

# State Facilities Inventory 2017 Annual Report

*Florida Department of Environmental Protection  
Division of State Lands*

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

*October 1, 2017*



Department of Environmental Protection

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## I. EXECUTIVE SUMMARY

The 2017 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 (F.S.).

Subsection 216.0152(1), F.S., requires the Department of Management Services (DMS) to develop and maintain an automated inventory of all facilities owned, leased, rented, or otherwise occupied or maintained by a state agency, the judicial branch, or water management districts (WMDs).

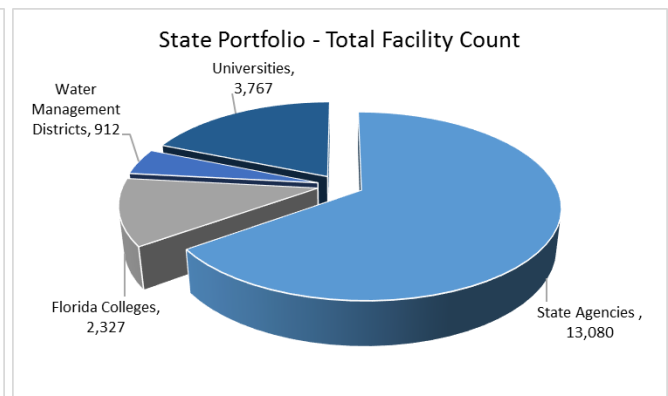
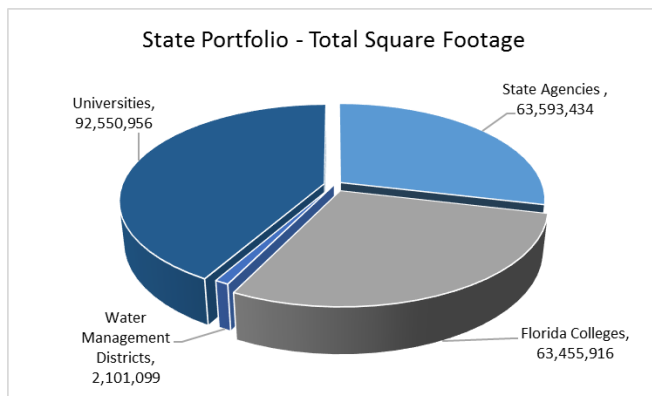
Subsection 216.0153(3), F.S., requires the Division of State Lands in the Department of Environmental Protection (DEP) to submit by October 1, 2010, and annually thereafter, a report that lists the state-owned real property recommended for disposition, including a report by DMS of surplus buildings recommended for disposition. This report shall include specific information that documents the valuation and analysis process used to identify the specific state-owned real property recommended for disposition and shall be submitted to the Governor, the President of the Senate, and the Speaker of the House of Representatives.

## II. SUMMARY OF OWNED INVENTORY

Section 216.0152, F.S., defines a facility as “buildings, structures, and building systems, but does not include transportation facilities of the state transportation system.”

As of June 30, 2017, agencies reported the following in the Florida State Owned Lands and Records Information System (FL-SOLARIS):

- The State of Florida owns 20,086 structures totaling 221,701,405 square feet. This portfolio includes facilities owned by state agencies, WMDs, the Florida College System, and the Board of Governors (BOG).
- State agencies own 13,080 facilities throughout Florida’s 67 counties, totaling 63,593,434 square feet.
  - Alachua County has the largest number of facilities (1,618) while Miami-Dade County has the most square footage (29,904,277). Glades County has the fewest facilities (57), and Flagler has the lowest square footage (132,614).
  - Agencies reported 103 candidates for disposition, totaling more than 359,000 square feet.
  - The average age of all agency-owned facilities is 32 years, and there are approximately \$1.2 billion in reported capital improvement projects.
  - Agencies reported \$266.3 million in operating expenses for this reporting cycle and \$111.9 million in utility expenses.



