

State Facilities Inventory 2018 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, 2018



Department of Environmental Protection

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I. EXECUTIVE SUMMARY

The 2018 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 Oct. 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.

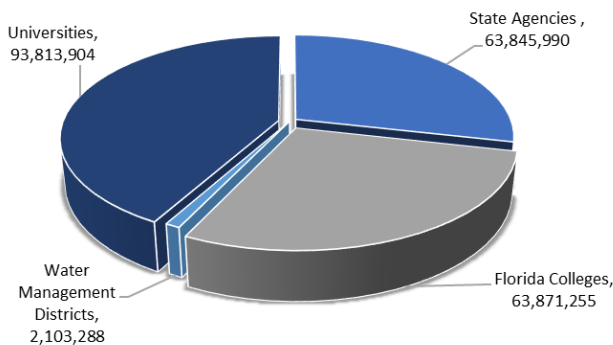
II. SUMMARY OF OWNED INVENTORY

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.”

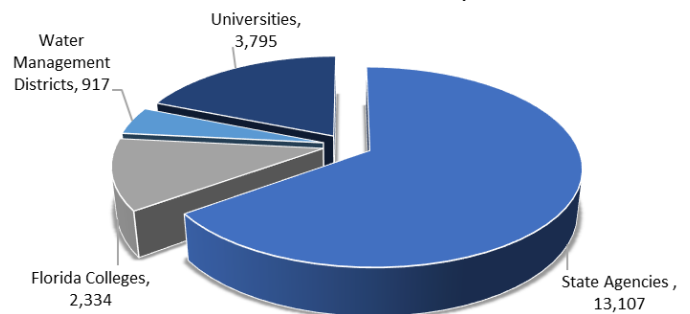
As of June 30, 2018, agencies reported the following in the Florida State Owned Lands and Records Information System (FL-SOLARIS):

- The State of Florida owns 20,153 structures totaling 223,634,437 square feet. This portfolio includes facilities owned by state agencies, WMDs, the Florida College System, the State University System of Florida, and the Board of Governors (BOG).
- State agencies own 13,107 facilities throughout Florida’s 67 counties, totaling 63,845,990 square feet.
 - Alachua County has the largest number of facilities (1,649) while Miami-Dade County has the most square footage (29,912,611). Glades County has the fewest facilities (57), and Flagler has the lowest square footage (132,614).
 - Agencies reported 107 candidates for disposition, totaling more than 368,000 square feet.
 - The average age of all agency-owned facilities is 33 years (as reported by agencies), and there are approximately \$1 billion in reported capital improvement projects.
 - Agencies reported \$311.2 million in operating expenses for this reporting cycle and \$119.7 million in utility expenses.

