



State Facilities Inventory 2021 Annual Report

**Florida Department of Environmental Protection
Division of State Lands**

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

Oct. 1, 2021



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Appendices may be viewed on the [DMS website](#).

Executive Summary

The 2021 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.



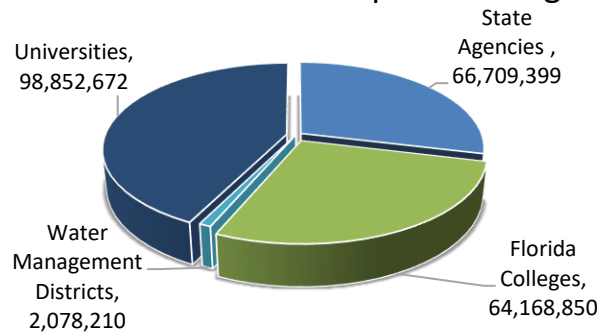
Summary of Owned Inventory

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.”

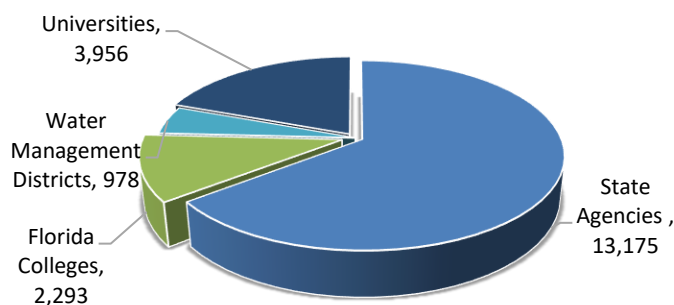
As of June 30, 2021, agencies reported the following in the Florida State Owned Lands and Records Information System (FL-SOLARIS):

- The State of Florida owns 20,402 structures totaling 231,809,131 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 13,175 facilities throughout Florida’s 67 counties, totaling 66,709,399 square feet.
 - Alachua County has the largest number of facilities (1,706) while Miami-Dade County has the most square-footage (30,341,461). Glades County has the fewest facilities (59), and Indian River has the lowest square footage (238,204).
 - Agencies reported 9 candidates for disposition, totaling more than 36,000 square feet.
 - The average age of all agency-owned facilities is 34.6 years (as reported by agencies), and there are approximately \$875 million in reported capital improvement projects. Agencies reported \$283.4 million in operating expenses for this reporting cycle and \$111.1 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
<i>State Agencies</i>	<i>13,175</i>	<i>64.58%</i>	<i>66,709,399</i>	<i>28.78%</i>
Agency for Persons with Disabilities	416	2.04%	1,546,024	0.67%
Department of Agriculture and Consumer Service	1,607	7.88%	4,568,288	1.97%
Department of Children and Families	539	2.64%	4,582,052	1.98%
Department of Citrus	3	0.01%	25,929	0.01%
Department of Corrections	4,122	20.20%	20,371,007	8.79%
Department of Economic Opportunity	17	0.08%	492,443	0.21%
Department of Education	17	0.08%	394,507	0.17%
Department of Environmental Protection	3,671	17.99%	3,509,256	1.51%
Department of Financial Services	25	0.12%	111,640	0.05%
Department of Health	281	1.38%	4,024,484	1.74%
Department of Highway Safety and Motor Vehicle	94	0.46%	750,870	0.32%
Department of Juvenile Justice	495	2.43%	2,330,543	1.01%
Department of Law Enforcement	1	0.00%	111,610	0.05%
Department of Management Services	228	1.12%	14,785,808	6.38%
Department of Military Affairs	369	1.81%	2,275,858	0.98%
Department of State	32	0.16%	167,504	0.07%
Department of Transportation	624	3.06%	3,812,441	1.64%
Department of Veterans' Affairs	10	0.05%	718,010	0.31%
Fish and Wildlife Conservation Commission	564	2.76%	1,012,366	0.44%
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%

State-Owned Portfolio (Continued)

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
<i>Florida Colleges</i>	<i>2,293</i>	<i>11.24%</i>	<i>64,168,850</i>	<i>27.68%</i>
Broward College	125	0.61%	6,988,021	3.01%
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	0.73%
Eastern Florida State College	74	0.36%	3,126,326	1.35%
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	122	0.60%	3,087,760	1.33%
Gulf Coast State College	44	0.22%	753,316	0.32%
Hillsborough Community College	90	0.44%	1,843,003	0.80%
Indian River State College	93	0.46%	1,625,435	0.70%
Lake-Sumter State College	40	0.20%	821,315	0.35%
Miami Dade College	258	1.26%	15,899,121	6.86%
North Florida College	33	0.16%	425,046	0.18%
Northwest Florida State College	78	0.38%	1,335,008	0.58%
Palm Beach State College	142	0.70%	2,197,559	0.95%
Pasco-Hernando State College	85	0.42%	1,137,704	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	0.94%
Seminole State College of Florida	88	0.43%	3,845,258	1.66%
South Florida State College	88	0.43%	697,293	0.30%
St. Johns River State College	43	0.21%	635,280	0.27%
St. Petersburg College	80	0.39%	2,434,538	1.05%
State College of Florida, Manatee-Sarasota	63	0.31%	2,911,948	1.26%
Tallahassee Community College	72	0.35%	2,112,356	0.91%
The College of the Florida Keys	32	0.16%	266,533	0.11%
Valencia College	86	0.42%	2,605,165	1.12%