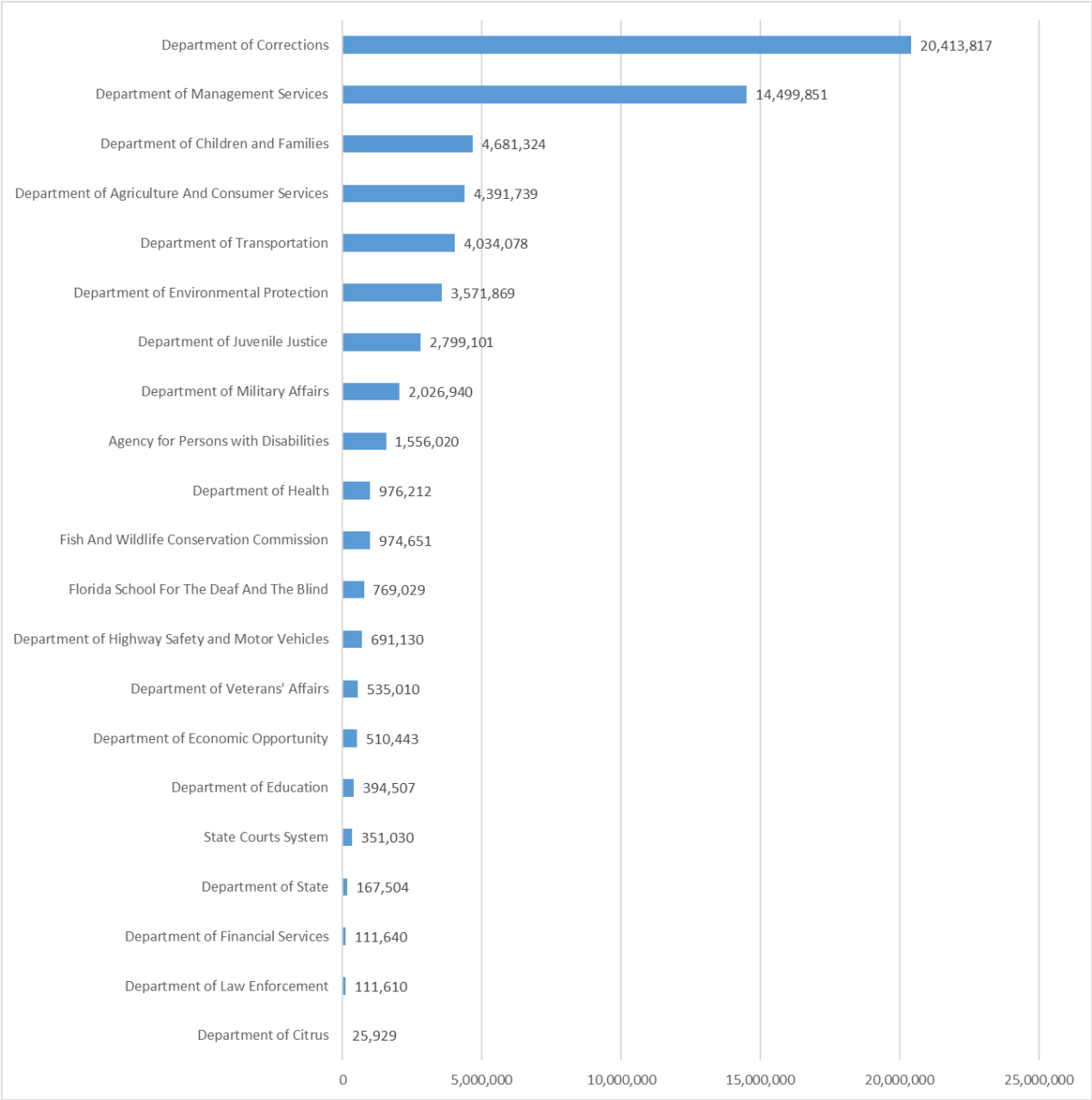
## State-Owned Portfolio

The following table provides the reporting state government entity and the entity's gross square footage.

