



State Facilities Inventory 2022 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, 2022



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

Executive Summary

The 2022 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) develop and maintain an automated inventory of all facilities owned, leased and rented, or otherwise occupied or maintained by a state agency, the judicial branch or water management districts (WMDs).

By October 1, 2010, subsection 216.0153(3), F.S., requires the Department of Environmental Protection (DEP), Division of State Lands to annually submit a report listing state owned property recommended for disposition, including a report of recommended surplus buildings from DMS. 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.



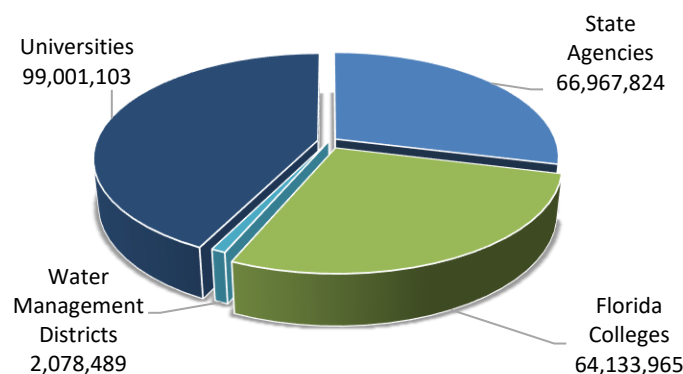
Summary of Owned Inventory

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.”

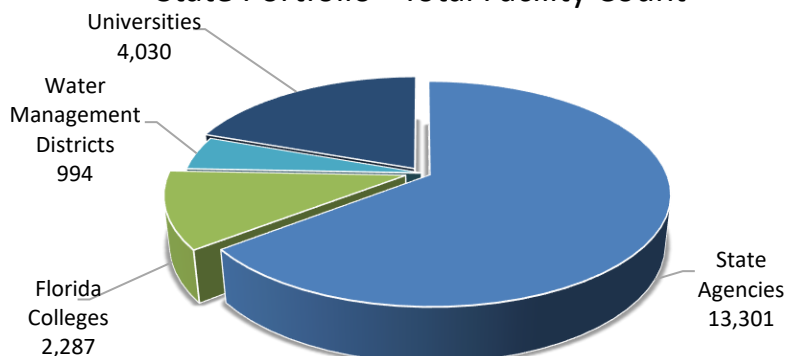
As of June 30, 2022, agencies reported the following in the Florida State Owned Lands and Records Information System (FL-SOLARIS):