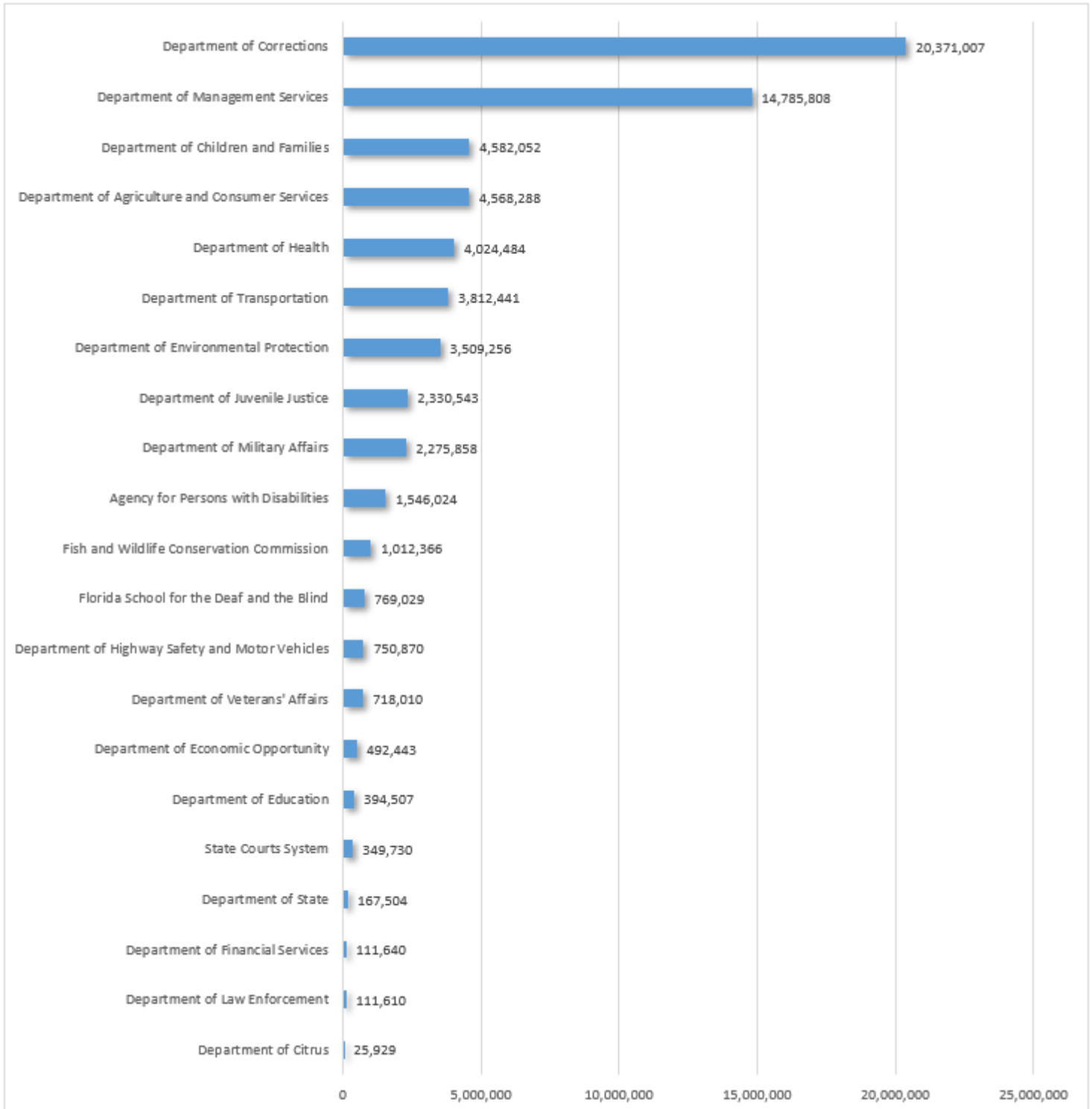
State-Owned Portfolio (Continued)

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
Universities	3,956	19.39%	98,852,672	42.64%
Florida A&M University	148	0.73%	3,896,146	1.68%
Florida Atlantic University	248	1.22%	6,869,488	2.96%
Florida Gulf Coast University	170	0.83%	4,683,233	2.02%
Florida International University	193	0.95%	10,086,363	4.35%
Florida Polytechnic University	15	0.07%	482,474	0.21%
Florida State University	371	1.82%	14,588,181	6.29%
New College	58	0.28%	665,197	0.29%
University of Central Florida	281	1.38%	13,165,056	5.68%
University of Florida	1,897	9.30%	25,142,329	10.85%
University of North Florida	98	0.48%	4,653,410	2.01%
University of South Florida	296	1.45%	12,122,466	5.23%
University of West Florida	181	0.89%	2,498,329	1.08%
Water Management Districts	978	4.79%	2,078,210	0.90%
Northwest Florida WMD	65	0.32%	58,056	0.03%
South Florida WMD	783	3.84%	1,280,451	0.55%
Southwest Florida WMD	58	0.28%	346,060	0.15%
St. Johns River WMD	41	0.20%	329,164	0.14%
Suwannee River WMD	31	0.15%	64,479	0.03%
Grand Total	20,402	100.00%	231,809,131	100.00%