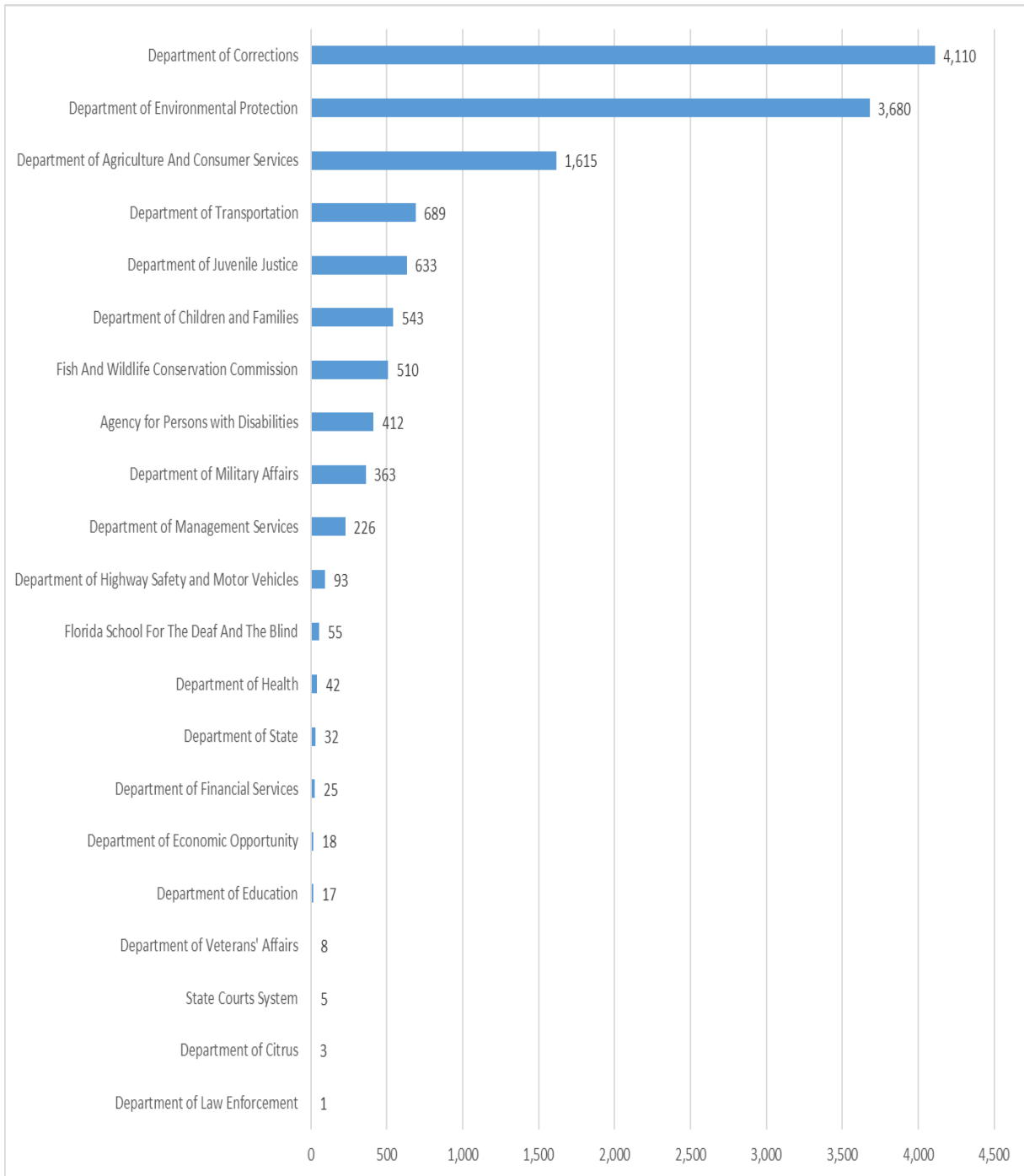
Government Entity	Facility Count	Facility Count as a Percent of Total Inventory	Gross Square Footage	Square Footage as Percent of Total Inventory
<b>State Agencies</b>	<b>13,080</b>	<b>65.12%</b>	<b>63,593,434</b>	<b>28.68%</b>
Agency for Persons with Disabilities	412	2.05%	1,556,020	0.70%
Department of Agriculture And Consumer Services	1,615	8.04%	4,391,739	1.98%
Department of Children and Families	543	2.70%	4,681,324	2.11%
Department of Citrus	3	0.01%	25,929	0.01%
Department of Corrections	4,110	20.46%	20,413,817	9.21%
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	3,680	18.32%	3,571,869	1.61%
Department of Financial Services	25	0.12%	111,640	0.05%
Department of Health	42	0.21%	976,212	0.44%
Department of Highway Safety and Motor Vehicles	93	0.46%	691,130	0.31%
Department of Juvenile Justice	633	3.15%	2,799,101	1.26%
Department of Law Enforcement	1	0.00%	111,610	0.05%
Department of Management Services	226	1.13%	14,499,851	6.54%
Department of Military Affairs	363	1.81%	2,026,940	0.91%
Department of State	32	0.16%	167,504	0.08%
Department of Transportation	689	3.43%	4,034,078	1.82%
Department of Veterans' Affairs	8	0.04%	535,010	0.24%
Fish And Wildlife Conservation Commission	510	2.54%	974,651	0.44%
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%
<b>Florida Colleges</b>	<b>2,327</b>	<b>11.59%</b>	<b>63,455,916</b>	<b>28.62%</b>
FCS-Broward College	140	0.70%	6,905,605	3.11%
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	0.43%	1,722,781	0.78%
FCS-Eastern Florida State College	74	0.37%	3,126,326	1.41%
FCS-Florida Gateway College	90	0.45%	504,274	0.23%
FCS-Florida Keys Community College	29	0.14%	271,503	0.12%
FCS-Florida SouthWestern State College	85	0.42%	1,289,412	0.58%
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	99	0.49%	1,792,576	0.81%
FCS-Indian River State College	92	0.46%	1,559,408	0.70%
FCS-Lake-Sumter State College	40	0.20%	773,451	0.35%
FCS-Miami Dade College	266	1.32%	15,471,642	6.98%
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	140	0.70%	2,194,756	0.99%
FCS-Pasco-Hernando State College	91	0.45%	1,131,422	0.51%
FCS-Pensacola State College	71	0.35%	1,334,171	0.60%
FCS-Polk State College	44	0.22%	1,210,270	0.55%
FCS-Santa Fe College	72	0.36%	2,122,088	0.96%
FCS-Seminole State College of Florida	85	0.42%	3,650,732	1.65%
FCS-South Florida State College	89	0.44%	700,023	0.32%
FCS-St. Johns River State College	43	0.21%	604,156	0.27%
FCS-St. Petersburg College	80	0.40%	2,488,840	1.12%
FCS-State College of Florida, Manatee-Sarasota	63	0.31%	2,912,444	1.31%
FCS-Tallahassee Community College	73	0.36%	2,154,527	0.97%
FCS-Valencia College	84	0.42%	2,515,611	1.13%
<b>Universities</b>	<b>3,767</b>	<b>18.75%</b>	<b>92,550,956</b>	<b>41.75%</b>
SUS-Florida A&M University	179	0.89%	4,256,944	1.92%
SUS-Florida Atlantic University	247	1.23%	6,592,942	2.97%
SUS-Florida Gulf Coast University	165	0.82%	4,578,574	2.07%
SUS-Florida International University	193	0.96%	10,086,363	4.55%
SUS-Florida Polytechnic University	12	0.06%	317,244	0.14%
SUS-Florida State University	359	1.79%	13,885,619	6.26%
SUS-New College of Florida	58	0.29%	655,543	0.30%
SUS-University of Central Florida	207	1.03%	9,464,495	4.27%
SUS-University of Florida	1,764	8.78%	23,257,716	10.49%
SUS-University of North Florida	97	0.48%	4,593,359	2.07%
SUS-University of South Florida	307	1.53%	12,452,043	5.62%
SUS-University of West Florida	179	0.89%	2,410,114	1.09%
<b>Water Management Districts</b>	<b>912</b>	<b>4.54%</b>	<b>2,101,099</b>	<b>0.95%</b>
WMD-Northwest Florida WMD	50	0.25%	55,808	0.03%
WMD-South Florida WMD	716	3.56%	1,252,671	0.57%
WMD-Southwest Florida WMD	85	0.42%	413,953	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%
<b>Grand Total</b>	<b>20,086</b>	<b>100.00%</b>	<b>221,701,405</b>	<b>100.00%</b>

