

State Facilities Inventory 2016 Annual Report

*Florida Department of Environmental Protection
Division of State Lands*

*Florida Department of Management Services
Division of Real Estate Development and Management*

Oct. 1, 2016



FLORIDA DEPARTMENT of

management
SERVICES

We serve those who serve Florida



Department of Environmental Protection

3900 Commonwealth Boulevard

Tallahassee, FL 32399

Department of Management Services

4050 Esplanade Way, Suite 250

Tallahassee, FL 32399

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I. EXECUTIVE SUMMARY

The 2016 State Facilities Inventory (SFI) and Disposition of State Lands Annual Reports provide summary-level information of state-owned facilities and lands, as stipulated in sections 216.0152 and 216.0153, Florida Statutes.

Since 1985, the Department of Management Services (DMS) has maintained a program to collect information on state-owned facilities. Section 216.0152, Florida Statutes, originally required that DMS collect information on state agency facilities over 3,000 square feet. This original inventory consisted of approximately 4,000 facilities.

During the 2010 Legislative Session, extensive changes were made to sections 216.0152 and 216.0153, Florida Statutes. Section 216.0152, Florida Statutes, required agencies, the judicial branch, and the water management districts to report to DMS information on all state-owned facilities, regardless of size, increasing the scope of the report from 4,000 facilities to approximately 20,256 facilities. These changes required DMS, every three years, to submit a report to the Governor, Senate President and Speaker of the House of Representatives detailing facilities inventory. Section 216.0153, Florida Statutes, requires that the Department of Environmental Protection (DEP) and DMS submit a report annually to the Governor, Senate President and Speaker of the House of Representatives that lists the state-owned real property and facilities recommended for disposition.

Section 216.0153, Florida Statutes, also required DEP to create a comprehensive database of all state-owned real property. This system, the Florida State Owned Lands and Records Information System (FL-SOLARIS), is comprised of two major components, the Facilities Inventory Tracking System (FITS) and the Land Inventory Tracking System (LITS). The FL-SOLARIS (FITS) provides the ability to use web-based forms to edit and view owned facilities and allows users to extract and validate lease information. The FL-SOLARIS (FITS) went into production in October 2011; and FL-SOLARIS (LITS) went into production in February 2013.

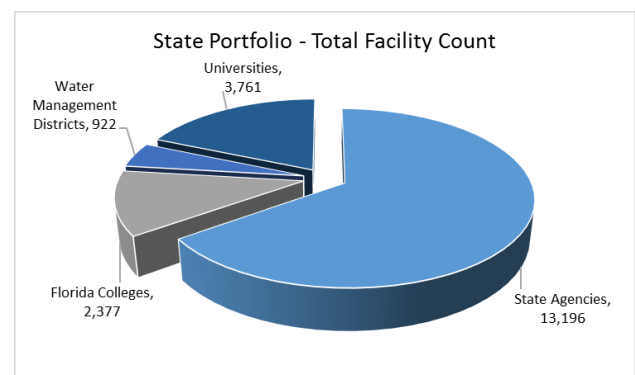
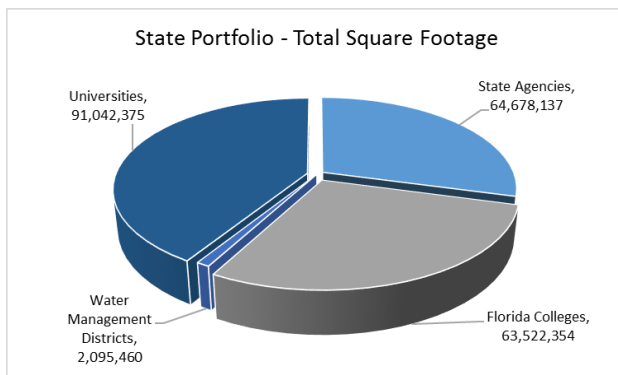
Chapter 2013-152, Laws of Florida, modified section 216.0152, Florida Statutes, and incorporated DEP's Disposition of State Lands and Facilities Report as part of the SFI. The reports are published annually by Oct. 1.

II. SUMMARY OF OWNED INVENTORY

Section 216.0152, Florida Statutes, defines a facility as “*buildings, structures, and building systems, but does not include transportation facilities of the state transportation system.*” In the 2013 SFI instructions to the agencies, DMS further defined a facility as any constructed asset with a permanent roof.

Agencies reported the following in FL-SOLARIS (FITS) as of June 30, 2016:

- The State of Florida owns 20,256 structures totaling 221,338,326 square feet. This portfolio includes facilities owned by state agencies, water management districts, the Florida College System, and the State University System of the Florida Board of Governors (BOG).
- State agencies own 13,196 facilities, totaling 64,678,137 square feet.
 - Agencies own facilities in all 67 counties, with Alachua County having the most facilities (1,619), and Miami-Dade County having the most in square footage (29,566,564). Glades County had the fewest facilities (58) while Flagler had the fewest in square footage (132,614).
 - Agencies reported 104 candidates for disposition, totaling over 370,000 square feet.
 - The average age of all agency-owned facilities is 33 years, and there are approximately \$1.2 billion in reported capital improvement projects.
 - Agencies reported approximately \$294.3 million in operating expenses for this reporting cycle and approximately \$120 million in utility expenses.



