Other Expenses/ Deductions		
Interest/Non-Operating		737,084
<b>Total Program Expenses</b>	<b>\$ 41,652,391</b>	<b>\$ 61,648,512</b>

Expenditure Category	2020-21 Actual Appropriated
Regular Faculty Wages	\$ 9,211,136
Adjunct and TA Wages	1,648,962
Executive/Staff Wages	11,906,266
Employee Benefits	10,173,955
Travel	180,485
Current Expense	6,915,256
Fuel and Power	1,362,007
Equipment	254,324
Transfers	
<b>Total Expenditures</b>	<b>\$ 41,652,391</b>

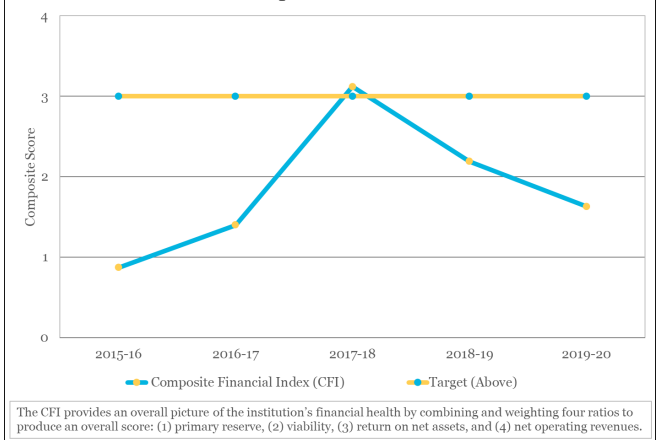
Snow All Revenue Sources and Other Additions



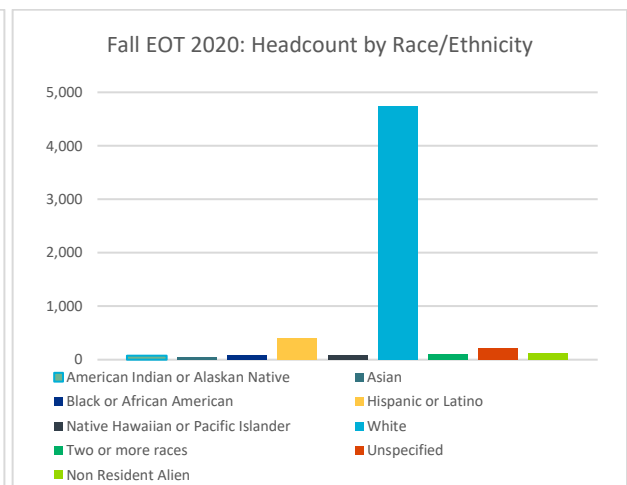
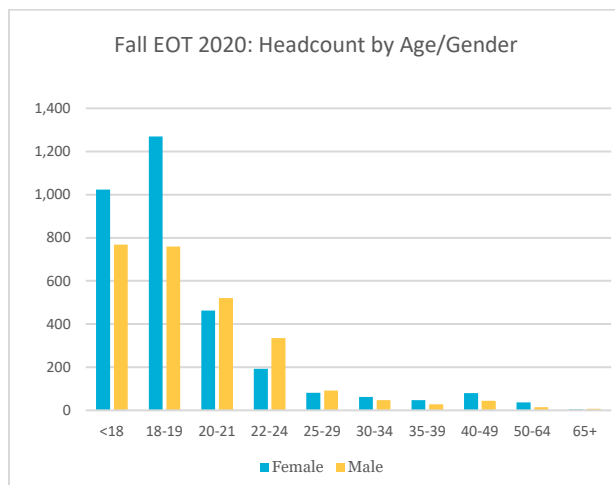
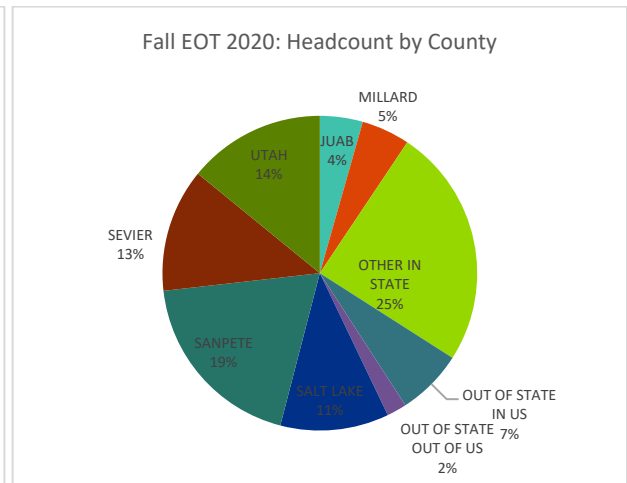
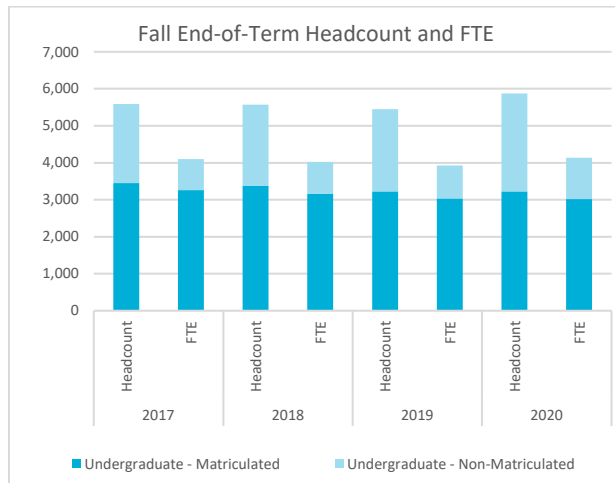
Snow 5-Year Appropriated Program Expenses



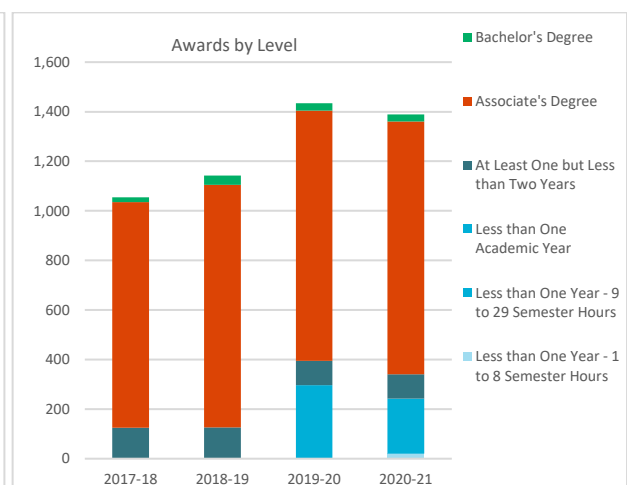
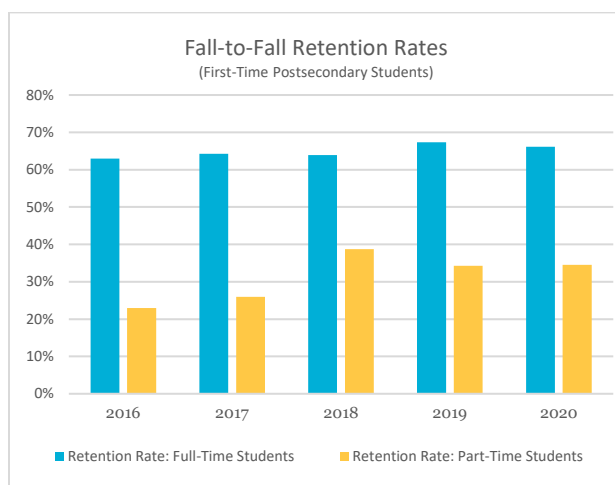
Snow Composite Financial Index



## Student Enrollment



## Retention and Awards



# Salt Lake Community College

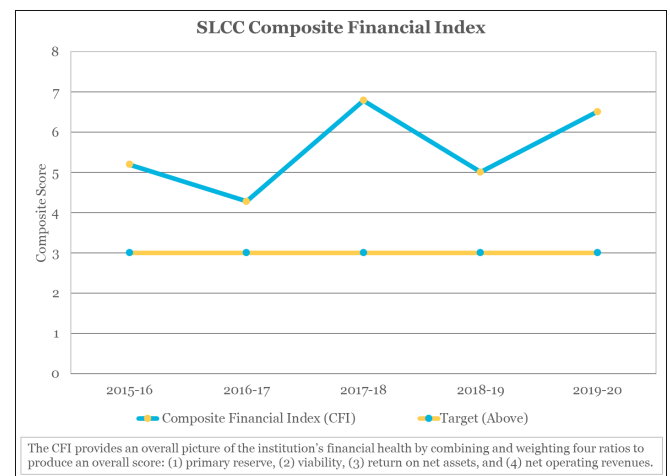
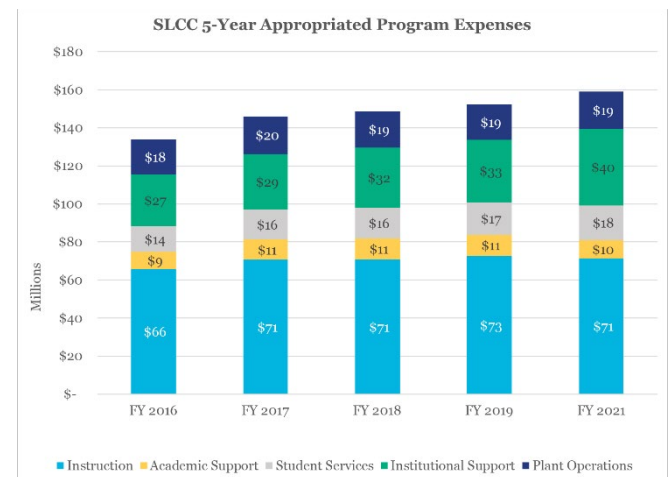
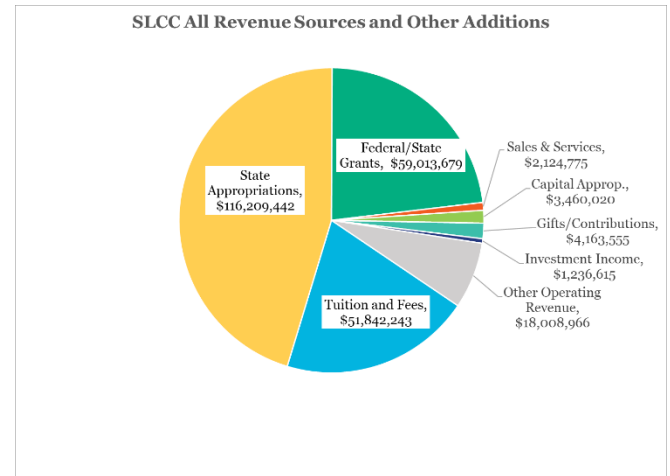
## Financial Summary 2022 General Session



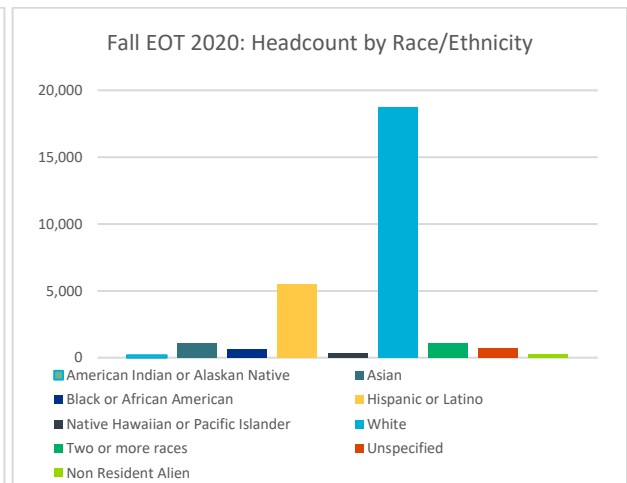
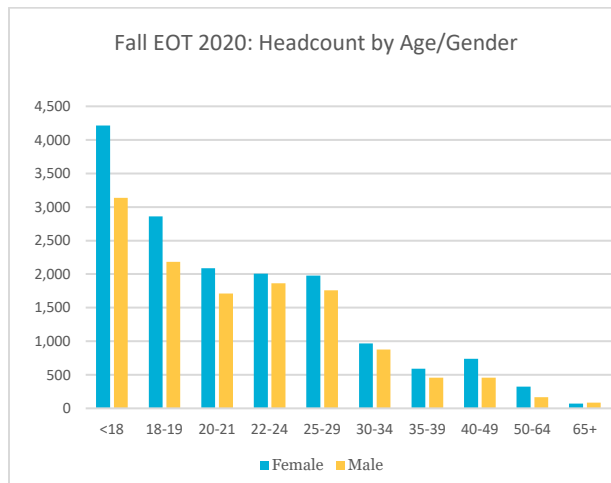
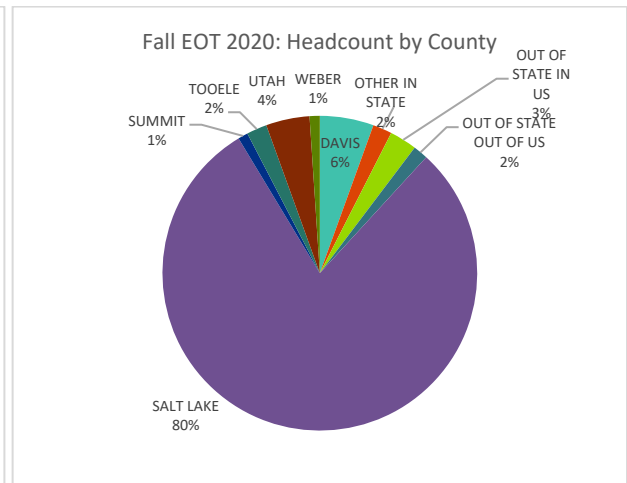
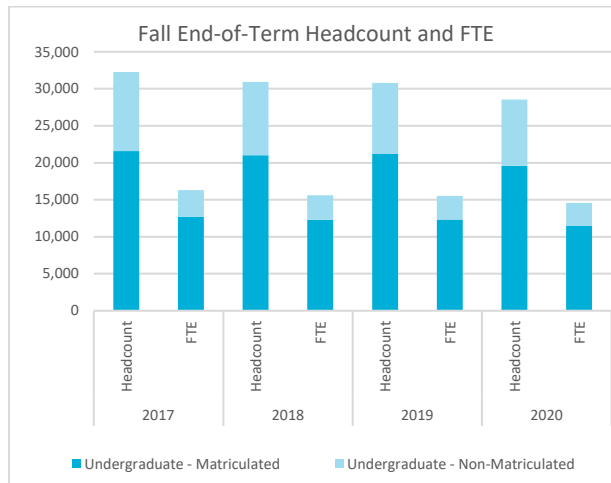
Revenues/Other Additions	2020-21 Actual Appropriated	2020-21 Actual All Sources
Tuition and Fees	\$ 54,437,027	\$ 51,842,243
Operating Grants/ Contracts		5,564,493
Sales/Services: Auxiliaries	26,265	2,124,775
Other Operating Revenue	6,901	2,570,114
State/Federal Appropriations	111,184,200	116,209,442
Federal/State Grants		59,013,679
Gifts/Contributions		2,572,244
Investment Income		1,236,615
Other Non-Operating		9,874,359
Capital Appropriations		3,460,020
Capital Grants & Gifts		1,591,311
Additions to Endowments		
Other Revenues	10,395,594	
<b>Total Revenues</b>	<b>\$ 176,049,987</b>	<b>\$ 256,059,295</b>

Program Expenses	2020-21 Actual Appropriated	2020-21 Actual All Sources
Instruction	\$ 71,392,308	\$ 79,477,641
Research		
Public Service	119,763	781,595
Academic Support	9,622,931	11,348,258
Student Services	18,279,160	25,954,852
Institutional Support	40,207,053	49,484,111
Plant Operations	19,455,954	19,042,023
Depreciation		12,191,898
Scholarships/ Fellowships	1,313,419	22,580,082
Auxiliary Enterprises		4,179,876
Other Expenses/ Deductions	3,917,899	(2,569,498)
Interest/Non-Operating		4,166,340
<b>Total Program Expenses</b>	<b>\$ 164,308,486</b>	<b>\$ 226,637,178</b>

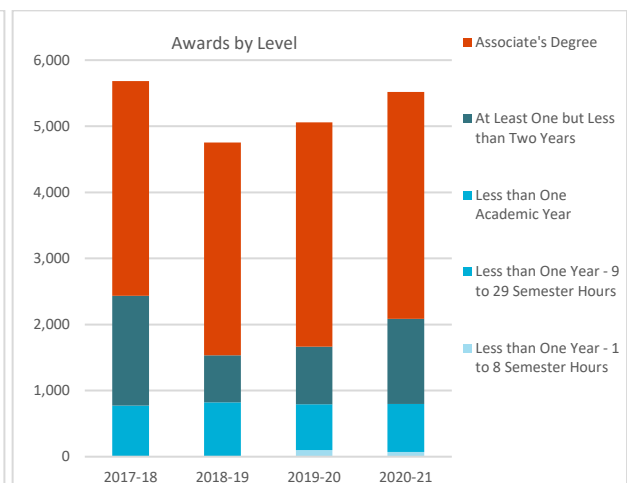
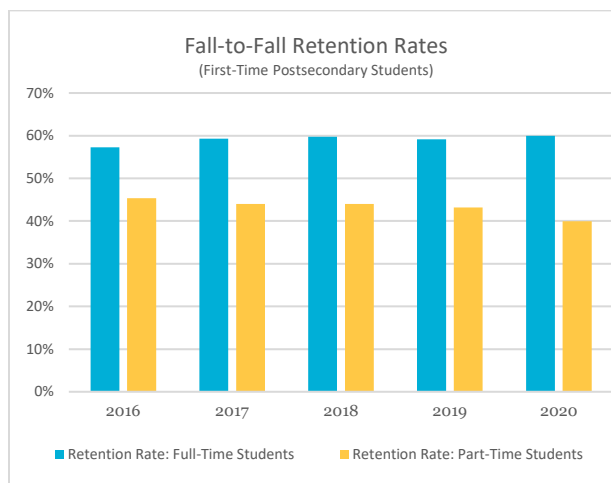
Expenditure Category	2020-21 Actual Appropriated
Regular Faculty Wages	\$ 22,703,705
Adjunct and TA Wages	15,030,034
Executive/Staff Wages	60,987,824
Employee Benefits	39,063,045
Travel	269,648
Current Expense	19,254,591
Fuel and Power	2,088,020
Equipment	993,720
Transfers	3,917,899
<b>Total Expenditures</b>	<b>\$ 164,308,486</b>



## Student Enrollment



## Retention and Awards



# **USHE**

## **Technical Colleges**

### **Financial and Performance Summary**



# Bridgerland Technical College

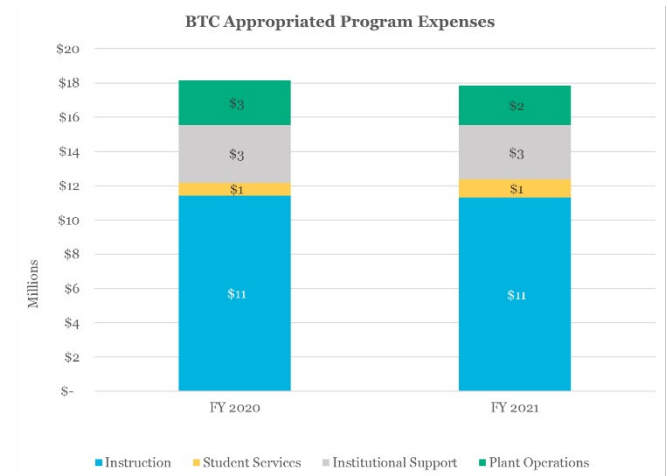
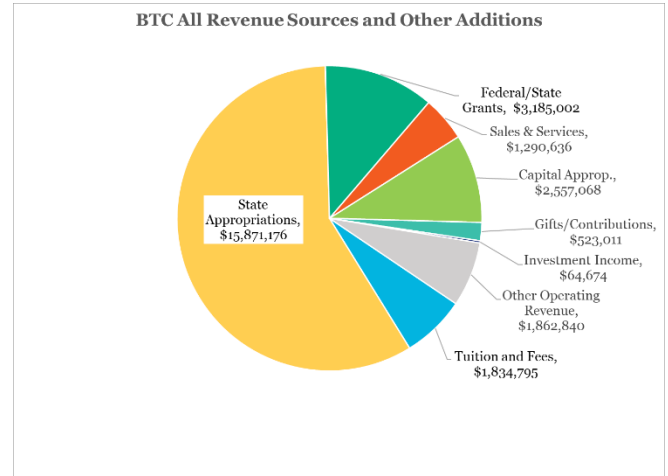
## Financial Summary 2022 General Session



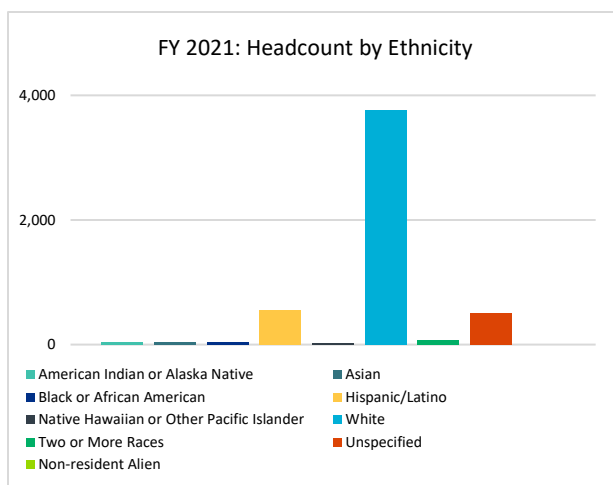
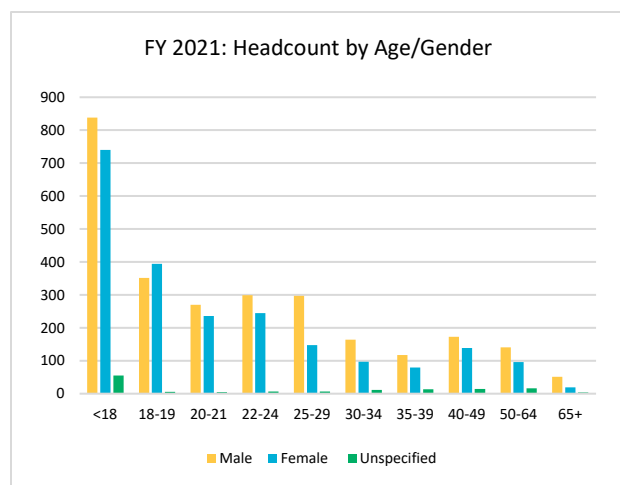
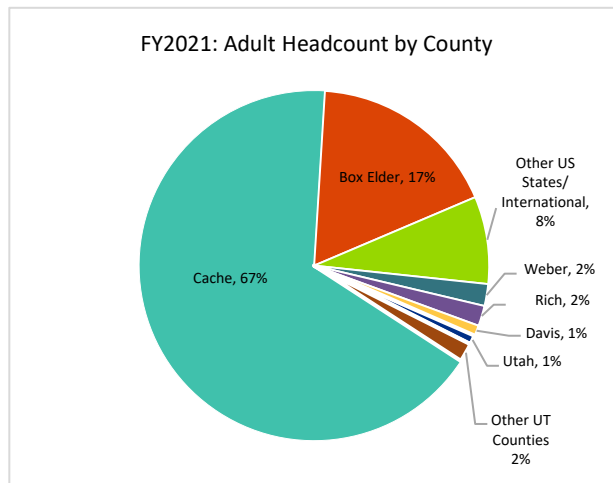
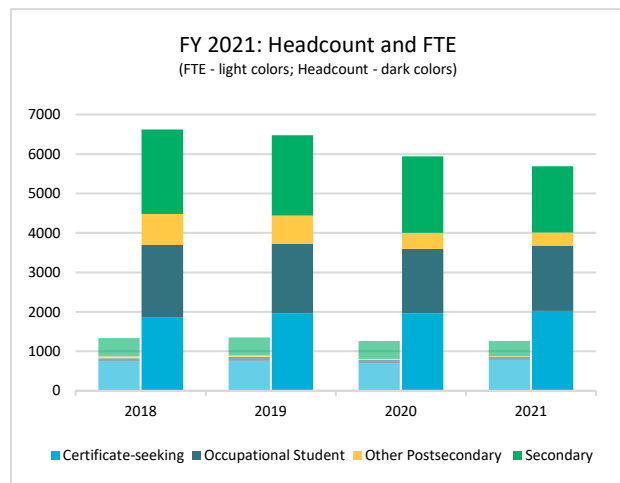
Revenues/Other Additions	2020-21 Actual Appropriated	2020-21 Actual All Sources
Tuition and Fees	\$ 1,486,458	\$ 1,834,795
Operating Grants/ Contracts		1,589,860
Sales/Services: Auxiliaries		1,290,636
Other Operating Revenue		
State/Federal Appropriations	15,659,500	15,871,176
Federal/State Grants		3,185,002
Gifts/Contributions		338,386
Investment Income		64,674
Other Non-Operating		252,980
Capital Appropriations		2,557,068
Capital Grants & Gifts		184,625
Additions to Endowments		
Other Revenues	928,748	20,000
<b>Total Revenues</b>	<b>\$ 18,074,706</b>	<b>\$ 27,189,202</b>

Program Expenses	2020-21 Actual Appropriated	2020-21 Actual All Sources
Instruction	\$ 11,308,297	\$ 10,948,856
Research		
Public Service		
Academic Support		981,938
Student Services	1,044,220	1,278,219
Institutional Support	3,193,164	3,592,978
Plant Operations	2,310,769	2,176,410
Depreciation		1,622,248
Scholarships/ Fellowships		1,251,414
Auxiliary Enterprises		493,829
Other Expenses/ Deductions		(1,232,703)
Interest/Non-Operating		
<b>Total Program Expenses</b>	<b>\$17,856,450</b>	<b>\$21,113,189</b>

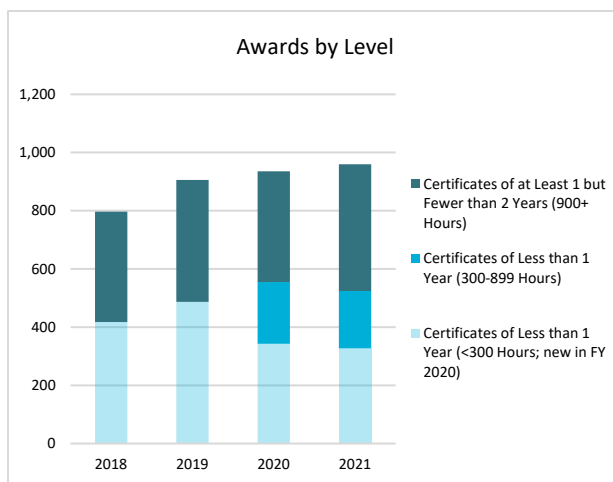
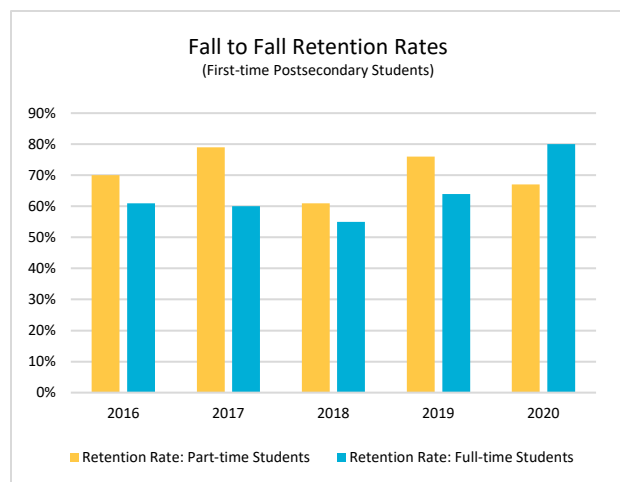
Expenditure Category	2020-21 Actual Appropriated
Regular Faculty Wages	\$ 5,229,566
Adjunct and TA Wages	1,139,033
Executive/Staff Wages	2,557,126
Employee Benefits	4,395,152
Travel	
Current Expense	3,264,437
Fuel and Power	550,436
Equipment	720,700
Transfers	
<b>Total Expenditures</b>	<b>\$ 17,856,450</b>



## Student Enrollments



## Retention and Awards

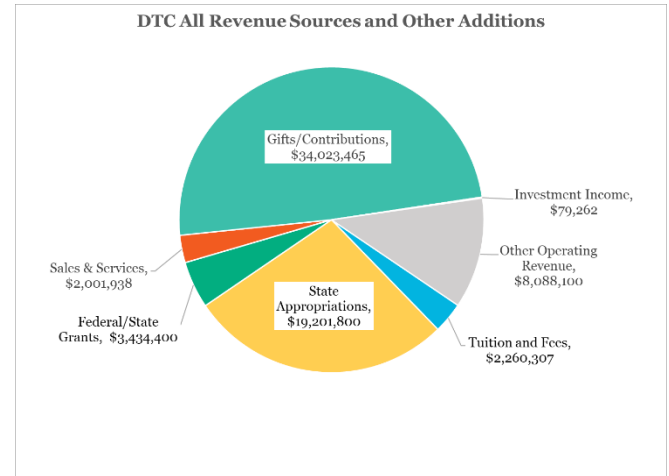


# Davis Technical College

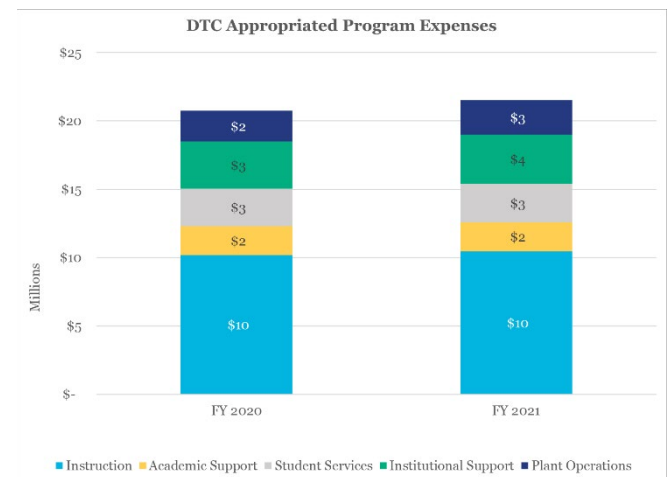
## Financial Summary 2022 General Session



Revenues/Other Additions	2020-21 Actual Appropriated	2020-21 Actual All Sources
Tuition and Fees	\$ 1,904,173	\$ 2,260,307
Operating Grants/ Contracts		5,837,372
Sales/Services: Auxiliaries		2,001,938
Other Operating Revenue		2,007,718
State/Federal Appropriations	19,201,800	19,201,800
Federal/State Grants		3,434,400
Gifts/Contributions		508,063
Investment Income		79,262
Other Non-Operating		243,010
Capital Appropriations		
Capital Grants & Gifts		33,515,402
Additions to Endowments		
Other Revenues	2,368,814	
<b>Total Revenues</b>	<b>\$ 23,474,787</b>	<b>\$ 69,089,272</b>

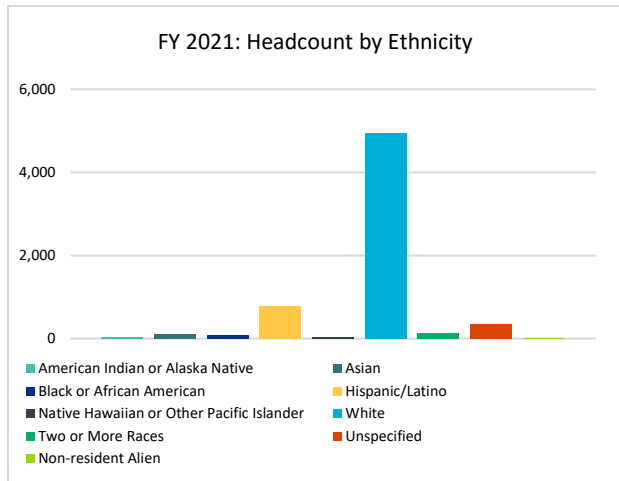
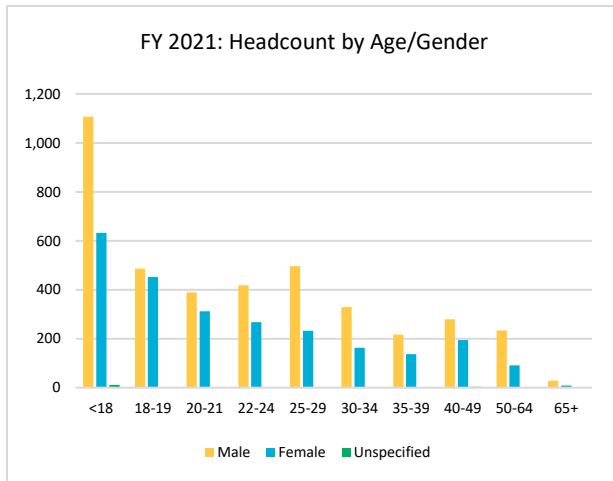
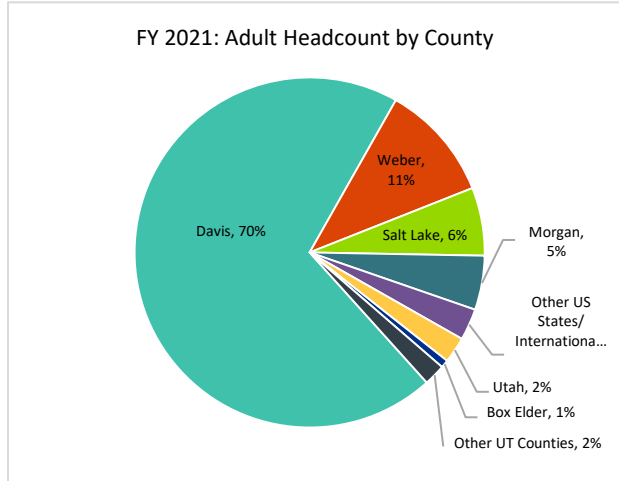
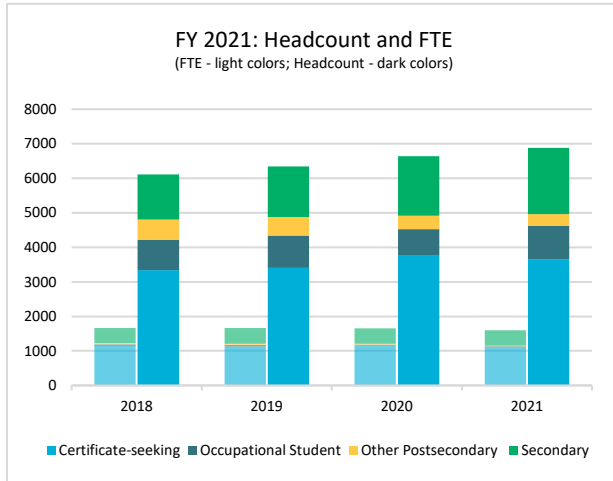


Program Expenses	2020-21 Actual Appropriated	2020-21 Actual All Sources
Instruction	\$ 10,466,255	\$ 11,813,406
Research		
Public Service		
Academic Support	2,133,091	2,826,124
Student Services	2,819,060	3,256,832
Institutional Support	3,588,091	5,144,369
Plant Operations	2,526,550	2,636,221
Depreciation		2,980,254
Scholarships/ Fellowships	116,388	1,261,727
Auxiliary Enterprises		2,291,984
Other Expenses/ Deductions		707,113
Interest/Non-Operating		
<b>Total Program Expenses</b>	<b>\$ 21,649,434</b>	<b>\$ 32,918,030</b>

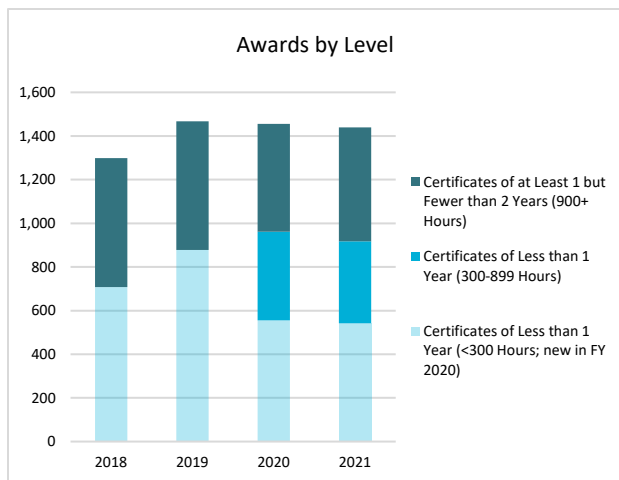
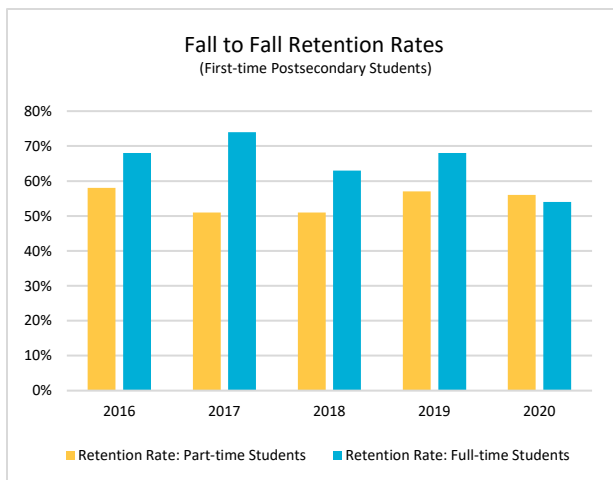


Expenditure Category	2020-21 Actual Appropriated
Regular Faculty Wages	\$ 5,308,280
Adjunct and TA Wages	710,900
Executive/Staff Wages	6,384,072
Employee Benefits	5,549,508
Travel	13,921
Current Expense	2,004,062
Fuel and Power	478,913
Equipment	1,199,778
Transfers	
<b>Total Expenditures</b>	<b>\$ 21,649,434</b>

## Student Enrollments



## Retention and Awards

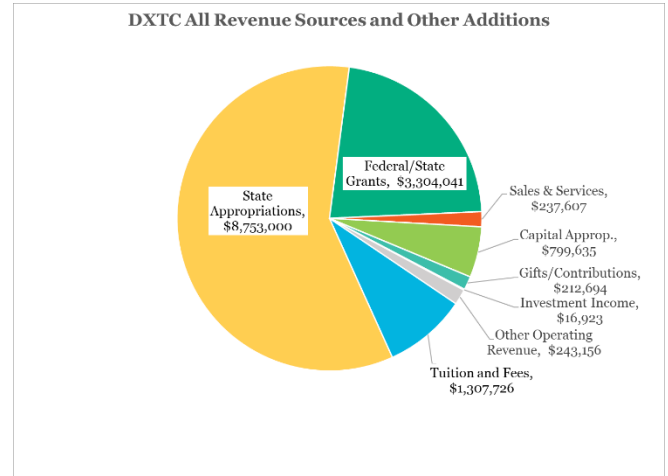


# Dixie Technical College

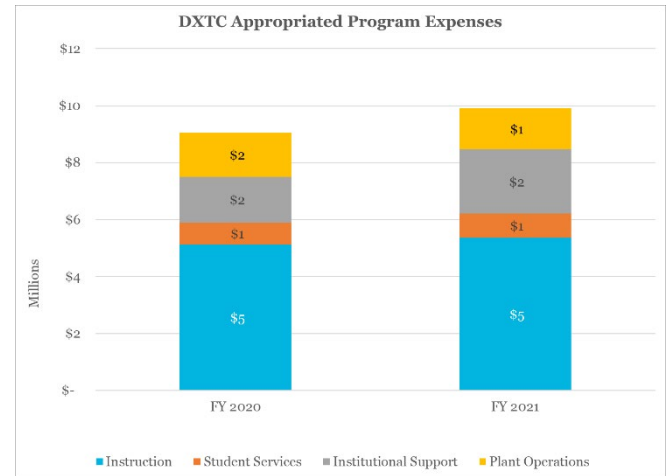
## Financial Summary 2022 General Session



<b>Revenues/Other Additions</b>	<b>2020-21 Actual Appropriated</b>	<b>2020-21 Actual All Sources</b>
Tuition and Fees	\$ 1,014,156	\$ 1,307,726
Operating Grants/ Contracts		
Sales/Services: Auxiliaries		237,607
Other Operating Revenue		54,601
State/Federal Appropriations	8,753,000	8,753,000
Federal/State Grants		3,304,041
Gifts/Contributions		203,408
Investment Income		16,923
Other Non-Operating		188,555
Capital Appropriations		799,635
Capital Grants & Gifts		9,286
Additions to Endowments		
Other Revenues	1,073,450	
<b>Total Revenues</b>	<b>\$ 10,840,606</b>	<b>\$ 14,874,783</b>

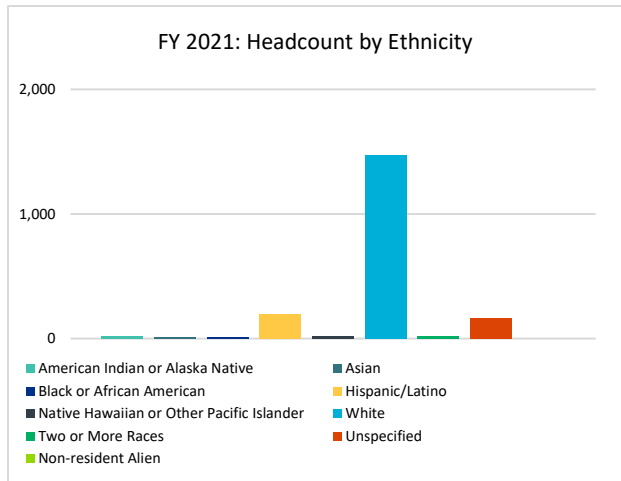
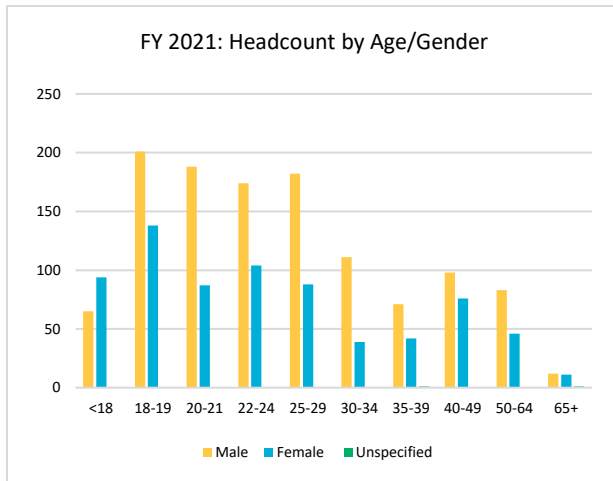
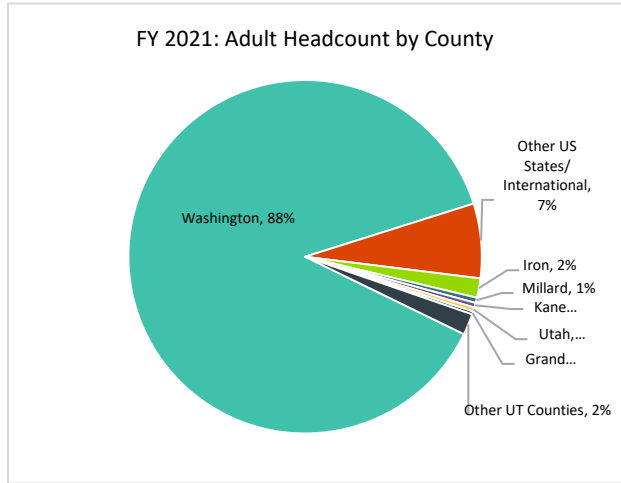
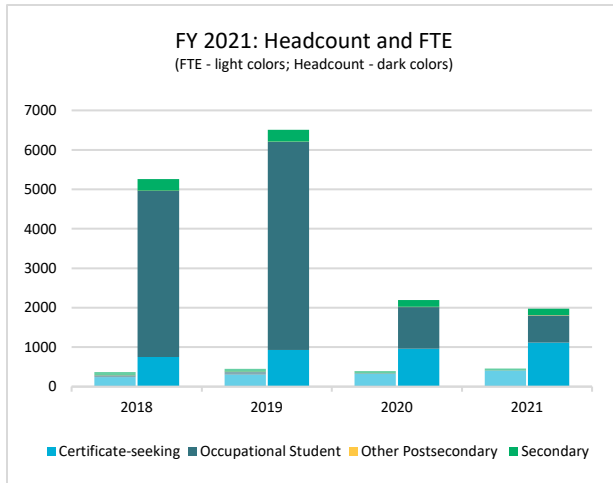


<b>Program Expenses</b>	<b>2020-21 Actual Appropriated</b>	<b>2020-21 Actual All Sources</b>
Instruction	\$ 5,357,160	\$ 6,223,063
Research		
Public Service	30,780	393,035
Academic Support	172,013	172,265
Student Services	847,172	1,044,124
Institutional Support	2,255,615	1,606,539
Plant Operations	1,446,892	1,592,273
Depreciation		1,815,652
Scholarships/ Fellowships		446,561
Auxiliary Enterprises		
Other Expenses/ Deductions	619,989	347,338
Interest/Non-Operating		
<b>Total Program Expenses</b>	<b>\$ 10,729,621</b>	<b>\$ 14,006,918</b>

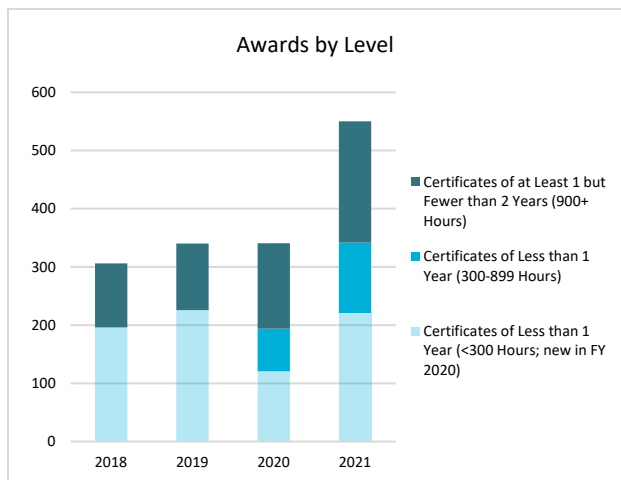
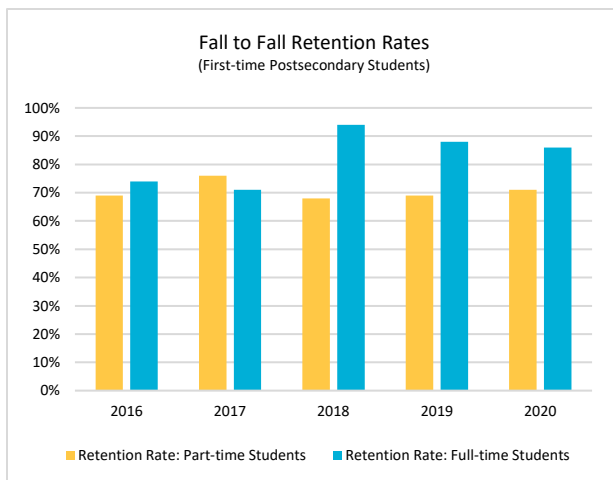


