



# State Facilities Inventory 2020 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, 2020**

Department of  
**MANAGEMENT  
SERVICES**



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Appendices may be viewed at:

[https://www.dms.myflorida.com/business\\_operations/real\\_estate\\_development\\_and\\_management/red\\_m\\_reports](https://www.dms.myflorida.com/business_operations/real_estate_development_and_management/red_m_reports)



# Executive Summary

The 2020 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.

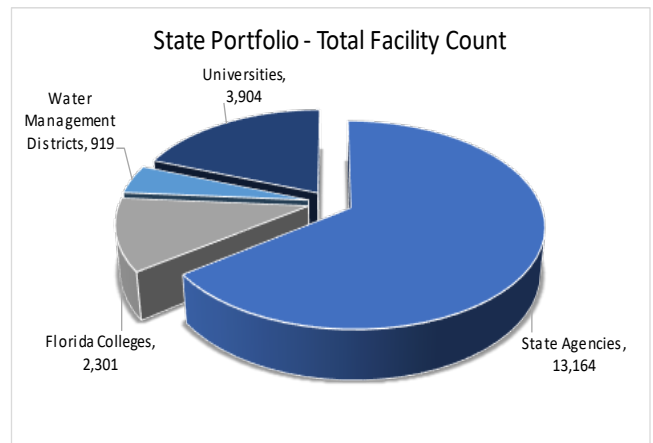
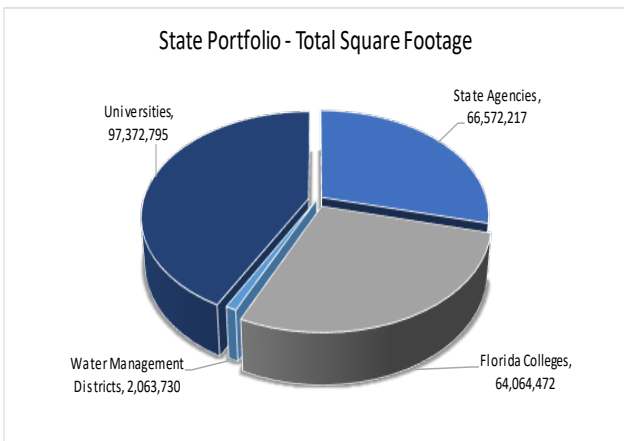


# Summary of Owned Inventory

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, 2020, agencies reported the following in the Florida State Owned Lands and Records Information System (FL-SOLARIS):

- The State of Florida owns 20,288 structures totaling 230,073,214 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 13,164 facilities throughout Florida’s 67 counties, totaling 66,572,217 square feet.
  - Alachua County has the largest number of facilities (1671) while Miami-Dade County has the most square-footage (30,321,745). Glades County has the fewest facilities (59), and Flagler has the lowest square footage (147,383).
  - Agencies reported 23 candidates for disposition, totaling more than 60,000 square feet.
  - The average age of all agency-owned facilities is 33.8 years (as reported by agencies), and there are approximately \$805 million in reported capital improvement projects. Agencies reported \$339.8 million in operating expenses for this reporting cycle and \$119.6 million in utility expenses.