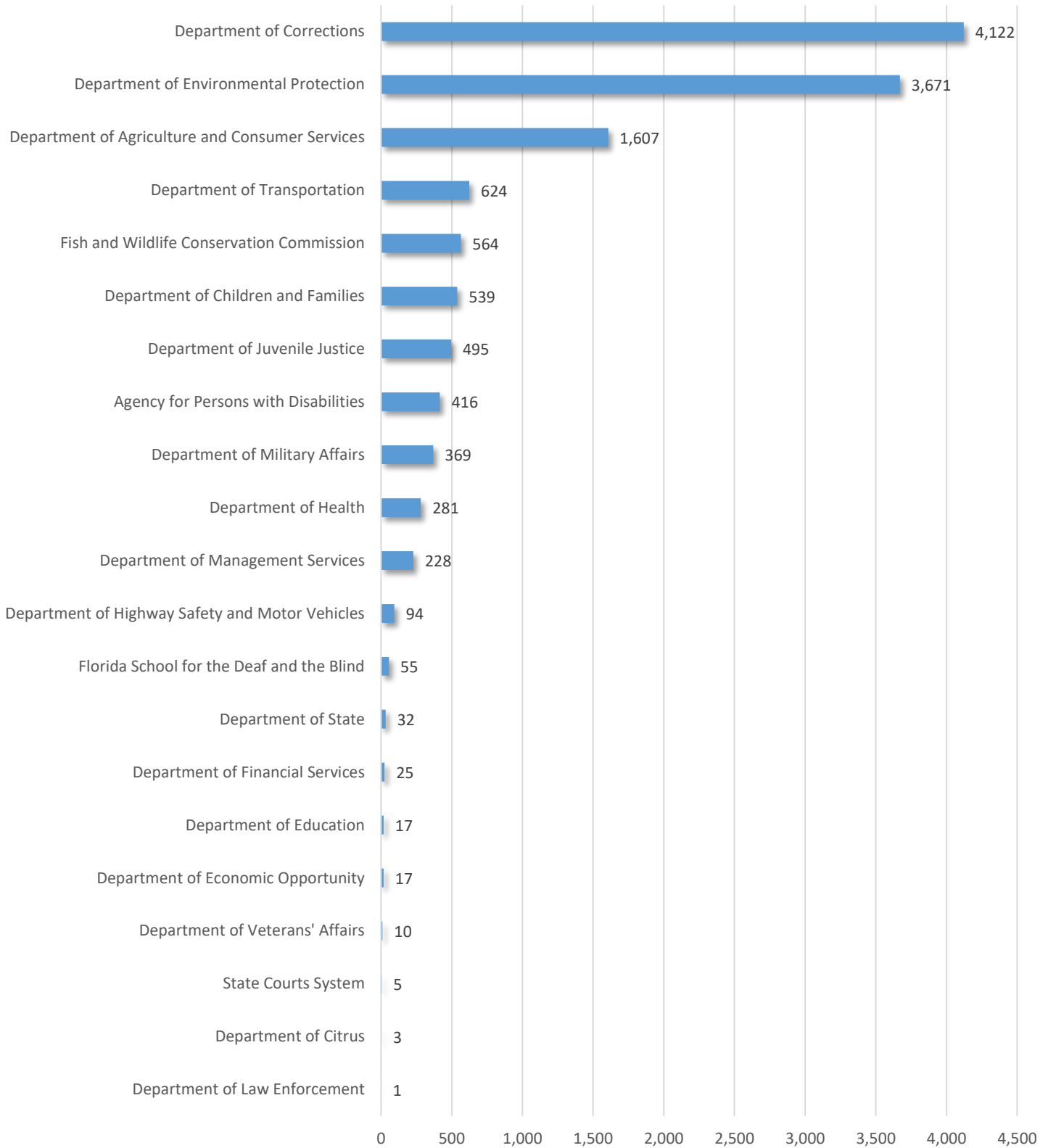
State Agency Portfolio

Total Gross Square Footage by State Agency



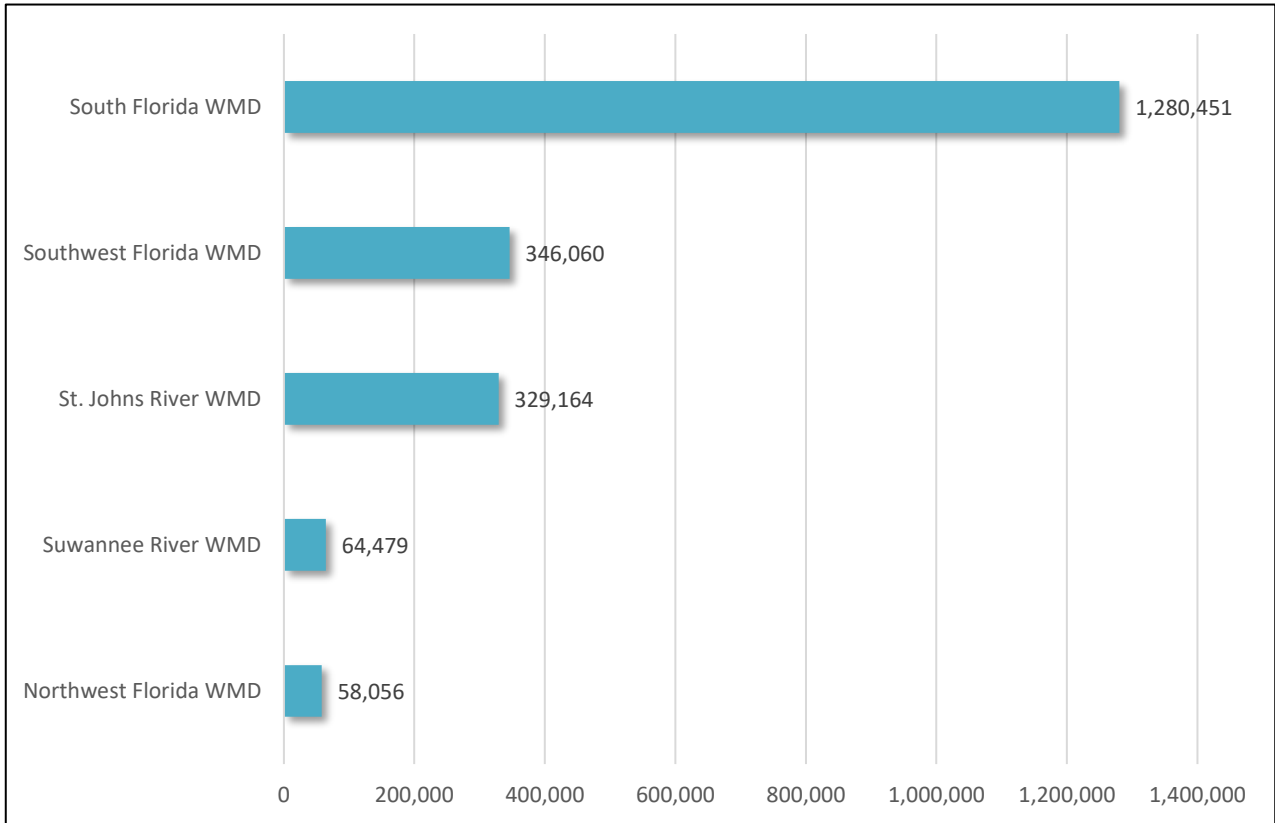
State Agency Portfolio

Total Facility Count by State Agency

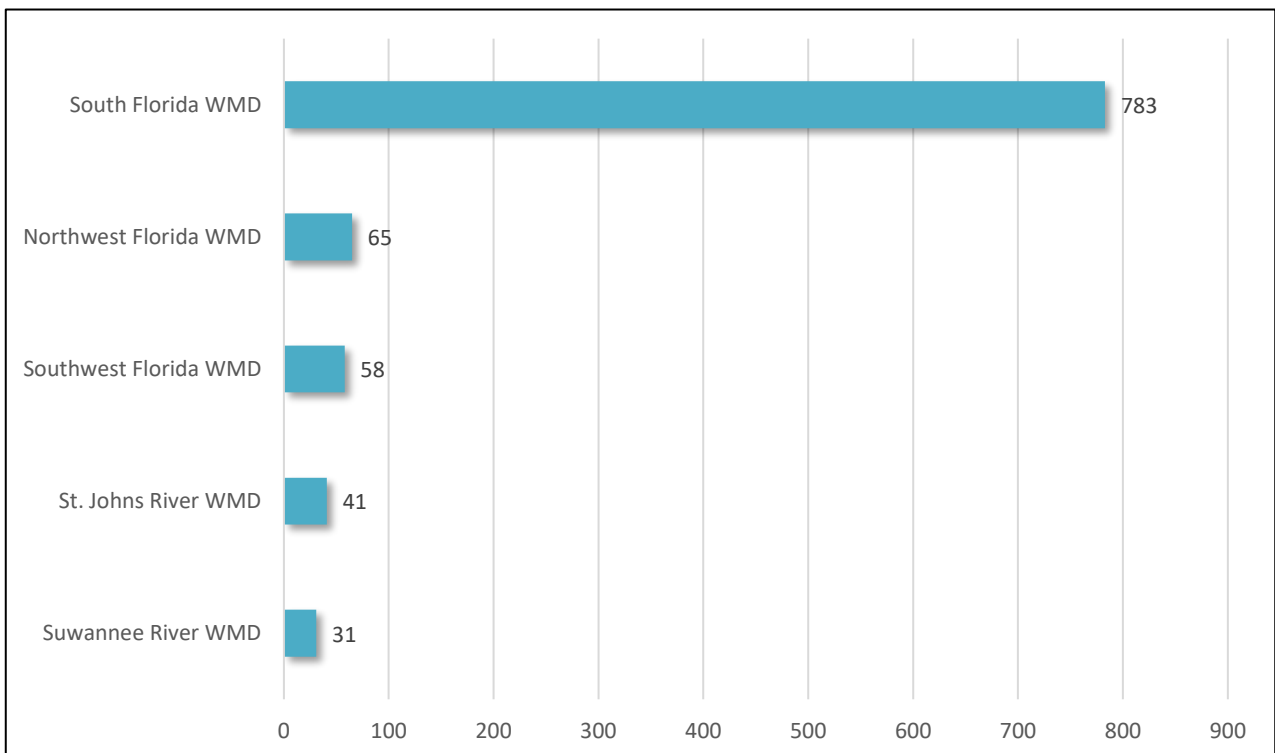


Water Management District Portfolio

Total Gross Square Footage by WMD

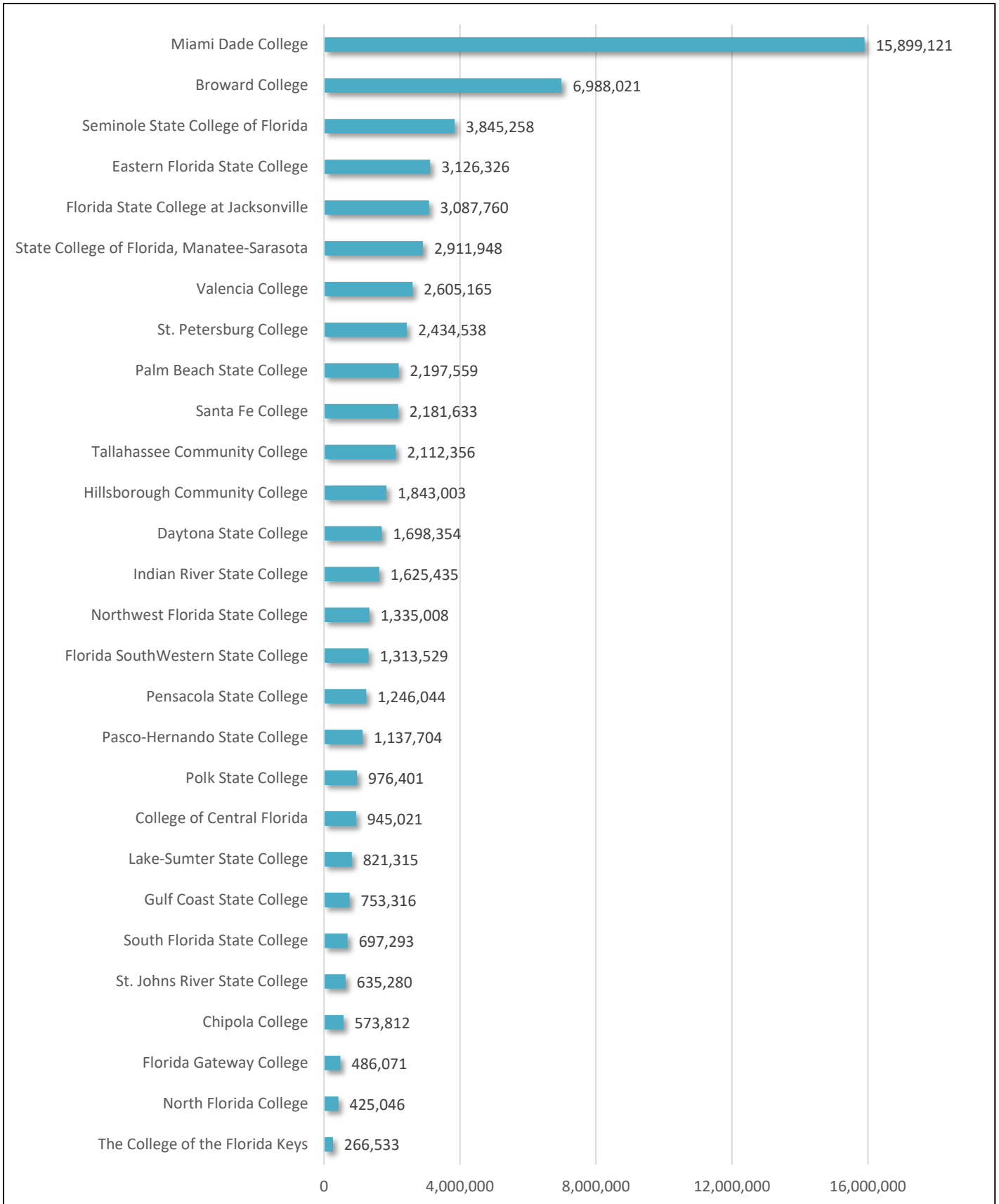


Total Facility Count by WMD



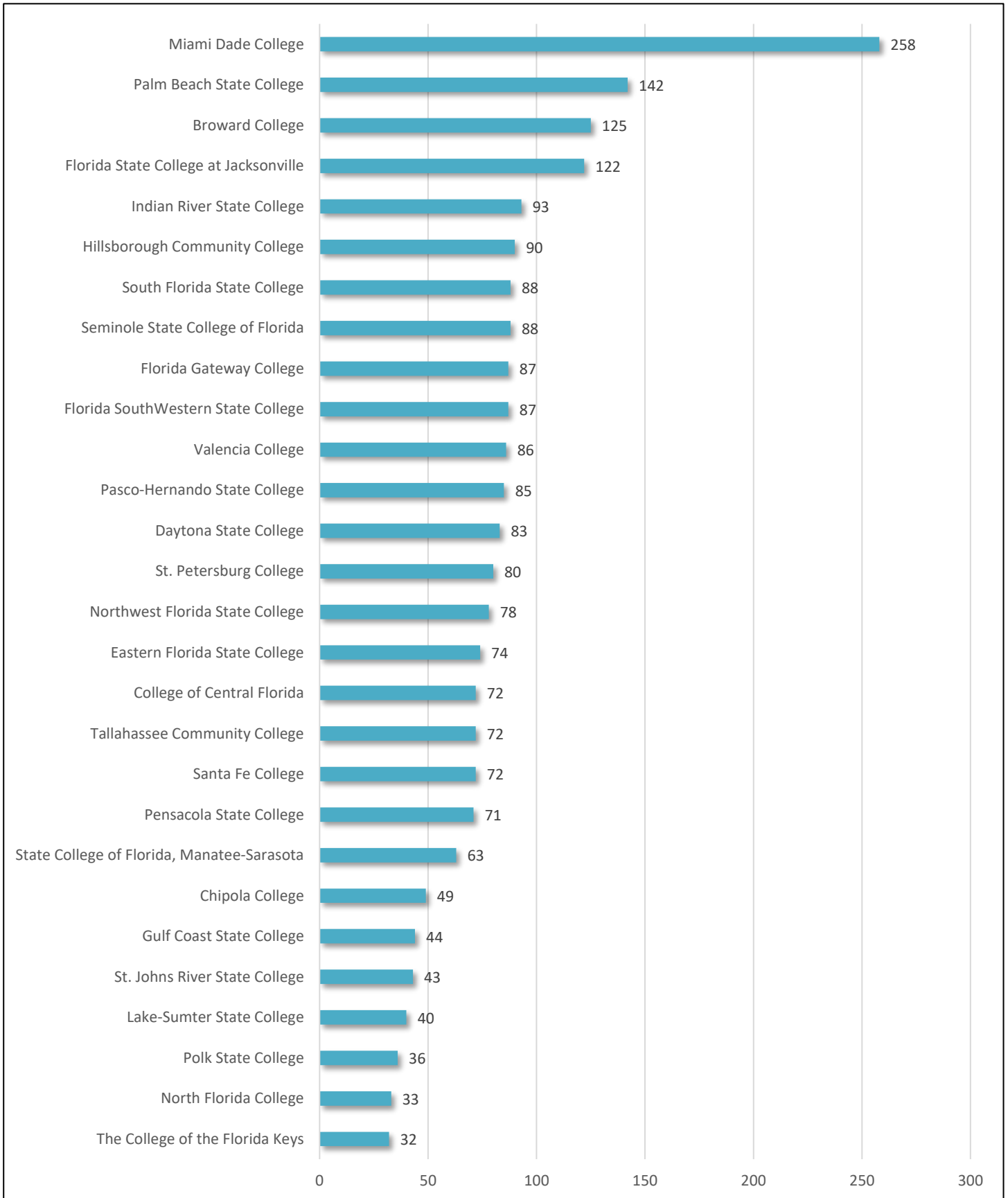
Florida College System Portfolio

Total Gross Square Footage by Florida College



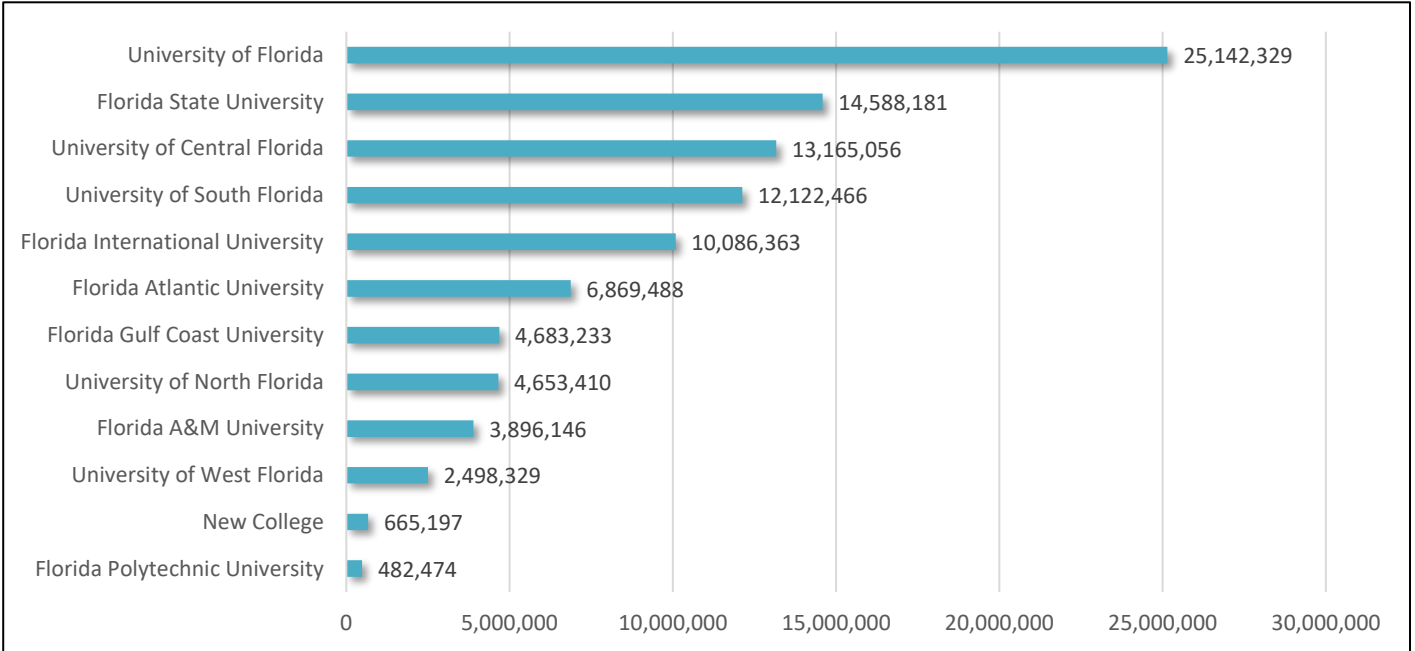
Florida College System Portfolio

