

State Facilities Inventory 2019 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, 2019



Department of Environmental Protection

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I. EXECUTIVE SUMMARY

The 2019 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).

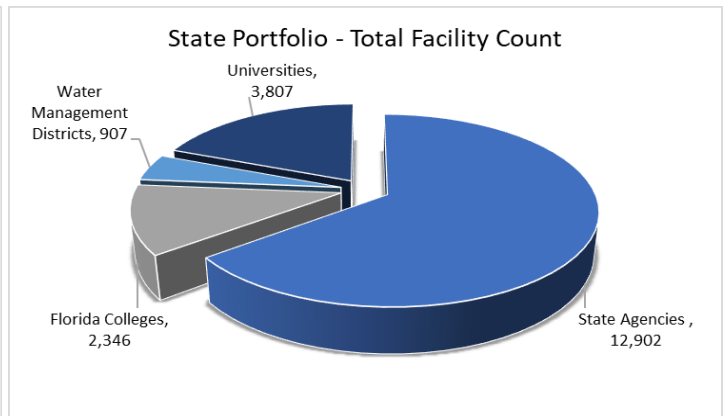
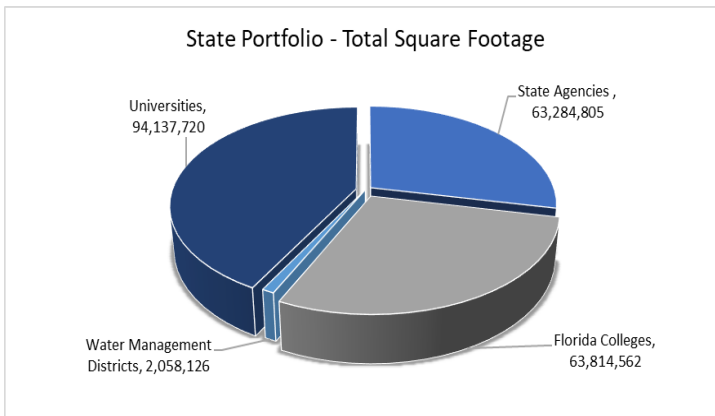
Subsection 216.0153(3), F.S., requires the Division of State Lands in the Department of Environmental Protection (DEP) to submit by Oct. 1, 2010, and annually thereafter a report that lists the state-owned real property recommended for disposition, including a report by DMS of surplus buildings recommended 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, 2019, agencies reported the following in the Florida State Owned Lands and Records Information System (FL-SOLARIS):

- The State of Florida owns 19,962 structures totaling 223,295,213 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 12,902 facilities throughout Florida’s 67 counties, totaling 63,284,805 square feet.
 - Alachua County has the largest number of facilities (1,653) while Miami-Dade County has the most square footage (29,844,892). Glades County has the fewest facilities (58), and Flagler has the lowest square footage (131,286).
 - Agencies reported 24 candidates for disposition, totaling more than 61,000 square feet.
 - The average age of all agency-owned facilities is 33 years (as reported by agencies), and there are approximately \$763 million in reported capital improvement projects.
 - Agencies reported \$305.7 million in operating expenses for this reporting cycle and \$184.7 million in utility expenses.



State-Owned Portfolio

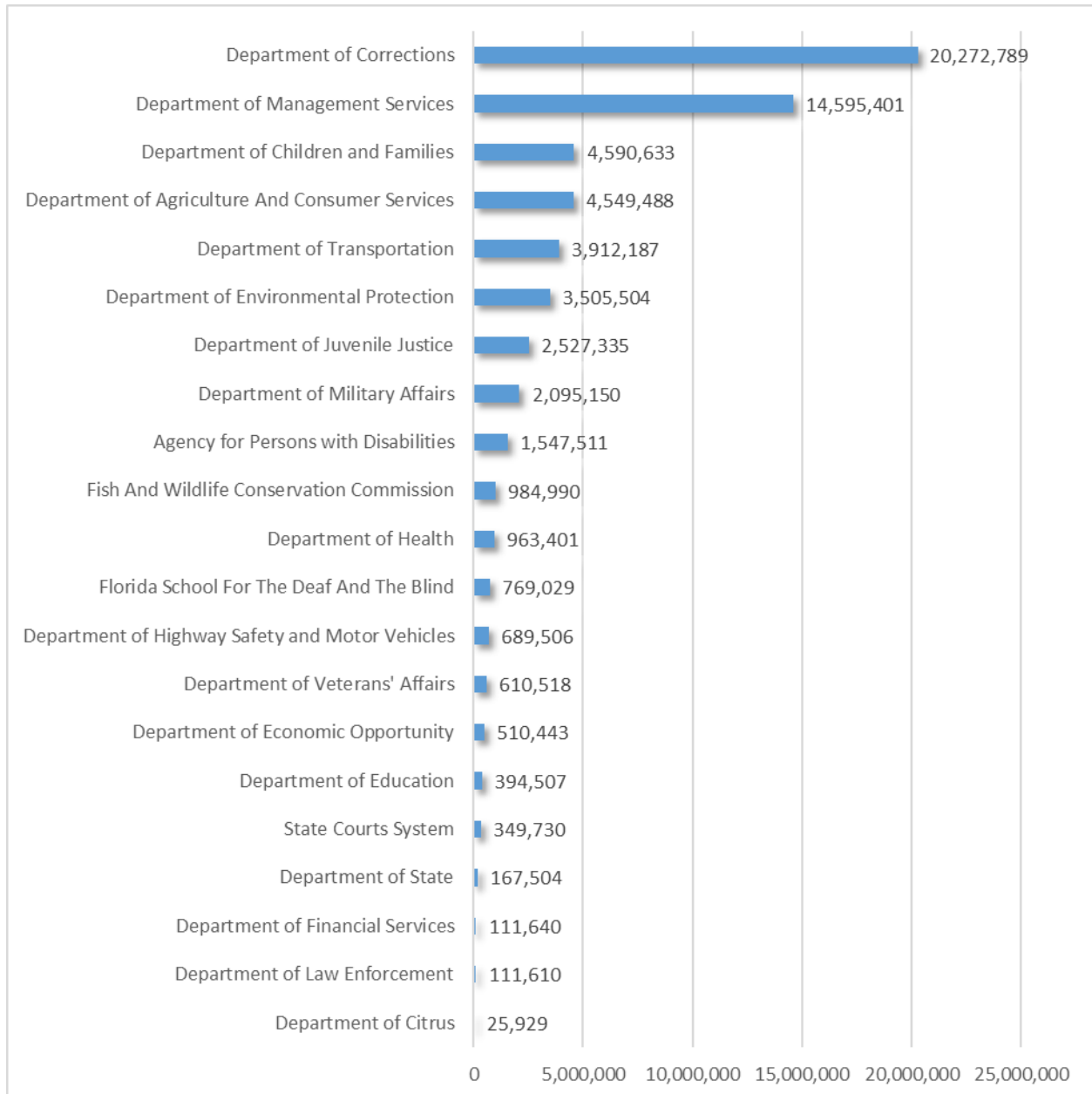
The following table provides the reporting state government entity and the entity's gross square footage.