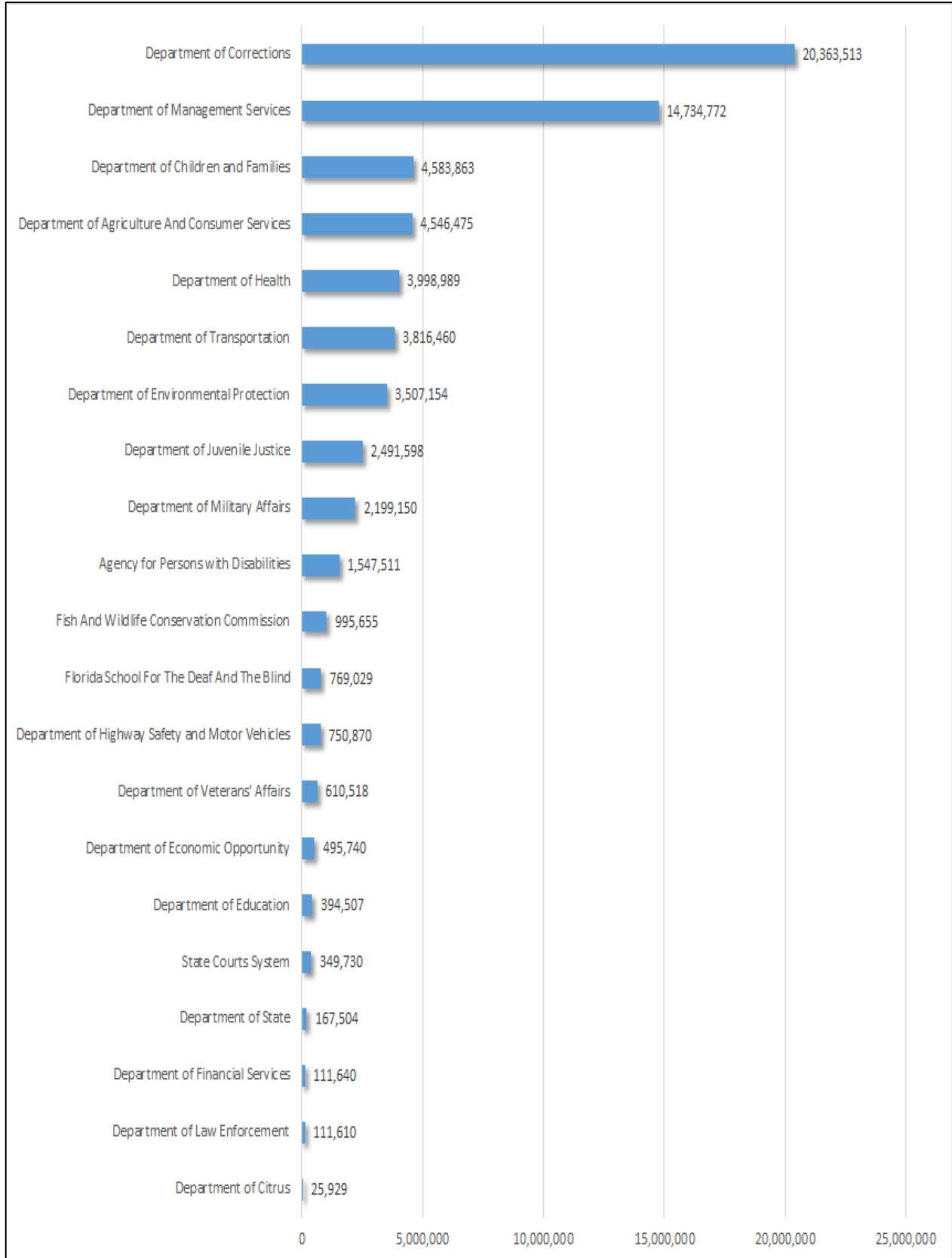
# State-Owned Portfolio

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>13,164</b>	<b>64.39%</b>	<b>66,572,217</b>	<b>28.94%</b>
Agency for Persons with Disabilities	411	2.03%	1,547,511	0.67%
Department of Agriculture And Consumer Servi	1,604	7.91%	4,546,475	1.98%
Department of Children and Families	540	2.66%	4,583,863	1.99%
Department of Citrus	3	0.01%	25,929	0.01%
Department of Corrections	4,101	20.21%	20,363,513	8.85%
Department of Economic Opportunity	18	0.09%	495,740	0.22%
Department of Education	17	0.08%	394,507	0.17%
Department of Environmental Protection	3,675	18.11%	3,507,154	1.52%
Department of Financial Services	25	0.12%	111,640	0.05%
Department of Health	272	1.34%	3,998,989	1.74%
Department of Highway Safety and Motor Vehic	94	0.46%	750,870	0.33%
Department of Juvenile Justice	541	2.67%	2,491,598	1.08%
Department of Law Enforcement	1	0.00%	111,610	0.05%
Department of Management Services	228	1.12%	14,734,772	6.40%
Department of Military Affairs	368	1.81%	2,199,150	0.96%
Department of State	32	0.16%	167,504	0.07%
Department of Transportation	631	3.11%	3,816,460	1.66%
Department of Veterans' Affairs	9	0.04%	610,518	0.27%
Fish And Wildlife Conservation Commission	534	2.63%	995,655	0.43%
Florida School For The Deaf And The Blind	55	0.27%	769,029	0.33%
State Courts System	5	0.02%	349,730	0.15%
<b>Florida Colleges</b>	<b>2,301</b>	<b>11.34%</b>	<b>64,064,472</b>	<b>27.85%</b>
Broward College	127	0.63%	6,968,355	3.03%
Chipola College	49	0.24%	573,812	0.25%
College of Central Florida	72	0.35%	945,021	0.41%
Daytona State College	83	0.41%	1,698,354	0.74%
Eastern Florida State College	74	0.36%	3,126,326	1.36%
Florida Gateway College	87	0.43%	486,071	0.21%
Florida SouthWestern State College	87	0.43%	1,313,529	0.57%
Florida State College at Jacksonville	121	0.60%	3,087,668	1.34%
Gulf Coast State College	51	0.25%	753,316	0.33%
Hillsborough Community College	90	0.44%	1,843,003	0.80%
Indian River State College	93	0.46%	1,625,435	0.71%
Lake-Sumter State College	40	0.20%	821,315	0.36%
Miami Dade College	264	1.30%	15,884,893	6.90%
North Florida Community College	33	0.16%	425,046	0.18%
Northwest Florida State College	72	0.35%	1,285,605	0.56%
Palm Beach State College	142	0.70%	2,197,559	0.96%
Parsons-Hernando State College	84	0.41%	1,130,492	0.49%
Pensacola State College	71	0.35%	1,246,044	0.54%
Polk State College	36	0.18%	976,401	0.42%
Santa Fe College	72	0.35%	2,181,633	0.95%
Seminole State College of Florida	88	0.43%	3,845,258	1.67%
South Florida State College	89	0.44%	700,023	0.30%
St. Johns River State College	43	0.21%	635,280	0.28%
St. Petersburg College	80	0.39%	2,434,538	1.06%
State College of Florida, Manatee-Sarasota	63	0.31%	2,911,948	1.27%
Tallahassee Community College	72	0.35%	2,112,356	0.92%
The College of the Florida Keys	32	0.16%	266,533	0.12%
Valencia College	86	0.42%	2,588,658	1.13%
<b>Universities</b>	<b>3,904</b>	<b>19.24%</b>	<b>97,372,795</b>	<b>42.32%</b>
Florida A&M University	148	0.73%	3,896,146	1.69%
Florida Atlantic University	246	1.21%	6,625,800	2.88%
Florida Gulf Coast University	171	0.84%	4,684,913	2.04%
Florida International University	193	0.95%	10,086,363	4.38%
Florida Polytechnic University	15	0.07%	482,474	0.21%
Florida State University	370	1.82%	14,532,186	6.32%
New College	58	0.29%	665,197	0.29%
University of Central Florida	272	1.34%	12,992,404	5.65%
University of Florida	1,958	9.16%	24,260,845	10.54%
University of North Florida	98	0.48%	4,653,410	2.02%
University of South Florida	295	1.45%	11,995,466	5.21%
University of West Florida	180	0.89%	2,497,591	1.09%
<b>Water Management Districts</b>	<b>919</b>	<b>4.53%</b>	<b>2,063,730</b>	<b>0.90%</b>
Northwest Florida WMD	52	0.26%	56,040	0.02%
South Florida WMD	742	3.66%	1,266,235	0.55%
Southwest Florida WMD	58	0.29%	355,895	0.15%
St. Johns River WMD	36	0.18%	321,081	0.14%
Suwannee River WMD	31	0.15%	64,479	0.03%
<b>Grand Total</b>	<b>20,223</b>	<b>100.00%</b>	<b>230,073,214</b>	<b>100.00%</b>

