

November 6, 2013

MEMORANDUM

TO: State Board of Regents  
FROM: David L. Buhler  
SUBJECT: USHE – Annual Report on Leased Space

Issue

The USHE Annual Report of Leased Space, as required by Regent Policy R710, is attached for your information. A summary of this information will subsequently be submitted to DFCM for inclusion in the State Building Board Five-year Building Program document.

Background

USHE institutions have submitted their detailed lists of leased space currently under contract. A summary of those leases, including changes from the prior year, are summarized in the following table:

Institutional Leased Space Summary									
Institution	2012			2013			Summary of Changes		
	No. of Leases	Square Feet	Rent	No. of Leases	Square Feet	Rent	% Change		
							No. of Leases	Square Feet	Rent
UU	151	1,131,131	\$ 20,095,453	147	1,114,427	\$ 20,638,632	-2.6%	-1.48%	2.70%
USU	26	224,854	1,022,277	22	216,462	1,030,649	-15.4%	-3.73%	0.82%
WSU	5	41,385	186,866	6	40,682	226,363	20.0%	-1.70%	21.14%
SUU	17	53,443	602,373	13	48,579	510,716	-23.5%	-9.10%	-15.22%
Snow	0	0	0	0	0	0			
DSU	5	13,675	215,688	4	27,700	281,205	-20.0%	102.56%	30.38%
UVU	7	89,295	538,987	4	38,603	232,556	-42.9%	-56.77%	-56.85%
SLCC	9	146,699	1,360,736	9	153,872	1,489,917	0.0%	4.89%	9.49%
Total	220	1,700,482	\$ 24,022,380	205	1,640,325	\$ 24,410,038	-6.8%	-3.54%	1.61%

As noted on the summary, four of the institutions show double-digit percentage changes from the prior year:

- Weber State University – The large percentage increases in square footage and annual rent are the result of one lease for a grant-funded project.
- Southern Utah University – The significant percentage decreases are the result of elimination of 4 “Head Start” program leases.

- Dixie State University – The increase at DSU is the result of doubling the space rented in the University Plaza complex that is owned by the Dixie College Foundation.
- Utah Valley University – The large decreases at UVU are the result of eliminating one lease on a property that is now owned by the university (Murdock Property) and terminating a lease on space at the Provo City Airport.

A more detailed summary showing the sources of funding for the leases is attached for your information. A listing of all institutional leases, which includes additional detail about each of the leases, is on file in the Office of the Commissioner.

Commissioner's Recommendation

This is an information item; no action is required

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David L. Buhler  
Commissioner of Higher Education

