

Department of
**MANAGEMENT
SERVICES**



2019 Florida Lease Renegotiation Status Report

Ron DeSantis, Governor
Jonathan R. Satter, Secretary



Florida Lease Renegotiation Status Report

Executive Summary

The Department of Management Services (DMS), in accordance with section 65 of Chapter 2019-116, Laws of Florida, must use tenant broker services, in cooperation with state agencies, to renegotiate or reprocure all private lease agreements for office or storage space in excess of 2,000 square feet and expiring between July 1, 2020 and June 30, 2022.

DMS, in cooperation with the agencies, seeks to reduce future lease costs and will continue to encourage efficient use of space by working with agencies to minimize square footage allocation.

DMS shall provide a report to the Executive Office of the Governor, President of the Senate, and Speaker of the House of Representatives by November 1, 2019, that lists each lease contract for private office or storage space, status of renegotiations, and the savings achieved.

Lease Cost Renegotiation

DMS identified 134 office and storage space leases in excess of 2,000 square feet that will be expiring between July 1, 2020 and June 30, 2022. Attachment 1 is a list of agency abbreviations and, as presented in Attachment 2, agencies responded to DMS' request for information and the attachment lists each lease for private or storage space, the status of renegotiation as of August 15, 2019, along with projected cost variance for FY 2019/20 and FY 2020/21, where available. Agencies are projecting an overall cost increase of \$442,719.74 for FY 2020/21 and \$405,821.53 for FY 2021/22 as annotated in Attachment 2.

Data Collection

To compile this report, DMS leasing staff consolidated lease data, as recorded by agencies, in the FL-SOLARIS database.

The department uses a 24-month projection-tracking query to monitor upcoming lease expirations and review renewal options and initiate new procurements. The query provides analysis to leasing specialists who, in turn, notify agency contacts to ensure the agencies address lease transactions in a timely and efficient manner. The query provides early detection of lease expirations, allowing increased opportunities for co-location, space reduction, and other portfolio efficiencies.

Figure 1 – Chapter 2019-116, Laws of Florida (excerpt)

Section 65. In order to implement appropriations used to pay existing lease contracts for private lease space in excess of 2,000 square feet in the 2019-2020 General Appropriations Act, the Department of Management Services, with the cooperation of the agencies having the existing lease contracts for office or storage space, shall use tenant broker services to renegotiate or reprocure all private lease agreements for office or storage space expiring between July 1, 2020, and June 30, 2022, in order to reduce costs in future years. The department shall incorporate this initiative into its 2019 master leasing report required under s. 255.249(7), Florida Statutes, and may use tenant broker services to explore the possibilities of collocating office or storage space, to review the space needs of each agency, and to review the length and terms of potential renewals or renegotiations. The department shall provide a report to the Executive Office of the Governor, the President of the Senate, and the Speaker of the House of Representatives by November 1, 2019, which lists each lease contract for private office or storage space, the status of renegotiations, and the savings achieved. This section expires July 1, 2020.



DMS Outreach Efforts

In addition to monitoring and tracking progress on lease renegotiations, DMS works with agencies to educate and assist with the renegotiation process. The department also coordinates quarterly leasing liaison meetings to highlight directives, objectives, results, and pending requirements.

Conclusion

DMS continues to work with the state's tenant brokers and partner agencies, as directed by 2019-116, Laws of Florida, to renegotiate or reprocure all private lease agreements for office or storage space expiring between July 1, 2020 and June 30, 2022. DMS will continue to work with agencies to reduce leasing costs.

Should you have any questions about this plan or need additional information, please contact the following individual:

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Attachment 1 – Abbreviations

Abbreviation	Definition
AG	Auditor General
AHCA	Agency for Health Care Administration
APD	Agency for Persons with Disabilities
CPIC	Citizens Property Insurance Corporation
DACS	Department of Agriculture and Consumer Services
DBPR	Department of Business and Professional Regulation
DCF	Department of Children and Families
DEA	Department of Elder Affairs
DEO	Department of Economic Opportunity
DEP	Department of Environmental Protection
DFS	Department of Financial Services
DHSMV	Department of Highway Safety and Motor Vehicles
DJJ	Department of Juvenile Justice
DLA	Department of Legal Affairs
DMS	Department of Management Services
DOAH	Division of Administrative Hearings
DOE	Department of Education
DOH	Department of Health
DOR	Department of Revenue
DOS	Department of State
EOG	Executive Office of the Governor
FDC	Florida Department of Corrections
FDLE	Florida Department of Law Enforcement
FDOT	Florida Department of Transportation
FWCC	Florida Fish and Wildlife Conservation Commission
Lottery	Department of Lottery
SFWMD	South Florida Water Management District