Total Facility Count by Florida College

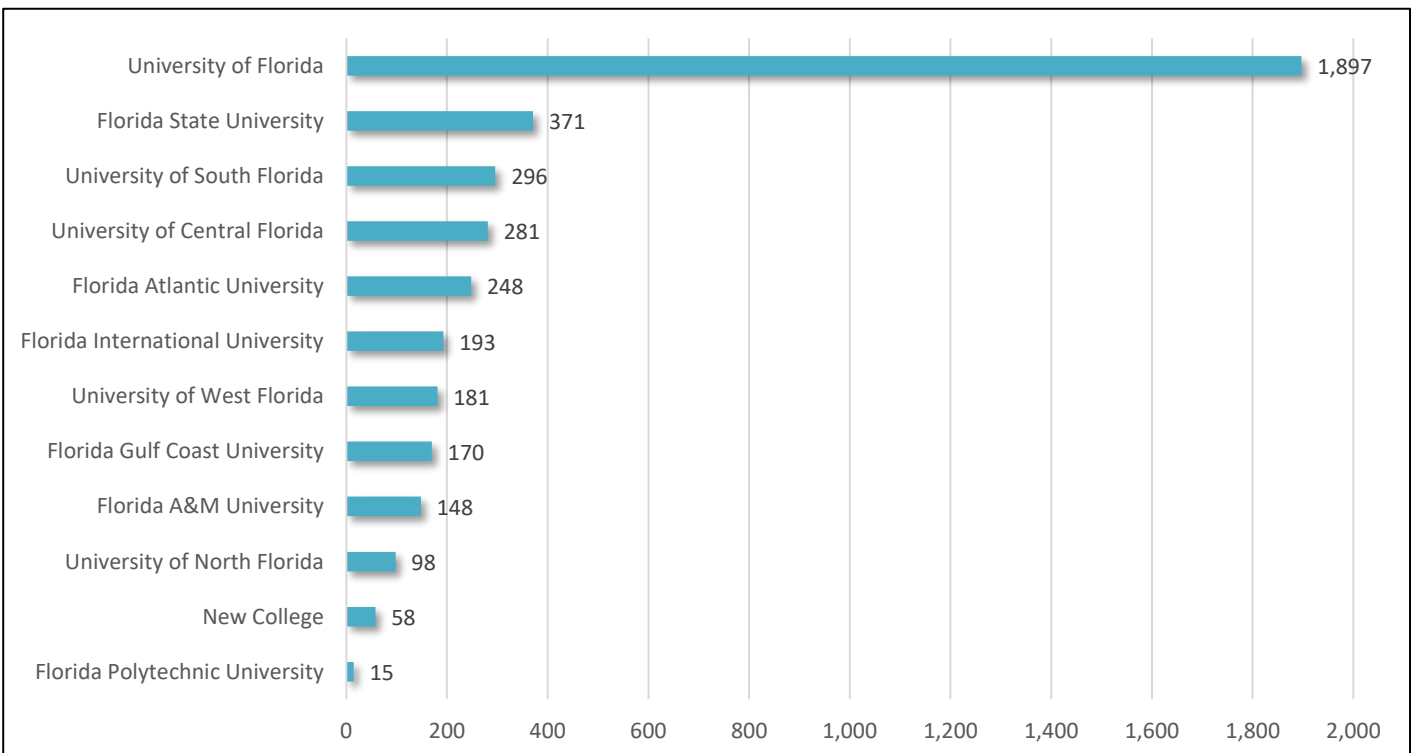


Board of Governors Portfolio

Total Gross Square Footage by University

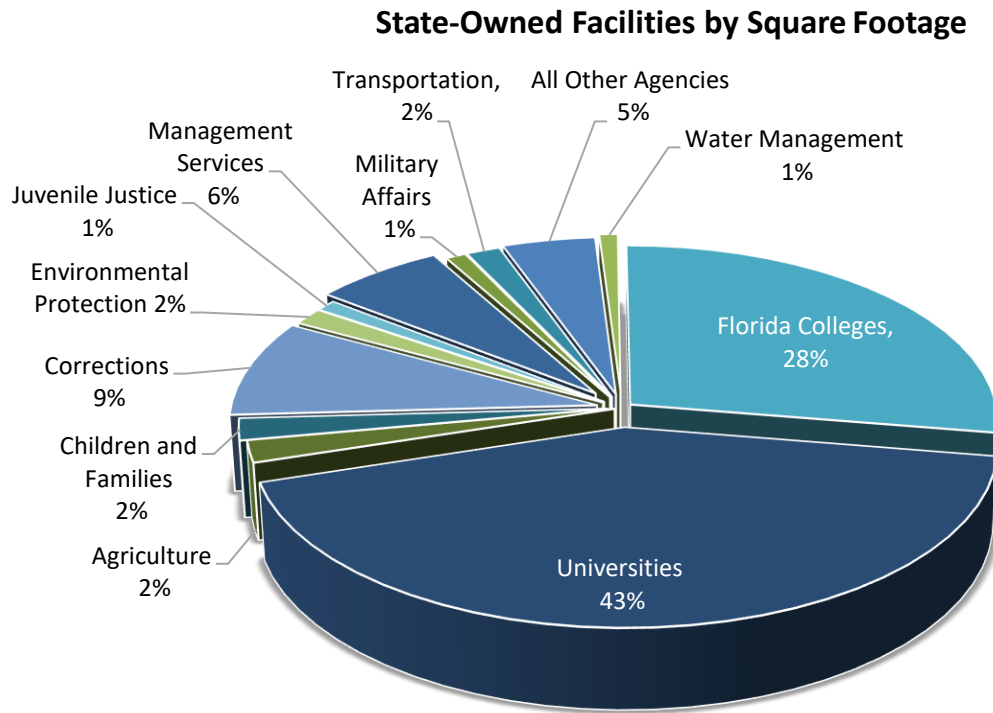


Total Facility Count by University



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.



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	1,706	26,425,710	Lee	457	6,567,134
Baker	204	1,072,935	Leon	851	29,564,956
Bay	220	1,543,919	Levy	160	514,301
Bradford	196	1,351,927	Liberty	116	364,650
Brevard	195	3,609,253	Madison	151	805,899
Broward	465	9,827,606	Manatee	165	2,489,230