- The State of Florida owns 20,612 structures totaling 232,181,381 square feet. This portfolio includes facilities owned by State Agencies, Water Management Districts, the Florida College System, the State University System of Florida and the Board of Governors (BOG).
- Compared to 2021, the number of structures increased by 1% (210) and the amount of square footage increased by 0.16% (372,250).
- State agencies own 13,301 facilities throughout Florida’s 67 counties, totaling 66,967,824 square feet.
 - Alachua County has the highest number of facilities (1,709) while Miami-Dade County has the most square footage (30,511,330). Glades County has the fewest facilities (57), and Indian River has the least amount of square footage (238,204).
 - Agencies reported 12 candidates for disposition, totaling more than 52,000 sq. ft.
 - The average age of all agency-owned facilities is 35 years (as reported by agencies), and there are approximately \$899 million in reported capital improvement projects. Agencies reported \$262 million in operating expenses for this reporting cycle and \$113.2 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
State Agencies	13,301	64.53%	66,967,824	28.84%
Agency for Persons with Disabilities	416	2.02%	1,546,023	0.67%
Department of Agriculture and Consumer Services	1,655	8.03%	4,608,527	1.98%
Department of Children and Families	539	2.61%	4,582,052	1.97%
Department of Citrus	3	0.01%	25,929	0.01%
Department of Corrections	4,123	20.00%	20,374,007	8.78%
Department of Economic Opportunity	17	0.08%	489,870	0.21%
Department of Education	17	0.08%	394,507	0.17%
Department of Environmental Protection	3,676	17.83%	3,515,230	1.51%
Department of Financial Services	25	0.12%	111,640	0.05%
Department of Health	309	1.50%	4,241,895	1.83%
Department of Highway Safety and Motor Vehicles	94	0.46%	750,870	0.32%
Department of Juvenile Justice	493	2.39%	2,302,049	0.99%
Department of Law Enforcement	1	0.00%	111,610	0.05%
Department of Management Services	228	1.11%	14,785,808	6.37%
Department of Military Affairs	368	1.79%	2,249,558	0.97%
Department of State	32	0.16%	167,504	0.07%
Department of Transportation	627	3.04%	3,826,670	1.65%
Department of Veterans' Affairs	10	0.05%	718,010	0.31%
Fish and Wildlife Conservation Commission	608	2.95%	1,047,306	0.45%
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
Florida Colleges	2,287	11.10%	64,133,965	27.62%
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	0.40%	1,698,354	0.73%
Eastern Florida State College	71	0.34%	3,023,838	1.30%
Florida Gateway College	86	0.42%	486,001	0.21%
Florida SouthWestern State College	87	0.42%	1,313,645	0.57%
Florida State College at Jacksonville	122	0.59%	3,087,760	1.33%
Gulf Coast State College	45	0.22%	757,636	0.33%
Hillsborough Community College	90	0.44%	1,843,003	0.79%
Indian River State College	93	0.45%	1,625,435	0.70%
Lake-Sumter State College	40	0.19%	821,315	0.35%
Miami Dade College	260	1.26%	15,901,631	6.85%
North Florida College	33	0.16%	425,046	0.18%
Northwest Florida State College	78	0.38%	1,335,008	0.57%
Palm Beach State College	142	0.69%	2,197,559	0.95%
Pasco-Hernando State College	85	0.41%	1,137,704	0.49%
Pensacola State College	71	0.34%	1,246,044	0.54%
Polk State College	36	0.17%	976,401	0.42%
Santa Fe College	72	0.35%	2,258,250	0.97%
Seminole State College of Florida	87	0.42%	3,844,698	1.66%
South Florida State College	88	0.43%	697,293	0.30%
St. Johns River State College	43	0.21%	641,459	0.28%
St. Petersburg College	79	0.38%	2,355,438	1.01%
State College of Florida, Manatee-Sarasota	63	0.31%	2,911,948	1.25%
Tallahassee Community College	72	0.35%	2,112,356	0.91%
The College of the Florida Keys	29	0.14%	298,920	0.13%
Valencia College	86	0.42%	2,630,369	1.13%