Attachment 2 - Private Leases Greater Than 2,000 SF Expiring Between 7/1/2020 and 6/30/2022

Agency	Lease ID	Expiration Date	Primary Use	Square Feet	Amount per Year*	Status of Renegotiations*	FY 20/21 Cost Variance*	FY 21/22 Cost Variance*
AHCA	6800069	7/31/2020	Office	14,041	\$294,861.00	Renegotiation	\$0.00	\$0.00
AHCA	6800074	3/31/2021	Office	9,700	\$249,581.00	Pending	\$0.00	\$0.00
APD	6700016	6/30/2021	Office	7,594	\$144,437.88	No Action	\$0.00	NA
DACS	4200454	6/30/2022	Office	4,961	\$109,588.49	Pending	unknown	unknown
DACS	4200470	7/31/2020	Office	4,883	\$98,636.60	Renegotiation	unknown	unknown
DACS	4200474	2/28/2022	Office	2,047	\$35,597.33	Renegotiation	unknown	unknown
DACS	4200478	10/14/2020	Office	49,164	\$816,122.40	Renegotiation	unknown	unknown
DACS	4200484	9/30/2020	Office	2,658	\$53,869.44	Renegotiation	unknown	unknown
DBPR	7900101	7/31/2019	Office	4,256	\$ 93,632.00	Renegotiation	\$2,808.96	\$5,703.04
DBPR	7900102	10/31/2019	Office	16,827	\$ 330,650.55	Reprocurement	\$31,129.95	\$38,365.56
DBPR	7900103	10/31/2019	Unconditioned Storage	3,045	\$ 29,140.65	Renegotiation	\$792.60	\$1,766.10
DCF	5902991	2/28/2022	Unconditioned Storage	3,020	\$44,635.60	No Action	N/A	N/A
DCF	5903001	2/28/2022	Office	2,709	\$53,177.67	No Action	N/A	N/A
DCF	5903018	2/28/2021	Office	9,789	\$245,116.56	No Action	N/A	N/A
DCF	5903036	2/28/2021	Office	4,289	\$65,407.25	No Action	N/A	N/A
DCF	5903039	9/30/2021	Office	19,813	\$404,779.59	No Action	N/A	N/A
DCF	5903041	1/31/2022	Office	13,555	\$312,307.20	No Action	N/A	N/A
DCF	5903053	6/30/2022	Office	3,995	\$88,289.50	No Action	N/A	N/A
DCF	5903063	6/30/2022	Office	4,950	\$116,226.00	No Action	N/A	N/A
DCF	5903068	4/30/2021	Office	8,372	\$140,231.00	No Action	N/A	N/A
DCF	5903073	7/31/2020	Office	17,500	\$323,750.00	No Action	N/A	N/A
DCF	5903087	8/31/2020	Office	2,032	\$55,290.72	No Action	N/A	N/A
DCF	5903095	6/30/2021	Office	10,300	\$234,325.00	No Action	N/A	N/A
DCF	5903103	10/31/2021	Office	36,514	\$730,280.00	No Action	N/A	N/A
DCF	5903111	4/30/2021	Office	3,502	\$84,223.10	No Action	N/A	N/A
DCF	5903112	6/30/2021	Office	17,000	\$294,780.00	No Action	N/A	N/A
DCF	5903115	3/31/2021	Office	4,614	\$71,517.00	No Action	N/A	N/A
DCF	5903119	7/31/2021	Office	18,011	\$468,286.00	No Action	N/A	N/A
DCF	5903120	2/28/2022	Office	3,830	\$94,945.70	No Action	N/A	N/A
DCF	5903121	6/30/2022	Office	3,750	\$106,200.00	No Action	N/A	N/A
DCF	5903122	9/30/2021	Office	4,100	\$100,081.00	No Action	N/A	N/A
DCF	5903127	3/31/2022	Office	10,295	\$237,299.75	No Action	N/A	N/A

* - Data as reported by agencies.