Government Entity	Facility Count	Facility Count as a Percent of Total Inventory	Gross Square Footage	Square Footage as Percent of Total Inventory
State Agencies	12,902	64.63%	63,284,805	28.34%
Agency for Persons with Disabilities	411	2.06%	1,547,511	0.69%
Department of Agriculture And Consumer Services	1,603	8.03%	4,549,488	2.04%
Department of Children and Families	543	2.72%	4,590,633	2.06%
Department of Citrus	3	0.02%	25,929	0.01%
Department of Corrections	4,061	20.34%	20,272,789	9.08%
Department of Economic Opportunity	18	0.09%	510,443	0.23%
Department of Education	17	0.09%	394,507	0.18%
Department of Environmental Protection	3,675	18.41%	3,505,504	1.57%
Department of Financial Services	25	0.13%	111,640	0.05%
Department of Health	39	0.20%	963,401	0.43%
Department of Highway Safety and Motor Vehicles	92	0.46%	689,506	0.31%
Department of Juvenile Justice	555	2.78%	2,527,335	1.13%
Department of Law Enforcement	1	0.01%	111,610	0.05%
Department of Management Services	228	1.14%	14,595,401	6.54%
Department of Military Affairs	367	1.84%	2,095,150	0.94%
Department of State	32	0.16%	167,504	0.08%
Department of Transportation	663	3.32%	3,912,187	1.75%
Department of Veterans' Affairs	9	0.05%	610,518	0.27%
Fish And Wildlife Conservation Commission	500	2.50%	984,990	0.44%
Florida School For The Deaf And The Blind	55	0.28%	769,029	0.34%
State Courts System	5	0.03%	349,730	0.16%
Florida Colleges	2,346	11.75%	63,814,562	28.58%
Broward College	144	0.72%	6,720,862	3.01%
Chipola College	49	0.25%	573,812	0.26%
College of Central Florida	77	0.39%	984,670	0.44%
Daytona State College	86	0.43%	1,722,781	0.77%
Eastern Florida State College	74	0.37%	3,126,326	1.40%
Florida Gateway College	90	0.45%	504,274	0.23%
Florida Keys Community College	32	0.16%	266,533	0.12%
Florida SouthWestern State College	87	0.44%	1,310,494	0.59%
Florida State College at Jacksonville	121	0.61%	3,087,668	1.38%
Gulf Coast State College	51	0.26%	752,452	0.34%
Hillsborough Community College	99	0.50%	1,792,576	0.80%
Indian River State College	93	0.47%	1,624,367	0.73%
Lake-Sumter State College	40	0.20%	821,315	0.37%
Miami Dade College	266	1.33%	15,471,642	6.93%
North Florida Community College	33	0.17%	425,046	0.19%
Northwest Florida State College	72	0.36%	1,285,605	0.58%
Palm Beach State College	142	0.71%	2,197,559	0.98%
Pasco-Hernando State College	90	0.45%	1,130,972	0.51%
Pensacola State College	71	0.36%	1,246,044	0.56%
Polk State College	37	0.19%	1,320,718	0.59%
Santa Fe College	72	0.36%	2,181,617	0.98%
Seminole State College of Florida	86	0.43%	3,856,330	1.73%
South Florida State College	89	0.45%	700,023	0.31%
St. Johns River State College	43	0.22%	620,804	0.28%
St. Petersburg College	80	0.40%	2,434,538	1.09%
State College of Florida, Manatee-Sarasota	63	0.32%	2,911,948	1.30%
Tallahassee Community College	73	0.37%	2,154,928	0.97%
Valencia College	86	0.43%	2,588,658	1.16%
Universities	3,807	19.07%	94,137,720	42.16%
Florida A&M University	155	0.78%	3,919,174	1.76%
Florida Atlantic University	249	1.25%	6,550,757	2.93%
Florida Gulf Coast University	168	0.84%	4,600,282	2.06%
Florida International University	193	0.97%	10,086,363	4.52%
Florida Polytechnic University	15	0.08%	482,474	0.22%
Florida State University	361	1.81%	14,677,029	6.57%
New College	58	0.29%	665,197	0.30%
University of Central Florida	219	1.10%	10,439,124	4.68%
University of Florida	1,817	9.10%	23,966,256	10.73%
University of North Florida	98	0.49%	4,653,007	2.08%
University of South Florida	294	1.47%	11,600,466	5.20%
University of West Florida	180	0.90%	2,497,591	1.12%
Water Management Districts	907	4.54%	2,058,126	0.92%
Northwest Florida WMD	52	0.26%	56,040	0.03%
South Florida WMD	735	3.68%	1,265,829	0.57%
Southwest Florida WMD	58	0.29%	355,895	0.16%
St. Johns River WMD	31	0.16%	315,883	0.14%
Suwannee River WMD	31	0.16%	64,479	0.03%
Grand Total	19,962	100.00%	223,295,213	100.00%