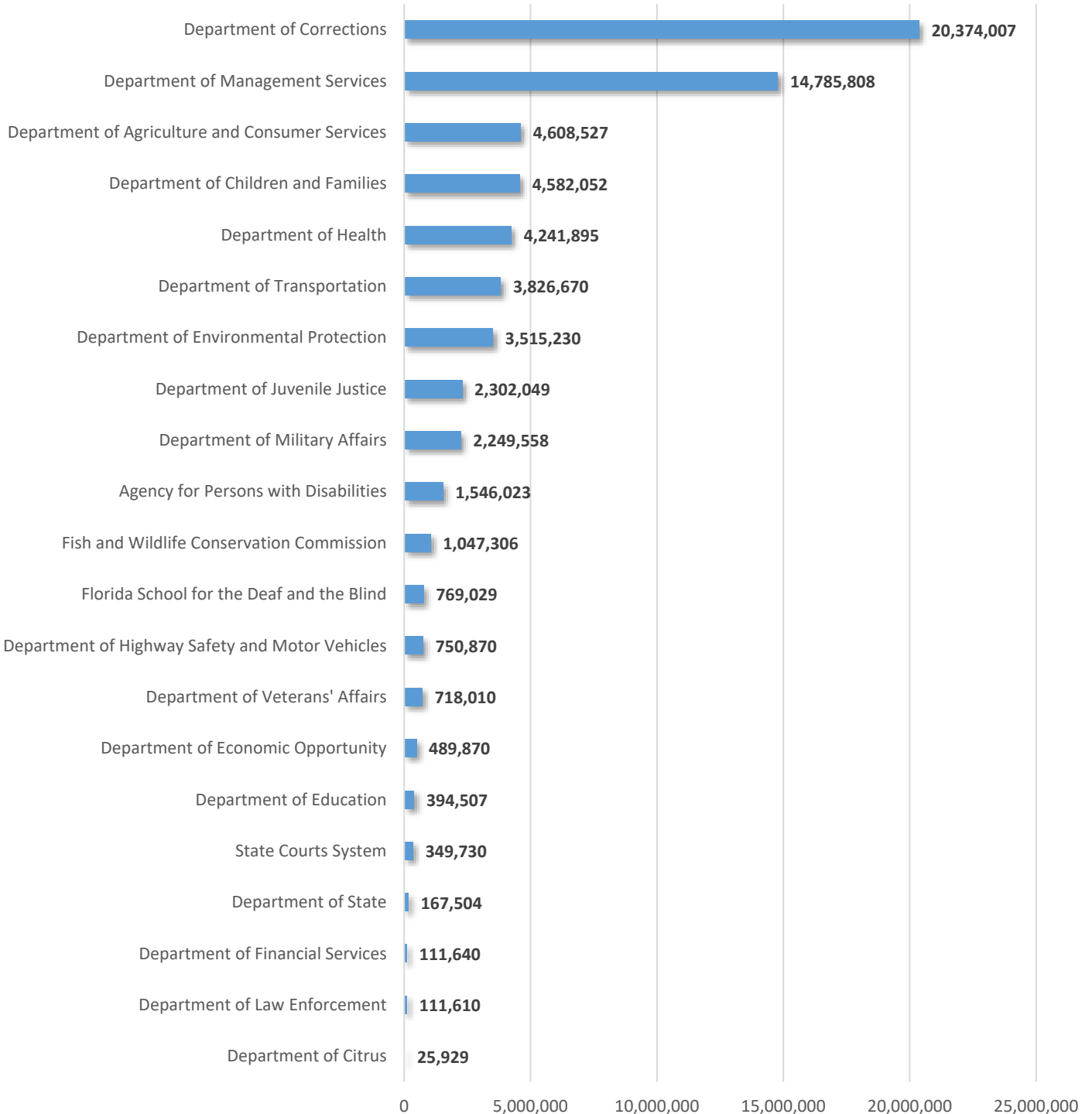
State-Owned Portfolio (Continued)

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	4,030	19.55%	99,001,103	42.64%
Florida A&M University	148	0.72%	3,896,146	1.68%
Florida Atlantic University	246	1.19%	6,860,765	2.95%
Florida Gulf Coast University	170	0.82%	4,683,233	2.02%
Florida International University	193	0.94%	10,086,363	4.34%
Florida Polytechnic University	15	0.07%	482,474	0.21%
Florida State University	371	1.80%	14,588,181	6.28%
New College	58	0.28%	665,197	0.29%
University of Central Florida	340	1.65%	12,960,709	5.58%
University of Florida	1,915	9.29%	25,503,934	10.98%
University of North Florida	98	0.48%	4,653,410	2.00%
University of South Florida	296	1.44%	12,122,466	5.22%
University of West Florida	180	0.87%	2,498,225	1.08%
Water Management Districts	994	4.82%	2,078,489	0.90%
Northwest Florida WMD	86	0.42%	61,080	0.03%
South Florida WMD	776	3.76%	1,278,196	0.55%
Southwest Florida WMD	58	0.28%	346,060	0.15%
St. Johns River WMD	43	0.21%	328,674	0.14%
Suwannee River WMD	31	0.15%	64,479	0.03%
Grand Total	20,612	100.00%	232,181,381	100.00%