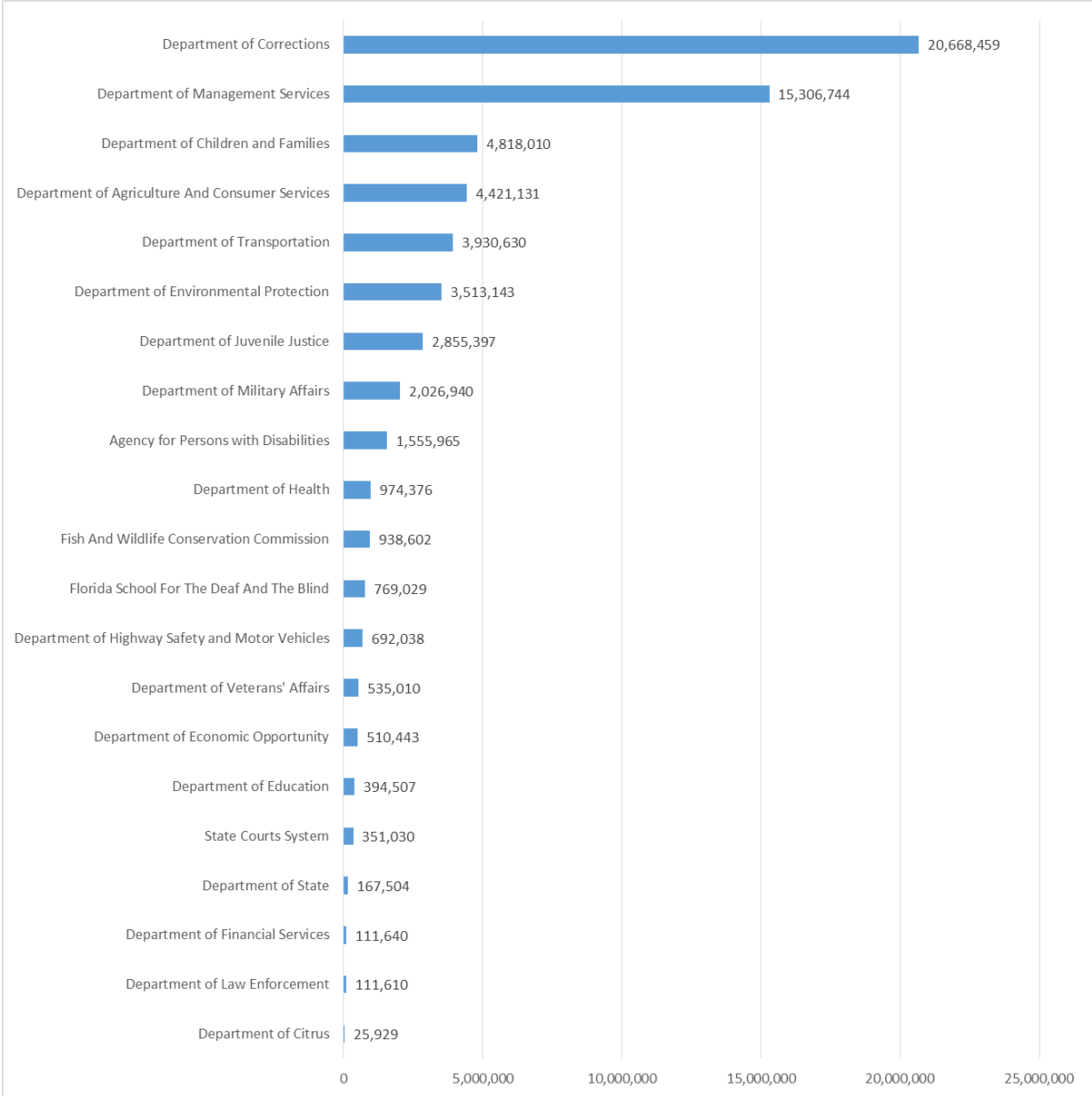
State-Owned Portfolio

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

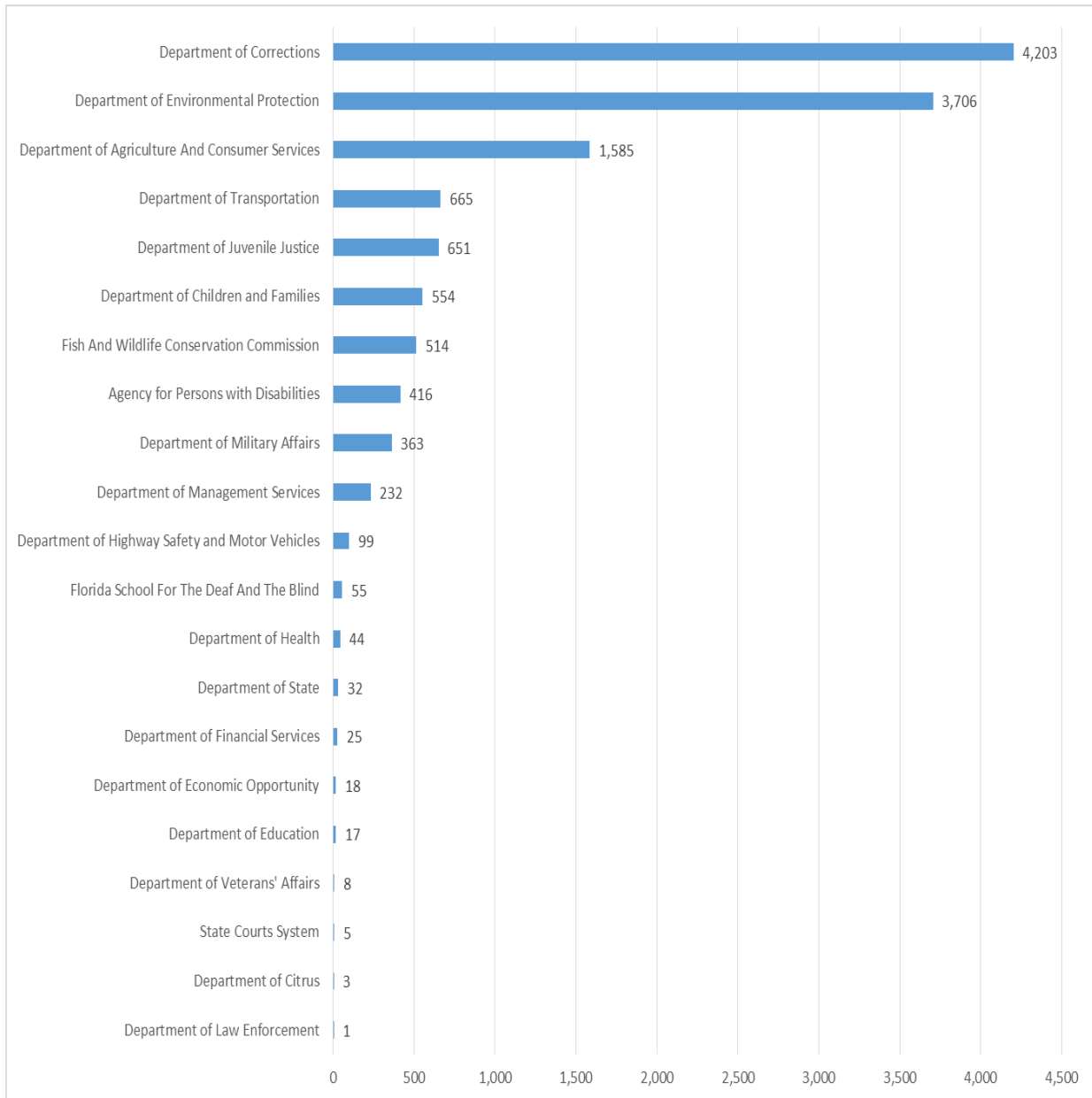
Government Entity	Facility Count	Facility Count as a Percent of Total Inventory	Gross Square Footage	Square Footage as Percent of Total Inventory
State Agencies	13,196	65.15%	64,678,137	29.22%
Agency for Persons with Disabilities	416	2.05%	1,555,965	0.70%
Department of Agriculture And Consumer Services	1,585	7.82%	4,421,131	2.00%
Department of Children and Families	554	2.73%	4,818,010	2.18%
Department of Citrus	3	0.01%	25,929	0.01%
Department of Corrections	4,203	20.75%	20,668,459	9.34%
Department of Economic Opportunity	18	0.09%	510,443	0.23%
Department of Education	17	0.08%	394,507	0.18%
Department of Environmental Protection	3,706	18.30%	3,513,143	1.59%
Department of Financial Services	25	0.12%	111,640	0.05%
Department of Health	44	0.22%	974,376	0.44%
Department of Highway Safety and Motor Vehicles	99	0.49%	692,038	0.31%
Department of Juvenile Justice	651	3.21%	2,855,397	1.29%
Department of Law Enforcement	1	0.00%	111,610	0.05%
Department of Management Services	232	1.15%	15,306,744	6.92%
Department of Military Affairs	363	1.79%	2,026,940	0.92%
Department of State	32	0.16%	167,504	0.08%
Department of Transportation	665	3.28%	3,930,630	1.78%
Department of Veterans' Affairs	8	0.04%	535,010	0.24%
Fish And Wildlife Conservation Commission	514	2.54%	938,602	0.42%
Florida School For The Deaf And The Blind	55	0.27%	769,029	0.35%
State Courts System	5	0.02%	351,030	0.16%
Florida Colleges	2,377	11.73%	63,522,354	28.70%
FCS-Broward College	159	0.78%	6,922,399	3.13%
FCS-Chipola College	49	0.24%	573,812	0.26%
FCS-College of Central Florida	71	0.35%	931,762	0.42%
FCS-Daytona State College	86	0.42%	1,722,781	0.78%
FCS-Eastern Florida State College	73	0.36%	3,068,908	1.39%
FCS-Florida Gateway College	94	0.46%	507,958	0.23%
FCS-Florida Keys Community College	29	0.14%	271,503	0.12%
FCS-Florida SouthWestern State College	84	0.41%	1,213,942	0.55%
FCS-Florida State College at Jacksonville	115	0.57%	3,070,763	1.39%
