

2011

State Facilities Inventory

Annual Report

Department of State - Government House - St. Johns County



Department of Children and Families - NFETC Bldg#7 - Alachua County



Department of Management Services - Turlington - Leon County



Table of Contents

Overview	3
Requirement and Purpose	3
Recent Improvements.....	3
Future Actions	3
Summary of Owned Inventory	4
State Facilities Inventory Charts and Graphs	5
Agency Facility Totals	5
Agencies with Largest Number of Facilities	6
Agency Square Footage	6
Percent of Owned Facilities by Size	7
Locations of Owned Facilities by County	8
Space Types of Owned Facilities	9
Predominant Space Type by Number of Facilities	9
Operating Expenses by Space Type	10
Number of Facility Deficiencies by Category	10
Deficiency Costs by Category	11
Facility Demographics by Agency	12
Next Steps	13
Contact Information	14



Department of Highway Safety and Motor Vehicles - Florida Highway Patrol Office Building - Palm Beach County

Overview

Requirement and Purpose

The 2011 State Facilities Inventory (SFI) Report (Report) provides summary-level information of state-owned facilities, as prescribed in Section 216.0152, Florida Statutes. The SFI is a collection of facility information provided to the Department of Management Services (DMS) by state agencies, the judicial branch, water management districts, and universities¹. Each state government entity manually submitted the information provided in this report, and each entity is responsible for the accuracy of the information provided.

The complete 2011 inventory, including facility names, location, space type, operating costs and other pertinent information, is made available by CD and accompanies the Report delivered to the Governor and Legislature.

Recent Improvements

Since 1985, DMS maintained a program to collect facility information on state-owned facilities. Section 216.0152, Florida Statutes, originally required DMS to collect information on state agency facilities over 3,000 square feet. The original inventory consisted of approximately 4,000 facilities.

Chapter 2010-280, Laws of Florida (Senate Bill (SB) 1516), which became effective November 16, 2010, requires agencies to report information to DMS on all state-owned facilities, regardless of size. Chapter 2010-280, Laws of Florida, also requires state universities, community colleges and the water management districts to report facility information to DMS. These new provisions changed the scope of the SFI from 4,000 facilities to approximately 18,000 facilities.

Chapter 2010-280, Laws of Florida, also increases the facility data elements DMS is required to collect from state government entities. In past inventory reports, DMS collected only basic facility information such as the building address and square feet. DMS now receives detailed information including but not limited to: operating expenses, space uses, assessed values, building restrictions and lease revenues. This information, which has never been captured in a single location, will help DMS and state government entities conduct strategic analyses of their owned assets.

In terms of the number and types of facility information available, this 2011 Report is more comprehensive than past reports. However, because this was the first time many agencies reported facility information, DMS recognizes that the complete list of facilities may still be under-reported. In addition, some agencies do not have internal accounting systems in place to track certain information such as operating expenses and assessed values on a building by building basis; thus, some agencies either estimated or left certain data element fields blank. DMS expects that the information reported for the SFI will improve in future years as agencies adjust their internal systems to provide the information required in section 216.0152, Florida Statutes.

Future Actions

Chapter 2010-280, Laws of Florida, requires the Department of Environmental Protection (DEP) to create a comprehensive database of all state-owned real property. This system, the Florida State Owned Land Records Information System (FL-SOLARIS), is currently in development. DMS will work with DEP to include the information collected for this 2011 Report in the FL-SOLARIS system. DMS will use the information captured in the new DEP database to provide all future SFI Reports.

¹ The Board of Governors (BOG) responded on behalf of all state universities. Community Colleges will begin reporting for the 2012 SFI Report in October, 2011.

Summary of Owned Inventory

Section 216.0152, Florida Statutes, defines a facility as any “*buildings, structures, and building systems, but does not include transportation facilities of the state transportation system.*” In the 2011 SFI instructions to the governmental entities, DMS further defined a facility as any constructed asset with a permanent roof.