State Portfolio - Total Square Footage



State Portfolio - Total Facility Count



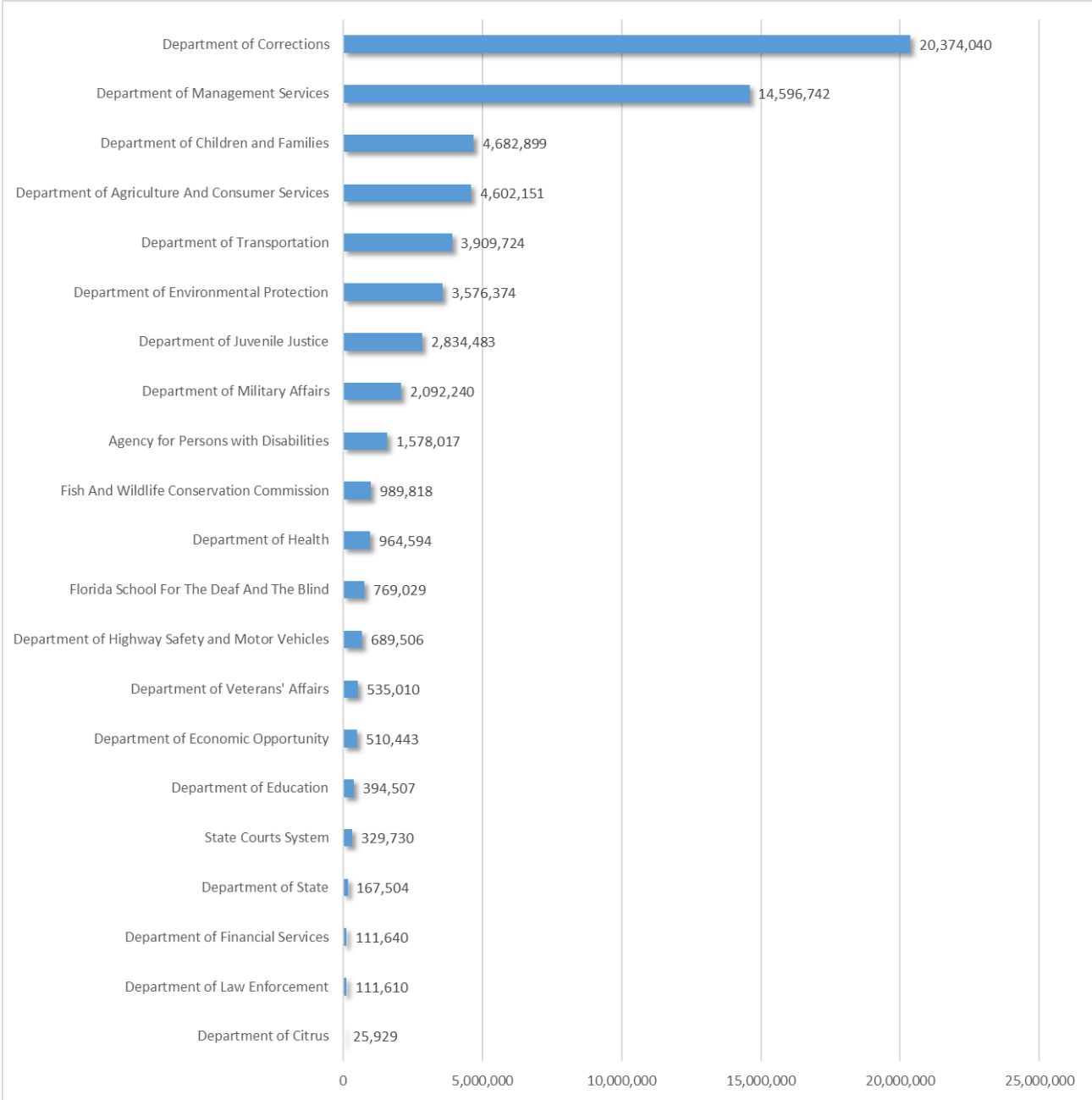
State-Owned Portfolio

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

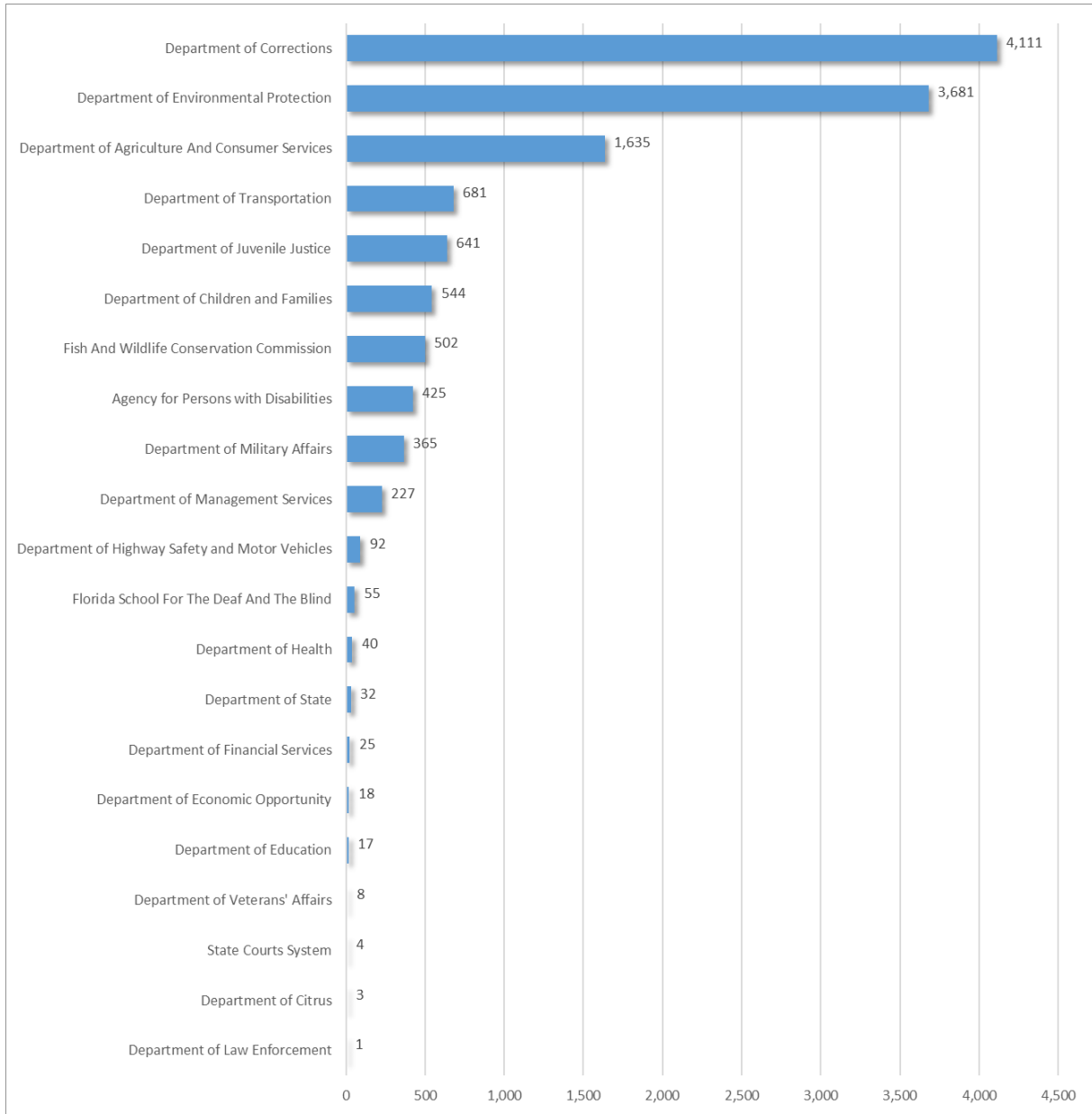
Government Entity	Facility Count	Facility Count as a Percent of Total Inventory	Gross Square Footage	Square Footage as Percent of Total Inventory
State Agencies	13,107	65.04%	63,845,990	28.55%
Agency for Persons with Disabilities	425	2.11%	1,578,017	0.71%
Department of Agriculture And Consumer Services	1,635	8.11%	4,602,151	2.06%
Department of Children and Families	544	2.70%	4,682,899	2.09%
Department of Citrus	3	0.01%	25,929	0.01%
Department of Corrections	4,111	20.40%	20,374,040	9.11%
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	3,681	18.27%	3,576,374	1.60%
Department of Financial Services	25	0.12%	111,640	0.05%
Department of Health	40	0.20%	964,594	0.43%
Department of Highway Safety and Motor Vehicles	92	0.46%	689,506	0.31%
Department of Juvenile Justice	641	3.18%	2,834,483	1.27%
Department of Law Enforcement	1	0.00%	111,610	0.05%
Department of Management Services	227	1.13%	14,596,742	6.53%
Department of Military Affairs	365	1.81%	2,092,240	0.94%
Department of State	32	0.16%	167,504	0.07%
Department of Transportation	681	3.38%	3,909,724	1.75%
Department of Veterans' Affairs	8	0.04%	535,010	0.24%
Fish And Wildlife Conservation Commission	502	2.49%	989,818	0.44%
Florida School For The Deaf And The Blind	55	0.27%	769,029	0.34%
State Courts System	4	0.02%	329,730	0.15%
Florida Colleges	2,334	11.58%	63,871,255	28.56%
FCS-Broward College	144	0.71%	6,844,845	3.06%
FCS-Chipola College	49	0.24%	573,812	0.26%
FCS-College of Central Florida	77	0.38%	984,670	0.44%
FCS-Daytona State College	86	0.43%	1,722,781	0.77%
FCS-Eastern Florida State College	74	0.37%	3,126,326	1.40%
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	86	0.43%	1,310,049	0.59%
FCS-Florida State College at Jacksonville	115	0.57%	3,070,763	1.37%