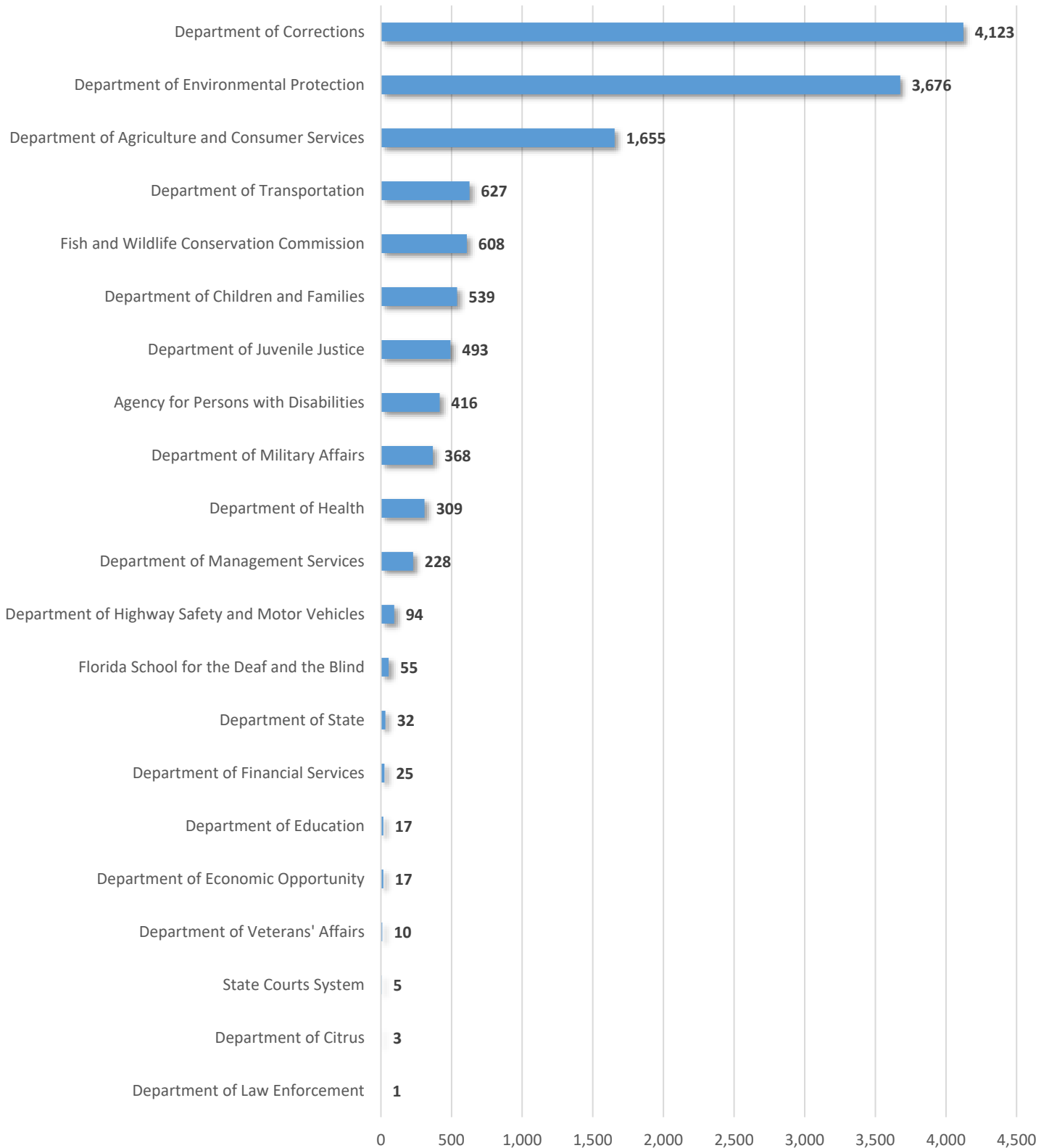
State Agency Portfolio

Total Gross Square Footage by State Agency



