

2022-2023 FISCAL YEAR

FLORIDA LEASE RENEGOTIATION STATUS REPORT



THE FLORIDA DEPARTMENT OF MANAGEMENT SERVICES

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Executive Summary

The Florida Department of Management Services (DMS), in accordance with section 40 of Chapter 2022-157, Laws of Florida, shall use tenant broker services, in cooperation with state agencies, to renegotiate or reprocur all private lease agreements for office or storage space in excess of 2,000 square feet expiring between July 1, 2023, and June 30, 2025. DMS identified 135 office and storage space leases in excess of 2,000 square feet that will expire during this period.

While all agencies renegotiate their own leases using tenant broker services, 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, 2022, listing each lease contract for private office or storage space, the status of renegotiations and the anticipated savings.

Lease Cost Renegotiation

To collect the renegotiation or re-procurement data required by law, DMS provided each executive agency with a list of private leases held by that agency expiring between July 1, 2023, and June 30, 2025. Agencies were instructed to detail the status of the renegotiation or reprocurement of each lease, along with projected cost variance for the 2023-2024 fiscal year (FY) and the 2024-2025 FY, when available. Table 1 lists the abbreviations used in the report. Table 2 details leases, statuses and potential savings according to each agency.

Agencies are projecting an overall cost decrease of \$39,510.29 for the 2023-2024 FY and an overall decrease of \$552.44 for 2024-2025 FY as annotated in Table 2.¹

Data Collection

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

DMS utilizes a 24-month projection-tracking query to monitor upcoming lease expirations, 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.

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. DMS also coordinates leasing liaison meetings as appropriate and an annual meeting for all agency leasing liaisons to highlight directives, objectives, results and pending requirements.

¹ Note: The totals listed above do not include the likely 3 percent increase for FY 23/24 and FY 24/25 reported by DMA for lease 620:0062.

Conclusion

DMS continues to work with state tenant brokers and partner agencies, as directed by 2022-157, Laws of Florida, to renegotiate or reprocore all private lease agreements for office or storage space expiring between July 1, 2023, and June 30, 2025. DMS will continue to work with agencies to reduce leasing costs.

In addition to its efforts to support agencies as they renegotiate and reprocore private space, DMS plans to work with agencies to aggressively identify and consolidate their footprint in the Florida Facilities Pool over the next 24 months. In the short term, this will allow the state to withdraw from private leased space with higher than average rental rates or specific private leases that may not meet the needs of agencies. In the long term, by further maximizing its utilization of public facilities, the state will benefit from savings across its entire leasing portfolio.

Should you have any questions about this plan or need additional information, contact Tom Berger, Director of the DMS Division of Real Estate Development and Management at Tom.Berger@dms.fl.gov or call 850-487-9921.

Table 1 – Abbreviations

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

Table 2 – Private Leases Greater Than 2,000 Square Feet Expiring Between 7/01/2023 and 6/30/2025