<b>Expenditure Category</b>	<b>2020-21 Actual Appropriated</b>
Regular Faculty Wages	\$ 2,016,240
Adjunct and TA Wages	822,497
Executive/Staff Wages	2,497,629
Employee Benefits	2,405,729
Travel	19,399
Current Expense	1,981,216
Fuel and Power	160,445
Equipment	826,467
Transfers	
<b>Total Expenditures</b>	<b>\$ 10,729,621</b>

## Student Enrollments



## Retention and Awards

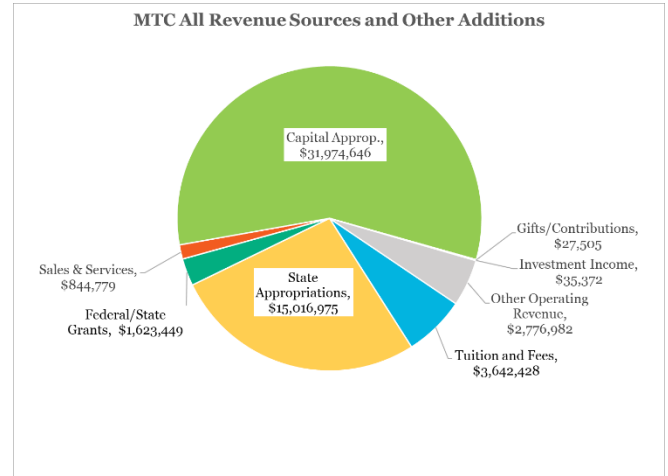


# Mountainland Technical College

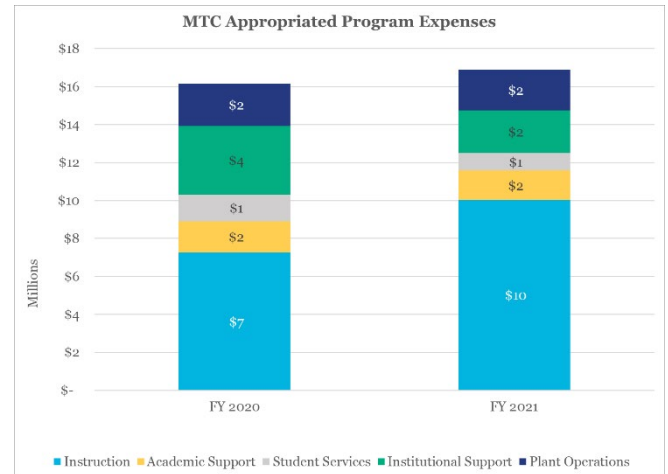
## Financial Summary 2022 General Session



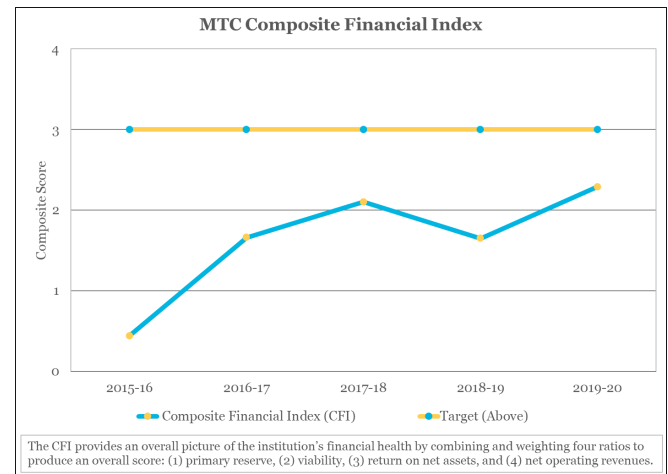
Revenues/Other Additions	2020-21 Actual Appropriated	2020-21 Actual All Sources
Tuition and Fees	\$ 1,486,458	\$ 3,642,428
Operating Grants/ Contracts		2,776,982
Sales/Services: Auxiliaries		844,779
Other Operating Revenue		
State/Federal Appropriations	14,987,300	15,016,975
Federal/State Grants		1,623,449
Gifts/Contributions		
Investment Income		35,372
Other Non-Operating		
Capital Appropriations		31,974,646
Capital Grants & Gifts		27,505
Additions to Endowments		
Other Revenues	714,275	
<b>Total Revenues</b>	<b>\$ 17,188,033</b>	<b>\$ 55,942,136</b>



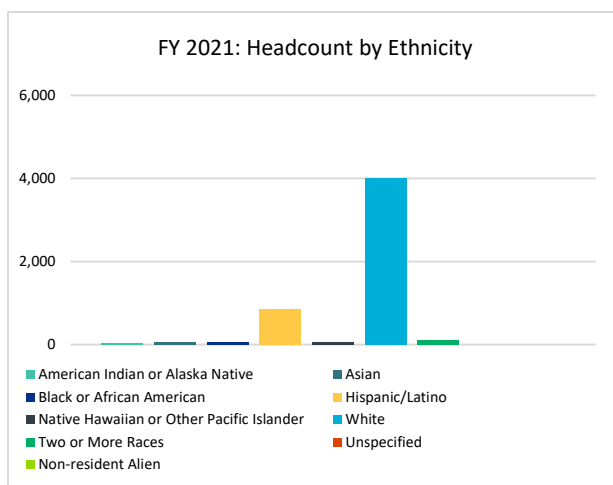
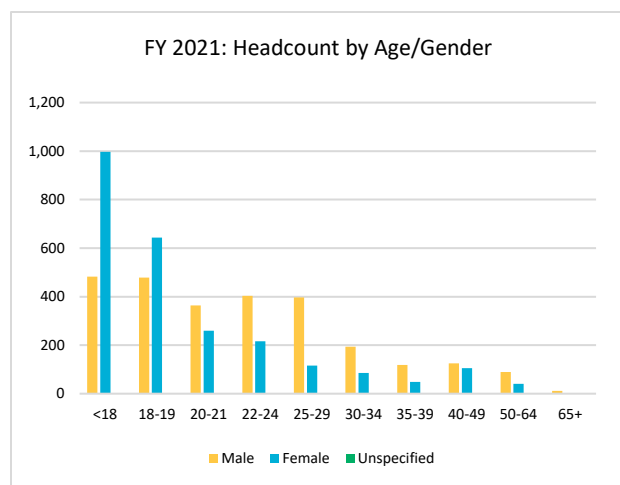
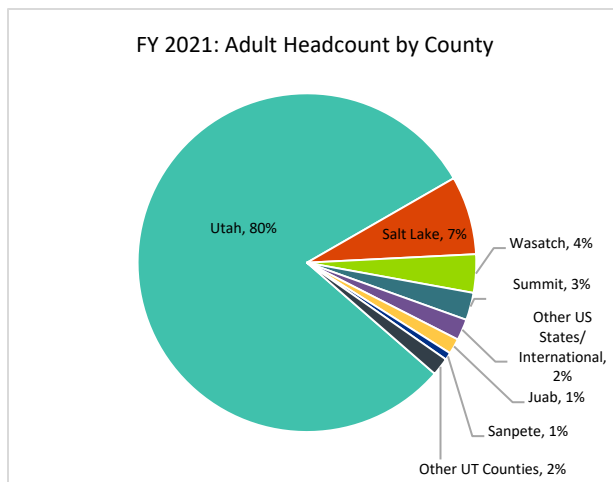
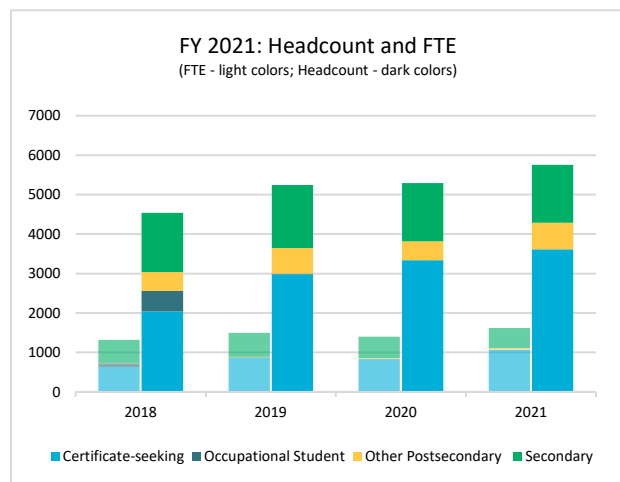
Program Expenses	2020-21 Actual Appropriated	2020-21 Actual All Sources
Instruction	\$ 10,044,012	\$ 9,951,485
Research		
Public Service		
Academic Support	1,532,284	1,913,624
Student Services	923,224	1,522,486
Institutional Support	2,252,389	4,457,655
Plant Operations	2,145,401	4,475,036
Depreciation		1,330,962
Scholarships/ Fellowships		911,342
Auxiliary Enterprises		1,276,801
Other Expenses/ Deductions		
Interest/Non-Operating	117,556	124,485
<b>Total Program Expenses</b>	<b>\$ 17,014,866</b>	<b>\$ 25,963,876</b>



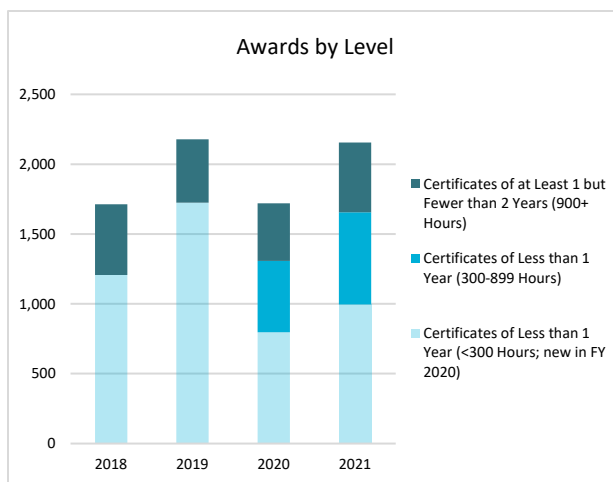
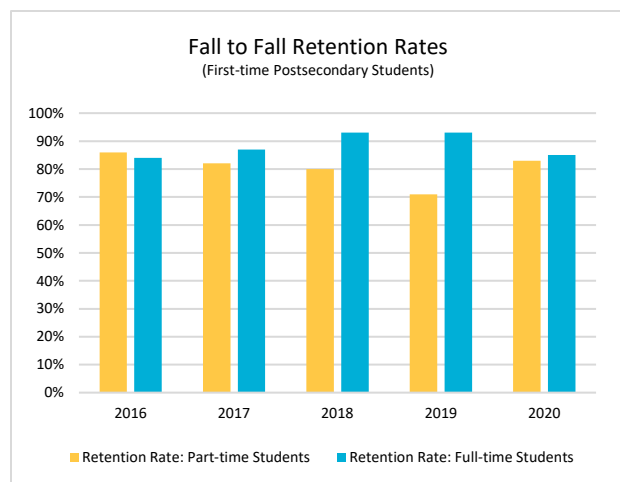
Expenditure Category	2020-21 Actual Appropriated
Regular Faculty Wages	\$ 2,934,047
Adjunct and TA Wages	2,156,482
Executive/Staff Wages	4,748,269
Employee Benefits	3,804,088
Travel	56,050
Current Expense	2,108,434
Fuel and Power	362,898
Equipment	727,042
Transfers	117,556
<b>Total Expenditures</b>	<b>\$ 17,014,866</b>



## Student Enrollments



## Retention and Awards



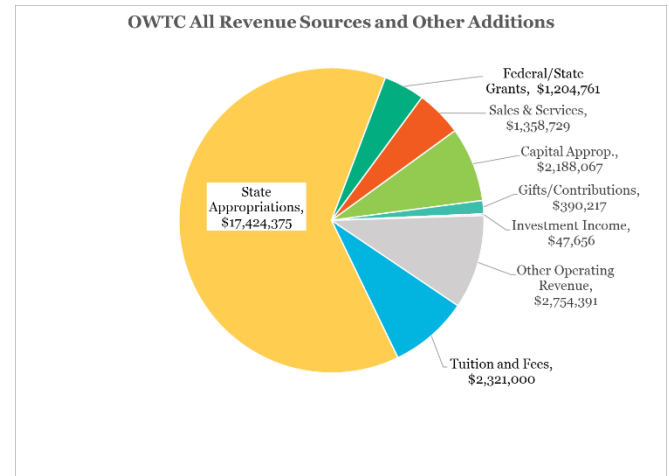


# Ogden-Weber Technical College

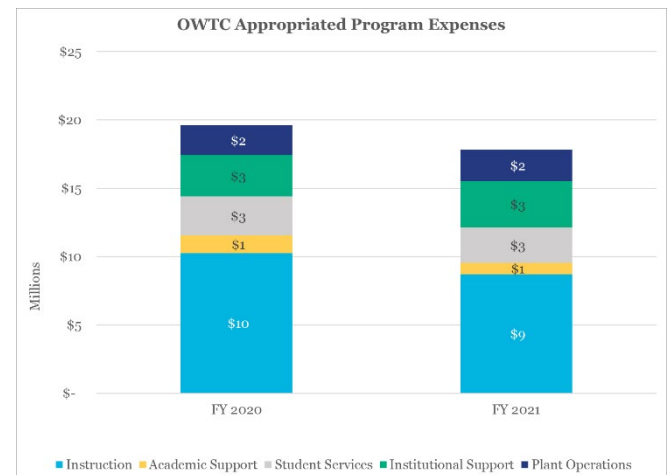
## Financial Summary 2022 General Session



Revenues/Other Additions	2020-21 Actual Appropriated	2020-21 Actual All Sources
Tuition and Fees	\$ 1,695,700	\$ 2,321,000
Operating Grants/ Contracts		2,348,299
Sales/Services: Auxiliaries		1,358,729
Other Operating Revenue		406,092
State/Federal Appropriations	17,277,400	17,424,375
Federal/State Grants		1,204,761
Gifts/Contributions		390,217
Investment Income		47,656
Other Non-Operating		
Capital Appropriations		2,188,067
Capital Grants & Gifts		
Additions to Endowments		
Other Revenues	760,675	
<b>Total Revenues</b>	<b>\$ 19,733,775</b>	<b>\$ 27,689,196</b>

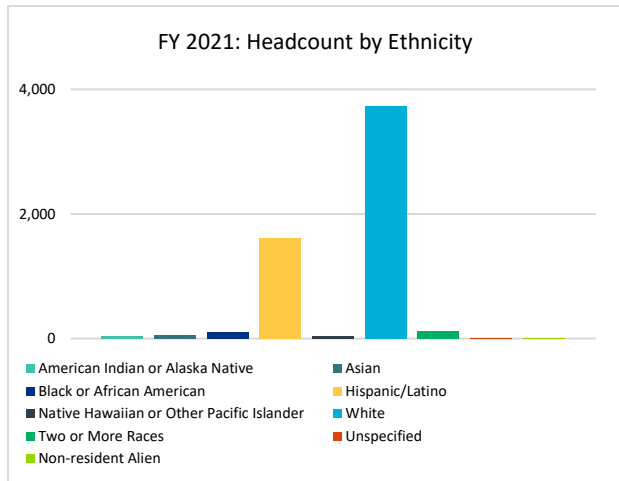
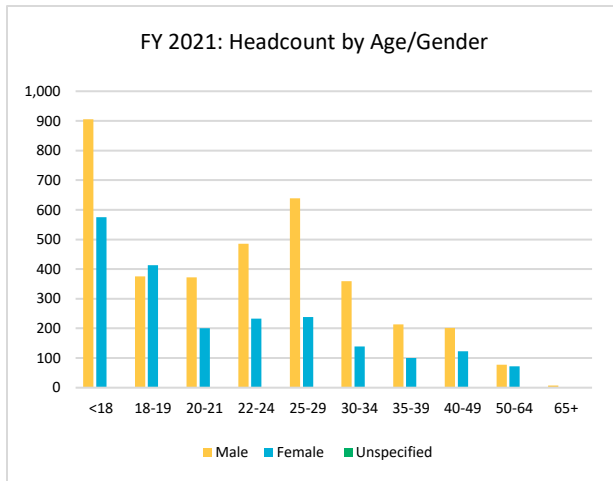
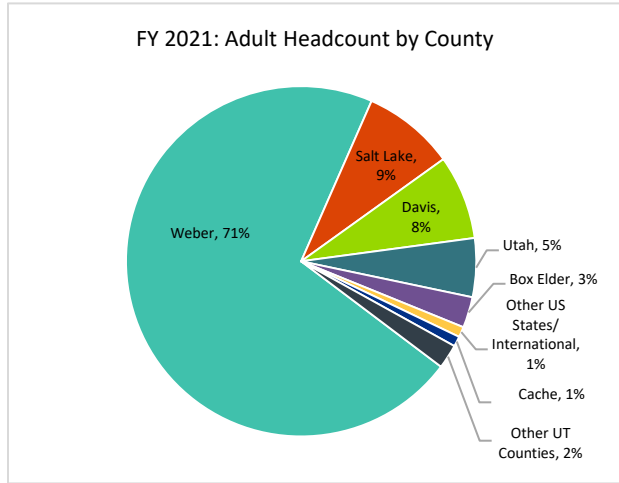
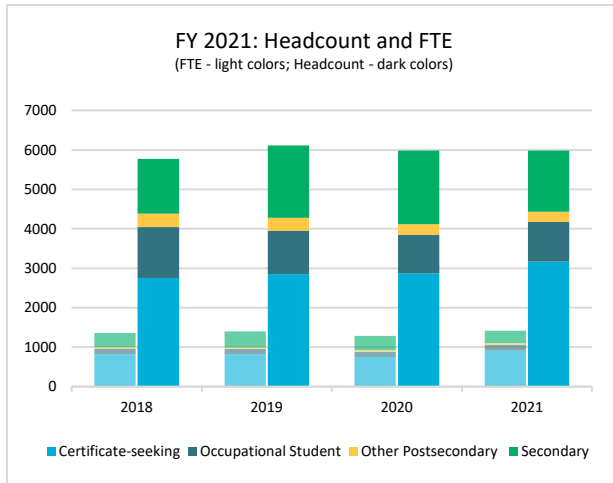


Program Expenses	2020-21 Actual Appropriated	2020-21 Actual All Sources
Instruction	\$ 8,727,543	\$ 8,590,603
Research		
Public Service		
Academic Support	836,389	2,712,863
Student Services	2,579,856	2,463,383
Institutional Support	3,381,249	967,705
Plant Operations	2,321,976	2,316,751
Depreciation		1,804,736
Scholarships/ Fellowships		
Auxiliary Enterprises		1,694,694
Other Expenses/ Deductions		2,553,235
Interest/Non-Operating		2,188,067
<b>Total Program Expenses</b>	<b>\$ 17,847,014</b>	<b>\$ 25,292,037</b>

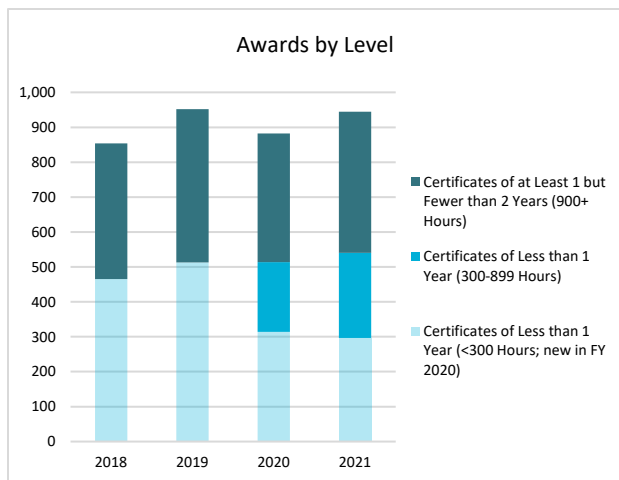
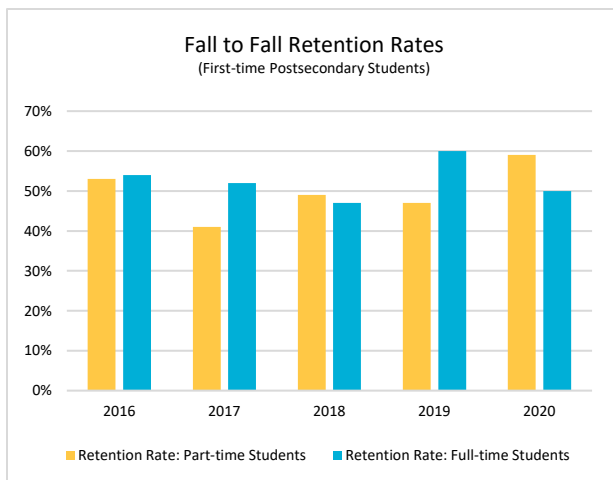


Expenditure Category	2020-21 Actual Appropriated
Regular Faculty Wages	\$ 3,115,228
Adjunct and TA Wages	1,892,412
Executive/Staff Wages	3,907,384
Employee Benefits	3,622,550
Travel	6,423
Current Expense	3,572,218
Fuel and Power	647,581
Equipment	1,083,218
Transfers	
<b>Total Expenditures</b>	<b>\$ 17,847,014</b>

## Student Enrollments



## Retention and Awards

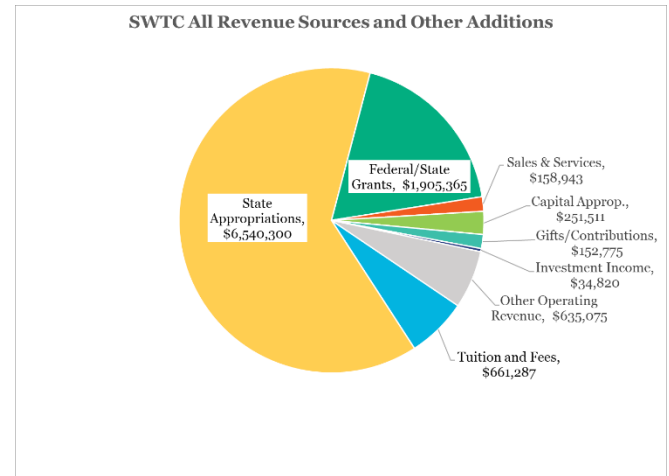


# Southwest Technical College

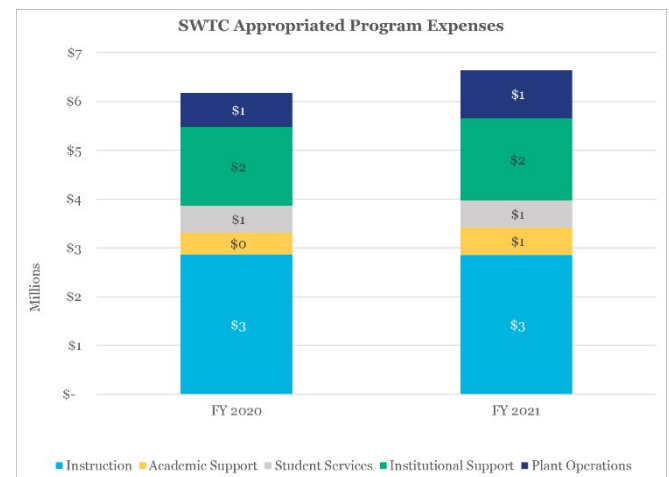
## Financial Summary 2022 General Session



Revenues/Other Additions	2020-21 Actual Appropriated	2020-21 Actual All Sources
Tuition and Fees	\$ 468,113	\$ 661,287
Operating Grants/ Contracts		
Sales/Services: Auxiliaries		158,943
Other Operating Revenue		227,442
State/Federal Appropriations	6,195,300	6,540,300
Federal/State Grants		1,905,365
Gifts/Contributions		139,275
Investment Income		34,820
Other Non-Operating		407,633
Capital Appropriations		251,511
Capital Grants & Gifts		13,500
Additions to Endowments		
Other Revenues	374,675	
<b>Total Revenues</b>	<b>\$7,282,107</b>	<b>\$ 10,340,076</b>

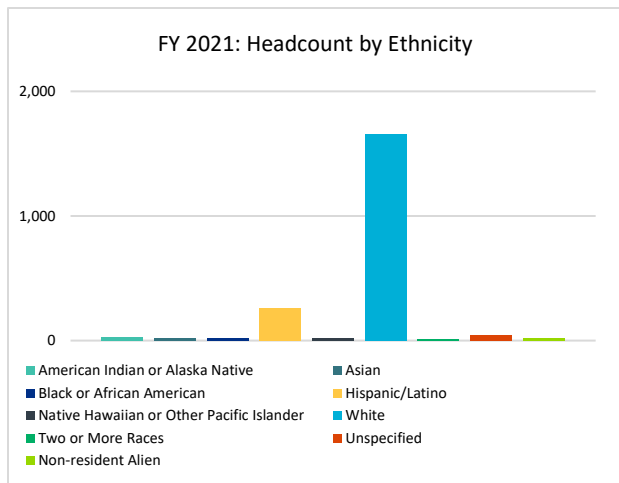
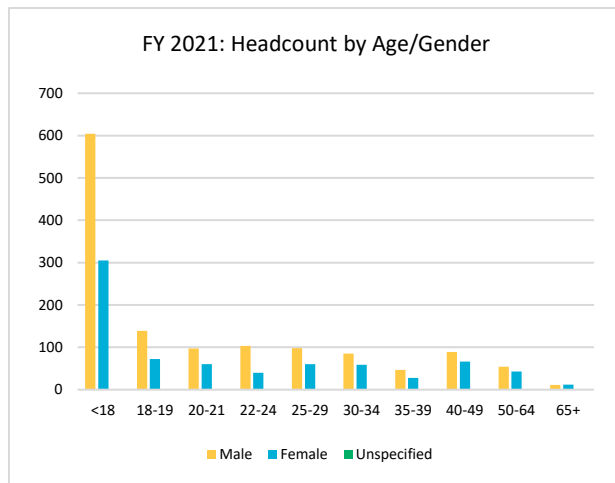
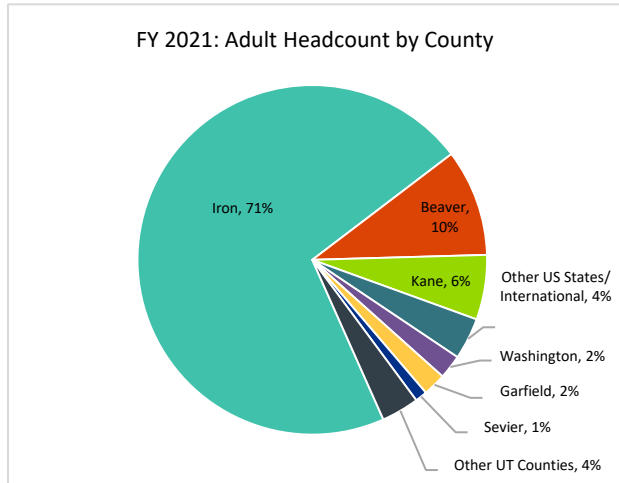
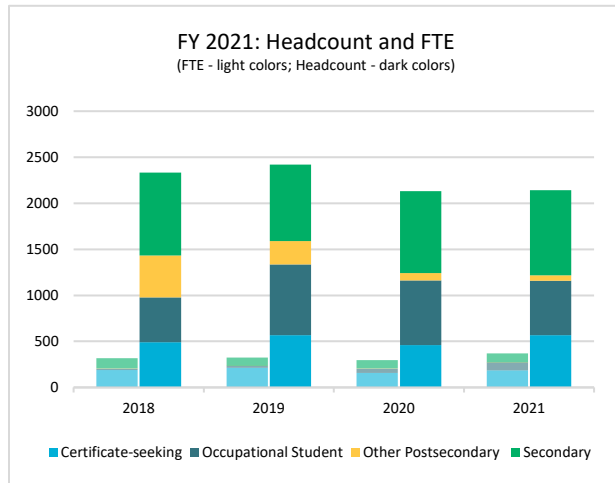


Program Expenses	2020-21 Actual Appropriated	2020-21 Actual All Sources
Instruction	\$ 2,856,302	\$ 2,742,995
Research		
Public Service	326,354	741,059
Academic Support	556,359	458,967
Student Services	557,181	615,596
Institutional Support	1,686,646	1,722,362
Plant Operations	984,532	851,973
Depreciation		1,303,635
Scholarships/ Fellowships	22,097	475,326
Auxiliary Enterprises		138,315
Other Expenses/ Deductions		(207,793)
Interest/Non-Operating		406,466
<b>Total Program Expenses</b>	<b>\$ 6,989,472</b>	<b>\$9,248,901</b>

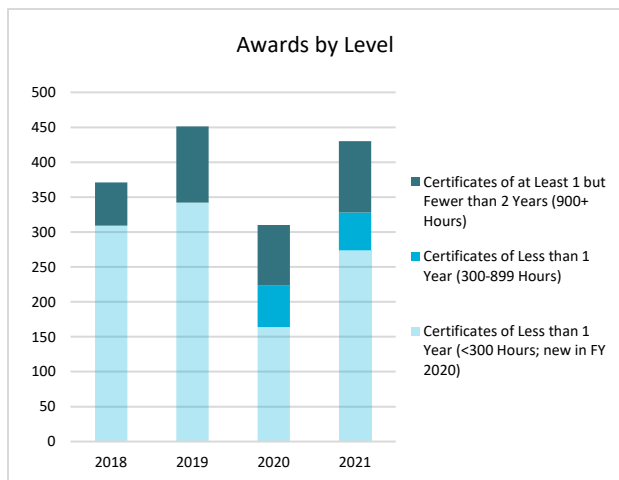
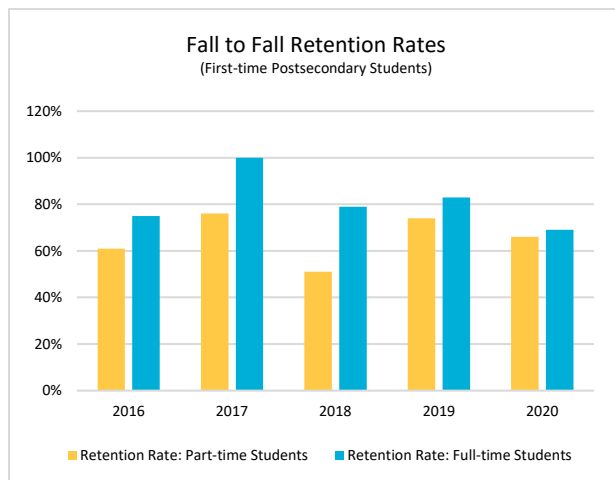


Expenditure Category	2020-21 Actual Appropriated
Regular Faculty Wages	\$ 899,280
Adjunct and TA Wages	397,450
Executive/Staff Wages	2,049,980
Employee Benefits	1,322,859
Travel	26,007
Current Expense	1,809,602
Fuel and Power	120,425
Equipment	363,869
Transfers	
<b>Total Expenditures</b>	<b>\$ 6,989,472</b>

## Student Enrollments



## Retention and Awards



# Tooele Technical College

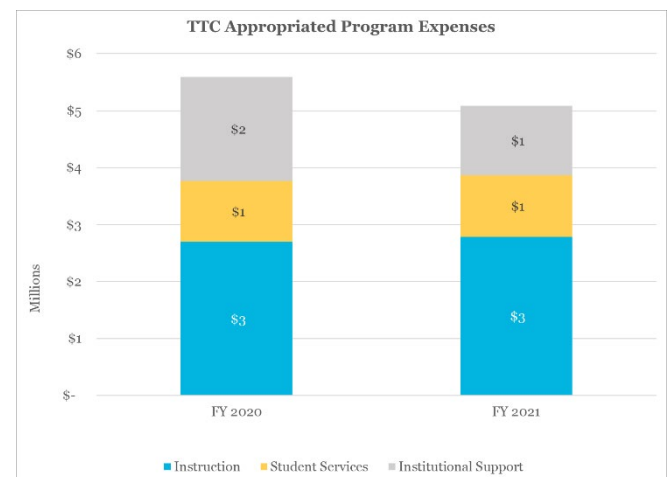
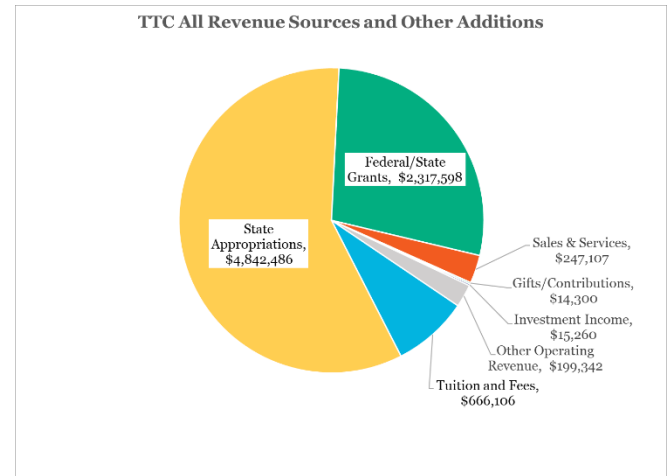
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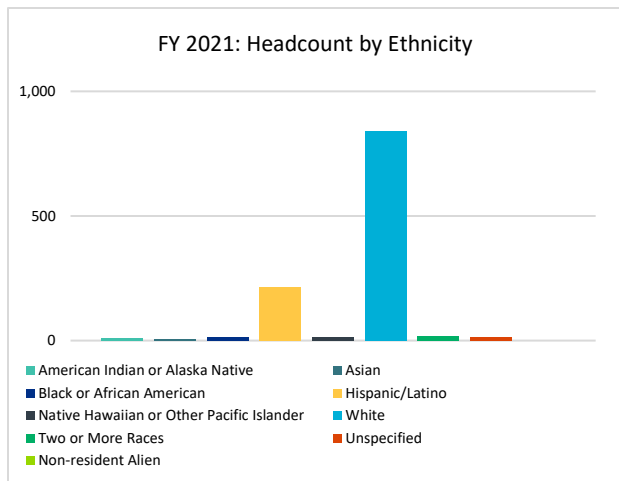
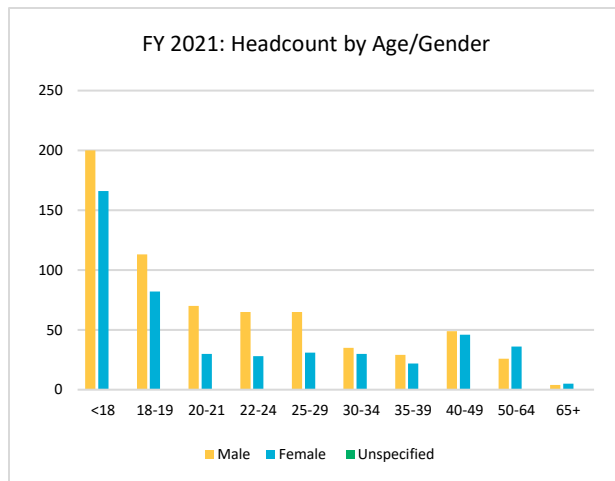
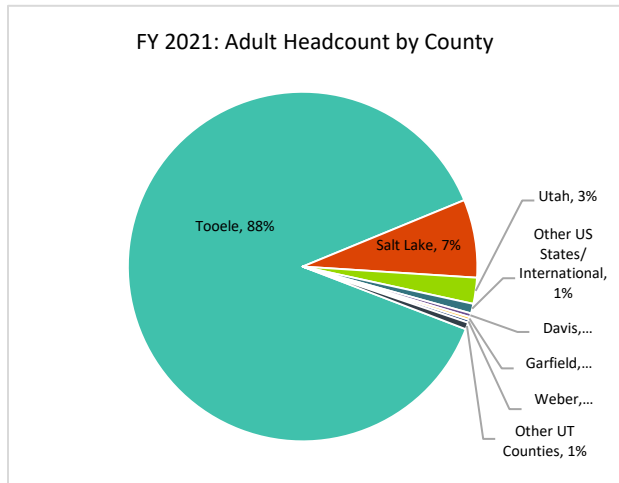
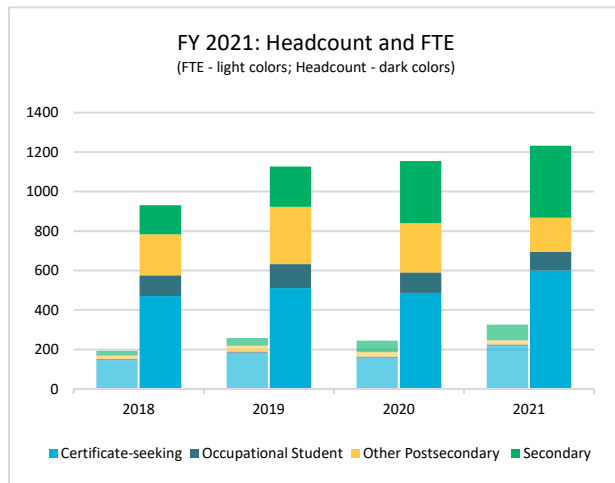
<b>Revenues/Other Additions</b>	<b>2020-21 Actual Appropriated</b>	<b>2020-21 Actual All Sources</b>
Tuition and Fees	\$ 422,348	\$ 666,106
Operating Grants/ Contracts		86,422
Sales/Services: Auxiliaries		247,107
Other Operating Revenue		112,920
State/Federal Appropriations	4,928,100	4,842,486
Federal/State Grants		2,317,598
Gifts/Contributions		14,300
Investment Income		15,260
Other Non-Operating		
Capital Appropriations		623,764
Capital Grants & Gifts		
Additions to Endowments		
Other Revenues	354,675	
<b>Total Revenues</b>	<b>\$ 5,705,123</b>	<b>\$ 8,925,963</b>

<b>Program Expenses</b>	<b>2020-21 Actual Appropriated</b>	<b>2020-21 Actual All Sources</b>
Instruction	\$ 2,785,358	\$ 2,662,671
Research		
Public Service		
Academic Support		262,758
Student Services	1,078,246	1,196,320
Institutional Support	1,220,707	1,938,528
Plant Operations	527,943	556,985
Depreciation		581,811
Scholarships/ Fellowships		730,434
Auxiliary Enterprises		199,182
Other Expenses/ Deductions		
Interest/Non-Operating		
<b>Total Program Expenses</b>	<b>\$ 5,612,254</b>	<b>\$ 8,128,689</b>

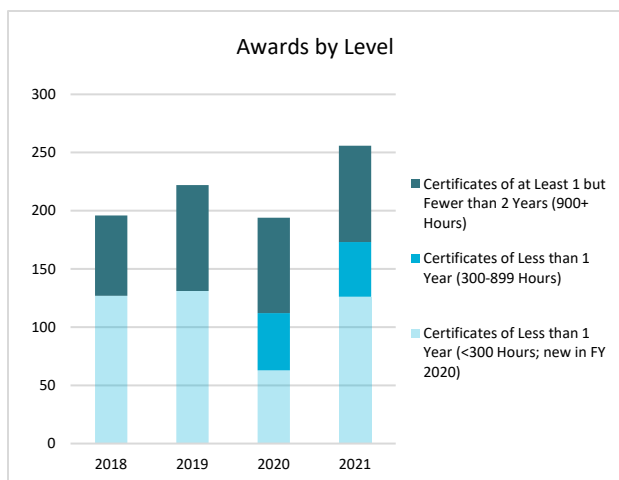
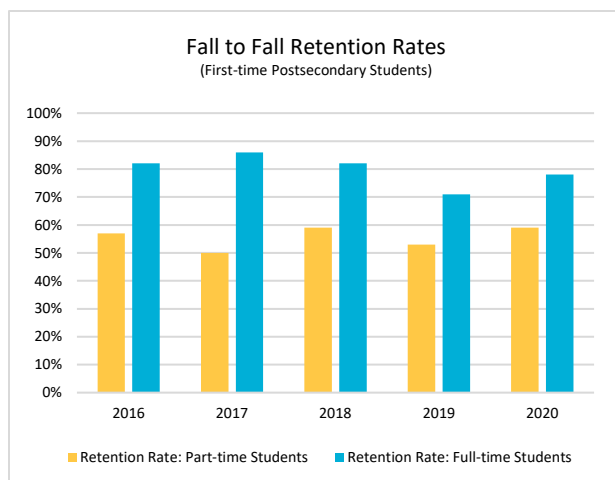
<b>Expenditure Category</b>	<b>2020-21 Actual Appropriated</b>
Regular Faculty Wages	\$ 1,692,962
Adjunct and TA Wages	
Executive/Staff Wages	1,785,591
Employee Benefits	1,466,715
Travel	10,510
Current Expense	179,157
Fuel and Power	236,088
Equipment	241,231
Transfers	
<b>Total Expenditures</b>	<b>\$ 5,612,254</b>



## Student Enrollments



## Retention and Awards

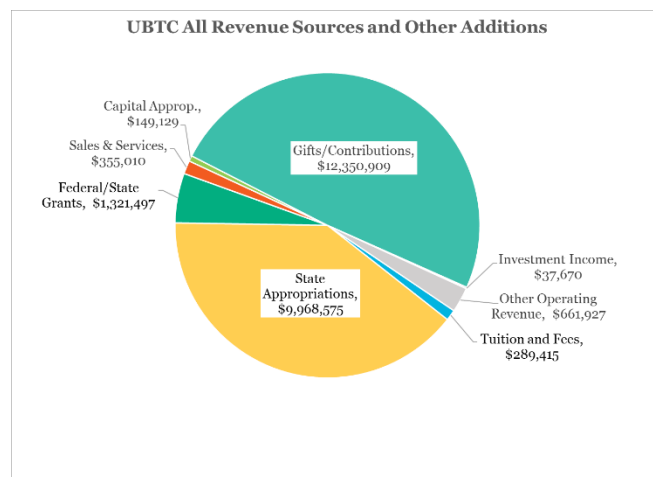


# Uintah Basin Technical College

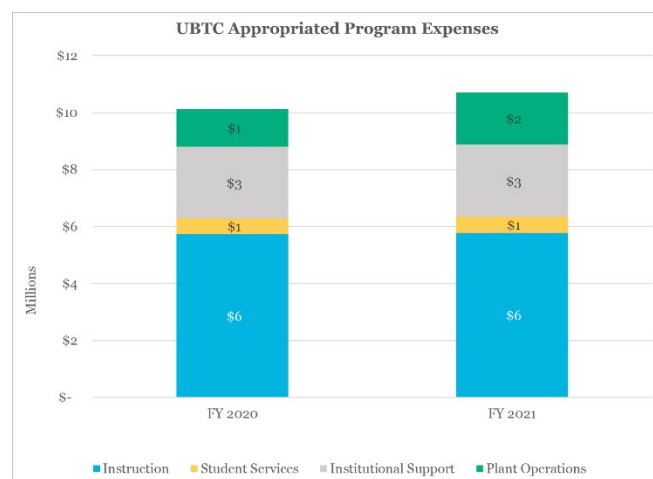
## Financial Summary 2022 General Session



<b>Revenues/Other Additions</b>	<b>2020-21 Actual Appropriated</b>	<b>2020-21 Actual All Sources</b>
Tuition and Fees	\$ 384,536	\$ 289,415
Operating Grants/ Contracts		458,915
Sales/Services: Auxiliaries		355,010
Other Operating Revenue		13,587
State/Federal Appropriations	9,528,900	9,968,575
Federal/State Grants		1,321,497
Gifts/Contributions		970,703
Investment Income		37,670
Other Non-Operating		188,542
Capital Appropriations		149,129
Capital Grants & Gifts		11,380,206
Additions to Endowments		
Other Revenues	1,011,096	883
<b>Total Revenues</b>	<b>\$ 10,924,532</b>	<b>\$ 25,134,132</b>

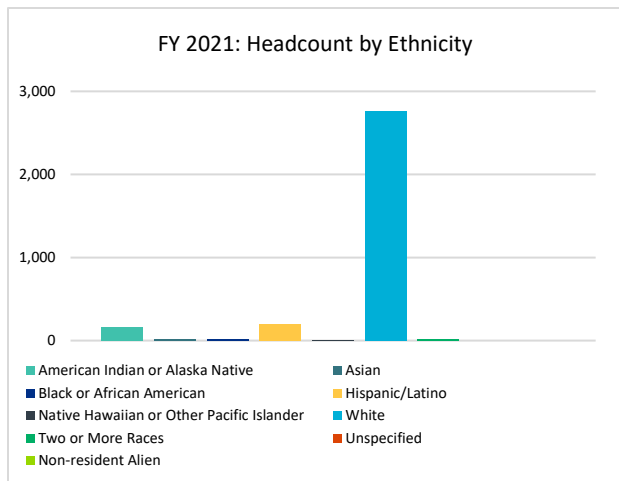
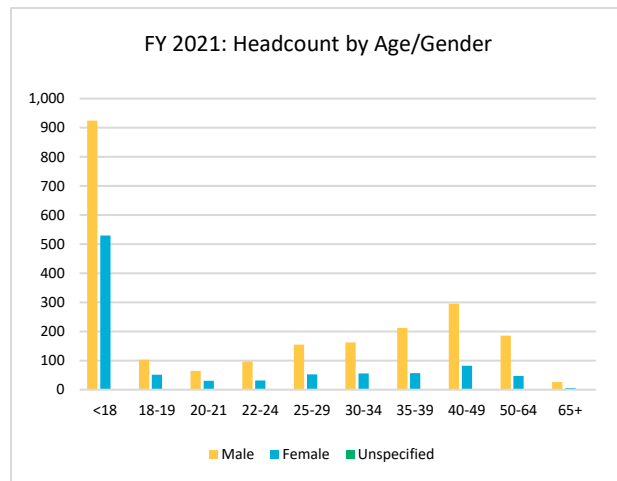
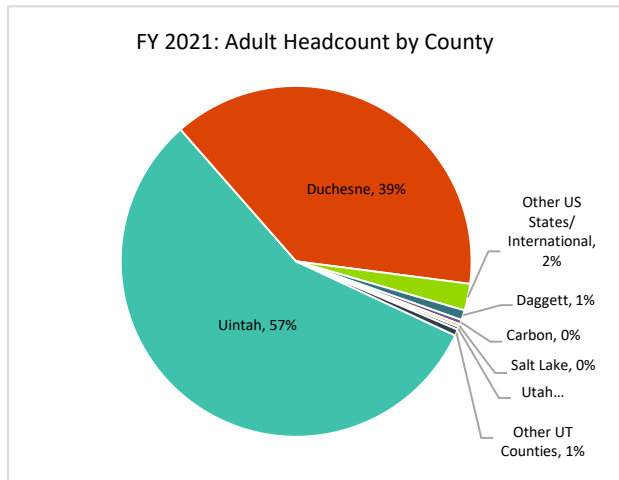
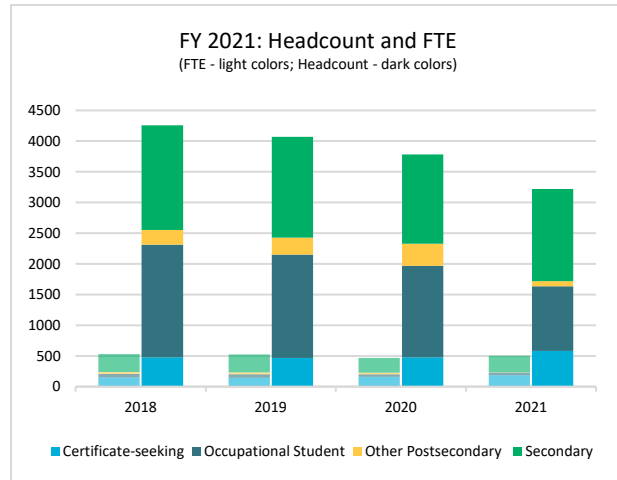


<b>Program Expenses</b>	<b>2020-21 Actual Appropriated</b>	<b>2020-21 Actual All Sources</b>
Instruction	\$ 5,775,358	\$ 6,327,010
Research		
Public Service		
Academic Support		
Student Services	564,536	564,536
Institutional Support	2,535,566	2,762,315
Plant Operations	1,821,142	1,436,200
Depreciation		1,467,077
Scholarships/ Fellowships		308,633
Auxiliary Enterprises		336,063
Other Expenses/ Deductions		
Interest/Non-Operating		
<b>Total Program Expenses</b>	<b>\$ 10,696,602</b>	<b>\$ 13,201,834</b>

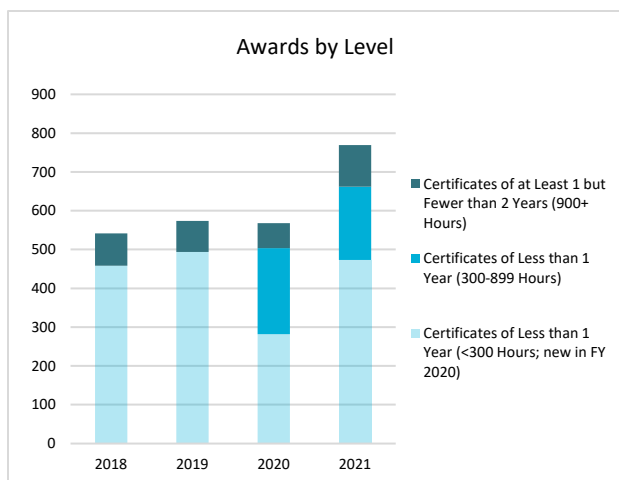
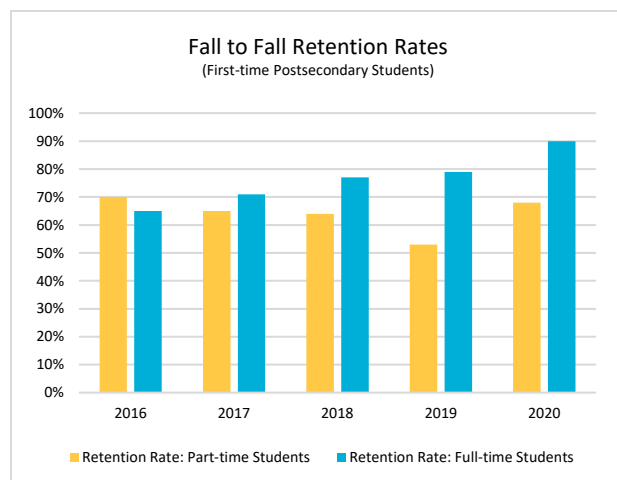


<b>Expenditure Category</b>	<b>2020-21 Actual Appropriated</b>
Regular Faculty Wages	\$ 2,287,918
Adjunct and TA Wages	225,219
Executive/Staff Wages	2,579,080
Employee Benefits	2,607,651
Travel	60,588
Current Expense	1,997,499
Fuel and Power	378,042
Equipment	560,605
Transfers	
<b>Total Expenditures</b>	<b>\$ 10,696,602</b>

## Student Enrollments



## Retention and Awards





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January 13, 2022

## 2022-23 Performance Funding Allocations

State statute (53-7-706) requires the Board to establish a model for performance funding and annually determine institutional performance necessary to receive legislative appropriations. For the fiscal year 2022-23, the Board requests \$35 million of ongoing funds for Performance Funding. The allocations in the attachment are made using the model adopted by the Board in March 2019 that is consistent with statute. The Commissioner's Office provides these allocations for institutions, the Board, and the legislature preparatory to the 2022 General Session, where final performance funding appropriations will be determined by the legislature.