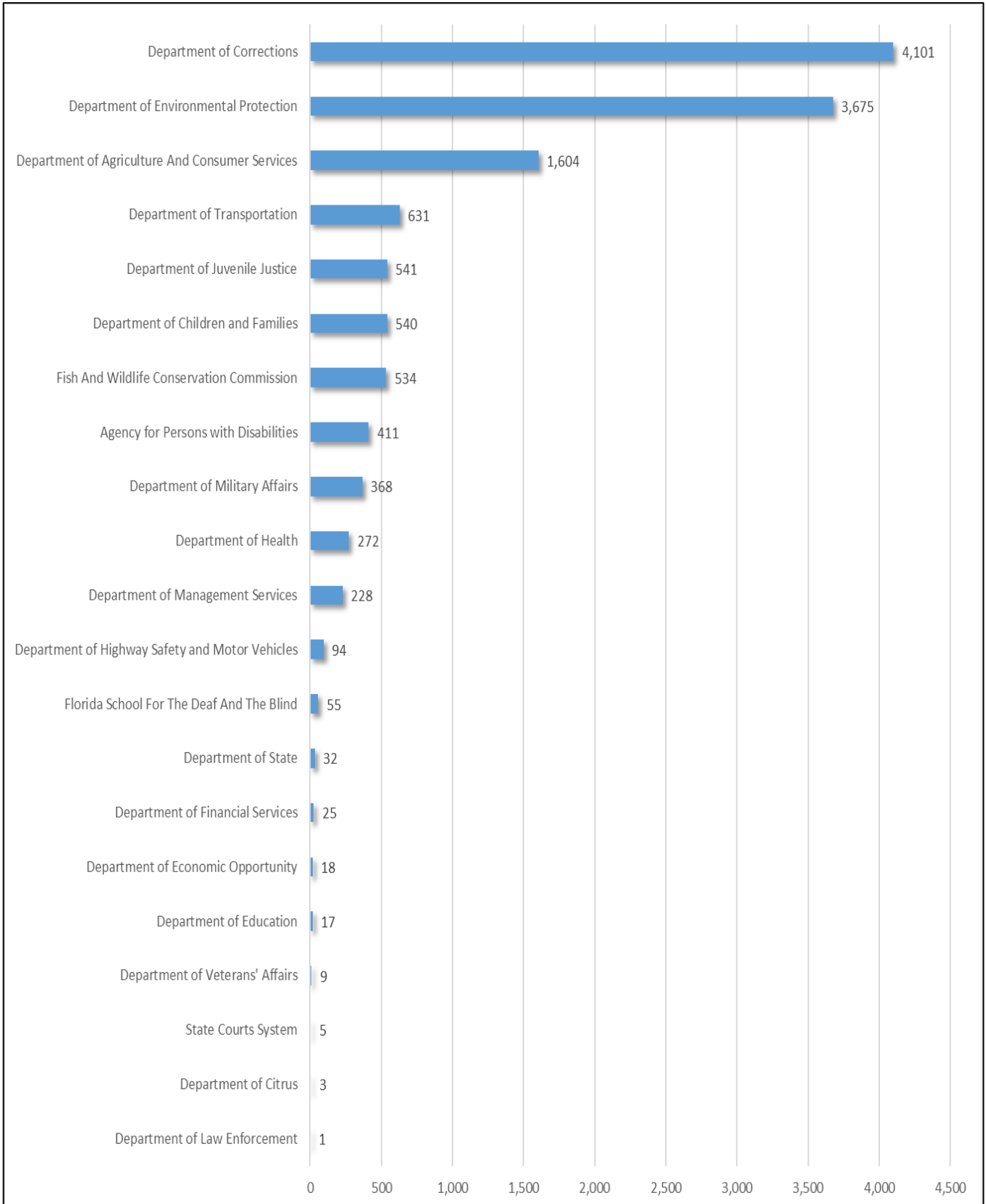
# State Agency Portfolio

Total Gross Square Footage by State Agency



# State Agency Portfolio

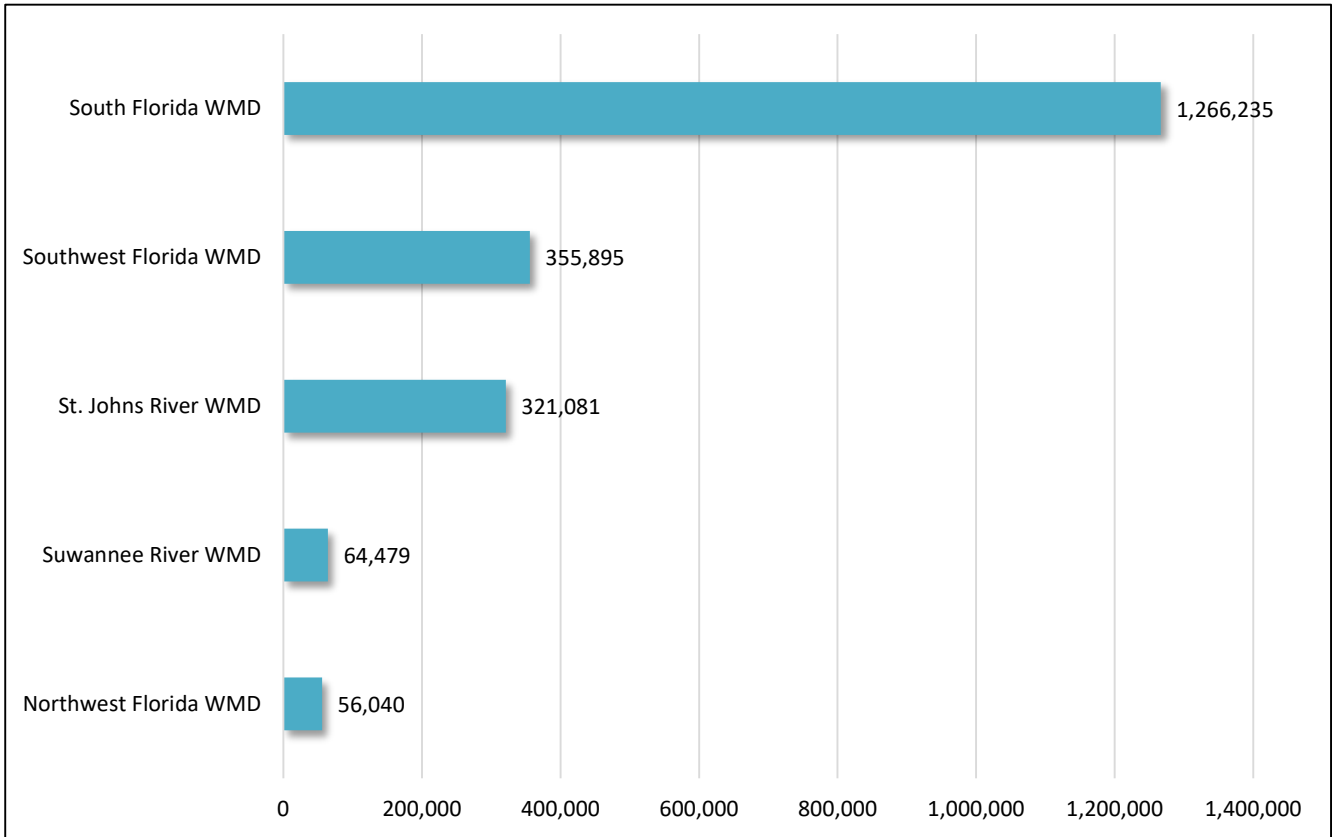
Total Facility Count by State Agency



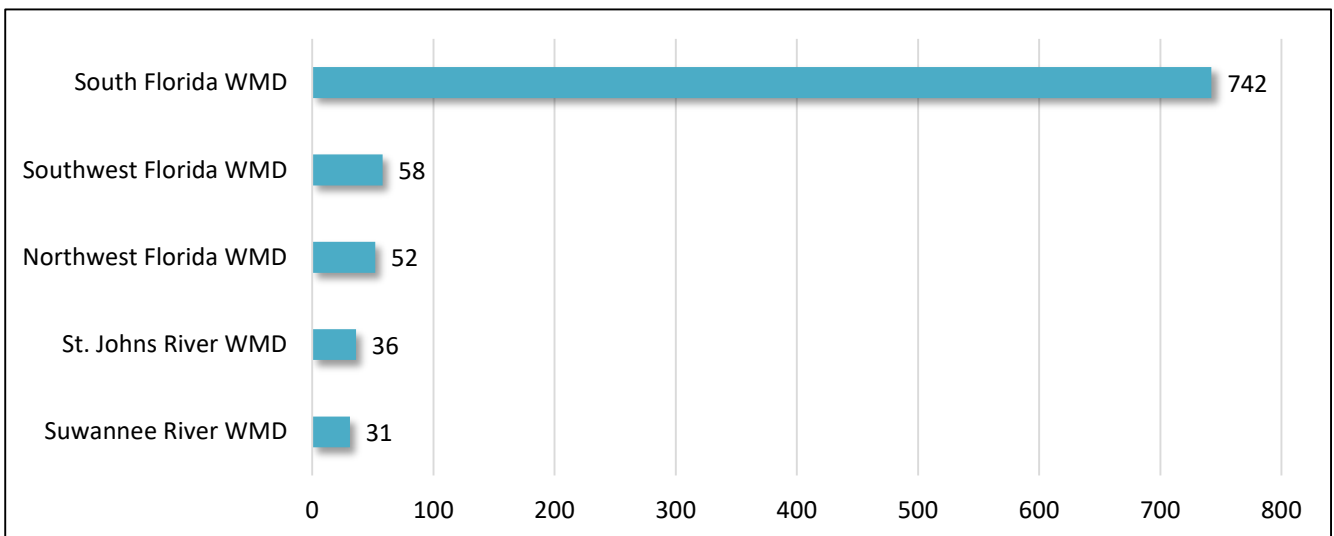


# Water Management District Portfolio

### Total Gross Square Footage by WMD

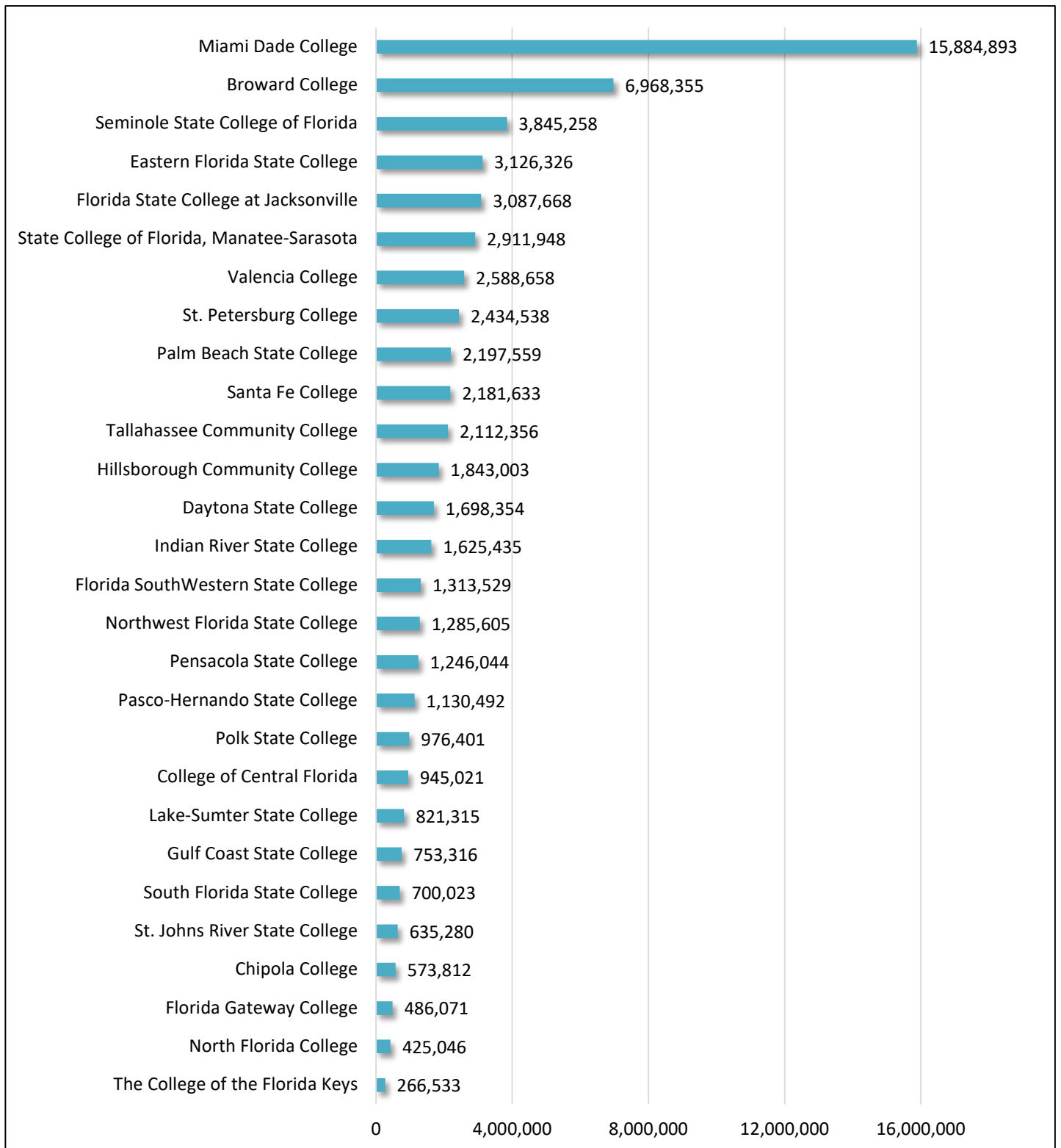


### Total Facility Count by WMD



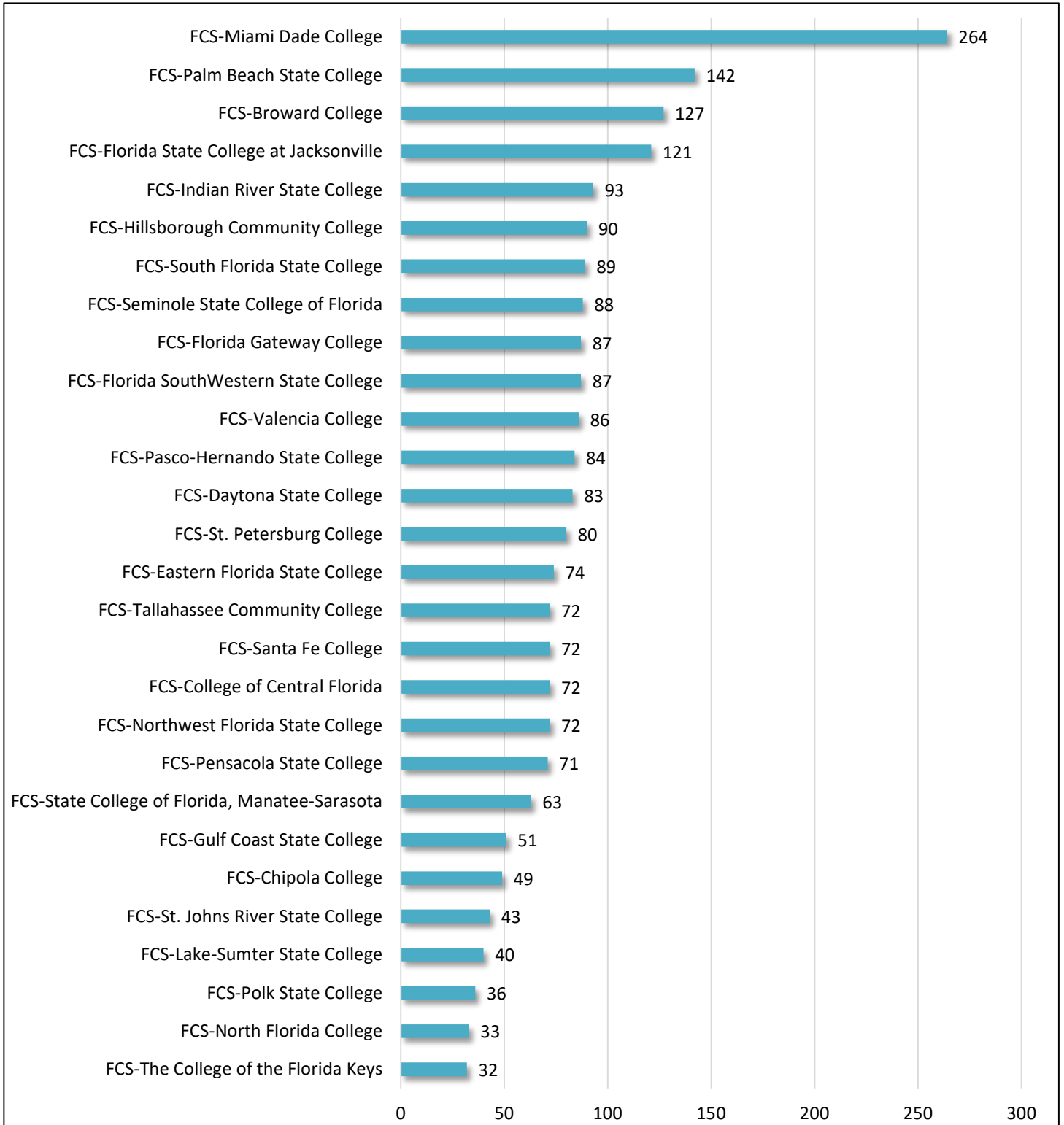
# Florida College System Portfolio

## Total Gross Square Footage by Florida College



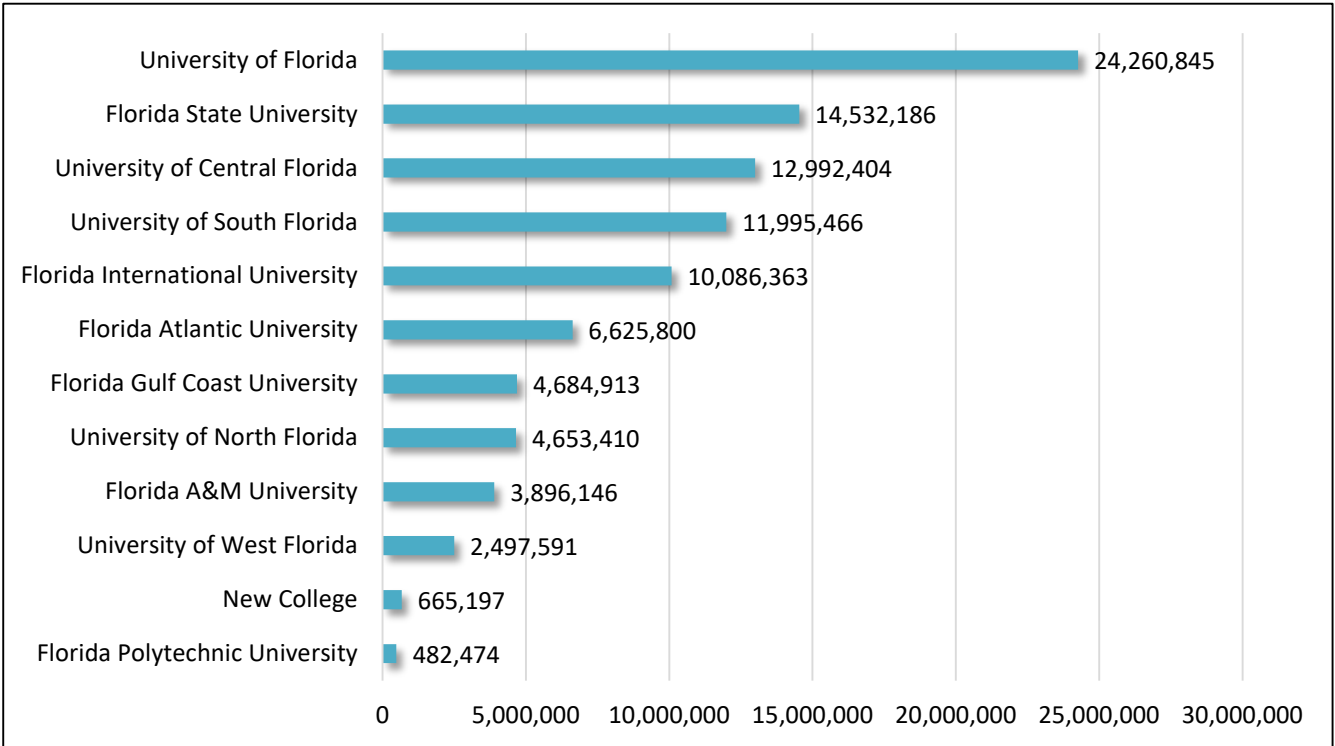
# Florida College System Portfolio

Total Facility Count by Florida College

