

State Facilities Inventory



Department of Environmental Protection
Carillon Tower • Stephen Foster • Hamilton



Department of Children and Families
Administration • Florida State Hospital



Department of Health
Andrade Lab • Duval

2010 Annual Report

AGCS • AWI • DCF • DEP • FDLE • DOH • DFS • DOS • FWCC • HSMV • JB



Linda South, Secretary

Department of Management Services

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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, as required by F.S. 216.0152, to assist the legislature and state agencies with long-range budgeting.

The inventory includes:

- ownership
- management responsibility
- location
- occupancy
- size
- assessment date
- assessor
- deficiency corrections projects

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.



General Facts

- Including all state entities that manage buildings, there are nearly 35,000 state-owned facilities in 67 counties. Of these, the SFI includes only 4,000 agency-managed facilities.
- The SFI includes 20 buildings built before 1900.
- 10 percent (409) of the buildings were built in the last 10 years.
- 17 percent of the gross square footage (9,665,014) is located in Leon County.
- Added 60 buildings with 852,690 gross square feet to the inventory this cycle.
- Removed 60 buildings with 547,880 square feet. Of those removed, 37 (296,513 square feet) were at the APD Gulf Coast Center that were transferred to Florida Gulf Coast University.
- The SFI does not include facilities for community colleges, water management districts, school districts, roadways and bridges.
- The SFI does not include modular, mobile or portable buildings.

We assess the condition of each facility for repair and renovation needs. Project 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 more than \$470 million for 3,691 projects.



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

During this time period, we completed the inventory and assessment for Cycle A agencies.

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
WORKFORCE INNOVATION

Cycle B

CITRUS
EDUCATION
JUVENILE JUSTICE
MANAGEMENT SERVICES
MILITARY AFFAIRS
TRANSPORTATION
VETERANS' AFFAIRS

Cycle C

CORRECTIONS
PRISON INDUSTRIES

Agency Summary Table

MAY 2010		AGENCY SUMMARY	
	AGENCY NAME	TOTAL BUILDINGS	TOTAL GROSS SQUARE FEET
AGCS	Agriculture and Consumer Services	241	3,232,154
APD	Agency for Persons with Disabilities	196	1,451,794
AWI	Agency for Workforce Innovation	15	532,777
DCF	Children and Families	223	4,366,504
DCIT	Citrus	1	39,836
DEP	Environmental Protection	166	961,801
DFS	Financial Services	8	93,843
DJJ	Juvenile Justice	331	3,569,331
DLE	Law Enforcement	1	111,610
DMS	Management Services	110	11,930,985
DOC	Corrections	1,939	19,690,902
DOE	Education	51	1,139,186
DOH	Health	36	1,104,115
DOS	State	20	153,936
DOT	Transportation	332	4,356,907
FDVA	Veterans' Affairs	7	438,507
FWCC	Fish and Wildlife Conservation Commission	48	510,667
HSMV	Highway Safety and Motor Vehicles	60	816,568
JB	Judicial Branch	6	424,125
MA	Military Affairs	108	1,551,630
PRID	Prison Industries	54	813,814
Totals All Cycles:		3,953	57,290,992



County Summary Table

May 2010 COUNTY SUMMARY								
County	Number of Buildings	Total Square Footage	County	Number of Buildings	Total Square Footage	County	Number of Buildings	Total Square Footage
Alachua	166	1,530,241	Hamilton	61	561,999	Okaloosa	40	380,863
Baker	76	922,139	Hardee	40	463,734	Okeechobee	79	697,126
Bay	27	266,684	Hendry	56	416,423	Orange	98	2,016,263
Bradford	94	1,196,912	Hernando	34	232,831	Osceola	12	101,221
Brevard	43	455,010	Highlands	8	40,251	Palm Beach	104	1,674,443
Broward	151	2,278,646	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	2,124,075
Citrus	17	147,826	Jackson	204	1,797,548	Putnam	24	171,319
Clay	26	169,302	Jefferson	28	238,111	Santa Rosa	74	898,374
Collier	14	197,981	Lafayette	33	277,190	Sarasota	10	81,169
Columbia	69	867,306	Lake	49	435,097	Seminole	14	133,544
Dade	230	4,522,289	Lee	29	827,042	St Johns	72	1,313,579
Desoto	131	1,264,035	Leon	139	9,665,014	St Lucie	31	471,264
Dixie	33	268,998	Levy	25	146,171	Sumter	37	529,957
Duval	59	1,240,202	Liberty	33	306,204	Suwannee	38	529,164
Escambia	49	583,517	Madison	34	306,553	Taylor	58	578,889
Flagler	3	12,480	Manatee	16	132,702	Union	129	1,530,216
Franklin	33	397,340	Marion	138	1,291,233	Volusia	74	1,213,667
Gadsden	100	2,212,584	Martin	60	549,855	Wakulla	52	658,309
Gilchrist	40	237,337	Monroe	26	306,160	Walton	31	269,304
Gulf	60	563,822	Nassau	11	73,058	Washington	54	716,847
Glades	2	8,040						

