



MEMORANDUM

November 09, 2022

Annual Report on Leased Space

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

Each USHE institution submitted a detailed list of leased spaces currently under contract, except Snow College and Utah Tech University, which do not currently have leased space. Mountainland and Southwest Technical Colleges are the only two technical colleges that currently have leased space under contract. This information is summarized in the following table:

Institution	Leases	New Leases	Square Feet	Lease Cost
University of Utah	52	0	274,560	\$6,075,185
Univ. of Utah Healthcare	90	0	846,339	\$18,509,955
Utah State University	27	1	126,281	\$835,286
Weber State University	22	0	105,142	\$691,934
Southern Utah University	21	1	237,968	\$1,546,493
Snow College	0	0	0	\$0
Utah Tech University	0	0	0	\$0
Utah Valley University	5	1	551,773	\$166,262
Salt Lake Comm. College	6	0	97,487	\$979,218
Mountainland Tech College	4	0	77,724	\$732,359
Southwest Tech College	1	0	220	\$3,72
Total	228	3	2,317,494	\$29,539,867

Significant changes from the prior year's report include:

- University of Utah: no reported changes in the lease space.
- Utah State University: the addition of office space in Price for Classroom/Office space for an annual cost of \$107,628.
- Southern Utah University: the change in their Aviation Building, increasing their square footage to 3,700 with an annual cost of \$24,516.
- Utah Valley University: the addition of the President's Residence of 7,055 square feet for an annual cost of \$78,000.

The full report of leased space is attached. A listing of all leases, which includes additional detail about each of the institutional leases, is on file in the Office of the Commissioner.

Commissioner's Recommendation

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

Attachment

Institution	2021			2022			2021-22 % Change	
	# Leases	Square Feet	Rent	# Leases	Square Feet	Rent	Square Feet	Rent
UU	142	1,120,899	\$ 24,585,140	142	1,120,899	\$ 24,585,140	0.0%	0.0%
USU	26	117,531	\$ 705,609	27	126,281	\$ 835,286	7.4%	18.4%
WSU	22	105,142	\$ 681,185	22	105,142	\$ 691,934	0.0%	1.6%
SUU	21	236,750	\$ 1,824,921	21	237,968	\$ 1,546,493	0.5%	-15.3%
Snow				0	0	\$ -		
UTU				0	0	\$ -		
UVU	4	4,200	\$ 85,262	5	551,773	\$ 166,262	13037.5%	95.0%
SLCC	6	97,487	\$ 960,618	6	97,487	\$ 979,218	0.0%	1.9%
MTECH	4	66,291	\$ 657,106	4	77,724	\$ 732,359	17.2%	11.5%
OTECH								
SWTECH	6	8,721	\$ 28,200	1	220	\$ 3,175		
Total	231	1,757,021	\$ 29,528,041	228	2,317,494	\$ 29,539,867	31.9%	0.0%

Institution	2022 Formula from Report		
	# Leases	Square Feet	Rent
UU	52	274,560	6,075,185
UU Health	90	846,339	18,509,955
USU	27	126,281	835,286
WSU	22	105,142	691,934
SUU	21	237,968	1,546,493
Snow			-
UTU			-
UVU	5	551,773	166,262
SLCC	6	97,487	979,218
MTECH	4	77,724	732,359
SWTECH	1	220	3,175
Total	228	2,317,494	29,539,867