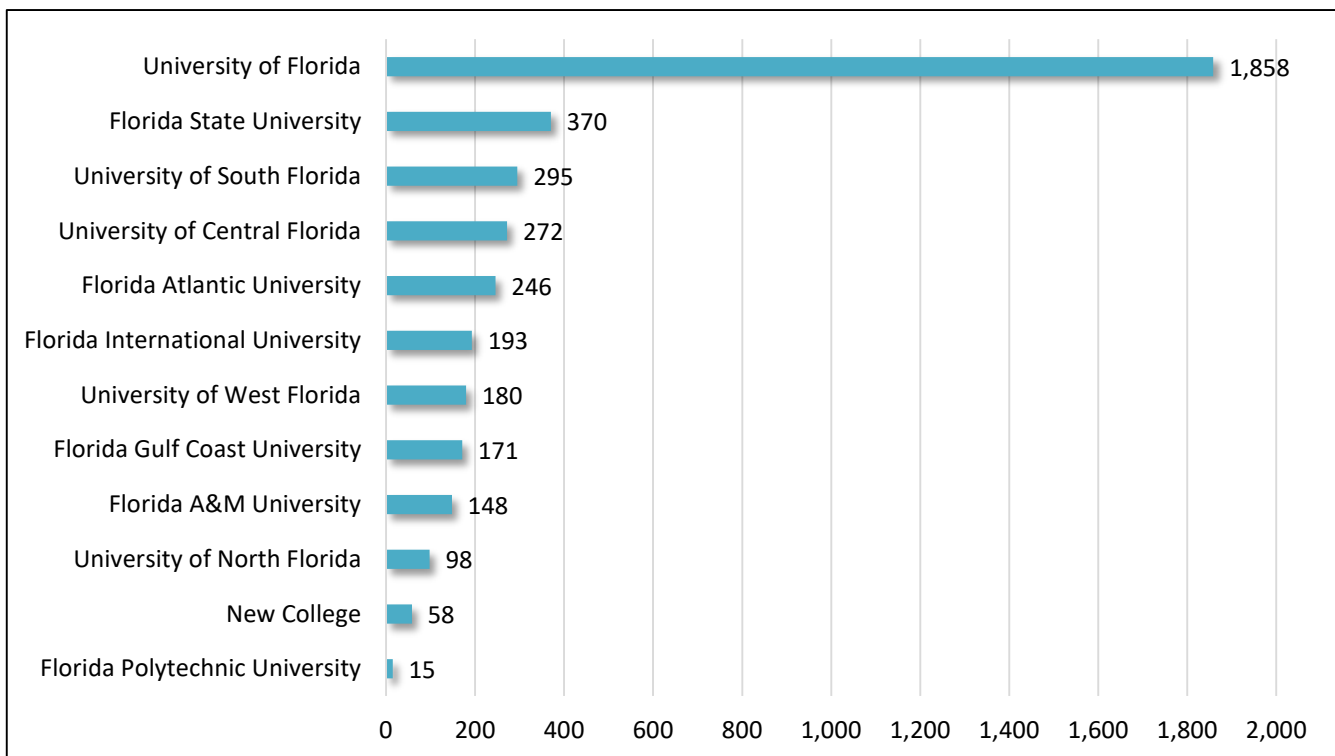


# Board of Governors Portfolio

**Total Gross Square Footage by University**



**Total Facility Count by University**

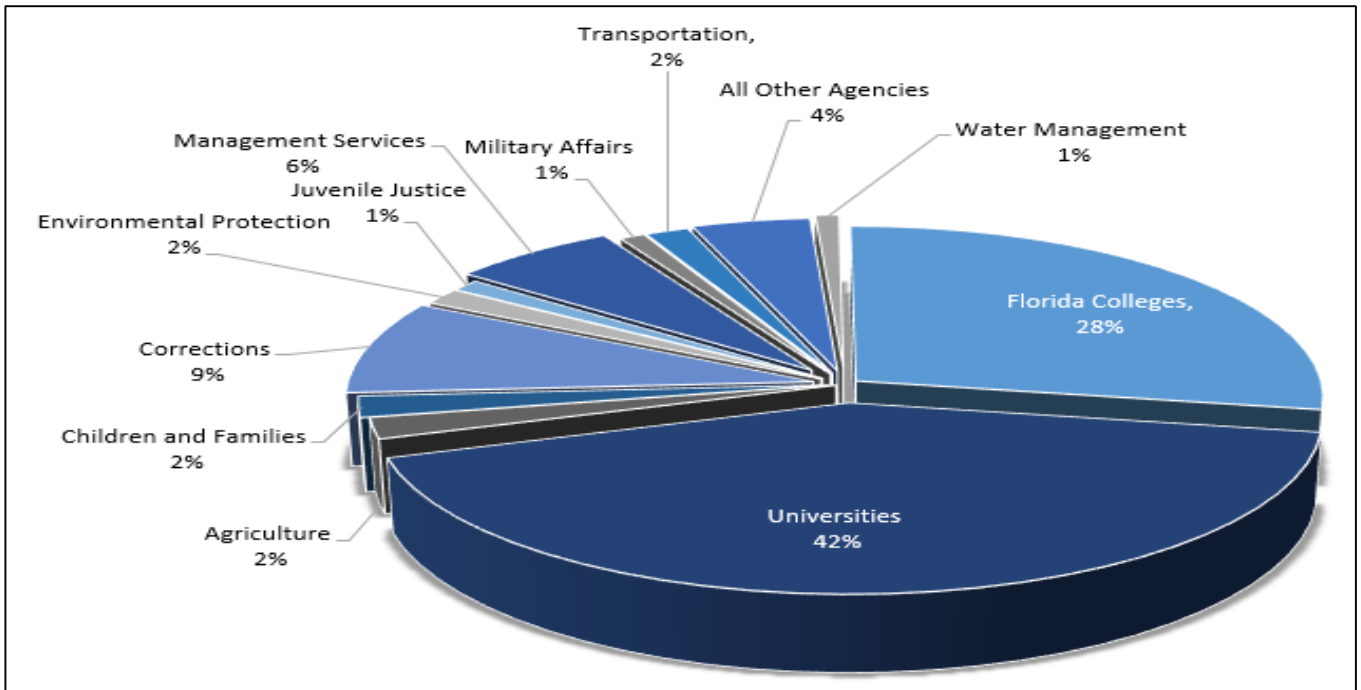




# State-Owned Facility Portfolios by Size

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**



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

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

County	Facility Count	Total Gross Square Footage	County	Facility Count	Total Gross Square Footage
Alachua	1,671	25,635,931	Lee	460	6,569,069
Baker	204	1,072,935	Leon	851	29,514,896
Bay	228	1,544,571	Levy	160	513,245
Bradford	196	1,351,927	Liberty	116	364,650