Agency	Lease ID	Expiration Date	Primary Use	Square Feet	Amount per Year	Action Status*	2023-2024 FY Cost Variance*	2024-2025 FY Cost Variance*
DACS	4200317	4/9/2025	Office	2,790	\$60,403.50	Renegotiation	Unknown	Unknown
DACS	4200320	10/14/2024	Office	3,841	\$88,535.05	Renegotiation	Unknown	Unknown
DACS	4200437	11/30/2023	Office	3,525	\$70,359.00	Renegotiation	Unknown	Unknown
DACS	4200466	10/31/2023	Office	3,394	\$72,971.00	Re-procurement	Unknown	Unknown
DACS	4200471	5/31/2025	Office	12,643	\$240,469.86	Renegotiation	Unknown	Unknown
DACS	4200474	2/29/2024	Office	2,047	\$38,892.99	Re-procurement	Unknown	Unknown
DACS	4200493	9/30/2024	Office	5,989	\$186,737.04	Renegotiation	Unknown	Unknown
DACS	4200497	6/30/2025	Office	6,864	\$218,618.40	Renegotiation	Unknown	Unknown
DBPR	7900101	7/31/2024	Office	4,256	\$102,314.24	No Action	Unknown	Unknown
DBPR	7900103	10/31/2024	Unconditioned Storage	3,045	\$31,820.25	No Action	Unknown	Unknown
DBPR	7900109	10/31/2024	Office	16,827	\$376,419.99	No Action	Unknown	Unknown
DCF	5902539	3/31/2024	Office	7,422	\$168,702.06	Renegotiation	Unknown	Unknown
DCF	5902971	5/31/2025	Office	2,023	\$26,197.85	Unknown	Unknown	Unknown
DCF	5903057	6/30/2025	Office	2,800	\$63,000.00	Renegotiation	Unknown	Unknown
DCF	5903065	5/31/2024	Office	3,500	\$95,620.00	Renegotiation	Unknown	Unknown
DCF	5903074	8/31/2023	Office	3,507	\$118,361.25	Renegotiation	Unknown	Unknown
DCF	5903082	1/31/2024	Office	7,700	\$166,397.00	Renegotiation	Unknown	Unknown
DCF	5903085	3/31/2024	Office	4,756	\$77,285.00	Re-procurement	Unknown	Unknown
DCF	5903086	10/31/2023	Office	2,809	\$22,078.74	Renegotiation	Unknown	Unknown
DCF	5903090	7/31/2024	Unconditioned Storage	13,170	\$89,424.30	Renegotiation	Unknown	Unknown
DCF	5903096	10/31/2023	Office	2,200	\$43,802.00	Renegotiation	Unknown	Unknown
DCF	5903102	5/31/2024	Office	2,761	\$65,905.07	Renegotiation	Unknown	Unknown
DCF	5903125	1/31/2024	Office	9,702	\$174,247.92	Renegotiation	Unknown	Unknown
DCF	5903137	10/31/2024	Office	4,999	\$171,765.64	Renegotiation	Unknown	Unknown
DCF	5903140	8/31/2023	Office	2,150	\$46,397.00	Renegotiation	Unknown	Unknown
DCF	5903142	5/31/2024	Office	3,189	\$90,089.25	Renegotiation	Unknown	Unknown
DCF	5903143	3/31/2024	Office	15,000	\$330,000.00	Renegotiation	Unknown	Unknown
DCF	5903147	8/31/2024	Office	4,971	\$130,488.75	Renegotiation	Unknown	Unknown
DCF	5903150	3/31/2024	Office	26,600	\$479,864.00	Renegotiation	Unknown	Unknown
DCF	5903159	10/31/2024	Office	16,000	\$456,000.00	Renegotiation	Unknown	Unknown
DEA	6500043	12/31/2023	Office	3,150	\$71,284.56	No Action	Unknown	Unknown
DEA	6500066	8/31/2023	Office	3,102	\$73,672.50	No Action	Unknown	Unknown
DEO	4000034	6/30/2025	Unconditioned Storage	9,998	\$51,489.70	No Action	\$4,549.09	\$4,690.73

*Data as reported by agencies for all lease renegotiations.

Table 2 – Private Leases Greater Than 2,000 SF Expiring Between 7/01/2023 and 6/30/2025 Continued