Attachment 2 - Private Leases Greater Than 2,000 SF Expiring Between 7/1/2020 and 6/30/2022

Agency	Lease ID	Expiration Date	Primary Use	Square Feet	Amount per Year*	Status of Renegotiations*	FY 20/21 Cost Variance*	FY 21/22 Cost Variance*
DCF	5903130	4/30/2022	Office	19,007	\$474,224.65	No Action	N/A	N/A
DEA	6500051	3/31/2022	Office	4,664	\$91,880.80	No Action	\$94,212.81	\$71,709.03
DEA	6500059	9/30/2021	Office	4,276	\$89,924.28	No Action	\$69,510.78	N/A
DEA	6500065	2/28/2021	Office	2,460	\$54,120.00	Pending	\$36,080.00	N/A
DEO	4000067	1/31/2021	Office	46,886	\$973,353.36	No Action		
DEP	3700177	9/14/2020	Office	28,415	\$591,316.21	Renegotiation		
DFS	4300147	2/28/2022	Office	5,469	\$98,307.24	Renegotiation		
DFS	4300176	2/14/2022	Office	2,117	\$34,930.50	Renegotiation		
DFS	4300183	4/30/2021	Conditioned Storage	6,874	\$75,132.84	Renegotiation		
DFS	4300185	4/30/2022	Unconditioned Storage	2,160	\$18,878.40	Renegotiation		
DFS	4300195	4/30/2022	Office	43,791	\$931,872.48	Renegotiation		
DHSMV	7600490	4/16/2021	Office	3,754	\$83,413.88	No Action	\$0.00	\$0.00
DHSMV	7600530	4/19/2022	Office	12,500	\$322,375.00	No Action	\$0.00	\$0.00
DHSMV	7600554	8/31/2021	Office	8,000	\$182,000.00	No Action	\$0.00	\$0.00
DJJ	8000071	7/31/2021	Office	2,200	\$26,400.00	Reprocurement		
DJJ	8000096	12/31/2021	Office	2,999	\$63,638.78			
DJJ	8000194	12/31/2021	Office	2,998	\$65,956.00			
DJJ	8000203	10/31/2020	Office	8,758	\$144,507.00	Reprocurement		
DJJ	8000207	9/30/2021	Office	2,678	\$50,212.50			
DJJ	8000226	6/30/2022	Office	3,038	\$46,937.10			
DJJ	8000311	5/31/2022	Office	18,668	\$381,013.88			
DJJ	8000327	11/30/2021	Office	2,325	\$39,525.00	No Action		
DJJ	8000337	5/31/2022	Office	2,038	\$41,778.96	No Action		
DJJ	8000341	6/11/2021	Office	2,858	\$74,851.02	Renegotiation		
DJJ	8000342	4/30/2022	Office	2,141	\$53,139.62	No Action		
DJJ	8000364	8/31/2021	Office	8,488	\$231,637.52			
DJJ	8000382	4/30/2021	Office	2,512	\$54,008.00	Reprocurement		
DJJ	8000387	9/10/2020	Office	9,493	\$198,403.70	Reprocurement		
DJJ	8000395	7/31/2021	Office	6,108	\$136,269.48	Renegotiation		
DJJ	8000400	3/31/2021	Office	3,830	\$65,110.00	Renegotiation	\$6,720.50	\$6,720.50
DJJ	8000403	10/31/2021	Office	2,804	\$44,864.00			
DJJ	8000408	3/31/2021	Office	2,265	\$56,149.32	Renegotiation		