Largest State-managed Office Buildings

This table lists the largest office buildings managed by state agencies:

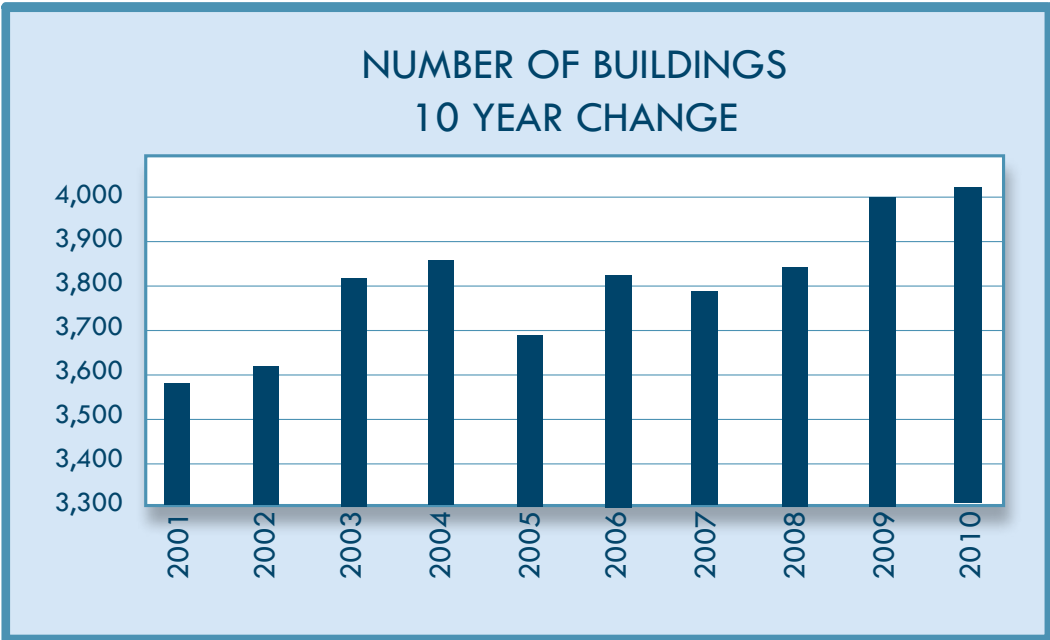
LARGEST STATE OFFICE BUILDINGS					
SFI #	BUILDING	CITY	COUNTY	AGENCY	SQUARE FOOTAGE
A 00744	The Capitol	Tallahassee	Leon	DMS	858,184
A 01800	Kirkman Building	Tallahassee	Leon	HSMV	444,978
A 00095	Turlington Education	Tallahassee	Leon	DMS	439,942
A 00783	Rohde Building	Miami	Dade	DMS	337,500
A 00770	Gray Building	Tallahassee	Leon	DMS	307,884
A 02779	FDLE Main	Tallahassee	Leon	DMS	305,048
A 01006	Burns Building	Tallahassee	Leon	DOT	255,024
A 00765	Collins Building	Tallahassee	Leon	DMS	249,612
A 03029	Fort Myers Regional Service Center	Fort Myers	Lee	DMS	235,280
A 00759	Carlton Building	Tallahassee	Leon	DMS	231,616
A 01965	Hurston South Tower	Orlando	Orange	DMS	228,339
A 00766	Larson Building	Tallahassee	Leon	DMS	226,648
A 00773	Twin Towers	Tallahassee	Leon	DMS	223,421
A 00757	Fletcher Building	Tallahassee	Leon	DMS	220,000
A 02330	Pepper Building	Tallahassee	Leon	DMS	211,158