FCS-Gulf Coast State College	51	0.25%	756,843	0.34%
FCS-Hillsborough Community College	99	0.49%	1,792,576	0.80%
FCS-Indian River State College	93	0.46%	1,624,367	0.73%
FCS-Lake-Sumter State College	40	0.20%	821,315	0.37%
FCS-Miami Dade College	266	1.32%	15,471,642	6.92%
FCS-North Florida Community College	33	0.16%	425,046	0.19%
FCS-Northwest Florida State College	72	0.36%	1,285,605	0.57%
FCS-Palm Beach State College	142	0.70%	2,197,559	0.98%
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	37	0.18%	1,292,106	0.58%
FCS-Santa Fe College	72	0.36%	2,181,617	0.98%
FCS-Seminole State College of Florida	86	0.43%	3,839,959	1.72%
FCS-South Florida State College	89	0.44%	700,023	0.31%
FCS-St. Johns River State College	43	0.21%	603,525	0.27%
FCS-St. Petersburg College	79	0.39%	2,421,969	1.08%
FCS-State College of Florida, Manatee-Sarasota	63	0.31%	2,911,948	1.30%
FCS-Tallahassee Community College	73	0.36%	2,154,928	0.96%
FCS-Valencia College	84	0.42%	2,515,611	1.12%
Universities	3,795	18.83%	93,813,904	41.95%
SUS-Florida A&M University	172	0.85%	4,252,380	1.90%
SUS-Florida Atlantic University	250	1.24%	6,594,155	2.95%
SUS-Florida Gulf Coast University	168	0.83%	4,600,282	2.06%
SUS-Florida International University	193	0.96%	10,086,363	4.51%
SUS-Florida Polytechnic University	15	0.07%	482,474	0.22%
SUS-Florida State University	353	1.75%	14,434,505	6.45%
SUS-New College	58	0.29%	665,197	0.30%
SUS-University of Central Florida	211	1.05%	10,096,197	4.51%
SUS-University of Florida	1,800	8.93%	23,901,741	10.69%
SUS-University of North Florida	96	0.48%	4,652,135	2.08%
SUS-University of South Florida	299	1.48%	11,600,774	5.19%
SUS-University of West Florida	180	0.89%	2,447,701	1.09%
Water Management Districts	917	4.55%	2,103,288	0.94%
WMD-Northwest Florida WMD	50	0.25%	55,808	0.02%
WMD-South Florida WMD	720	3.57%	1,253,165	0.56%
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	31	0.15%	64,479	0.03%
Grand Total	20,153	100.00%	223,634,437	100.00%