For the 2011 reporting period that was submitted to DMS on July 1, 2011, 30² state government entities reported 17,999 facilities,³ totaling approximately 154 million square feet of owned space.

Governmental entities reported owned facilities in all 67 counties, with Alachua County having the most (1582), and Seminole County the fewest (46). The average age of all owned facilities is 31 years, with approximately \$630 million in identified capital improvement projects⁴.

The government entities spent approximately \$443 million in operating expenses for this reporting cycle, including \$134 million in utility expenses⁵.



Judicial Branch - Fourth District Court of Appeal - Palm Beach County

-
- ² DMS initially reached out to 74 state government entities, but many responded that they did not own any state facilities. Also, the BOG responded on behalf of all universities.
- ³ The information provided in this report pertains only to state-owned facilities. For a complete list of state-leased facilities, please refer to the Master Leasing Report also provided by DMS.
- ⁴ Capital Improvement Projects include known needed repairs or upgrades such as building envelope, Heating, Ventilation, Air Conditioning (HVAC) and plumbing improvements.
- ⁵ The State Universities, Judicial Branch, Military Affairs, and PRIDE did not report operating expenses this cycle.

State Facilities Inventory Charts and Graphs

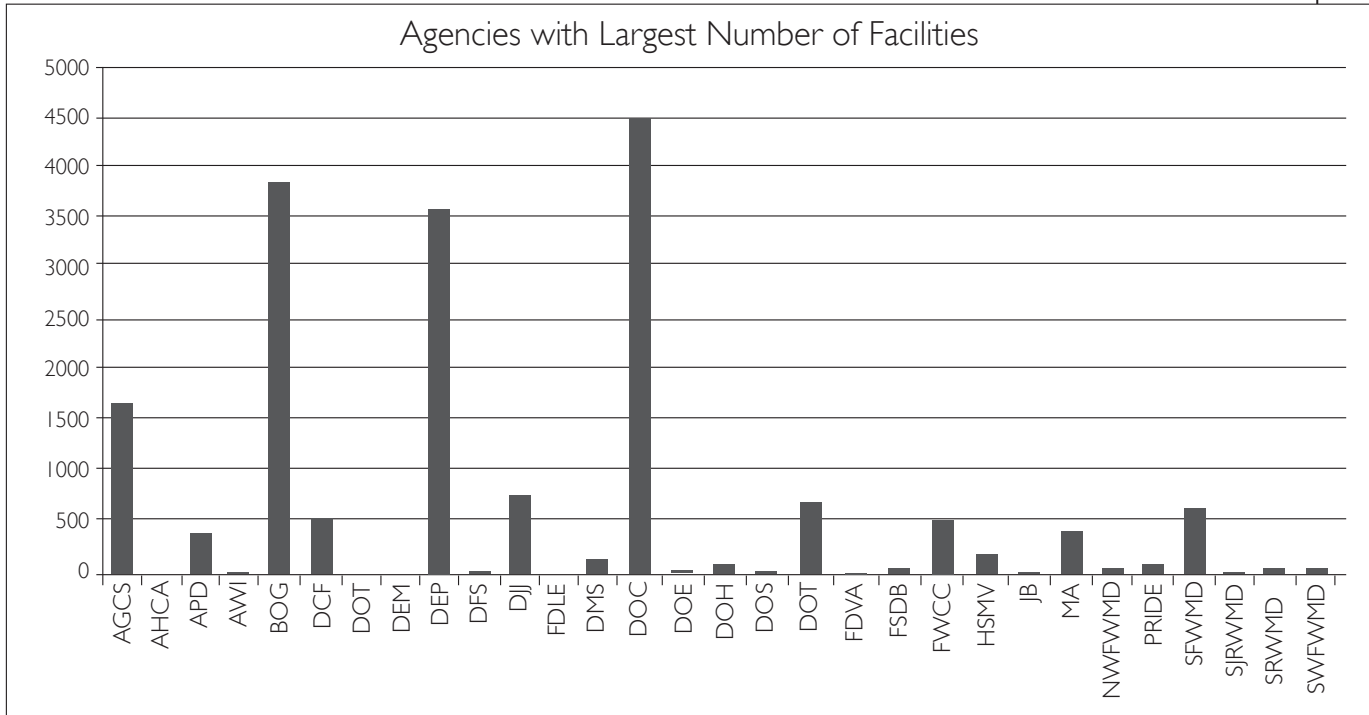
Agency Facility Totals

The table below lists each responding state government entity's total number of owned facilities, in alphabetical order.