FCS-Gulf Coast State College	51	0.25%	732,910	0.33%
FCS-Hillsborough Community College	106	0.52%	1,799,410	0.81%
FCS-Indian River State College	92	0.45%	1,559,408	0.70%
FCS-Lake-Sumter State College	40	0.20%	773,451	0.35%
FCS-Miami Dade College	264	1.30%	15,093,944	6.82%
FCS-North Florida Community College	33	0.16%	425,046	0.19%
FCS-Northwest Florida State College	72	0.36%	1,285,605	0.58%
FCS-Palm Beach State College	135	0.67%	2,192,357	0.99%
FCS-Pasco-Hernando State College	91	0.45%	1,131,422	0.51%
FCS-Pensacola State College	68	0.34%	1,303,641	0.59%
FCS-Polk State College	52	0.26%	1,885,299	0.85%
FCS-Santa Fe College	73	0.36%	2,128,565	0.96%
FCS-Seminole State College of Florida	85	0.42%	3,646,210	1.65%
FCS-South Florida State College	89	0.44%	700,023	0.32%
FCS-St. Johns River State College	43	0.21%	599,519	0.27%
FCS-St. Petersburg College	98	0.48%	2,507,505	1.13%
FCS-State College of Florida, Manatee-Sarasota	63	0.31%	2,912,444	1.32%
FCS-Tallahassee Community College	73	0.36%	2,154,527	0.97%
FCS-Valencia College	89	0.44%	2,407,240	1.09%
Universities	3,761	18.57%	91,042,375	41.13%
SUS-Florida A&M University	177	0.87%	4,252,297	1.92%
SUS-Florida Atlantic University	247	1.22%	6,592,942	2.98%
SUS-Florida Gulf Coast University	169	0.83%	4,587,390	2.07%
SUS-Florida International University	193	0.95%	10,086,363	4.56%
SUS-Florida Polytechnic University	12	0.06%	317,244	0.14%
SUS-Florida State University	354	1.75%	13,382,669	6.05%
SUS-New College	58	0.29%	633,543	0.29%
SUS-University of Central Florida	204	1.01%	9,219,609	4.17%
SUS-University of Florida	1,764	8.71%	23,129,585	10.45%
SUS-University of North Florida	97	0.48%	4,593,681	2.08%
SUS-University of South Florida	313	1.55%	11,871,002	5.36%
SUS-University of West Florida	173	0.85%	2,376,050	1.07%
Water Management Districts	922	4.55%	2,095,460	0.95%
WMD-Northwest Florida WMD	50	0.25%	55,808	0.03%
WMD-South Florida WMD	714	3.52%	1,240,079	0.56%
WMD-Southwest Florida WMD	97	0.48%	420,906	0.19%
WMD-St. Johns River WMD	31	0.15%	315,883	0.14%
WMD-Suwannee River WMD	30	0.15%	62,784	0.03%
Grand Total	20,256	100.00%	221,338,326	100.00%