Calhoun	76	330,323	Marion	683	2,764,841
Charlotte	160	671,172	Martin	303	896,643
Citrus	197	366,182	Miami-Dade	1,051	30,341,461
Clay	236	576,864	Monroe	255	685,989
Collier	212	923,229	Nassau	115	280,382
Columbia	357	1,692,480	Okaloosa	235	1,887,416
DeSoto	158	917,182	Okeechobee	252	863,510
Dixie	149	363,284	Orange	666	17,902,913
Duval	391	9,287,887	Osceola	158	766,419
Escambia	401	4,237,917	Palm Beach	851	10,660,591
Flagler	89	264,686	Pasco	160	1,341,919
Franklin	233	539,633	Pinellas	325	4,877,758
Gadsden	484	3,092,967	Polk	677	4,271,911
Gilchrist	109	299,574	Putnam	228	769,585
Glades	59	308,725	Santa Rosa	334	1,670,357
Gulf	219	715,320	Sarasota	243	2,418,798
Hamilton	189	648,266	Seminole	129	3,996,698
Hardee	155	642,422	St. Johns	242	1,571,639
Hendry	165	273,270	St. Lucie	327	2,515,911
Hernando	275	948,916	Sumter	166	746,430
Highlands	235	830,847	Suwannee	215	720,730
Hillsborough	609	14,396,877	Taylor	151	645,058
Holmes	119	399,570	Union	377	1,806,915
Indian River	60	238,204	Volusia	350	3,247,621
Jackson	571	2,802,262	Wakulla	171	762,005
Jefferson	70	282,319	Walton	258	551,075
Lafayette	116	348,634	Washington	194	856,641
Lake	306	1,451,383	Grand Total	20,402	231,809,131

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	5,540	141,525,468
Penal	4,471	24,801,738
Office	1,174	19,244,984
Residential	992	9,779,696
Unenclosed structure	1,177	9,575,711
Unconditioned Storage	1,215	5,399,437
NOC	2,152	4,086,646
Agricultural	543	3,268,276
Medical care	183	3,247,221
Gym/Exercise/Sports Venue	90	2,187,266
Labs	120	2,076,399
Recreational	602	1,331,208
Armory	55	1,303,170
Utility	1,317	1,019,376
Workshop	223	1,014,987
Conditioned Storage	241	913,442
Food Services	39	458,115
Museum/Exhibits	54	249,232
Conference Center	23	215,662
Data Center	8	82,183
Informational	183	28,914
Grand Total	20,402	231,809,131