AGENCY	NO. of FACILITIES
Agency for Persons with Disabilities (APD)	379
Agency for Workforce Innovation (AWI)	18
Agency for Health Care Administration (AHCA)	1
Agriculture and Consumer Services (AGCS)	1,620
Board of Governors (BOG)	3,808
Department of Children and Families (DCF)	530
Department of Citrus (DCIT)	3
Department of Corrections (DOC)	4,489
Department of Education (DOE)	13
Department of Environmental Protection (DEP)	3,563
Department of Financial Services (DFS)	25
Department of Health (DOH)	73
Department of Juvenile Justice (DJJ)	761
Department of Management Services (DMS)	109
Department of State (DOS)	31
Department of Transportation (DOT)	633
Division of Emergency Management (DEM)	1
Fish and Wildlife Conservation Commission (FWCC)	500
Florida Department of Law Enforcement (FDLE)	1
Florida Department of Veterans Affairs (FDVA)	8
Florida School for Deaf and Blind (FSDB)	57
Highway Safety and Motor Vehicles (HSMV)	147
Judicial Branch (JB)	9
Military Affairs (MA)	391
Northwest Florida Water Management District (NFWWMD)	43
Prison Rehabilitative Industries and Diversified Enterprises (PRIDE)	83
St. Johns River Water Management District (SJRWMD)	19
South Florida Water Management District (SFWMD)	605
Southwest Florida Water Management District (SWFWMD)	39
Suwannee River Water Management District (SRWMD)	40
Grand Total	17,999

Agencies with Largest Number of Facilities

The chart below identifies agencies with the largest number of facilities.



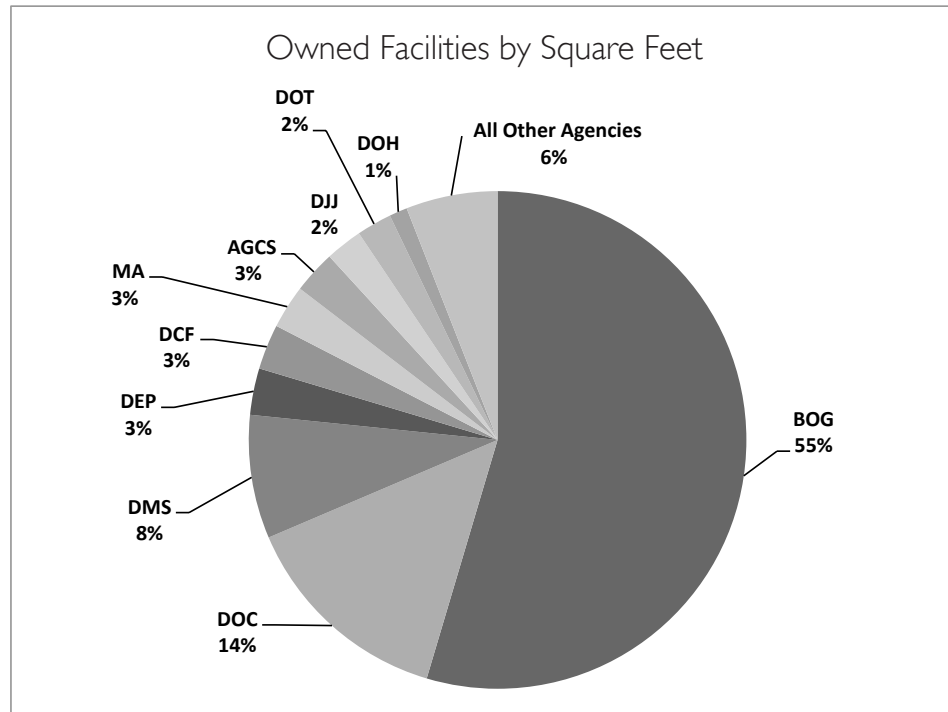
Agency Square Footage

The table below lists each state government entity's size by total square footage, listed from largest to smallest.