State Agency Portfolio

Total Gross Square Footage by State Agency

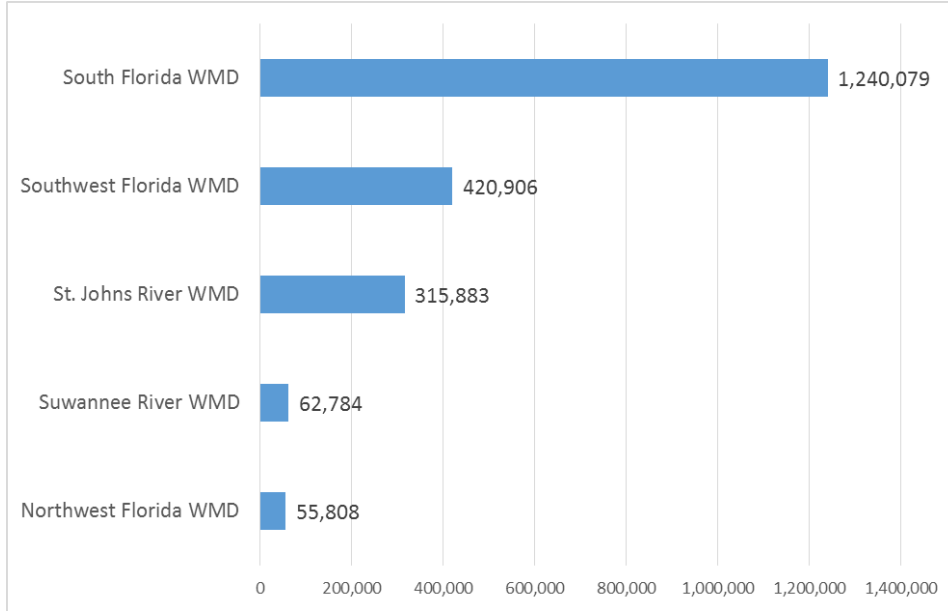


Total Facility Count by State Agency

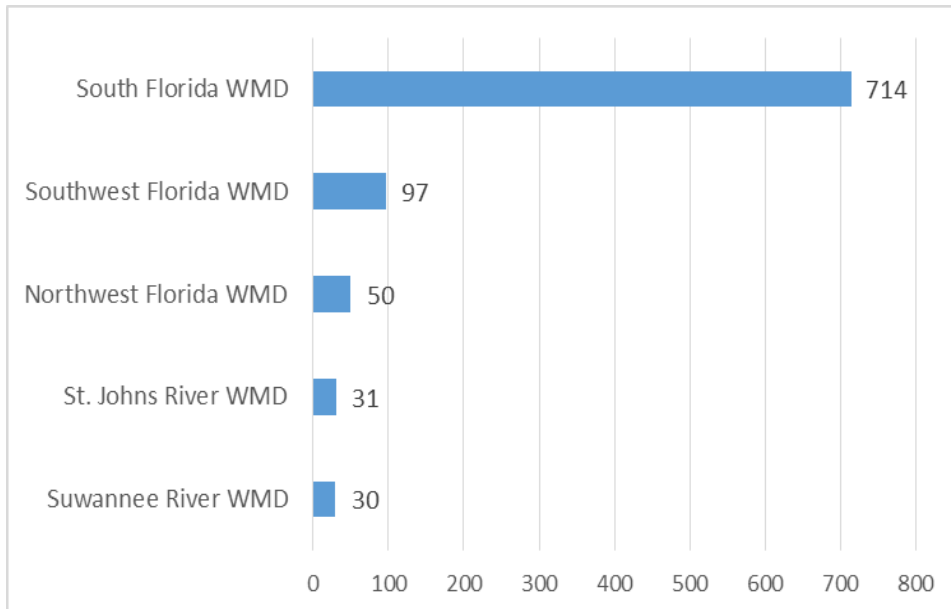


Water Management District (WMD) Portfolio

Total Gross Square Footage by WMD

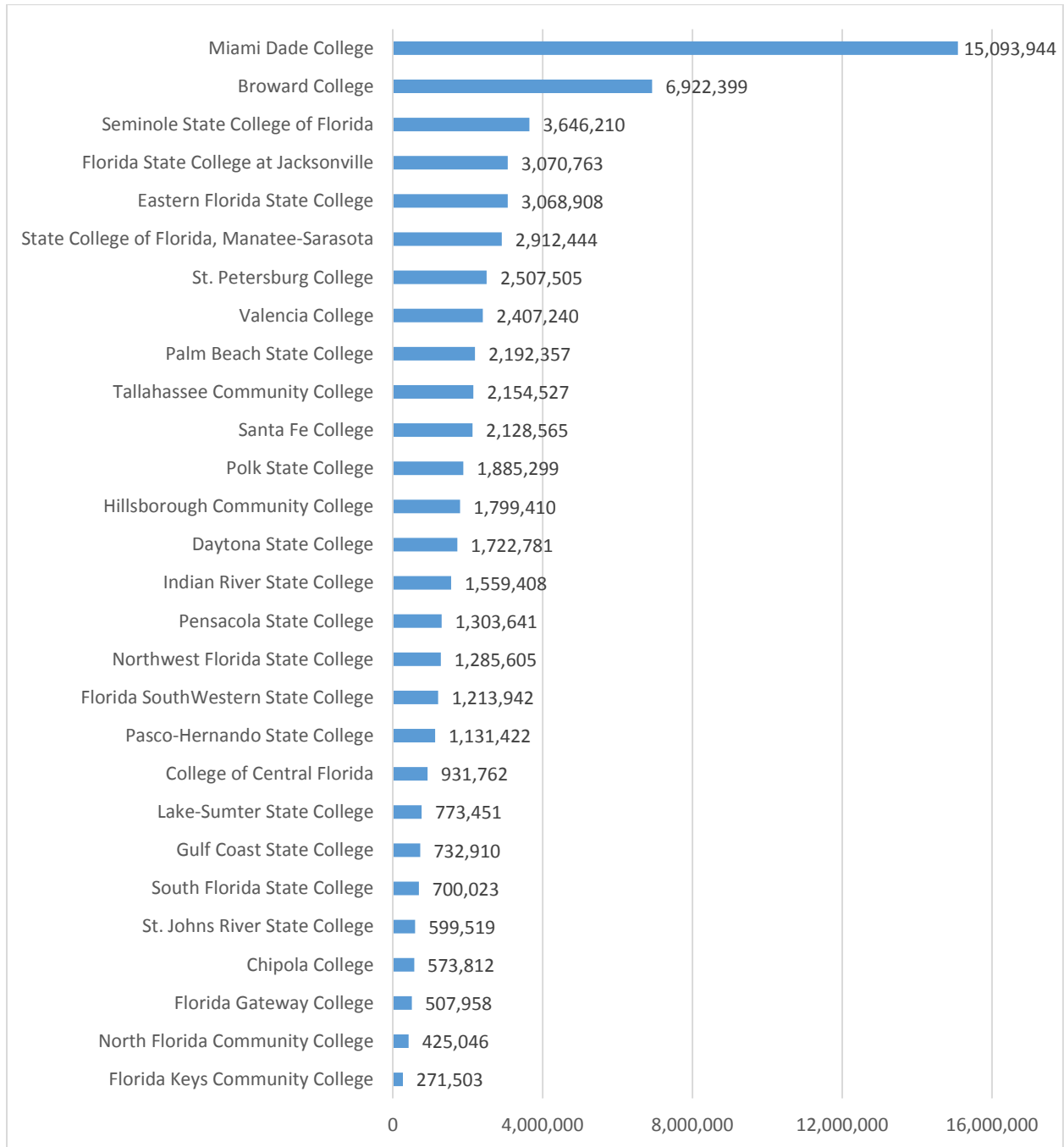


Total Facility Count by WMD

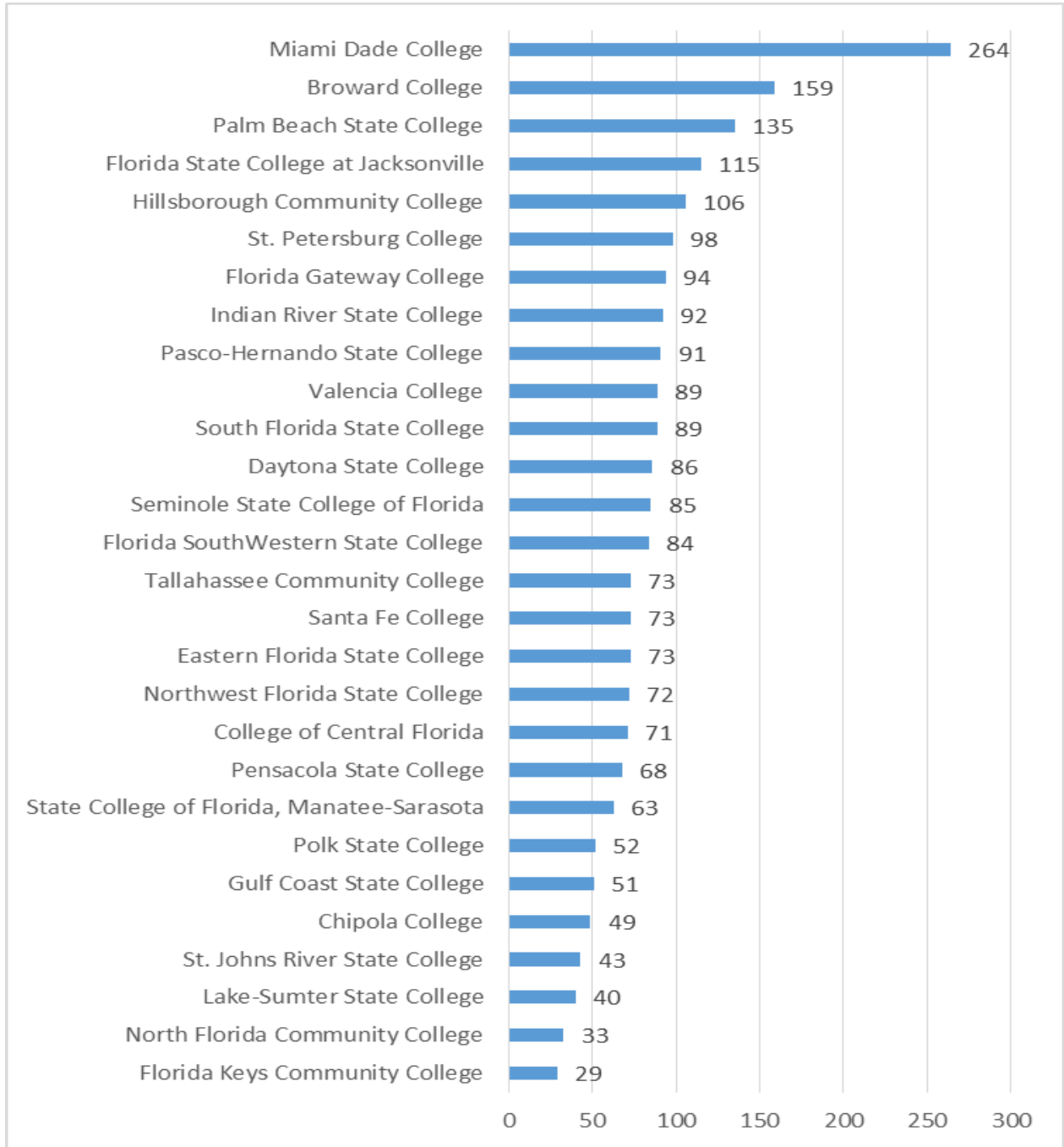


Florida College System Portfolio

Total Gross Square Footage by Florida College

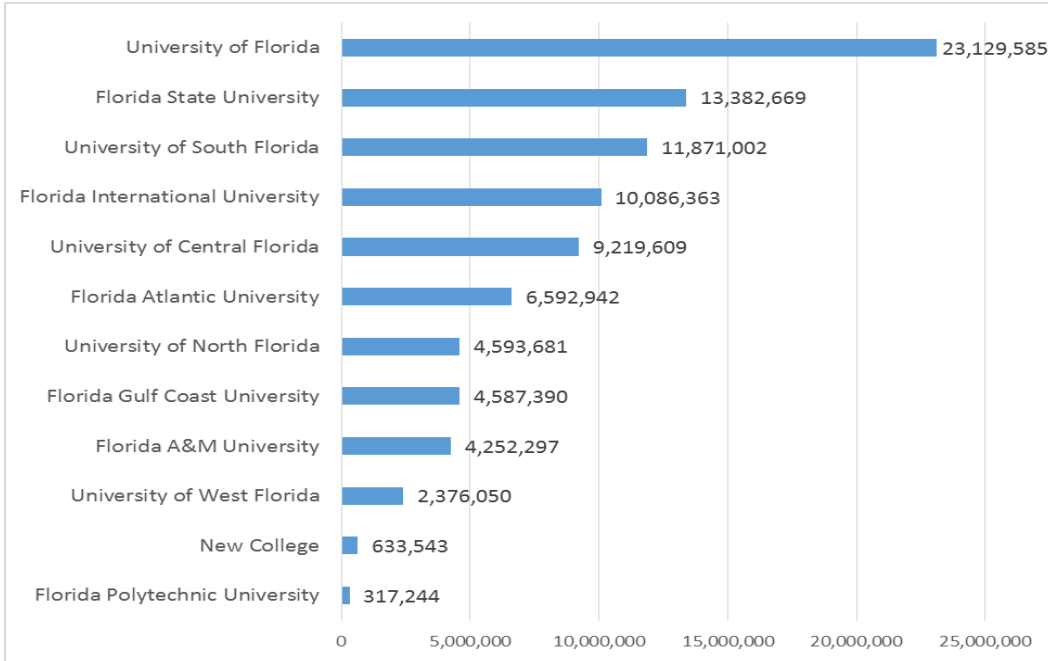