As required by statute, the eligible funding amount for each institution is determined using 50% student FTE and 50% state appropriations. The amount is then divided and weighted among the performance metrics included in the model. The final award amounts are calculated based on the actual performance achieved for each metric using a five-year rolling average compared to a single year. In order for institutions to earn 100 percent of their eligible amount, they must demonstrate at least one percent improvement in the most current year when compared to the previous five-year average. If an institution achieves between zero percent and one percent for a particular metric, the award is a prorated percentage.

### Commissioner's Recommendation

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

### Attachment

Performance Funding Detail by Institution  
Recalibrated Amounts

Research Universities						DRAFT 2/26/2021
Weighting	Completion 15%	Underserved Students 10%	Market Demand 25%	Research 10%	Awards per 100 FTE 40%	Total 100%
<b>University of Utah</b>						
Available Allocation (29.31%)	\$1,534,065	\$1,022,710	\$2,556,775	\$1,022,710	\$4,090,840	\$10,227,100
1% Progress Measure (increase/decrease)	4.38%	26.02%	2.50%	22.18%	2.52%	
Actual Award within Available Allocatio	\$1,534,065	\$1,022,710	\$2,556,775	\$1,022,710	\$4,090,840	\$10,227,100
Percent (%) Funded	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Balance	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$
<b>Utah State University</b>						
Available Allocation (20.27%)	\$1,014,330	\$ 676,220	\$1,690,550	\$ 676,220	\$2,704,880	\$6,762,200
1% Progress Measure (increase/decrease)	5.94%	20.44%	3.83%	40.63%	12.71%	
Actual Award within Available Allocatio	\$1,014,330	\$ 676,220	\$1,690,550	\$ 676,220	\$2,704,880	\$6,762,200
Percent (%) Funded	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Balance	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$
<b>Regional Universities</b>						
Weighting	Completion 15%	Underserved Students 10%	Market Demand 25%		Awards per FTE 50%	Total
<b>Weber State University</b>						
Available Allocation (10.61%)	\$ 548,535	\$ 365,690	\$ 914,225		\$1,828,450	\$3,656,900
1% Progress Measure (increase/decrease)	14.38%	39.51%	16.88%		13.26%	
Actual Award within Available Allocatio	\$ 548,535	\$ 365,690	\$ 914,225	\$	\$1,828,450	\$3,656,900
Percent (%) Funded	100.0%	100.0%	100.0%		100.0%	100.0%
Balance	\$ 0	\$ 0	\$ 0		\$ 0	\$
<b>Southern Utah University</b>						
Available Allocation (5.18%)	\$ 323,115	\$ 215,410	\$ 538,525		\$1,077,050	\$2,154,100
1% Progress Measure (increase/decrease)	17.87%	20.24%	13.21%		-9.69%	
Actual Award within Available Allocatio	\$ 323,115	\$ 215,410	\$ 538,525	\$	\$	\$1,077,050
Percent (%) Funded	100.0%	100.0%	100.0%		0.0%	50.0%
Balance	\$ 0	\$ 0	\$ 0		\$1,077,050	\$1,077,050
<b>Regional Universities</b>						
Weighting	Completion 15%	Underserved Students 10%	Market Demand 25%		Awards per FTE 50%	Total
<b>Dixie State University</b>						
Available Allocation (4.62%)	\$ 282,165	\$ 188,110	\$ 470,275		\$ 940,550	\$1,881,100
1% Progress Measure (increase/decrease)	25.01%	24.96%	38.40%		2.95%	
Actual Award within Available Allocatio	\$ 282,165	\$ 188,110	\$ 470,275	\$	\$ 940,550	\$1,881,100
Percent (%) Funded	100.0%	100.0%	100.0%		100.0%	100.0%
Balance	\$ 0	\$ 0	\$ 0		\$ 0	\$
<b>Utah Valley University</b>						
Available Allocation (15.3%)	\$ 847,800	\$ 565,200	\$1,413,000		\$2,826,000	\$5,652,000
1% Progress Measure (increase/decrease)	57.65%	163.48%	57.74%		101.75%	
Actual Award within Available Allocatio	\$ 847,800	\$ 565,200	\$1,413,000	\$	\$2,826,000	\$5,652,000
Percent (%) Funded	100.0%	100.0%	100.0%		100.0%	100.0%
Balance	\$ 0	\$ 0	\$ 0		\$ 0	\$

Performance Funding Detail by Institution  
Recalibrated Amounts

Community Colleges						
Weighting	Completion	Underserved Students	Market Demand		Awards per FTE	Total
	15%	10%	25%		50%	
Snow College						
Available Allocation (2.88%)	\$ 148,680	\$ 99,120	\$ 247,800		\$ 495,600	\$ 991,200
1% Progress Measure (increase/decrease)	12.47%	38.99%	53.97%		20.39%	
Actual Award within Available Allocatio	\$ 148,680	\$ 99,120	\$ 247,800	\$	\$ 495,600	\$ 991,200
Percent (%) Funded	100.0%	100.0%	100.0%		100.0%	100.0%
Balance	\$ 0	\$ 0	\$ 0		\$ 0	\$
Salt Lake Community College						
Available Allocation (11.83%)	\$ 551,310	\$ 367,540	\$ 918,850		\$1,837,700	\$3,675,400
1% Progress Measure (increase/decrease)	6.52%	26.26%	13.85%		12.23%	
Actual Award within Available Allocatio	\$ 551,310	\$ 367,540	\$ 918,850	\$	\$1,837,700	\$3,675,400
Percent (%) Funded	100.0%	100.0%	100.0%		100.0%	100.0%
Balance	\$ 0	\$ 0	\$ 0		\$ 0	\$
Remaining Balances (to be reallocated)						
	Completion	Underserved Students	Market Demand	Research	Awards/100 FTE	Total
	0	0	0.0	0	1,077,050	\$1,077,100



# MEMORANDUM

TAB F

January 13, 2022

## **Dedicated Funding Allocations (SB 102)**

Senate Bill 102 (2019) created a new process for funding USHE capital facilities projects through a formula comprised of six statutory factors. The Board adopted policy R742 in August 2019 to provide the methodology for allocating funding to individual institutions for these projects from legislative appropriations. In the December 2021 Executive Appropriations Committee, the legislature approved for action in January's base budget bills, \$100 million ongoing for degree-granting projects and \$20 million ongoing for technical education projects.

In order to provide institutions, the Board, and the legislature with an understanding of how the \$100 million would be allocated to degree-granting institutions, the Commissioner's Office has prepared preliminary numbers according to the R742 formula. The formula requires fall end-of-term enrollment numbers, which are in the process of being finalized. Therefore, the allocations presented in the attachment are preliminary and subject to change based on final data collections.

### **Commissioner's Recommendations**

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

### **Attachment**



## Preliminary Pre-Session Estimates of S.B. 102 Allocations

Funding Point Categories	UofU	USU	WSU	SUU	Snow	Dixie	UVU	SLCC	Wt.
Enrollment	5.21	3.54	1.96	1.52	0.75	1.49	3.63	1.90	20
Performance Metrics	2.00	2.00	2.00	1.00	2.00	2.00	2.00	2.00	15
Regional Student Growth	1.79	2.10	2.33	0.93	0.44	1.24	4.00	2.16	15
Academic SqFt per FTE	1.78	1.04	0.93	2.99	1.74	2.85	2.72	0.95	15
Facility Age and Condition	8.83	5.10	1.85	0.85	0.44	0.62	1.44	0.89	20
Utilization	0.65	0.77	1.34	4.26	2.29	3.17	1.33	1.18	15
<b>Funding Points</b>	20.26	14.56	10.41	11.55	7.66	11.37	15.12	9.08	
<b>\$100,000,000</b>	<b>\$ 20,257,000</b>	<b>\$ 14,556,000</b>	<b>\$10,415,000</b>	<b>\$11,547,000</b>	<b>\$ 7,660,000</b>	<b>\$11,365,000</b>	<b>\$ 15,119,000</b>	<b>\$ 9,081,000</b>	

\*Preliminary estimates based on the most recent data including 3rd week enrollments; final allocations will be made using end-of-term enrollment and validated space numbers.



UTAH SYSTEM OF  
HIGHER EDUCATION

# MEMORANDUM

TAB G

January 13, 2022

## Space Utilization Report 2020-21

Policy R751, *Institutional Facilities Space Utilization*, requires USHE degree-granting institutions to submit annual classroom and laboratory utilization information and report goals and accomplishments in meeting Board-adopted utilization standards. The attached report for the academic year 2020-2021 fulfills this requirement. While technical colleges are not currently included in the policy or the requirement to report utilization, the Commissioner's Office is working with them to develop utilization reporting and standards to include in the reporting.

USHE degree-granting institutions submitted utilization information for the 2020-2021 academic year according to prescribed procedures developed by the Commissioner's Office. Institutions also submitted answers to questions asked by the Commissioner's Office describing utilization goals and accomplishments for 2020- 2021. The attached report contains a system-wide overview of USHE classroom and teaching laboratory utilization and institutional-specific sections providing utilization information and reporting for the required degree-granting institutions. This report is intended to be a starting point for continued discussion relating to USHE space utilization.

### **Commissioner's Recommendation**

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

### **Attachment**





## USHE—Space Utilization Report, 2020-21

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Prepared by  
The Office of the Commissioner of Higher Education  
60 South 400 West  
Salt Lake City, UT 84101

# Introduction

In March 2018, the USHE Board of Higher Education adopted [Board Policy R751, \*Institutional Facilities Space Utilization\*](#)<sup>1</sup> to provide systemwide standards for the utilization of classrooms and teaching laboratories, as well as an annual reporting requirement. The policy encourages the optimization of institutional space and more efficient allocation of institutional resources in the assignment and utilization of available space.

As required by the [policy](#), USHE institutions submitted utilization information for the 2020-21 academic year according to prescribed procedures developed by the Office of the Commissioner. Institutions also submitted institutional reports describing utilization goals and accomplishments for 2020-21. This report captures these submissions and organizes the information into two sections:

1. System overview
2. Individual institutional information

The systemwide overview provides institutional main campus utilization for both classrooms and teaching laboratories. The overview includes a summary of institutional challenges relating to utilization, institutional progress in centralizing scheduling and creating policy, and actions taken to improve summer utilization.

Individual institution utilization information comprises the majority of this report and includes four major subsections.

1. The first subsection charts total institution, main campus, and branch campus utilization in classrooms and teaching labs compared to USHE standards. The charts include a comparison with last year's (2020-21) utilization reporting, where available, to show year-over-year trends.
2. The second subsection lists classroom utilization by building and campus as well as by term (spring, fall, summer), including the number of rooms and seats available for scheduling in a building.
3. The third subsection shows a similar table for teaching laboratories.
4. The final section records institutional answers to the questions asked by the Office of the Commissioner for the 2020-21 utilization report.

This report is intended to be a starting point for continued dialogue and information gathering related to USHE space utilization. Space utilization reported herein refers to credit-bearing courses taught in classrooms and laboratories—the quantifiable portion of the total actual utilization occurring on USHE institution campuses. Instruction occurs in locations outside of classrooms and laboratories, and many other activities besides instruction occur in classroom and laboratory space. While utilization information

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<sup>1</sup> R751, *Institutional Facilities Space Utilization*, <https://ushe.edu/ushe-policies/r751/>

beyond credit-bearing courses is currently difficult to quantify, improvements in data collection systems and methodologies may expand the ability to capture such usage in the future.

# System Overview

## Board of Higher Education Utilization Standards

Higher education institutions traditionally monitor room utilization using two metrics:

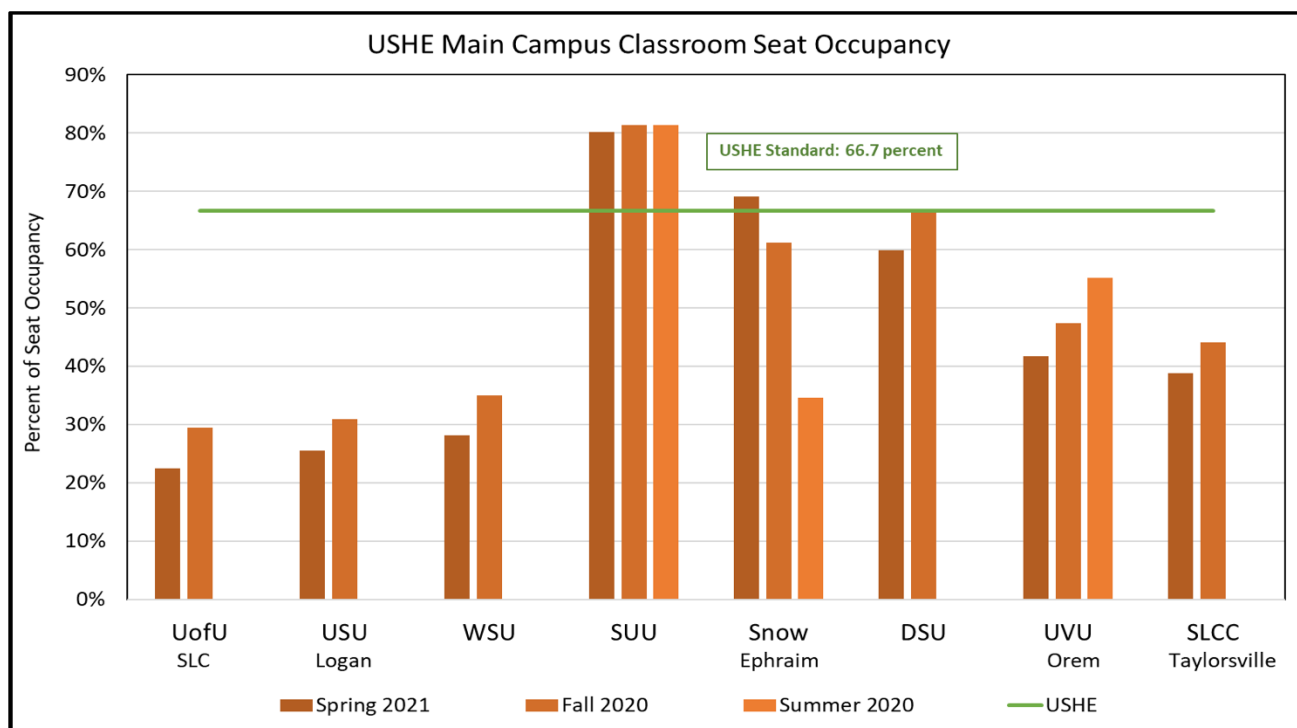
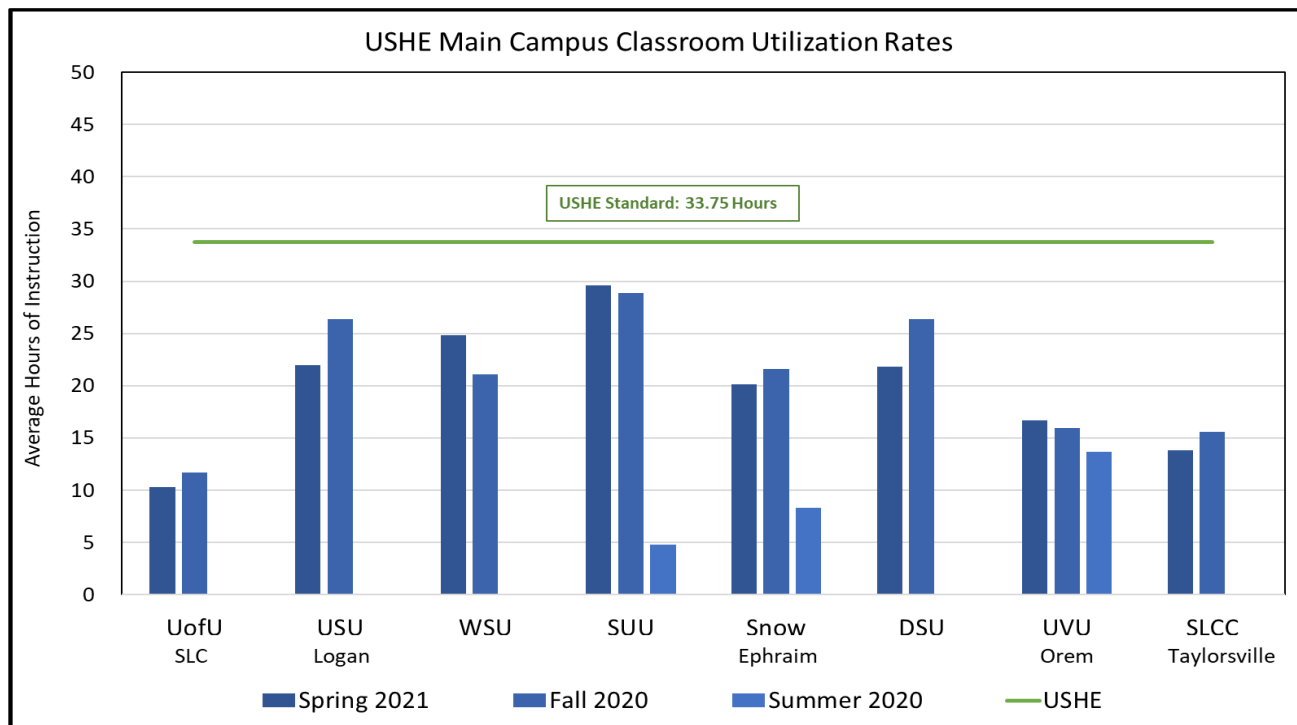
1. Room Utilization Rates (RUR)—which measures how many hours a room is scheduled for use in a given time period; and
2. Station Occupancy Rates (SOR)—which measures the number of seats or stations occupied as a percent of total capacity.

[Board Policy R751](#) adopts the following standards for classroom and teaching laboratory utilization for fall and spring semesters on main campuses, which are used throughout this report:

- Classroom RUR: 75% scheduling of all classrooms during a 45-hour week—33.75 hours per week
- Classroom SOR: 66.7% seat occupancy
- Teaching Lab RUR: 50% scheduling of all labs during a 45-hour week—24.75 hours per week
- Teaching Lab SOR: 80% station occupancy

## USHE Classroom Utilization 2020-21

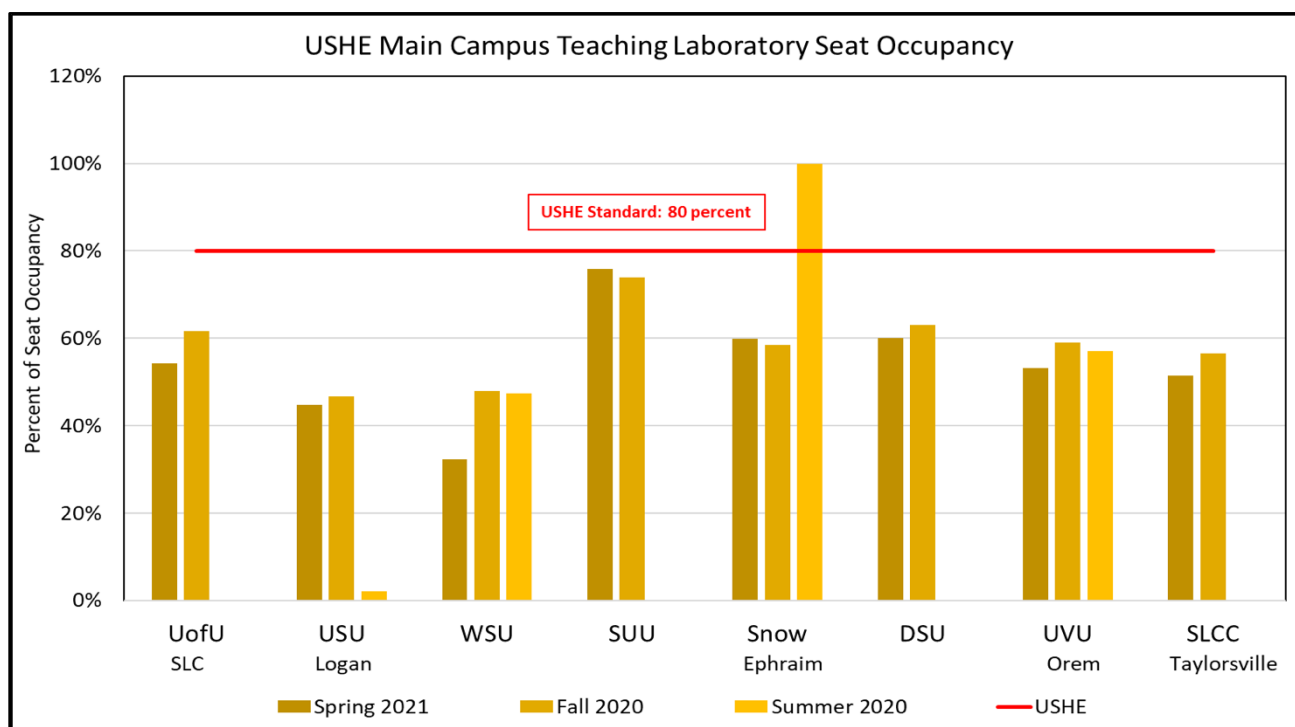
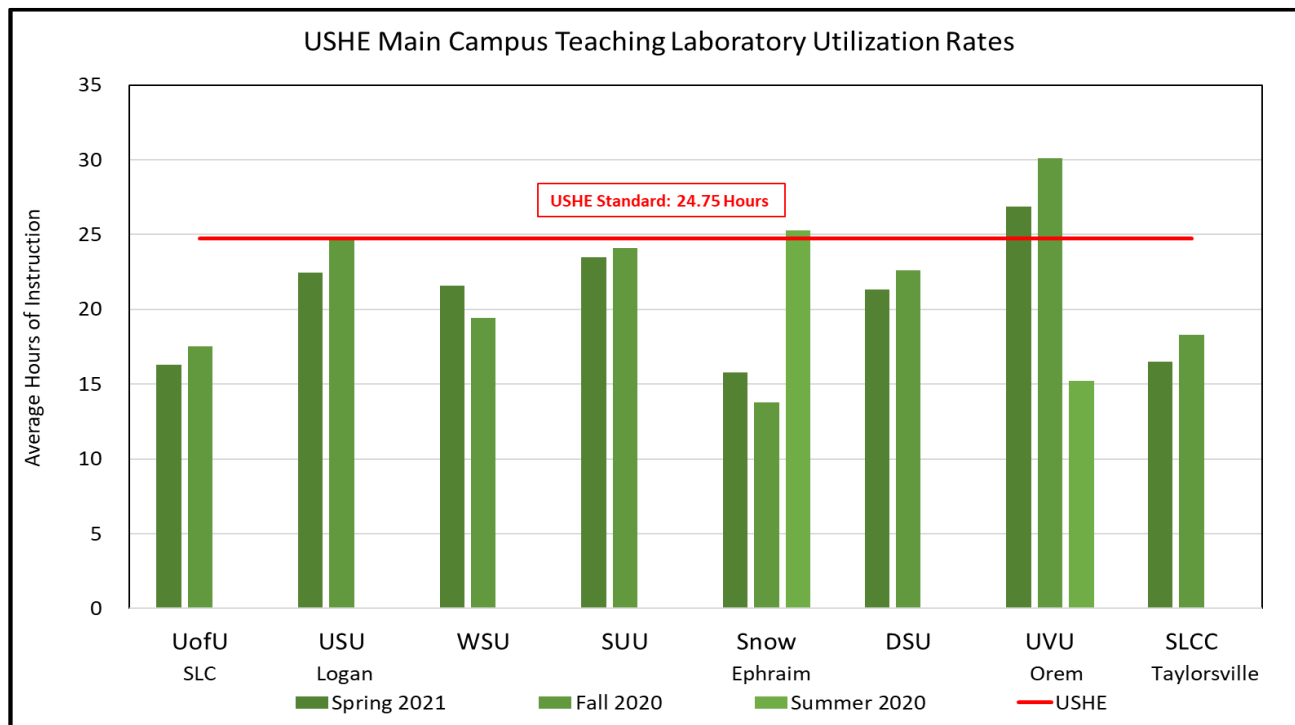
The following charts show institutional classroom utilization compared to USHE standards for main campuses. Weber State University numbers include both the Ogden and Davis campuses. More detailed information is provided in subsequent sections for each institution.





## USHE Teaching Laboratory Utilization 2020-21

The following charts show institutional teaching laboratory utilization compared to USHE standards for main campuses. Weber State University numbers include both the Ogden and Davis campuses. More detailed information is provided in subsequent sections for each institution.



## **Institutional Challenges**

Factors affecting institutional space utilization include size, quality, and age of facilities. Many institutions have larger inventories of classrooms and laboratories that exceed their useful life or are functionally obsolete. While legislative funding allows the renovation or replacement of some space, the amount of needed renovations historically exceeds funding. Technologically, pedagogically, or structurally deficient classrooms and laboratories do not receive the level of demand from students or faculty needed to meet utilization standards. Additionally, older facilities that do not meet the Americans with Disability Act (ADA) requirements make central scheduling difficult when student needs for accommodations are unknown. The size of some USHE campuses likewise affects the ability of central scheduling to effectively schedule space in certain buildings located on the periphery of campus or away from central cores. Finally, the specialization of some space, especially laboratories, prevents open scheduling of the rooms despite the criticality of the space needed for specialized instruction (i.e., chemistry labs, anatomy labs, high-bay automotive, etc.).

Student demand strongly affects room utilization. USHE institutions that are open-admission (sometimes referred to as open-enrollment or non-selective admissions) and nontraditional students face the challenge of meeting student demand for classes throughout the day. These institutions find high demand for classes in the morning before work begins and in the evening after work hours. Midday scheduling often conflicts with student work schedules. Even more traditional, on-campus students also work during the school year and have conflicting schedules and preferences. While institutions continue to experiment with additional course offerings to improve utilization, low demand prevents significant improvement.

## **Global Pandemic**

The global coronavirus pandemic dramatically affected space utilization for academic year 2020-21. Most USHE institutions closed their campuses during the summer 2020 semester, which is reflected in the absences of information in the charts and information presented in this report. The institutions opened their campuses for Fall 2020 at lower capacity and offered more hybrid and online course offerings.

## **Central Scheduling**

[Board Policy R751](#) requires all USHE institutions to centrally schedule classrooms and teaching laboratories. The policy allows for departmental preferences in scheduling but requires institutions to centrally manage the space.

## **Institutional Utilization Policies**

Recognizing that USHE institutions vary by size and mission, [Board Policy R751](#) allows institutions to develop their own space use policies. All institutions have implemented a space use policy that conforms to the [Board Policy R751](#) requirements.

## **Summer Term**

Students traditionally enroll far less in summer terms than spring and fall terms. As noted previously, one of the largest obstacles to overcome in increasing summer enrollment is student choice. Summers are often used for work and internships that increase student success in the fall and spring terms. Students also often return home in the summer to be with family. While noting the challenges in attracting students to the summer term, institutions are working on a variety of strategies to improve summer enrollment and, therefore, utilization of facilities.

WSU operates on a tri-term schedule offering a full schedule during the summer months. WSU and most other USHE institutions encourage departments and faculty to offer more courses during the summer months. Course offerings in summer for high-demand degrees and waitlisted classes are especially encouraged. In addition, Southern Utah University has developed three-year bachelor's degree plans that fully utilize the summer term.

All institutions engage with their communities during the summer by offering summer camps for junior and senior high school students. These programs utilize classroom and laboratory space on campus and serve multiple missions, including future recruitment, community good-will, outreach, and development. While these programs utilize classroom and laboratory facilities, the utilization is not currently tracked.

Not all strategies attracting students to summer enrollment improve physical classroom and lab utilization. Institutions increasingly turn to online content delivery to provide students with flexible options. Online content especially helps attract students in the summer term.

## **Changes to the Capital Development Prioritization Process**

The Office of the Commissioner revised the current USHE prioritization process for capital development projects to incorporate institutional utilization. This detailed prioritization process is currently in use.

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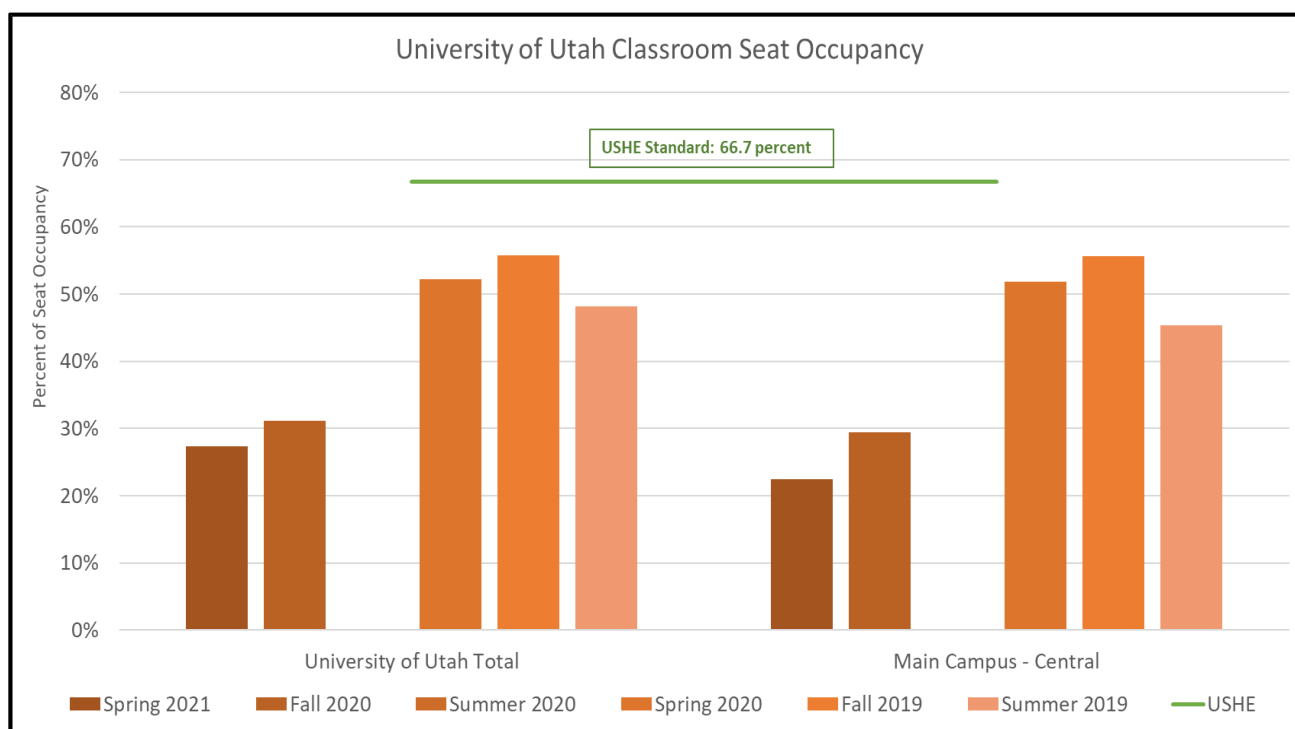
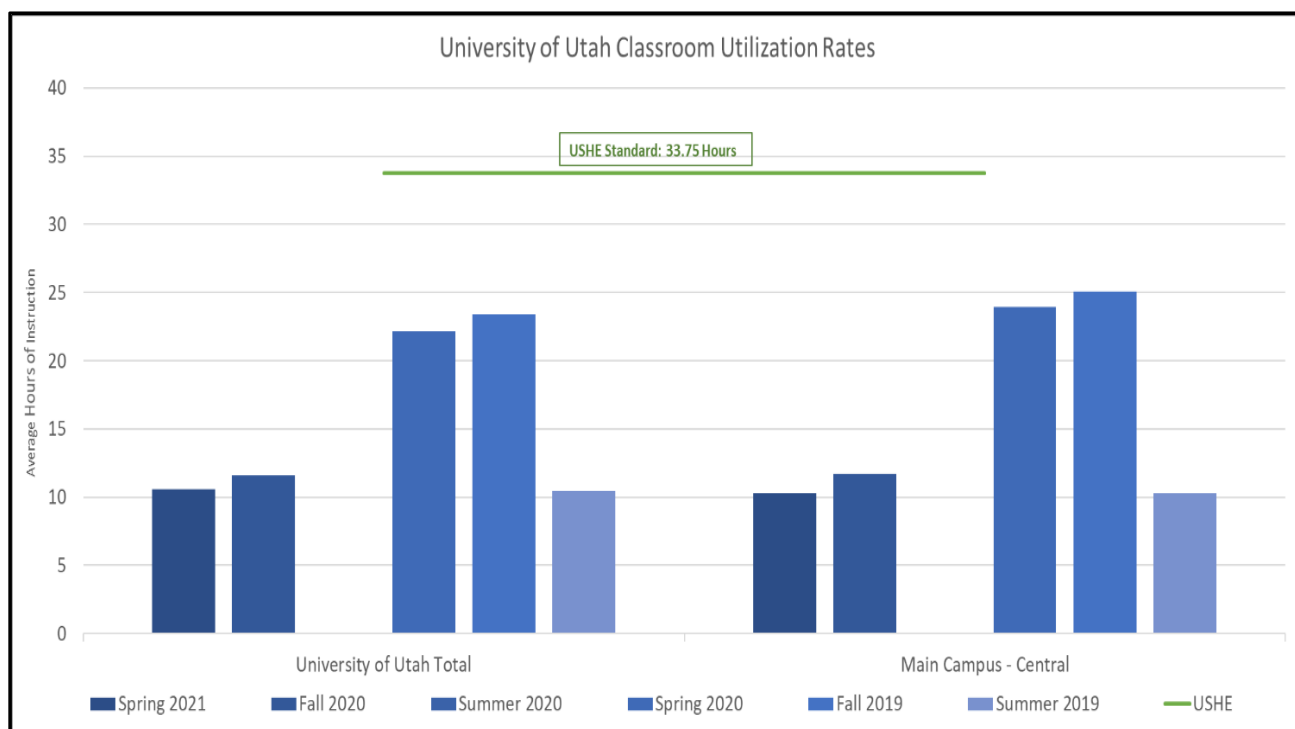
## Institution Utilization Information

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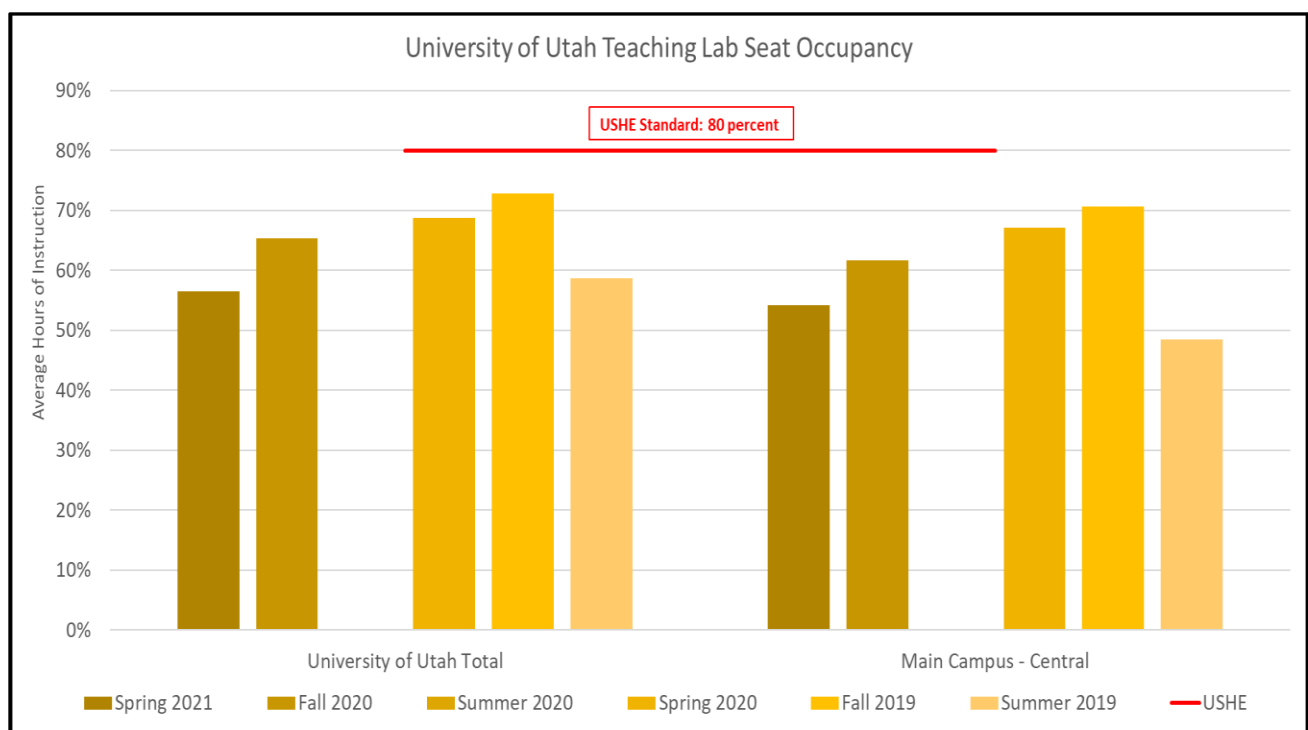
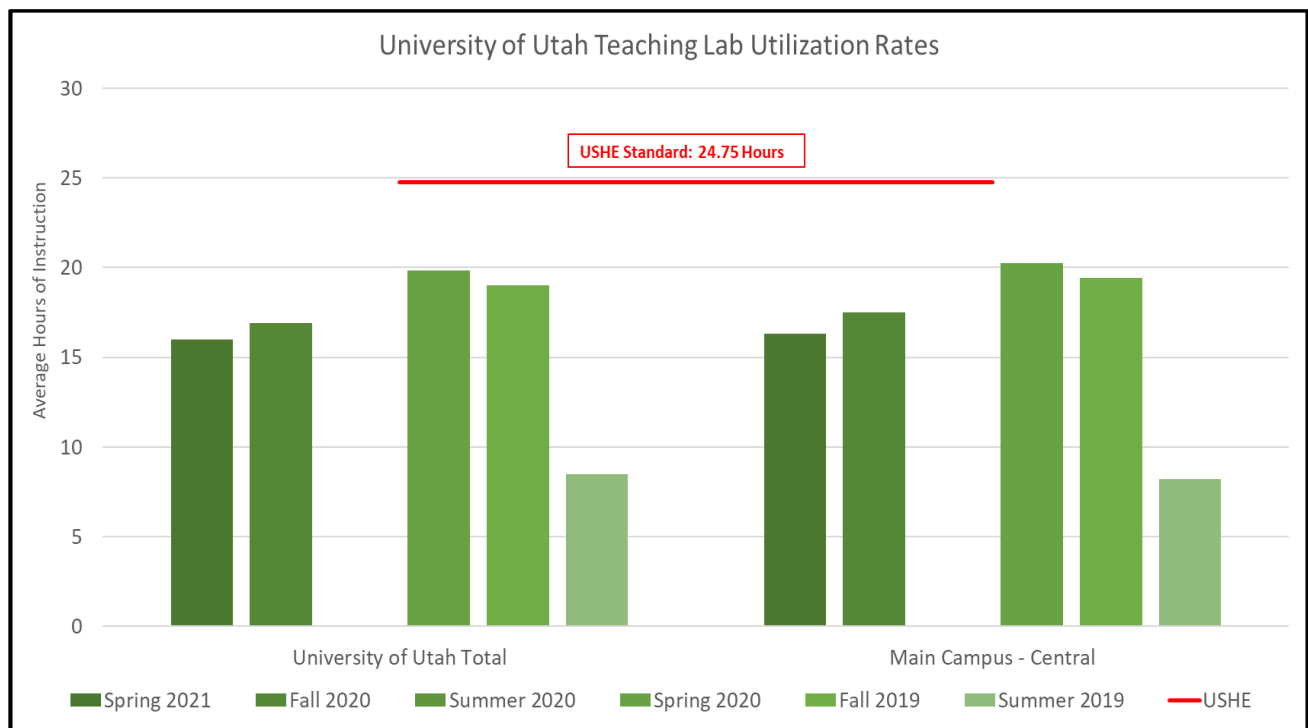


# University of Utah Utilization 2020-21

## Overview of UU Classroom Utilization



## Overview of UU Lab Utilization



## UU Classroom (110) Utilization

	Classroom (110) Utilization											
	Spring 2021				Fall 2020				Summer 2020			
	Room #		Station Occupancy #		Room #		Station Occupancy #		Room #		Station Occupancy #	
	Utilization	Rooms	Rate	Seats	Utilization	Rooms	Rate	Seats	Utilization	Rooms	Rate	Seats
<b>University of Utah Total</b>	<b>10.6</b>	<b>131</b>	<b>27.4%</b>	<b>11,524</b>	<b>11.6</b>	<b>155</b>	<b>31.1%</b>	<b>12,602</b>				
<b>Main Campus - Central</b>	<b>10.3</b>	<b>115</b>	<b>22.5%</b>	<b>10,579</b>	<b>11.7</b>	<b>139</b>	<b>29.4%</b>	<b>11,639</b>				
Olpin Union												
Emery Building	0.9	2	21.0%	114	4.8	2	21.8%	114				
Marriott Center for Dance					9.0	1	15.6%	30				
Skaggs Biology Building	9.3	2	11.9%	471	4.5	1	6.2%	348				
Annex General Office					3.3	2	26.7%	70				
Architecture Building	7.8	1	17.6%	93	12.8	1	21.4%	93				
Art Building					4.5	1	30.7%	83				
Sorenson Arts & Ed Complex	4.8	4	17.8%	150	5.1	6	24.8%	325				
Business Classroom Building	6.0	5	31.0%	216	9.3	10	34.9%	486				
Roland Christensen Center	12.6	5	23.0%	409	20.2	5	26.4%	409				
Gardner Commons	9.6	19	22.2%	1,226	12.0	22	31.2%	1,256				
Irish Humanities Building	8.2	2	9.9%	245	10.1	2	20.1%	245				
College of Social Work					36.8	1	43.8%	50				
Garff Marriott Residential Scholars												
Film and Media Arts Building	20.3	2	24.1%	476	31.2	2	21.8%	476				
Meldrum Civil Engineering Building					3.0	1	83.3%	42				
Sutton Building	2.5	2	44.4%	112	6.0	1	37.5%	36				
Eyring Chemistry Building	8.8	2	10.9%	551	10.0	2	13.6%	551				
HPER East	10.7	1	6.2%	186	21.9	1	11.9%	186				
HPER North	2.4	2	6.3%	80	3.3	3	26.8%	108				
HPER West												
Marriott Library	6.5	4	26.5%	246	7.8	5	27.3%	296				
Fletcher Building	5.1	3	8.8%	496	7.1	3	13.7%	496				
Price Theatre Arts Building												
Talmage Building	5.6	3	9.8%	462	11.3	3	13.1%	462				
Widtsoe Building	3.0	1	5.7%	141	3.0	1	16.3%	141				
Warnock Engineering Building	8.5	7	22.7%	410	12.6	7	31.2%	410				
Warnock Eng. Building (L)	8.5	7	12.3%	964	10.8	9	18.7%	1,064				
Kahlert Village South	5.3	1	48.1%	36	6.0	1	63.9%	36				
Language & Comm. Bldg	29.7	1	10.0%	135	19.3	2	15.6%	159				
Cowles Building	5.3	2	13.4%	78	6.0	1	50.0%	50				
Life Science Building					3.8	3	37.2%	93				
Naval Science Building												
Performing Arts Building												
Kennecott Mechanical Eng.	14.0	1	19.1%	183	18.0	1	23.6%	183				
Garff Executive Ed. Bldg	11.2	7	26.8%	598	14.7	7	34.3%	578				
Quinney College of Law	7.9	10	40.0%	404	4.5	6	40.0%	310				
Social & Behavioral Sciences												
Social Beh. Science Lecture Hall	12.0	1	9.0%	399	9.0	1	17.0%	399				
Eccles Business Building	21.3	14	25.3%	1,430	22.5	15	37.2%	1,470				
Thatcher Bldg Bio Chemistry					6.0	1	6.8%	98				
Crocker Science Building	17.1	3	25.6%	218	11.9	4	45.4%	242				
Browning Building												
Stewart Building	5.2	1	20.0%	50	5.3	5	28.4%	244				
<b>Main Campus - Ft Douglas</b>	<b>7.7</b>	<b>3</b>	<b>250.8%</b>	<b>114</b>	<b>11.1</b>	<b>3</b>	<b>36.1%</b>	<b>114</b>				
Fort Douglas PX	7.7	3	25.8%	114	11.1	3	36.1%	114				
<b>Main Campus - Health Science</b>	<b>7.4</b>	<b>5</b>	<b>55.3%</b>	<b>349</b>	<b>5.4</b>	<b>6</b>	<b>31.4%</b>	<b>499</b>				
Cumming College of Nursing	7.4	5	55.3%	349	6.9	4	34.7%	274				
Eccles Institute of Human Genetics					2.7	1	6.7%	150				
Eccles Health Sciences Ed.					2.2	1	22.7%	75				
<b>Main Campus - Research Park</b>	<b>18.2</b>	<b>8</b>	<b>79.9%</b>	<b>482</b>	<b>13.6</b>	<b>7</b>	<b>70.3%</b>	<b>350</b>				
375 Chipeta Way	3.0	1	2.1%	48	4.1	1	13.8%	40				
421 Wakara Way	25.9	2	55.0%	140	18.2	3	61.2%	164				
Dumke Health Professions	17.8	1	56.0%	50	22.3	1	85.7%	50				
Noorda Oral Health Sciences	18.2	4	105.8%	244	7.1	2	100.9%	96				

## UU Teaching Lab (210) Utilization

	Teaching Labs (210) Utilization											
	Spring 2021				Fall 2020				Summer 2020			
			Station				Station				Station	
	Room Utilization	# Rooms	Occupancy Rate	# Seats	Room Utilization	# Rooms	Occupancy Rate	# Seats	Room Utilization	# Rooms	Occupancy Rate	# Seats
<b>University of Utah Total</b>	<b>16.0</b>	<b>93</b>	<b>56.5%</b>	<b>3,044</b>	<b>16.9</b>	<b>97</b>	<b>65.3%</b>	<b>3,021</b>				
<b>Main Campus - Central</b>	<b>16.3</b>	<b>88</b>	<b>54.2%</b>	<b>2,912</b>	<b>17.5</b>	<b>91</b>	<b>61.6%</b>	<b>2,821</b>				
Sheets Marriott Cntr. Dance	33.2	6	55.0%	240	29.5	6	59.4%	240				
Art Building	20.8	10	56.1%	223	18.1	10	70.2%	223				
Biology Building	7.3	3	75.0%	88	7.4	3	64.1%	96				
Building 72												
Business Classroom Building	7.8	2	28.1%	99								
Gardner Commons	12.0	3	36.1%	111	10.4	3	41.3%	111				
Gardner Hall	4.3	5	11.7%	394	6.7	5	17.2%	389				
Nielsen Fieldhouse												
Film and Media Arts Building	17.7	1	28.8%	40	6.8	2	77.5%	50				
Fine Arts West	8.0	2	48.4%	32	12.0	1	54.2%	16				
Sutton Building	4.4	5	121.2%	88	6.1	4	75.6%	64				
Hedco Building	7.9	2	40.0%	48	7.6	4	40.7%	82				
Eyring Chemistry Building	38.7	3	64.4%	72	33.1	9	71.6%	216				
HPER East	4.0	2	25.2%	52								
HPER North												
HPER West	17.0	1	38.0%	25	21.2	1	36.0%	25				
Marriott Library	10.2	4	34.4%	165	10.7	4	56.9%	165				
Fletcher Building	19.0	2	73.1%	60	17.4	2	76.7%	60				
Talmage Building	8.5	2	62.5%	48	7.1	2	51.0%	60				
Price Theatre Arts Building	15.1	7	32.1%	280	13.1	6	28.2%	265				
Merrill Engineering Building	17.8	12	56.0%	356	17.0	15	56.1%	406				
Language & Comm. Bldg	1.5	1	26.7%	30	5.1	1	53.3%	30				
Cowles Building												
Performing Arts Building	9.3	1	13.0%	115								
Physics Building												
Pioneer Memorial Theatre					3.2	1	23.3%	30				
Sculpture Building	20.5	4	50.5%	93	17.9	4	85.4%	93				
Social & Behavioral Sciences	3.2	1	17.5%	40								
Thatcher Bldg. Bio. Chemistry	18.9	2	61.1%	36	33.7	1	49.0%	24				
Crocker Science Building	30.0	4	74.5%	92	33.5	5	90.1%	116				
Browning Building	1.6	1	60.0%	25								
Stewart Building	24.6	2	47.2%	60	21.4	2	31.1%	60				
<b>Main Campus - Research Park</b>	<b>11.3</b>	<b>5</b>	<b>108.3%</b>	<b>132</b>	<b>7.8</b>	<b>6</b>	<b>158.4%</b>	<b>200</b>				
Dumke Health Professions	11.3	5	108.3%	132	8.8	5	162.1%	147				
Noorda Oral Health Sciences					2.6	1	94.3%	53				

# University of Utah 2020-21 Utilization Report

## Required Question 1: Meeting Board Standards

*Using the utilization data submitted with this report, explain how your institution intends to meet or exceed the standard by 2025 to meet legislative intent language and Board performance metrics:*

- a. Classroom Room Utilization Rate: 75% scheduling of all classrooms during a 45-hour week—33.75 hours per week
- b. Classroom Seat Occupancy Rate: 66.7% seat occupancy

The COVID Pandemic forced the University of Utah to adopt remote learning plans that impacted the ability to use classroom and lab space across campus. Many space utilization efforts were placed on hold for the year as we worked to ensure our students could continue their studies in a safe remote environment. Classroom rates dropped dramatically as we shifted class online, however, we were fortunate to have the capacity to still offer the critical lab courses essential to our research teaching mission in a safe and in person format.