# State Agency Portfolio

## Total Gross Square Footage by State Agency

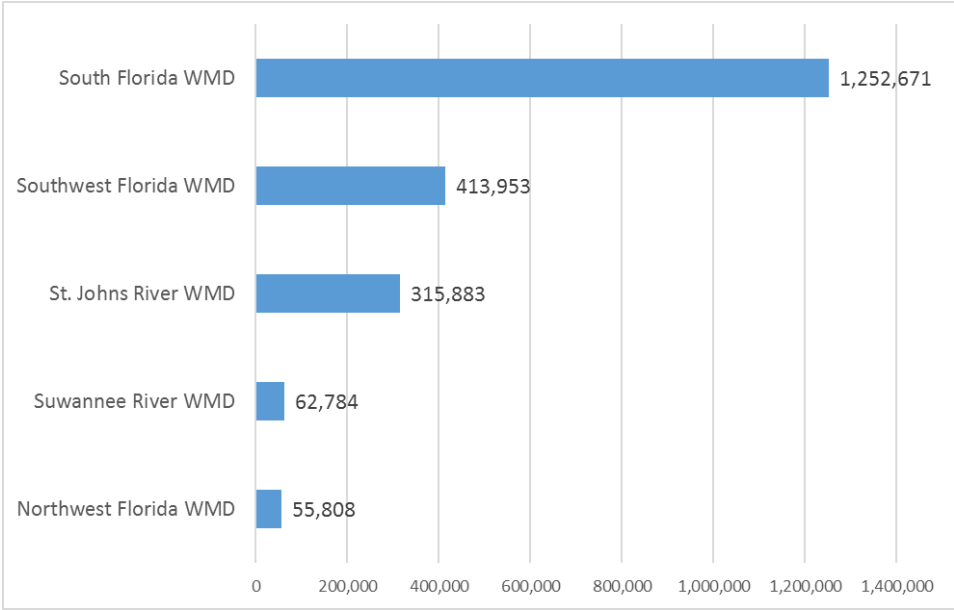


### Total Facility Count by State Agency

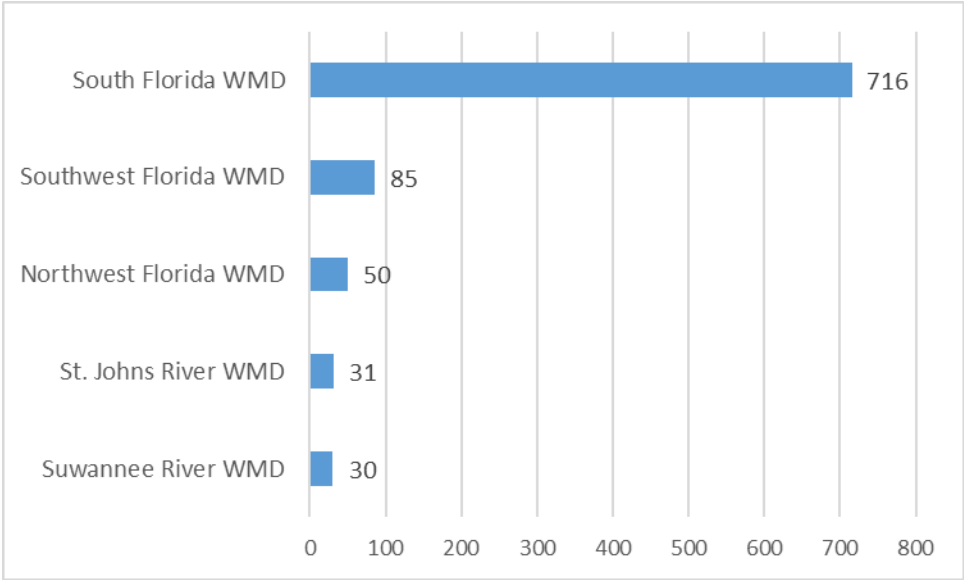


# Water Management District Portfolio

## Total Gross Square Footage by WMD



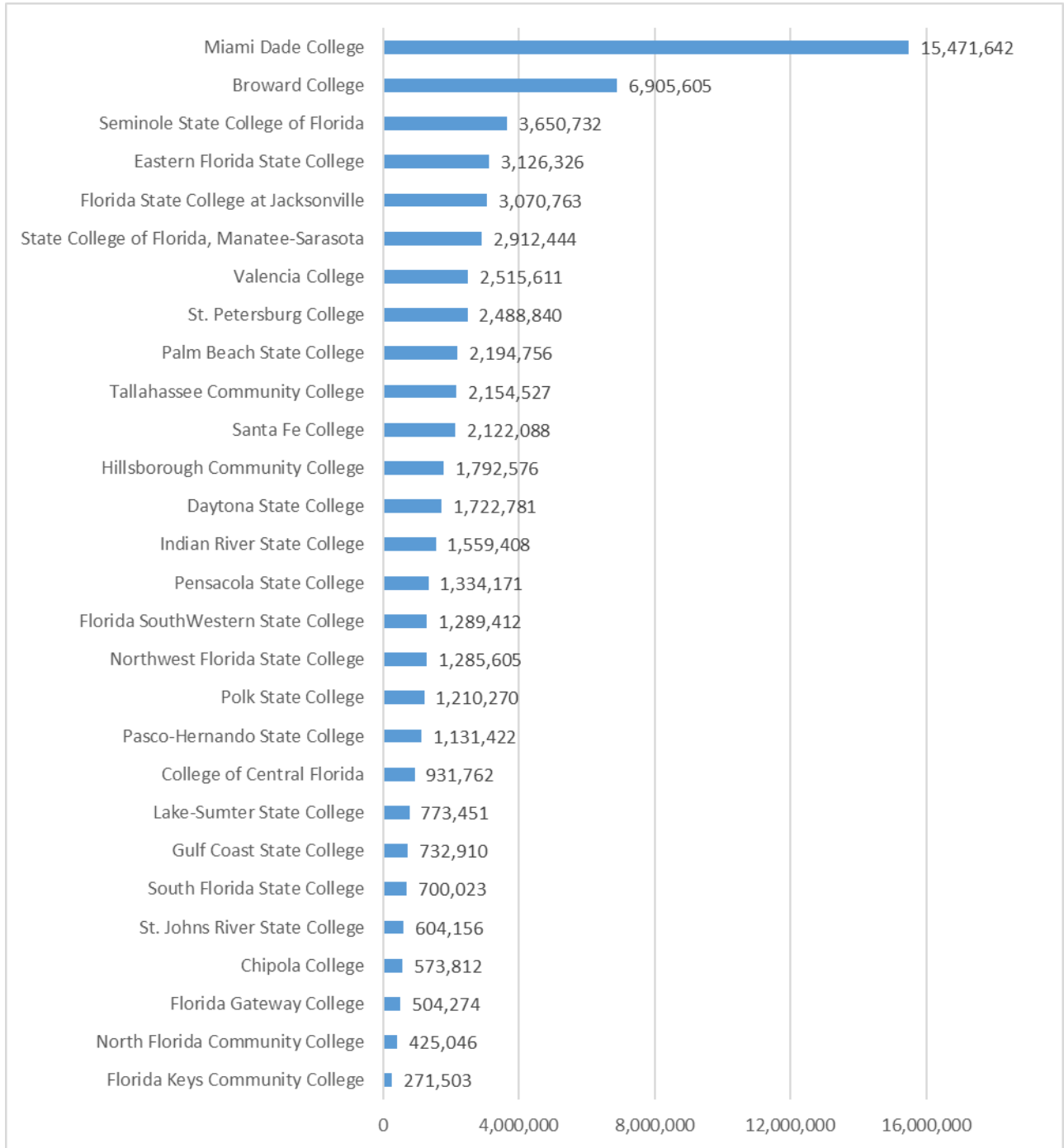
