

# The State Facilities Inventory

## 2009 Annual Report

Linda South, Secretary  
Department of Management Services

Dean Izzo, Director  
Division of Real Estate  
Development and Management



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# Executive Summary

The State Facility Inventory (SFI) program, at the Department of Management Services, maintains a database of state-owned buildings with 3,000 square feet or more managed by state agencies. The Department of Management Services publishes this report each June so state agencies can use it for long-range budgeting purposes.

The inventory includes:

- ownership
- management responsibility
- location
- occupancy
- size
- assessment date
- assessor

Our team of architects assess nearly 4,000 facilities once every three years for needed repairs and renovations. The report information ranges from new to three years old.

## Deficiency Corrections Projects

The condition of each facility is assessed for repair and renovation needs. Projects recommendations represent the estimated cost to return or maintain facilities to optimum condition. We do not include repair costs for projects less than \$5,000.

State facilities are in need of over \$453 million for repairs. Projects valued at \$11 million were completed during the last cycle, and an additional \$16 million worth of projects are recommended.

## General Facts

- The SFI includes 21 buildings built before 1900.
  - 15 percent (631) of the buildings were built in the last 10 years.
  - 17 percent of the gross square footage (9,728,906) is located in Leon County.
  - 86 buildings with 1,317,203 gross square feet were added to the inventory this cycle.
  - Eight buildings, totaling 97,140 gross square feet, were removed.
  - The SFI includes 21 parking garages.
  - The SFI does not include facilities for community colleges, water management districts, school districts, private correctional facilities, roadways and bridges.
  - Including all state entities that manage buildings there are about 35,000 state-owned facilities in 67 counties. Of these, only 4,000 agency-managed facilities are included in the SFI.
  - The SFI does not include modular, mobile or portable buildings.

# Cycle Explanation

SFI staff architects assess nearly 4,000 facilities, once every three years. This three-year process is referred to as a cycle. The individual year is a sub-cycle. The agencies fall into the following sub-cycles:

- Cycle A
- Cycle B
- Cycle C

Sub-cycles are numbered - 1A, 1B, 1C, and 2A, 2B, 2C. Cycle 8C was completed this past year.

## Cycle A

AGRICULTURE AND CONSUMER SERVICES  
CHILDREN AND FAMILIES  
ENVIRONMENTAL PROTECTION  
FINANCIAL SERVICES  
FISH AND WILDLIFE  
HEALTH  
HIGHWAY SAFETY AND MOTOR VEHICLES  
JUDICIAL BRANCH  
LAW ENFORCEMENT  
PERSONS WITH DISABILITIES  
STATE WORKFORCE INNOVATION

## Cycle B

CITRUS  
EDUCATION  
JUVENILE JUSTICE  
MANAGEMENT SERVICES  
MILITARY AFFAIRS  
TRANSPORTATION  
VETERANS AFFAIRS

## Cycle C

CORRECTIONS  
PRISON INDUSTRIES

# County Summary and Agency Summary Tables

May-09			COUNTY SUMMARY						Page 1 of 1
County	Number Of Buildings	Total Square feet	County	Number of Buildings	Total Square Feet	County	Number of Buildings	Total Square Feet	
ALACHUA	162	1,500,301	HAMILTON	61	561,999	OKALOOSA	40	380,863	
BAKER	76	922,139	HARDEE	40	463,734	OKEECHOBEE	79	695,699	
BAY	28	269,834	HENDRY	52	399,063	ORANGE	99	2,019,913	
BRADFORD	94	1,196,912	HERNANDO	37	243,131	OSCEOLA	12	101,221	
BREVARD	41	426,077	HIGHLANDS	8	40,251	PALM BEACH	103	1,583,130	
BROWARD	133	1,964,024	HILLSBOROUGH	88	1,594,362	PASCO	29	338,381	
CALHOUN	30	281,736	HOLMES	36	309,303	PINELLAS	44	749,752	
CHARLOTTE	35	379,936	INDIAN RIVER	23	138,062	POLK	190	2,110,035	
CITRUS	17	143,875	JACKSON	204	1,792,595	PUTNAM	24	171,319	
CLAY	26	169,302	JEFFERSON	28	238,111	SANTA ROSA	74	898,374	
COLLIER	16	250,724	LAFAYETTE	33	277,190	SARASOTA	9	75,026	
COLUMBIA	69	867,306	LAKE	49	435,097	SEMINOLE	14	133,544	
DADE	223	4,357,817	LEE	65	1,073,923	ST JOHNS	72	1,313,579	
DESOTO	122	1,229,198	LEON	149	9,728,906	ST LUCIE	28	437,638	
DIXIE	33	268,998	LEVY	24	142,171	SUMTER	39	544,157	
DUVAL	61	1,251,826	LIBERTY	33	306,204	SUWANNEE	38	529,164	
ESCAMBIA	49	623,517	MADISON	34	306,553	TAYLOR	58	578,889	
FLAGLER	3	12,480	MANATEE	16	132,702	UNION	129	1,530,216	
FRANKLIN	31	389,032	MARION	137	1,288,141	VOLUSIA	74	1,213,307	
GADSDEN	100	2,212,584	MARTIN	61	555,542	WAKULLA	52	658,309	
GILCHRIST	40	237,337	MONROE	27	308,060	WALTON	31	269,304	
GULF	56	545,234	NASSAU	11	72,948	WASHINGTON	54	716,847	
GLADES	0	0							