Total Facility Count by Florida College

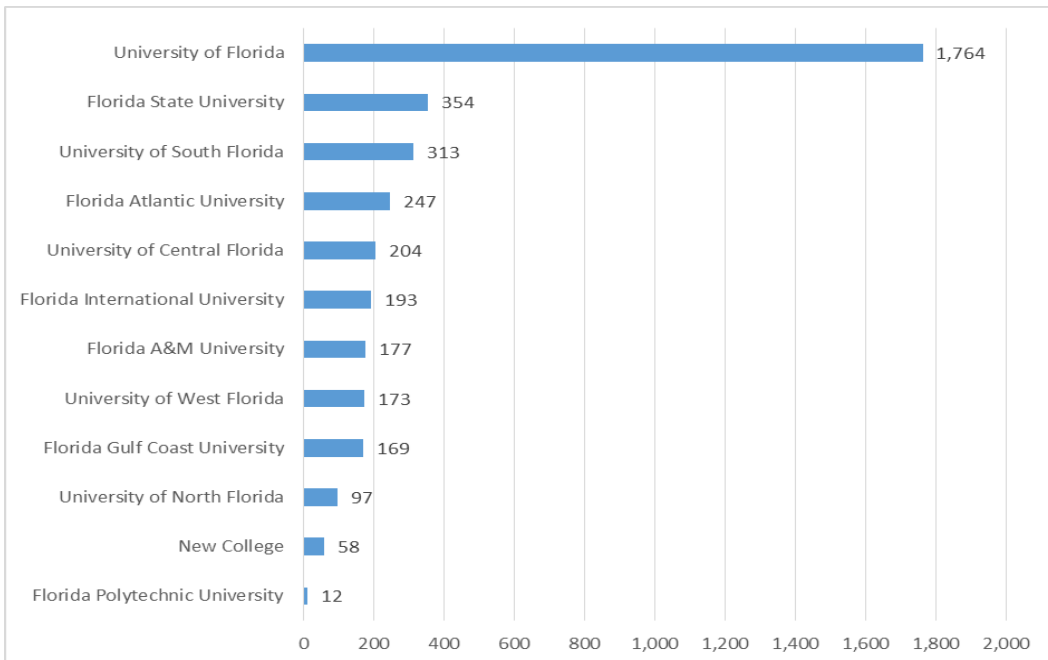


State University System of Florida Board of Governors (BOG) Portfolio

Total Gross Square Footage by University



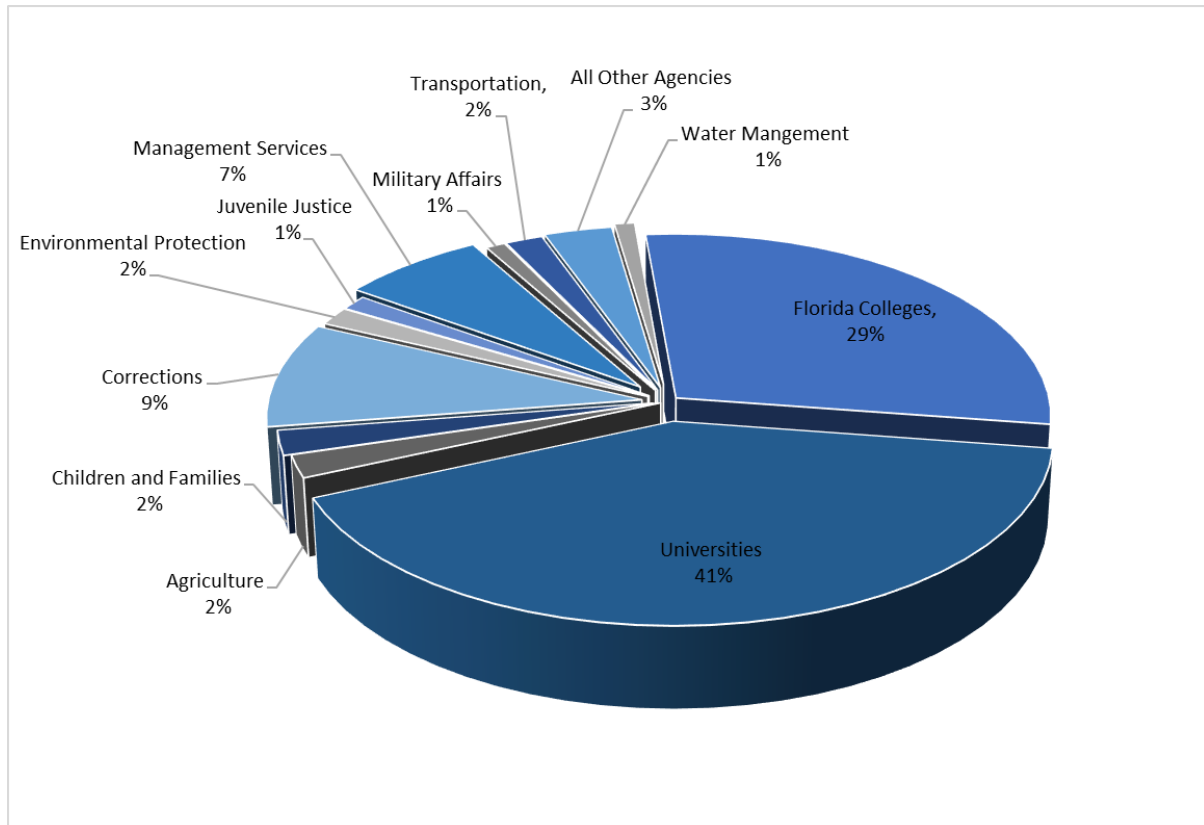
Total Facility Count by University



State-Owned Facility Portfolios by Size

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

Owned Facilities by Square Footage



All Other Agencies includes:

- Agency for Persons with Disabilities
- Department of Citrus
- Department of Economic Opportunity
- Department of Education
- Department of Financial Services
- Department of Health
- Department of Highway Safety and Motor Vehicles
- Department of Law Enforcement
- Department of State
- Department of Veterans' Affairs
- Florida School for the Deaf and Blind
- Fish and Wildlife Conservation Commission
- State Courts System

State-Owned Facilities by County

The table below lists facilities by county, facility count and total gross square footage.