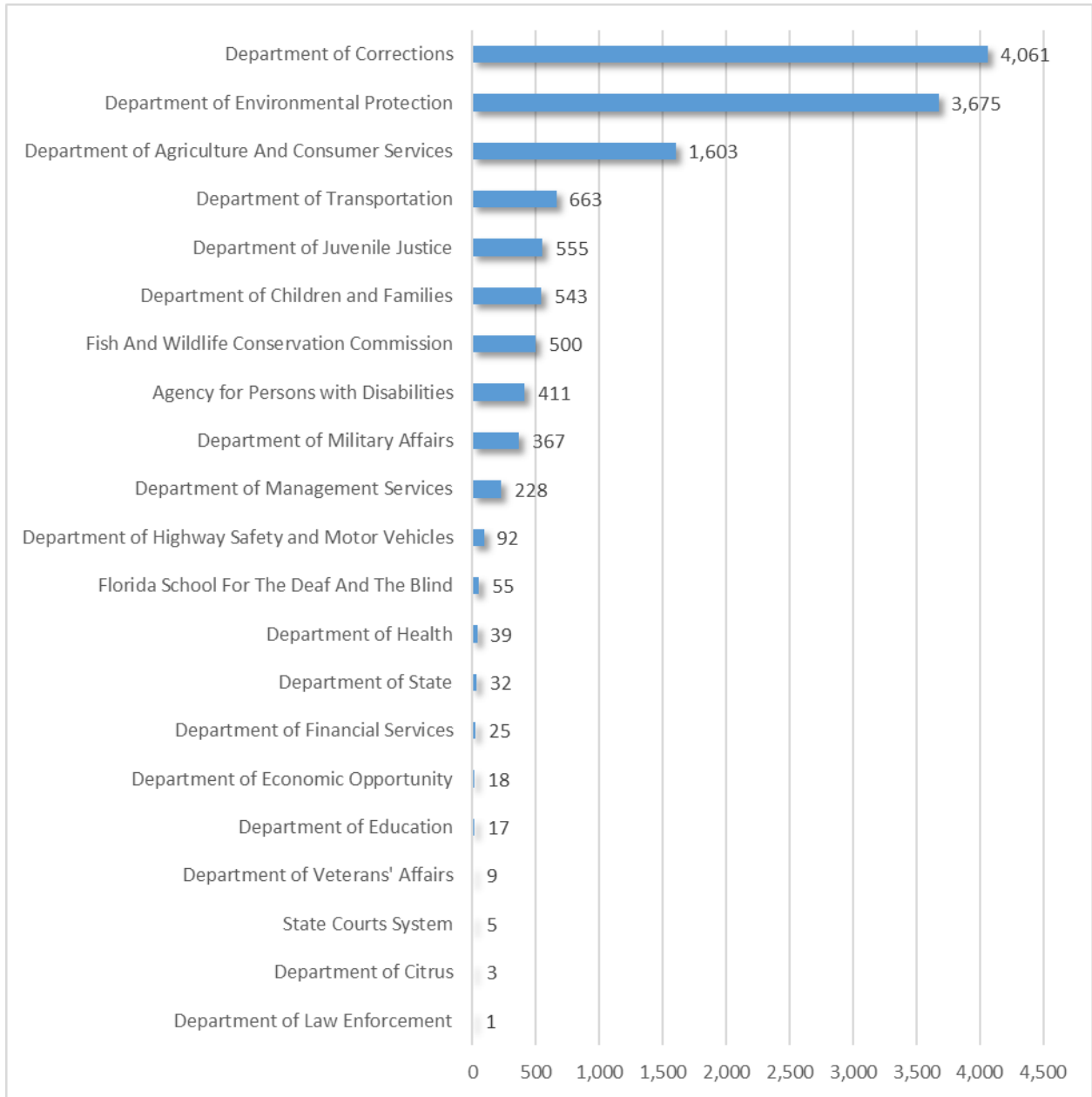
Note: Final numbers may not equal 100% due to rounding.