Agency	Square Feet	Agency	Square Feet	Agency	Square Feet
BOG	84,111,483	APD	1,613,260	SWFWMD	326,599
DOC	21,552,369	SFWMD	1,012,910	SJRWMD	281,419
DMS	12,363,457	FWCC	916,286	DEM	187,196
DEP	4,663,672	PRIDE	841,636	DOS	171,625
DCF	4,518,952	HSMV	791,837	DFS	111,640
MA	4,353,282	FSDB	783,997	FDLE	111,610
AGCS	4,301,944	AWI	538,454	SRWMD	85,368
DJJ	3,701,565	FDVA	527,657	NWFWMID	54,577
DOT	3,514,766	JB	426,755	DCIT	13,788
DOH	1,802,914	DOE	375,520	AHCA	225

Percent of Owned Facilities by Size

The chart below displays each state government entity's square footage footprint as a percentage of the SFI.



Department of State - Cerveau House - St. Johns County

Locations of Owned Facilities by County

The table below lists the number of state-owned facilities by county.

COUNTY	NO. of FAC.	COUNTY	NO. of FAC.
ALACHUA	1582	LEE	340
BAKER	195	LEON	903
BAY	204	LEVY	168
BRADFORD	191	LIBERTY	112
BREVARD	206	MADISON	131
BROWARD	384	MANATEE	109
CALHOUN	77	MARION	526
CHARLOTTE	121	MARTIN	251
CITRUS	182	MIAMI-DADE	710
CLAY	216	MONROE	246
COLLIER	182	NASSAU	96
COLUMBIA	263	OKALOOSA	161
DESOTO	239	OKEECHOBEE	257
DIXIE	154	ORANGE	445
DUVAL	271	OSCEOLA	99
ESCAMBIA	344	PALM BEACH	729
FLAGLER	72	PASCO	82
FRANKLIN	224	PINELLAS	217
GADSDEN	452	POLK	626
GILCHRIST	100	PUTNAM	195
GLADES	50	SANTA ROSA	326
GULF	209	SARASOTA	235
HAMILTON	185	SEMINOLE	46
HARDEE	149	ST. JOHNS	235
HENDRY	214	ST. LUCIE	246
HERNANDO	266	SUMTER	153
HIGHLANDS	146	SUWANNEE	192
HILLSBOROUGH	562	TAYLOR	172
HOLMES	110	UNION	372
INDIAN RIVER	106	VOLUSIA	275
JACKSON	615	WAKULLA	161
JEFFERSON	82	WALTON	248
LAFAYETTE	132	WASHINGTON	187
LAKE	256	UNIDENTIFIED	7