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DJJ	8000411	2/28/2022	Office	5,733	\$176,805.72			
DJJ	8000413	4/30/2022	Office	10,529	\$194,786.50			
DLA	4100120	8/31/2020	Office	3,476	\$76,472.00	Reprocurement	TBD	TBD
DLA	4100123	9/30/2020	Office	42,027	\$1,501,624.71	Renegotiation	\$91,198.59	\$56,316.18
DLA	4100133	1/31/2022	Office	18,426	\$520,165.98	Renegotiation	\$72,107.38	\$66,849.02
DLA	4100135	3/31/2021	Office	22,283	\$627,266.45	Renegotiation	TBD	TBD
DLA	4100140	1/31/2022	Office	26,212	\$862,112.68	No Action	N/A	N/A
DOAH	7200149	4/30/2022	Office	3,999	\$80,979.75	No Action	\$0.00	\$0.00
DOAH	7200159	11/30/2021	Office	3,777	\$84,982.50	No Action	\$0.00	\$0.00
DOAH	7200160	2/28/2022	Office	7,784	\$194,210.80	No Action	\$0.00	\$0.00
DOAH	7200170	1/31/2021	Office	9,270	\$199,305.00	No Action	\$0.00	\$0.00
DOE	4800743	9/30/2020	Office	5,488	\$104,272.00	Pending	\$0.00	\$0.00
DOE	4800767	1/31/2021	Office	2,080	\$59,030.40	Pending	\$0.00	\$0.00
DOE	4800779	2/28/2021	Office	8,194	\$248,687.90	Pending	\$0.00	\$0.00
DOE	4800789	2/28/2021	Office	6,304	\$185,211.52	Pending	\$0.00	\$0.00
DOE	4800799	1/31/2021	Office	11,355	\$227,100.00	Pending	\$0.00	\$0.00
DOE	4800805	6/30/2021	Office	3,374	\$64,949.50	Pending	\$0.00	\$0.00
DOE	4800806	7/31/2020	Office	2,744	\$43,904.00	Renegotiation	\$0.00	\$0.00
DOE	4800815	3/31/2021	Office	4,014	\$114,399.00	Pending	\$0.00	\$0.00
DOE	4800816	6/30/2022	Office	11,538	\$301,488.00	Pending	\$0.00	\$0.00
DOE	4800821	1/31/2022	Office	8,085	\$246,673.35	Pending	\$0.00	\$0.00
DOE	4800833	8/31/2021	Office	2,400	\$54,024.00	Pending	\$0.00	\$0.00
DOE	4800835	6/30/2021	Office	14,685	\$256,253.25	Pending	\$0.00	\$0.00
DOE	4800838	6/30/2021	Office	4,951	\$110,902.40	Pending	\$0.00	\$0.00
DOE	4800844	7/31/2020	Office	2,549	\$67,191.60	Reprocurement	\$0.00	\$0.00
DOE	4800851	7/31/2020	Office	4,413	\$126,564.84	Pending	\$0.00	\$0.00
DOE	4800855	6/30/2021	Office	3,929	\$110,012.00	Pending	\$0.00	\$0.00
DOH	6400347	2/28/2021	Office	3,375	\$90,956.25	Renegotiation	\$0.00	\$0.00
DOH	6400380	10/31/2021	Office	32,857	\$494,169.28	Renegotiation	\$0.00	\$0.00
DOH	6400395	10/31/2020	Office	2,864	\$44,592.48	Pending	\$0.00	\$0.00
DOH	6400399	3/31/2021	Office	2,500	\$62,400.00	Renegotiation	\$0.00	\$0.00
DOH	6400402	9/30/2020	Unconditioned Storage	27,490	\$281,772.50	Reprocurement	\$0.00	\$0.00