MAY 09		SFI AGENCY SUMMARY		Page 1 of 1
	Agency Name	Total Buildings	Total Gross Square Feet	
AGCS	Agriculture And Consumer Services	238	3,160,789	
APD	Agency For Persons With Disabilities	229	1,944,217	
AWI	Agency For Workforce Innovation	15	532,777	
DCF	Children And Families	211	3,878,596	
DCIT	Citrus	1	39,836	
DEP	Environmental Protection	164	991,290	
DFS	Financial Services	8	93,843	
DJJ	Juvenile Justice	331	3,569,331	
DLE	Law Enforcement	1	111,610	
DMS	Management Services	116	12,009,144	
DOC	Corrections	1,922	19,491,042	
DOE	Education	51	1,139,186	
DOH	Health	33	979,364	
DOS	State	23	134,593	
DOT	Transportation	332	4,356,907	
FDVA	Veterans Affairs	7	438,507	
FWCC	Fish And Wildlife Conservation Commission	42	481,063	
HSMV	Highway Safety And Motor Vehicles	61	820,193	
JB	Judicial Branch	6	424,125	
MA	Military Affairs	108	1,551,630	
PRID	Prison Industries	54	808,861	
	<b>Totals 8c:</b>	<b>1,976</b>	<b>20,299,903</b>	
	<b>Totals All Cycles:</b>	<b>3,953</b>	<b>56,956,904</b>	

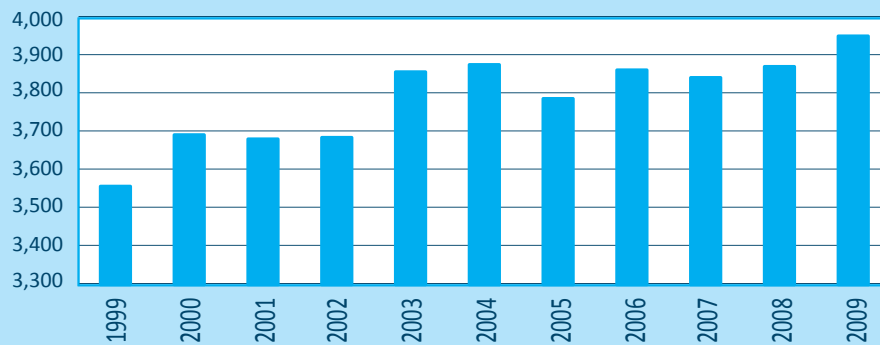


# Ten Year Charts

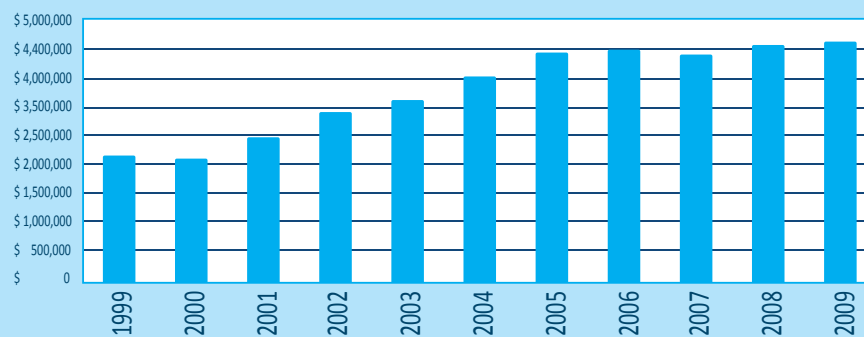
Record data for the past 10 years reveal:

- 96 percent increase in repair and renovation needs of state buildings,
- 7 percent increase in the number of buildings, and
- 7 percent increase in square footage.