DLB/GLS/WRH  
Attachment

# Utah System Of Higher Education

## Annual Leased Space Report - FY 2013

Location	# of Leases	Gross Sq. Ft.	Average Cost Per Sq. Ft. (\$)	Annual Lease Payment (\$)	Source of Funding	Type of Space
<b>University of Utah</b>						
<b>Building Leases:</b>						
Bountiful, Academic Outreach & Continuing Education	1	29,856	\$ 2.85	\$ 85,068	State	Classroom/Office
Murray, Academic Outreach & Continuing Education	1	11,765	13.11	154,272	State	Classroom/Office
Sandy, Academic Outreach & Continuing Education	1	20,000	16.69	333,864	State	Classroom/Office
St. George, Academic Outreach & Continuing Education	1	6,600	15.39	101,544	State	Classroom/Office
Tanner Creative Dance - Ogden/Park City/So. Jordan/SLC/Brigham	4	Varies		Varies	Other	Classroom/Office
Research Park, Development Office	1	29,228	22.09	645,744	Other	Office
Research Park, Human Resources & Payroll Office	1	29,977	29.92	897,060	Other	Office
Research Park, Office of Technology Commercialization	1	23,559	27.80	654,972	Other	Office
Research Park, Information Technology Services	4	37,264	21.81	812,676	Other	IT Service/Training/Storage
Research Park, College of Health - Occupational Therapy	1	3,877	23.08	89,484	Other	Occupational/Medical Training Facility
Washington D.C., Hinkley Institute Apartments	7	-		210,588	Other	Student Apartments for Interns
Dialysis Centers, Various Locations	14	101,618	18.68	1,898,328	Clinical	Office/Clinical/Teaching & Research
Research Park, Hospital, Clinical, & Research	38	499,068	18.86	9,412,956	Clinical/Other	Office/Clinical/Research/Storage
Other Off-campus Leases, Hospital, Clinical, & Research	60	321,615	16.36	5,262,096	Clinical/Other	Office/Lab/Research/Storage
<b>Subtotal Building Leases</b>	<b>135</b>	<b>1,114,427</b>	<b>\$ 18.45</b>	<b>\$ 20,558,652</b>		
<b>Land Leases:</b>						
KUER/KUED Transmitter Sites	7	N/A	N/A	66,780	State	Ground
Biology Air Monitoring Site (South Salt Lake County)	1	N/A	N/A	1,200	N/A	Ground
Geology & Geophysics	1	N/A	N/A	-		
Millard County (near Delta) - Physics Dept. (120 acres)	1	N/A	N/A	-	Other	Ground
Seismograph Stations (BLM Land - 250 stations))	Various	N/A	N/A	-	Other	Ground
Madsen Health Center Parking Lot (.75 acres)	1	N/A	N/A	12,000	Other	Ground
Beta Corner Lease	1	N/A	N/A	-	Other	Ground
<b>Subtotal Land Leases</b>	<b>12</b>	<b>N/A</b>	<b>N/A</b>	<b>\$ 79,980</b>		
<b>TOTAL - UU</b>	<b>147</b>	<b>1,114,427</b>	<b>N/A</b>	<b>\$ 20,638,632</b>		



Location	# of Leases	Gross Sq. Ft.	Average Cost Per Sq. Ft. (\$)	Annual Lease Payment (\$)	Source of Funding	Type of Space
<b>Utah State University</b>						
Building Leases:						
Brigham City, Life Span Learning Center	3	66,755	\$ 3.52	\$ 235,304	State/Other	Classroom/Office/Storage
Logan, Airport	1	7,040	1.85	13,040	Other	Office/Hanger
Castle Dale, SW Early Intervention	1	1,760	4.09	7,200	Other	Classroom/Office
Blanding, CTE Program-Trucking & Hwy. Equip. Operations	1	56,628	14.85	6,000	State	Classroom/Office/Maint. Shoop/Storage
Logan, USU VP Commercialization & Res. Development	1	4,679	14.85	69,495	Other	Tech. Commercialization Office (Research)
Logan, USU Advancement	1	12,183	14.85	180,918	Other	Office/Classroom
Logan, Research/Technology Support	2	5,090	15.75	80,171	Other	Office/Classroom
Logan, Cache Valley Center for the Arts	1	980	1.53	1,500	Other	Radio Station/Office
Moab, CDP SW Early Intervention	1	1,104	7.07	7,800	Other	Classroom/Office
Price, CDP SW Early Intervention	1	1,290	7.91	10,200	Other	Classroom/Office
Orem, Provo Education Center	1	3,117	16.44	51,243	Other	Classroom/Office
Salt Lake City, Dairy Commission Nutrition & Food Sch.	1	231	12.99	3,000	State	Office
Salt Lake City, Development Office	1	1,601	10.99	17,592	Other	Development Office/Retail
Salt Lake City, Granite School District	1	25,689	8.75	224,808	Other	Classroom/Office
Tremonton, USUBC	1	1,100	14.59	16,045	Other	Classroom/Office
Washington D.C. Apartments	3	4,715	22.55	106,332	Other	Student Apartments for Interns/Advisor
USU-Eastern, Prehistoric Museum	1	22,500	0.00	1	State	Museum/Office
<b>TOTAL - USU</b>	<b>22</b>	<b>216,462</b>	<b>\$ 4.76</b>	<b>1,030,649</b>		

<b>Weber State University</b>						
Building Leases						
Kaysville, Davis High School	1	13,650	\$ 1.10	\$ 15,030	State	Classroom
Roy, WSU West	1	7,525	15.39	115,810	State/Other	Classroom/Office/Storage/Student Center
DATC, UCAID USTAR	1	210	20.86	4,380	Other	Office
Morgan School District	1		\$15/room/hr		Contin. Ed.	Modular Classrooms
UCAID - Indulgent Food (Farmington)	1	14,000	3.39	47,496	Other	Office
CE - United Way Building	1	5,297	8.24	43,647	Other	Work Rooms/Offices
<b>TOTAL - WSU</b>	<b>6</b>	<b>40,682</b>	<b>\$ 5.56</b>	<b>226,363</b>		