County	Facility Count	Total Gross Square Footage
Alachua	1,619	24,541,723
Baker	203	1,050,935
Bay	236	1,901,511
Bradford	196	1,366,314
Brevard	196	3,430,253
Broward	490	9,498,713
Calhoun	77	323,244
Charlotte	148	595,636
Citrus	232	387,451
Clay	225	531,400
Collier	212	860,007
Columbia	367	1,960,571
DeSoto	166	907,228
Dixie	156	355,072
Duval	385	9,145,508
Escambia	399	4,137,632
Flagler	80	132,614
Franklin	214	507,524
Gadsden	498	3,348,563
Gilchrist	92	284,799
Glades	58	337,661
Gulf	219	684,375
Hamilton	192	641,484
Hardee	153	617,142
Hendry	164	209,711
Hernando	269	880,226
Highlands	229	794,104
Hillsborough	632	14,020,449
Holmes	115	384,235
Indian River	113	354,407
Jackson	682	3,174,561
Jefferson	68	269,235
Lafayette	117	339,881
Lake	275	1,345,860

County	Facility Count	Total Gross Square Footage
Lee	454	6,325,839
Leon	873	28,566,791
Levy	174	399,802
Liberty	113	353,319
Madison	153	792,110
Manatee	142	2,428,202
Marion	673	2,655,155
Martin	263	862,792
Miami-Dade	1,055	29,566,564
Monroe	256	668,142
Nassau	112	256,345
Okaloosa	230	1,788,276
Okeechobee	263	859,569
Orange	529	13,635,554
Osceola	122	577,098
Palm Beach	806	10,069,253
Pasco	157	1,284,995
Pinellas	340	4,600,476
Polk	676	4,899,492
Putnam	224	739,741
Santa Rosa	347	1,709,207
Sarasota	274	2,351,081
Seminole	122	3,746,524
St. Johns	237	1,517,688
St. Lucie	324	2,286,286
Sumter	161	717,257
Suwannee	217	707,531
Taylor	153	631,096
Union	376	1,792,972
Volusia	361	3,152,168
Wakulla	165	746,022
Walton	251	492,786
Washington	176	838,164
Grand Total	20,256	221,338,326

State-Owned Facilities by Space Type

The table below lists the total number of facilities and total gross square footage of the state's portfolio by predominant space type. As the table illustrates, the most predominant space type is educational.¹

Predominant Space Type	Facility Count by Space Type	Gross Square Footage
Educational	5,897	145,698,996
Penal	4,651	26,427,202
NOC	2,012	3,329,367
Utility	1,359	985,855
Unconditioned Storage	1,178	1,638,994
Unenclosed structure	1,110	7,689,982
Office	1,091	17,169,272
Residential	918	7,160,918
Recreational	597	1,180,893
Agricultural	476	2,901,934
Conditioned Storage	235	841,371
Not Listed - Blank	221	1,136,950
Workshop	203	792,793
Labs	76	1,086,379
Armory	54	1,134,300
Gym/Exercise/Sports Venue	52	809,529
Museum/Exhibits	52	215,893
Food Services	31	253,431
Medical care	17	662,468
Conference Center	16	118,310
Data Center	10	103,489
Grand Total	20,256	221,338,326

¹ The definition of NOC is Not Otherwise Classified

State-Owned Facility Operating and Utility Expenses by Space Type

The table below depicts the total *reported* spend by state government entities on operating expenses and utilities by space type. ²