State Agency Portfolio

Total Gross Square Footage by State Agency

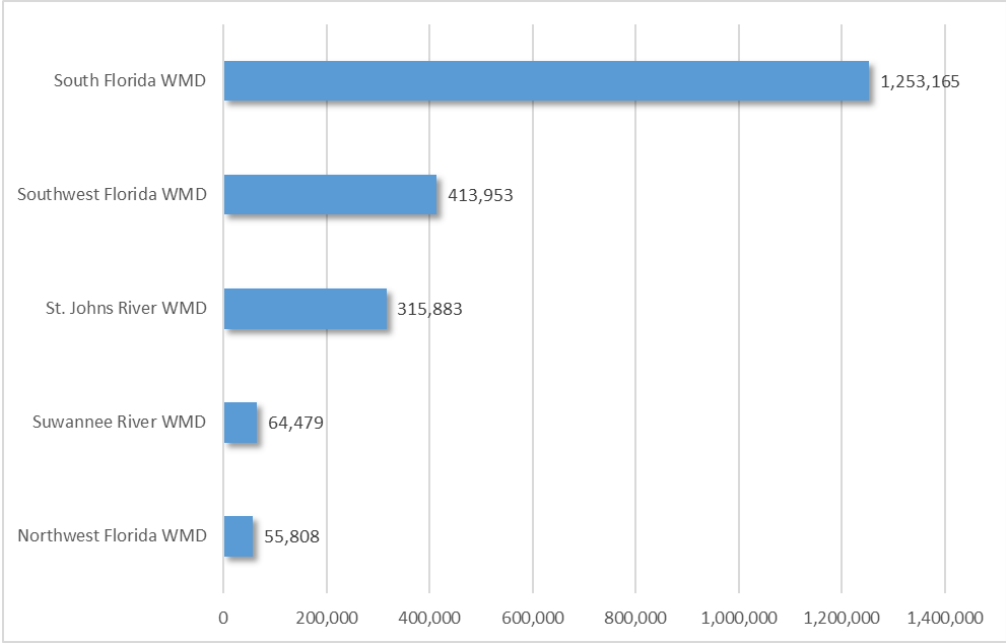


Total Facility Count by State Agency

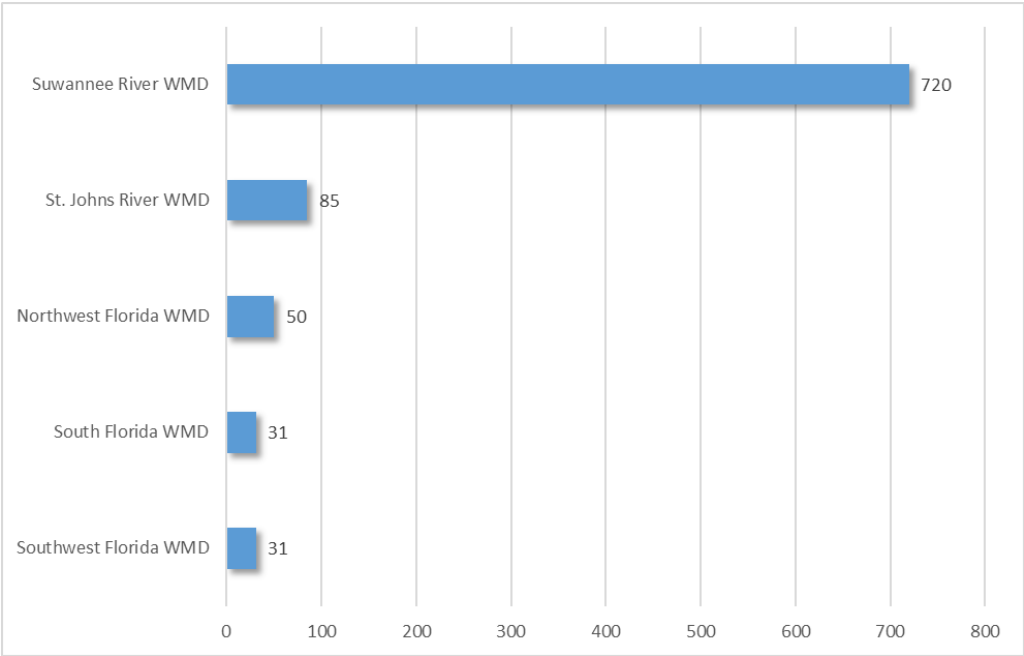


Water Management District Portfolio

Total Gross Square Footage by WMD

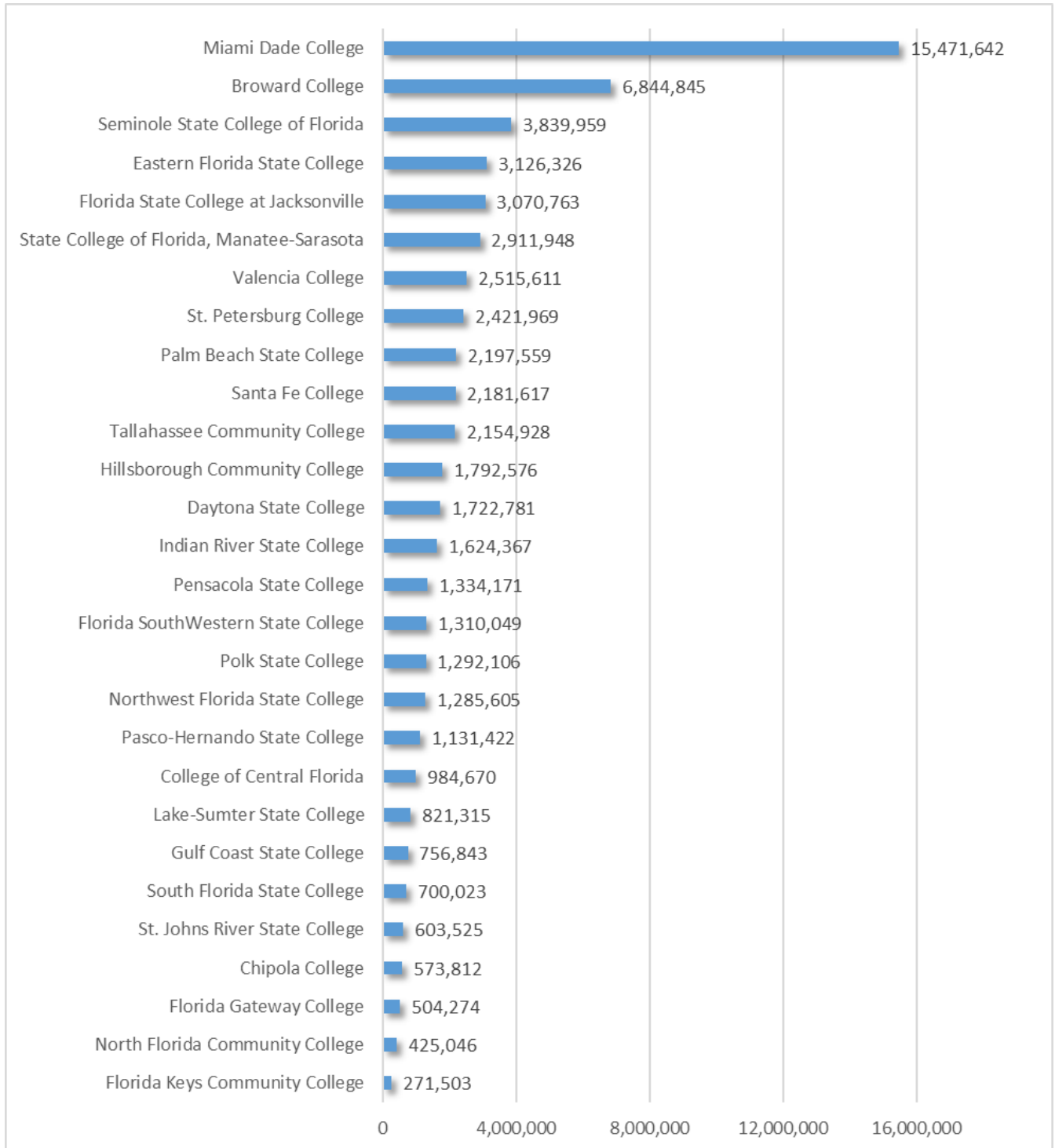


Total Facility Count by WMD

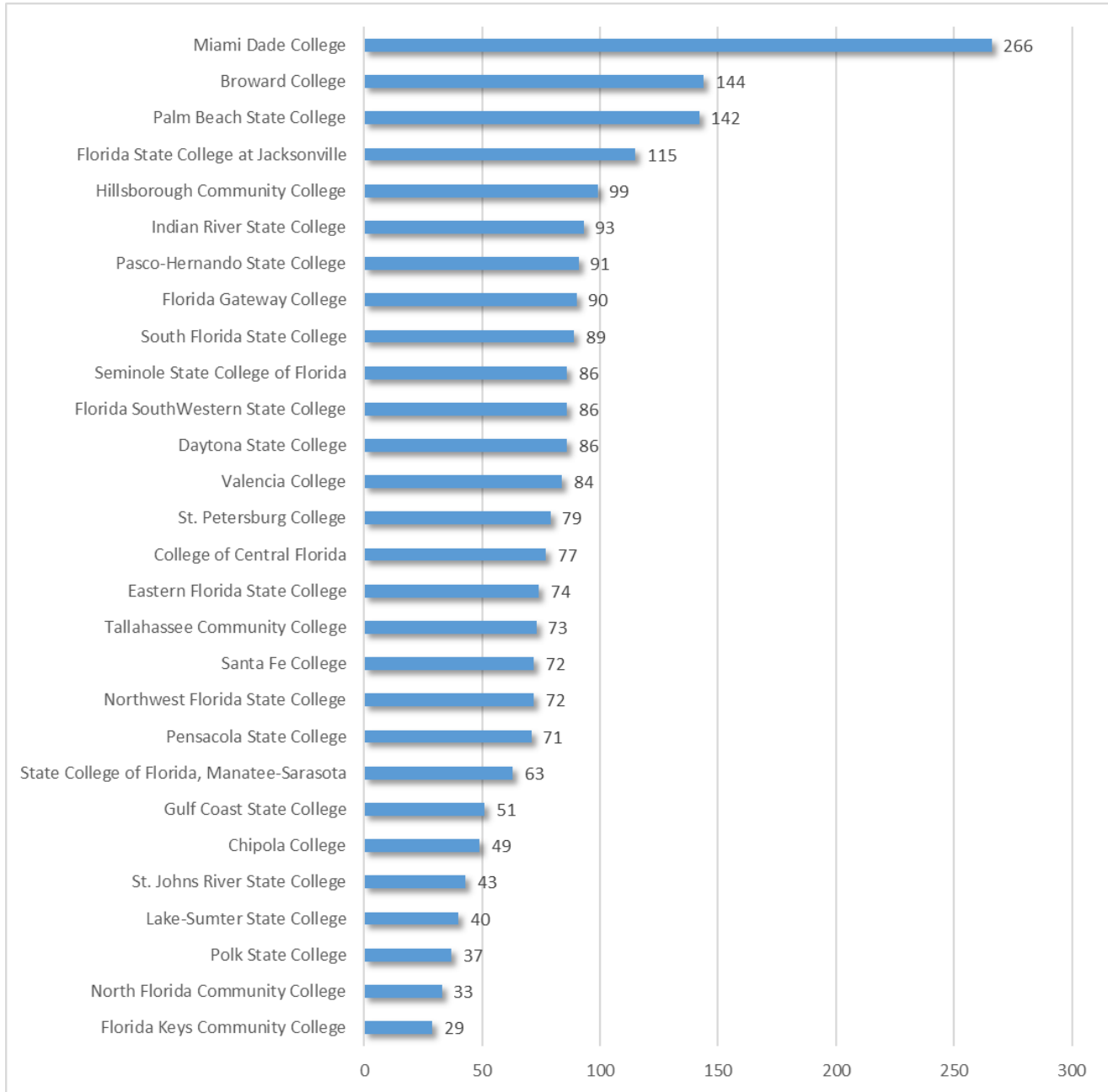


Florida College System Portfolio

Total Gross Square Footage by Florida College

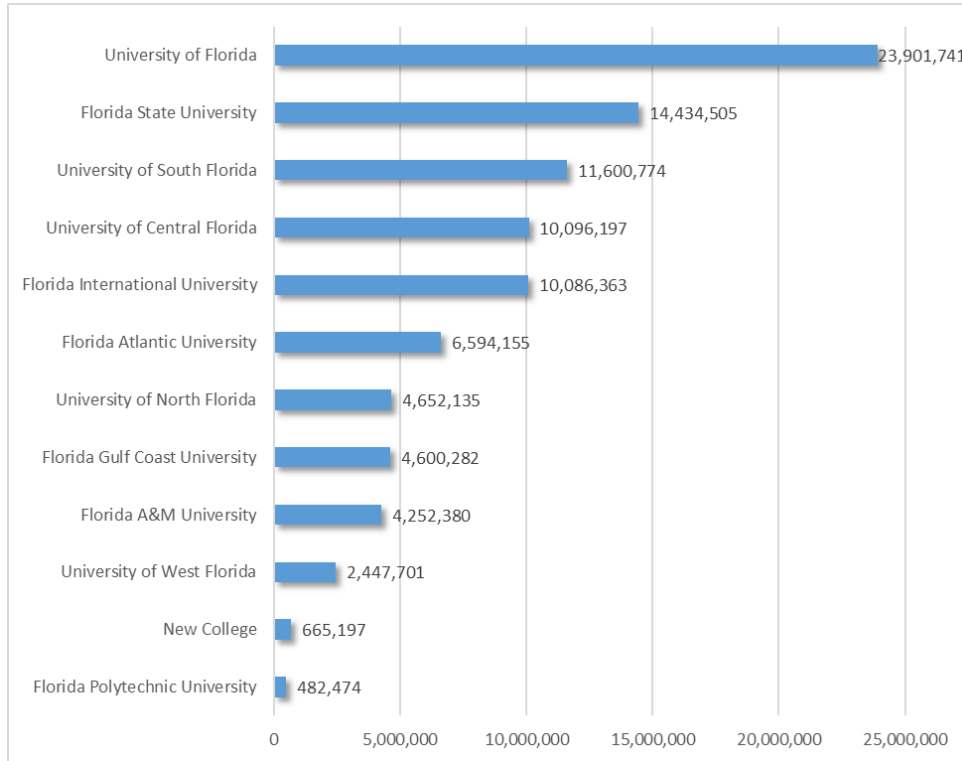


Total Facility Count by Florida College

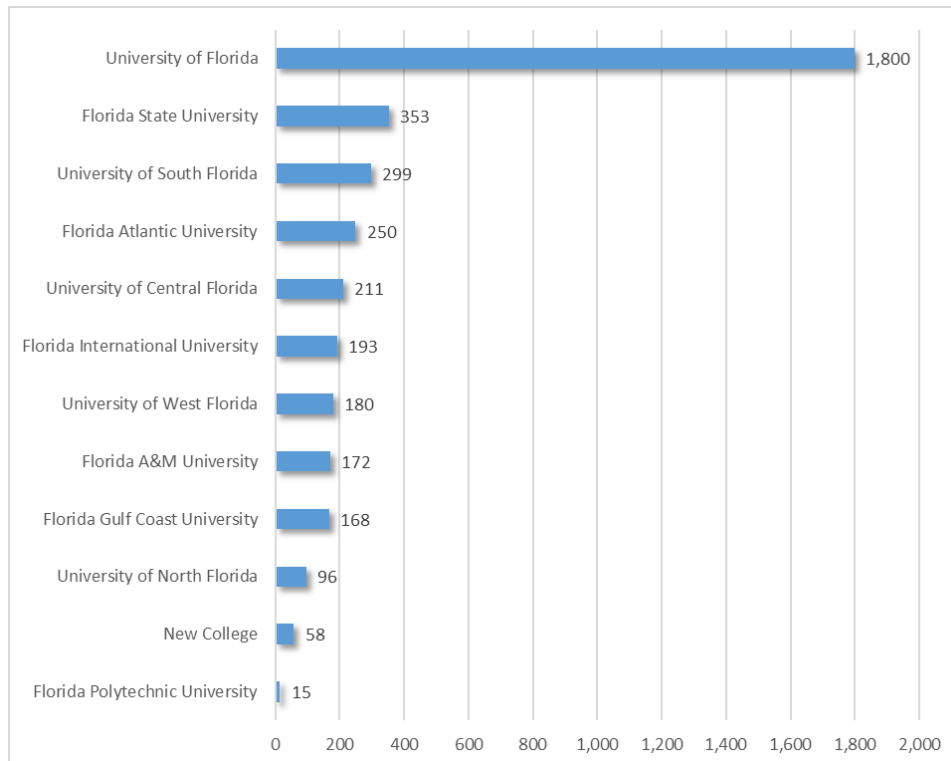


Board of Governors Portfolio

Total Gross Square Footage by University



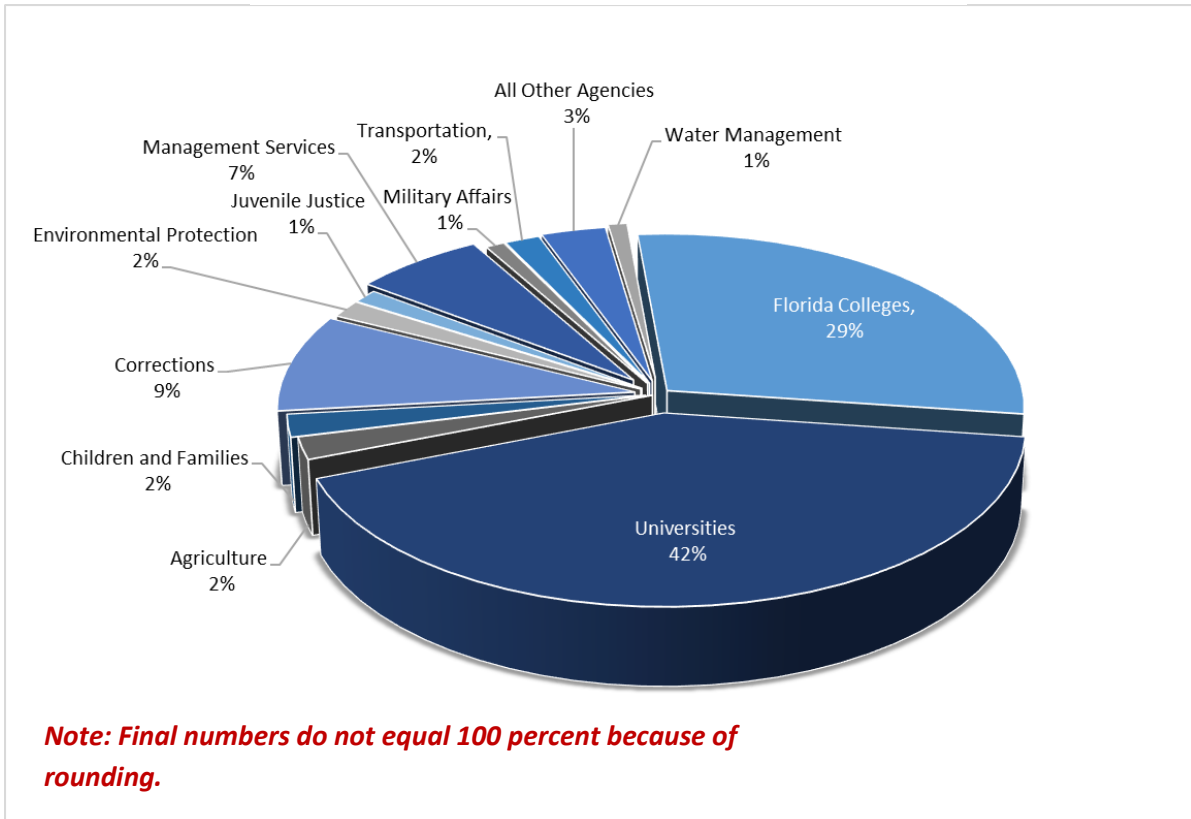
Total Facility Count by University