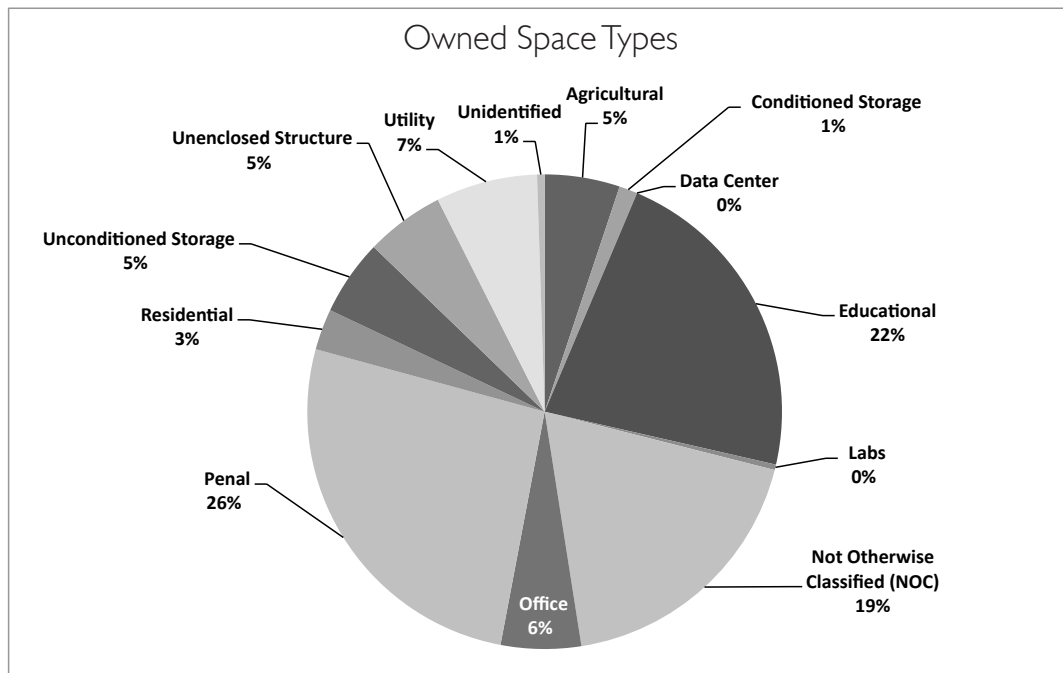
Space Types of Owned Facilities

The table below lists the total number of facilities by predominant space type.

SPACE TYPE	NO. of FACILITIES
Agricultural	921
Conditioned Storage	220
Data Center	5
Educational	3998
Labs	67
Not Otherwise Classified (NOC)	3342
Office	983
Penal	4727
Residential	503
Unconditioned Storage	930
Unenclosed structure	966
Utility	1245
Unidentified	92

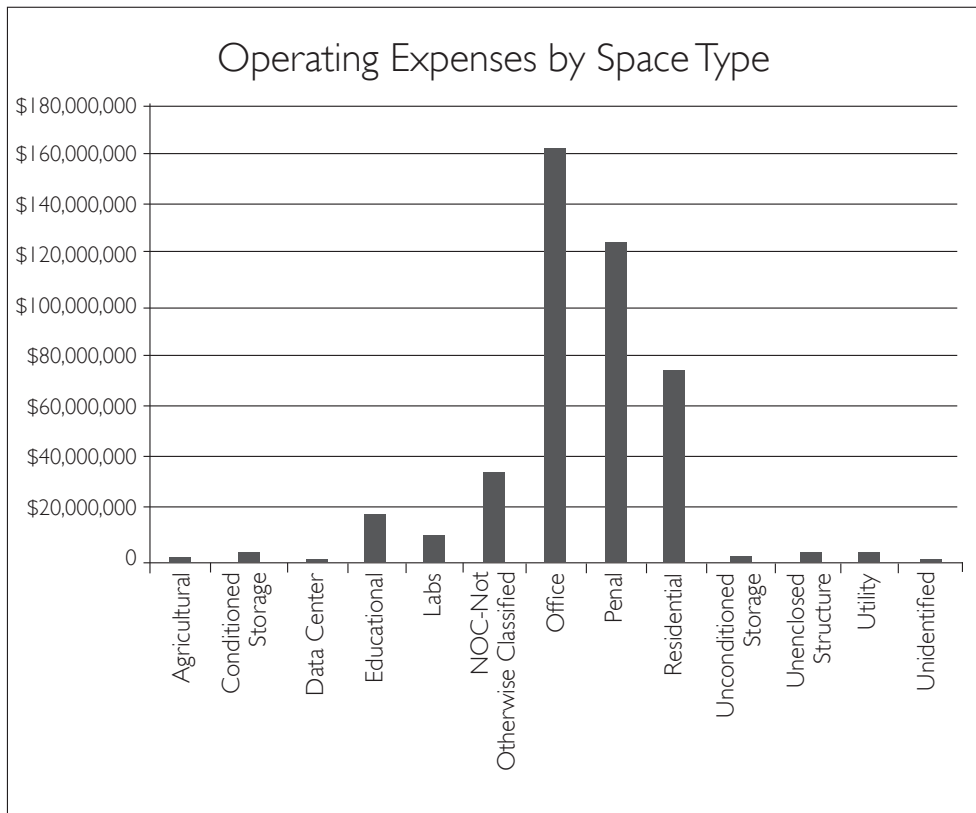
Predominant Space Type by Number of Facilities