State Agency Portfolio

Total Gross Square Footage by State Agency

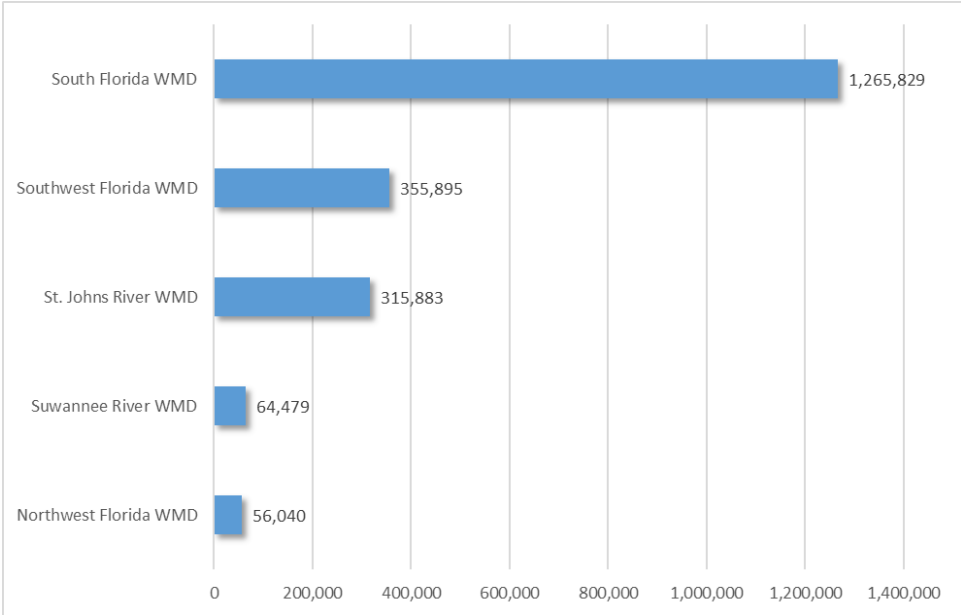


Total Facility Count by State Agency

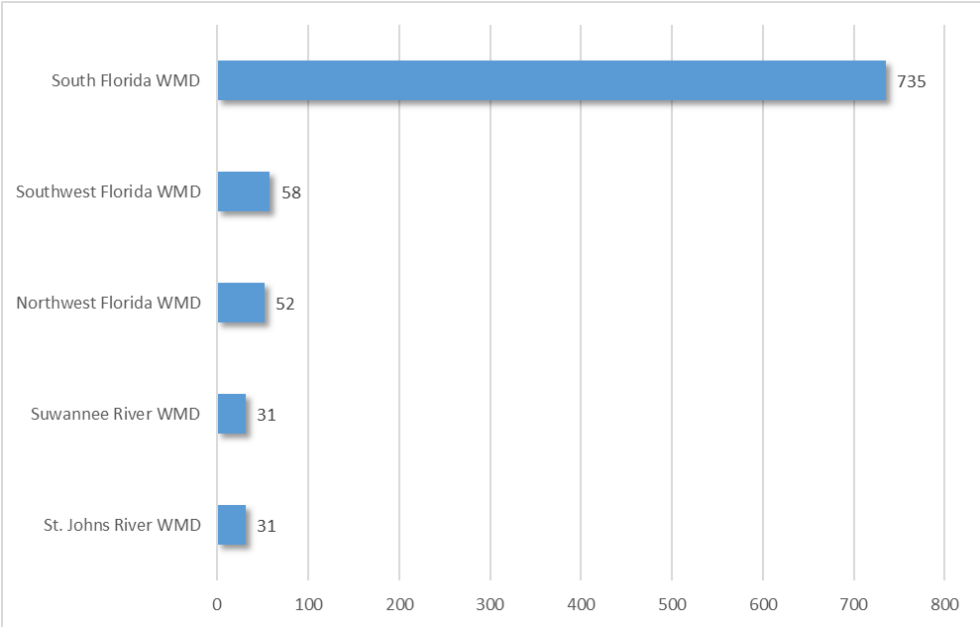


Water Management District Portfolio

Total Gross Square Footage by WMD

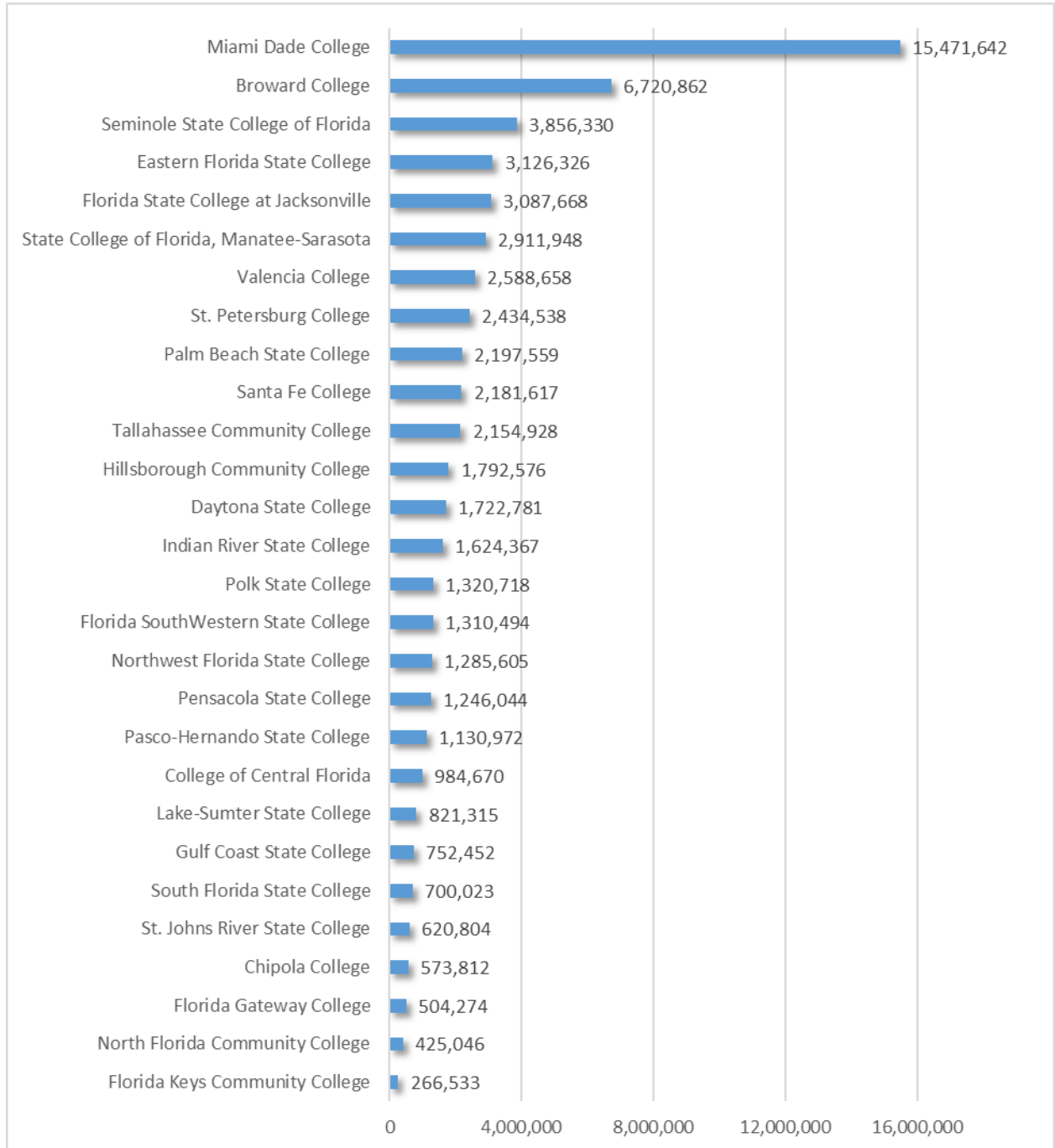


Total Facility Count by WMD

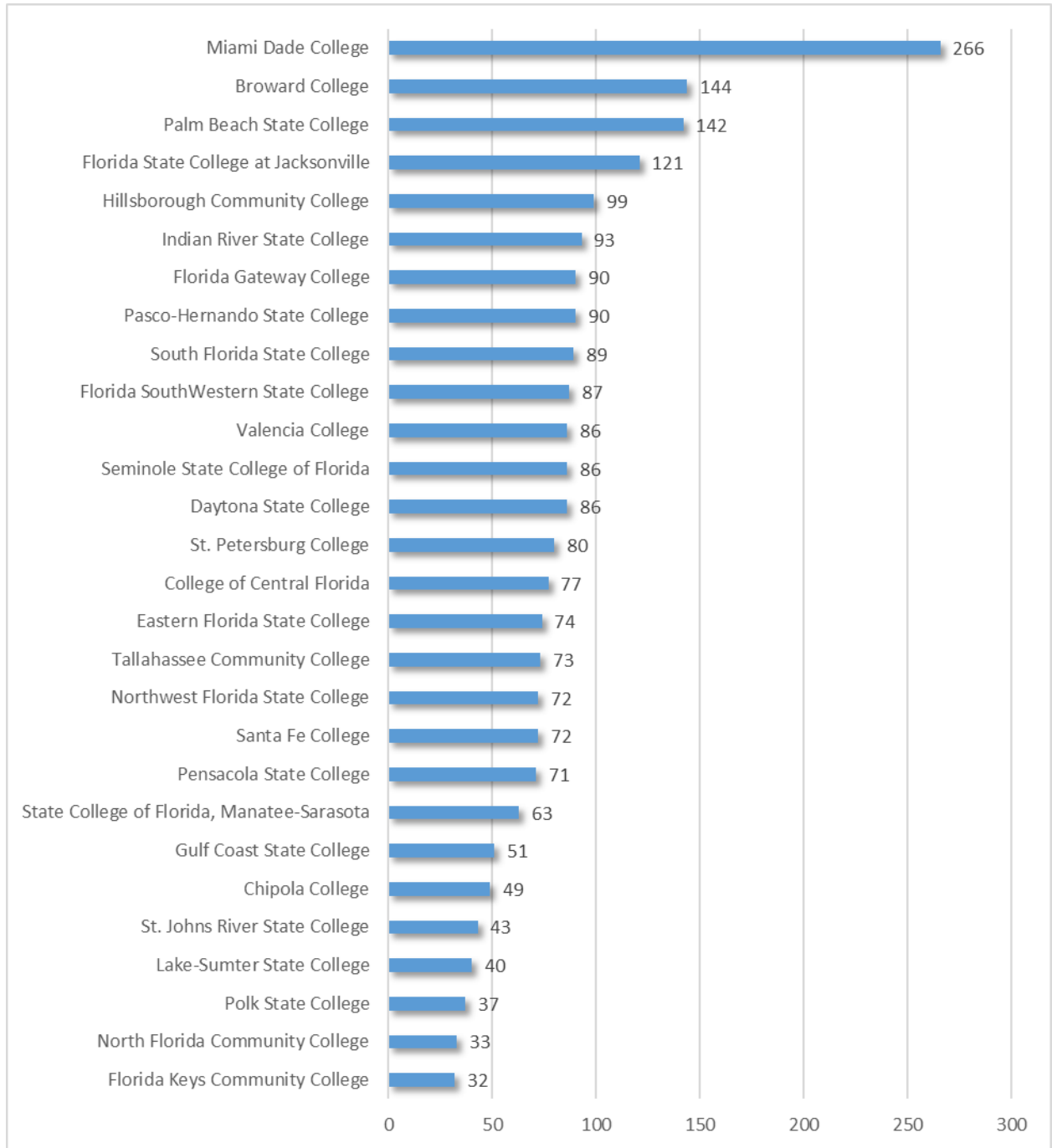


Florida College System Portfolio

Total Gross Square Footage by Florida College

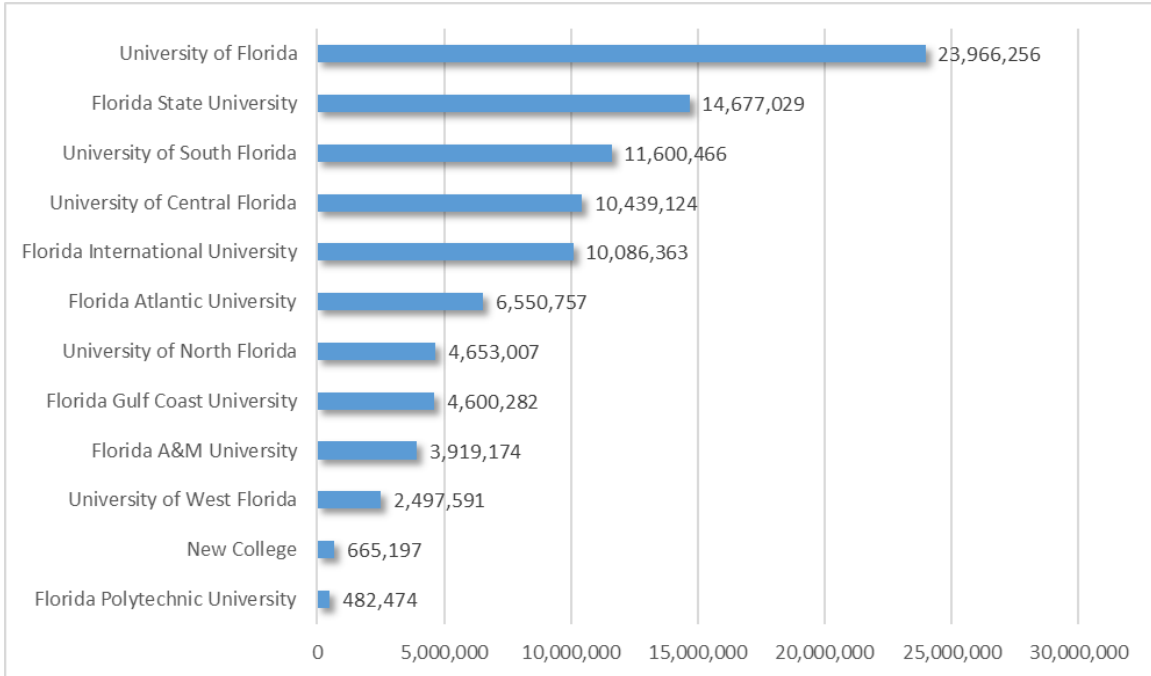


Total Facility Count by Florida College

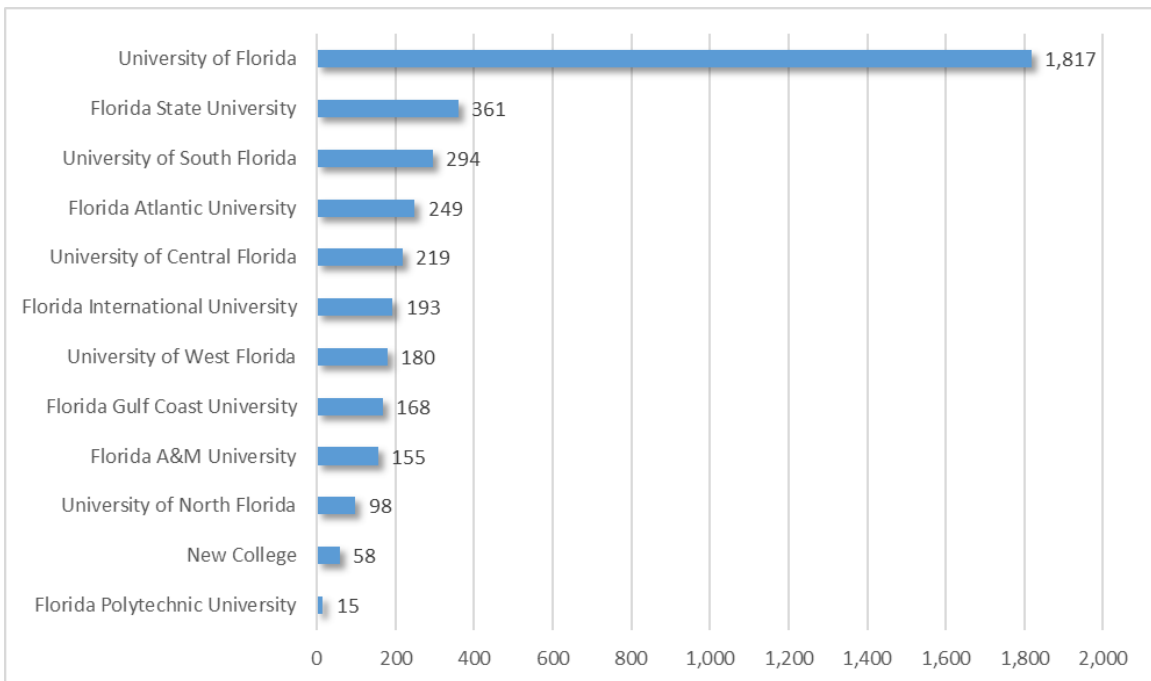


Board of Governors Portfolio

Total Gross Square Footage by University



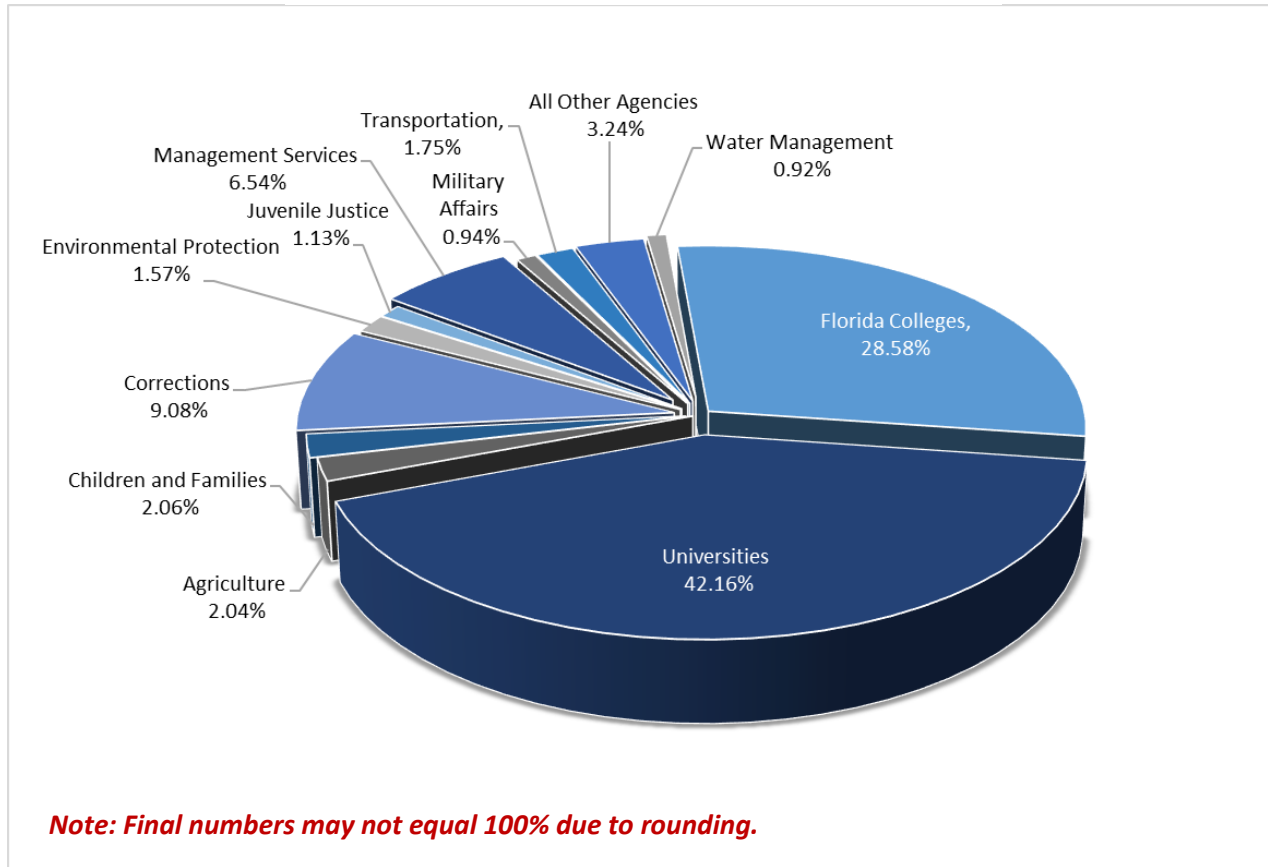
Total Facility Count by University