Agency	Lease ID	Expiration Date	Primary Use	Square Feet	Amount per Year	Action Status*	2023-2024 FY Cost Variance*	2024-2025 FY Cost Variance*
DFS	4300097	6/30/2025	Unconditioned Storage	2,955	\$17,582.25	No Action	Unknown	Unknown
DFS	4300158	1/31/2024	Office	7,976	\$139,739.52	No Action	Unknown	Unknown
DFS	4300191	12/31/2023	Office	19,285	\$337,487.50	Pending	Unknown	Unknown
DFS	4300192	10/31/2023	Conditioned Storage	4,000	\$45,880.00	Pending	Unknown	Unknown
DFS	4300193	5/31/2024	Office	3,572	\$137,129.00	No Action	Unknown	Unknown
DFS	4300198	4/30/2025	Office	4,999	\$164,967.00	No Action	Unknown	Unknown
DFS	4300199	2/28/2025	Office	4,475	\$92,543.00	No Action	Unknown	Unknown
DFS	4300200	4/30/2025	Office	14,319	\$326,616.39	No Action	Unknown	Unknown
DFS	4300203	4/30/2025	Office	43,791	\$974,349.75	No Action	Unknown	Unknown
DHSMV	7600504	8/19/2023	Office	6,236	\$192,193.52	Renegotiation	\$5,924.20	\$6,111.28
DHSMV	7600521	5/31/2024	Office	4,999	\$199,960.00	Pending	\$0.00	Unknown
DHSMV	7600532	10/30/2023	Office	10,943	\$377,205.21	Renegotiation	-\$53,948.99	\$8,973.26
DHSMV	7600539	10/23/2024	Office	3,928	\$92,740.08	Pending	\$942.74	\$2,985.28
DHSMV	7600543	2/28/2025	Office	10,651	\$371,506.88	Pending	\$2,592.48	\$2,631.76
DJJ	8000282	9/30/2024	Office	7,374	\$170,560.62	No Action	Unknown	Unknown
DJJ	8000293	7/31/2023	Office	4,999	\$123,325.33	Renegotiation	-\$3,349.33	-\$849.83
DJJ	8000308	3/31/2025	Office	2,456	\$54,032.00	No Action	Unknown	Unknown
DJJ	8000349	10/31/2023	Office	2,200	\$53,790.00	Renegotiation	Unknown	Unknown
DJJ	8000383	10/31/2024	Office	5,904	\$91,393.92	No Action	Unknown	Unknown
DJJ	8000396	7/31/2023	Office	2,967	\$68,241.00	Pending	Unknown	Unknown
DJJ	8000402	11/30/2024	Office	4,323	\$106,994.25	No Action	Unknown	Unknown
DJJ	8000421	1/31/2024	Office	6,626	\$199,840.16	Pending	Unknown	Unknown
DJJ	8000425	10/31/2024	Office	5,137	\$119,075.66	No Action	Unknown	Unknown
DJJ	8000426	5/31/2024	Office	11,362	\$222,695.20	Pending	Unknown	Unknown
DJJ	8000430	2/28/2025	Office	3,124	\$54,701.24	No Action	Unknown	Unknown
DJJ	8000446	11/30/2024	Unconditioned Storage	4,999	\$53,739.24	No Action	Unknown	Unknown
DLA	4100137	3/31/2025	Office	50,493	\$1,363,311.00	No Action	\$0.00	\$0.00
DLA	4100138	12/31/2024	Office	11,882	\$273,523.64	No Action	\$0.00	\$0.00
DMA	6200062	7/31/2023	Office	7,088	\$57,779.51	No Action	Likely 3% increase	Likely 3% increase
DOAH	7200122	3/31/2024	Office	2,909	\$55,561.90	No Action	\$0.00	\$0.00
DOAH	7200154	8/31/2024	Office	7,097	\$182,747.75	No Action	\$0.00	\$0.00
DOAH	7200171	12/31/2024	Office	34,722	\$564,232.50	No Action	\$0.00	\$0.00
DOE	4800600	6/30/2025	Unconditioned Storage	10,000	\$76,100.00	Pending	Unknown	Unknown
DOE	4800678	3/31/2025	Office	8,750	\$157,500.00	Pending	Unknown	Unknown
DOE	4800769	7/31/2023	Office	2,265	\$60,022.50	Pending	Unknown	Unknown

*Data as reported by agencies for all lease renegotiations.

Table 2 – Private Leases Greater Than 2,000 SF Expiring Between 7/01/2023 and 6/30/2025 Continued