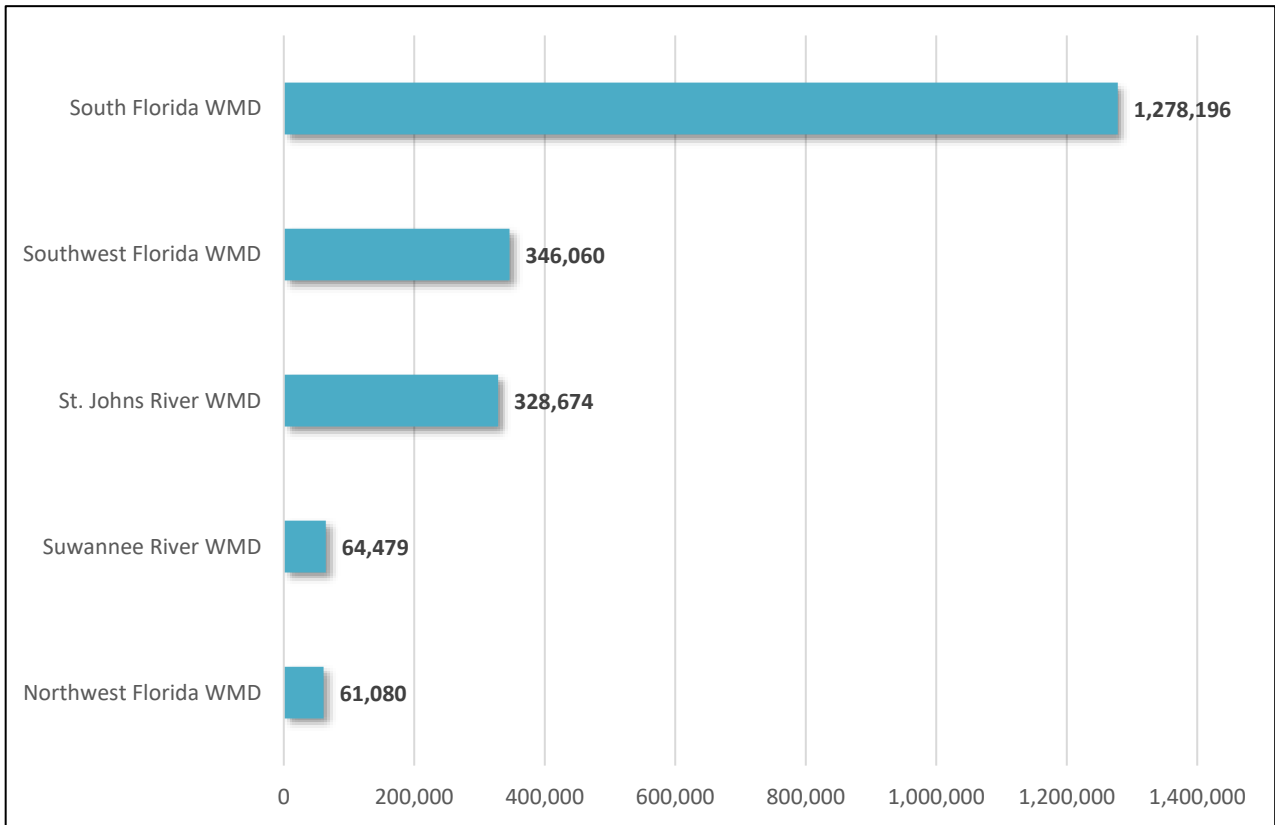
State Agency Portfolio

Total Facility Count by State Agency

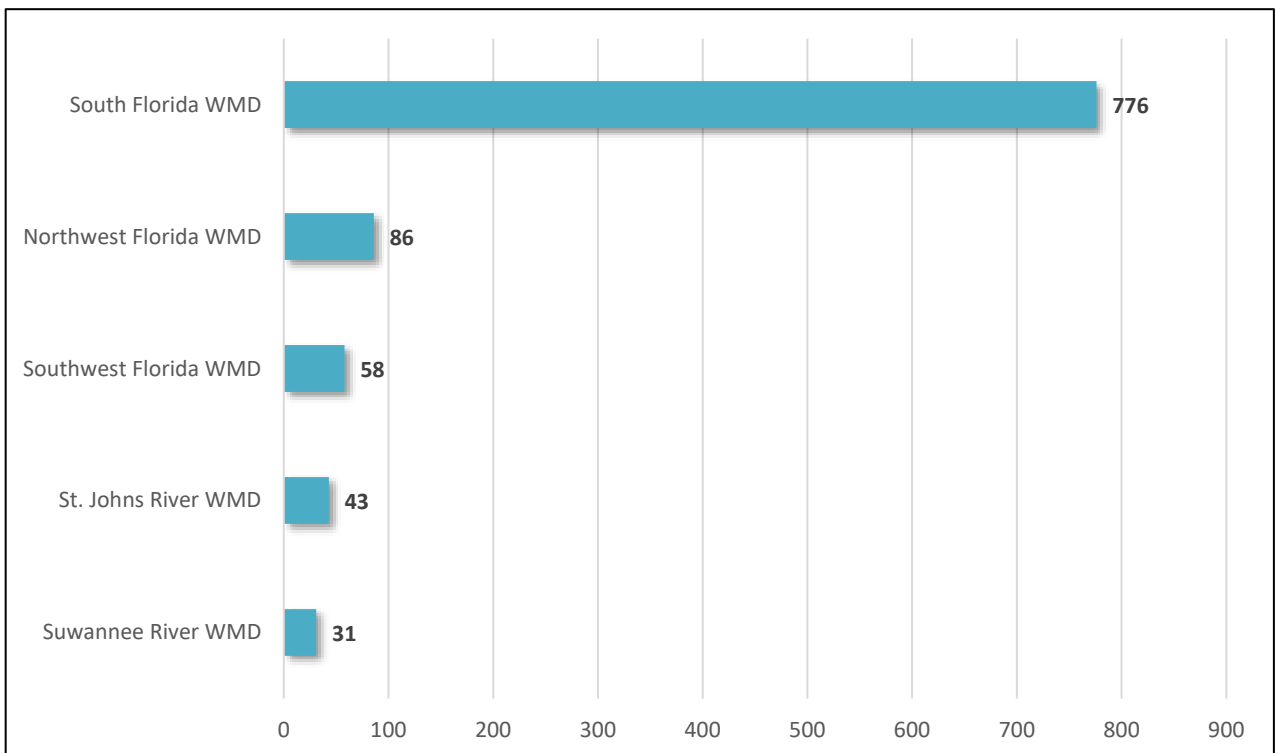