## Total Facility Count by WMD



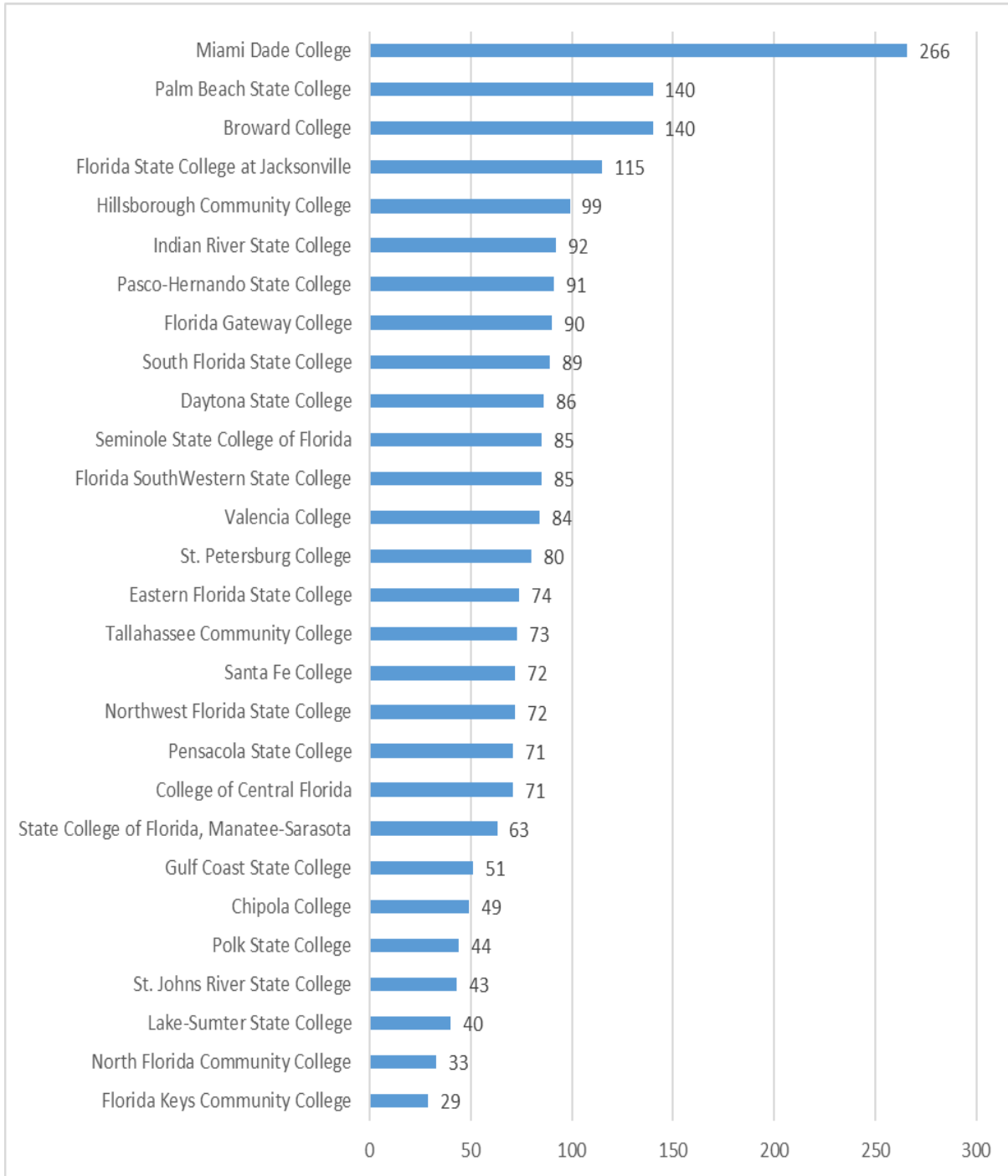


## Florida College System Portfolio

### Total Gross Square Footage by Florida College

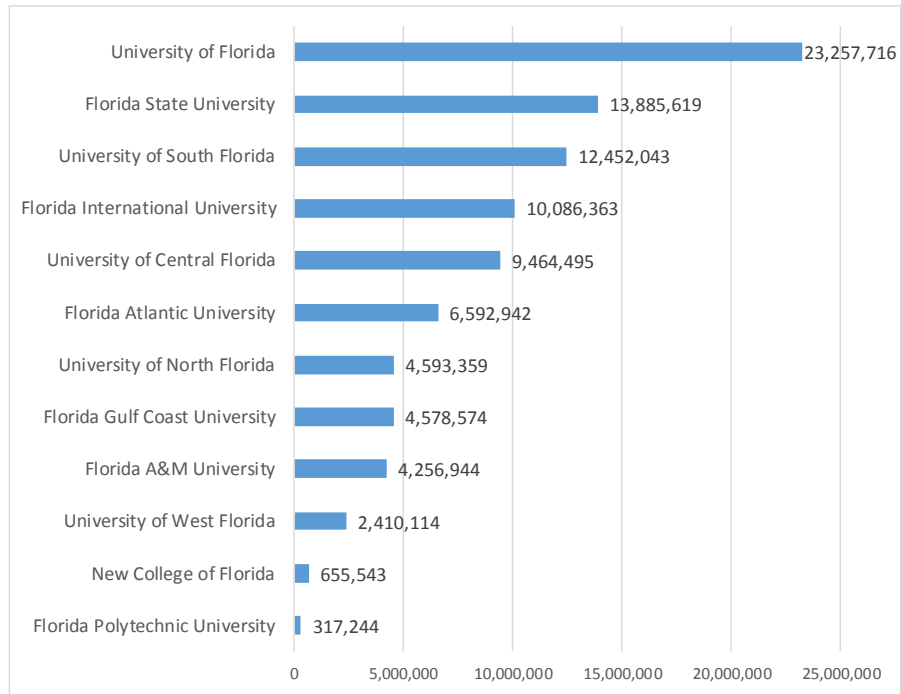


### Total Facility Count by Florida College

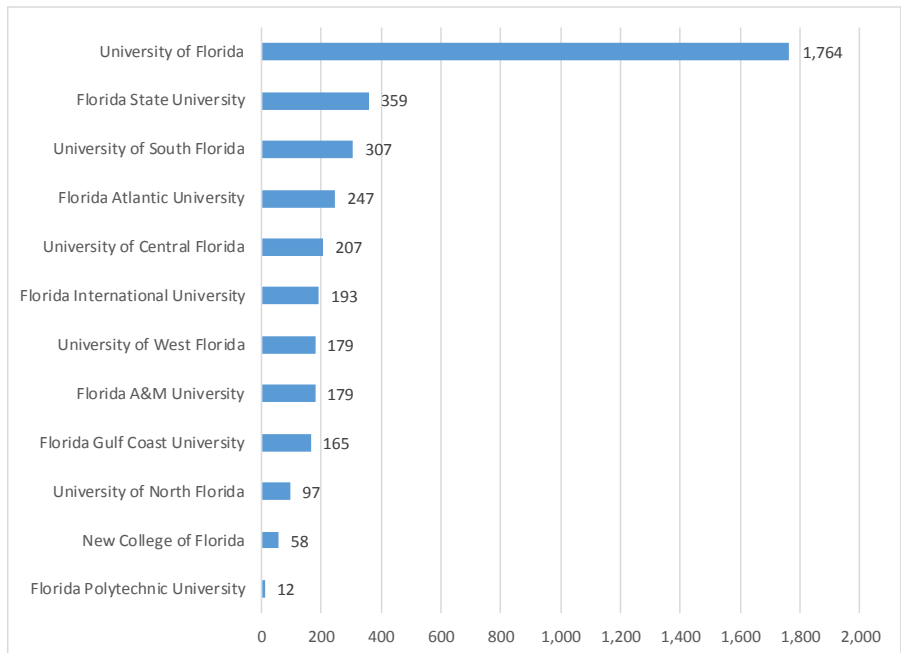