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Agency	Lease ID	Expiration Date	Primary Use	Square Feet	Amount per Year*	Status of Renegotiations*	FY 20/21 Cost Variance*	FY 21/22 Cost Variance*
DOR	7300282	7/31/2020	Office	3,129	\$41,490.54	Pending	N/A	N/A
DOR	7300339	9/30/2020	Office	3,913	\$98,568.47	Renegotiation	N/A	N/A
DOR	7300341	4/30/2021	Office	26,744	\$641,856.00	Renegotiation	N/A	N/A
DOR	7300344	3/31/2021	Office	4,478	\$80,604.00	Pending	N/A	N/A
DOR	7300346	10/31/2021	Office	20,746	\$474,046.10	No Action	N/A	N/A
DOR	7300351	10/31/2021	Office	11,863	\$248,529.85	No Action	N/A	N/A
DOR	7300355	10/31/2021	Office	12,144	\$297,528.00	No Action	N/A	N/A
DOR	7300369	6/30/2021	Office	11,855	\$264,010.85	Pending	N/A	N/A
DOR	7300385	11/30/2020	Office	8,228	\$131,648.00	Pending	N/A	N/A
DOR	7300393	5/31/2022	Office	10,602	\$233,350.02	No Action	N/A	N/A
EOG	3100050	1/31/2021	Office	2,544	\$176,426.40	No Action	\$0.00	\$0.00
EOG	3100082	1/31/2022	Unconditioned Storage	187,196	\$2,476,603.08	No Action	\$0.00	\$172,220.32
FDC	7000788	8/31/2020	Office	4,999	\$93,781.24	Pending	\$0.00	\$0.00
FDC	7000922	7/31/2020	Office	4,734	\$89,946.00	Renegotiation	\$8,679.00	\$9,468.00
FDC	7000963	11/7/2021	Office	7,053	\$124,132.80	No Action	\$0.00	\$0.00
FDC	7000964	10/22/2021	Office	9,773	\$172,004.80	No Action	\$0.00	\$0.00
FDC	7001009	8/31/2021	Office	3,246	\$68,717.82	No Action	\$0.00	\$0.00
FDC	7001016	11/30/2020	Office	4,133	\$85,635.76	Renegotiation	\$0.00	\$0.00
FDC	7001031	7/31/2020	Office	8,944	\$203,476.00	Pending	\$0.00	\$0.00
FDC	7001050	9/30/2021	Office	2,660	\$53,200.00	Pending	\$0.00	\$0.00
FDC	7001079	8/31/2020	Office	7,323	\$122,879.94	Pending	\$8,144.70	\$9,773.64
FDC	7001083	1/31/2021	Office	5,855	\$131,737.56	Pending	\$0.00	\$0.00
FDC	7001092	4/30/2021	Office	14,134	\$304,587.71	Renegotiation	\$0.00	\$0.00
FDC	7001094	2/28/2021	Office	6,557	\$190,021.86	Pending	\$0.00	\$0.00
FDC	7001095	11/30/2020	Office	7,554	\$188,774.52	Pending	\$14,420.27	\$15,521.06
FDC	7001103	6/30/2021	Office	3,861	\$119,691.00	Pending	\$0.00	\$0.00
FDC	7001105	9/30/2021	Office	6,068	\$138,896.52	Pending	\$0.00	\$0.00
FDC	7001107	5/31/2022	Office	8,100	\$178,200.00	No Action	\$0.00	\$0.00
FDC	7001125	6/30/2022	Office	6,989	\$184,230.04	Pending	\$0.00	\$0.00
FDLE	7100227	4/30/2022	Office	23,993	\$482,019.37	Pending	\$0.00	\$0.00
FDLE	7100240	6/30/2022	Office	2,831	\$32,556.50	Pending	\$0.00	\$0.00
FDLE	7100241	6/30/2022	Office	2,400	\$33,384.00	Pending	\$0.00	\$0.00

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Agency	Lease ID	Expiration Date	Primary Use	Square Feet	Amount per Year*	Status of Renegotiations*	FY 20/21 Cost Variance*	FY 21/22 Cost Variance*
FDLE	7100264	1/31/2022	Office	3,747	\$59,989.47	Pending	\$0.00	\$0.00
FDOT	5500357	1/31/2022	Office	3,730	\$62,701.30	No Action	\$0.00	\$0.00
FWCC	7700188	3/31/2022	Unconditioned Storage	3,000	\$15,750.00	Renegotiation	\$312.00	\$312.00
FWCC	7700226	2/28/2022	Office	6,613	\$156,992.62	Renegotiation	\$3,152.20	-\$52,352.92
Lottery	3600692	9/30/2020	Office	7,830	\$128,490.30	Reprocurement	\$0.00	\$0.00
SFWMD	431019	9/30/2020	Office	6,900	\$110,400.00	No Action	\$3,450.00	\$3,450.00
Total Projected Cost Variance:							\$442,719.74	\$405,821.53

* - Data as reported by agencies.