Agency	Lease ID	Expiration Date	Primary Use	Square Feet	Amount per Year	Action Status*	2023-2024 FY Cost Variance*	2024-2025 FY Cost Variance*
DOE	4800774	3/31/2024	Office	3,402	\$80,593.38	Pending	Unknown	Unknown
DOE	4800782	6/30/2024	Office	3,500	\$101,500.00	Pending	Unknown	Unknown
DOE	4800786	1/31/2024	Office	8,629	\$302,015.00	Pending	Unknown	Unknown
DOE	4800790	7/31/2023	Office	6,233	\$124,660.00	Pending	Unknown	Unknown
DOE	4800794	2/29/2024	Office	3,420	\$78,420.60	Pending	Unknown	Unknown
DOE	4800797	5/31/2024	Office	3,451	\$79,234.96	Pending	Unknown	Unknown
DOE	4800838	6/30/2025	Office	4,951	\$96,544.50	Pending	Unknown	Unknown
DOE	4800841	12/31/2024	Office	2,500	\$68,950.00	Pending	Unknown	Unknown
DOE	4800845	8/31/2024	Office	3,214	\$81,828.44	Pending	Unknown	Unknown
DOE	4800852	6/30/2024	Office	3,818	\$107,820.30	Pending	Unknown	Unknown
DOE	4800873	5/31/2025	Office	4,482	\$121,014.00	Pending	Unknown	Unknown
DOE	4800891	11/30/2024	Office	3,584	\$123,038.72	Pending	Unknown	Unknown
DOH	6400336	2/29/2024	Office	4,862	\$183,297.40	No Action	\$0.00	\$0.00
DOH	6400369	9/30/2024	Unconditioned Storage	6,600	\$63,426.00	No Action	\$0.00	\$0.00
DOH	6400377	1/31/2025	Office	3,686	\$94,582.76	No Action	\$0.00	\$0.00
DOH	6400405	7/31/2023	Conditioned Storage	4,800	\$69,648.00	No Action	-\$53,548.00	-\$60,528.00
DOH	6400406	7/31/2023	Conditioned Storage	4,988	\$78,710.64	No Action	-\$76,540.86	-\$85,785.25
DOR	7300267	6/30/2024	Office	4,981	\$141,958.50	Pending	Unknown	Unknown
DOR	7300312	8/31/2024	Office	9,730	\$251,325.90	Pending	Unknown	Unknown
DOR	7300351	10/31/2023	Office	11,863	\$225,396.90	Renegotiation	\$3,954.58	\$5,931.36
DOR	7300374	8/31/2023	Office	21,723	\$695,136.00	Re-procurement	Unknown	Unknown
DOR	7300378	8/31/2024	Office	11,757	\$402,559.68	Pending	Unknown	Unknown
DOR	7300390	10/31/2024	Office	6,110	\$135,458.70	Pending	Unknown	Unknown
DOR	7300392	6/30/2024	Office	27,660	\$784,161.00	Pending	Unknown	Unknown
DOR	7300396	3/31/2024	Office	3,574	\$100,643.88	Pending	Unknown	Unknown
DOR	7300399	2/28/2025	Office	14,365	\$411,844.55	Pending	Unknown	Unknown
DOR	7300405	8/31/2023	Office	36,591	\$805,002.00	Pending	Unknown	Unknown
DOR	7300407	5/31/2025	Office	10,092	\$220,005.60	Pending	Unknown	Unknown
DOR	7300411	10/31/2024	Office	35,320	\$1,273,992.40	Pending	Unknown	Unknown
DOR	7300416	5/31/2025	Office	24,566	\$723,960.02	Pending	Unknown	Unknown
FDC	7000935	1/31/2024	Office	2,340	\$49,140.00	Re-procurement	Unknown	Unknown

*Data as reported by agencies for all lease renegotiations.

Table 2 – Private Leases Greater Than 2,000 SF Expiring Between 7/01/2023 and 6/30/2025 Continued