Water Management District Portfolio

Total Gross Square Footage by WMD

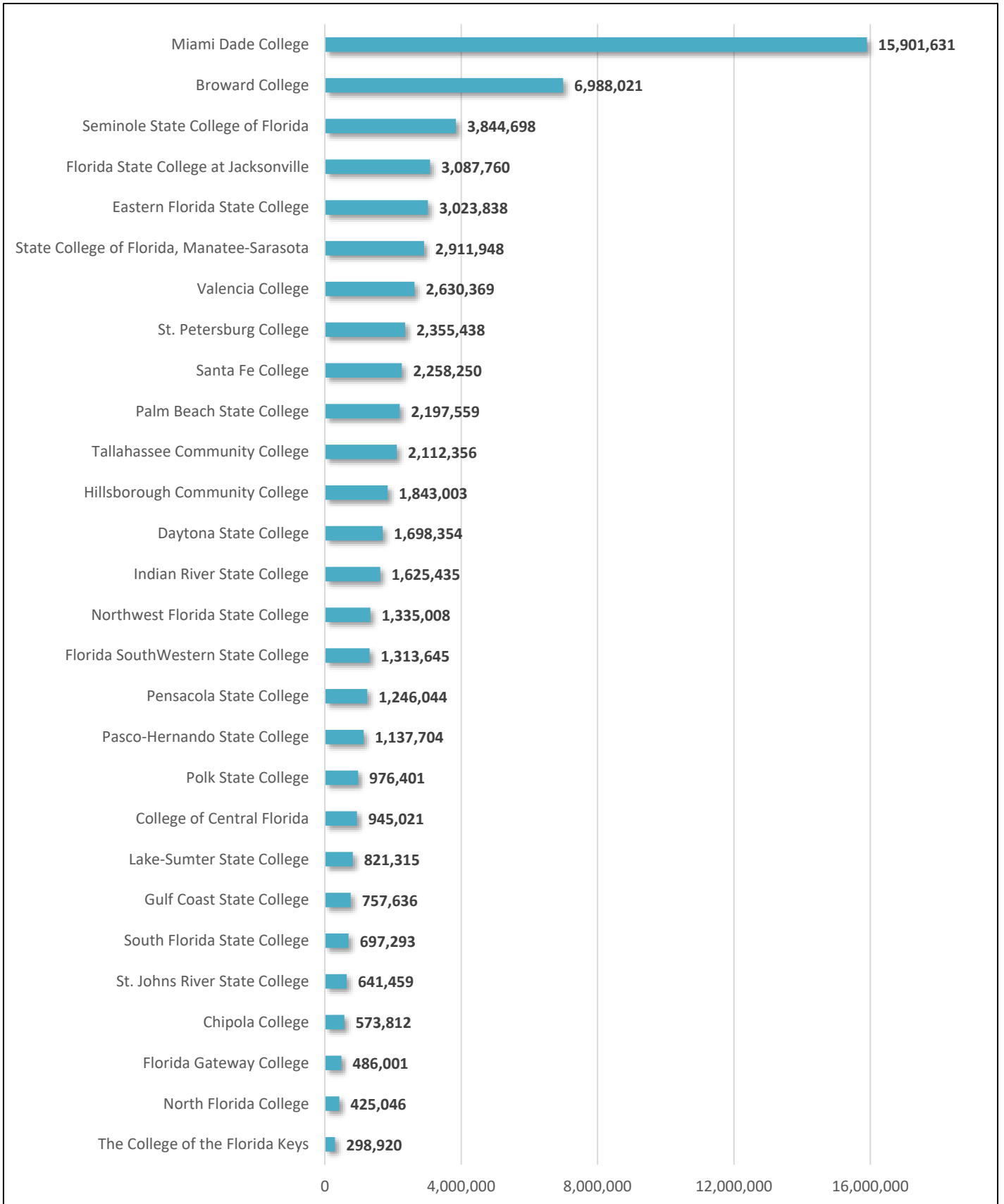