Utah System Of Higher Education

Annual Leased Space Report - 2022

For the Period from July 1, 2021 to June 30, 2022

Location	# of Leases	New Lease	Gross Sq. Ft.	Average Cost Per Sq. Ft.	Annual Lease Payment	Source of Funding	Type of Space
University of Utah							
Building Leases:							
Residential, Various Locations	10		118,262	\$ 20.31	\$ 2,402,226	Other/State	Residential
Washington D.C., Hinkley Institute Apartments	7		7,910	\$ 30.01	\$ 237,408	Other	Residential
Murray, Reading Clinic	1		6,768	\$ 24.06	\$ 162,811	Other	Office
Continuing Education, Various Locations	3		35,435	\$ 23.53	\$ 833,784	State	Classroom
Campus Store for Continuing Education, Sandy	1		5,416	\$ 24.00	\$ 130,003	Other	Retail/Non-assignable
Business School and Education@Work Program	1		26,567	\$ 18.57	\$ 493,373	Other	Office
Technology Venture Communications	1		8,274	\$ 27.05	\$ 223,815	Other	Office
College of Architecture and Planning	2		1,250	\$ 56.56	\$ 70,700	Other	Classroom/Office
Energy and Geoscience Institute in Slovak Republic	1				\$ 26,400	Other	Classroom/Office/Lab/Storage
<i>Subtotal University Operations Leases</i>	<i>27</i>	<i>0</i>	<i>209,882</i>	<i>\$ 21.82</i>	<i>\$ 4,580,520</i>		
Healthcare - Residential Facilities, Various Locations	2		41,352	\$ 17.92	\$ 741,143	Clinical	Residential
Healthcare - AirMed, Various Locations	10		102,527	\$ 2.38	\$ 244,047	Clinical	Hanger/Residential
Healthcare - Primary Children's Hospital	9		71,891	\$ 29.86	\$ 2,146,401	Clinical	Clinical
Healthcare - Dialysis Centers, Various Locations	16		105,690	\$ 21.32	\$ 2,253,123	Clinical	Clinical
Healthcare - Clinics, Various locations	32		187,463	\$ 25.41	\$ 4,764,040	Clinical	Clinical
Healthcare - Clinical Research and Admin, Research Park	15		135,818	\$ 28.16	\$ 3,824,668	Clinical	Office/Laboratory
Healthcare - Administrative Operations	6		201,598	\$ 22.50	\$ 4,536,533	Clinical	Office
<i>Subtotal Healthcare Leases</i>	<i>90</i>	<i>0</i>	<i>846,339</i>	<i>\$ 21.87</i>	<i>\$ 18,509,955</i>		
Land and Storage Leases:							
Storage, Various locations	8		64,678	\$ 6.79	\$ 438,870	State/Other	Storage
KUER/KUED Communication/Transmitter Sites	14		N/A	\$ -	\$ 240,330	Other	Ground
Parking Leases, Salt Lake City	3		N/A	\$ -	\$ 815,465	Other	Parking
<i>Subtotal Land and Storage Leases</i>	<i>25</i>	<i>0</i>	<i>64,678</i>		<i>\$ 1,494,665</i>		
TOTAL - UU	142	0	1,120,899	\$ 21.86	\$ 24,585,140		

Location	# of Leases	New Lease	Gross Sq. Ft.	Average Cost Per Sq. Ft.	Annual Lease Payment	Source of Funding	Type of Space
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Utah State University							
Building Leases:							
Apartments for Student Interns, Washington D.C.	3		4,030	\$ 27.17	\$ 109,488	Other	Residential
Cache County 4-H, Bridgerland Tech, Logan	1		2,741	\$ 0.00	\$ 1	Grant/Other	Classroom/Office
Center Persons w. Disabilities - Early Intervention, Various	3		4,653	\$ 7.32	\$ 34,039	Grant/Other	Classroom/Office
Center Persons w. Disabilities - Assistive Technology, Vernal	1		1,940	\$ 6.80	\$ 13,200	Grant	Office/Other
Development Office, Salt Lake City	1		2,305	\$ 5.93	\$ 13,680	Other	Office/Other
Life Span Learning Centers, Brigham City	4		49,474	\$ 4.79	\$ 237,201	State/Other	Classroom/Office/Lab/Storage
Montezuma Creek Seminary Building, Blanding	1		2,354	\$ 2.55	\$ 6,000	State	Classroom/Office
Nursing Program, Various Locations	3		6,031	\$ 1.09	\$ 6,600	Other	Office
Orem, Utah County Extension Office	1		4,840	\$ 20.29	\$ 98,193	Other	Office
Regional Campus, Orem/Provo	1		3,507	\$ 18.43	\$ 64,622	Other	Classroom/Office
Price, USU Eastern Prehistoric Museum	1		23,787	\$ -	\$ -	Other	Classroom/Office
Price, Carbon County Airport	1		-		\$ 60,000	Other	Classroom/Office
Price, Creekside Plaza	1	1	8,750		\$ 107,628	Other	Classroom/Office
Small Business Development Center, Logan	1		1,281	\$ 12.67	\$ 16,234	Other	Classroom/Office
USU Extension - Roosevelt	1		2,900	\$ 8.28	\$ 24,000	Other	Office/Research
Utah Conservation Corps Program, Various	2		4,900	\$ 9.06	\$ 44,400	Other	Office/Other
UT Academic and Institutional Services, Nephi	1		2,788	\$ -	\$ -	Other	Classroom/Office
TOTAL - USU	27	1	126,281	\$ 6.61	\$ 835,286		