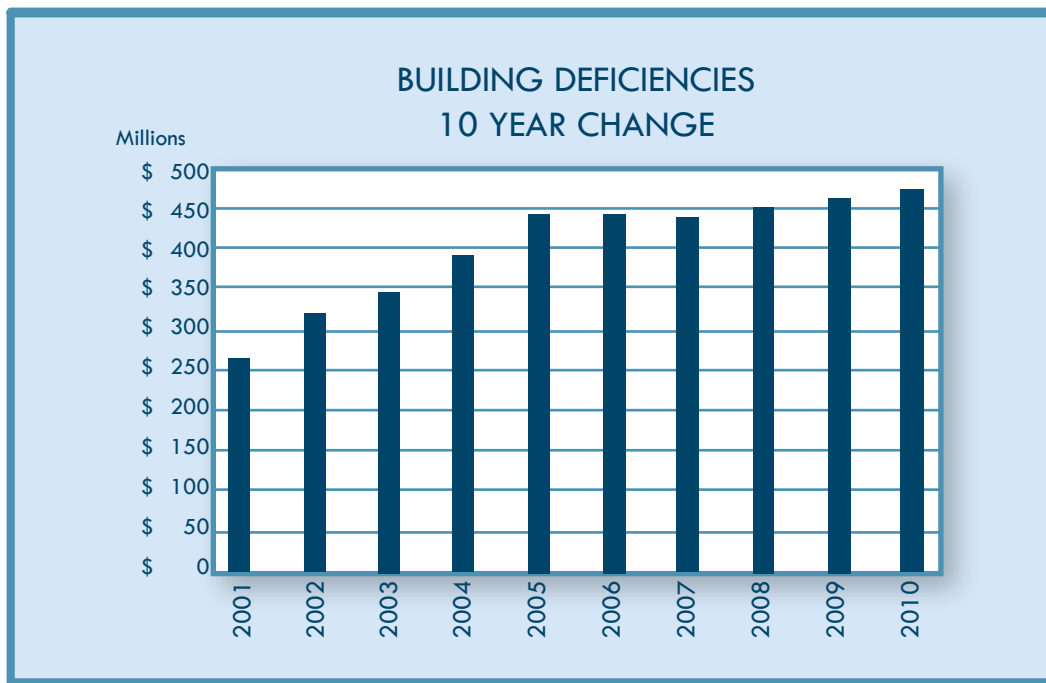
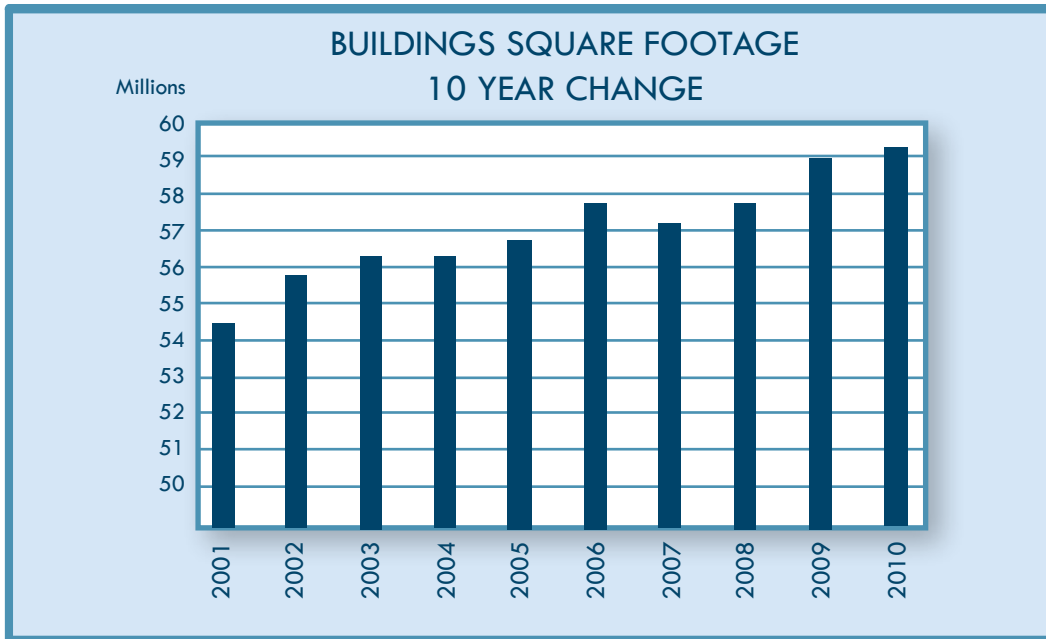


Ten Year Charts

Record data for the past 10 years reveal:

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





Facilities Added or Removed in Last Fiscal Year

MAY 2010 FACILITIES ADDED OR DELETED SUMMARY							
	AGENCY NAME	DELETED		ADDED		TOTAL	
		Number of Buildings	Total Gross Square Footage	Number of Buildings	Total Gross SquareFootage	Number of Buildings	Total Gross Square Footage
AGCS	Agriculture and Consumer Services	6	60,466	12	143,184	241	3,232,154
APD	Agency for Persons with Disabilities	37	296,513	-	-	196	1,451,794
AWI	Agency for Workforce Innovation	-	-	-	-	15	532,777
DCF	Children and Families	-	-	30	419,951	223	4,366,504
DCIT	Citrus	-	-	-	-	1	39,836
DEP	Environmental Protection	2	9,187	5	21,003	166	961,801
DFS	Financial Services	-	-	-	-	8	93,843
DJJ	Juvenile Justice	-	-	-	-	331	3,569,331
DLE	Law Enforcement	-	-	-	-	1	111,610
DMS	Management Services	6	78,159	-	-	110	11,930,985
DOC	Corrections	-	-	-	-	1,939	19,690,902
DOE	Education	-	-	-	-	51	1,139,186
DOH	Health	2	94,120	4	215,246	36	1,104,115
DOS	State	5	5,231	1	19,498	20	153,936
DOT	Transportation	-	-	-	-	332	4,356,907
FDVA	Veterans' Affairs	-	-	-	-	7	438,507
FWCC	Fish and Wildlife Conservation Commission	2	4,204	8	33,808	48	510,667
HSMV	Highway Safety and Motor Vehicles	-	-	-	-	60	816,568
JB	Judicial Branch	-	-	-	-	6	424,125
MA	Military Affairs	-	-	-	-	108	1,551,630
PRID	Prison Industries	-	-	-	-	54	813,814
Totals		60	547,880	60	852,690	3,953	57,290,992

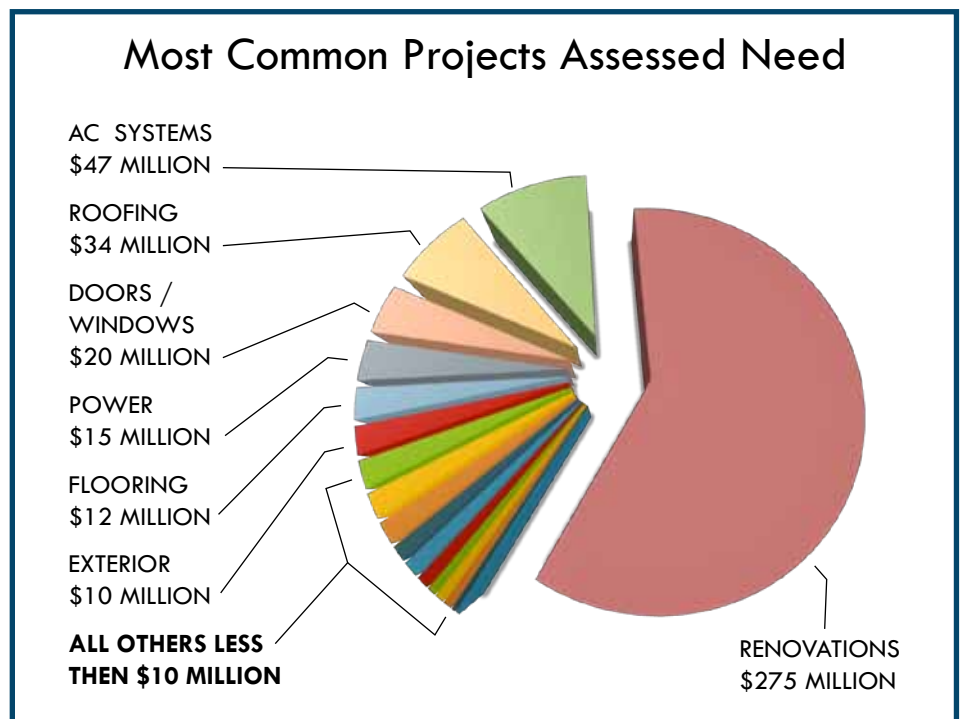
NOTE: Some buildings are transferred from one agency to another resulting in changes in agency numbers but not total buildings and square footage.