Although the pandemic changed the emphasis of our efforts to improve utilization rates, it did not derail them completely and the University of Utah continues our commitment to using both classroom and laboratory space as effectively as possible. We continue to be engaged in our efforts to meet or exceed the utilization standards through dedicated committees and groups analyzing space usage and making suggestions to improve the use of existing lab and classroom space. The pandemic has amplified our work engaging college deans, department chairs, faculty and staff charged with scheduling courses in discussions regarding how to schedule and use space more wisely and in response to the pandemic safely as well.

We continue to work to broaden the times that classes are offered, continue to develop and use major maps which help coordinate courses and have used conference rooms for smaller graduate seminars. There are often challenges matching appropriate class sizes with appropriate space available for classes. We will continue to work hard to find the appropriate balance to meet both course demand and appropriate classrooms for the topic being taught. There are also quality issues that may preclude certain spaces available for some classes. We will continue to invest resources each year to improve older classroom and lab space to improve the ability so they can be used as broadly as possible. We are also continually looking at different ways of modifying our scheduling of classes to increase the flexibility of offering classes at high demand times without creating bottlenecks between competing high demand courses.

- c. Laboratory Room Utilization Rate: 55% scheduling of all laboratories during a 45-hour week—24.75 hours per week
- d. Laboratory Seat Occupancy Rate: 80% station occupancy

Many of the same challenges noted above in question # 1 related to classroom utilization also relate to efficient use of lab space. We feel fortunate to have had adequate lab space during the pandemic to allow us to continue to offer these courses to our students while maintaining a healthy and safe environment. Use of lab space is being analyzed and considered hand in hand with our efforts to increase utilization of classroom space and the efforts noted above also apply in regards to meeting the thresholds for lab space. There are of course additional challenges in meeting the rates for lab space because the space is often specialized in nature and there is less flexibility in simply rescheduling the use of the space. Often labs are designed to function more effectively for a specific program utilizing them and it is not always possible to broaden the use beyond specific types of courses. We also want to insure all of our lab space is safe for our students and faculty and have spent a significant amount of time ensuring that existing space is not only being used effectively, but is also a safe environment for use.

### **Required Question 2: Local Conditions Affecting Utilization**

*What are local institutional conditions and other mission-related issues that affect space utilization and scheduling at your institution? What would you like policymakers to understand about the utilization data submitted by your institution?*

For instruction and training, not all facilities are created equal, both in terms of facility performance (age and condition) and requisite functionality of a given discipline.

As a large research institution, we have a large demand for different types of classrooms and labs that other institutions may not experience. A classroom or lab at our institution may be designed and built specifically for one specific discipline which often makes it more difficult to simply make the space more widely available to other courses. We have worked hard to make all of these spaces and resources as flexible as possible so that they are not limited to specific courses, faculty or disciplines. We are prioritizing update classrooms and labs in older buildings that are many years old and were built and designed before the advent of many of the latest teaching and research technologies. It is often difficult, as well as expensive to try and bring these spaces up to the standards needed to accommodate the latest teaching methodologies. We often find the equipment is relatively inexpensive and can be added, but the overall design of the classroom/lab does not allow easy or effective updates by simply adding equipment. A costlier and time intensive redesign of the physical space is often warranted.

### **Required Question 3: Central Scheduling**

*What steps has your institution taken to implement centralized scheduling as required by Board Policy R751? What percent of your classroom and laboratory inventory are centrally scheduled?*

Scheduling practices implemented in 2015 were founded on [Board Policy R751](#) and instituted within our scheduling office.

100% of instructional spaces are centrally scheduled. Approximately 20% of the classrooms within the University of Utah are held as priority spaces where individual programs are allowed first right of refusal before being opened to other credit-bearing activities.

### **Required Question 4: Institutional Utilization Policy**

*Provide a link or attach a copy of your institutional utilization policy required by Board Policy R751*

<https://registrar.utah.edu/scheduling/classes/>

### **Required Question 5: Hours of Operation**

*What are the hours of operation for your institutional facilities and what expectations does your institution have for facility use throughout the day?*

Hours of operation vary greatly by facility type. Classrooms are available for scheduling starting at 7 am and concluding by 10 pm. Although institutional facilities are available during the entire day, we have found that students tend to want classes available during a much narrower time frame. This leaves capacity available during some hours of the day while at the same time creates scheduling challenges during peak demand times. We believe we have an opportunity to find ways to shift courses and student interest to hours of operation that are currently under-utilized. We are actively exploring additional ways to shift student demand to take advantage of under-utilized time slots.

The University of Utah continues to experience enrollment growth and we will benefit from current unused capacity to continue to support additional student demand.



## **Required Question 6: Optimizing Summer Term**

*What is your institution doing to optimize the use of available classrooms and teaching laboratories during the summer term?*

Our efforts are centered upon growing year-round enrollment. One area where we have found success in this regard is through Summer bridge programs. These programs should help not only grow overall enrollments, but will also help increase summer utilization rates. These programs will generally target students who may not be academically qualified to attend the University of Utah, but are very close. The Bridge programs consist of a series of courses and other specialized assistance to try and move the students' academic performance that small extra bit needed in order to be successful full-time students who will then enroll full-time the following Fall semester.

## **Optional Question 1: Monitoring Methods**

*What monitoring methods or data collection guidelines does your institution use to ensure effective reporting of classroom and teaching laboratory utilization?*

We are constantly looking at ways to enhance the use of utilization data by key groups across our campus. We combine enrollment data files with space data per semester to trend utilization and physical fill rates. Reporting is shared with deans at a Council of Academic Deans meeting and is also made available to individual units from the section to location level throughout each college.

## **Optional Question 2: Off-Peak Student Enrollment**

*What strategies does your institution employ for encouraging student enrollment during off-peak hours and better aligning student enrollments with available space?*

We intentionally place historically low-enrollment/cap courses at off-peak hours to allow greater access for students who may be in a high-demand course. We are also looking at changing the days/times available for course scheduling to make better use of high-demand times.

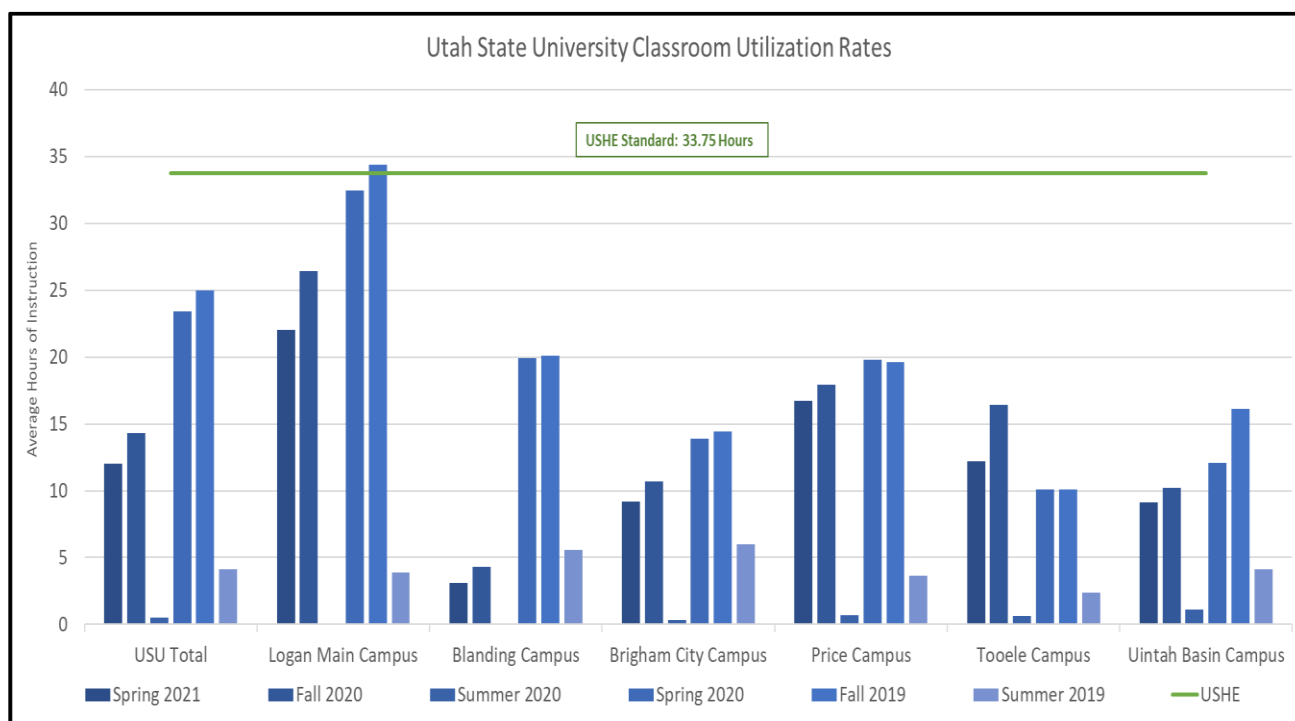
## **Optional Question 3: Non-Instructional Room Utilization**

*What strategies does your institution employ to capture non-instructional classroom and laboratory utilization?*

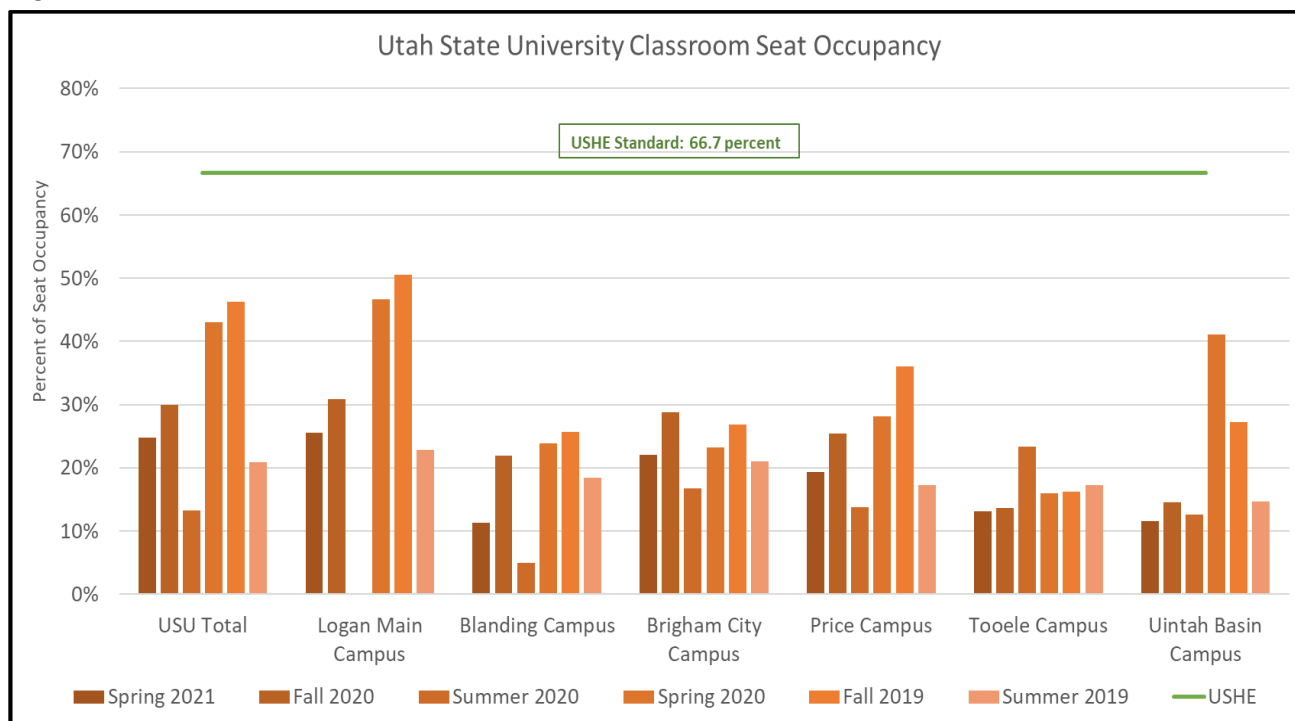
All dedicated classroom spaces are prioritized for instruction without exception. Similar to class labs, non-class lab use is calculated by affiliated total project expense per square foot. Often, personnel expenses are for students in an affiliated discipline.

# Utah State University Utilization 2020-21

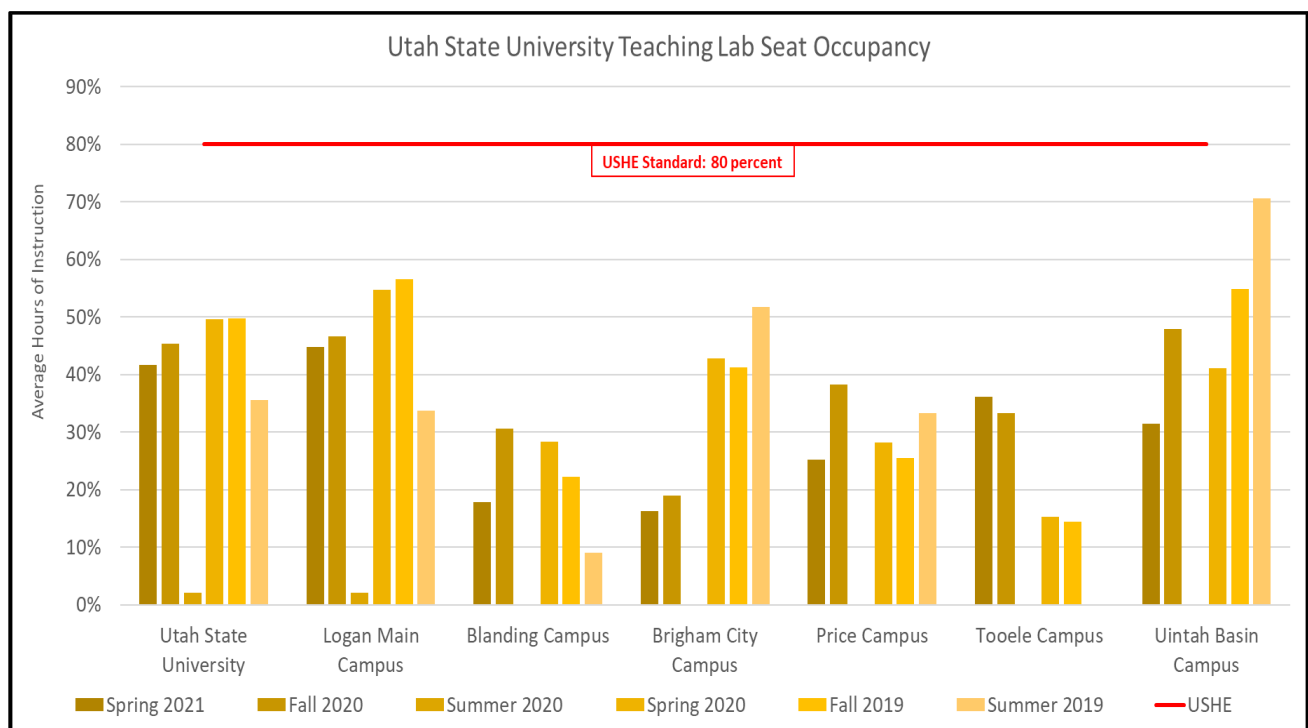
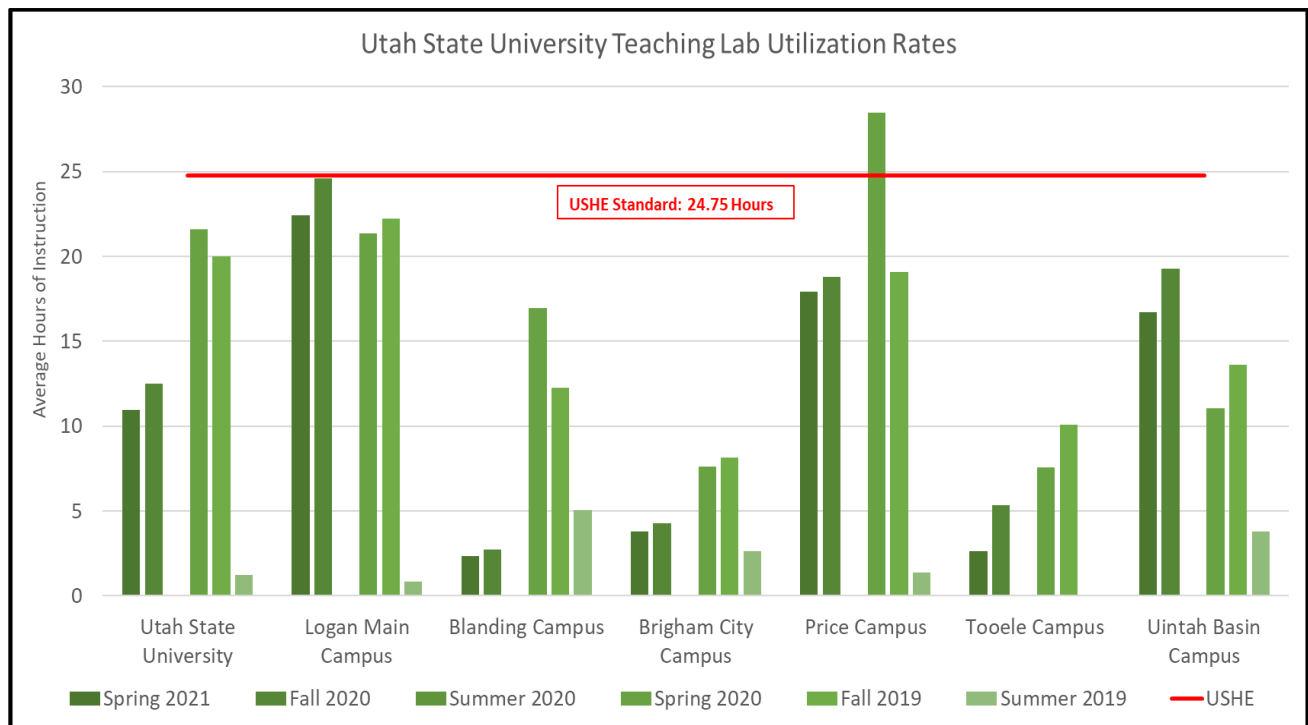
## Overview of USU Classroom Utilization



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## Overview of USU Lab Utilization



## USU Classroom (110) Utilization

	Classroom (110) Utilization											
	Spring 2021				Fall 2020				Summer 2020			
	Room		Station		Room		Station		Room		Station	
	Utilization	# Rooms	Occupancy Rate	# Seats	Utilization	# Rooms	Occupancy Rate	# Seats	Utilization	# Rooms	Occupancy Rate	# Seats
<b>Utah State University</b>	<b>12.0</b>	<b>300</b>	<b>24.7%</b>	<b>12,580</b>	<b>14.3</b>	<b>299</b>	<b>29.9%</b>	<b>12,556</b>	<b>0.5</b>	<b>299</b>	<b>13.2%</b>	<b>12,556</b>
<b>Logan Main Campus</b>	<b>22.0</b>	<b>151</b>	<b>25.5%</b>	<b>9,144</b>	<b>26.4</b>	<b>150</b>	<b>30.9%</b>	<b>9,120</b>	<b>0.0</b>	<b>150</b>	<b>0.0%</b>	<b>9,120</b>
Agriculture Sys Tech & Ed	7.3	3	21.3%	104	11.3	3	36.3%	104	0.0	3	0.0%	104
Agricultural Sciences Bldg.	48.1	3	37.0%	197	46.9	3	33.0%	197	0.0	3	0.0%	197
Animal Science Bldg.	5.0	2	42.4%	72	10.5	2	78.5%	72	0.0	2	0.0%	72
Peterson Engineering Lab	27.6	6	19.7%	504	0.0	6	0.0%	504	0.0	6	0.0%	504
Distance Education Building	8.5	6	23.1%	233	30.9	6	42.3%	233	0.0	6	0.0%	233
Early Childhood Building	20.3	12	30.7%	320	13.1	12	27.8%	320	0.0	12	0.0%	320
Eccles Business Building	23.5	2	86.5%	41	50.1	2	47.1%	41	0.0	2	0.0%	41
Eccles Science Learning Center	12.1	6	28.5%	468	13.9	6	53.9%	468	0.0	6	0.0%	468
Bowen Building	55.4	3	20.3%	699	52.8	3	25.1%	699	0.0	3	0.0%	699
Education Building	14.7	8	16.8%	333	16.2	8	20.5%	333	0.0	8	0.0%	333
Engineering Building	35.5	15	20.0%	1,171	39.1	15	26.2%	1,171	0.0	15	0.0%	1,171
Family Life Building	13.9	6	34.9%	265	12.8	6	28.4%	265	0.0	6	0.0%	265
Fine Arts Center	4.4	1	37.5%	16	1.9	1	25.0%	16	0.0	1	0.0%	16
Fine Arts-Visual Building	37.0	4	18.0%	378	47.0	4	22.3%	378	0.0	4	0.0%	378
Geology Building	17.9	6	28.5%	302	25.9	6	20.0%	302	0.0	6	0.0%	302
HPER Building	38.1	5	20.0%	304	47.9	5	23.2%	304	0.0	5	0.0%	304
Huntsman Hall	47.1	20	43.6%	1,103	50.5	20	47.5%	1,103	0.0	20	0.0%	1,103
Industrial Science Building	4.1	2	45.0%	60	25.2	2	37.1%	60	0.0	2	0.0%	60
Life Sciences Building	26.2	3	23.3%	431	25.1	3	37.6%	431	0.0	3	0.0%	431
Lillywhite Building	0.0	2	0.0%	56	12.3	2	53.8%	56	0.0	2	0.0%	56
Merrill-Cazier Library	18.8	4	30.6%	177	19.7	4	22.0%	177	0.0	4	0.0%	177
Natural Resources Building	39.1	1	19.6%	98	56.6	1	26.8%	98	0.0	1	0.0%	98
Nutrition & Food Sciences	29.1	3	16.8%	154	27.8	3	22.7%	154	0.0	3	0.0%	154
Old Main	27.0	13	17.4%	930	32.6	12	20.0%	906	0.0	12	0.0%	906
Ray B. West Building	8.5	5	69.6%	133	16.9	5	47.0%	133	0.0	5	0.0%	133
Science Engineering Research	0.0	1	0.0%	24	0.0	1	0.0%	24	0.0	1	0.0%	24
Sorsenson Cntr. for Clinical Excl.	22.3	2	17.4%	109	24.4	2	37.1%	109	0.0	2	0.0%	109
Teaching Greenhouse	10.0	1	81.3%	24	15.6	1	33.3%	24	0.0	1	0.0%	24
Technology Building	21.1	3	52.0%	104	19.1	3	56.0%	104	0.0	3	0.0%	104
University Reserve Building	0.0	1	0.0%	28	0.0	1	0.0%	28	0.0	1	0.0%	28
Veterinary Science & Biology	31.7	1	16.9%	126	41.1	1	16.3%	126	0.0	1	0.0%	126
Widtsoe Hall	48.0	1	25.0%	180	57.9	1	22.3%	180	0.0	1	0.0%	180
<b>Blanding Campus</b>	<b>3.1</b>	<b>17</b>	<b>11.3%</b>	<b>481</b>	<b>4.3</b>	<b>17</b>	<b>21.9%</b>	<b>481</b>	<b>0.1</b>	<b>17</b>	<b>5.0%</b>	<b>481</b>
Bradford Lee Tech. Building	8.0	10	10.8%	236	11.3	10	26.1%	236	0.0	10	0.0%	236
Health Science Library	16.8	5	11.9%	190	12.7	5	14.9%	190	1.2	5	5.0%	190
Heavy Equipment & Trucking	0.0	1	0.0%	25	3.5	1	8.0%	25	0.0	1	0.0%	25
Native Americans Studies	0.0	1	0.0%	30	6.7	1	36.7%	30	0.0	1	0.0%	30
Se Learning Cntr., Montezuma												
<b>Brigham Campus</b>	<b>9.2</b>	<b>36</b>	<b>22.0%</b>	<b>794</b>	<b>10.7</b>	<b>36</b>	<b>28.8%</b>	<b>794</b>	<b>0.3</b>	<b>36</b>	<b>16.7%</b>	<b>794</b>
Academic Building	10.3	24	21.0%	430	13.2	24	31.4%	430	0.6	24	16.7%	430
Miller Building	8.1	12	25.0%	364	8.2	12	21.7%	364	0.0	12	0.0%	364
<b>Price Campus</b>	<b>16.7</b>	<b>33</b>	<b>19.3%</b>	<b>997</b>	<b>17.9</b>	<b>33</b>	<b>25.4%</b>	<b>997</b>	<b>0.7</b>	<b>33</b>	<b>13.7%</b>	<b>997</b>
Central Instructional Building	17.4	6	25.2%	168	13.7	6	22.4%	168	0.7	6	3.1%	168
Mcdonald Career Center	25.1	3	27.0%	88	29.6	3	28.8%	88	0.0	3	0.0%	88
Reeves Building	18.4	14	16.8%	430	20.7	14	22.9%	430	2.0	14	15.7%	430
West Instructional Building	5.8	10	14.6%	311	7.7	10	34.9%	311	0.0	10	0.0%	311
<b>Tooele Campus</b>	<b>12.2</b>	<b>21</b>	<b>13.1%</b>	<b>486</b>	<b>16.4</b>	<b>21</b>	<b>13.6%</b>	<b>486</b>	<b>0.6</b>	<b>21</b>	<b>23.3%</b>	<b>486</b>
Science & Technology Building	18.8	2	20.7%	56	23.4	2	29.3%	56	0.0	2	0.0%	56
Academic Building	5.6	19	10.2%	430	9.4	19	11.8%	430	1.3	19	23.3%	430
<b>Uintah Basin Campus</b>	<b>9.1</b>	<b>42</b>	<b>11.5%</b>	<b>678</b>	<b>10.2</b>	<b>42</b>	<b>14.5%</b>	<b>678</b>	<b>1.1</b>	<b>42</b>	<b>12.6%</b>	<b>678</b>
BEERC	8.8	21	12.8%	288	9.8	21	16.6%	288	1.5	21	15.9%	288
Roosevelt - Student Center	17.8	8	9.6%	252	20.7	8	12.4%	252	1.7	8	9.4%	252
Roosevelt - Classroom	0.6	13	71.4%	138	0.0	13	0.0%	138	0.0	13	0.0%	138

## USU Teaching Lab (210) Utilization

	Teaching Labs (210) Utilization											
	Spring 2021				Fall 2020				Summer 2020			
			Station				Station				Station	
	Room	#	Occupancy	#	Room	#	Occupancy	#	Room	#	Occupancy	#
	Utilization	Rooms	Rate	Seats	Utilization	Rooms	Rate	Seats	Utilization	Rooms	Rate	Seats
<b>Utah State University</b>	<b>11.0</b>	<b>119</b>	<b>41.6%</b>	<b>3,180</b>	<b>12.5</b>	<b>119</b>	<b>45.3%</b>	<b>3,180</b>	<b>0.0</b>	<b>119</b>	<b>2.0%</b>	<b>3,180</b>
<b>Logan Main Campus</b>	<b>22.4</b>	<b>73</b>	<b>44.7%</b>	<b>2,101</b>	<b>24.6</b>	<b>73</b>	<b>46.6%</b>	<b>2,101</b>	<b>0.0</b>	<b>73</b>	<b>2.0%</b>	<b>2,101</b>
Agricultural Sciences Bldg.	50.7	2	33.2%	48	80.7	2	29.0%	48	0.0	2	0.0%	48
Animal, Teaching & Research Ctr	9.4	2	90.0%	32	13.8	2	129.3%	32	0.0	2	0.0%	32
Art Sculpture Lab	0.0	1	0.0%	15	37.0	1	38.3%	15	0.0	1	0.0%	15
Biological-Nat Resources	28.7	1	25.7%	30	16.0	1	27.8%	30	0.0	1	0.0%	30
Biotech Lab	10.9	1	62.5%	12	0.0	1	0.0%	12	0.0	1	0.0%	12
Peterson Engineering Lab	0.0	1	0.0%	30	0.0	1	0.0%	30	0.0	1	0.0%	30
Eccles Business Building	6.8	2	19.0%	74	10.3	2	34.5%	74	0.0	2	0.0%	74
Education Building	9.2	2	40.0%	55	10.1	2	26.7%	55	0.0	2	0.0%	55
Engineering Building	52.6	2	75.4%	50	24.7	2	80.8%	50	0.0	2	0.0%	50
Family Life Building	13.7	3	79.4%	76	19.9	3	81.4%	76	0.0	3	0.0%	76
Fine Arts Center	31.7	9	21.0%	443	28.5	9	24.6%	443	0.1	9	2.0%	443
Fine Arts Center Visual	41.8	4	53.7%	100	70.3	4	48.0%	100	0.0	4	0.0%	100
Geology Building	25.5	2	49.2%	40	30.4	2	45.0%	40	0.0	2	0.0%	40
Huntsman Hall	16.5	1	35.8%	66	19.4	1	37.4%	66	0.0	1	0.0%	66
Industrial Science Building	26.9	2	28.9%	90	23.7	2	21.7%	90	0.0	2	0.0%	90
Life Sciences Building	28.4	13	42.2%	368	29.5	13	52.5%	368	0.0	13	0.0%	368
Maeser Lab	15.2	7	54.6%	96	1.4	7	93.8%	96	0.0	7	0.0%	96
Military Science Building	0.0	1	0.0%	30	0.0	1	0.0%	30	0.0	1	0.0%	30
Natural Resources Building	34.7	1	17.3%	50	61.6	1	34.7%	50	0.0	1	0.0%	50
Old Main	0.0	1	0.0%	15	0.0	1	0.0%	15	0.0	1	0.0%	15
Quinney Library	0.0	1	0.0%	32	4.2	1	84.4%	32	0.0	1	0.0%	32
Science Engineering Research	49.6	4	92.9%	64	52.2	4	91.2%	64	0.0	4	0.0%	64
Sorenson Cntr. for Clinical Excl.	12.9	1	97.3%	30	22.2	1	100.0%	30	0.0	1	0.0%	30
Veterinary Science & Biology	45.1	4	90.3%	135	1.3	4	77.5%	135	0.0	4	0.0%	135
Widtsoe Hall	50.9	5	87.0%	120	57.6	5	90.4%	120	0.0	5	0.0%	120
<b>Blanding Campus</b>	<b>2.4</b>	<b>6</b>	<b>17.8%</b>	<b>115</b>	<b>2.7</b>	<b>6</b>	<b>30.6%</b>	<b>115</b>	<b>0.0</b>	<b>6</b>	<b>0.0%</b>	<b>115</b>
Bradford Lee Technology	0.0	1	0.0%	12	0.0	1	0.0%	12	0.0	1	0.0%	12
Trucking Offices	0	1	0	6	0	1	0	6	0	1	0	6
Health Science Library	7.1	4	17.8%	97	8.1	4	30.6%	97	0.0	4	0.0%	97
<b>Brigham Total</b>	<b>3.8</b>	<b>2</b>	<b>16.2%</b>	<b>37</b>	<b>4.3</b>	<b>2</b>	<b>18.9%</b>	<b>37</b>	<b>0.0</b>	<b>2</b>	<b>0.0%</b>	<b>37</b>
Milton P Miller Building	3.8	2	16.2%	37	4.3	2	18.9%	37	0.0	2	0.0%	37
<b>Price Campus</b>	<b>17.9</b>	<b>29</b>	<b>25.2%</b>	<b>757</b>	<b>18.8</b>	<b>29</b>	<b>38.2%</b>	<b>757</b>	<b>0.0</b>	<b>29</b>	<b>0.0%</b>	<b>757</b>
BDAC Athletic Building	49.3	1	25.4%	35	58.9	1	61.8%	35	0.0	1	0.0%	35
Central Instructional Building	13.4	7	25.0%	275	10.1	7	24.1%	275	0.0	7	0.0%	275
Industrial Park Building	27.6	2	4.2%	48	27.3	2	33.3%	48	0.0	2	0.0%	48
Mcdonald Career Center	3.1	7	25.8%	161	3.8	7	27.2%	161	0.0	7	0.0%	161
Reeves Building	5.5	9	32.1%	195	6.7	9	42.6%	195	0.0	9	0.0%	195
West Instructional Building	8.7	3	24.6%	43	5.9	3	16.7%	43	0.0	3	0.0%	43
<b>Tooele Campus</b>	<b>2.6</b>	<b>5</b>	<b>36.1%</b>	<b>90</b>	<b>5.4</b>	<b>5</b>	<b>33.3%</b>	<b>90</b>	<b>0.0</b>	<b>5</b>	<b>0.0%</b>	<b>90</b>
Academic Building	2.6	5	36.1%	90	5.4	5	33.3%	90	0.0	5	0.0%	90
<b>Uintah Basin Campus</b>	<b>16.7</b>	<b>4</b>	<b>31.4%</b>	<b>80</b>	<b>19.3</b>	<b>4</b>	<b>47.9%</b>	<b>80</b>	<b>0.0</b>	<b>4</b>	<b>0.0%</b>	<b>80</b>
BEERC	16.7	4	31.4%	80	19.3	4	47.9%	80	0.0	4	0.0%	80

# Utah State University 2020-21 Utilization Report

*\*Answers are for Logan campus unless otherwise noted*

## Required Question 1: Meeting Board Standards

*Using the utilization data submitted with this report, explain how your institution intends to meet or exceed the standard by 2025 to meet legislative intent language and Board performance metrics:*

- a. Classroom Room Utilization Rate: 75% scheduling of all classrooms during a 45-hour week-33.75 hours per week
- b. Classroom Seat Occupancy Rate: 66.7% seat occupancy

We continue to focus our efforts on meeting current instructional needs. As COVID19 wanes, our collaborative group with representatives from Facilities, Academic and Instructional Services (Central Scheduling), Space Management, and Business and Finance will continue to identify opportunities to right-size courses and classrooms and update classroom inventory while considering instructional needs. Since USU does not have buildings that are dedicated to classrooms only, we try to accommodate faculty as much as possible by letting them teach classes in or near the buildings where they office.

- c. Laboratory Room Utilization Rate: 55% scheduling of all classrooms during a 45-hour week-24.75 hours per week
- d. Laboratory Seat Occupancy Rate: 80% seat occupancy

The primary change that offers the best opportunity to reach the standard was for class laboratories to be centrally scheduled. Although achieving our goals may be delayed due to the COVID19 pandemic, using the same evaluation process noted with classrooms and working with individual colleges to utilize specialized classroom laboratory space, we are more confident in our ability to meet the standard.

## Required Question 2: Local Conditions Affecting Utilization

*What are local institutional conditions and other mission-related issues that affect space utilization and scheduling at your institution? What would you like policymakers to understand about the utilization data submitted by your institution?*

COVID19 has highlighted USU's unique circumstances where classrooms are needed or exist in certain locations but cannot be utilized at the calculated standard. Factors leading to these circumstances include social distancing, on-line, hybrid instruction, the nature of some programs,



the spread-out nature of the campus, the large physical size of some classrooms and the number of classrooms.

For example:

- Several classrooms are in buildings around the perimeter of the campus where the program function needs to exist, but the distance from the central core is too far to be effectively included in general scheduling. Students cannot make it to those buildings and back within class breaks.
- Some classrooms exist in buildings where elementary or pre-school-aged children are present and the university has made a conscious decision to limit only those students whose programs require them to work with the young children into those buildings.
- Some classrooms are in older buildings that are not ADA compliant. However, the departments housed in those buildings still use the classrooms because of the convenience. Classrooms that are not ADA compliant cannot be used for general scheduling and therefore have limited usage.
- Some classrooms have poor technology, which make them undesirable for most faculty and students. However, the departments housed in those buildings use the classrooms because they feel that convenience outweighs the classroom conditions.
- Some older, higher capacity classrooms are less desirable for smaller course enrollment; however, due to location, the room is scheduled and the station occupancy rate fails to achieve the desired metric. It is important to note that during COVID-19 these larger capacity spaces have become important in meeting face to face courses while maintaining social distancing.

Non-credit bearing use of classrooms for study groups, meetings, events, etc. are not considered when evaluating the student experience in conjunction with instruction. As noted in previous reports, non-credit bearing uses equate to 19% of the total available usage hours for these classrooms over the course of the year.

### **Required Question 3: Central Scheduling**

*What steps has your institution taken to implement centralized scheduling as required by Board Policy R751? What percent of your classroom and laboratory inventory are centrally scheduled?*

All classrooms and class laboratories are centrally scheduled. Academic and Instructional Services (central scheduling) collaborates with departments on a regular basis. Although some challenges and concerns for department-paid specialized equipment exist in class laboratories, the Academic and Instructional Services division continues to work through departmental situation to establish acceptable agreements to preserve the department interests and

investments - while working to increase the utilization of the classroom laboratories. As previously stated, COVID19 created especially challenging circumstances respecting face-to-face and hybrid instruction, departmental needs, and social distancing requirements.

#### **Required Question 4: Institutional Utilization Policy**

*Provide a link or attach a copy of your institutional utilization policy required by Board Policy R751.*

<https://www.usu.edu/policies/537/>

#### **Required Question 5: Hours of Operation**

*What are the hours of operation for your institutional facilities and what expectations does your institution have for facility use throughout the day?*

The Logan campus is a residential campus that serves primarily traditional students during weekday, daytime hours. Evening and weekend classes are still delivered on this campus, but the bulk of credits are taught during the day.

Under non-COVID19 circumstances where opportunity and need converge, USU will use classroom space throughout the day and year for institutional conferences, workshops, lectures, meetings, and events that promote the mission of Utah State University and support community engagement.

#### **Required Question 6: Optimizing Summer Term**

*What is your institution doing to optimize the use of available classrooms and teaching laboratories during the summer term?*

During COVID19, USU increased on-line opportunities during summer term. USU has tried a variety of strategies over the past several years to encourage more students to take summer classes, particularly on the Logan campus. Each strategy attracts different students but has not made a significant change in face-to-face summer enrollment. As a residential campus and under normal conditions, it is very common for students to accept internships away from the campus, engage in fieldwork related to their academic pursuit, return home for the summer to work, or spend time with family.

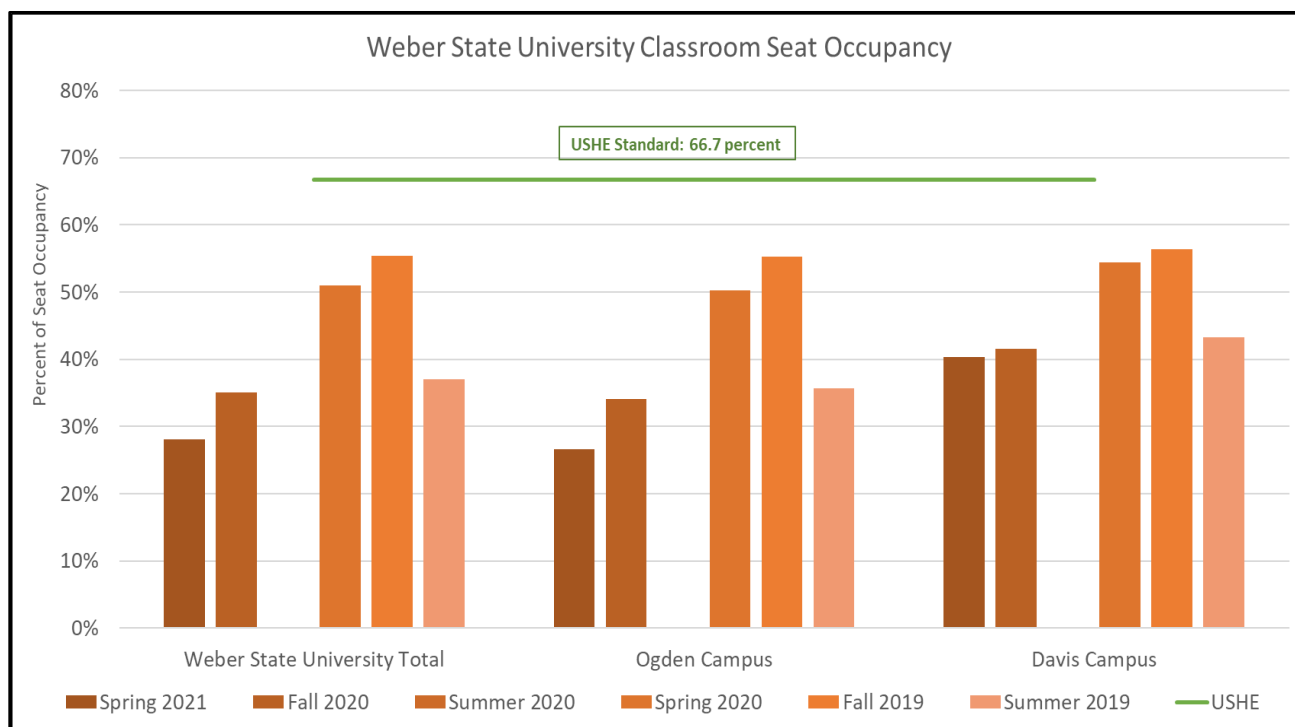
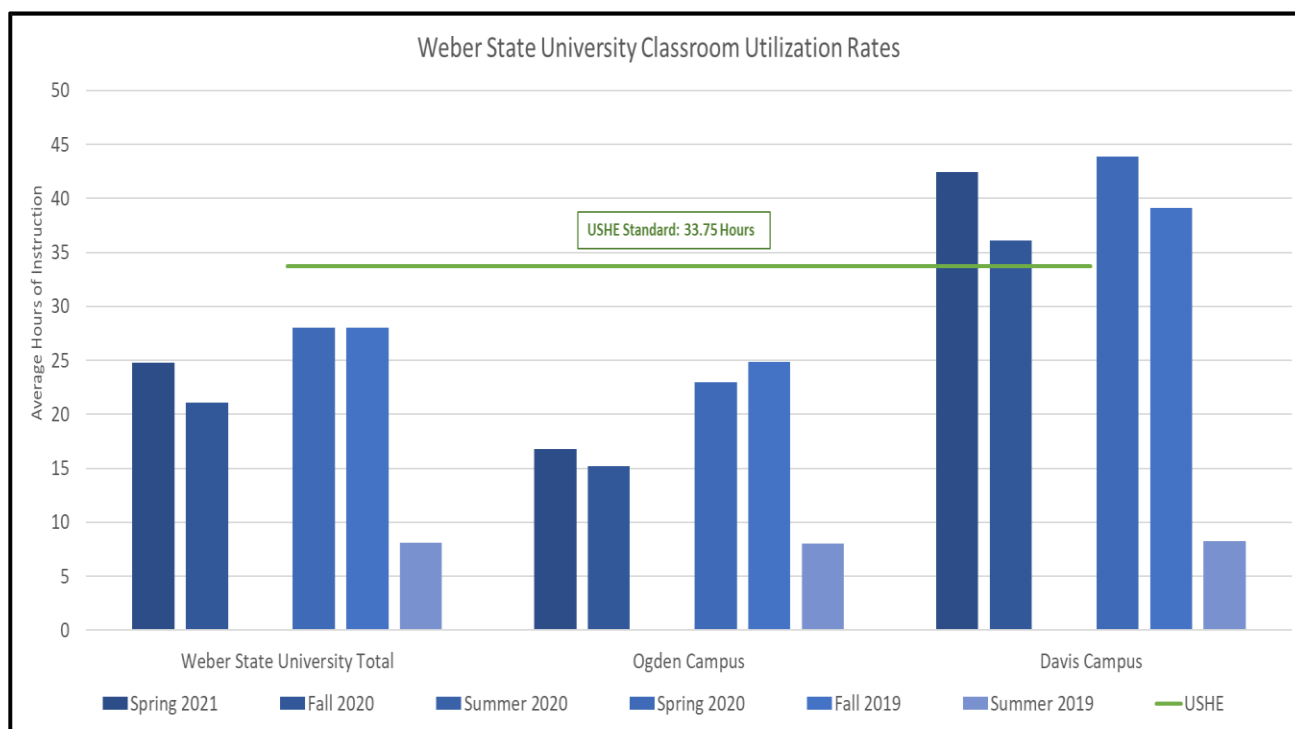
USU is continually evolving to meet the needs of our students. Student behavior and data indicates students increased summer scheduling of online courses to off-set COVID19 challenges and increase academic flexibility in the summer rather than face-to-face courses.