State-Owned Facility Operating and Utility Expenses by Space Type

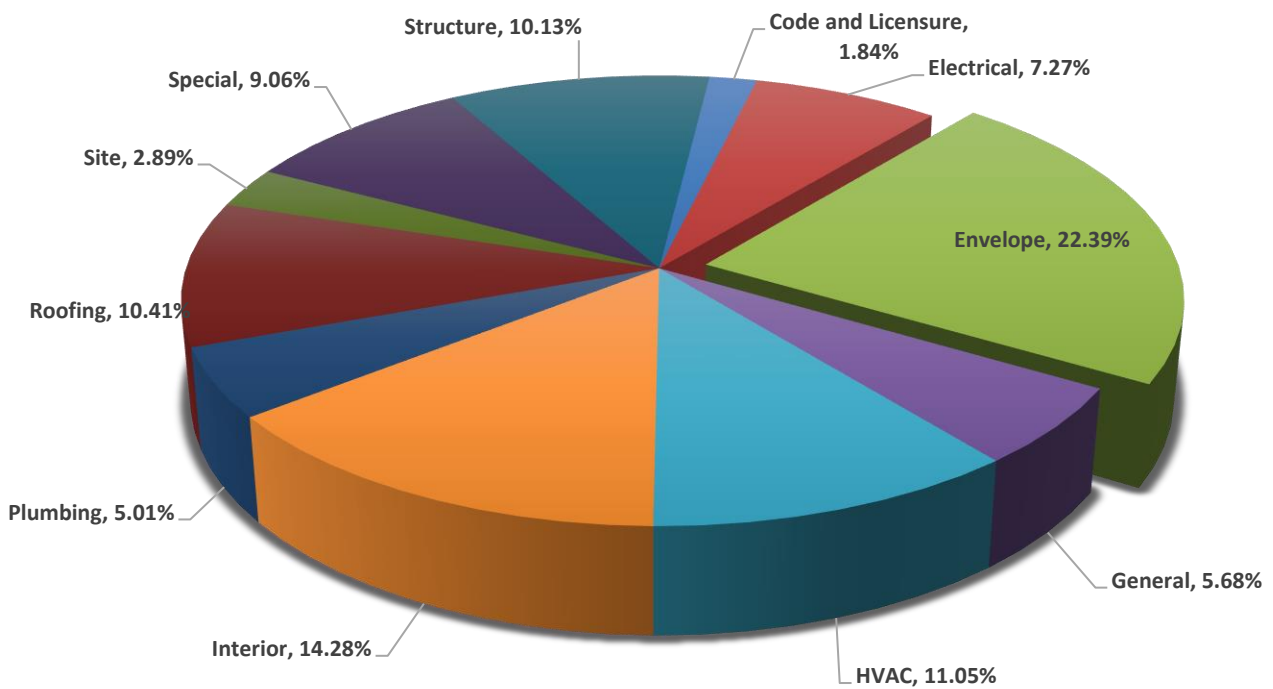
Predominant Space Type	Facility Count	Gross Square Footage	Operating Cost	Average Operating Cost/ Square Foot	Utility Cost	Average Utility Cost/ Square Foot
Agricultural	543	3,268,276	\$ 1,360,643.81	\$ 0.42	\$ 412,512.50	\$ 0.13
Armory	55	1,303,170	\$ 4,033,235.44	\$ 1.23	\$ 2,951,301.59	\$ 0.90
Conditioned Storage	241	913,442	\$ 1,751,640.21	\$ 0.54	\$ 776,267.61	\$ 0.24
Conference Center	23	215,662	\$ 216,540.71	\$ 0.07	\$ 60,079.35	\$ 0.02
Data Center	8	82,183	\$ 161,309.12	\$ 0.05	\$ 188,753.74	\$ 0.06
Educational	5,540	141,525,468	\$ 18,741,168.36	\$ 5.73	\$ 3,010,361.64	\$ 0.92
Food Services	39	458,115	\$ 10,083,864.27	\$ 3.09	\$ 345,999.18	\$ 0.11
Gym/Exercise/Sports Venue	90	2,187,266	\$ 6,773,720.82	\$ 2.07	\$ 257,196.95	\$ 0.08
Informational	183	28,914	\$ -	\$ -	\$ -	\$ -
Labs	120	2,076,399	\$ 2,600,365.17	\$ 0.80	\$ 2,063,167.46	\$ 0.63
Medical care	183	3,247,221	\$ 8,510,609.45	\$ 2.60	\$ 2,783,370.55	\$ 0.85
Museum/Exhibits	54	249,232	\$ 837,842.98	\$ 0.26	\$ 458,244.80	\$ 0.14
NOC	2,152	4,086,646	\$ 4,103,230.37	\$ 1.26	\$ 7,993,397.42	\$ 2.45
Office	1,174	19,244,984	\$ 87,710,556.75	\$ 26.84	\$ 24,021,163.09	\$ 7.35
Penal	4,471	24,801,738	\$ 40,421,182.77	\$ 12.37	\$ 58,121,867.81	\$ 17.78
Recreational	602	1,331,208	\$ 1,821,125.86	\$ 0.56	\$ 499,207.49	\$ 0.15
Residential	992	9,779,696	\$ 76,874,147.37	\$ 23.52	\$ 3,818,977.46	\$ 1.17
Unconditioned Storage	1,215	5,399,437	\$ 2,634,387.55	\$ 0.81	\$ 1,345,331.20	\$ 0.41
Unenclosed structure	1,177	9,575,711	\$ 7,595,284.56	\$ 2.32	\$ 337,962.10	\$ 0.10
Utility	1,317	1,019,376	\$ 2,183,514.15	\$ 0.67	\$ 1,109,211.41	\$ 0.34
Workshop	223	1,014,987	\$ 5,035,504.42	\$ 1.54	\$ 557,534.50	\$ 0.17
Grand Total	20,402	231,809,131	\$283,449,874.14	\$ 1.22	\$ 111,111,907.85	\$ 0.48

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, 2021**.

Deficiency Category	Number of Deficiencies by Category	Sum of Estimated Cost
Code and Licensure	128	\$ 16,084,937.93
Electrical	369	\$ 63,568,395.89
Envelope	443	\$ 195,848,914.51
General	692	\$ 49,648,399.08
HVAC	451	\$ 96,686,015.85
Interior	742	\$ 124,870,548.08
Plumbing	278	\$ 43,820,221.12
Roofing	540	\$ 91,019,778.41
Site	303	\$ 25,235,952.06
Special	228	\$ 79,266,040.90
Structure	340	\$ 88,631,403.86
Grand Total	4,514	\$ 874,680,607.69

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 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	5	21,418
Not Otherwise Classified (NOC)	1	8,000
Conditioned Storage	1	6,637
Unenclosed Structure	2	834
Grand Total	9	36,889

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	158	769,013
Office	21	61,338
Utility	5	29,277
Not Otherwise Classified (NOC)	5	29,182
Unconditioned Storage	17	17,457
Conditioned Storage	5	15,464
Residential	4	8,364
Educational	1	6,400
Labs	1	1,788
Unenclosed Structure	2	1,112
Grand Total	219	939,395

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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