The chart below displays the predominant space types as a percentage of the SFI.



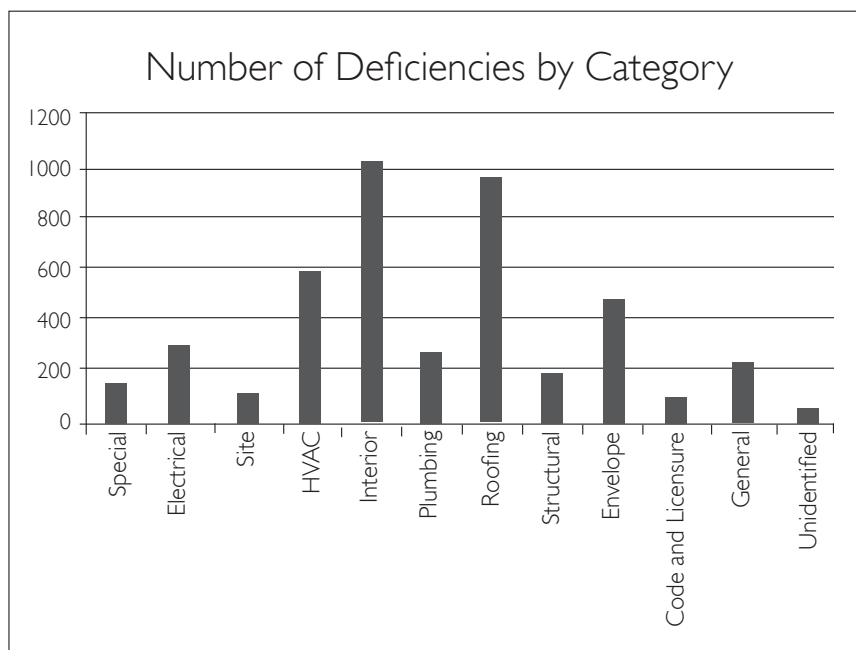
Operating Expenses by Space Type

The chart below depicts the total spend by the state government entities on operating expenses by space type. Please note that the Judicial Branch, Military Affairs, PRIDE and the BOG did not report operating expenses this cycle.



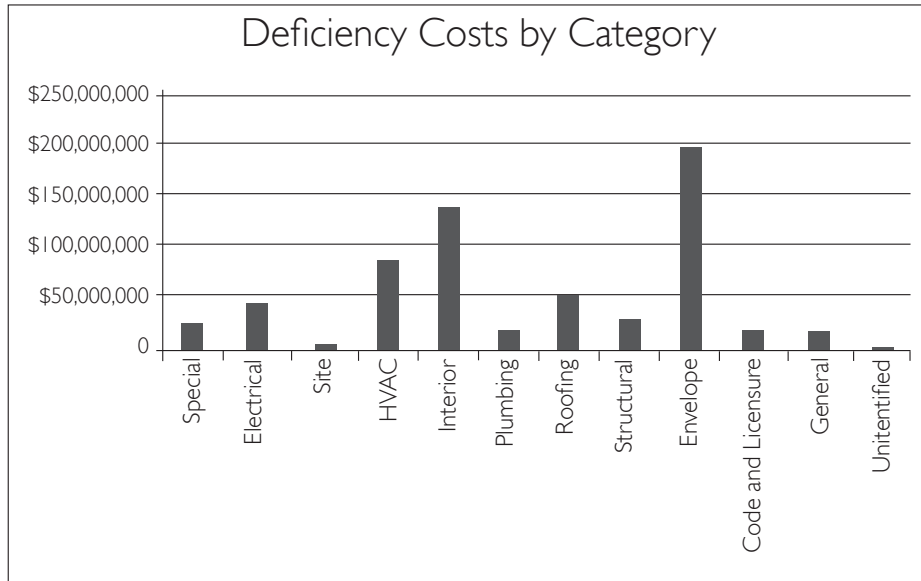
Number of Facility Deficiencies by Category