Nevertheless, additional strategies will be discussed and implemented as appropriate to increase the summer utilization of classrooms where possible.

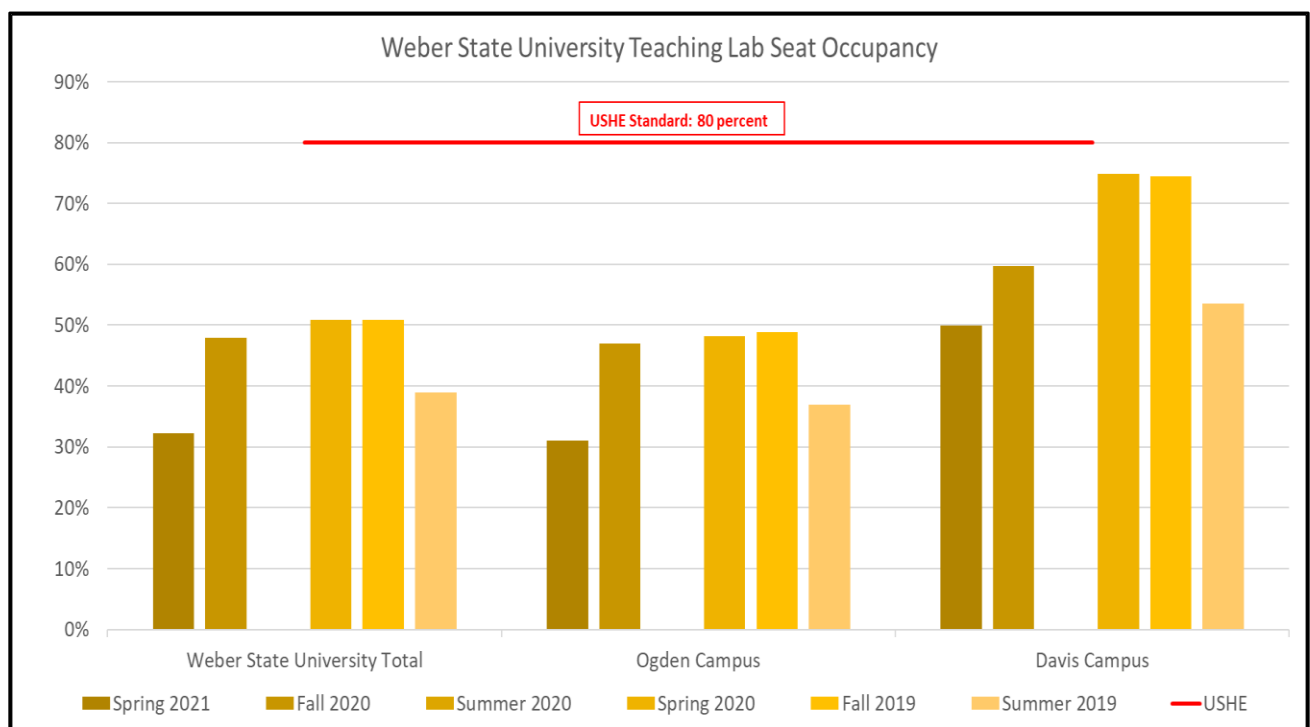
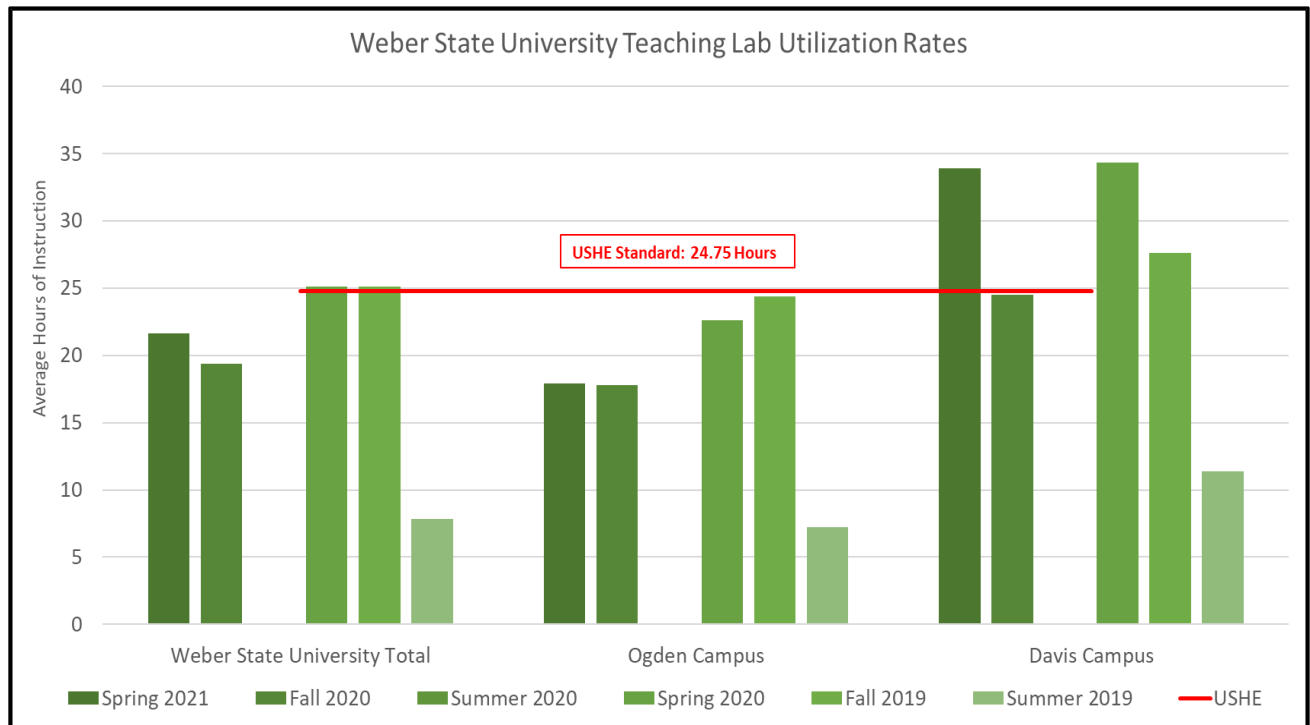
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# Weber State University Utilization 2020-21

## Overview of WSU Classroom Utilization



## Overview of WSU Lab Utilization



## WSU Classroom (110) Utilization

	Classroom (110) Utilization											
	Spring 2021				Fall 2020				Summer 2020			
	Station				Station				Station			
	Room Utilization	# Rooms	Occupancy Rate	# Seats	Room Utilization	# Rooms	Occupancy Rate	# Seats	Room Utilization	# Rooms	Occupancy Rate	# Seats
<b>Weber State University Total</b>	<b>24.8</b>	<b>124</b>	<b>28.1%</b>	<b>5,731</b>	<b>21.1</b>	<b>135</b>	<b>35.0%</b>	<b>6,260</b>				
<b>Ogden Campus</b>	<b>16.8</b>	<b>85</b>	<b>26.6%</b>	<b>4,347</b>	<b>15.2</b>	<b>97</b>	<b>34.1%</b>	<b>4,911</b>				
Browning Center	2.0	1	7.7%	39	3.7	2	28.2%	71				
Elizabeth Hall*	9.6	8	31.5%	270	11.4	7	44.5%	242				
Engineering Technology	19.5	9	27.6%	304	20.3	9	34.1%	304				
Interprofessional Education	15.7	1	76.2%	35	3.9	3	52.4%	110				
Kimbal Visual Art	5.8	1	20.0%	20								
Lampros Hall												
Lind Lecture Hall*	31.7	8	29.5%	812	25.7	8	25.5%	812				
Lindquist Hall	17.5	22	20.0%	1,318	16.7	22	25.9%	1,330				
Marriott Allied Health	14.6	4	72.3%	148	10.3	8	43.6%	347				
McKay Education	20.2	13	40.0%	518	22.7	13	49.6%	518				
Stewart Library												
Swenson Building	9.5	4	20.5%	202	6.3	6	30.0%	290				
Technical Education												
Tracy Hall	10.9	9	35.0%	336	10.0	12	36.8%	402				
Wattis Business	10.6	5	17.8%	345	11.7	7	29.1%	485				
<b>Davis Campus</b>	<b>42.4</b>	<b>39</b>	<b>40.3%</b>	<b>1,384</b>	<b>36.1</b>	<b>38</b>	<b>41.5%</b>	<b>1,349</b>				
Davis Campus Building 13*	54.0	10	62.5%	320	43.1	10	59.4%	320				
Davis Campus Building 2*	30.5	15	32.9%	638	28.5	14	36.0%	603				
Stewart Center*	46.8	14	56.8%	426	38.7	14	51.1%	426				

## WSU Teaching Lab (210) Utilization

	Teaching Labs (210) Utilization											
	Spring 2021				Fall 2020				Summer 2020			
	Station				Station				Station			
	Room Utilization	# Rooms	Occupancy Rate	# Seats	Room Utilization	# Rooms	Occupancy Rate	# Seats	Room Utilization	# Rooms	Occupancy Rate	# Seats
<b>Weber State University Total</b>	<b>21.6</b>	<b>57</b>	<b>32.3%</b>	<b>2,074</b>	<b>19.4</b>	<b>64</b>	<b>47.9%</b>	<b>2,290</b>				
<b>Ogden Campus</b>	<b>17.9</b>	<b>44</b>	<b>31.1%</b>	<b>1,693</b>	<b>17.8</b>	<b>49</b>	<b>47.0%</b>	<b>1,862</b>				
Browning Center	14.9	4	21.3%	289	19.3	4	25.2%	289				
Elizabeth Hall	4.0	1	60.0%	40	6.0	3	68.3%	93				
Engineering Technology	17.7	7	34.8%	176	19.2	7	52.4%	176				
Kimbal Visual Art	11.7	3	57.8%	62	9.7	3	52.8%	58				
Lampros Hall					2.8	1	22.4%	67				
Lind Lecture Hall	54.0	1	70.0%	20	43.5	1	90.0%	20				
Marriott Allied Health	30.0	2	29.4%	42	22.9	3	55.3%	58				
McKay Education	1.1	1	61.7%	30	37.6	1	57.7%	30				
Stewart Library												
Swenson Building	25.9	5	13.0%	356	18.8	5	17.1%	356				
Technical Education												
Tracy Hall	14.7	18	68.9%	448	16.1	19	87.2%	485				
Wattis Business												
Wildcat Center	28.1	2	14.3%	230	31.4	2	25.7%	230				
<b>Davis Campus</b>	<b>33.9</b>	<b>13</b>	<b>49.9%</b>	<b>381</b>	<b>24.5</b>	<b>15</b>	<b>59.7%</b>	<b>428</b>				
Computer & Auto Engineering												
Davis Campus Building 13*	54.0	3	75.0%	80	43.1	3	71.3%	80				
Davis Campus Building 2*	32.2	4	53.9%	128	25.8	4	50.4%	128				
Davis Campus Building 3*	54.0	2	71.4%	56	30.2	3	77.1%	76				

\* Indicates building was partially used by NUAMES to hold courses. NUAMES room use was identified on a room-by-room basis and usage & occupancy was factored into the report. See NUAMES tab for additional details.



# Weber State University 2020-21 Utilization Report

***The utilization report Weber State is submitting covers three semesters that were drastically affected by the Covid-19 pandemic. Starting in March of 2020, all college campuses across the state minimized the number of face-to-face classes in order to protect students and faculty. This meant a large portion of Weber's classes went to an online or virtual format. In the past, Weber State has offered around 83% of courses in a face to face or hybrid format. During the pandemic this number dropped to just under 43%. During the summer semester of 2020 and at the height of the pandemic, Weber taught no face-to-face classes on campus. Now Weber is in the process of reversing this change and evaluating all classes to determine the best method of delivery for the students. By the fall 2021 Weber has double the number of face-to-face course offerings to student. This will put the university with 66% face to face and 34% online or virtual.***

## Required Question 1: Meeting Board Standards

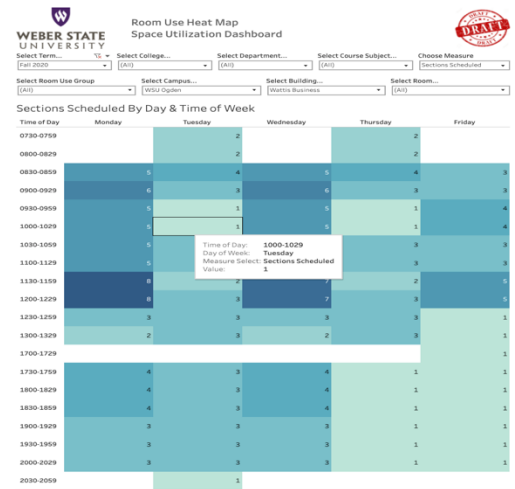
*Using the utilization data submitted with this report, explain how your institution intends to meet or exceed the standard by 2025 to meet legislative intent language and Board performance metrics:*

Weber State University plans to improve our space utilization through several avenues. Below is an overview of each strategy being implemented in to order increase both the space utilization and seat occupancy:

- i. Centralized Scheduling – Weber State University has historically been a de-centralized scheduling institution. Scheduling was primarily done by a building's occupants and then made available to other campus entities. We are working to shift that mentality towards centralized scheduling. To that end, Weber State has purchased and implemented a centralized scheduling software, CourseDog. This software and associated process will allow us to optimize the use of all classroom, lab, and event space on campus. It will allow the university to find rooms that fit the size and space requirements for each class. Additionally, CourseDog scheduling software provides data analytics to the departments as they are scheduling.

ii. Room-by-Room Use Evaluation – The FICM space use

code is assigned to every space in a building at the time of construction. In the past, the room use codes were infrequently re-evaluated to ensure that the predominant use of the space fit the prescribed definition as per the USHE Standards. Weber State has put together a committee that is meeting with all colleges, departments, and key faculty annually in order to better understand how each space is used to meet the mission of the university. The committee then makes the determination if the use of the room matches the space use code or if there is a more accurate code to classify the use of the space. The report clip above is an example of the type of space use reports that we evaluate as we meet and discuss room classification. This reevaluation and possible reclassification will allow us to capture a more accurate reflection of how spaces are used.



iii. Off-Peak Class Scheduling – Weber State

University has traditionally been a commuter campus with the large proportion of students being non-traditional working student. This demographic has driven the course times and offerings to an early morning or late evening offerings. Our space utilization on campus from 8:00 am to 12:00 pm is very high and drops of dramatically until the evening when it climbs again. Weber State is working with students, faculty, and the Office of the Registrar to determine which classes can be taught during the low demand afternoon times and begin to schedule classes outside of our traditional hours. This will help to free up space during our peak demand times and allow for better overall daily utilization of the spaces.



iv. Right Sizing Spaces – In a decentralized scheduling format, classes with fewer students were forced to schedule their class from the inventory predetermined by their department or college. This meant that it was common to have small upper division or graduate level classes of 18 in a room built to hold 40. Scheduling software has helped optimize the right class in the right space and even allow us to reassign a room to a class that has fewer or more than the predicted. We

have also made “right sizing” a priority for all new construction and renovations. For the past few years, we have worked to match the inventory of teaching spaces to the class sizes being taught.

- v. Annual Evaluation – The Space Planning Committee is meeting with each college annually to review the least utilized spaces on campus. In the past meetings, we have discovered that some underutilized spaces were not being scheduled because of poor lighting or non-functional AV equipment. These roadblocks can easily be corrected and the space brought back to higher utilization. The committee will also monitor space use changes or renovations that would affect the predominant use and use code assignment.
- vi. Format Evaluation – Weber State is looking very closely at all of the delivery options (face-to-face or virtual) and the historical outcomes for students. As recover from the pandemic and transition back to a traditional learning environment, we want to take the lessons learned and provide classes in the formats that best meet the needs of the student and provide the best learning outcomes.
  - a. Classroom Room Utilization Rate: 75% scheduling of all classrooms during a 45-hour week—33.75 hours per week

Weber is in the process of implementing Centralized Scheduling, Room-by-Room Use Evaluation, and Off-Peak Class Scheduling to raise the classroom utilization rates.

- b. Classroom Seat Occupancy Rate: 66.7% seat occupancy

Weber is in the process of implementing Centralized Scheduling and Right Sizing Spaces in order to get the seat occupancy above the target rate.

- c. Laboratory Room Utilization Rate: 55% scheduling of all laboratories during a 45-hour week—24.75 hours per week

Weber is in the process of implementing Centralized Scheduling, Room-by-Room Use Evaluation, and Off-Peak Class Scheduling to raise the laboratory utilization rates.

- d. Laboratory Seat Occupancy Rate: 80% station occupancy

Weber is in the process of implementing Centralized Scheduling and Right Sizing Spaces in order to get the seat occupancy above the target rate.

## **Required Question 2: Local Conditions Affecting Utilization**

*What are local institutional conditions and other mission-related issues that affect space utilization and scheduling at your institution? What would you like policymakers to understand about the utilization data submitted by your institution?*

Weber State University has historically been a de-centralized scheduling institution. Scheduling was primarily done by a building's occupants and then made available to other campus entities. We are working to shift that mentality towards centralized scheduling.

Weber State University has also traditionally been a commuter campus with the large majority of students being non-traditional working student. This demographic has driven the course times and offerings to an early morning or late evening offerings. Our space utilization on campus from 8:00 am to 12:00 pm is very high and drops dramatically until the evening when it climbs again. The university has found that scheduling classes outside of those peak demand times receives very poor enrollment. There are some exceptions. Weber State is working with students, faculty, and the Office of the Registrar to determine which classes can be taught during the low demand afternoon times and begin to schedule classes outside of our traditional hours.

Weber State has also made strategic efforts to make education more accessible and put more offerings online or in a hybrid format. While this does not help our space utilization, it has been very well received by our students and remains in high demand.

## **Required Question 3: Central Scheduling**

*What steps has your institution taken to implement centralized scheduling as required by Board Policy R751? What percent of your classroom and laboratory inventory are centrally scheduled?*

Weber State University has historically been a decentralized scheduling institution. Scheduling was primarily done by a building's occupants and then made available to other campus entities. We have made great strides to shift that mentality towards centralized scheduling. To that end, Weber State has purchased and implemented a centralized scheduling software, EMS. This software and associated process will allow us to optimize the use of all classroom, lab, and event space on campus. It will allow the university to find rooms that fit the size and space requirements for each class. In addition to EMS, Weber State is looking to purchase another scheduling software that will provide data analytics to the departments as they are scheduling.

WSU currently has 100% of all teaching spaces centrally scheduled in the EMS software.

#### **Required Question 4: Institutional Utilization Policy**

*Provide a link or attach a copy of your institutional utilization policy required by Board Policy R751.*

[PPM 5-38 - Building Space Allocation and Assignment](#)

#### **Required Question 5: Hours of Operation**

*What are the hours of operation for your institutional facilities and what expectations does your institution have for facility use throughout the day?*

Normal hours of operations for Weber State University is Monday through Friday from 7:00 a.m. to 10:00 p.m.; although these hours do not restrict faculty from scheduling classes or events on weekends or outside normal business hours. Saturday and Sunday facility use is growing as the demand increases for these facilities to be open and available.

#### **Required Question 6: Optimizing Summer Term**

*What is your institution doing to optimize the use of available classrooms and teaching laboratories during the summer term?*

Weber State functions on a tri-term schedule, meaning that we offer a full schedule during the summer months. What's more, we are encouraging departments to offer more courses during the summer months. In addition to our course offerings, WSU has a number of non-course programming events that happen during the summer to encourage participation in higher education such as Boys and Girls State and STEM related workshops. These events will often utilize a significant portion of our campus spaces during the summer months.

## Optional Question 1: Monitoring Methods

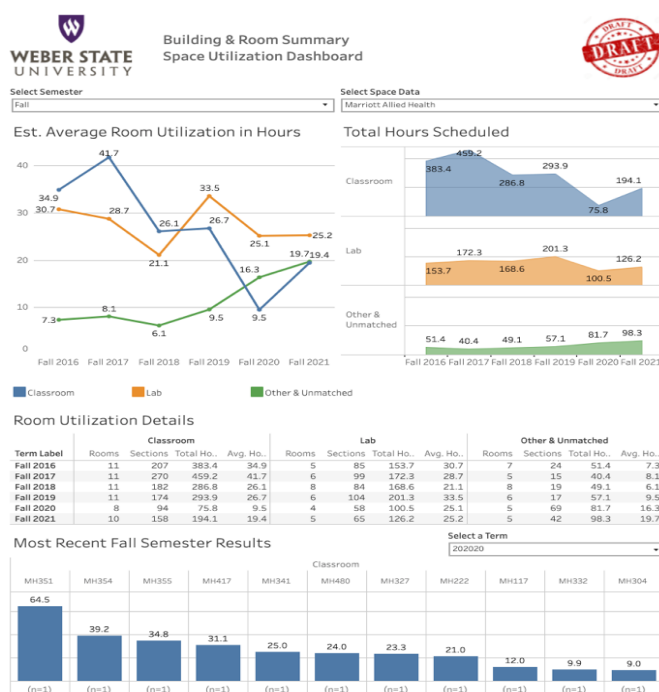
*What monitoring methods or data collection guidelines does your institution use to ensure effective reporting of classroom and teaching laboratory utilization?*

All room data is monitored and tracked in AIM and utilizes the Postsecondary Education Facilities Inventory and Classification Manual (FICM) for classifying each space. This system is managed by Facilities Management and verified annually. All class scheduling is done in Banner and is managed by the Office of the Registrar. The EMS system will capture both scheduled classes from Banner and unique events that happen in all gathering spaces across campus.

In addition, Institutional Research and Office of the Registrar pro-actively review ongoing course set ups, working to ensure courses requiring face-to-face instruction are accurately set up in Banner. An online dashboard has also been set up, as show to the left, for departments to track their own space utilization and history. After the start of the term, Institutional Research, again, reviews the course setups and troubleshoots any incomplete course set ups with the Office of the Registrar prior to the institutions finalizing the census extracts.

## Optional Question 2: Off-Peak Student Enrollment

*What strategies does your institution employ for encouraging student enrollment during off-peak hours and better aligning student enrollments with available space?*



WSU has implemented REGISTER by Digarc as a registration tool to help students identify optimal schedules based on the students' preferences. Visual Schedule Builder provides data analytics that will show when students prefer to schedule class and when they prefer not to schedule courses. These data in addition to a course offering task force will be used to identify scheduling alternatives during the off-peak hours. Furthermore, encouraging departments to offer high demand courses during the off-peak hours may also increase enrollment.

### **Optional Question 3: Non-Instructional Room Utilization**

*What strategies does your institution employ to capture non-instructional classroom and laboratory utilization?*

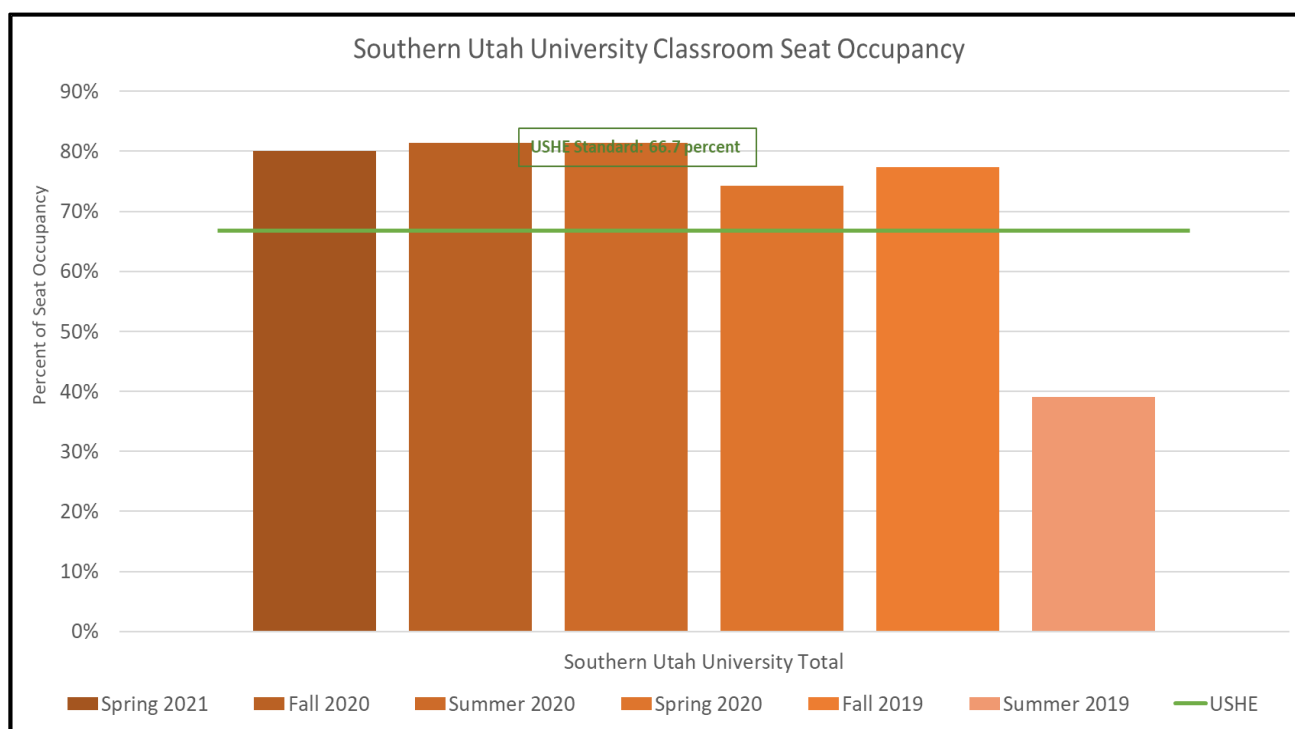
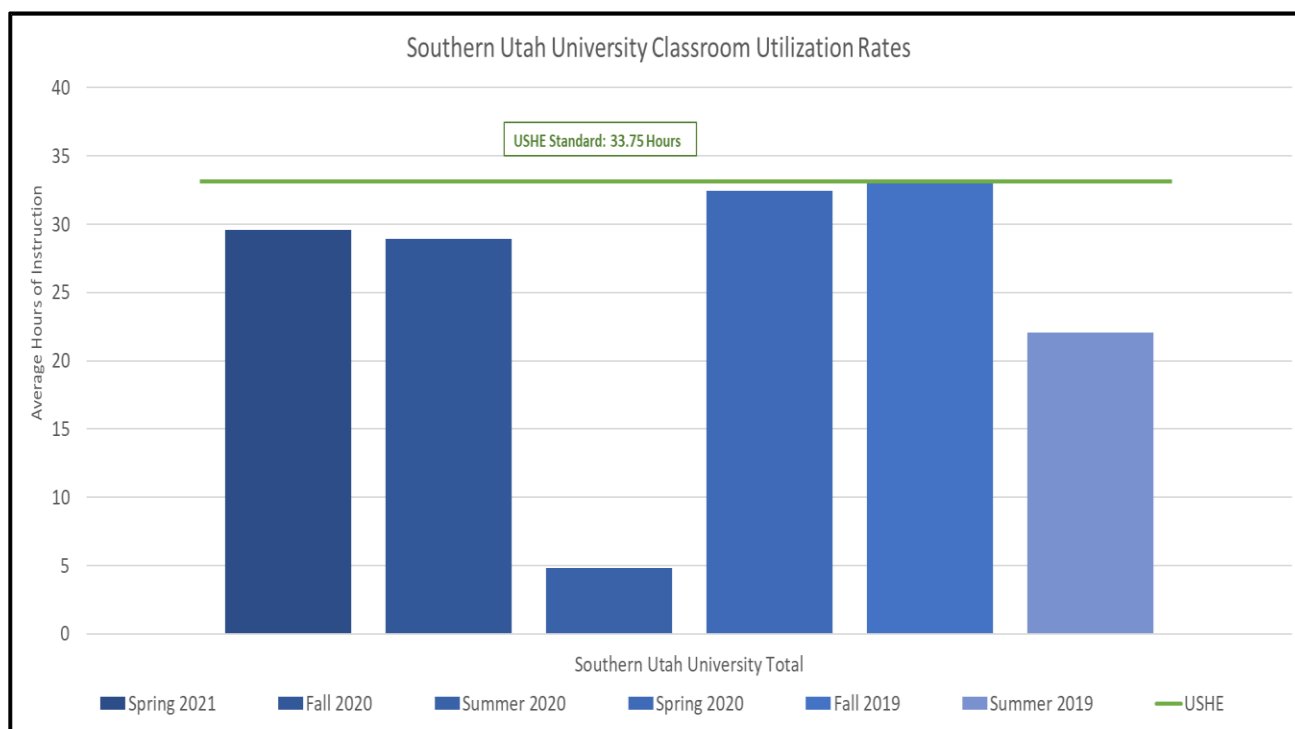
The EMS software is an academic and event scheduling software. For the last several years, WSU has used EMS as an event scheduling software. In the most recent year, WSU purchased the academic scheduling component of the software suite. Therefore, WSU has software that can capture non-instructional classroom and laboratory utilization. However, the event scheduling has not been ubiquitous across campus. With academic software coming online, WSU will use the event software suite to schedule non-instructional events in the academic buildings to further increase our ability to capture non-instructional use of our spaces.



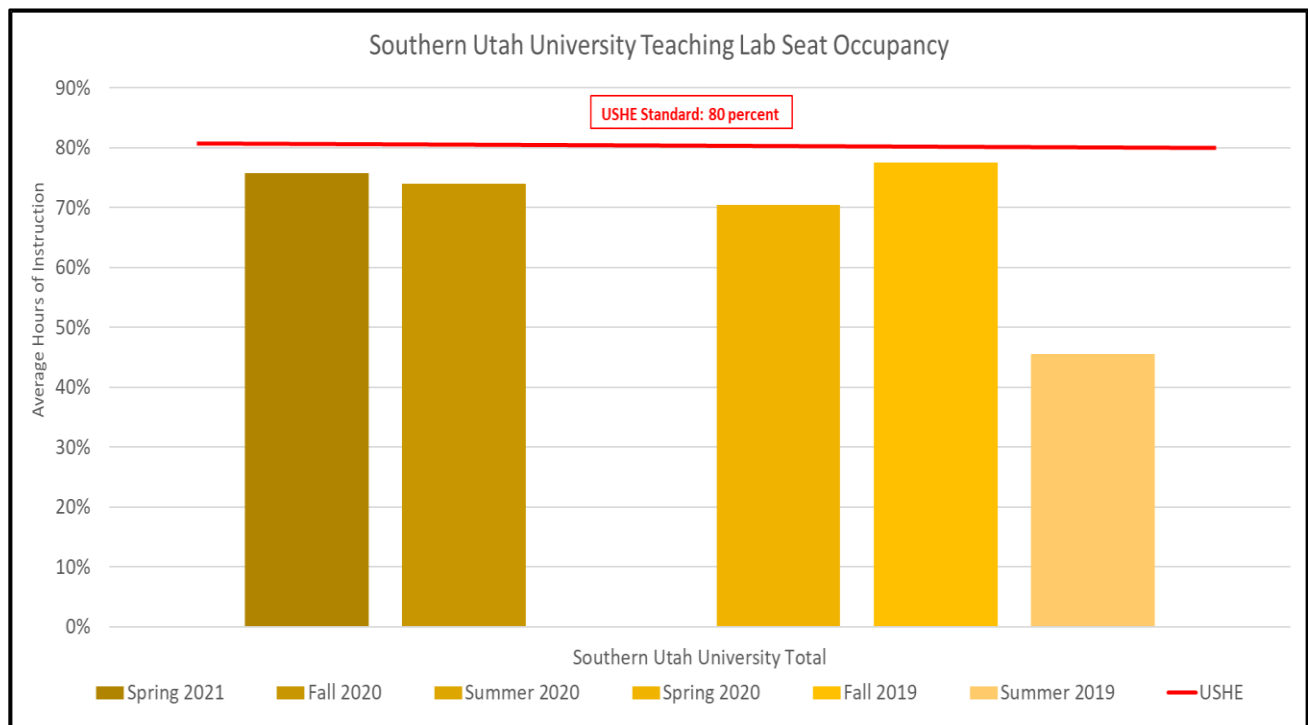
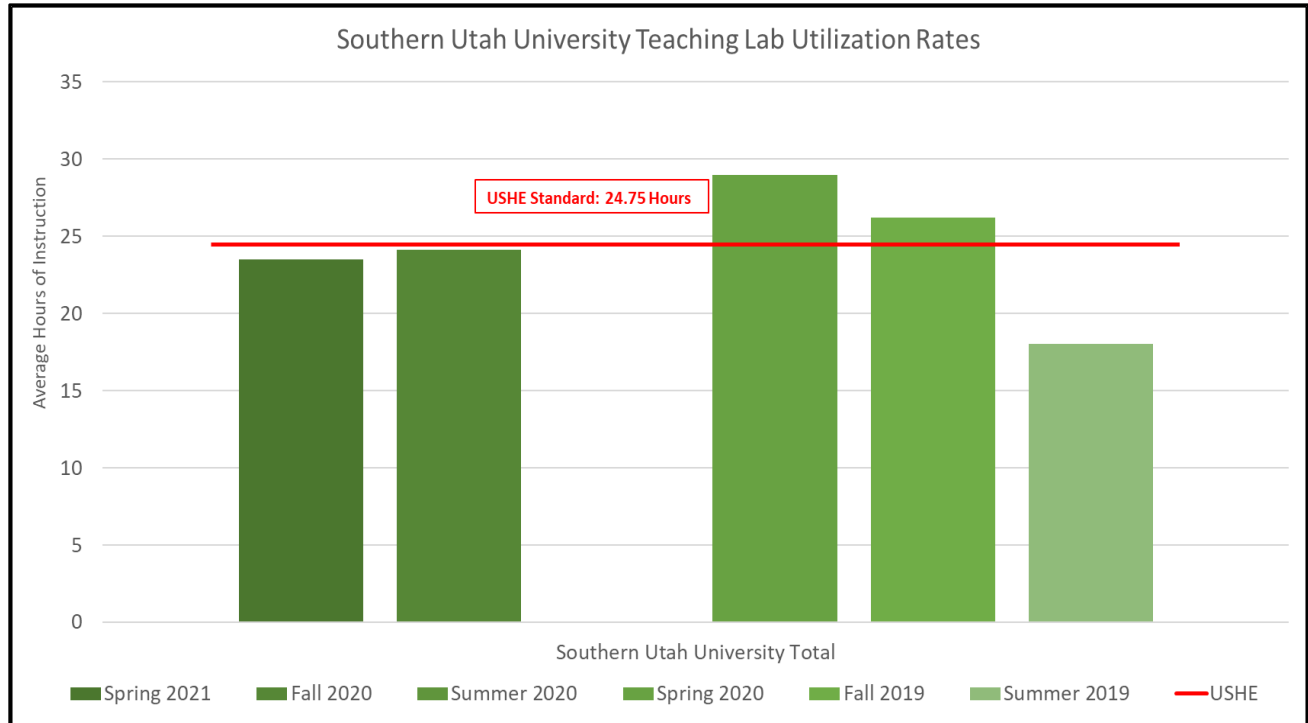
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# Southern Utah University Utilization 2020-21

## Overview of SUU Classroom Utilization



## Overview of SUU Lab Utilization



## SUU Classroom (110) Utilization

	Classroom (110) Utilization											
	Spring 2021				Fall 2020				Summer 2020			
	Station				Station				Station			
	Room Utilization	# Rooms	Occupancy Rate	# Seats	Room Utilization	# Rooms	Occupancy Rate	# Seats	Room Utilization	# Rooms	Occupancy Rate	# Seats
<b>Southern Utah University Total</b>	<b>29.6</b>	<b>71</b>	<b>80.1%</b>	<b>2,464</b>	<b>28.9</b>	<b>71</b>	<b>81.4%</b>	<b>2,465</b>	<b>4.8</b>	<b>3</b>	<b>81.4%</b>	<b>70</b>
America First Event Center	32.9	3	90.1%	149	35.6	3	80.8%	138				
Braithwaite Center	40.2	2	82.8%	48	32.5	2	88.6%	43				
Burch Mann House	6.8	1	92.3%	13	11.5	1	82.5%	13				
Business	32.6	12	71.7%	427	31.7	12	74.6%	401				
Electronic Learning Center	35.0	1	90.0%	40	27.0	1	78.5%	33				
General Classroom Building	29.9	15	83.9%	465	27.3	15	84.4%	460				
Library	29.0	2	81.5%	84	24.4	2	86.9%	87				
Multipurpose Center	11.7	1	61.8%	21	14.8	1	67.0%	18				
Music Hall	21.6	2	91.1%	52	17.2	2	95.6%	54				
Physical Education Building	18.0	1	74.0%	25	27.6	1	85.5%	22	8.3	1	75.0%	20
Science Center	31.3	5	77.8%	186	33.7	5	86.4%	194				
Science Center Addition	32.5	11	79.3%	431	30.5	11	79.9%	429	3.0	1	82.5%	40
Southern Utah Museum of Art	26.7	2	88.4%	48	21.5	2	76.7%	53	3.0	1	90.0%	10
Teacher Education Building	25.4	10	81.4%	371	30.2	10	83.6%	402				
Technology Building	28.8	3	77.2%	104	26.7	3	80.4%	118				

## SUU Teaching Lab (210) Utilization

	Teaching Labs (210) Utilization											
	Spring 2020				Fall 2019				Summer 2019			
	Station				Station				Station			
	Room Utilization	# Rooms	Occupancy Rate	# Seats	Room Utilization	# Rooms	Occupancy Rate	# Seats	Room Utilization	# Rooms	Occupancy Rate	# Seats
<b>Southern Utah University Total</b>	<b>23.5</b>	<b>33</b>	<b>75.8%</b>	<b>763</b>	<b>24.1</b>	<b>33</b>	<b>74.0%</b>	<b>764</b>				
America First Event Center	29.0	4	75.6%	80	26.7	4	77.9%	81				
Auditorium	46.0	1	84.5%	20	42.0	1	73.2%	21				
Business	30.2	1	58.4%	33	31.2	1	57.3%	34				
Electronic Learning Center	20.6	4	78.4%	110	27.6	4	81.6%	108				
General Classroom Building	23.2	2	82.3%	38	26.8	2	85.1%	39				
Geosciences	12.0	4	57.2%	100	13.4	4	50.9%	92				
Leadership Engagement Center	17.7	2	72.0%	35	17.8	2	96.0%	33				
Multipurpose Center												
Music Hall	18.8	2	75.2%	43	20.3	2	74.2%	46				
Physical Education Building	35.1	2	56.5%	33	30.5	2	69.3%	31				
Science Center	25.5	7	83.5%	174	25.0	7	77.6%	172				
Science Center Addition	31.0	1	92.6%	24	33.0	1	84.6%	24				
South Hall												
Teacher Education Building	15.3	2	74.3%	49	15.3	2	72.9%	60				
Technology Building	23.7	1	60.4%	24	20.2	1	37.0%	23				

# Southern Utah University 2020-21 Utilization Report

## Required Question 1: Meeting Board Standards

*Using the utilization data submitted with this report, explain how your institution intends to meet or exceed the standard by 2025 to meet legislative intent language and Board performance metrics:*

- a. Classroom Room Utilization Rate: 75% scheduling of all classrooms during a 45-hour week—33.75 hours per week.

SUU did not meet the minimum requirement for fall 2020 (28.9) and spring 2021 (29.6). This should not come as a surprise given the adjustment in class delivery methods that had to be made due to the ongoing COVID related challenges. Still, despite those challenges, SUU has managed to grow in enrollment in fall (9.8% growth in headcount from fall 2020 to fall 2021 as of semester week 13) and spring (6.2% growth in headcount from spring 2020 to spring 2021 as of semester week ‘-5’). Moreover, SUU has managed to keep the number of ‘in-person’ classes (as defined in the SB 107 requirements) close to pre COVID numbers (fall 2021 as 94.2% of the fall 2019 number as of week 13 and spring 2022 as 100.6% of the spring 2019 number as of week ‘-5’) showing SUU’s continuous commitment to efficient classroom utilization.

- b. Classroom Seat Occupancy Rate: 66.7% seat occupancy.

As in the previous two years, SUU exceeded this standard for fall 2020 (81.4%) and spring 2021 (80.1%) reflecting SUU’s ongoing commitment to efficient occupancy of classroom space. While the target was also exceeded for summer 2020 (81.4%), this number should be interpreted with caution given the very small number of face-to-face classes in summer 2020 due to the COVID related challenges. Still, SUU’s continuous commitment to growth, including enrollment growth in summer semesters as reflected in a 28.7% growth in headcount from summer 2020 to summer 2021 EOT enrollment, should lay the foundation for increased seat occupancy for summer semesters to come.

- c. Laboratory Room Utilization Rate: 55% scheduling of all laboratories during a 45-hour week—24.75 hours per week.

SUU was slightly below the requirement for fall 2020 (24.1) and spring 2021 (23.5) which may be a result of COVID related challenges given that SUU had exceeded the goal in the previous two years. Still, SUU’s aforementioned commitment to enrollment growth and in-person classes, also reflects SUU’s continuous commitment to efficient utilization of laboratory space.

- d. Laboratory Seat Occupancy Rate: 80% station occupancy.

SUU was below the requirement for fall 2020 (74.0%) and spring 2021 (75.8%). While the numbers are close to the goal, a deeper analysis of potential causes and remedies is required given that SUU had also missed the goal in the previous two years except for fall 2018.

### **Required Question 2: Local Conditions Affecting Utilization**

*What are local institutional conditions and other mission-related issues that affect space utilization and scheduling at your institution? What would you like policymakers to understand about the utilization data submitted by your institution?*

SUU has, in our strategic plan, committed to a student to faculty ratio of 18:1 for undergraduate classes, but many of our classrooms have capacity beyond 18 students.

Likewise, commitment of classroom space to programs with lower class enrollments such as ESL and Honors classes, also poses challenges to achieving/maintaining the aimed for utilization and occupancy rates.

SUU has engaged in several efforts to mitigate the adverse effects of COVID on space utilization and to balance space efficiency with enrollment growth and the aimed for student-faculty ratio. These efforts have laid the foundation for achieving some of the goals for the USHE utilization and occupancy rates in 2020-21 and working toward the achievement of the goals not yet met.

### **Required Question 3: Central Scheduling**

*What steps has your institution taken to implement centralized scheduling as required by Board Policy R751? What percent of your classroom and laboratory inventory are centrally scheduled?*

All classrooms and teaching laboratories at SUU are scheduled by the Registrar's office.

### **Required Question 4: Institutional Utilization Policy**

*Provide a link or attach a copy of your institutional utilization policy required by Board Policy R751.*

<https://help.suu.edu/uploads/attachments/PP646Academic.pdf>

### **Required Question 5: Hours of Operation**

*What are the hours of operation for your institutional facilities and what expectations does your institution have for facility use throughout the day?*

Our peak hours are from 8:00 a.m. – 4:00 p.m. Although, we have courses begin as early as 6:00 a.m. and courses, such as astronomy, that end at midnight.