### NUMBER OF BUILDINGS 10 YEAR CHANGE

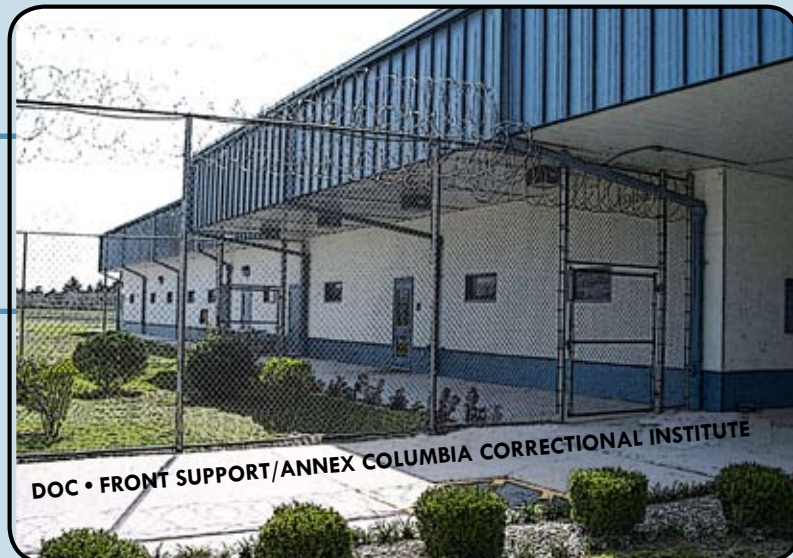


### BUILDING DEFICIENCIES 10 YEAR CHANGE



# Facilities Added or Removed: Table

MAY 09		FACILITIES ADDED OR DELETED SUMMARY				PAGE 1 OF 1	
	AGENCY NAME	DELETED		ADDED		TOTAL	
		Number Of Buildings	Total Gross Square Footage	Number of Buildings	Total Gross Square Footage	Number of Buildings	Total Gross Square Footage
AGCS	Department of Agriculture And Consumer Services	-	-	-	-	238	3,160,789
APD	Department of Persons With Disabilities	-	-	-	-	229	1,944,217
AWI	Agency for Workforce Innovation	-	-	-	-	15	532,777
DCF	Department of Children And Families	-	-	-	-	211	3,878,596
DCIT	Department of Citrus	-	-	-	-	1	39,836
DEP	Department of Environmental Protection	-	-	-	-	164	991,290
DFS	Department of Financial Services	-	-	-	-	8	93,843
DJJ	Department of Juvenile Justice	8	97,140	-	-	331	3,569,331
DLE	Department of Law Enforcement	-	-	-	-	1	111,610
DMS	Department of Management Services	-	-	-	-	116	12,009,144
DOC	Department of Corrections	-	-	82	1,193,996	1,922	19,491,042
DOE	Department of Education	-	-	-	-	51	1,139,186
DOH	Department of Health	-	-	-	-	33	979,364
DOS	Department of State	-	-	-	-	23	134,593
DOT	Department of Transportation	-	-	1	43,207	332	4,356,907
FDVA	Florida Department of Veterans Affairs	-	-	-	-	7	438,507
FWCC	Department of Fish and Wildlife Conservation Commission	-	-	-	-	42	481,063
HSMV	Department of Highway Safety and Motor Vehicles	-	-	-	-	61	820,193
JB	Judicial Branch	-	-	-	-	6	424,125
MA	Department of Military Affairs	-	-	-	-	108	1,551,630
PRID	Prison Industries	-	-	3	80,000	54	808,861
<b>TOTALS</b>		<b>8</b>	<b>97,140</b>	<b>86</b>	<b>1,317,203</b>	<b>3,953</b>	<b>56,956,904</b>