Location	# of Leases	Gross Sq. Ft.	Average Cost Per Sq. Ft. (\$)	Annual Lease Payment (\$)	Source of Funding	Type of Space
<b>Southern Utah University</b>						
Building Leases						
Cedar City, Business Resource Center	1	3,026	\$ 16.65	50,383	State/Other	Office
Cedar City, Global Engagement	1	4,097	8.46	34,680	State	Office
Cedar City, Community Engagement	1	2,658	10.36	27,540	State	Office
Head Start, Various Locations	7	26,568	7.91	210,217	Other	Classroom/Office
Cedar City, Utah Center for Rural Health	1	525	8.57	4,500	Other	Residential
Cedar City, Community Outreach Center	1	11,705	14.64	171,396	State/Other	Office
Subtotal Building Leases	12	48,579	\$ 10.27	\$ 498,716		
Land Leases:						
Cedar City, Parking Services	1	N/A	N/A	12,000	State	Parking
Subtotal Land Leases	1	N/A	N/A	\$ 12,000		
<b>TOTAL - SUU</b>	<b>13</b>	<b>48,579</b>	<b>N/A</b>	<b>\$ 510,716</b>		

<b>Snow College - No Leases</b>						
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<b>Dixie State University</b>						
Building Leases						
St. George, University Plaza (Bldgs. B1 and B2)	1	23,100	\$ 7.51	\$ 173,565	State	Classroom
St. George, Larkin Property Home #20	1	900	\$ 23.40	21,060	State	Office
St. George, Larkin Property Home #50	1	2,500	\$ 23.40	58,500	State	Office
St. George, Larkin Property (Wellness Center)	1	1,200	\$ 23.40	28,080	Other	Medical/Research
<b>TOTAL - DSU</b>	<b>4</b>	<b>27,700</b>	<b>\$ 10.15</b>	<b>\$ 281,205</b>		

<b>Utah Valley University</b>						
Building Leases						
Canyon Park Building L	1	38,603	\$ 4.84	186,761	State/Other	Classrooms/Kitchens/Offices/Other
Subtotal Building Leases	1	38,603	\$ 4.84	186,761		
Land Leases:						
Provo, Airport	3	N/A	N/A	\$ 45,795	State/Other	Ground
Subtotal Land Leases	3	N/A	N/A	\$ 45,795		
<b>TOTAL - UVU</b>	<b>4</b>	<b>38,603</b>	<b>N/A</b>	<b>\$ 232,556</b>		



Location	# of Leases	Gross Sq. Ft.	Average Cost Per Sq. Ft. (\$)	Annual Lease Payment (\$)	Source of Funding	Type of Space
<b>Salt Lake Community College</b>						
Building Leases						
Salt Lake City, Writing Center	1	1,545	\$ 7.06	\$ 10,905	State	Classroom/Office
Salt Lake City, Library Square	1	33,160	14.41	477,936	State	Classroom/Office
Salt Lake City, Westpointe Center	1	35,700	16.07	573,564	State/Other	Classroom/Office
Salt Lake City, Highland Center	1	31,354	5.67	177,706	Other	Classroom/Office
Salt Lake City, Warehouse	3	30,000	3.96	118,800	State	Storage
Salt Lake City, Airport Center	2	22,113	5.92	131,006	State	Classroom/Office/Lab/Hanger
<b>TOTAL - SLCC</b>	<b>9</b>	<b>153,872</b>	<b>\$ 9.68</b>	<b>\$ 1,489,917</b>		

<b>TOTAL - USHE Institutions</b>						
Building Leases	189	1,640,325	\$ 14.80	24,272,263		
Land Leases	16	N/A	N/A	137,775		
<b>TOTAL - USHE</b>	<b>205</b>	<b>1,640,325</b>	<b>N/A</b>	<b>24,410,038</b>		