### **Required Question 6: Optimizing Summer Term**

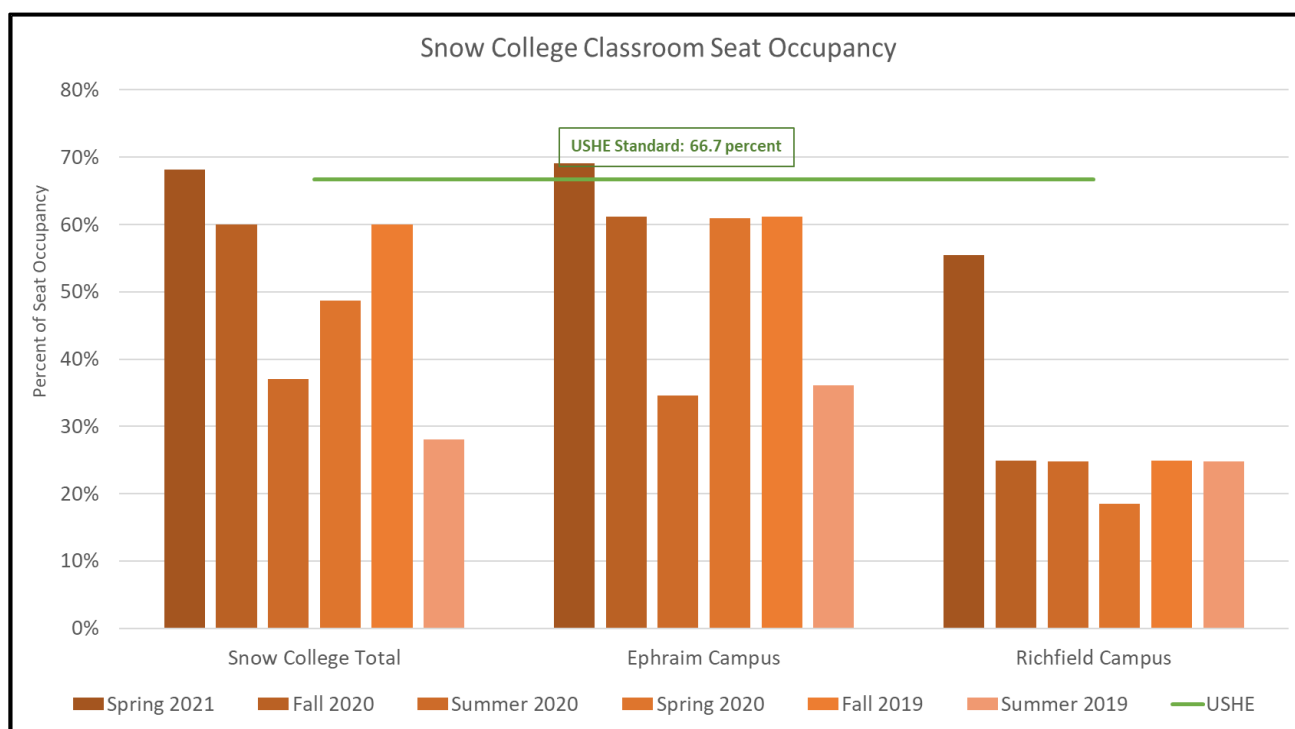
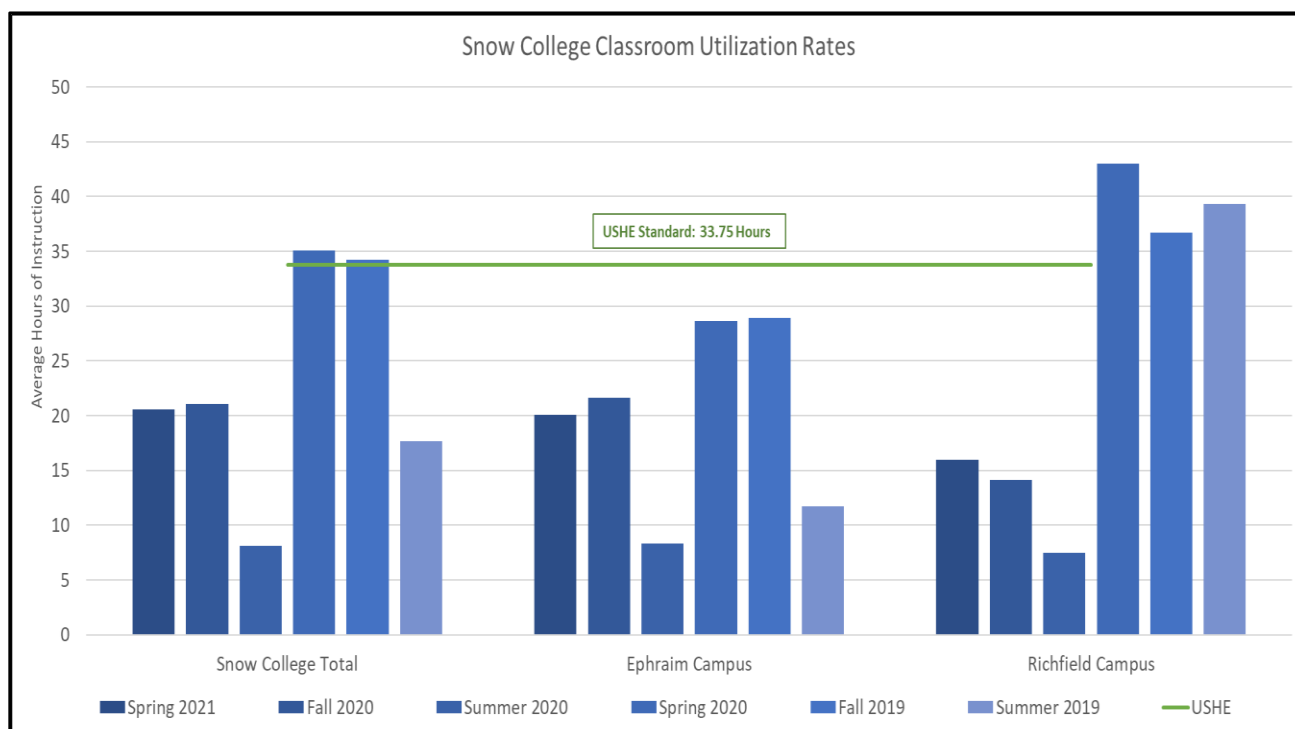
*What is your institution doing to optimize the use of available classrooms and teaching laboratories during the summer term?*

SUU has implemented our three-year degree program. Headcount enrollment for summer has grown from 4,178 in 2019 to 6,621 in 2021 based on EOT data.

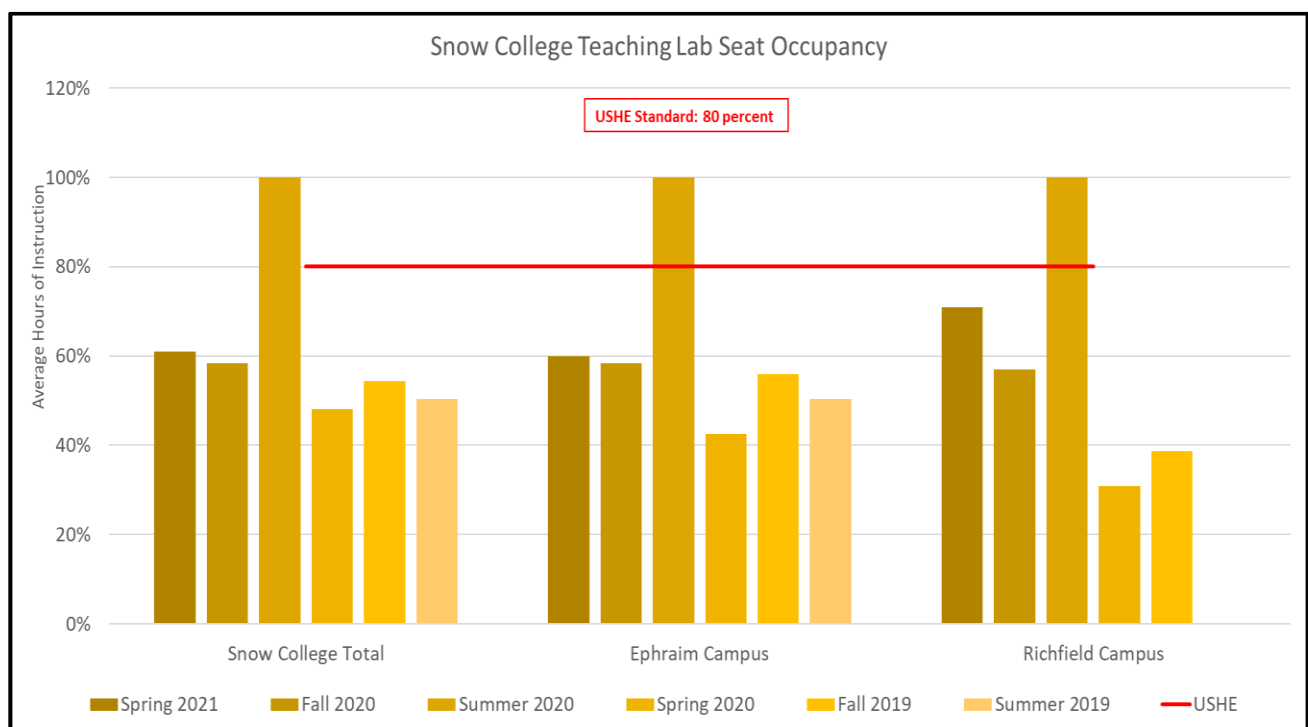
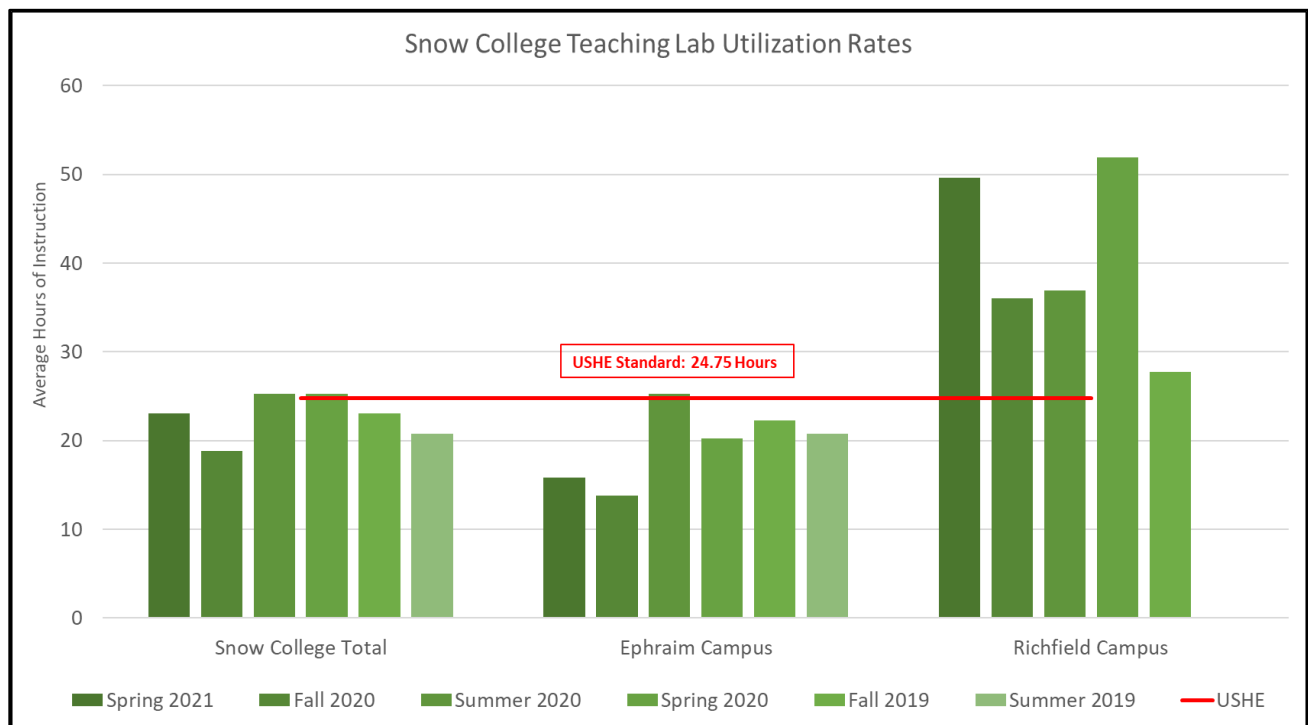


# Snow College Utilization 2020-21

## Overview of Snow Classroom Utilization



## Overview of Snow Lab Utilization



## Snow Classroom (110) Utilization

	Classroom (110) Utilization											
	Spring 2021				Fall 2020				Summer 2020			
	Station				Station				Station			
	Room Utilization	# Rooms	Occupancy Rate	# Seats	Room Utilization	# Rooms	Occupancy Rate	# Seats	Room Utilization	# Rooms	Occupancy Rate	# Seats
<b>Snow College Total</b>	<b>20.6</b>	<b>115</b>	<b>68.2%</b>	<b>9,718</b>	<b>21.1</b>	<b>120</b>	<b>60.0%</b>	<b>12,464</b>	<b>8.1</b>	<b>8</b>	<b>37.0%</b>	<b>181</b>
<b>Ephraim Campus</b>	<b>20.1</b>	<b>96</b>	<b>69.1%</b>	<b>9,304</b>	<b>21.6</b>	<b>97</b>	<b>61.2%</b>	<b>11,813</b>	<b>8.3</b>	<b>6</b>	<b>34.6%</b>	<b>171</b>
Home Activity Center	11.6	2	100.0%	62	8.7	5	100.0%	145	5.5	1	100.0%	5
Business Building	15.8	7	72.7%	210	18.1	7	75.3%	210				
Eccles Performing Arts Bldg.	9.0	19	44.6%	2,546	8.9	17	56.6%	4,692				
Graham Science Center	17.0	19	69.3%	4,617	17.7	19	67.3%	4,617	3.0	1	2.3%	44
Home and Family Studies	9.8	4	82.6%	140	13.1	3	46.7%	105				
Huntsman Library	19.6	3	100.0%	252	23.4	3	100.0%	261				
Health Science Center	3.3	2	100.0%	40	10.5	1	100.0%	24				
Humanities Building	26.8	15	100.0%	450	28.2	14	100.0%	714	12.0	3	42.3%	90
Lucy Philips Building	25.9	13	62.6%	546	27.5	13	64.4%	520				
Noyes Building	21.4	5	59.1%	180	26.4	5	68.1%	180	5.3	1	18.8%	32
Social Science Building	28.4	5	63.5%	225	27.9	5	73.7%	225				
Trades Building	7.8	2	100.0%	36	6.4	5	100.0%	120				
<b>Richfield Campus</b>	<b>16.0</b>	<b>19</b>	<b>55.4%</b>	<b>414</b>	<b>14.1</b>	<b>23</b>	<b>24.9%</b>	<b>651</b>	<b>7.5</b>	<b>2</b>	<b>24.8%</b>	<b>10</b>
Sorensen Administration Bldg.	5.7	1	11.5%	48	3.4	2	23.8%	96				
Sevier Valley Center	12.7	5	32.4%	15	13.1	6	35.1%	180				
Washburn Building	18.0	13	100.0%	351	15.9	15	100.0%	375	7.5	2	100.0%	10

## Snow Teaching Lab (210) Utilization

	Teaching Labs (210) Utilization											
	Spring 2021				Fall 2020				Summer 2020			
	Station				Station				Station			
	Room Utilization	# Rooms	Occupancy Rate	# Seats	Room Utilization	# Rooms	Occupancy Rate	# Seats	Room Utilization	# Rooms	Occupancy Rate	# Seats
<b>Snow College Total</b>	<b>23.1</b>	<b>84</b>	<b>60.9%</b>	<b>6,063</b>	<b>18.8</b>	<b>98</b>	<b>58.3%</b>	<b>7,381</b>	<b>25.3</b>	<b>5</b>	<b>100.0%</b>	<b>47</b>
<b>Ephraim Campus</b>	<b>15.8</b>	<b>73</b>	<b>59.9%</b>	<b>5,693</b>	<b>13.8</b>	<b>78</b>	<b>58.4%</b>	<b>6,920</b>	<b>25.3</b>	<b>1</b>	<b>100.0%</b>	<b>7</b>
Home Activity Center	25.8	12	100.0%	768	24.5	12	100.0%	1,176				
Business Building	17.3	5	45.5%	150	8.4	4	59.4%	96				
Eccles Performing Arts Bldg.	11.1	15	29.3%	825	10.1	18	39.8%	990				
Graham Science Center	11.1	13	47.1%	3,159	9.6	16	38.1%	3,888				
Home and Family Studies	6.0	4	55.0%	140	7.8	4	49.3%	140				
Huntsman Library	20.0	1	100.0%	15	14.4	2	100.0%	52				
Health Science Center	11.2	4	100.0%	80	10.0	3	100.0%	60	25.3	1	100.0%	7
Humanities Building	14.5	12	100.0%	300	15.4	11	100.0%	275				
Lucy Philips Building	3.2	3	32.7%	108	2.5	3	57.5%	108				
Trades Building	12.2	4	100.0%	148	12.6	5	100.0%	135				
<b>Richfield Campus</b>	<b>49.6</b>	<b>11</b>	<b>70.9%</b>	<b>370</b>	<b>36.0</b>	<b>20</b>	<b>57.0%</b>	<b>461</b>	<b>36.9</b>	<b>4</b>	<b>100.0%</b>	<b>40</b>
Sorensen Administration Bldg.					4.3	1	100.0%	11				
Sevier Valley Center	12.6	3	105.0%	90	17.6	4	13.4%	120				
Washburn Building	57.5	14	100.0%	280	43.0	15	100.0%	330	36.9	4	100.0%	40

# Snow College 2020-21 Utilization Report

## Required Question 1: Meeting Board Standards

*Using the utilization data submitted with this report, explain how your institution intends to meet or exceed the standard by 2025 to meet legislative intent language and Board performance metrics:*

- a. Classroom Room Utilization Rate (RUR): 75% scheduling of all classrooms during a 45-hour week—33.75 hours per week.

	Current Year	Prior Year	Comment
<b>Fall</b>	21.1	34.2	RUR is one-half the prior year because of COVID-19 health guidelines.
<b>Spring</b>	20.6	35.1	RUR is one-half the prior year because of COVID-19 health guidelines.
<b>Summer</b>	8.1	17.7	Institutional shift to all online learning during summer terms.
<b>Annualized</b>	24.9	29.0	

Snow College seeks to return to or exceed prior pandemic RUR rates as follows:

- Continue to assess and reassign rooms scheduled for instruction that are open lab space. For example, Humanities 116 is a classroom that is currently being used as an open language tutoring space. Noyes 101 is the open math tutoring lab that is being used for iLearn, self-directed, class instruction. Open lab space for music practice rooms is under consideration for removal from this report. Those rooms are reported in each EOT.
- Continue to implement institutional and distinct curricular changes to better use available space. Fall enrollments indicate that students enrolled in the afternoon courses slots the same as the “preferred” morning offerings. Proposed changes to activity-based instruction classes (such as the Physical Education classes) to include dedicated lecture time continues to be implemented.
- Cares Act funding allowed the College to equip all classrooms with technology suitable to synchronous and asynchronous online learning.

- b. Classroom Seat Occupancy Rate (SOR): 66.7% seat occupancy

	Current Year	Prior Year	Comment
<b>Fall</b>	60.0%	60%	Snow maintained F2F instruction under social health restrictions. Masks were required, sanitation stations were provided, and seating spaced students apart by at least 6 feet.
<b>Spring</b>	68.2%	48.7%	
<b>Summer</b>	37.0%	28.1%	
<b>Annualized</b>	82.6%	68.4%	

The impact of COVID-19 restrictions and the switch to all online instruction for the rest of the spring semester significantly impacted Snow College's spring semester SOR. Once the pandemic has eased, Snow College intends to

- Re-assess the instructional designation of dual-purpose rooms. Consistent with the National Science Foundation's recommendations for high-impact teaching and learning environments, Snow College's Graham Science Center has dual purpose lecture and lab rooms. This is where the lab activities are embedded into the lecture. Snow College intends to clarify the space dedicated to this instruction (as either lecture or lab) which will help the College more strategically schedule the embedded lab science classes in the appropriate space.
- COVID accelerated Snow College's shift to 90% online learning and 10% F2F learning for summer terms.

- c. Laboratory Room Utilization Rate: 55% scheduling of all laboratories during a 45-hour week—24.75 hours per week

	Current Year	Prior Year	Comment
<b>Fall</b>	18.8	34.2	RUR is one-half the prior year because of COVID-19 health guidelines. These data are consistent with Classroom RUR.
<b>Spring</b>	23.1	35.1	RUR is one-half the prior year because of COVID-19 health guidelines. These data are consistent with Classroom RUR.
<b>Summer</b>	25.3	17.7	RUR is one-half the prior year because of COVID-19 health guidelines. These data are consistent with Classroom RUR.
<b>Annualized</b>	33.6	43.5	

Snow College seeks to return to or exceed prior pandemic RUR rates as follows:

- Snow College intends to clarify the space dedicated to this instruction (as either lecture or lab) which will help the College more strategically schedule the embedded lab science classes in the appropriate space. For example, some of the institution’s science pre-requisite classes with the embedded lab instruction offered during fall semester should be re-classified as lab instruction and assigned the more appropriate laboratory space. The same re-classification is suggested for practice rooms in the Eccles Performing Arts Center and dual-purpose rooms on Richfield campus’ Washburn Building (e.g., Cosmetology courses).
- Obtain funding for a new Home and Family Studies building. Snow College will continue to pursue legislative funding for a new rural studies structure that will replace the dismal lab space provided by the aging Home and Family Science Building. Currently, the lab space offered by this structure (which includes a child care lab) is plagued by structural design, sewer, and electrical problems. The annualized RUR for the Home and Family studies building (pre-COVID) was 26.45 (classroom) and 9.85 (laboratory). SOR rates were 83.5%

d. Laboratory Seat Occupancy Rate: 80% station occupancy

	<b>Current Year</b>	<b>Prior Year</b>	<b>Comment</b>
<b>Fall</b>	58.3%	54.4%	Snow maintained F2F instruction under social health restrictions. Masks were required, sanitation stations were provided, and seating spaced students apart by at least 6 feet.
<b>Spring</b>	60.9%	48.1%	
<b>Summer</b>	100%	50.4%	
<b>Annualized</b>	109.6%	76.45%	

Snow College seeks to return to or exceed prior pandemic RUR rates as follows:

- Continue to work on lab space given student lecture/lab class drop behavior and DFWI rates. Recently, Snow College looked science class and lab enrollments for general education science classes. Students receive two distinct grades for these classes: one for the lecture class and another for the lab class (two separate enrollments). It was discovered that students are dropping or failing the lecture class while passing the lab class. As a result, students are repeating only the lecture class which increases the classroom SOR and takes away from the lab SOR. Snow College is considering proposals to assuage first-time DFWI rates for the lecture part of these classes and/or implement “remediated” lecture-only course offerings to those students who passed the lab. These efforts are directed to consolidate lab sections and maximize each lab’s SOR.

- Snow College eliminated open-access labs for classroom scheduling. Humanities 116 is a classroom that is currently being used as an open language tutoring space. Noyes 101 is the open math tutoring lab that is being used for iLearn, self-directed, class instruction. Snow College removed this space from active class scheduling. The proper use of open lab space continues to be considered in Snow College's Space Utilization policy.

### **Required Question 2: Local Conditions Affecting Utilization**

*What are local institutional conditions and other mission-related issues that affect space utilization and scheduling at your institution? What would you like policymakers to understand about the utilization data submitted by your institution?*

Snow College submits the following for space utilization consideration:

- Snow College suggests that the summer academic period be eliminated or have less consideration in overall space utilization considerations. Snow College has transitioned to a 90% online delivery, 10% F2F format for summer. This direction is a part of the institution's strategic enrollment management plan.

### **Required Question 3: Central Scheduling**

*What steps has your institution taken to implement centralized scheduling as required by Board Policy R751? What percent of your classroom and laboratory inventory are centrally scheduled?*

Snow College has completed the following steps toward a centralized scheduling:

- Created balance between AM and PM course offerings. Over the past two years, Snow College administration has worked collaboratively with faculty to offer the same course and lab sections during the morning hours (preferred by faculty) and the afternoon hours. This has greatly increased our RUR and SOR since the 2012 Space Utilization report.
- Starting Fall 2020, Snow College created a Space Utilization Committee chaired by Leslee Cook, Physical Plant Director. In addition, space inventory data was cleaned and implemented into the institution's information system (Banner) for better data coordination and reporting.
- Used data to inform better classroom assignment decision-making. Using this report (published as an open access dashboard) and an internal Argos report developed by Snow College's Registrar, faculty can see available classroom space. This has influenced the practice of under-utilized program-specific classrooms being open for general class and or lab (as appropriate) scheduling. This practice has positively influenced our SOR



efficiencies and has improved faculty accountability over their “proprietary” space.

- Implemented [MIDAS](#) web-based booking system for scheduling and managing non-academic campus space (2021-2022).
- Centralized scheduling via the Registrar controls approximately 60% of Snow College’s classroom and laboratory space. This percent is directly associated with Snow College’s general education mission and traditional student instruction base. Approximately 40% represents collaborative scheduling between faculty, staff and academic administration that is consistent with Snow College’s student-centered pedagogical focus. The implementation of MIDAS will allow a portion of academic space and all non-academic space to be scheduled at will by campus and non-campus constituents (estimated 10% of academic space).

#### **Required Question 4: Institutional Utilization Policy**

*Provide a link or attach a copy of your institutional utilization policy required by Board Policy R751.*

Snow College has

- 1) developed 50/50 morning and afternoon classroom and lab scheduling practices;
- 2) provided assessment and analysis of existing scheduling and capacity rates for more informed decision-making,
- 3) re-designed course offerings to increase the use of existing classrooms and laboratory space, and
- 4) organized the Space Utilization Committee. These activities are part of the College’s on-going efforts toward a campus-wide scheduling policy. As Snow College advances its strategic plan, the formalization of a campus-wide scheduling policy will balance the College’s space efficiency needs with its recruitment, retention, and student-centered philosophies.

General course scheduling policy is now published at

[https://www.snow.edu/offices/registrar/policy\\_scheduling.html](https://www.snow.edu/offices/registrar/policy_scheduling.html).

Campus personnel or external agencies can schedule campus facilities by contacting the appropriate building supervisor. This information is located at

<https://www.snow.edu/general/scheduling.html>

## **Required Question 5: Hours of Operation**

*What are the hours of operation for your institutional facilities and what expectations does your institution have for facility use throughout the day?*

Snow College recognizes 7:30 a.m. to 5:30 p.m. as our generally accepted hours of operation. However, operational hours vary by building. For example, Snow College's art program provides 24-hour lab access throughout the semester. The theatre and music programs have extended hours due to private instruction, rehearsals, and live performances. The Graham Science center offers evening science lab/tutoring sessions.

## **Required Question 6: Optimizing Summer Term**

*What is your institution doing to optimize the use of available classrooms and teaching laboratories during the summer term?*

Foremost, Snow College has gained a better understanding of its summer market in terms of student matriculation, course offerings, type of delivery. The shift to 90% online instruction will help the college more strategically assign academic space for traditional instruction (10%) and accommodate more strategic summer classroom and/or laboratory space improvements/renovations. Additionally, Snow College is actively working with CUES directors and other service-area and state-wide agencies to used viable summer space for professional conferences and workshops and public education student learning camps.

## **Optional Question 1: Monitoring Methods**

*What monitoring methods or data collection guidelines does your institution use to ensure effective reporting of classroom and teaching laboratory utilization?*

Snow College has two reports that monitor the use of classroom and laboratory utilization. These two reports also assist with the effective reporting of said spaces. This USHE Space Utilization report, published as a publicly-available dynamic Tableau dashboard allows faculty, staff, and administrators access to annual and academic term space utilization data driven by USHE reporting guidelines and R751 policy. This dashboard reports verified data-driven and user-determined information by campus, building, and classroom and accommodates additional analysis by hours of operation, general education assignment, and faculty designation (full-time/part-time). Data from the annual space utilization report is also provided for faculty to directly evaluate during Snow College's annual faculty Assessment Day.

The second report is an Argos report used internally to alert faculty and staff to existing useable space prior to each academic period. This unassigned space is then offered to other programs to maximize RUR and SOR in a spirit of academic collaboration.

In addition, the Office of Institutional Research uses USHE 3<sup>rd</sup> Week reporting to identify active courses that are not assigned classroom or laboratory space. Working with the Snow College Registrar, the physical location and times of these courses are determined by each semester's End-of-Term report.

### **Optional Question 2: Off-Peak Student Enrollment**

*What strategies does your institution employ for encouraging student enrollment during off-peak hours and better aligning student enrollments with available space?*

Snow College's 50/50-AM/PM schedule has influenced students consider taking more classes in the afternoon. Snow College also encouraged staff who provide part-time instruction to teach either in the early morning or in the afternoon/late evening hours (hours outside the full-time work day).

### **Optional Question 3: Non-Instructional Room Utilization**

*What strategies does your institution employ to capture non-instructional classroom and laboratory utilization?*

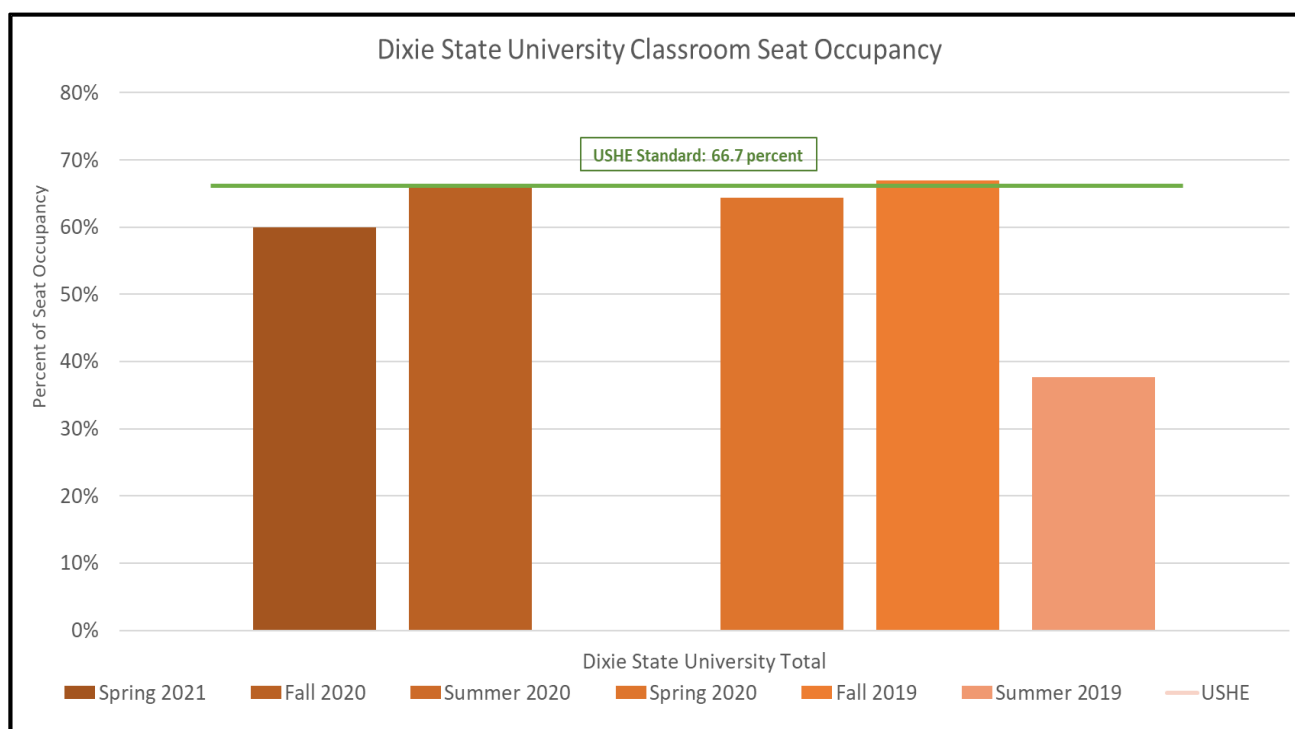
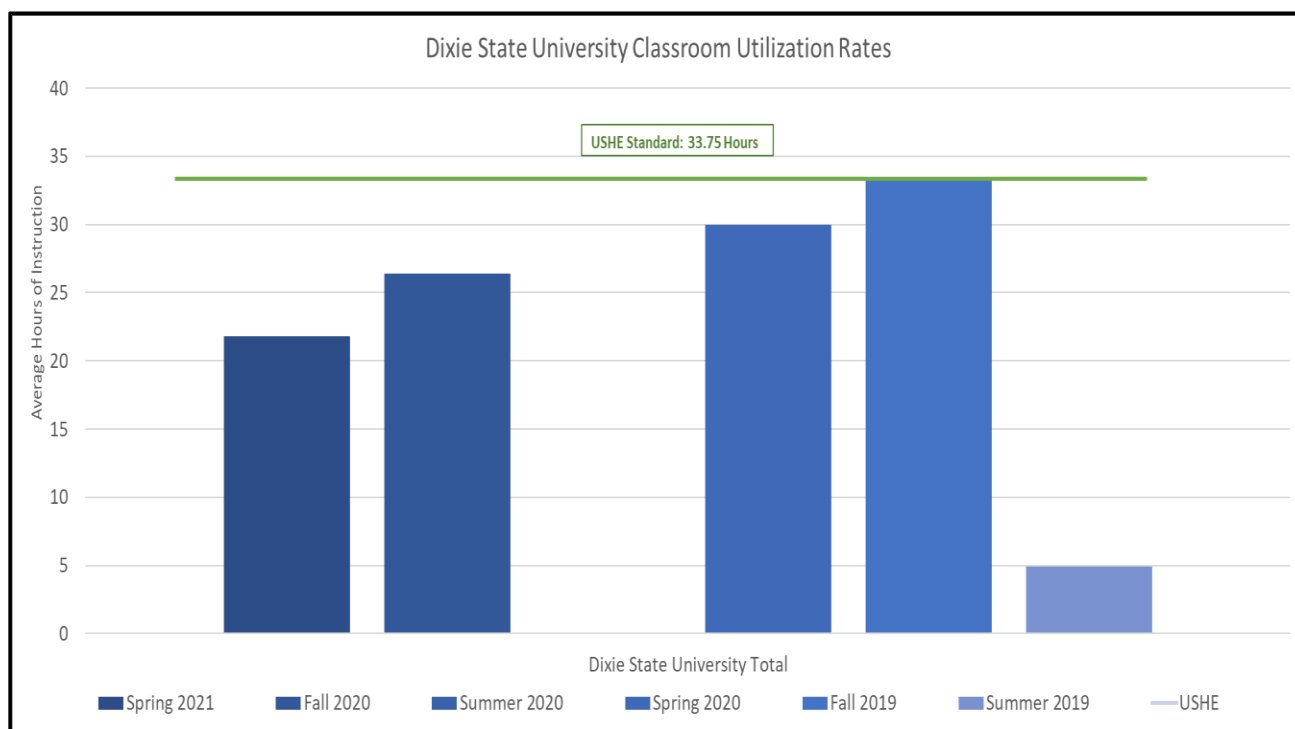
Snow College recognizes that some non-instructional space such as music faculty offices are used for instruction (private music lessons). Snow College intends to address these issues along with open labs for proper space identification with USHE.

Snow College appreciated the new audit scripts that identify unassigned classroom and lab space. These audit reports are used to fix these issues by each end-of-term reporting.

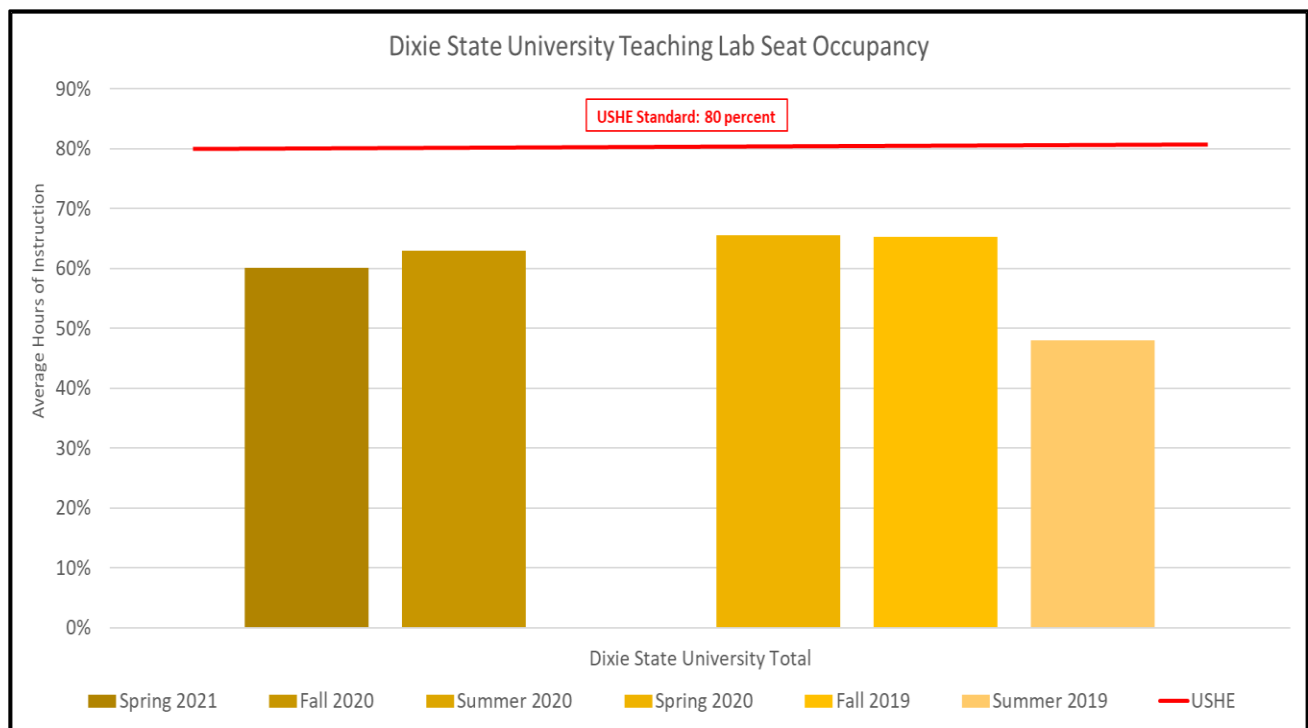
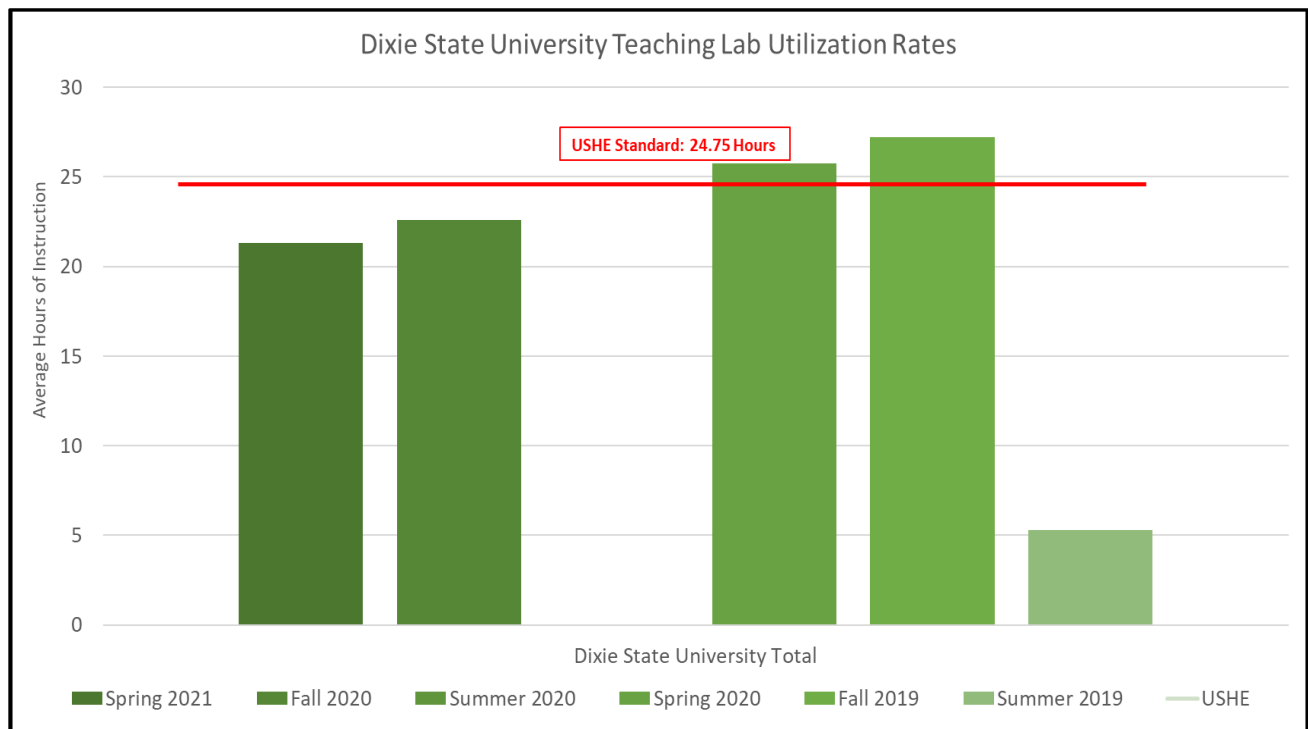
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# Dixie State University Utilization 2020-21

## Overview of DSU Classroom Utilization



## Overview of DSU Lab Utilization



## DSU Classroom (110) Utilization

	Classroom (110) Utilization											
	Spring 2021				Fall 2020				Summer 2020			
	Station				Station				Station			
	Room Utilization	# Rooms	Occupancy Rate	# Seats	Room Utilization	# Rooms	Occupancy Rate	# Seats	Room Utilization	# Rooms	Occupancy Rate	# Seats
<b>Dixie State University Total</b>	<b>21.8</b>	<b>86</b>	<b>59.9%</b>	<b>3,285</b>	<b>26.4</b>	<b>86</b>	<b>66.3%</b>	<b>3,257</b>				
Eccles Fine Arts Building	29.5	1	28.3%	38	37.3	1	39.9%	38				
Hazy School of Business	23.9	12	68.8%	440	29.0	12	74.2%	440				
Holland Centennial Commons	17.1	8	55.2%	257	19.4	8	60.6%	257				
HPC	16.4	5	66.1%	177	23.0	5	70.3%	177				
Innovation Plaza	2.8	1	2.6%	38								
Jennings Communications	22.1	3	66.4%	80	27.1	3	72.9%	80				
McDonald Center	22.5	10	70.2%	390	30.1	10	72.6%	390				
North Plaza	20.7	5	60.8%	139	27.0	5	73.6%	139				
Science Building	23.8	4	47.2%	354	31.5	4	61.2%	354				
Smith Computer Center	29.5	5	50.8%	172	27.2	5	63.9%	172				
Snow Math & Sciences Center	23.7	12	64.1%	501	28.2	12	70.2%	501				
Taylor Health Science Center	21.9	6	47.0%	237	26.9	6	54.9%	237				
University Plaza Bldg B	18.8	5	49.0%	134	17.2	6	56.8%	144				
University Plaza Bldg D	28.0	2	58.5%	81	28.4	2	59.5%	81				
Whitehead Education Building	18.8	7	71.8%	247	25.3	7	68.1%	247				

## DSU Teaching Lab (210) Utilization

	Teaching Labs (210) Utilization											
	Spring 2021				Fall 2020				Summer 2020			
	Station				Station				Station			
	Room Utilization	# Rooms	Occupancy Rate	# Seats	Room Utilization	# Rooms	Occupancy Rate	# Seats	Room Utilization	# Rooms	Occupancy Rate	# Seats
<b>Dixie State University Total</b>	<b>21.3</b>	<b>51</b>	<b>60.1%</b>	<b>1,395</b>	<b>22.6</b>	<b>50</b>	<b>63.0%</b>	<b>1,331</b>				
Eccles Fine Arts Building	23.1	2	29.7%	96	19.9	2	47.9%	96				
Hazy School of Business	15.5	5	75.3%	143	18.4	5	76.9%	143				
Holland Centennial Commons	21.3	1	47.5%	40	20.1	1	52.7%	40				
HPC	14.0	9	51.8%	268	13.2	7	70.5%	184				
Innovation Plaza												
Jennings Communications	18.7	2	61.1%	34	13.8	2	70.9%	34				
McDonald Center	24.7	1	77.6%	24	20.4	1	82.1%	24				
North Plaza												
Science Building	23.7	11	70.0%	326	24.1	11	68.5%	326				
Smith Computer Center	29.1	2	85.9%	48	32.3	2	78.7%	48				
Snow Math & Sciences Center	26.4	6	69.2%	136	26.6	6	72.4%	136				
Taylor Health Science Center	28.9	8	70.1%	155	31.4	9	57.9%	175				
University Plaza Bldg B	3.0	1	12.5%	16	5.6	1	15.6%	16				
University Plaza Bldg D	11.5	1	80.2%	24	13.3	1	82.5%	24				
Whitehead Education Building	15.7	2	43.2%	85	23.0	2	44.5%	85				



# Dixie State University 2020-21 Utilization Report

## Required Question 1: Meeting Board Standards

*Using the utilization data submitted with this report, explain how your institution intends to meet or exceed the standard by 2025 to meet legislative intent language and Board performance metrics:*

- a. Classroom Room Utilization Rate: 75% scheduling of all classrooms during a 45-hour week—33.75 hours per week.

To meet or exceed the standard classroom room utilization rate of 75% and/or the total use per room of 33.75 hours per week, Dixie State University intends to implement the following strategies:

- Increase enrollment to 15,000 students
- Continue to work collaboratively across campus divisions to increase student retention rates
- Offer more early morning, late afternoon, and evening courses
- Implement a new bell schedule across campus
- All exceptions to the bell schedule must be reviewed and approved by a committee
- Expand graduate level course offerings and programs

- b. Classroom Seat Occupancy Rate: 66.7% seat occupancy.

To meet or exceed classroom occupancy rates of 66.7%, Dixie State University intends to implement the following strategies:

- Align classroom occupancy rates with past enrollment rates to ensure smaller courses are not being taught in larger capacity classrooms
- Analyze data produced by EAB's software to forecast enrollment rates for specific courses
- Ensure collaboration between Central Scheduling and Academic Colleges in scheduling courses in rooms with seat capacities that match established enrollment rates for those specific courses

- c. Laboratory Room Utilization Rate: 55% scheduling of all laboratories during a 45-hour week—24.75 hours per week.

To meet or exceed a standardized laboratory room utilization rate of 55% and 24.75 hours per week, Dixie State University intends to implement the following strategies:

- Increase enrollment to 15,000 students

- Continue to work collaboratively across campus divisions to increase student retention rates
  - Increase afternoon and evening lab courses to effectively utilize laboratory facilities
  - Expand graduate-level programs across campus
- d. Laboratory Seat Occupancy Rate: 80% station occupancy.

To meet or exceed an 80% laboratory seat occupancy rate, Dixie State University intends to implement the following strategies:

- Work with departments and programs to ensure they are scheduling homework and individual lab time through DSU's Central Scheduling EMS software
- Reclassify, when appropriate, laboratory facility classifications to OLB or open lab hours for assigned independent and homework use of labs

## **Required Question 2: Local Conditions Affecting Utilization**

*What are local institutional conditions and other mission-related issues that affect space utilization and scheduling at your institution? What would you like policymakers to understand about the utilization data submitted by your institution?*

Local institutional conditions and mission-related issues that affect space utilization and scheduling include:

- Central Scheduling uses a holistic approach to scheduling for summer, fall, and spring semesters, but toward the end of the scheduling process special circumstances related to scheduling sometimes occur:
  - New classes open due to the institution's open student enrollment dual mission
  - Americans with Disabilities (ADA) faculty and/or staffing requests may require changing classrooms and or building locations for specific courses.
  - New or newly-opened courses taught by adjunct faculty may require adjustment of room schedules to accommodate adjunct faculty schedules
- With limited lab facilities on campus, Central Scheduling struggles to place labs limited-in-class-size per instruction specifications into labs with similar capacity levels. When instruction specification limits enrollment to 20 students, but the only available lab holds up to 45 students, Central Scheduling will schedule the 20-person lab course into the 45-student lab facility
- With an open enrollment mission, many of DSU's students work full and or part time jobs, including during evening and weekend hours, making those class times less accessible for students
- Demand for summer courses is typically low

- With the addition of online-only courses and new online degrees, DSU’s classroom utilization may be negatively impacted
- With the pandemic of COVID-19, a lot of classes were moved to remote. In fact, for summer 2020, DSU was completely remote. This negatively impacts the space utilization numbers.

### **Required Question 3: Central Scheduling**

*What steps has your institution taken to implement centralized scheduling as required by Board Policy R751? What percent of your classroom and laboratory inventory are centrally scheduled?*

Scheduling of university venues, buildings, classrooms, and grounds is governed by [Board Policy R751](#) and [DSU Policy 441: Central Scheduling of Campus Facilities and Events](#).<sup>2</sup>

100% of DSU’s classroom and laboratory inventory is scheduled through the Central Scheduling Office. The Central Scheduling Office utilizes EMS scheduling software to schedule all venues, buildings, classrooms, and grounds owned by the university for both academic and non-academic functions. DSU Policy 441 states, “Campus Scheduling must be done through the Central Scheduling Office” (Section 6.1.1).

Central Scheduling follows Policy 441 in prioritizing scheduling requests:

1. “Advancement of educational mission, specifically academic classes and curricular program requirements” (Section 4.1.1)
2. “Official DSU student organizations, followed by college and department mission compliant events” (Section 4.1.2)
3. “DSU colleges, departments, or committees approved (Co) sponsored faculty and staff events” (Section 4.1.3)
4. “Community events, followed by public and commercial events” (Section 4.1.4)

### **Required Question 4: Institutional Utilization Policy**

*Provide a link or attach a copy of your institutional utilization policy required by Board Policy R751.*

<https://dixie.edu/wp-content/uploads/formidable/52/441.pdf>

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<sup>2</sup> Dixie State University Policy Library, R441: Central Scheduling of Campus Facilities and Events, <https://dixie.edu/wp-content/uploads/formidable/52/441.pdf>

### **Required Question 5: Hours of Operation**

*What are the hours of operation for your institutional facilities and what expectations does your institution have for facility use throughout the day?*

Dixie State University matches its hours of operation to academic needs and community requests by offering services and or facilities seven days a week, as necessary to accommodate needs.