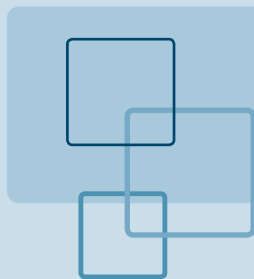


# Deficiency Correction Projects – Current Status

May-09 Deficiency Correction Projects - Current Status 8C <span style="float: right;">page 1 of 1</span>											
AGENCY	ORG		NEA		TOTAL		PRIORITY 5		ACT		
	DCP	AMOUNT	DCP	AMOUNT	DCP	AMOUNT	DCP	AMOUNT	DCP	AMOUNT	
AGCS	50	5,212,910	143	11,219,565	193	16,432,476	2	997,809	6	59,631	
APD	78	4,606,412	206	14,961,541	284	19,567,953	9	4,952,416	40	1,666,528	
AWI	12	1,891,407	0	0	12	1,891,407	0	0	3	294,488	
DCF	89	21,356,954	301	75,572,461	390	96,929,416	27	58,973,620	4	475,335	
DCIT	0	0	0	0	0	0	0	0	0	0	
DEP	42	3,114,705	68	24,378,787	110	27,493,491	7	16,345,587	7	85,594	
DFS	0	0	3	41,228	3	41,228	0	0	0	0	
DJJ	175	10,619,819	305	19,614,688	480	30,234,507	8	2,935,880	14	1,352,787	
DLE	0	0	0	0	0	0	0	0	1	1,226,309	
DMS	107	23,725,944	270	100,002,227	377	123,728,171	8	55,423,159	18	2,059,118	
DOC	373	14,857,109	897	46,666,540	1,270	61,523,650	18	5,056,025	28	1,299,435	
DOE	16	3,005,213	38	996,929	54	4,002,142	1	11,130	11	586,703	
DOH	22	6,359,464	44	2,369,317	66	8,728,781	1	307,339	9	1,196,043	
DOS	7	4,289,229	4	49,592	11	4,338,821	0	0	0	0	
DOT	78	6,341,481	58	3,419,871	136	9,761,352	1	282,334	9	500,214	
FDVA	6	1,912,825	4	34,641	10	1,947,466	0	0	1	6,808	
FWCC	25	688,980	30	12,856,659	55	13,545,639	2	10,371,356	2	31,815	
HSMV	30	3,992,980	46	14,984,611	76	18,977,592	2	8,948,450	10	614,466	
JB	11	3,215,123	8	3,177,439	19	6,392,562	0	0	2	110,032	
MA	47	3,932,596	65	3,153,787	112	7,086,382	1	339,776	8	873,215	
PRID	0	0	19	721,093	19	721,093	0	0	0	0	
<b>Total</b>	<b>1,168</b>	<b>119,123,151</b>	<b>2,509</b>	<b>334,220,976</b>	<b>3,677</b>	<b>453,344,129</b>	<b>87</b>	<b>164,944,881</b>	<b>173</b>	<b>12,438,521</b>	

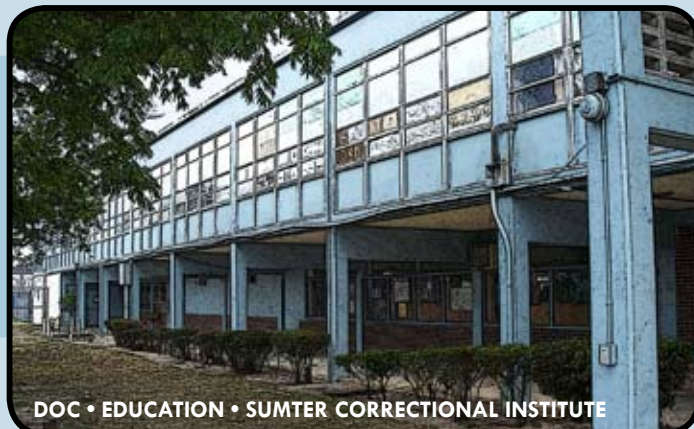
Project status is reported as new (Original) or old (NEA, No Evident Action.)