Agency	Lease ID	Expiration Date	Primary Use	Square Feet	Amount per Year	Action Status*	2023-2024 FY Cost Variance*	2024-2025 FY Cost Variance*
FDC	7001031	7/31/2024	Office	8,944	\$203,476.00	No Action	Unknown	Unknown
FDC	7001128	7/31/2023	Office	4,475	\$120,153.75	No Action	Unknown	Unknown
FDC	7001129	1/31/2024	Office	2,607	\$43,015.50	Pending	\$0.00	\$0.00
FDC	7001131	6/30/2024	Office	7,537	\$201,614.75	Pending	\$22,611.00	\$22,611.00
FDC	7001134	12/31/2023	Office	4,102	\$102,550.00	No Action	Stayed the same	Stayed the same
FDC	7001135	5/31/2024	Office	9,757	\$195,140.00	Re-procurement	Unknown	Unknown
FDC	7001140	5/31/2024	Office	4,870	\$109,575.00	Re-procurement	Unknown	Unknown
FDC	7001141	6/30/2024	Office	4,267	\$114,355.50	No Action	Unknown	Unknown
FDC	7001142	5/31/2024	Office	5,540	\$130,190.00	Re-procurement	Unknown	Unknown
FDC	7001143	7/31/2024	Office	2,777	\$62,482.50	No Action	Unknown	Unknown
FDC	7001146	9/30/2024	Office	5,794	\$133,262.04	No Action	Unknown	Unknown
FDC	7001147	8/31/2024	Office	4,800	\$142,800.00	No Action	Unknown	Unknown
FDC	7001148	11/30/2024	Office	6,714	\$233,647.20	No Action	Unknown	Unknown
FDC	7001149	9/30/2024	Office	21,311	\$586,052.50	No Action	Unknown	Unknown
FDC	7001153	8/31/2024	Office	3,378	\$100,495.50	No Action	Unknown	Unknown
FDC	7001154	4/30/2025	Office	2,150	\$52,675.00	No Action	Unknown	Unknown
FDC	7001155	8/31/2024	Office	10,200	\$260,100.00	No Action	Unknown	Unknown
FDC	7001156	4/30/2024	Office	2,943	\$57,388.50	Pending	\$0.00	\$0.00
FDC	7001165	10/31/2024	Office	5,650	\$142,662.50	No Action	Unknown	Unknown
FDC	7001167	12/31/2024	Office	9,045	\$226,125.00	No Action	Unknown	Unknown
FDC	7001177	4/30/2025	Office	5,640	\$165,195.60	No Action	Unknown	Unknown
FDC	7001183	4/30/2024	Office	4,584	\$165,024.00	Re-procurement	Unknown	Unknown
FDC	7001198	6/30/2025	Office	5,088	\$105,576.00	No Action	Unknown	Unknown
FDC	7001210	10/31/2023	Office	8,251	\$246,704.90	No Action	Unknown	Unknown
FDC	7008003	8/31/2024	Office	3,041	\$53,734.47	No Action	Unknown	Unknown
FDLE	7100237	6/30/2025	Office	2,258	\$30,618.48	Pending	\$0.00	\$0.00
FDLE	7100257	8/31/2023	Office	4,257	\$142,354.08	Pending	\$4,271.19	\$4,405.99
FDLE	7100269	3/31/2025	Office	2,010	\$42,813.00	Pending	\$1,608.00	\$804.00
FDLE	7100273	11/30/2024	Office	2,000	\$25,800.00	Pending	\$793.34	\$824.97
FWCC	7700182	2/28/2025	Office	2,906	\$55,504.60	Renegotiation	\$1,676.00	\$1,733.00
FWCC	7700188	3/31/2025	Unconditioned Storage	3,000	\$21,000.00	Renegotiation	\$510.00	\$528.00
FWCC	7700208	6/30/2024	Office	4,558	\$60,940.46	Renegotiation	\$1,231.00	\$1,276.00
FWCC	7700247	11/6/2024	Office	4,590	\$86,200.20	Renegotiation	\$1,790.00	-\$8,538.00
Lottery	3600693	4/30/2024	Office	9,998	\$246,950.60	Re-procurement	\$59,418.88	\$67,050.28
Lottery	3600696	3/31/2025	Office	6,400	\$128,512.00	Re-procurement	\$36,004.39	\$39,388.53
PERC	7200167	6/30/2024	Office	11,560	\$157,447.20	No Action	\$0.00	-\$14,796.80
Total Projected Cost Variance							-\$39,510.29	-\$552.44

Note: The totals listed above do not include the “Likely 3 percent increase” for FY 23/24 and FY 24/25, as reported by DMA for lease 6200062.

*Data as reported by agencies for all lease renegotiations.