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; and
- 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	1,649	25,379,666	Lee	453	6,422,514
Baker	203	1,050,935	Leon	850	29,535,773
Bay	235	1,516,152	Levy	156	498,858
Bradford	195	1,344,285	Liberty	114	355,239
Brevard	197	3,497,971	Madison	153	792,110
Broward	478	9,428,871	Manatee	165	2,493,764
Calhoun	77	323,244	Marion	676	2,677,573
Charlotte	156	626,660	Martin	271	865,700
Citrus	218	389,384	Miami-Dade	1,057	29,912,611
Clay	225	530,389	Monroe	253	667,664
Collier	202	840,694	Nassau	113	254,903
Columbia	363	1,698,323	Okaloosa	230	1,799,349
DeSoto	177	946,821	Okeechobee	252	851,387
Dixie	152	354,772	Orange	548	14,638,520
Duval	380	9,162,641	Osceola	125	660,140
Escambia	404	4,226,079	Palm Beach	824	10,229,971
Flagler	80	132,614	Pasco	157	1,285,820
Franklin	227	520,820	Pinellas	313	4,485,404
Gadsden	487	3,170,880	Polk	669	4,497,190
Gilchrist	108	295,225	Putnam	225	747,158
Glades	57	291,157	Santa Rosa	349	1,681,689
Gulf	207	684,234	Sarasota	264	2,374,925
Hamilton	188	638,776	Seminole	124	3,940,404
Hardee	152	616,190	St. Johns	236	1,517,937
Hendry	163	233,630	St. Lucie	327	2,346,888
Hernando	272	897,476	Sumter	162	718,137
Highlands	233	798,901	Suwannee	215	703,420
Hillsborough	607	13,764,112	Taylor	153	631,096
Holmes	117	387,731	Union	375	1,790,652
Indian River	65	207,973	Volusia	349	3,125,006
Jackson	668	3,093,626	Wakulla	166	748,223
Jefferson	68	269,235	Walton	248	491,818
Lafayette	117	339,821	Washington	180	839,900
Lake	274	1,393,406	Grand Total	20,153	223,634,437

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.

Predominant Space Type	Facilty Count by Space Type	Gross Square Footage
Educational	5,736	147,295,885
Penal	4,541	25,202,127
Office	1,113	17,503,990
Unenclosed structure	1,130	8,095,797
Residential	932	7,349,918
NOC	2,084	4,426,760
Agricultural	499	3,110,246
Unconditioned Storage	1,195	1,697,975
Gym/Exercise/Sports Venue	62	1,247,648
Recreational	597	1,214,212
Labs	77	1,144,473
Armory	54	1,134,300
Utility	1,358	999,636
Workshop	219	858,478
Conditioned Storage	242	847,425
Medical care	19	721,971
Food Services	33	279,632
Museum/Exhibits	53	246,732
Conference Center	19	147,330
Data Center	10	103,429
Informational	180	6,473
Grand Total	20,153	223,634,437

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.