## Board of Governors Portfolio

### Total Gross Square Footage by University



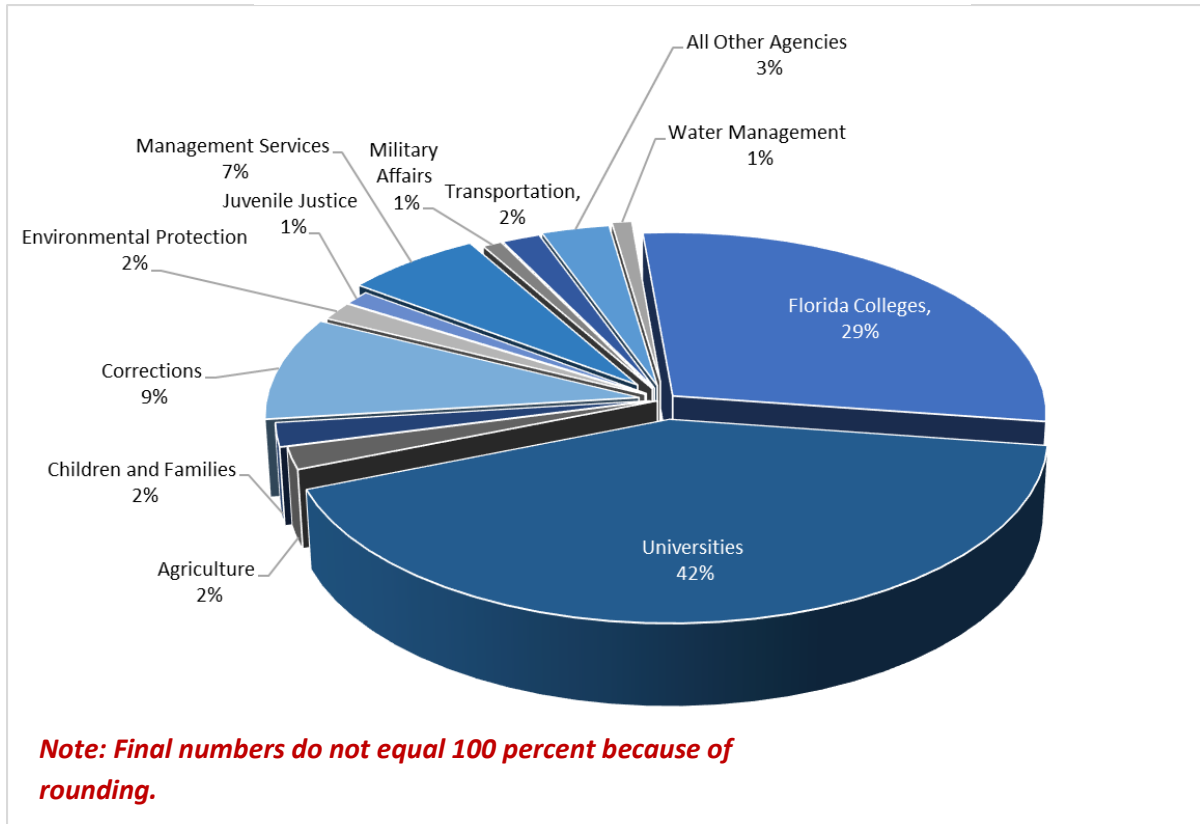
### Total Facility Count by University



## State-Owned Facility Portfolios by Size

The following chart displays each state government entity's square footage as a percentage of the total state-owned inventory.