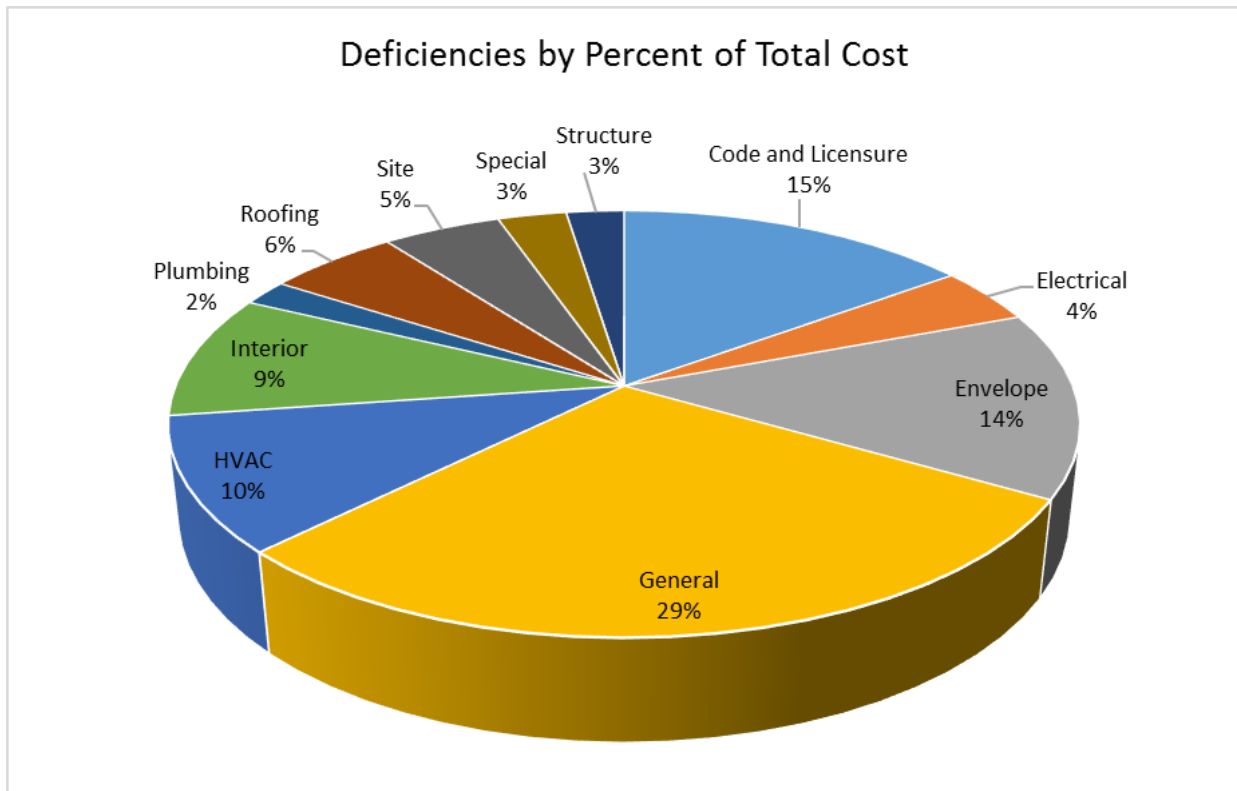
Predominant Space Type	Facility Count	Gross Square Footage	Operating Cost	Average Operating Cost/ Square Foot	Utility Cost	Average Utility Cost/ Square Foot
Agricultural	476	2,901,934	\$ 2,122,598.21	\$0.73	\$ 668,841.54	\$0.23
Armory	54	1,134,300	\$ 4,504,941.26	\$3.97	\$ 1,549,522.98	\$1.37
Conditioned Storage	235	841,371	\$ 2,245,603.33	\$2.67	\$ 851,138.89	\$1.01
Conference Center	16	118,310	\$ 131,549.65	\$1.11	\$ 56,013.65	\$0.47
Data Center	10	103,489	\$ 312,804.04	\$3.02	\$ 76,113.42	\$0.74
Educational	5,897	145,698,996	\$ 23,384,624.39	\$0.16	\$ 4,351,781.52	\$0.03
Food Services	31	253,431	\$ 10,164,257.41	\$40.11	\$ 427,169.96	\$1.69
Gym/Exercise/Sports Venue	52	809,529	\$ 4,524,402.98	\$5.59	\$ 169,161.19	\$0.21
Labs	76	1,086,379	\$ 3,293,386.38	\$3.03	\$ 2,419,600.35	\$2.23
Medical care	17	662,468	\$ 7,220,093.58	\$10.90	\$ 2,570,749.87	\$3.88
Museum/Exhibits	52	215,893	\$ 390,884.42	\$1.81	\$ 240,307.22	\$1.11
NOC	2,012	3,329,367	\$ 8,972,462.28	\$2.69	\$ 6,139,607.02	\$1.84
Office	1,091	17,169,272	\$ 82,187,117.13	\$4.79	\$ 27,809,808.19	\$1.62
Penal	4,651	26,427,202	\$ 47,816,951.71	\$1.81	\$ 65,104,326.49	\$2.46
Recreational	597	1,180,893	\$ 2,328,754.18	\$1.97	\$ 362,968.52	\$0.31
Residential	918	7,160,918	\$ 84,367,537.99	\$11.78	\$ 3,892,258.62	\$0.54
Unconditioned Storage	1,178	1,638,994	\$ 3,272,311.90	\$2.00	\$ 891,740.19	\$0.54
Unenclosed structure	1,110	7,689,982	\$ 1,224,387.53	\$0.16	\$ 217,666.58	\$0.03
Utility	1,359	985,855	\$ 2,182,206.77	\$2.21	\$ 1,566,984.08	\$1.59
Workshop	203	792,793	\$ 3,461,584.22	\$4.37	\$ 525,804.21	\$0.66
Not Listed - Blank	221	1,136,950	\$ 193,923.81	\$0.17	\$ 167,080.01	\$0.15
Grand Total	20,256	221,338,326	\$ 294,302,383.17	\$1.33	\$ 120,058,644.50	\$0.54

² If an agency did not report a space type for their facility, the space type is listed as "Not Listed – Blank"

State-Owned Facility Deficiency Summary

A building deficiency is any known building repair or improvement. Examples of a building deficiency include chiller replacements or roof repairs. The table below identifies the number of agency-reported deficiencies by category and an estimated cost. For a full list of agency-reported facility deficiencies, see **Appendix 1 - Facility Deficiencies as of June 30, 2016.**

Deficiency Category	Number of Deficiencies by Category	Sum of Estimated Costs
Code and Licensure	348	\$181,284,972.38
Electrical	547	\$52,199,942.41
Envelope	679	\$171,787,478.50
General	723	\$354,477,343.97
HVAC	723	\$123,773,957.15
Interior	1,082	\$114,209,411.12
Plumbing	399	\$23,958,126.96
Roofing	1,151	\$67,387,945.60
Site	499	\$60,566,904.29
Special	281	\$35,113,732.04
Structure	362	\$29,518,974.40
Grand Total	6,794	\$1,214,278,788.82



State-Owned Facilities Suitable for Emergency Shelter

As identified in section 252.385, Florida Statutes, it is the intent of the Legislature that Florida not have a deficit of safe public hurricane evacuation shelter space in any region of the state. The Department of Management Services is required to compile a list of state-owned facilities, listed by county and municipality, that have unoccupied space suitable for use as an emergency shelter during a storm or catastrophic event. Suitable facilities must have at least 2,000 square feet of net floor area in a single room or in a combination of rooms having a minimum of 400 square feet in each room. This list is updated by May 31 of each year and included in the SFI.

See **Appendix 2 – State-Owned Facilities Suitable for Emergency Shelter** for the list of identified vacant space suitable for emergency shelter.

III. NEXT STEPS

The SFI has changed dramatically over the past four years with the addition of new agency-reported facilities and data elements. The FL-SOLARIS (FITS) is proving to be a valuable tool for all agencies, with data integrity improving each year. Agencies utilized the enhanced features of FL-SOLARIS (FITS) for the 2016 data validation requirement and made great progress toward providing a more accurate picture of the state-owned facilities portfolio. The Department of Management Services continues to work cooperatively with DEP to enhance the functionality of FL-SOLARIS (FITS) and with agencies to develop better analysis of reported data to make fact-based, data-driven decisions on managing the state's valuable real property assets.

If you have questions or would like additional information about this report, please contact:

Tom Berger, Director
Division of Real Estate Development and Management
Department of Management Services
Tom.Berger@dms.MyFlorida.com
850-487-9921