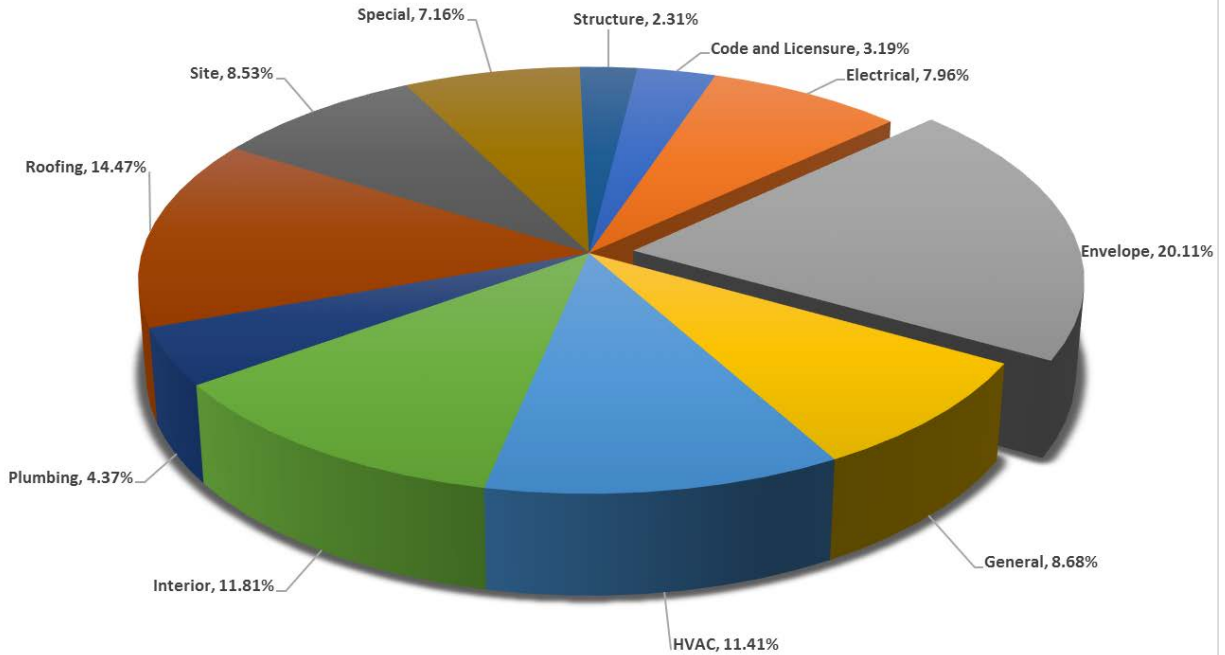
Predominant Space Type	Facility Count	Gross Square Footage	Operating Cost	Average Operating Cost/ Square Foot	Utility Cost	Average Utility Cost/ Square Foot
Agricultural	499	3,110,246	\$ 1,365,384.32	\$ 0.44	\$ 453,302.67	\$ 0.15
Armory	54	1,134,300	\$ 3,942,502.45	\$ 3.48	\$ 1,664,789.81	\$ 1.47
Conditioned Storage	242	847,425	\$ 1,338,442.93	\$ 1.58	\$ 4,519,310.09	\$ 5.33
Conference Center	19	147,330	\$ 192,829.64	\$ 1.31	\$ 62,488.88	\$ 0.42
Data Center	10	103,429	\$ 45,216.07	\$ 0.44	\$ 4,796.00	\$ 0.05
Educational	5,736	147,295,885	\$ 26,219,752.89	\$ 0.18	\$ 5,954,691.74	\$ 0.04
Food Services	33	279,632	\$ 9,717,644.89	\$ 34.75	\$ 355,280.56	\$ 1.27
Gym/Exercise/Sports Venue	62	1,247,648	\$ 4,113,769.07	\$ 3.30	\$ 143,166.06	\$ 0.11
Informational	180	6,473	\$ -	\$ -	\$ -	\$ -
Labs	77	1,144,473	\$ 2,696,429.37	\$ 2.36	\$ 2,365,772.84	\$ 2.07
Medical care	19	721,971	\$ 7,221,461.95	\$ 10.00	\$ 2,848,663.91	\$ 3.95
Museum/Exhibits	53	246,732	\$ 425,183.42	\$ 1.72	\$ 372,767.00	\$ 1.51
NOC	2,084	4,426,760	\$ 5,597,643.66	\$ 1.26	\$ 7,034,787.44	\$ 1.59
Office	1,113	17,503,990	\$ 77,436,468.20	\$ 4.42	\$ 27,702,524.75	\$ 1.58
Penal	4,541	25,202,127	\$ 31,347,217.61	\$ 1.24	\$ 57,764,865.73	\$ 2.29
Recreational	597	1,214,212	\$ 1,610,088.67	\$ 1.33	\$ 333,120.30	\$ 0.27
Residential	932	7,349,918	\$ 128,891,903.02	\$ 17.54	\$ 4,243,743.78	\$ 0.58
Unconditioned Storage	1,195	1,697,975	\$ 2,380,615.17	\$ 1.40	\$ 1,663,018.20	\$ 0.98
Unenclosed structure	1,130	8,095,797	\$ 1,048,707.18	\$ 0.13	\$ 217,502.20	\$ 0.03
Utility	1,358	999,636	\$ 1,778,551.28	\$ 1.78	\$ 1,305,640.25	\$ 1.31
Workshop	219	858,478	\$ 3,865,972.66	\$ 4.50	\$ 659,831.17	\$ 0.77
Grand Total	20,153	223,634,437	\$ 311,235,784.45	\$ 1.39	\$ 119,670,063.38	\$ 0.54

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, 2018**.

Deficiency Category	Number of Deficiencies by Category	Sum of Estimated Cost
Code and Licensure	129	\$ 32,014,449.93
Electrical	423	\$ 79,873,194.69
Envelope	463	\$ 201,826,006.64
General	571	\$ 87,144,219.75
HVAC	465	\$ 114,487,552.27
Interior	731	\$ 118,528,589.19
Plumbing	283	\$ 43,831,051.23
Roofing	544	\$ 145,269,973.11
Site	331	\$ 85,589,626.05
Special	230	\$ 71,897,914.80
Structure	273	\$ 23,232,493.77
Grand Total	4,443	\$ 1,003,695,071.43

Deficiencies by Percent of Total Cost



State-Owned Facilities Suitable for Emergency Shelters

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.

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State-Owned Facilities Disposition

Subsection 216.0153(3), F.S., requires the Division of State Lands in DEP to submit by Oct. 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.

The table below identifies the number of agency-reported Candidates for Disposition by Space Type and includes associated gross square footage. For a full list of agency-reported facilities recommended for Disposition, see **Appendix 3 – State-Owned Facilities Recommended for Disposition**.

Predominant Space Type	Facility Count by Space Type	Gross Square Footage
Penal	41	157,247
Utility	31	70,074
Educational	6	47,503
Office	13	44,212
NOC	6	15,380
Conditioned Storage	3	13,637
Labs	2	11,004
Residential	2	5,539
Unenclosed Structure	3	3,440
Grand Total	107	368,036

The table below identifies the number of agency-reported facilities Disposed of by Surplus Process by Space Type and includes associated gross square footage. For a full list of agency-reported facilities Disposed of by Surplus Process, see **Appendix 4 – State-Owned Facilities Disposed of by Surplus Process**.

Predominant Space Type	Facility Count by Space Type	Gross Square Footage
Penal	126	707,683
Office	5	34,520
Utility	2	28,890
NOC	2	24,551
Unconditioned Storage	8	8,438
Conditioned Storage	1	6,830
Residential	1	3,828
Labs	1	1,788
Unenclosed Structure	1	437
Grand Total	147	816,965

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 to facilitate fact-based, data-driven decision-making regarding the state's valuable real property assets.

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

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