**State-Owned Facilities by Square Footage**



All Other Agencies includes the following:

- 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
- Florida Fish and Wildlife Conservation Commission
- State Courts System

## State-Owned Facilities by County

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

County	Facility Count	Total Gross Square Footage	County	Facility Count	Total Gross Square Footage
Alachua	1,618	24,685,026	Lee	450	6,388,004
Baker	203	1,050,935	Leon	867	29,062,752
Bay	236	1,493,003	Levy	155	386,667
Bradford	195	1,344,285	Liberty	114	355,239
Brevard	197	3,497,971	Madison	153	792,110
Broward	471	9,481,919	Manatee	158	2,509,286
Calhoun	77	323,244	Marion	672	2,661,741
Charlotte	151	611,216	Martin	264	858,928
Citrus	220	384,094	Miami-Dade	1,056	29,904,277
Clay	225	530,389	Monroe	256	668,142
Collier	206	845,568	Nassau	113	257,545
Columbia	364	1,698,786	Okaloosa	230	1,788,276
DeSoto	176	958,115	Okeechobee	253	852,504
Dixie	156	355,072	Orange	524	13,906,216
Duval	384	9,123,460	Osceola	125	660,140
Escambia	403	4,188,492	Palm Beach	815	10,078,963
Flagler	80	132,614	Pasco	156	1,284,940
Franklin	217	518,228	Pinellas	323	5,271,347
Gadsden	487	3,170,980	Polk	676	4,248,449
Gilchrist	92	284,799	Putnam	224	745,389
Glades	57	291,157	Santa Rosa	348	1,677,382
Gulf	208	684,394	Sarasota	273	2,370,251
Hamilton	192	641,484	Seminole	122	3,751,046
Hardee	152	616,446	St. Johns	235	1,517,687
Hendry	165	227,685	St. Lucie	324	2,280,714
Hernando	271	897,416	Sumter	161	717,257
Highlands	229	795,207	Suwannee	215	707,163
Hillsborough	614	13,888,247	Taylor	153	631,096
Holmes	115	384,235	Union	375	1,790,652
Indian River	65	207,973	Volusia	352	3,136,214
Jackson	669	3,094,926	Wakulla	166	747,822
Jefferson	68	269,235	Walton	248	491,818
Lafayette	117	339,881	Washington	176	838,500
Lake	274	1,346,406	<b>Grand Total</b>	<b>20,086</b>	<b>221,701,405</b>

### State-Owned Facilities by Space Type

The table below provides the 21 predominant space types, the facility count, and associated gross square footage. The state's predominant space type is educational, as indicated below.<sup>1</sup>

Predominant Space Type	Facility Count by Space Type	Gross Square Footage
Educational	5,849	146,812,241
Penal	4,534	25,212,659
Not Otherwise Classified	2,006	3,241,941
Utility	1,362	989,322
Unconditioned Storage	1,184	1,682,247
Unenclosed structure	1,145	7,770,815
Office	1,094	17,213,824
Residential	920	7,179,634
Recreational	595	1,182,569
Agricultural	480	2,854,083
Conditioned Storage	236	844,229
Workshop	214	813,360
Not Listed - Blank	154	1,416,372
Labs	74	1,122,935
Museum/Exhibits	57	247,243
Armory	54	1,134,300
Gym/Exercise/Sports Venue	53	818,353
Food Services	30	253,431
Conference Center	18	145,890
Medical care	17	662,468
Data Center	10	103,489
<b>Grand Total</b>	<b>20,086</b>	<b>221,701,405</b>

<sup>1</sup> If an agency did not report a space type for its facility, the space type is listed as Not Listed - Blank.

## State-Owned Facility Operating and Utility Expenses by Space Type

State-owned facilities by dominant space type are reported below and are based on *reported* operating and utilities expenses.<sup>2</sup>