Deficiency Correction Projects (DCP) Current Status

MAY 2010 DEFICIENCY CORRECTION PROJECTS - CURRENT STATUS										
AGENCY	ORG		NEA		TOTAL		PRIORITY 5		ACT	
	DCP	AMOUNT	DCP	AMOUNT	DCP	AMOUNT	DCP	AMOUNT	DCP	AMOUNT
AGCS	62	2,428,995	133	16,417,563	195	18,846,558	5	1,129,777	4	173,170
APD	135	9,768,773	242	34,453,344	377	44,222,117	47	14,798,475	3	54,978
AWI	1	98,549	5	216,217	6	314,766	0	0	0	0
DCF	99	7,279,908	258	83,862,723	357	91,142,631	45	58,455,429	8	2,007,318
DCIT										
DEP	43	1,007,321	71	22,289,474	114	23,296,795	9	15,902,326	10	3,630,005
DFS	1	65,337	2	33,171	3	98,508	0	0	0	0
DJJ	175	11,551,024	305	19,899,712	480	31,450,736	8	2,935,880	14	1,338,220
DLE	0	0	0	0	0	0	0	0	1	1,471,090
DMS	104	20,464,749	256	98,365,145	360	118,829,894	3	47,782,059	18	2,168,618
DOC	375	15,372,290	900	47,778,284	1,275	63,150,574	18	5,056,025	28	2,317,346
DOE	16	2,993,122	38	1,039,492	54	4,032,614	1	11,130	11	1,225,701
DOH	10	1,520,171	38	12,624,235	48	14,144,407	2	528,753	2	44,796
DOS	10	639,763	10	4,976,721	20	5,616,484	0	0	0	0
DOT	77	6,179,761	54	3,559,315	131	9,739,077	1	282,334	9	647,490
FDVA	6	1,912,825	4	34,641	10	1,947,466	0	0	1	6,808
FWCC	14	747,458	27	12,429,332	41	13,176,790	2	10,371,356	1	52,105
HSMV	27	950,591	41	15,940,359	68	16,890,950	3	9,071,587	2	13,626
JB	10	2,451,770	12	2,313,711	22	4,765,480	0	0	0	0
MA	47	4,057,323	64	3,184,002	111	7,241,325	1	339,776	8	953,175
PRID	0	0	19	739,052	19	739,052	0	0	0	0
Total	1,212	89,489,730	2,479	380,156,493	3,691	469,646,224	145	166,664,907	120	16,104,446

ORG = NEW FROM LAST YEAR
 NEA = FROM PREVIOUS CYCLE
 TOTAL = OLD PLUS NEW

PRIORITY 5 = COMPLETE BUILDING RENOVATION
 ACT = ACTIVE WORK



DCP Cost per Square Foot by Agency

MAY 2010 AGENCY DCP COST PER SQUARE FOOT								
	Agencies	Number of Buildings	Square Foot	Number of DCPs	DCPs \$	\$ Per Square Foot	2009	Difference
AGCS	Agriculture and Consumer Services	241	3,232,154	195	18,846,558	5.83	5.20	0.63
APD	Agency for Persons with Disabilities	196	1,451,794	377	44,222,117	30.46	10.06	20.40
AWI	Agency for Workforce Innovation	15	532,777	6	314,766	0.59	3.55	(2.96)
DCF	Children and Families	223	4,366,504	357	91,142,631	20.87	24.99	(4.12)
DCIT	Citrus	1	39,836			-	-	-
DEP	Environmental Protection	166	961,801	114	23,296,795	24.22	27.74	(3.52)
DFS	Financial Services	8	93,843	3	98,508	1.05	0.44	0.61
DJJ	Juvenile Justice	331	3,569,331	480	31,450,736	8.81	8.47	0.34
DLE	Law Enforcement	1	111,610	0	0	-	-	-
DMS	Management Services	110	11,930,985	360	118,829,894	9.96	10.30	(0.34)
DOC	Corrections	1,939	19,690,902	1,275	63,150,574	3.21	3.16	0.05
DOE	Education	51	1,139,186	54	4,032,614	3.54	3.51	0.03
DOH	Health	36	1,104,115	48	14,144,407	12.81	8.91	3.90
DOS	State	20	153,936	20	5,616,484	36.49	32.24	4.25
DOT	Transportation	332	4,356,907	131	9,739,077	2.24	2.24	(0.00)
FDVA	Veterans' Affairs	7	438,507	10	1,947,466	4.44	4.44	0.00
FWCC	Fish and Wildlife Conservation Commission	48	510,667	41	13,176,790	25.80	28.16	(2.36)
HSMV	Highway Safety and Motor Vehicles	60	816,568	68	16,890,950	20.69	23.14	(2.45)
JB	Judicial Branch	6	424,125	22	4,765,480	11.24	15.07	(3.83)
MA	Military Affairs	108	1,551,630	111	7,241,325	4.67	4.57	0.10
PRIDE	Prison Industries	54	813,814	19	739,052	0.91	0.89	0.02
Totals		3,953	57,290,992	3,691	469,646,224	8.20	7.96	0.24

assessed this cycle



Contact Information

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Additionally, the inventory and assessment details are available at our website:

http://www.dms.myflorida.com/business_operations/real_estate_development_management/facilities_management/state_facilities_inventory



Department of Agriculture and Consumer Services
Livestock/Crops Pavilion • Calahan



Department of Highway Safety and Motor Vehicles
Florida Highway Patrol Office Building • Lake Worth