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	1,653	25,422,996	Lee	454	6,422,959
Baker	203	1,050,935	Leon	846	29,483,143
Bay	219	1,488,934	Levy	159	505,986
Bradford	195	1,344,285	Liberty	114	355,239
Brevard	183	3,518,234	Madison	153	792,110
Broward	477	9,305,075	Manatee	164	2,492,228
Calhoun	74	322,766	Marion	674	2,653,830
Charlotte	158	625,726	Martin	280	866,276
Citrus	193	354,980	Miami-Dade	1,053	29,844,892
Clay	225	536,347	Monroe	249	662,018
Collier	206	856,960	Nassau	120	266,280
Columbia	362	1,694,606	Okaloosa	230	1,799,349
DeSoto	169	944,688	Okeechobee	250	848,141
Dixie	152	354,772	Orange	558	15,060,912
Duval	381	9,165,148	Osceola	127	728,981
Escambia	402	4,187,744	Palm Beach	828	10,185,839
Flagler	80	131,286	Pasco	157	1,286,270
Franklin	226	520,820	Pinellas	311	4,497,081
Gadsden	486	3,147,287	Polk	662	4,443,400
Gilchrist	108	296,071	Putnam	226	759,263
Glades	58	291,502	Santa Rosa	332	1,639,015
Gulf	202	680,313	Sarasota	266	2,360,189
Hamilton	188	638,776	Seminole	124	3,955,130
Hardee	151	613,806	St. Johns	235	1,520,059
Hendry	164	235,486	St. Lucie	325	2,345,699
Hernando	270	873,854	Sumter	162	718,153
Highlands	231	797,321	Suwannee	214	703,180
Hillsborough	603	13,751,151	Taylor	149	629,328
Holmes	117	387,731	Union	375	1,790,652
Indian River	65	207,973	Volusia	348	3,125,334
Jackson	561	2,723,641	Wakulla	166	748,223
Jefferson	68	269,235	Walton	250	493,858
Lafayette	115	338,721	Washington	182	839,620
Lake	274	1,393,406	Grand Total	19,962	223,295,213

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	Facility Count by Space Type	Gross Square Footage
Educational	5,733	147,532,590
Penal	4,457	24,859,725
Office	1,089	17,432,468
Unenclosed Structure	1,131	8,097,348
Residential	920	7,287,296
NOC	2,075	4,367,427
Agricultural	503	3,132,252
Unconditioned Storage	1,192	1,700,900
Gym/Exercise/Sports Venue	70	1,271,335
Recreational	581	1,182,905
Labs	76	1,145,959
Armory	53	1,122,462
Utility	1,319	931,447
Workshop	212	846,103
Conditioned Storage	238	827,723
Medical care	20	797,479
Food Services	33	279,632
Museum/Exhibits	53	246,732
Conference Center	19	147,330
Data Center	8	79,627
Informational	180	6,473
Grand Total	19,962	223,295,213

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.