### **Required Question 6: Optimizing Summer Term**

*What is your institution doing to optimize the use of available classrooms and teaching laboratories during the summer term?*

To optimize the use of classrooms and teaching laboratories during the summer term, academic departments are working to build additional summer offerings, incentivizing faculty to teach summer courses, and designing new programs with summer components that speed up completion and graduation rate times.

As part of DSU's Strategic Plan 2020 and the community engagement initiative, DSU sponsors and/or partners with community leaders and organizations to host various summer camps, such as Dixie Prep for 7<sup>th</sup>, 8<sup>th</sup>, and 9<sup>th</sup> graders interested in STEM fields; POP Rocks for high school students interested in exploring physical and organic properties of rocks and water; Mechanical Engineering Summer Camp for high school students; Gene Girls for girls focused on genetics and biotechnology; EMSART Camp for girls entering 9<sup>th</sup> grade who are interested in STEM related fields; Code Changers for ages 8-18 who are interested in web technology; Design School for students interested in UI/UX design careers; Code School for students interested in web programming careers; and various athletic camps, including football, basketball, soccer, sports performance, baseball, and volleyball.

### **Optional Question 1: Monitoring Methods**

*What monitoring methods or data collection guidelines does your institution use to ensure effective reporting of classroom and teaching laboratory utilization?*

- DSU monitors and collects data with EAB's Academic Performance Solutions software. EAB is accessible to department chairs, deans, and other key decision makers on campus, providing key performance indicators, such as:

- Median section size
- Percent of classes with fewer than ten students enrolled
- Median section fill rate and number of collapsible sections
- The EAB software also provides data on the following:
  - Course offerings
  - Course bottlenecks
  - Section consolidation opportunities
  - Aligning course offerings with enrollments
- The Internal Audit Office completes an annual audit of the EMS (Central Scheduling) system.
- Central Scheduling conducts an annual space/seat count audit that ensures seat count and facilities usage is up-to-date and mirrors the institution's registration software program. The audit assists central schedulers in placing academic classes efficiently, with the highest classroom seat occupancy rate as possible. Furthermore, the audit ensures campus space is categorized correctly. Audit data is forwarded to Institutional Research for consistency in reporting.

## **Optional Question 2: Off-Peak Student Enrollment**

*What strategies does your institution employ for encouraging student enrollment during off-peak hours and better aligning student enrollments with available space?*

To encourage student enrollment in off-peak hours courses, university colleges partner with academic advisors in offering course times that accommodate the most students. In addition, academic advisors work closely with students to announce new course offerings opening during off-peak hours, encourage students to enroll in off-peak hour courses, and provide feedback to colleges on student preferences.

DSU's Institutional Research utilizes EAB's software to align student enrollments with available space by generating reports, such as section consolidation opportunities and aligning course offerings with enrollments. These reports look at total capacity, compared to total enrollment and number of times offered per year, and utilize analytics to determine if there are possible collapsible sections. Institutional Research shares these reports with departments and colleges to increase utilization efficiencies.

DSU has hired an Assistant Provost for Adult and Professional Learning. This will help to ensure that the university is meeting the needs and demands of the community. We will be able to determine which off-peak hours would be more successful for students to enroll in.

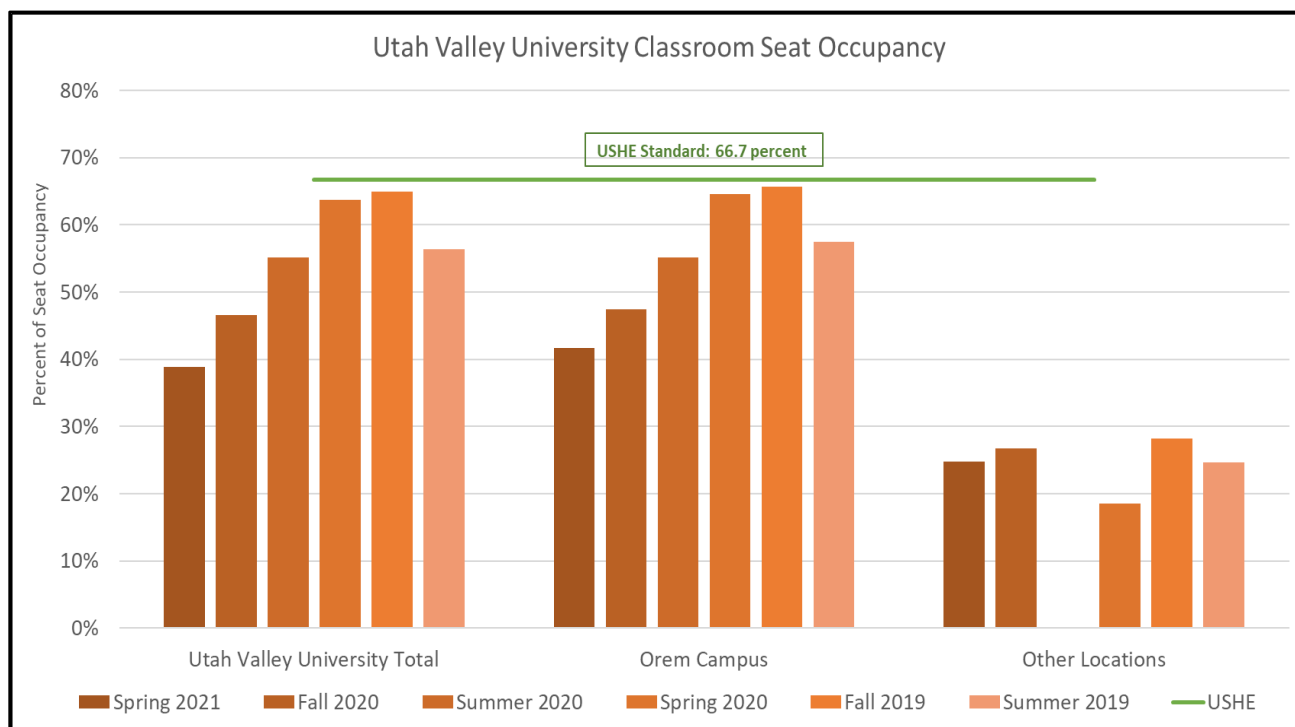
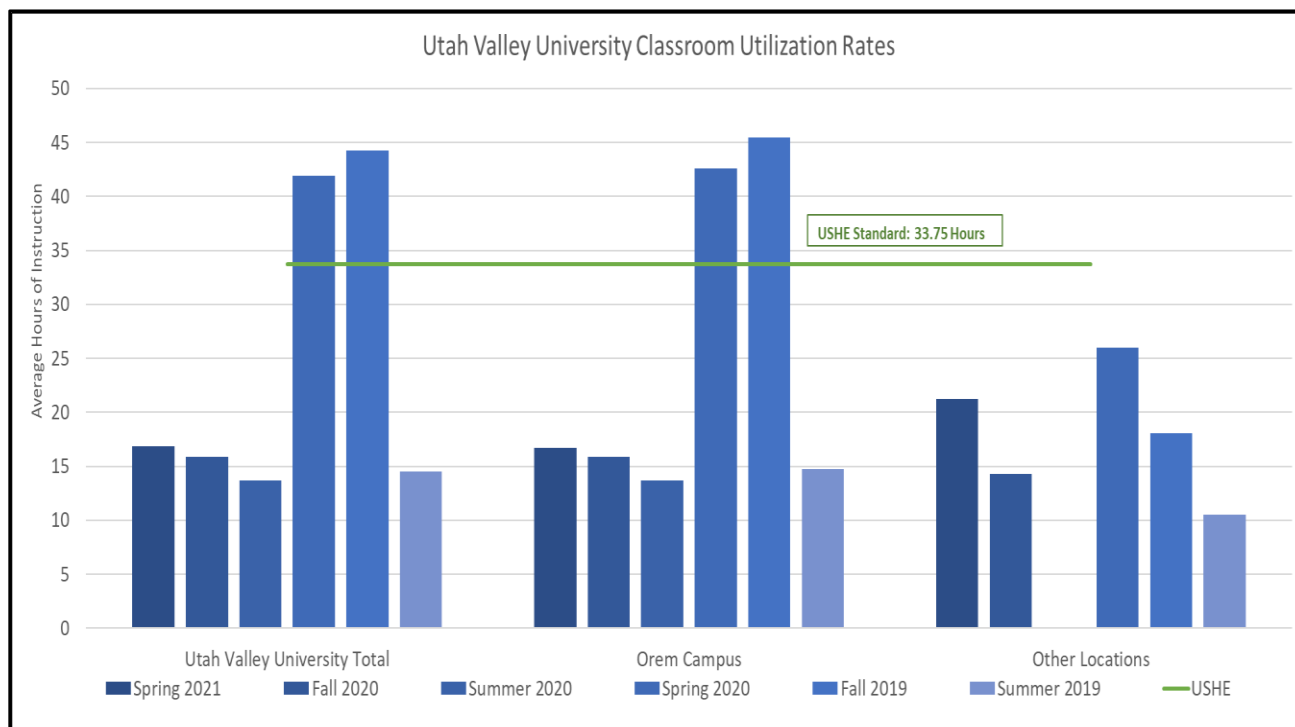
### **Optional Question 3: Non-Instructional Room Utilization**

*What strategies does your institution employ to capture non-instructional classroom and laboratory utilization?*

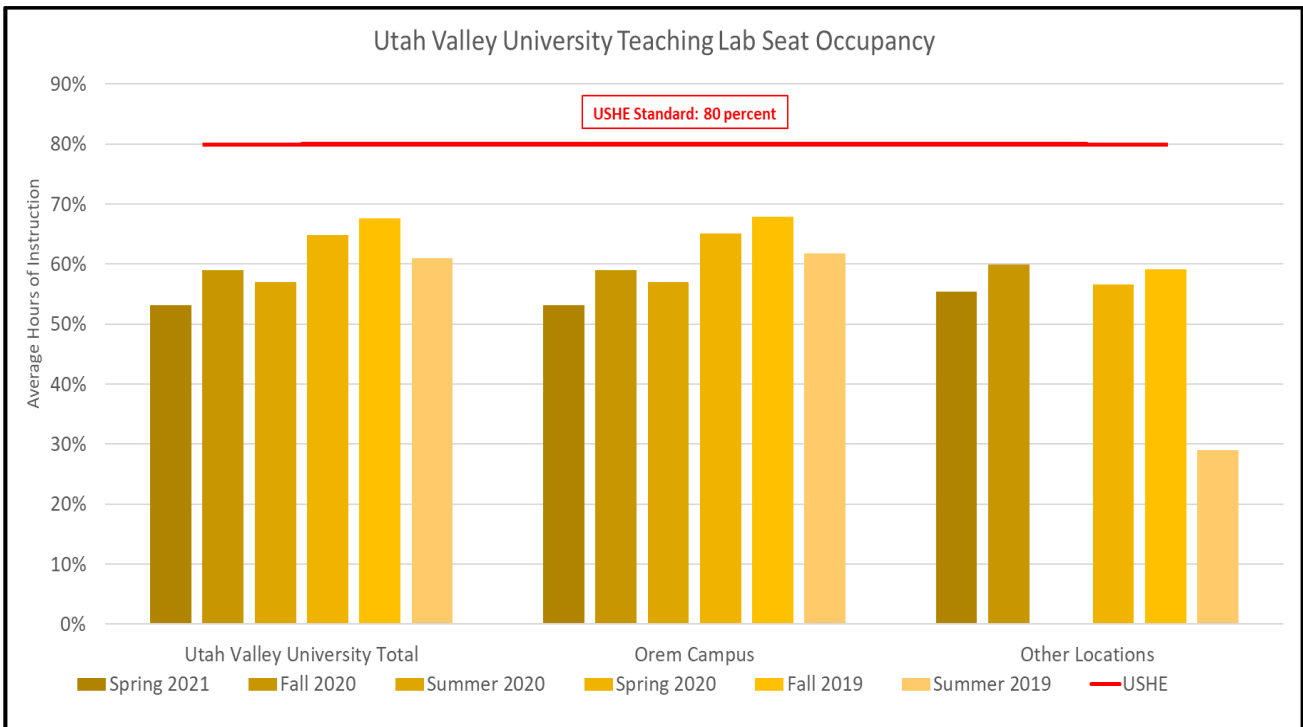
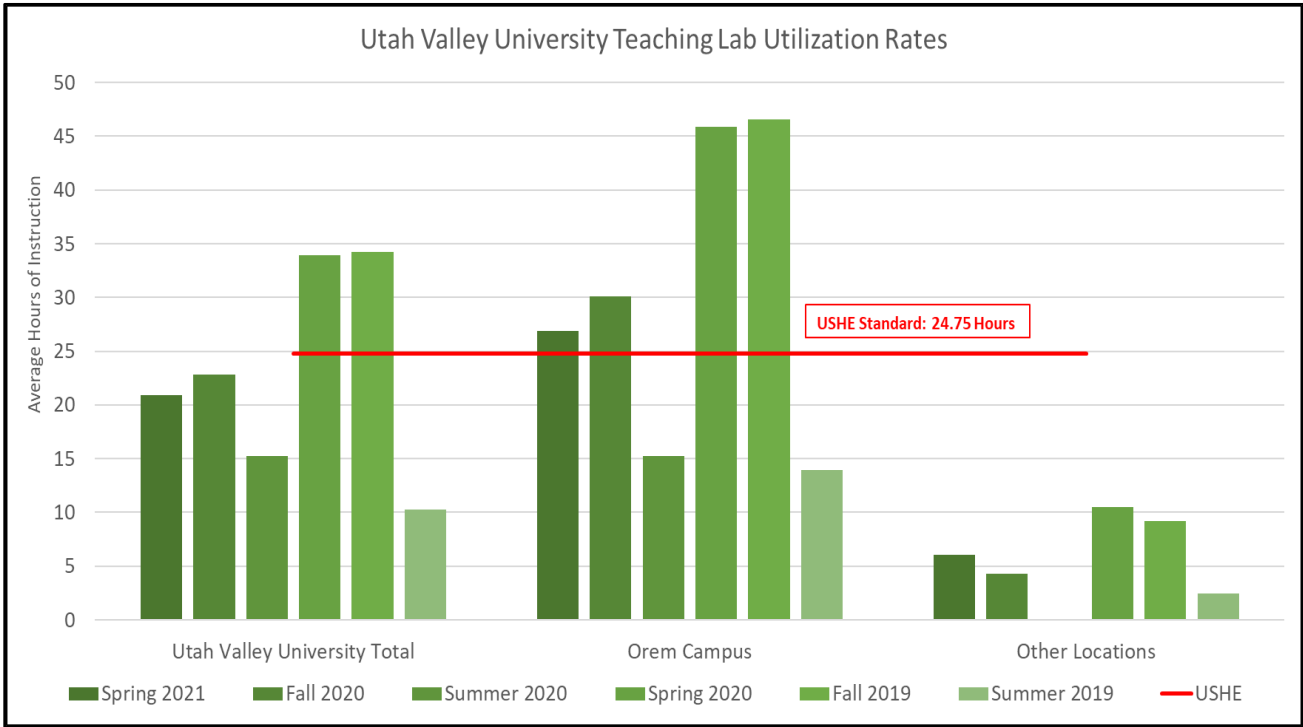
To capture non-instructional classroom and laboratory utilization, DSU utilizes its central scheduling software, EMS, to run reports and analyze data.

# Utah Valley University Utilization 2020-21

## Overview of UVU Classroom Utilization



Overview of UVU Lab Utilization





## UVU Classroom (110) Utilization

	Classroom (110) Utilization											
	Spring 2021				Fall 2020				Summer 2020			
			Station				Station				Station	
	Room Utilization	# Rooms	Occupancy Rate	# Seats	Room Utilization	# Rooms	Occupancy Rate	# Seats	Room Utilization	# Rooms	Occupancy Rate	# Seats
<b>Utah Valley University Total</b>	<b>16.9</b>	<b>161</b>	<b>38.8%</b>	<b>10,110</b>	<b>15.8</b>	<b>162</b>	<b>46.6%</b>	<b>10,110</b>	<b>13.7</b>	<b>13</b>	<b>55.2%</b>	<b>10,110</b>
<b>Orem Campus</b>	<b>16.7</b>	<b>154</b>	<b>41.6%</b>	<b>9,586</b>	<b>15.9</b>	<b>155</b>	<b>47.4%</b>	<b>9,586</b>	<b>13.7</b>	<b>13</b>	<b>55.2%</b>	<b>9,586</b>
Browning Administration	46.4	2	41.3%	118	31.8	2	65.6%	118				118
Clarke Building	22.1	23	37.4%	2,613	16.0	25	37.7%	2,613				2,613
Computer Science	14.1	13	47.5%	683	18.0	14	52.9%	683				683
Extended Education				74				74				74
Environmental Technology	6.2	2	33.2%	51	9.1	2	32.7%	51				51
Fulton Library				90				90				90
Gunther Trades	11.5	8	48.0%	329	10.5	8	50.5%	329	14.3	1	57.1%	329
Health Professions	25.4	6	46.6%	270	28.6	5	50.0%	270				270
Liberal Arts	12.9	36	39.4%	1,816	12.2	35	48.2%	1,816	14.2	11	56.0%	1,816
Losee Center	15.3	2	30.9%	70	8.0	2	46.0%	70				70
McKay Education	15.9	10	49.4%	420	16.4	10	47.2%	420				420
National Guard	11.9	6	27.1%	419	9.8	4	39.3%	419				419
Pope Science	18.3	9	34.2%	542	25.0	8	45.3%	542				542
Sparks Automotive	13.4	8	49.4%	306	13.6	8	49.1%	306				306
Science Building	13.8	15	37.5%	1,215	15.1	17	41.8%	1,215	7.5	1	40.0%	1,215
Woodbury Business	22.7	14	47.4%	570	19.5	15	55.2%	570				570
<b>Other Locations</b>	<b>21.2</b>	<b>7</b>	<b>24.8%</b>	<b>524</b>	<b>14.3</b>	<b>7</b>	<b>26.8%</b>	<b>524</b>				<b>524</b>
Thanksgiving Point	21.4	2	28.6%	192				192				192
Wasatch Campus	21.8	5	23.1%	332	14.3	7	26.8%	332				332

## UVU Teaching Lab (210) Utilization

	Teaching Labs (210) Utilization											
	Spring 2021				Fall 2020				Summer 2020			
			Station				Station				Station	
	Room Utilization	# Rooms	Occupancy Rate	# Seats	Room Utilization	# Rooms	Occupancy Rate	# Seats	Room Utilization	# Rooms	Occupancy Rate	# Seats
<b>Utah Valley University Total</b>	<b>20.9</b>	<b>93</b>	<b>53.2%</b>	<b>3,819</b>	<b>22.8</b>	<b>95</b>	<b>58.9%</b>	<b>3,819</b>	<b>15.2</b>	<b>13</b>	<b>57.0%</b>	<b>3,819</b>
<b>Orem Campus</b>	<b>26.9</b>	<b>91</b>	<b>53.1%</b>	<b>3,655</b>	<b>30.1</b>	<b>93</b>	<b>58.9%</b>	<b>3,655</b>	<b>15.2</b>	<b>13</b>	<b>57.0%</b>	<b>3,655</b>
Clarke Building				100				100				100
Canyon Park				56				56				56
Computer Science	17.6	16	62.1%	532	20.0	17	68.7%	532	17.7	2	49.6%	532
Extended Education	27.8	4	29.7%	120	33.3	4	34.5%	120				120
Environmental Technology	5.8	1	12.5%	24	5.8	1	62.5%	24				24
Gunther Trades	18.9	21	66.6%	663	22.2	21	74.1%	663	18.1	5	58.8%	663
Health Professions	9.3	4	77.8%	84	14.1	3	92.2%	84	9.7	1	53.3%	84
Liberal Arts	13.8	4	45.2%	271	19.5	5	60.1%	271	15.0	2	73.6%	271
Losee Center	8.4	2	53.3%	70	3.8	1	45.0%	70				70
McKay Education	18.2	4	75.5%	143	18.4	4	69.2%	143	10.8	1	61.2%	143
Nielsen Building	9.2	1	40.0%	77	10.9	3	52.9%	77				77
Noorda Center	21.0	9	33.6%	416	24.7	8	36.8%	416	0.9	1	2.0%	416
Pope Science	20.3	9	53.5%	344	22.2	8	55.8%	344				344
Rebecca Lockhart Arena	40.2	6	22.7%	335	32.6	7	26.3%	335	20.4	1	20.4%	335
Sparks Automotive	27.0	1	63.3%	20	20.0	1	61.7%	20				20
Science Building	43.2	5	62.3%	240	38.9	6	70.2%	240				240
Woodbury Business	16.5	4	61.5%	160	21.3	4	63.5%	160				160
<b>Other Locations</b>	<b>6.1</b>	<b>2</b>	<b>55.4%</b>	<b>164</b>	<b>4.3</b>	<b>2</b>	<b>59.9%</b>	<b>164</b>				<b>164</b>
Emergency Services	32.5	1	57.6%	36	16.7	1	84.7%	36				36
Hangar A - Provo Airport				20				20				20
Hangar B - Provo Airport				78				78				78
Wasatch Campus	3.8	1	46.7%	30	13.5	1	43.3%	30				30

# Utah Valley University 2020-21 Utilization Report

## Required Question 1: Meeting Board Standards

*Using the utilization data submitted with this report, explain how your institution intends to meet or exceed the standard by 2025 to meet legislative intent language and Board performance metrics:*

Classroom utilization rate: 75% scheduling of all classrooms during a 45-hour week—33.75 hours per week

- a. Starting mid-March of 2020, UVU operated on a modified schedule due to COVID-19. This modified remote teaching schedule continued through both reporting periods. Due to the pandemic and abundance of care for students, faculty, and staff, the USHE standards were not met during this reporting cycle.

Fall 2020 and spring 2021 RUR rates were 46.9% and 49.9% of the USHE standard, respectively. Fall 2020 RUR was 15.84 hours; spring 2021RUR was 16.87 hours. Due to spacing requirements and the number of classes that met for instruction online, classroom hours were reduced in response to the pandemic and our understanding of the virus at the time.

*As we emerge from the pandemic, returning our hours of utilization to be in line with the standard is our priority. Hybrid course offerings will continue as they have proven effective in delivering course content.*

- b. Classroom seat occupancy rate: 66.7% seat occupancy  
Fall 2020 SOR was 69.8% of the standard at only 46.59% full, and spring 2021 SOR was 58.18% of the standard at 38.8%. Due to COVID-19 spacing and loading requirements, the station count for these reporting semesters was well below standard.

Strategies for improving our fill rate by 2025 include verifying the seating capacity of each classroom against information stored in data files; scheduling section sizes into rooms of appropriate seat count; offering standby and waitlists for students wishing to enroll in classes; and offering extra course sessions in rooms with associated seat counts.

- c. Laboratory room utilization rate: 55% scheduling of all laboratories during a 45-hour week—24.75 hours per week

Laboratory learning opportunities and skills are necessary for our students. The pandemic created issues for our students and faculty as they worked within limitations. The safety of our students, faculty, and staff was paramount in our operations.

Fall 2020 had a laboratory RUR of 22.83 hours, and spring 2021 had an RUR of 20.92 hours. Fall 2020 usage was 92.23% of standard, while spring 2021 had a rate of 84.54%. These hours show the dedication to training our students during this troubling time.

As we move forward, we are performing further analysis to identify pressure points for high-demand areas and their characteristics. This information will be used by the Campus Scheduling Committee as they finalize scheduling guidelines. Continuing analysis and proper room coding verification help us keep our data accurate.

d. Laboratory seat occupancy rate: 80% station occupancy

In response to COVID-19 protocols, student spacing and loading of labs were limited for both reporting semesters. Fall 2020 had an SOR of 58.94%, which is 73.68% of the standard. Spring 2021 had a SOR of 53.17%, which is 66.46% of the standard. UVU will continue the review of laboratory usage to ensure that all teaching labs are appropriately identified. Station counts for labs will be closely analyzed. As we move into the future, our lab training will be the focus of discussion. Continuing safety and learning outcomes will be at the forefront of these talks. The Faculty Senate guidelines for course section fill rate standards will include the identification of standards for teaching labs. Student enrollment for the best learning outcomes will be monitored against lab size and occupancy rates being achieved.

## **Required Question 2: Local Conditions Affecting Utilization**

*What are local institutional conditions and other mission-related issues that affect space utilization and scheduling at your institution? What would you like policymakers to understand about the utilization data submitted by your institution?*

Safety concerns may be part of the new normal that prevents institutions from achieving high levels of station occupancy. We will continue to balance scheduling pressures to teach the number of needed sections of some courses and the desire to keep class sizes manageable for proper pedagogy and student and faculty safety. Some sections may be taught in classrooms with a higher seat count. This practice of offering needed sections for students has a negative impact on seat occupancy. This is balanced against our desire to help students complete their degrees in the shortest time needed. Some smaller sections will always be offered to help with completion.

Policymakers and other administrators should recall the anxiety created by the pandemic and the early measures taken to provide for the safety of our campus community. As more was learned about the virus and vaccines created to protect against severe symptoms, a new normal was

achieved. A long vision is now needed to justify the standards that were established in the past. Hybrid and online teaching are part of the new normal. Classroom and laboratory teaching will remain but may cover more hours with fewer seats being filled.

This data relates to that portion of UVU's mission to deliver credit-bearing programming. Our stewardship of physical resources has focused on priority scheduling for these programs above all other types of events, as it should. However, most institutions seek to maximize the use of their facilities' resources by making them available for programming that supports the economic and cultural needs of their service area. UVU has done this, and we are focusing on processes that will help us to better measure the space utilization of these additional events. To improve student completion rates, smaller sections of some courses may be required, and this would reduce our SOR.

### **Required Question 3: Central Scheduling**

*What steps has your institution taken to implement centralized scheduling as required by Board Policy R751? What percent of your classroom and laboratory inventory are centrally scheduled?*

UVU has used a campus system for batch room assignments and the storage of all space scheduling data for many years. UVU has also centrally managed the class schedule and room assignments for many years, with the exception of priority room scheduling. Monitoring of the correct application of priority room assignments has also been done in the Academic Scheduling Office (now the Registrar's Office). The Registrar's Office works closely with Academic Affairs and the newly formed Faculty Senate Committee on class scheduling to ensure guidelines and processes meet the requirements of Regent Policy R752.

Classroom inventory: 100% centrally scheduled

Teaching laboratory: 96.6% centrally scheduled

Total: 98.64% centrally scheduled

### **Required Question 4: Institutional Utilization Policy**

*Provide a link or attach a copy of your institutional utilization policy required by Board Policy R751.*

#### **Policy 425: Event Scheduling and Authorizing the Use of Campus Facilities**

Policy 425 is available at this link:

<https://policy.uvu.edu/getDisplayFile/56392c1765db23201153c22f>

The policy is being revised and is currently in the first stage of our process. The writing committee is including the R751 language in the revision.

### **Required Question 5: Hours of Operation**

*What are the hours of operation for your institutional facilities and what expectations does your institution have for facility use throughout the day?*

UVU's campus is open Monday through Saturday, generally from 6 a.m. until midnight.

Credit courses for UVU's summer semester began at 7:00 a.m. and concluded at 9:30 p.m.

Fall and spring semesters expand the start and end times of credit courses, with the earliest start time being 6:00 a.m. The last class concluded at 10:15 p.m. This is typical of the scheduling range of credit courses Monday through Friday. Saturday courses usually begin at 8:00 a.m. and conclude by 5:00 p.m.

### **Required Question 6: Optimizing Summer Term**

*What is your institution doing to optimize the use of available classrooms and teaching laboratories during the summer term?*

In addition to a robust and growing summer semester for credit-bearing courses, UVU utilizes classroom and laboratory space for outreach programs (such as Trio, Upward Bound, and UVU Prep) and professional workshops, camps, and conferences.

### **Optional Question 1: Monitoring Methods**

*What monitoring methods or data collection guidelines does your institution use to ensure effective reporting of classroom and teaching laboratory utilization?*

All credit courses must be scheduled through Banner (SIS). Banner is integrated with 25Live, and the centralized academic scheduling office has stewardship for the accuracy of the data within the Banner class scheduling tables. All other events are scheduled through requests in the 25Live system, and those are monitored by the Student Affairs scheduling office staff.

## Optional Question 2: Off-Peak Student Enrollment

*What strategies does your institution employ for encouraging student enrollment during off-peak hours and better aligning student enrollments with available space?*

- After limited priority room scheduling is entered, UVU's space scheduling system, 25Live, is used to process academic credit course space scheduling requests to find the best match in our space inventory and make room assignments. This includes filling the additional time available in priority rooms. The matching process takes into account class size and room size (fit), as well as department preference for various buildings.
- UVU's Faculty Senate formed a committee for Academic Scheduling last year. This committee was charged with developing formal scheduling guidelines beyond the policy that will reduce the course schedule conflicts for students and maximize academic classroom and teaching lab utilization. The committee has met regularly and has completed the first draft of the guidelines. They include:
  - Support for a simplified day/time meeting pattern for General Education and core courses
  - Common course schedule blocks or clusters
  - Priority scheduling for high-demand areas and high-impact courses
  - Course section fill-rate standards
- Academic Affairs has developed additional analytics/dashboards that show fill rates for courses, including the identification of low-enrolled courses. This helps to drive conversations related to the cancellation or addition of class sections.
- Waitlisted students are emailed and encouraged to enroll in open sections outside of peak times. These students receive an email notifying them when new sections open.
- The university partnered with Ad Astra to leverage the academic schedule to improve efficiency and better meet students' course needs at registration.
- The university is expanding FLEX delivery efforts to make more online and hybrid options available to students.
- Several colleges/schools have been working to finalize either two- or four-year course schedule offerings. These will be posted, and students can then plan accordingly as they look to the future. This will also help to enable better coordination between departments that are dependent on others for prerequisites and other offerings for their programs.

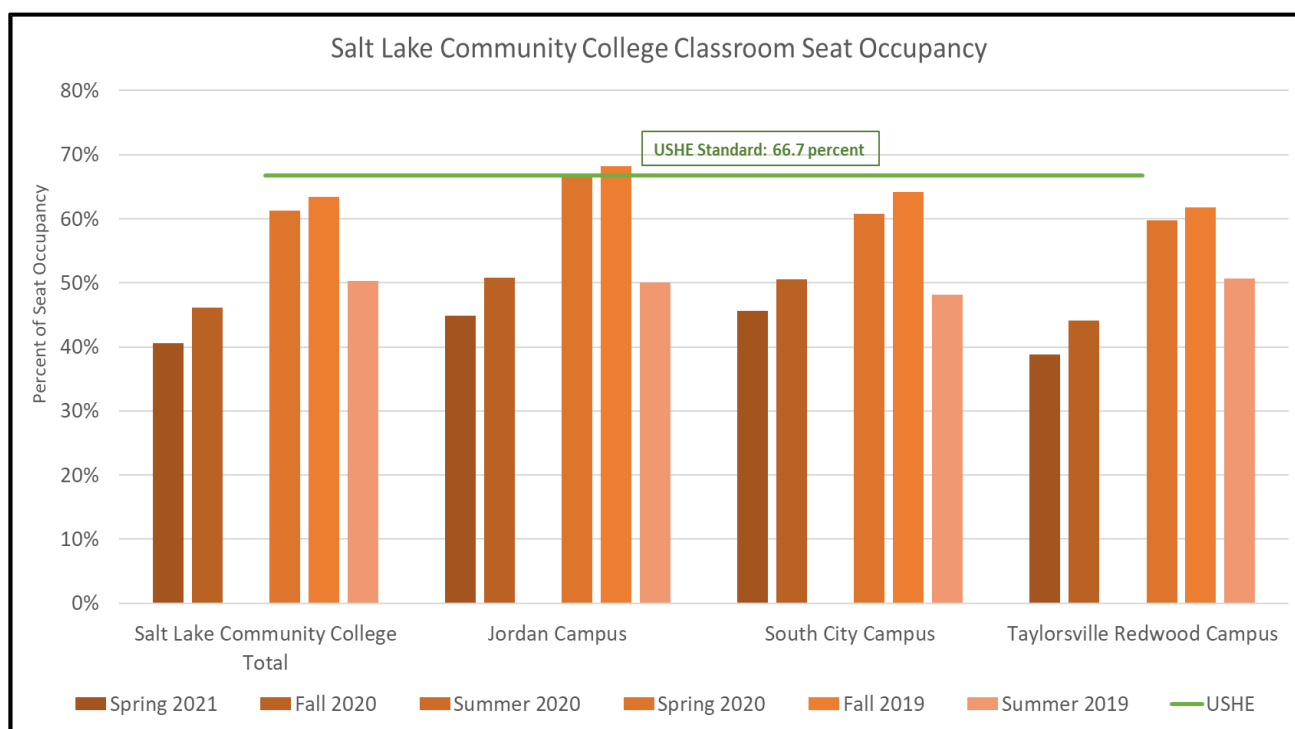
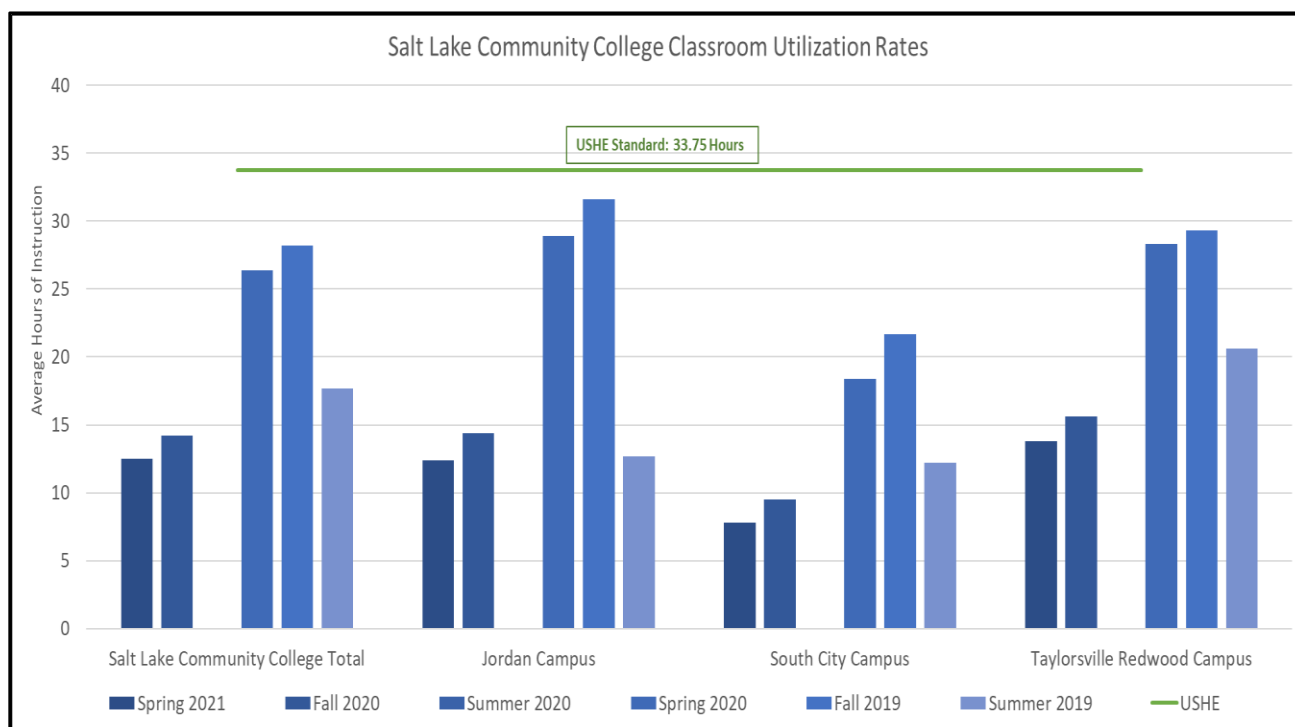
## Optional Question 3: Non-Instructional Room Utilization

*What strategies does your institution employ to capture non-instructional classroom and laboratory utilization?*

- UVU uses a central scheduling system for all events (e.g., credit, non-credit, community events). We have invested in an analytics add-on for this system, which has provided insights into credit course scheduling for several years.
- A cross-functional team is in the process of reviewing the comprehensive institutional business process for space inventory accounting, academic scheduling, and event scheduling. This team includes representatives from Academic Affairs, Academic IT, Facilities, and Student Affairs. This team is:
  - Reviewing the institutional policy related to scheduling to ensure business processes support it.
  - Working with consultants from CollegeNet to review our implementation of 25Live and X25 analytics and make changes where necessary to allow for the capture of additional data related to non-credit activities.
  - Documenting the business process.
  - Recommending quality assurance steps in the process and implementing those that are approved.

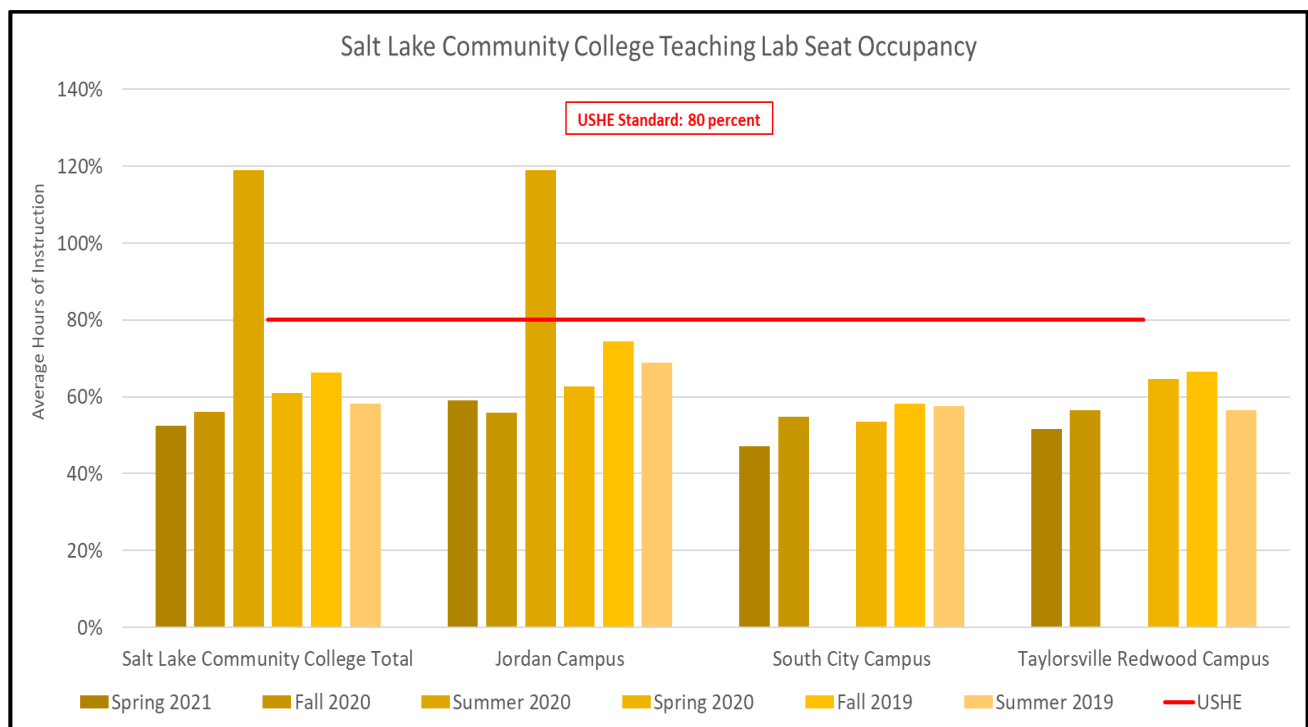
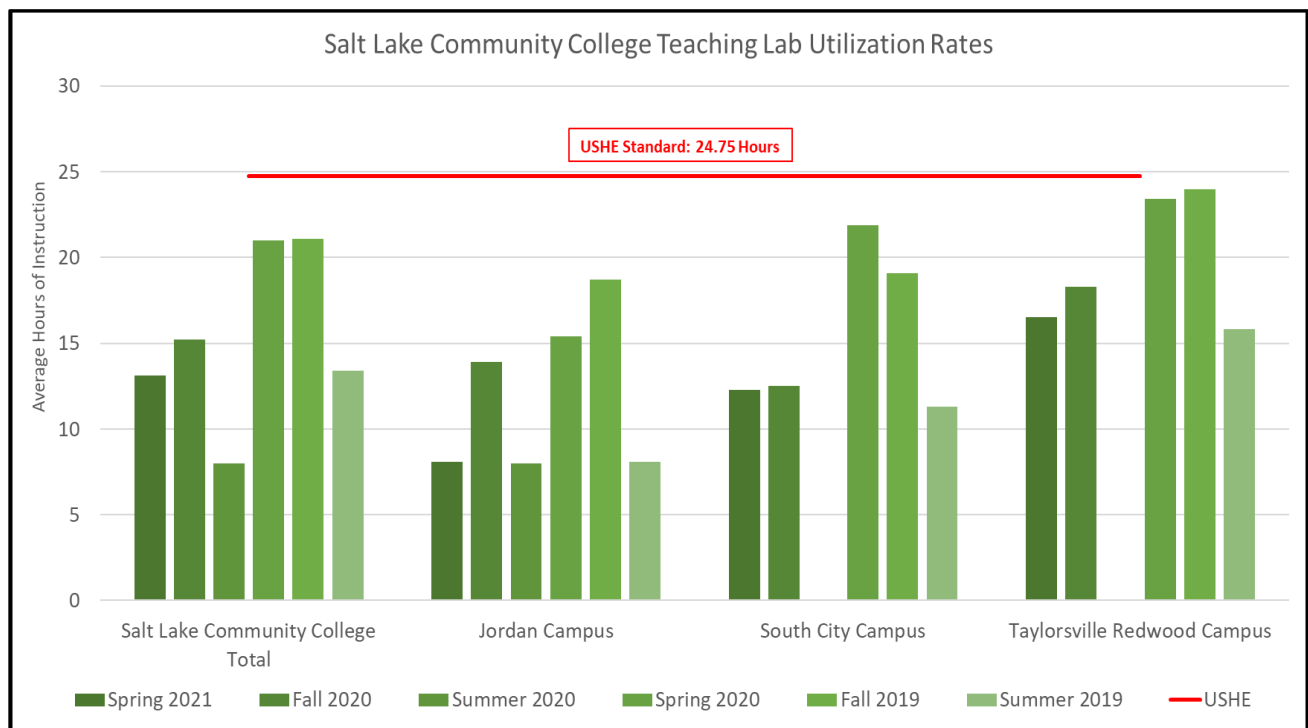
# Salt Lake Community College Utilization 2020-21

## Overview of SLCC Classroom Utilization





## Overview of SLCC Lab Utilization



## SLCC Classroom (110) Utilization

	Classroom (110) Utilization											
	Spring 2021				Fall 2020				Summer 2020			
	Station		Station		Station		Station		Station		Station	
	Room Utilization	# Rooms	Occupancy Rate	# Seats	Room Utilization	# Rooms	Occupancy Rate	# Seats	Room Utilization	# Rooms	Occupancy Rate	# Seats
<b>Salt Lake Community College Total</b>	<b>12.5</b>	<b>122</b>	<b>40.6%</b>	<b>4,275</b>	<b>14.2</b>	<b>128</b>	<b>46.1%</b>	<b>4,484</b>	<b>0.0</b>	<b>0</b>	<b>0.0%</b>	<b>0</b>
<b>Jordan Campus</b>	<b>12.4</b>	<b>20</b>	<b>44.8%</b>	<b>752</b>	<b>14.4</b>	<b>23</b>	<b>50.8%</b>	<b>846</b>	<b>0.0</b>	<b>0</b>	<b>0.0%</b>	<b>0</b>
Jordan High Tech Center	14.8	10	43.1%	398	12.1	15	50.3%	548				
Jordan Hlth Science Bldg	9.9	10	47.8%	354	18.9	8	52.1%	298				
<b>South City Campus</b>	<b>7.8</b>	<b>22</b>	<b>45.6%</b>	<b>720</b>	<b>9.5</b>	<b>25</b>	<b>50.5%</b>	<b>835</b>	<b>0.0</b>	<b>0</b>	<b>0.0%</b>	<b>0</b>
South City Main Building	7.8	22	45.6%	720	9.5	25	50.5%	835				
<b>Taylorsville Redwood Campus</b>	<b>13.8</b>	<b>80</b>	<b>38.8%</b>	<b>2,803</b>	<b>15.6</b>	<b>80</b>	<b>44.1%</b>	<b>2,803</b>	<b>0.0</b>	<b>0</b>	<b>0.0%</b>	<b>0</b>
Acad & Admin Bldg	17.1	36	43.5%	1,221	16.3	36	52.3%	1,221				
Applied Tech Ctr												
Business Building	10.9	16	36.7%	447	16.4	11	34.4%	324				
Const. Trades Bldg	13.6	6	35.4%	225	13.0	6	42.1%	225				
Lifetime Actv. Ctr	5.6	5	29.2%	135	6.8	4	51.6%	112				
Science & Ind. Bldg	19.1	9	36.9%	338	19.5	7	37.1%	262				
Technology Building	11.7	3	23.1%	299	15.0	16	35.1%	659				

## SLCC Teaching Lab (210) Utilization

	Teaching Labs (210) Utilization											
	Spring 2021				Fall 2020				Summer 2020			
	Station		Station		Station		Station		Station		Station	
	Room Utilization	# Rooms	Occupancy Rate	# Seats	Room Utilization	# Rooms	Occupancy Rate	# Seats	Room Utilization	# Rooms	Occupancy Rate	# Seats
<b>Salt Lake Community College Total</b>	<b>13.1</b>	<b>65</b>	<b>52.4%</b>	<b>1,714</b>	<b>15.2</b>	<b>66</b>	<b>56.0%</b>	<b>1,709</b>	<b>8.0</b>	<b>1</b>	<b>119.0%</b>	<b>21</b>
<b>Jordan Campus</b>	<b>8.1</b>	<b>15</b>	<b>59.0%</b>	<b>391</b>	<b>13.9</b>	<b>13</b>	<b>55.8%</b>	<b>351</b>	<b>8.0</b>	<b>1</b>	<b>119.0%</b>	<b>21</b>
Jordan High Tech Center	13.0	4	103.0%	102	13.1	4	85.0%	96	0.0	0	0.0%	0
Jordan Hlth Science Bldg	6.4	11	49.0%	289	14.2	9	50.0%	255	8.0	1	119.0%	21
<b>South City Campus</b>	<b>12.3</b>	<b>23</b>	<b>47.2%</b>	<b>599</b>	<b>12.5</b>	<b>25</b>	<b>54.9%</b>	<b>659</b>	<b>0.0</b>	<b>0</b>	<b>0.0%</b>	<b>0</b>
South City Main Building	12.1	22	48.3%	569	13.0	23	55.5%	604	0.0	0	0.0%	0
Facilities Annex Bldg	15.0	1	26.7%	30	6.5	2	40.0%	55				
<b>Taylorsville Redwood Campus</b>	<b>16.5</b>	<b>27</b>	<b>51.5%</b>	<b>724</b>	<b>18.3</b>	<b>28</b>	<b>56.6%</b>	<b>699</b>	<b>0.0</b>	<b>0</b>	<b>0.0%</b>	<b>0</b>
Acad & Admin Bldg	10.3	2	100.7%	38	10.0	2	115.6%	38	0.0	0	0.0%	0
Applied Tech Ctr												
Business Building	9.5	4	41.3%	95	9.0	4	50.6%	95	0.0	0	0.0%	0
Const. Trades Bldg	30.8	6	56.4%	161	35.2	6	68.5%	161	0.0	0	0.0%	0
Lifetime Actv. Ctr	8.5	3	18.2%	134	19.6	2	40.2%	69	0.0	0	0.0%	0
Science & Ind. Bldg	14.6	9	54.6%	237	15.5	8	48.5%	219	0.0	0	0.0%	0
Technology Building	15.0	3	59.4%	59	13.7	6	69.7%	117	0.0	0	0.0%	0

# Salt Lake Community College 2020-21 Utilization Report

## Required Question 1: Meeting Board Standards

*Using the utilization data submitted with this report, explain how your institution intends to meet or exceed the standard by 2025 to meet legislative intent language and Board performance metrics:*

The COVID pandemic has only accelerated enrollment challenges faced by community colleges nationally. Our main strategy for meeting space utilization performance metrics is to increase enrollment. Goal five of the SLCC Strategic Plan is to secure institutional sustainability and capacity. Our core strategy for this goal is to increase college participation in our service region. Salt Lake County participation in the public system of higher education has been decreasing for several years. This is due mostly to historically low unemployment rates, rising wages, shifting demographics, and the increased competition from non-traditional educational providers (e.g., Western Governor's University). SLCC is developing a strategy to strengthen the college-going pipeline in Salt Lake County, re-engage former students, and strengthen our outreach to older, non-traditional learners. Some specific plans under this strategy include:

- Use Enrollment RX (college admission management software) to gather better data on high school students participating in search and choice activities (timeline: Summer 2020)
- Build an app to gather information from middle school students participating in predisposition activities (timeline: Spring 2020)
- Create predisposition metrics such that participants can opt into providing personally identifiable information
- Identify who will create and communicate the report for Cabinet and leadership and other stakeholders

SLCC is also rededicating itself to its mission of engaging underserved students in educational opportunities through a series of West Side initiatives designed to enroll students who may not see themselves as college-going. Uniting our affiliated West Side initiatives is SLCC's goal of becoming a Hispanic Serving Institution.