Brevard	190	3,609,598	Madison	154	806,024
Broward	468	9,809,938	Manatee	168	2,537,258
Calhoun	76	330,323	Marion	667	2,728,963
Charlotte	160	671,172	Martin	283	910,198
Citrus	198	366,782	Miami-Dade	1,056	30,321,745
Clay	236	576,864	Monroe	254	685,361
Collier	211	922,978	Nassau	127	292,321
Columbia	359	1,693,825	Okaloosa	232	1,846,988
DeSoto	172	972,927	Okeechobee	251	863,290
Dixie	153	363,428	Orange	629	17,735,544
Duval	390	9,236,759	Osceola	153	748,855
Escambia	403	4,241,239	Palm Beach	838	10,413,949
Flagler	84	147,383	Pasco	159	1,334,707
Franklin	233	539,403	Pinellas	317	4,737,396
Gadsden	487	3,100,996	Polk	676	4,271,395
Gilchrist	109	299,574	Putnam	228	769,585
Glades	59	308,725	Santa Rosa	334	1,670,357
Gulf	219	715,320	Sarasota	243	2,428,633
Hamilton	190	648,676	Seminole	129	3,996,698
Hardee	153	632,764	St. Johns	242	1,574,195
Hendry	167	273,502	St. Lucie	326	2,392,911
Hernando	275	948,916	Sumter	166	743,526
Highlands	236	832,097	Suwannee	215	720,730
Hillsborough	608	14,362,220	Taylor	151	645,058
Holmes	119	399,570	Union	377	1,806,915
Indian River	66	244,448	Volusia	350	3,247,244
Jackson	570	2,796,142	Wakulla	171	762,005
Jefferson	70	282,319	Walton	254	537,732
Lafayette	116	348,634	Washington	182	854,855
Lake	293	1,445,030	<b>Grand Total</b>	<b>20,288</b>	<b>230,073,214</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.

Predominant Space Type	Facility Count by Space Type	Gross Square Footage
Educational	5,594	141,741,233
Penal	4,476	24,950,505
Office	1,165	18,991,002
Unenclosed structure	1,156	11,131,561
Residential	990	9,517,473
NOC	2,097	4,122,662
Agricultural	524	3,209,181
Unconditioned Storage	1,205	3,165,878
Medical care	173	3,053,988
Gym/Exercise/Sports Venue	81	2,064,157
Labs	88	1,768,695
Recreational	601	1,284,151
Armory	54	1,226,462
Utility	1,322	987,718
Workshop	215	927,987
Conditioned Storage	240	907,036
Food Services	38	446,547
Museum/Exhibits	54	249,232
Conference Center	23	215,662
Data Center	8	82,183
Informational	184	29,901
<b>Grand Total</b>	<b>20,288</b>	<b>230,073,214</b>