The chart below displays the number of building deficiencies by category. A building deficiency is any known repair or improvement needed in a building. Examples include chiller replacements or roof repairs.



Deficiency Costs by Category

The chart below depicts the total cost of each deficiency by category. The Judicial Branch, Military Affairs, PRIDE and the BOG did not report deficiencies this cycle.



Department of Agriculture and Consumer Services Education Center - Gadsden County

Facility Demographics by Agency

The following table summarizes each state government entity by total number of facilities and total square footage for all space types. It also provides the percentage of the total inventory based on both the total number of facilities and the total square footage of all facilities.

AGENCY	NO. of FACILITIES	TOTAL SQUARE FOOTAGE	SQUARE FOOTAGE PERCENT OF TOTAL INVENTORY	FACILITY COUNT PERCENT OF TOTAL INVENTORY
AGCS	1,620	4,301,944	2.79%	9.00%
AHCA	1	225	0.00%	0.01%
APD	379	1,613,260	1.05%	2.11%
AWI	18	538,454	0.35%	0.10%
BOG	3,808	84,111,483	54.60%	21.16%
DCF	530	4,518,952	2.93%	2.94%
DCIT	3	13,788	0.01%	0.02%
DEM	1	187,196	0.12%	0.01%
DEP	3,563	4,663,672	3.03%	19.80%
DFS	25	111,640	0.07%	0.14%
DJJ	761	3,701,565	2.40%	4.23%
DMS	109	12,363,457	8.03%	0.61%
DOC	4,489	21,552,369	13.99%	24.94%
DOE	13	375,520	0.24%	0.07%
DOH	73	1,802,914	1.17%	0.41%
DOS	31	171,625	0.11%	0.17%
DOT	633	3,514,766	2.28%	3.52%
FDLE	1	111,610	0.07%	0.01%
FDVA	8	527,657	0.34%	0.04%
FSDB	57	783,997	0.51%	0.32%
FWCC	500	916,286	0.59%	2.78%
HSMV	147	791,837	0.51%	0.82%
JB	9	426,755	0.28%	0.05%
MA	391	4,353,282	2.83%	2.17%
NWFWMD	43	54,577	0.04%	0.24%
PRIDE	83	841,636	0.55%	0.46%
SFWMD	605	1,012,910	0.66%	3.36%
SJRWMD	19	281,419	0.18%	0.11%
SRWMD	40	85,368	0.06%	0.22%
SWFWMD	39	326,599	0.21%	0.22%
Grand Total	17,999	154,056,763		

Next Steps

The SFI has changed dramatically over the past year with the addition of new facilities and data elements. DMS now has greater tools at its disposal to analyze state-owned assets in a way that has not been possible in the past. DMS will use this information for the October 1 Disposition Report to determine which buildings are potential disposition candidates. In addition, once the FL-SOLARIS comprehensive database of all state-owned real property is operational, the State of Florida will be in a stronger position to more effectively manage its real property assets.



Department of Health - Sowder Building - Duval County

Department of Environmental Protection - Stephen Foster Carillon Tower - Hamilton County



Department of Management Services - Monroe County



Department of Health - Andrade Lab - Duval County



Contact Information

For questions about the SFI process, instructions, results, or to provide feedback, please contact:

Tom Berger

Division of Real Estate Development and Management

Tom.Berger@dms.MyFlorida.com

(850) 487-9921