Finally, SLCC continues to work on strategic scheduling through its strategic scheduling team. Currently, the team is helping department chairs pilot a new scheduling handbook designed to assist academic units in making better decisions on when to run or cancel or course.

## Required Question 2: Local Conditions Affecting Utilization

*What are local institutional conditions and other mission-related issues that affect space utilization and scheduling at your institution? What would you like policymakers to understand about the utilization data submitted by your institution?*

**Our mission:** Salt Lake Community College is an open-access, comprehensive community college that serves the most diverse student body in the USHE system. Our mission includes both transfer and career and technical education. Our dual mission of transfer and CTE and our open access policy meet the varied needs of our student body. This has implications for how we schedule classes. We schedule classes throughout the day and into the evening, and we schedule Friday/Saturday classes at our three main locations of South, Taylorsville, and Jordan to accommodate working students. We are also committed to extending the opportunity of online education to our nontraditional students.

**Our students:** SLCC has the most diverse student body in the USHE system.

- 54% are first generation
- 27% are minority
- Our median age is 23
- Most of our students take 2 to 3 classes.

Creating an efficient class schedule for an underserved, part-time student population with both transfer and CTE needs at three large campuses across the valley means that SLCC is constantly striving to balance its mission of access with the needs to use space efficiently. In addition, we know that proximity is important for our students. We cannot always expect our underserved students to come to us. To fully realize our mission of access, we must go to them.

**Our campuses:**

Salt Lake Community College is committed to efficient use of its space. We have continued to refine the specific missions of each of our main campuses. Our goal is that students can build entire schedules at one campus instead of needing to build schedules across multiple campuses. This both fulfills our mission of access and should increase space utilization.

- Jordan: Health Sciences
- South: Arts and Media
- Taylorsville: Main Campus (with both transfer and specific workforce programs)

### Required Question 3: Central Scheduling

*What steps has your institution taken to implement centralized scheduling as required by Board Policy R751? What percent of your classroom and laboratory inventory are centrally scheduled?*

The college utilizes the Event Management System (EMS) software for scheduling all academic and non-academic spaces, which is administered by the Scheduling & Academic Support Services office. Not only does EMS ensure centralized scheduling, but it also allows the electronic schedule to be effectively monitored and administered.

100%-- All classrooms and laboratories are centrally scheduled through the EMS scheduling software.

### Required Question 4: Institutional Utilization Policy

*Provide a link or attach a copy of your institutional utilization policy required by Board Policy R751.*

[SLCC Use of College Facilities and Properties Policy](#)

### Required Question 5: Hours of Operation

*What are the hours of operation for your institutional facilities and what expectations does your institution have for facility use throughout the day?*

<b>Taylorsville Campus:</b>	Monday – Thursday: 6:00 a.m. – 10:00 p.m.; Friday: 8:00 a.m. – 4:30 p.m.; Saturday: 9:00 a.m. – 1:00 p.m.
<b>Jordan Campus:</b>	Monday – Thursday: 7:00 a.m. – 10:00 p.m.; Friday: 8:00 a.m. – 4:30 p.m.; Saturday: 9:00 a.m. – 1:00 p.m.
<b>South City Campus:</b>	Monday – Thursday: 7:00 a.m. – 10:00 p.m.; Friday: 8:00 a.m. – 4:30 p.m.; Saturday: Closed

Our *Use of College Facilities and Properties Policy* lays out expectations for facility use throughout the day. In the policy, the college identifies the priorities for use of the space.

The general prioritization order for the use of college facilities will be as follows:

- a. regularly scheduled college courses;
- b. college student, staff, faculty and administrative functions, events, or meetings that are central to supporting the roles assigned to the college by the state board of higher education consistent with its mission that are created or administered by college entities, including Salt Lake Community College Student Association (SLCCSA) and registered student organizations;
- c. governmental entity, nonprofit organization, community group, or individual(s) events or meeting; then
- d. for-profit, business-sponsored commercial events.

Beyond having a policy that privileges courses, the college expects courses to be scheduled throughout the day and into the evening to meet the needs of our students.

### **Required Question 6: Optimizing Summer Term**

*What is your institution doing to optimize the use of available classrooms and teaching laboratories during the summer term?*

SLCC continually encourages summer-term attendance in a variety of ways, including:

- Increasing the number and variety of summer term course offerings
- Expansion of SLCC Promise to Pell Grant-eligible students taking at least six credits in the summer
- Promotion of year-round federal Pell Grant and proactive outreach to eligible students
- Summer Completion Grants have been established to offer tuition waivers for any student within six credits of graduation at the end of the spring term.
- Staff are trained to encourage students to take at least one course during the summer.
- All students pay in-state resident tuition rates during the summer term, so there is an incentive for out-of-state non-resident students to enroll in summer courses.
- Promotional materials encouraging students to enroll in the summer term are distributed to all students during the spring semester via Canvas.



UTAH SYSTEM OF  
HIGHER EDUCATION

# MEMORANDUM

TAB H

January 13, 2022

## Annual Report on Institutional Revenue Bond Indebtedness

State statute allows the State Board of Higher Education to issue revenue bonds on behalf of USHE institutions after the State Legislature approves the bonds. Board Policy R590, *Issuance of Bonds for Colleges and Universities*, requires the Board to receive an annual report on institutional indebtedness for the USHE system. The attached report for 2021 fulfills this requirement. All bonds are retiring on schedule, and all institutions with outstanding debt have sufficient revenues to pay principal and interest payments for the calendar year 2022.

All eight USHE institutions had outstanding debt as of June 30, 2021. The following table summarizes the outstanding indebtedness of each institution:

Institution	Original Amount	Outstanding Balance as of June 30, 2021	Weighted Years to Maturity	% Outstanding
University of Utah	\$1,652,425,000	\$1,060,755,000	11.6	64%
Utah State University	395,185,000	319,260,000	24.7	81%
Weber State University	59,380,000	44,580,000	10.7	75%
Southern Utah University	16,705,000	9,050,000	9.8	54%
Snow College	13,110,000	12,770,000	21.2	97%
Dixie State University	99,370,000	91,815,000	25.1	92%
Utah Valley University	102,120,000	56,270,000	13.9	55%
Salt Lake Community College	11,735,000	8,665,000	7.0	74%
<b>USHE Total</b>	<b>\$2,350,030,000</b>	<b>\$1,603,165,000</b>		<b>68%</b>

The attached Annual Report on Institutional and Revenue Bonded Indebtedness provides additional information on each of the USHE revenue bonds outstanding as of June 30, 2021. All bonds are being retired on schedule, with debt service requirements being met or exceeded in every case.

### Commissioner's Recommendation

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

### Attachment

**USHE Annual Report on Institutional and Revenue Bonded Indebtedness**  
**Fiscal Year 2020 - July 1, 2020 to June 30, 2021**

Institutional Bond System	Original Amount	Series	Purpose	Debt Service Coverage Requirement	Debt Service Coverage as of June 30, 2021	Maturity Date	Continuing Disclosure Submittal	Recent Material Event	Outstanding Balance as of June 30, 2021
<b>University of Utah</b>									
Auxiliary & Campus Facilities	\$ 120,240,000	1998A	Student Housing and Refunding	1.00	2.87	2029	Pending	Yes*	\$ 30,365,000
Auxiliary & Campus Facilities	42,525,000	2010C	Honors Housing and Guest House Expansion (taxable)	1.00	2.87	2036	Pending	Yes*	32,470,000
Auxiliary & Campus Facilities	46,235,000	2012A	Parking and Athletic Center	1.00	2.87	2022	Pending	Yes*	2,120,000
<i>Subtotal Auxiliary &amp; Campus</i>	<i>209,000,000</i>						<i>Due 12/27/21</i>		<i>64,955,000</i>
Hospital Revenue	77,145,000	2006A	Hospital West Pavilion Expansion and Refunding (2001)	1.10	Currently Not Ava	2021	Pending	Yes*	3,295,000
Hospital Revenue	41,785,000	2009B	Neuropsychiatric Institute expansion (taxable)	1.10	Currently Not Ava	2030	Pending	Yes*	31,985,000
<i>Subtotal General Revenue</i>	<i>118,930,000</i>						<i>Due 1/26/22</i>		<i>35,280,000</i>
Research Facilities	27,730,000	2009B	USTAR Infrastructure (taxable)	2.50	153.62	2029	Pending	Yes*	15,170,000
<i>Subtotal Research Facilities</i>	<i>27,730,000</i>						<i>Due 1/26/22</i>		<i>15,170,000</i>
General Revenue	127,925,000	2013A	Law School, Student Life, Parking, Bball Training	N/A	9.18	2023	Pending	Yes*	13,545,000
General Revenue	32,785,000	2014A	Refunding of Hospital and Research Bonds	N/A	9.18	2027	Pending	Yes*	16,395,000
General Revenue	76,200,000	2014B	Lassonde, Infrastructure, Refunding of Hospital Bonds	N/A	9.18	2038	Pending	Yes*	3,345,000
General Revenue	45,330,000	2015A	MidValley Clinic, Refunding of Research and ACFS	N/A	9.18	2034	Pending	Yes*	1,870,000
General Revenue	91,570,000	2015B	Parking, Infrastructure, Refunding of Hospital and ACFS	N/A	9.18	2035	Pending	Yes*	43,705,000
General Revenue	68,210,000	2016A	Orson S. Hall, Orthopaedic Center, Refunding ACFS	N/A	9.18	2036	Pending	Yes*	46,570,000
General Revenue	131,720,000	2016B	Ambulatory Care, Exec. MBA, Refunding Research/CP	N/A	9.18	2036	Pending	Yes*	125,525,000
General Revenue	155,930,000	2017A	Rehab. Hospital, Guest House, and Refunding	N/A	9.18	2039	Pending	Yes*	140,135,000
General Revenue	96,550,000	2017B	Refunding	N/A	9.18	2038	Pending	Yes*	92,090,000
General Revenue	80,040,000	2018A	Student Housing	N/A	9.18	2044	Pending	Yes*	78,355,000
General Revenue	74,050,000	2019A	Rice-Eccles Expansion, Huntsman Phase V	N/A	9.18	2039	Pending	Yes*	74,050,000
General Revenue	30,165,000	2019B	Rice-Eccles Expansion (Taxable)	N/A	9.18	2039	Pending	Yes*	30,165,000
General Revenue	84,635,000	2020A	HS Garage and Roadways, Purchase of 102 Tower	N/A	9.18	2040	Pending	Yes*	84,635,000
General Revenue	20,115,000	2020B	HS Garage and Roadways, Purchase of 102 Tower	N/A	9.18	2031	Pending	Yes*	20,115,000
General Revenue	94,620,000	2021A	HELIX and Research Projects	N/A	9.18	2041	Pending	Yes*	94,620,000
General Revenue	76,870,000	2021B	Refunding	N/A	9.18	2038	Pending	Yes*	76,870,000
<i>Subtotal General Revenue</i>	<i>1,286,715,000</i>						<i>Due 1/26/22</i>		<i>941,990,000</i>
Certificates of Participation	10,050,000	2015	Certificates of Participation Refunding (2007)	N/A	N/A	2022	N/A	N/A	3,360,000
<i>Subtotal Cert. of Participation</i>	<i>10,050,000</i>								<i>3,360,000</i>
<b>UU Total</b>	<b>\$ 1,652,425,000</b>								<b>\$ 1,060,755,000</b>

\* A material event was filed on Nov. 1, 2021 indicating that a successor trustee was appointed after the original trustee (Wells Fargo) exited the business

<b>Utah State University</b>									
Student Fee & Housing	\$ 39,155,000	2007	Refunding of Living Learning Center (2004)	1.10	1.47	2035	08-Mar-2021	No	\$ 31,105,000
Student Fee & Housing	24,455,000	2015	Student Housing Facility (Central Suites)	1.10	1.47	2038	08-Mar-2021	No	21,135,000
Student Fee & Housing	19,540,000	2016	Student Housing Facility (Blue Square)	1.10	1.47	2046	08-Mar-2021	No	17,460,000
Student Fee & Housing	54,995,000	2019	Gateway Parking Terrace & Mountain View Tower Replace	1.10	1.47	2052	08-Mar-2021	No	54,995,000
<i>Subtotal Student Fee &amp; Housing</i>	<i>138,145,000</i>								<i>124,695,000</i>
Research Revenue Bonds	19,500,000	2015	Space Dynamics Laboratory (Research Building)	2.50	11.35	2047	08-Mar-2021	No	18,000,000
Research Revenue Bonds	13,145,000	2015B	Partial Refund of Early Childhood and Bingham Buildings (;	2.50	11.35	2031	08-Mar-2021	No	11,350,000
Research Revenue Bonds	10,135,000	2016	Space Dynamics Laboratory (Research Building)	2.50	11.35	2027	08-Mar-2021	No	1,455,000
Research Revenue Bonds	32,210,000	2018B	Space Dynamics Laboratory (Research Building)	2.50	11.35	2050	08-Mar-2021	No	31,675,000
Research Revenue Bonds	5,745,000	2019A	Refunding of Salt Lake Center (2018A)	2.50	11.35	2028	08-Mar-2021	No	4,520,000
Research Revenue Bonds	61,865,000	2019B	SDL (High Bay & Research Bldgs) and Partial Refunding (2C	2.50	11.35	2052	08-Mar-2021	No	61,850,000
<i>Subtotal Research Revenue</i>	<i>142,600,000</i>								<i>128,850,000</i>



Institutional Bond System	Original Amount	Series	Purpose	Debt Service Coverage Requirement	Debt Service Coverage as of June 30, 2021	Maturity Date	Continuing Disclosure Submittal	Recent Material Event	Outstanding Balance as of June 30, 2021
Student Building Fee Revenue	8,405,000	2013	Refunding Stadium and Fieldhouse Improvements (2004)	1.10	1.33	2026	08-Mar-2021	No	3,905,000
Student Building Fee Revenue	43,310,000	2013B	Aggie Recreation Center and Estes Center	1.10	1.33	2023	08-Mar-2021	No	1,840,000
Student Building Fee Revenue	23,900,000	2015	Football Stadium Renovations (West Stadium Complex)	1.10	1.33	2046	08-Mar-2021	No	21,595,000
Student Building Fee Revenue	38,825,000	2017	Partial Refund of Aggie Recreation Cntr & Estes Cntr (2013)	1.10	1.33	2045	08-Mar-2021	No	38,375,000
<i>Subtotal Student Building</i>	<i>114,440,000</i>								<i>65,715,000</i>
<b>USU Total</b>	<b>\$ 395,185,000</b>								<b>\$ 319,260,000</b>

<b>Weber State University</b>									
Student Facilities	\$ 17,380,000	2012	Student Facilities System	1.25	1.25	2032	8-Dec-2021	Yes*	\$ 10,970,000
Student Facilities	18,135,000	2015	Refunding (2005: Student Union Building)	1.25	1.25	2030	8-Dec-2021	Yes*	12,025,000
Student Facilities	7,215,000	2017	Student Housing Refunding (2007)	1.25	1.25	2030	8-Dec-2021	Yes*	5,285,000
Student Facilities	10,835,000	2019	Student Housing Refunding (2010)	1.25	1.25	2040	8-Dec-2021	Yes*	10,485,000
Student Facilities	5,815,000	2021	Student Facilities System	1.25	1.25	2041	8-Dec-2021	Yes*	5,815,000
<b>WSU Total</b>	<b>\$ 59,380,000</b>								<b>\$ 44,580,000</b>

\* A material event was filed on Nov. 1, 2021 indicating that a successor trustee was appointed after the original trustee (Wells Fargo) exited the business

<b>Southern Utah University</b>									
Auxiliary & Student Building Fee	\$ 8,285,000	2011	Student Housing	1.15	1.27	2023	9-Feb-2021	No	\$ 2,010,000
Auxiliary & Student Building Fee	8,420,000	2016	Student Housing Refunding (2008)	1.15	1.27	2033	9-Feb-2021	No	7,040,000
<b>SUU Total</b>	<b>\$ 16,705,000</b>								<b>\$ 9,050,000</b>

<b>Snow College</b>									
Student Fee & Housing	13,110,000	2019	Student Housing Refunding (2011)	1.1	1.13	2036	8-Jan-2021	None	12,770,000
<b>Snow Total</b>	<b>\$ 13,110,000</b>								<b>\$ 12,770,000</b>

<b>Dixie State University</b>									
Lease Revenue	\$ 5,195,000	2006	Refunding (1999A: Dixie Center)	N/A	N/A	2023	16-Nov-2021	No	\$ 570,000
General Revenue	21,315,000	2015	Student Housing	1.1	4.43	2046	16-Nov-2021	No	19,145,000
General Revenue	20,770,000	2017	Human Performance Center	1.1	4.43	2049	16-Nov-2021	No	20,010,000
General Revenue	42,040,000	2019	Student Housing Phase II	1.1	4.43	2051	16-Nov-2021	No	42,040,000
General Revenue	10,050,000	2020	Greater Zion Stadium	1.1	4.43	2050	16-Nov-2021	No	10,050,000
<b>DSU Total</b>	<b>\$ 99,370,000</b>								<b>\$ 91,815,000</b>

<b>Utah Valley University</b>									
Student Cntr. Bldg. Fee & Unifier	49,250,000	2012A	Student Life and Wellness Bldg. & Parking	1.10	0.82	2023	Pending	No	4,410,000
Student Cntr. Bldg. Fee & Unifier	21,860,000	2019A	Student Center Expansion and Remodel	1.10	0.82	2040	Pending	No	21,185,000
Student Cntr. Bldg. Fee & Unifier	31,010,000	2019B	Refunding (2012A Student Life and Wellness Bldg.)	1.10	0.82	2033	Pending	No	30,675,000
<b>UVU Total</b>	<b>\$ 102,120,000</b>						<b>Due 1/30/22</b>		<b>\$ 56,270,000</b>

<b>Salt Lake Community College</b>									
Student Building Fee	\$ 11,735,000	2018	Student Center	1.25	1.29	2028	22-Nov-2021	None	\$ 8,665,000
<b>SLCC Total</b>	<b>\$ 11,735,000</b>		<b>No Debt Outstanding</b>						<b>\$ 8,665,000</b>

<b>USHE Total</b>	<b>\$ 2,350,030,000</b>								<b>\$ 1,603,165,000</b>
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UTAH SYSTEM OF  
HIGHER EDUCATION

# MEMORANDUM

TAB I

January 13, 2022

## Annual Financial Statements - 2021

The attached financial statements have been prepared in accordance with Governmental Accounting Standards Board (GASB) principles. These statements and the associated Management Discussion & Analysis give insight into the Office of the Commissioner of Higher Education (OCHE) operations. Management of the office is doing a good job controlling expenditures and ensuring that the office has the resources it needs to meet the Board's objectives of advancing higher education within the state. The budget for the office is being closely tracked, and OCHE is stable and financially sound.

### Commissioner's Recommendation

This is an information item; no action is required.

### Attachment



OFFICE OF THE COMMISSIONER

**ANNUAL FINANCIAL REPORT**  
2020 - 21

November 2021



# Management Discussion and Analysis

For the Year Ended June 30, 2021

Utah Board of Higher Education  
Office of the Commissioner  
of Higher Education

## Introduction

The following discussion and analysis provide an overview of the financial position and activities of the Office of the Commissioner of Higher Education (OCHE) for the year ended June 30, 2021. This discussion was prepared by management and should be read in conjunction with the accompanying financial statements and the notes thereto, which follow this section.

The Utah Board of Higher Education (UBHE), formerly known as the Board of Regents, was formed over 50 years ago to govern the Utah System of Higher Education (USHE) consistent with state law, with delegated and vested certain powers to institutional boards of trustees and institutional presidents of the various state colleges and universities. The board appoints a commissioner of higher education to serve as the chief executive officer and a staff of professional and administrative personnel to fulfill the needs of the UBHE and USHE.

## Financial

OCHE's financial report is prepared in accordance with Governmental Accounting Standards Board (GASB) principles and consists of three basic financial statements that provide financial information on OCHE as a whole: The Statement of Net Assets; the Statement of Revenues, Expenses, and Changes in Net Assets; and the Statement of Cash Flows. Each of these statements will be discussed.

Revenues and expenses are categorized as operating and non-operating. Significant recurring sources of OCHE's revenues, including state appropriations which make up the majority of OCHE's revenue sources are considered non-operating as defined by GASB Statement No. 34 (*Basic Financial Statements – and Management's Discussion and Analysis – for State and Local Governments*).

OCHE administers its funds within the financial system of the University of Utah.

## Statement of Net Assets

The Statement of Net Assets is a list of the Assets and Liabilities of OCHE on June 30, with the difference being the Net Assets. The Net Assets are categorized as "Restricted" (Expendable or Nonexpendable) or "Unrestricted." Restricted Nonexpendable Net Assets are funds that are held in perpetuity (OCHE held no Restricted Nonexpendable Net Assets at June 30<sup>th</sup>). Restricted Expendable Net Assets are subject to externally imposed restrictions governing their use (OCHE held \$3,177,205 in Restricted Expendable Net Assets at the end of the fiscal year). All other Net Assets are listed as Unrestricted (OCHE held \$6,253,845 of Unrestricted Net Assets at the end of the fiscal year).



# Management Discussion and Analysis

For the Year Ended June 30, 2021

Utah Board of Higher Education  
Office of the Commissioner  
of Higher Education

## Statement of Revenues, Expenses, and Changes in Net Assets

The Statement of Revenues, Expenses, and Changes in Net Assets present OCHE's results of operations for the year ended June 30. In Fiscal Year 2021, OCHE had a net increase in Net Assets of \$4,592,400.

## Statement of Cash Flows

The Statement of Cash Flows provides an additional perspective on OCHE's financial results for the fiscal year. The statement identifies sources and uses of cash by broad categories of activity.

Noncapital Financing Activities include state appropriations, government grants, other non-operating revenue and expenses. Capital Financing Activities are those associated with capital assets such as capital appropriations, gifts, proceeds from capital debt, purchase of assets and capital debt payments which OCHE did not have. Investing Activities include interest earnings from a PTIF account, where a portion of OCHE's funds reside until needed.

## Economic Factors that May Affect the Future

The System is continuing to see a strong commitment from the state to Higher Education's Goals for an educated workforce, as well as a strong commitment to the people of our state. The USHE Institutions and OCHE remain fully engaged in these efforts and are constantly looking for innovative ways to get more Utahns' affordable access to higher education.

During Fiscal Year 2021, the COVID-19 pandemic continued to challenge institutions financially. Federal relief funds backfilled related expenses in hardest hit areas such as enrollments, auxiliaries, workforce, and pandemic supplies and testing. Everything indicates that the institutions are faring the effects of the pandemic well now and into the future.



# Financial Statements

For the Year Ended June 30, 2021

Utah Board of Higher Education  
Office of the Commissioner  
of Higher Education

## Office of the Commissioner of Higher Education UTAH BOARD OF HIGHER EDUCATION STATEMENT OF NET ASSETS

As of June 30, 2021

	<b><u>2021</u></b>	<b><u>2020</u></b>
<b>ASSETS</b>		
Current Assets:		
Cash and Cash Equivalents (Note B)	<u>2,445,896</u>	<u>5,934,286</u>
Total Current Assets	2,445,896	5,934,286
Noncurrent Assets:		
Restricted Cash and Cash Equivalents (Note B)	-	-
Investments (Note B)	7,830,387	-
Notes and Loans Receivable, Net (Note C & D)	-	-
Real Estate	-	-
Capital Assets, Net of Accumulated Depreciation (Note G)	<u>-</u>	<u>-</u>
<b>Total Noncurrent Assets</b>	<u>7,830,387</u>	<u>-</u>
<b>Total Assets</b>	<u>10,276,283</u>	<u>5,934,286</u>
<b>LIABILITIES</b>		
Current Liabilities:		
Accounts Payable	<u>787,456</u>	<u>952,381</u>
<b>Total Current Liabilities</b>	787,456	952,381
Noncurrent Liabilities:		
Compensated Absences	57,777	143,255
Total Noncurrent Liabilities	<u>57,777</u>	<u>143,255</u>
<b>Total Liabilities</b>	<u>845,233</u>	<u>1,095,636</u>
<b>NET ASSETS</b>		
Restricted-Expendable: Scholarships	536,483	528,662
Restricted-Expendable: Other	2,640,722	2,496,415
Unrestricted	<u>6,253,845</u>	<u>1,813,573</u>
<b>Total Net Assets</b>	<u>9,431,050</u>	<u>4,838,650</u>



# Financial Statements

For the Year Ended June 30, 2021

Utah Board of Higher Education  
Office of the Commissioner  
of Higher Education

## Office of the Commissioner of Higher Education

### UTAH BOARD OF HIGHER EDUCATION

#### STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET ASSETS

As of June 30, 2021

	<b><u>2021</u></b>	<b><u>2020</u></b>
<b>Operating Revenues:</b>		
Government Grants	-	-
Total Operating Revenues	-	-
<b>Operating Expenses:</b>		
Salaries	4,454,926	3,343,225
Benefits	1,618,688	1,458,764
Services and Supplies	1,368,626	1,312,181
Building Rent & Utilities	6,023	507,920
Government Grants	109,523	(32,784)
Other Operating Expenses	200,699	169,350
Total Operating Expenses	7,758,485	6,758,656
<b>Operating Income (Loss)</b>	<b><u>(7,758,485)</u></b>	<b><u>(6,758,656)</u></b>
<b>Nonoperating Revenues (Expenses)</b>		
Government Appropriations - State	60,084,300	82,517,000
Other Nonoperating Revenue	140,000	422,092
Investment Income - Interest	28,410	-
Government Appropriations - State	(47,791,949)	(78,020,583)
Other Nonoperating Expenses	(110,512)	(559,606)
Net Nonoperating Revenue	12,350,249	4,358,903
<b>Income (Loss) Before Other Revenue (Expenses)</b>	<b><u>4,591,764</u></b>	<b><u>(2,399,753)</u></b>
<b>Other Revenues (Expenses) - Pass-Through</b>		
Pass-Through Revenues	321,304	5,460,007
Pass-Through Expenses	(320,669)	(5,460,238)
Total Other Revenue	636	(231)
<b>Increase (Decrease) in Net Assets</b>	<b>4,592,400</b>	<b>(2,399,984)</b>
<b>Net Assets - Beginning of Year</b>	<b>4,838,650</b>	<b>7,238,634</b>
<b>Net Assets - End of Year</b>	<b><u>9,431,050</u></b>	<b><u>4,838,650</u></b>



# Financial Statements

For the Year Ended June 30, 2021

Utah Board of Higher Education  
Office of the Commissioner  
of Higher Education

## Office of the Commissioner of Higher Education UTAH BOARD OF HIGHER EDUCATION STATEMENT OF CASH FLOWS

As of June 30, 2021

	<b><u>2021</u></b>	<b><u>2020</u></b>
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>		
Government Grants	(109,523)	32,784
Payments for Employee Services and Benefits	(6,238,539)	(4,270,628)
Payments to Suppliers	<u>(1,660,826)</u>	<u>(2,319,671)</u>
<b>Net Cash Provided (Used) by Operating Activities</b>	<b><u>(8,008,888)</u></b>	<b><u>(6,557,515)</u></b>
<b>CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES</b>		
Government Appropriations - State	12,292,351	4,496,417
Pass-Through Revenue	321,304	5,460,007
Pass-Through Expense	(320,669)	(5,460,238)
Other Nonoperating Revenue (Expense)	<u>29,488</u>	<u>(137,514)</u>
<b>Net Cash Provided (Used) by Noncapital Financing Activities</b>	<b><u>12,322,475</u></b>	<b><u>4,358,673</u></b>
<b>CASH FLOWS FROM CAPITAL FINANCING ACTIVITIES</b>		
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>		
Receipt of Interest/Dividends from Investments	<u>28,410</u>	<u>-</u>
<b>Net Cash Provided (Used) by Investing Activities</b>	<b><u>28,410</u></b>	<b><u>-</u></b>
<b>Net Increase (Decrease) in Cash</b>	<b>4,341,997</b>	<b>(2,198,843)</b>
<b>Cash &amp; Cash Equivalents--Beginning of Year</b>	<b><u>5,934,286</u></b>	<b><u>8,133,128</u></b>
<b>Cash &amp; Cash Equivalents--End of Year</b>	<b><u>10,276,283</u></b>	<b><u>5,934,286</u></b>





# Financial Statements

For the Year Ended June 30, 2021

Utah Board of Higher Education  
Office of the Commissioner  
of Higher Education

## Office of the Commissioner of Higher Education UTAH BOARD OF HIGHER EDUCATION STATEMENT OF CASH FLOWS

As of June 30, 2021  
(continued)

	<u>2021</u>	<u>2020</u>
<b>Reconciliation of Operating Income (Loss) to Net Cash Provided (Used) by Operating Activities</b>		
<b>Operating Income (Loss)</b>	(7,758,485)	(6,758,656)
Adjustments to Reconcile Operating Income (Loss) to Net Cash Provided (Used) by Operating Activities:		
Changes in Assets and Liabilities:		
Accounts Payable	(164,925)	531,361
Compensated Absences	(85,478)	(330,219)
<b>Net Cash Provided (Used) by Operating Activities</b>	<u>(8,008,887)</u>	<u>(6,557,515)</u>

## Noncash Investing, Noncapital Financing, and Capital Financing Transactions

None

## Reconciliation of Cash and Cash Equivalents to the Statement of Net Assets

Cash and Cash Equivalents Classified as Current Assets	2,445,896	5,934,286
Cash and Cash Equivalents Classified as Noncurrent Assets	-	-
<b>Total Cash and Cash Equivalents</b>	<u>2,445,896</u>	<u>5,934,286</u>



# Notes to the Financial Statements

For the Year Ended June 30, 2021

Utah Board of Higher Education  
Office of the Commissioner  
of Higher Education

## Note A. Summary of Significant Accounting Policies

The significant accounting policies followed by the Office of the Commissioner of Higher Education (OCHE) are described below

### Reporting Entity

OCHE is a component unit of the State of Utah as defined by Governmental Accounting Standards Board (GASB) Statement No. 14, The Financial Reporting Entity. The financial activity of OCHE is included in the State's Comprehensive Annual Financial Report (CAFR) as a non-major discrete component unit. In FY21, changes were made in GASB no. 84 that require the University of Utah to report all fiduciary-type activities on its own fiduciary fund statements. Because of this change, OCHE is included in the yearly audit of the University. OCHE's financial statements include the accounts of OCHE and other restricted and unrestricted funds managed by the Office of the Commissioner.

### Basis of Accounting

Under the provisions of the GASB standards, OCHE is considered a special-purpose government engaged in business-type activities (BTA). Accordingly, OCHE's financial statements have been presented utilizing the economic resources measurement focus and the accrual basis of accounting. Under the accrual basis, revenues are recognized when earned and expenses are recorded when an obligation has been incurred. All significant interagency transactions have been eliminated. BTA reporting requires OCHE to present only the basic financial statements. This includes a Management's Discussion and Analysis, a Statement of Net Assets or Balance Sheet, a Statement of Revenues, Expenses, and Changes in Net Assets, a Statement of Cash Flows, and notes to the financial statements. The required basic financial statements described above are prepared using the economic resources measurement focus and the accrual basis of accounting.

In accordance with GASB Statement No. 20, OCHE is required to follow all applicable GASB pronouncements. In addition, OCHE should apply all applicable Financial Accounting Standards Board (FASB) Statements and Interpretations, Accounting Principles Board (APB) Opinions and Accounting Research Bulletins of the Committee on Accounting Procedures issued on or before November 30, 1989, unless those pronouncements conflict with or contradict GASB pronouncements. OCHE has elected to not apply FASB pronouncements issued after November 30, 1989.



# Notes to the Financial Statements

For the Year Ended June 30, 2021

Utah Board of Higher Education  
Office of the Commissioner  
of Higher Education

## Cash Equivalents

OCHE considers all highly liquid investments with an original maturity of three months or less to be cash equivalents.

## Investments

OCHE manages its funds in the University of Utah accounting system and a PTIF account with the Utah State Treasurer's Office. The bi-monthly state appropriations are deposited in the PTIF account and are subsequently transferred to the University of Utah to cover expenses. This allows unused funds to earn interest in the PTIF account until they are needed.

The University of Utah pools its investments, including cash, to maximize return and minimize administrative costs. The cash balances and cash float at the University of Utah from outstanding checks are invested principally in short-term investments that conform to the provisions of the Utah Code. It is the practice of the University of Utah that the investments ordinarily be held to maturity at which time the par value of the investments will be realized. The Utah State Treasurer's Office operates the Utah Public Treasurer's Investment Fund (PTIF) which is managed in accordance with the State Money Management Act. The State Money Management Council provides regulatory oversight for the PTIF. The PTIF is available for investment of funds administered by any Utah public treasurer.

## Capital Assets

OCHE capitalizes all equipment with a unit cost of \$5,000 or more and an estimated useful life greater than one year. All equipment is stated at cost when purchased or constructed, or fair value at the date of donation in the case of gifts. OCHE computes depreciation using the straight-line composite method over the estimated useful life of the assets.

## Compensated Absences

Employee vacation pay at OCHE is accrued at year-end for financial statement purposes. The liabilities and expenses incurred are recorded at year-end as a component of compensated absences in the Statement of Net Assets, and as a component of salaries and benefits expense in the Statement of Revenues, Expenses, and Changes in Net Assets. During FY21 OCHE saw a reduction of \$40,443. This was due to vacation hours that were missed being paid out when OCHE switched HR services to the



# Notes to the Financial Statements

For the Year Ended June 30, 2021

Utah Board of Higher Education  
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University of Utah in the last FY. Sick leave is not accrued but is reported in the period of actual expenditure.

## Net Assets

OCHE's net assets are classified as follows:

*Restricted – expendable:* Restricted expendable net assets include resources which OCHE is legally or contractually obligated to spend in accordance with restrictions imposed by external third parties.

*Unrestricted:* Unrestricted net assets represent resources derived from state appropriations and services of educational activities. These resources are used for transactions relating to the education and general operations of OCHE and may be used at the discretion of the governing board to meet current expenses for any legal purpose.

When both restricted and unrestricted resources are available for use, it is OCHE's policy to use restricted resources first, then unrestricted resources as they are needed.

## Classification of Revenues

OCHE has classified its revenues as either operating or non-operating revenues according to the following criteria:

*Operating Revenues:* Operating revenues include activities that have the characteristics of exchange transactions, such as most federal, state, and local grants and contracts.

*Non-operating Revenues:* Non-operating revenues include activities that have the characteristics of non-exchange transactions, such as: gifts and contributions; state appropriations; some federal, state, and local grants and contracts; and investment income.

## Disclosures

The basic financial statements include certain prior year summarized comparative information but not at the level of detail required for a presentation in conformity with generally accepted accounting principles. Certain reclassifications have been made to the prior year comparative information in conformity with the current year presentation. Accordingly, such information should be read in conjunction with OCHE's financial statements for which the summarized information was derived.



# Notes to the Financial Statements

For the Year Ended June 30, 2021

Utah Board of Higher Education  
Office of the Commissioner  
of Higher Education

## Note B. Cash and Cash Equivalents, Short-term Investments, and Investments

Cash and cash equivalents (instruments purchased with an original maturity of 3 months or less), short-term investments and investments (instruments having an original maturity greater than 3 months and equity type investments) are recorded at fair value.

The State of Utah Money Management Council has the responsibility to advise the State Treasurer about investment policies, promote measures and rules that will assist in strengthening the banking and credit structure of the state and review the rules adopted under the authority of the State of Utah Money Management Act that relate to the deposit and investment of public funds.

OCHE follows the requirements of the Utah Money Management Act (Utah Code, Section 51, Chapter 7) in handling its depository and investment transactions. The Act requires the depositing of OCHE funds in a qualified depository through the University of Utah where all funds OCHE has governance over are deposited. The Act defines a qualified depository as any financial institution whose deposits are insured by an agency of the Federal Government and which has been certified by the State Commissioner of Financial Institutions as meeting the requirements of the Act and adhering to the rules of the Utah Money Management Council.

## Note C. Pass-Through Funds

Four sets of funds passed-through OCHE during the year ending June 30, 2021, these include:

- Concurrent Enrollment (\$5,450,971)
- National Association of College and University Attorneys (\$15,445)
- Ray Quinney & Nebeker (\$142,473.50)
- HUB (\$162,750.00)



# Notes to the Financial Statements

For the Year Ended June 30, 2021

Utah Board of Higher Education  
Office of the Commissioner  
of Higher Education

## Note D. Merger with Technical Schools

As of July 1, 2020, the eight technical colleges merged with the other institutions in the system. Due to this change, the system now has eight degree granting and eight technical colleges. As part of this change, OCHE brought on additional staff that worked to support the technical colleges prior to the merger. This has driven up the employee related cost from Fiscal Year 2020 to Fiscal Year 2021.

## Note E. Retirement Plans

As required by State law, eligible nonexempt employees (as defined by the U.S. Fair Labor Standards Act) of OCHE who choose to adopt the University of Utah's payroll plan (an option given at inception of employment with OCHE to employees coming in from USHE institutions to retain their benefits from their previous employer in place of those provided by the University of Utah), are covered by either the Utah State Contributory or Noncontributory or the Public Safety Noncontributory Retirement Systems and eligible exempt employees (as defined by the U.S. Fair Labor Standards Act) are covered by defined contribution programs (TIAA-CREF and Fidelity).

The University of Utah contributes to the Utah State and School Contributory and Noncontributory Retirement System (Systems) that are multi-employer, cost sharing, defined benefit pension plans. The Systems provide refunds, retirement benefits, annual cost of living adjustments, and death benefits to plan members and beneficiaries in accordance with retirement statutes.

The Systems are established and governed by respective sections of Chapter 49 of the Utah Code Annotated, 1953, as amended. The Utah State Retirement Office Act provides for the administration of the Utah Retirement Systems and Plans under the direction of the Utah State Retirement Board (Board) whose members are appointed by the Governor. The Systems issue a publicly available financial report that includes financial statements and required supplementary information for the Systems. A copy of the report may be obtained by writing the Utah Retirements Systems.

Plan members in the State and School Contributory Retirement System are required to contribute 6.00% of their annual covered salaries, all of which is paid by OCHE, and OCHE is required to contribute 17.7% of their annual salaries. In the State and School Noncontributory Retirement System, there is a two tier system. OCHE is required to contribute 23.70% of plan members' annual salaries for tier one, and 20.05% for tier two. The contribution requirements of the Systems are authorized by statute and specified by the Board and the contribution rates are actuarially determined.



# Notes to the Financial Statements

For the Year Ended June 30, 2021

Utah Board of Higher Education  
Office of the Commissioner  
of Higher Education

The defined contribution programs provide individual retirement fund contracts with each participating employee. Benefits provided to retired employees are based on the value of the individual contracts and the estimated life expectancy of the employee at retirement. Contributions by OCHE to the employee's contract become vested at the time the contribution is made. Employees are eligible to participate from the date of employment and are not required to contribute to the fund. For the year ended June 30, 2021, OCHE's contribution to this defined contribution pension plan was 14.20% of the employees' annual salaries. Additional contributions are made by OCHE based on employee contracts. OCHE has no further liability once contributions are made.

Employees who opted to stay with payroll and benefit plans from other institutions within the Utah System of Higher Education have a similar structure to that outlined by the University of Utah and adhere to the State laws governing employee retirement.

For the years ended June 30, 2021, 2020 and 2019, OCHE's total contributions to the Systems were equal to the amounts, as shown in Figure 1.

Figure 1.	<u>2021</u>	<u>2020</u>	<u>2019</u>
State & School Retirement Systems	\$ 94,340.32	\$ 73,071.47	\$ 68,704.26
TIAA-CREF/Fidelity	\$ 536,879.52	\$ 473,765.87	\$ 420,530.69
TOTAL CONTRIBUTIONS	\$ 631,219.84	\$ 546,837.34	\$ 489,234.95

## Note F. Insurance Coverage

OCHE maintains insurance coverage for commercial general liability, automobile, errors and omissions, and property (building and equipment) through policies administered by the Utah State Risk Management Fund. Employees of OCHE and authorized volunteers are covered by workers' compensation and employees' liability through Workers' Compensation Fund of Utah.



January 13, 2022

## Revenue Bond Results

Board Policy R590, *Issuance of Bonds for Colleges and Universities*, requires the Office of the Commissioner to report the results of the final bond pricing to the Board in the next scheduled meeting after the closing. In the May 2021 meeting, the Board authorized the University of Utah to issue revenue bonds to construct the West Village housing project and the Impact-Epicenter project. After a negotiated sale on December 9, 2021, the General Revenue bonds closed on December 16, 2021. The bond sale conformed to the parameters approved by the Board:

- True Interest Cost (TIC) 2.776%
- Maximum Coupon Rate 5%
- Maturity Date 30 years

The following is a summary of the results. Additional details about the bond issue may be found in the attached Financing Summary prepared by the financial advisor.

Sources	West Village	Impact-Epicenter	2022A Issue Summary
Par Value	\$110,325,000	\$75,960,000	\$186,285,000
Reoffering Premium	26,001,670	16,655,044	42,656,714
	<b>\$136,326,670</b>	<b>\$92,615,044</b>	<b>\$228,941,714</b>
<b>Uses</b>			
Deposit to Construction Fund	\$125,800,000	85,700,000	211,500,000
Capitalized Interest	10,033,475	6,580,244	16,613,719
Underwriter's Discount	250,912	172,755	423,667
Cost of Issuance/Rounding	242,283	162,045	404,328
	<b>\$136,326,670</b>	<b>\$92,615,044</b>	<b>\$228,941,714</b>

### Commissioner's Recommendation

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

### Attachment



# STIFEL

## ***FINAL*** FINANCING SUMMARY

For

Utah Board of Higher Education

**\$186,285,000**

UNIVERSITY OF UTAH

General Revenue Bonds

Series 2022A

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Purpose:	To finance (1) Certain costs of construction of new student housing facilities in the University's West Village student housing area, (2) Certain costs of construction of a multi-use, living-learning facility known as the Impact-Epicenter Project, (3) Approximately 24-months of capitalized interest for each project, and 4) Paying costs of issuance of the Bonds.
Not-to-Exceed Par Amount:	<b>\$211,500,000</b> (\$125,700,000 for the West Village Housing Project and \$85,700,000 for the Impact-Epicenter Project. <b><i>Actual par amount was \$186,285,000.</i></b>
Security:	The Series 2022A Bonds will be payable from and secured by a General Revenue pledge which consists of substantially all income and revenues of the University authorized to be pledged, with the exception of (i) legislative appropriations, (ii) tuition and certain fees, and (iii) certain other revenues and income. ✓
Ratings:	'Aa1' and 'AA+' ratings <i>are expected</i> by Moody's Investors Service and S&P Global Ratings, respectively. <b><i>Both of these ratings were re-affirmed. Each rating agency also reaffirmed the rating outlook for all of the University's bonds as 'stable'.</i></b>
Method of Sale:	Negotiated Public Offering ✓
True Interest Cost:	TBD (given current market volatility, a preliminary rate is difficult to determine) <b><i>A pre-pricing true interest cost ("TIC") target of 2.78% was provided to both the University as well as to Chair Simmons immediately prior to the sale of the bonds. Due to a solid market and investor demand for the University's bonds, the Underwriters were able to lower yields on the bonds and decrease the final TIC to 2.77% on a combined basis.</i></b>

## University of Utah Series 2022A Bonds

### Final Financing Summary

Page 2 of 2

Underwriters:	The University engaged the firms of Barclays and Wells Fargo Securities to serve as underwriters for the Series 2022A Bonds. <i>Barclays' role in the transaction was to serve as Book-Running Senior Manager with a 65% liability. Wells Fargo Securities' role was Co-manager with a 35% liability.</i>
Sale Date:	Current Calendar calls for a December 14, 2021 sale date, subject to market conditions. <i>The Series 2021 Bonds were sold on December 9, 2021, well ahead of the Federal Reserve's December 15<sup>th</sup> meeting.</i>
Closing Date:	TBD – Current Calendar calls for settlement in either late December, 2021, or early to mid-January 2022. <i>January 11, 2022 was the closing date decided upon for the Series 2022A Bonds.</i>
Principal Payment Dates:	August 1 of each year, beginning August 1, 2024 ✓
Interest Payment Dates:	August 1 and February 1, beginning August 1, 2021. <i>The first interest payment date will be August 1, 2022.</i>
Interest Basis:	30/360 ✓
Parameters:	<p>Not-to-Exceed Par for the Projects: \$211,500,000 <i>\$186,285,000 was the final par amount on the Series 2022A Bonds.</i></p> <p>Not-to-Exceed Term: 30-years from the date of the Bond's issuance. <i>The Series 2022A Bonds have a final maturity date of August 1, 2051—approximately 29.5 years.</i></p> <p>Not-to-Exceed Coupon: 5.00% <i>No coupon exceeded 5.00%</i></p> <p>Not-to-Exceed Discount from Par: 2.00% <i>No discount bonds were sold in this transaction with the Series 2022A Bonds sold at a net buyer's premium. Total Underwriter's discount was \$2.27/\$1000, or 0.227%.</i></p>
Optional Redemption:	May be non-callable or callable (par or make-whole) at the option of the University, as determined at the time of the sale <i>The University negotiated a traditional 10-year par call on the Series 2022A Bonds.</i>
University Contacts:	<p>Ms. Cathy Anderson, Chief Financial Officer (801-581-6940)</p> <p>Mr. Robert Muir, Executive Director – Debt and Asset Management (801-585-5598)</p>
Bond Counsel:	Mr. Brad Patterson, Gilmore & Bell (801-258-2724)
Municipal Advisor:	Mr. Kelly Murdock, Stifel, Nicolaus & Company (385-799-1731)