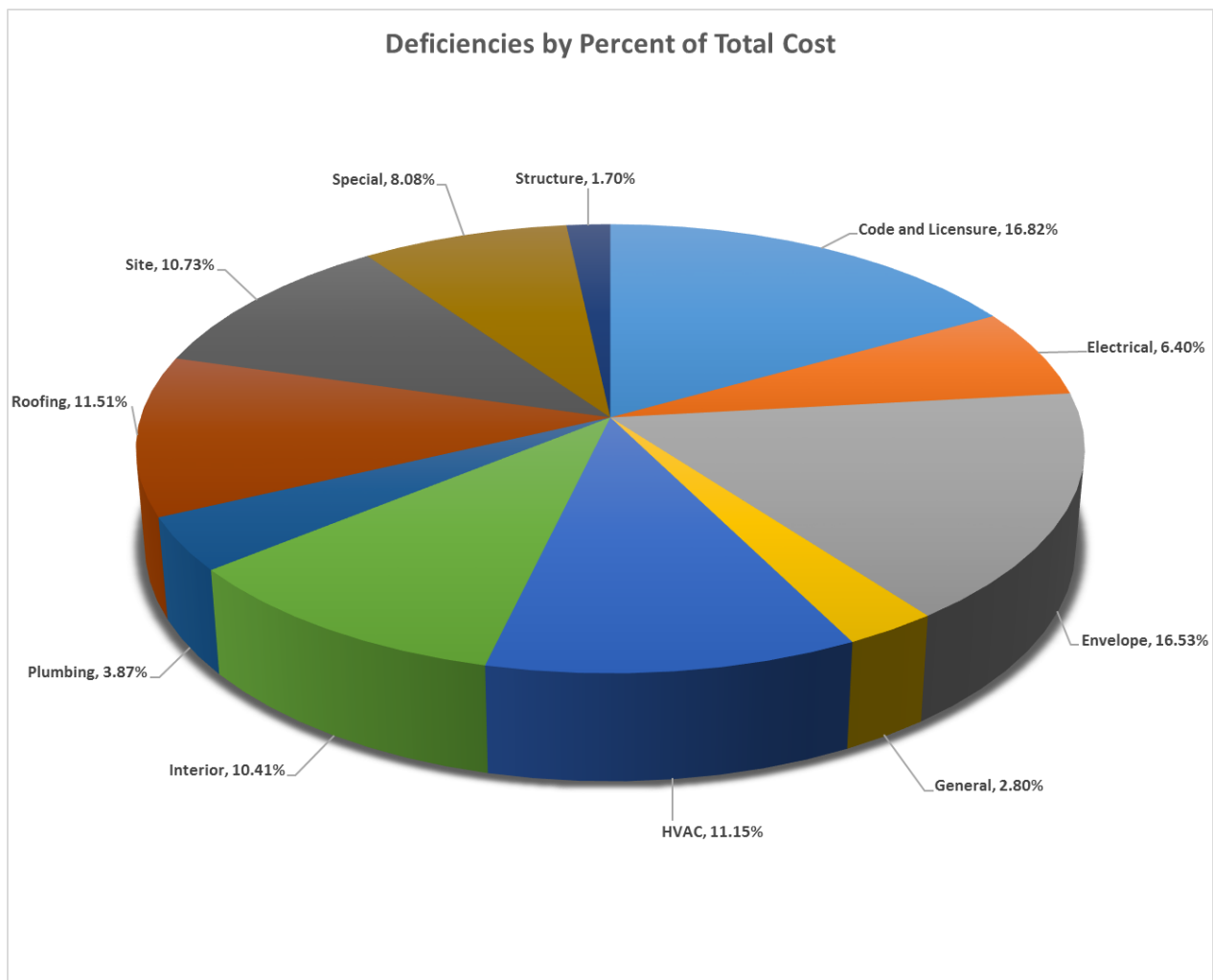
Predominant Space Type	Facility Count	Gross Square Footage	Operating Cost	Average Operating Cost/ Square Foot	Utility Cost	Average Utility Cost/ Square Foot
Agricultural	480	2,854,083	\$ 1,803,918.08	\$ 0.63	\$ 396,518.16	\$ 0.14
Armory	54	1,134,300	\$ 4,183,749.66	\$ 3.69	\$ 1,604,656.60	\$ 1.41
Conditioned Storage	236	844,229	\$ 1,526,001.65	\$ 1.81	\$ 1,082,840.66	\$ 1.28
Conference Center	18	145,890	\$ 184,254.06	\$ 1.26	\$ 60,621.72	\$ 0.42
Data Center	10	103,489	\$ 147,637.96	\$ 1.43	\$ 45,992.00	\$ 0.44
Educational	5,849	146,812,241	\$ 16,009,936.93	\$ 0.11	\$ 2,961,768.61	\$ 0.02
Food Services	30	253,431	\$ 9,423,745.46	\$ 37.18	\$ 379,657.72	\$ 1.50
Gym/Exercise/Sports Venue	53	818,353	\$ 4,059,311.71	\$ 4.96	\$ 140,573.76	\$ 0.17
Labs	74	1,122,935	\$ 2,575,278.81	\$ 2.29	\$ 2,254,305.61	\$ 2.01
Medical care	17	662,468	\$ 6,779,229.10	\$ 10.23	\$ 2,490,094.35	\$ 3.76
Museum/Exhibits	57	247,243	\$ 363,509.96	\$ 1.47	\$ 263,673.04	\$ 1.07
Not Otherwise Classified	2,006	3,241,941	\$ 9,113,069.65	\$ 2.81	\$ 6,820,878.56	\$ 2.10
Office	1,094	17,213,824	\$ 82,386,708.87	\$ 4.79	\$ 26,201,655.00	\$ 1.52
Penal	4,534	25,212,659	\$ 36,508,148.40	\$ 1.45	\$ 58,623,301.42	\$ 2.33
Recreational	595	1,182,569	\$ 1,713,191.27	\$ 1.45	\$ 353,262.61	\$ 0.30
Residential	920	7,179,634	\$ 80,939,764.48	\$ 11.27	\$ 3,804,537.72	\$ 0.53
Unconditioned Storage	1,184	1,682,247	\$ 2,556,970.29	\$ 1.52	\$ 1,055,383.59	\$ 0.63
Unenclosed structure	1,145	7,770,815	\$ 951,426.99	\$ 0.12	\$ 244,925.46	\$ 0.03
Utility	1,362	989,322	\$ 1,873,619.72	\$ 1.89	\$ 2,354,935.32	\$ 2.38
Workshop	214	813,360	\$ 3,141,738.15	\$ 3.86	\$ 620,052.46	\$ 0.76
Not Listed - Blank	154	1,416,372	\$ 57,110.52	\$ 0.04	\$ 150,116.59	\$ 0.11
<b>Grand Total</b>	<b>20,086</b>	<b>221,701,405</b>	<b>\$ 266,298,321.72</b>	<b>\$ 1.20</b>	<b>\$ 111,909,750.96</b>	<b>\$ 0.50</b>

<sup>2</sup> If an agency did not report a space type for its facility, the space type is listed as Not Listed - Blank.

## State-Owned Facility Deficiency Summary

Building deficiencies refer to any known building repair or improvement. The table below identifies the number of agency-reported deficiencies by category and includes an estimated cost. For a full list of agency-reported facility deficiencies, see **Appendix 1 – List of Facility Deficiencies as of June 30, 2017**.

Deficiency Category	Number of Deficiencies by Category	Sum of Estimated Costs
Code and Licensure	266	\$199,525,403.86
Electrical	476	\$75,940,173.42
Envelope	514	\$196,020,476.15
General	487	\$33,163,730.37
HVAC	518	\$132,173,946.56
Interior	803	\$123,469,266.64
Plumbing	295	\$45,864,568.15
Roofing	535	\$136,526,745.20
Site	427	\$127,193,479.13
Special	263	\$95,867,636.28
Structure	264	\$20,157,698.77
<b>Grand Total</b>	<b>4,848</b>	<b>\$1,185,903,124.53</b>





### **State-Owned Facilities Suitable for Emergency Shelter**

As identified in section 252.385, F.S., 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. DMS 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 annually by May 31.

See **Appendix 2 – State-Owned Facilities Suitable for Emergency Shelters** for the list of identified vacant space suitable for emergency shelter as reported by agencies.

### III. NEXT STEPS

The SFI continues to improve with the addition of agency-reported data elements. The SFI, and the enhanced features of FL-SOLARIS utilized by agencies, provides a more accurate picture of state-owned facilities' needs and progress made to strategically utilize appropriated funding. Additionally, the ongoing collaboration between DMS and DEP provides for improved, comprehensive analysis of reported data in order to make fact-based, data-driven decisions regarding the state's valuable real property assets.

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

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