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

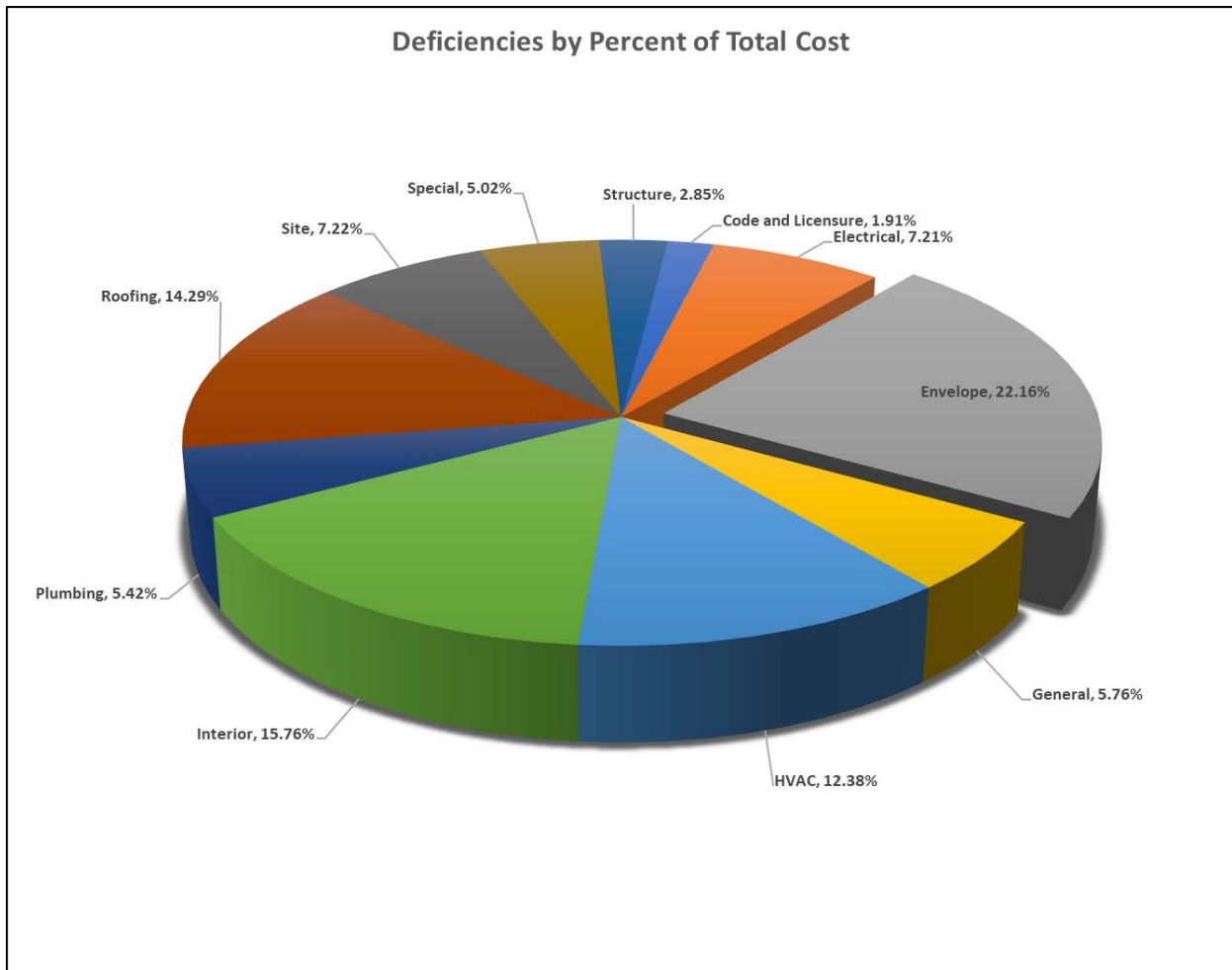
Predominant Space Type	Facility Count	Gross Square Footage	Operating Cost	Average Operating Cost/ Square Foot	Utility Cost	Average Utility Cost/ Square Foot
Agricultural	524	3,209,181	\$ 1,511,486.88	\$ 0.47	\$ 485,127.03	\$ 0.15
Armory	54	1,226,462	\$ 4,510,766.91	\$ 1.41	\$ 2,055,696.54	\$ 0.64
Conditioned Storage	240	907,036	\$ 1,582,439.72	\$ 0.49	\$ 836,407.44	\$ 0.26
Conference Center	23	215,662	\$ 226,260.78	\$ 0.07	\$ 63,806.27	\$ 0.02
Data Center	8	82,183	\$ 102,773.30	\$ 0.03	\$ 3,050.00	\$ 0.00
Educational	5,594	141,741,233	\$ 24,563,794.54	\$ 7.65	\$ 5,135,001.49	\$ 1.60
Food Services	38	446,547	\$ 9,569,422.61	\$ 2.98	\$ 354,750.08	\$ 0.11
Gym/Exercise/Sports Venue	81	2,064,157	\$ 4,127,950.91	\$ 1.29	\$ 140,864.57	\$ 0.04
Informational	184	29,901	\$ -	\$ -	\$ -	\$ -
Labs	88	1,768,695	\$ 2,228,962.03	\$ 0.69	\$ 1,583,779.18	\$ 0.49
Medical care	173	3,053,988	\$ 6,627,604.65	\$ 2.07	\$ 2,923,063.57	\$ 0.91
Museum/Exhibits	54	249,232	\$ 1,905,182.28	\$ 0.59	\$ 369,632.29	\$ 0.12
NOC	2,097	4,122,662	\$ 6,285,236.13	\$ 1.96	\$ 6,523,597.49	\$ 2.03
Office	1,165	18,991,002	\$ 145,439,575.50	\$ 45.32	\$ 28,541,003.46	\$ 8.89
Penal	4,476	24,950,505	\$ 39,446,265.67	\$ 12.29	\$ 61,227,759.42	\$ 19.08
Recreational	601	1,284,151	\$ 1,873,760.56	\$ 0.58	\$ 586,670.32	\$ 0.18
Residential	990	9,517,473	\$ 79,267,837.22	\$ 24.70	\$ 4,856,309.47	\$ 1.51
Unconditioned Storage	1,205	3,165,878	\$ 3,084,355.50	\$ 0.96	\$ 1,517,301.33	\$ 0.47
Unenclosed structure	1,156	11,131,561	\$ 1,348,866.21	\$ 0.42	\$ 384,625.44	\$ 0.12
Utility	1,322	987,718	\$ 2,619,173.98	\$ 0.82	\$ 1,347,022.09	\$ 0.42
Workshop	215	927,987	\$ 3,508,158.93	\$ 1.09	\$ 707,592.46	\$ 0.22
<b>Grand Total</b>	<b>20,288</b>	<b>230,073,214</b>	<b>\$ 339,829,874.31</b>	<b>\$ 1.48</b>	<b>\$ 119,643,059.94</b>	<b>\$ 0.52</b>



# State-Owned Facilities 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, 2020.**

Deficiency Category	Number of Deficiencies by Category	Sum of Estimated Cost
Code and Licensure	124	\$ 15,410,117.95
Electrical	383	\$ 58,107,827.69
Envelope	449	\$ 178,543,035.39
General	620	\$ 46,402,649.23
HVAC	442	\$ 99,758,277.65
Interior	751	\$ 126,980,124.08
Plumbing	261	\$ 43,695,511.12
Roofing	532	\$ 115,134,781.11
Site	307	\$ 58,182,716.97
Special	205	\$ 40,413,527.80
Structure	294	\$ 22,951,260.76
<b>Grand Total</b>	<b>4,368</b>	<b>\$ 805,579,829.75</b>



# State-Owned Facilities Suitable for Emergency Shelters

As identified in section 252.385, F.S., it is the intent of the Legislature that Florida does 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	6	22,048
NOC	3	15,842
Residential	2	8,178
Conditioned Storage	1	6,637
Penal	7	5,008
Utility	3	2,044
Unconditioned Storage	1	288
<b>Grand Total</b>	<b>23</b>	<b>60,045</b>

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	18	51,755
NOC	5	29,182
Utility	3	29,010
Unconditioned Storage	17	17,457
Conditioned Storage	5	15,464
Residential	3	7,711
Labs	1	1,788
Unenclosed Structure	2	1,112
<b>Grand Total</b>	<b>207</b>	<b>908,223</b>

# 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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