Total Facility Count by WMD



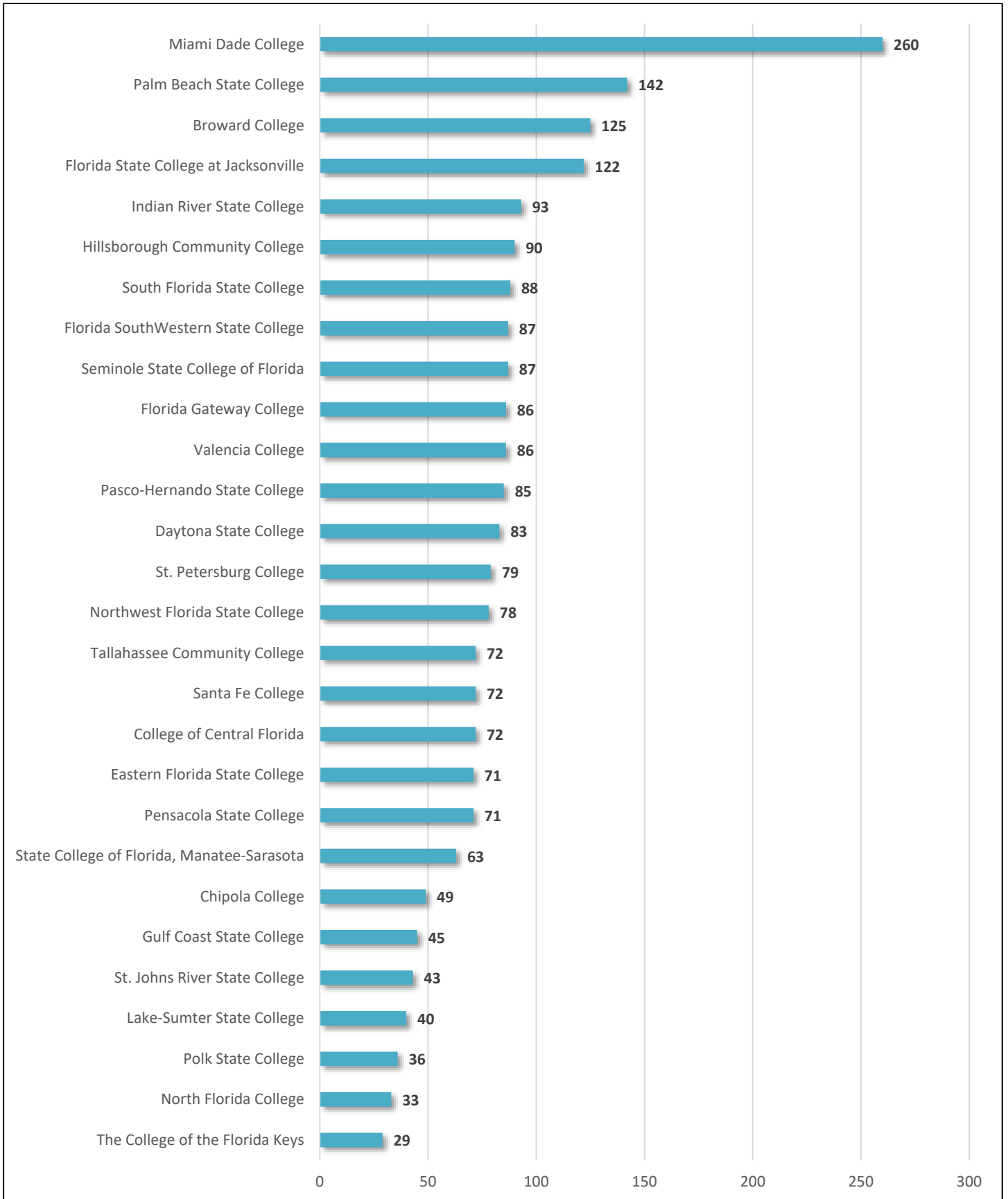
Florida College System Portfolio

Total Gross Square Footage by Florida College