Weber State University							
Building Leases:							
Continuing Education - Startup Ogden	1		27,000	\$ 0.00	\$ 10	State	Classroom/Office
Continuing Education - United Way Building, Ogden	1		1,380	\$ 11.87	\$ 16,374	State	Classroom/Office
Instructional Center - Morgan High School, Morgan	1		4,032	\$ -	\$ -	State	Classroom
Instructional Center - Station Park, Farmington	1		10,937	\$ 27.83	\$ 304,377	State	Classroom
Instructional Center - WSU West, Roy	1		7,525	\$ 17.32	\$ 130,332	State	Classroom
Weber Sports Complex	1		31,914	\$ 0.00	\$ 1	Other	Laboratory
Portable Classrooms	14		20,160	\$ 9.44	\$ 190,392	Other	Classroom
Apartments for Student Interns, Washington D.C.	1		1,294	\$ 25.08	\$ 32,448	Other	Residential
Monarch Arts	1		900	\$ 20.00	\$ 18,000	State	Laboratory
TOTAL - WSU	22	0	105,142	\$ 6.58	\$ 691,934		

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Location	# of Leases	New Lease	Gross Sq. Ft.	Average Cost Per Sq. Ft.	Annual Lease Payment	Source of Funding	Type of Space
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Southern Utah University							
Building Leases							
Business Resource Center, Cedar City	1		4,335	\$ 1.38	\$ 6,000	Other	Office
Center for the Arts, Cedar City	1		89,267	\$ 0.54	\$ 48,581	Other	Office/Other
Community Engagement, Cedar City	1		2,658	\$ 12.19	\$ 32,394	State	Office
Community Outreach Center, Cedar City	1		11,705	\$ 4.14	\$ 48,480	State	Office
Early Intervention, Cedar City	1		1,080	\$ 12.02	\$ 12,984	Other	Classroom
Global Engagement, Cedar City	1		4,097	\$ 9.95	\$ 40,755	State	Office
Head Start, Various Locations	9		36,061	\$ 12.02	\$ 433,594	Other	Classroom/Office
Utah Center for Rural Health, Cedar City	3		2,889	\$ 8.02	\$ 23,160	Other	Residential
Founders Hall, Cedar City	1		78,488	\$ 11.16	\$ 876,028	Other	Residential
SUU on Main, Cedar City	1		3,688	\$ 0.00	\$ 1	Other	Office/Other
Aviation Building 2	1	1	3,700	\$ 6.63	\$ 24,516	Other	Classroom/Office
TOTAL - SUU	21	1	237,968	\$ 6.50	\$ 1,546,493		

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Utah Valley University							
Building Leases:							
School of the Arts Warehouse	1		4,200	8.29	\$ 34,800	State	Storage
President's Residence	1	1	7,055	11.06	\$ 78,000	State	Residential
Land Leases:							
Provo Airport	3		540,518	0.10	\$ 53,462	State/Other	Ground/Hanger
TOTAL - UVU	5	1	551,773	\$ 0.30	\$ 166,262		

Location	# of Leases	New Lease	Gross Sq. Ft.	Average Cost Per Sq. Ft.	Annual Lease Payment	Source of Funding	Type of Space
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Salt Lake Community College							
Building Leases:							
Airport Center, Salt Lake City	2		20,937	\$ 6.00	\$ 125,640	State	Classroom/Office/Lab/Hanger
Central Receiving, Salt Lake City	1		25,200	\$ 5.05	\$ 127,246	State	Storage
Library Square, Salt Lake City	1		22,049	\$ 19.71	\$ 434,528	State	Classroom/Office
Writing Center, Salt Lake City	1		1,545	\$ 7.06	\$ 10,908	State	Classroom/Office
West Valley Center, West Valley City	1		27,756	\$ 10.12	\$ 280,896	State	Classroom/Office/Other
TOTAL - SLCC	6	0	97,487	\$ 10.04	\$ 979,218		

Mountainland Technical College							
Building Leases:							
Spanish Fork Campus	1		35,768	\$ 9.39	\$ 335,831	State	Classroom/Office
Orem South Campus	1		19,615	\$ 10.76	\$ 210,984	State	Classroom/Office
SLC AGC Campus	1		16,218	\$ 5.55	\$ 90,000	State	Classroom/Office
TGP Nursing Building	1		6,123	\$ 15.60	\$ 95,544	State	Classroom/Office
TOTAL - MTECH	4	0	77,724	\$ 9.42	\$ 732,359		

Southwest Technical College							
Building Leases:							
Smithfield	1		220	14.43	\$ 3,175	State	Classroom/Office
TOTAL - STECH	1	0	220	\$ 14.43	\$ 3,175		

USHE Institutions	# of Leases	New Lease	Gross Sq. Ft.	Average Cost Per Sq. Ft.	Annual Lease Payment
Building Leases	200	3	1,712,298	106	27,991,740
Land Leases	28	0	605,196		\$ 1,548,127
TOTAL - USHE	228	3	2,317,494		\$ 29,539,867