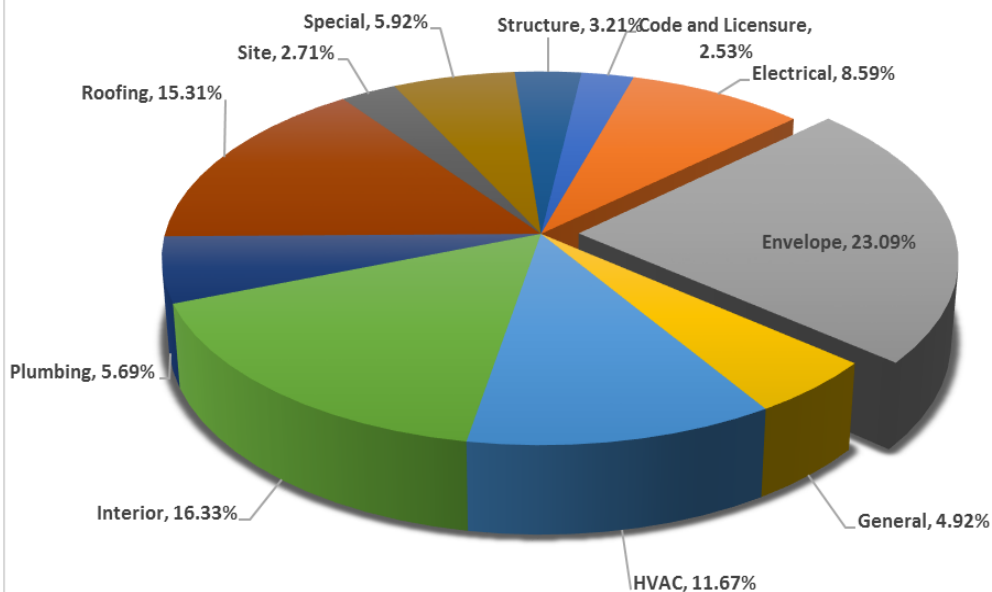
Predominant Space Type	Facility Count	Gross Square Footage	Operating Cost	Average Operating Cost/ Square Foot	Utility Cost	Average Utility Cost/ Square Foot
Agricultural	503	3,132,252	\$ 1,842,812.76	\$ 0.59	\$ 491,592.24	\$ 0.16
Armory	53	1,122,462	\$ 4,125,964.52	\$ 3.68	\$ 1,647,599.36	\$ 1.47
Conditioned Storage	238	827,723	\$ 2,437,681.12	\$ 2.95	\$ 1,022,655.18	\$ 1.24
Conference Center	19	147,330	\$ 183,577.87	\$ 1.25	\$ 64,261.50	\$ 0.44
Data Center	8	79,627	\$ 216,765.32	\$ 2.72	\$ 3,125.00	\$ 0.04
Educational	5,733	147,532,590	\$ 26,698,350.86	\$ 0.18	\$ 68,100,992.47	\$ 0.46
Food Services	33	279,632	\$ 10,120,196.24	\$ 36.19	\$ 381,565.48	\$ 1.36
Gym/Exercise/Sports Venue	70	1,271,335	\$ 4,396,118.16	\$ 3.46	\$ 1,196,345.41	\$ 0.94
Informational	180	6,473	\$ -	\$ -	\$ -	\$ -
Labs	76	1,145,959	\$ 2,074,260.93	\$ 1.81	\$ 2,216,426.97	\$ 1.93
Medical care	20	797,479	\$ 7,489,946.59	\$ 9.39	\$ 2,681,254.76	\$ 3.36
Museum/Exhibits	53	246,732	\$ 17,653,822.16	\$ 71.55	\$ 372,710.79	\$ 1.51
NOC	2,075	4,367,427	\$ 6,289,639.93	\$ 1.44	\$ 8,341,644.76	\$ 1.91
Office	1,089	17,432,468	\$ 85,555,771.74	\$ 4.91	\$ 24,667,331.22	\$ 1.42
Penal	4,457	24,859,725	\$ 38,797,377.53	\$ 1.56	\$ 63,875,018.46	\$ 2.57
Recreational	581	1,182,905	\$ 1,936,724.65	\$ 1.64	\$ 346,585.09	\$ 0.29
Residential	920	7,287,296	\$ 85,752,178.75	\$ 11.77	\$ 5,983,802.89	\$ 0.82
Unconditioned Storage	1,192	1,700,900	\$ 3,542,472.22	\$ 2.08	\$ 1,105,188.22	\$ 0.65
Unenclosed structure	1,131	8,097,348	\$ 1,356,466.81	\$ 0.17	\$ 238,225.26	\$ 0.03
Utility	1,319	931,447	\$ 1,730,769.81	\$ 1.86	\$ 1,320,499.89	\$ 1.42
Workshop	212	846,103	\$ 3,542,850.68	\$ 4.19	\$ 672,942.16	\$ 0.80
Grand Total	19,962	223,295,213	\$ 305,743,748.65	\$ 1.37	\$ 184,729,767.11	\$ 0.83

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, 2019**.

Deficiency Category	Number of Deficiencies by Category	Sum of Estimated Cost
Code and Licensure	129	\$ 19,349,117.93
Electrical	360	\$ 65,574,071.69
Envelope	439	\$ 176,291,035.35
General	553	\$ 37,590,549.75
HVAC	442	\$ 89,117,768.65
Interior	729	\$ 124,661,923.08
Plumbing	273	\$ 43,462,786.22
Roofing	526	\$ 116,901,792.11
Site	322	\$ 20,697,332.05
Special	217	\$ 45,167,750.80
Structure	295	\$ 24,528,348.80
Grand Total	4,285	\$ 763,342,476.43

Deficiencies by Percent of Total Cost



Note: Final numbers may not equal 100% due to rounding.

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.

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
Office	4	20,608
NOC	4	16,120
Residential	2	8,178
Conditioned Storage	1	6,637
Penal	7	5,008
Agricultural	2	2,592
Utility	3	2,044
Unconditioned Storage	1	288
Grand Total	24	61,475

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	153	754,744
Office	6	40,730
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	175	870,236

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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