- ORG = NEW
- NEA = FROM PREVIOUS YEAR
- TOTAL = OLD PLUS NEW
- PRIORITY 5 = GENERAL RENOVATION
- ACT = ACTIVE WORK



# DCP Cost per Square Foot by Agency

MAY-2009		AGENCY DCP COST PER SQUARE FOOT					page 1 of 1		
AGENCIES		Number of Buildings	Square Feet	Number of DCPs	DCPs Dollars	Dollars per Square Foot	2008	Deference	
AGCS	AGRICULTURE & CONSUMER SERVICES	238	3,160,789	193	16,432,476	5.20	5.20	-	
APD	PERSONS WITH DISABILITIES	229	1,944,217	284	19,567,953	10.06	10.06	-	
AWI	WORKFORCE INNOVATION	15	532,777	12	1,891,407	3.55	3.55	-	
DCF	CHILDREN & FAMILY	211	3,878,596	390	96,929,416	24.99	24.99	-	
DCIT	CITRUS	1	39,836	0	0	-	-	-	
DEP	ENVIRONMENTAL PROTECTION	164	991,290	110	27,493,491	27.74	27.74	-	
DFS	FINANCIAL SERVICES	8	93,843	3	41,228	0.44	0.44	-	
DJJ	JUVENILE JUSTICE	331	3,569,331	480	30,234,507	8.47	8.25	(0.22)	
DLE	LAW ENFORCEMENT	1	111,610	0	0	-	-	-	
DMS	MANAGEMENT SERVICES	116	12,009,144	377	123,728,171	10.30	10.30	-	
DOC	CORRECTIONS	1,922	19,491,042	1,270	61,523,650	3.16	3.03	(0.13)	
DOE	EDUCATION	51	1,139,186	54	4,002,142	3.51	3.51	-	
DOH	HEALTH	33	979,364	66	8,728,781	8.91	8.91	-	
DOS	STATE	23	134,593	11	4,338,821	32.24	32.24	-	
DOT	TRANSPORTATION	332	4,356,907	136	9,761,352	2.24	2.23	(0.01)	
FDVA	VETERANS AFFAIRS	7	438,507	10	1,947,466	4.44	4.44	-	
FWCC	FISH & WILDLIFE	42	481,063	55	13,545,639	28.16	28.16	-	
HSMV	HIGHWAY SAFETY & MOTOR VEHICLES	61	820,193	76	18,977,592	23.14	23.14	-	
JB	JUDICIAL BRANCH	6	424,125	19	6,392,562	15.07	15.07	-	
MA	MILITARY AFFAIRS	108	1,551,630	112	7,086,382	4.57	4.57	-	
PRIDE	PRISON INDUSTRIES	54	808,861	19	721,093	0.89	0.86	(0.03)	
<b>TOTALS</b>		<b>3,953</b>	<b>56,956,904</b>	<b>3,677</b>	<b>453,344,129</b>	<b>7.96</b>	<b>8.02</b>	<b>(0.06)</b>	



## Contact Information

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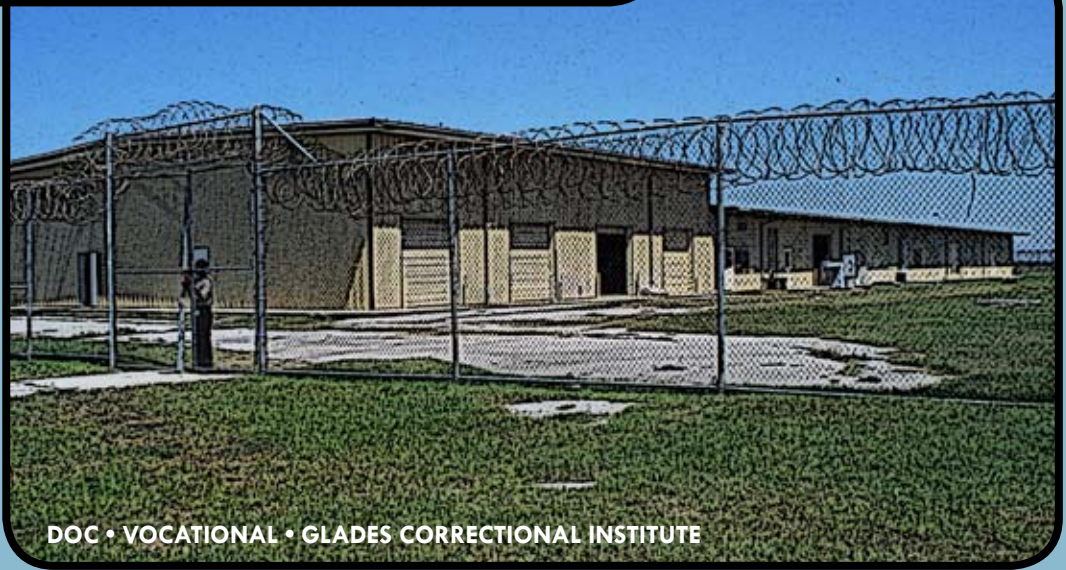
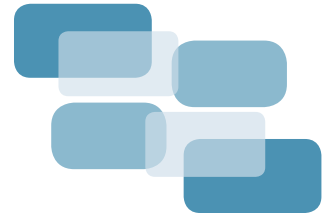
Additionally, this information is available at:

[http://www.dms.myflorida.com/business\\_operations/real\\_estate\\_development\\_management/facilities\\_management/state\\_facilities\\_inventory](http://www.dms.myflorida.com/business_operations/real_estate_development_management/facilities_management/state_facilities_inventory)

Photos of each building and campus maps are available. Contact the various agencies for additional information.



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