



UTAH SYSTEM OF  
HIGHER EDUCATION

## FY 2024-25 Land Bank Requests

Institution	Capital Project	Amount
Southern Utah University	Highway 56 Phoenix Plaza	\$4,635,000
Snow College	Nephi Property	<u>2,000,000</u>
		<b>\$6,635,000</b>

### Southern Utah University – Highway 56 Phoenix Plaza

Project Cost Estimates				Project Space - Gross Square Footage			
Dedicated Funds	Other Funds	Total Project Cost	O&M Funds	New	Renovated	Acres	Cost per Acre.
\$4,635,000	\$0	\$4,635,000	\$162,643	19,112	0	3.39	\$620.59

Southern Utah University has seen double-digit growth rates for many years. During this time, the institution has made monumental efforts to maximize the utilization of existing space on campus through expanded building hours, more efficient floor plan configurations, and watchful scheduling. Despite these efforts, SUU struggles to find the necessary square footage to meet the demands of ongoing growth projections and development of campus programs. Furthermore, academic programs like aviation instruction must meet strict federal requirements driven by FAA regulations. These instructional environments must include structured programs, syllabi, and training aids that require dedicated training facilities, flight instructor oversight, and FAA-approved course curricula (14 CFR, part 141). Dedicated FAA compliant space is not currently available on campus without the acquisition of the land bank request.

This land bank request will allow SUU to purchase 3.39 acres with improvements consisting of 19,112 square feet of highly desirable classroom and office space in turn-key condition, located just minutes from the main campus. The former Vivint building was constructed in 1996 as a call center. It was renovated in 2017, and the roof and mechanical systems were recently replaced. The building consists of a large open cubicle space with medium size classrooms, conference rooms, private offices, a break room, common spaces for general use, 185 parking stalls in a well-maintained lot, and a data cabling/server room that is connected to a generator for backup power.

The programs and services that will be offered in the proposed facility include the Graduate and Online Program administrators and an instructional arm of the SUU Aviation Program.

**Snow College – Nephi Property**

Project Cost Estimates			
State Funds	Other Funds	Total Project Cost	O&M Funds
\$2,000,000	\$0	\$2,000,000	N/A

Project Space - Gross Square Footage			
Acres	Renovated	Demolished	
5.44	0	0	

Juab County is in the service region of Snow College. As Snow College looks to serve the educational needs of Juab County, given the rapid growth of Juab County, Snow College is looking to acquire property that will allow the college to partner with K-12, industry, and the community. A 5.0-acre parcel was purchased through a land bank request in FY24. This would be 5.44 acres of contiguous property, totaling 10.44 acres.

The property is currently open space. Snow College anticipates saving the dedicated funds in order to construct a facility when the funds reach a sufficient amount.

A land bank request was made for FY24 of adjacent property. That request was prioritized high by IGG and funded. This similar request would be for a contiguous parcel of land.

According to the Kem C. Gardner Institute, Juab County is one of the fastest-growing counties in Utah. This land acquisition and subsequent construction of educational facilities will allow Snow College and the State of Utah to better address the educational needs of Central Utah.

This additional parcel will allow us more room to partner with local K-12 schools and industry partners as we build out educational resources in Nephi. The existing property will allow us to construct one building with parking. This additional parcel will allow us to maximize our partnerships.

The land is currently being offered to Snow College. If the land is not purchased now, it will be developed, and the ability to purchase new property will be lost.