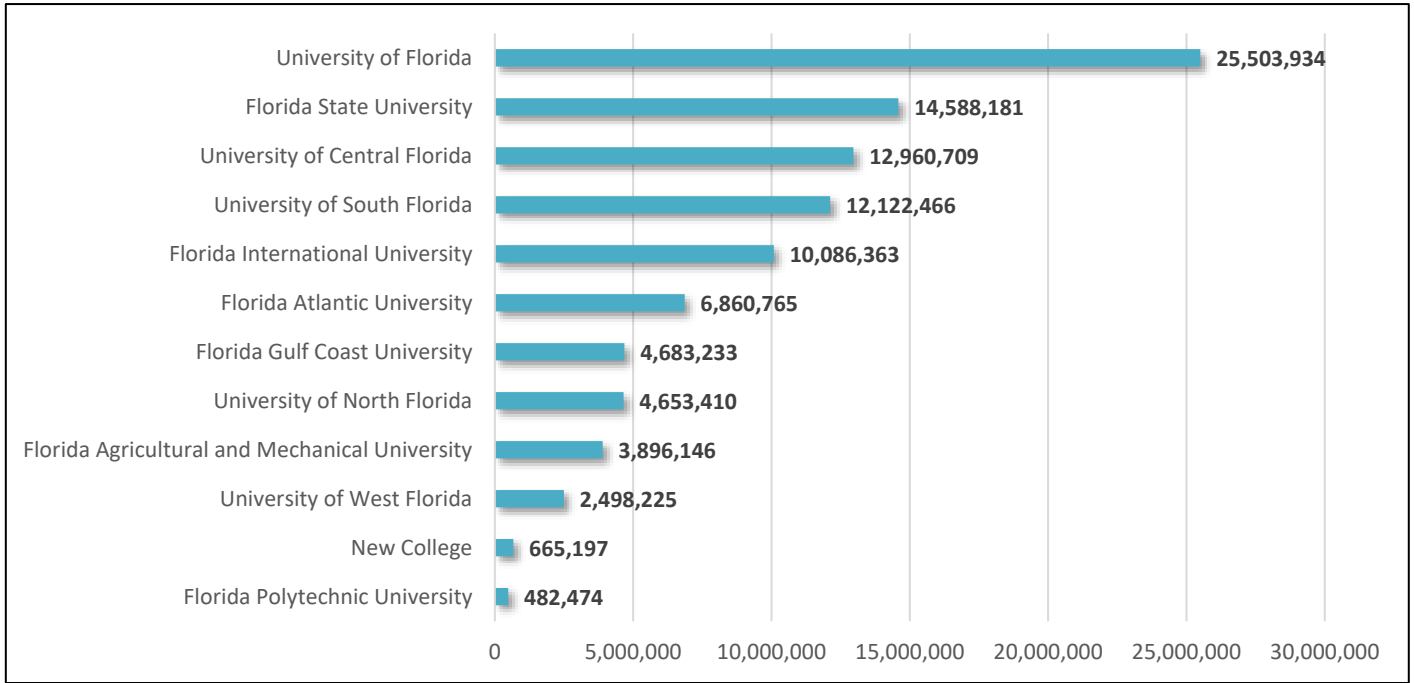
Florida College System Portfolio

Total Facility Count by Florida College

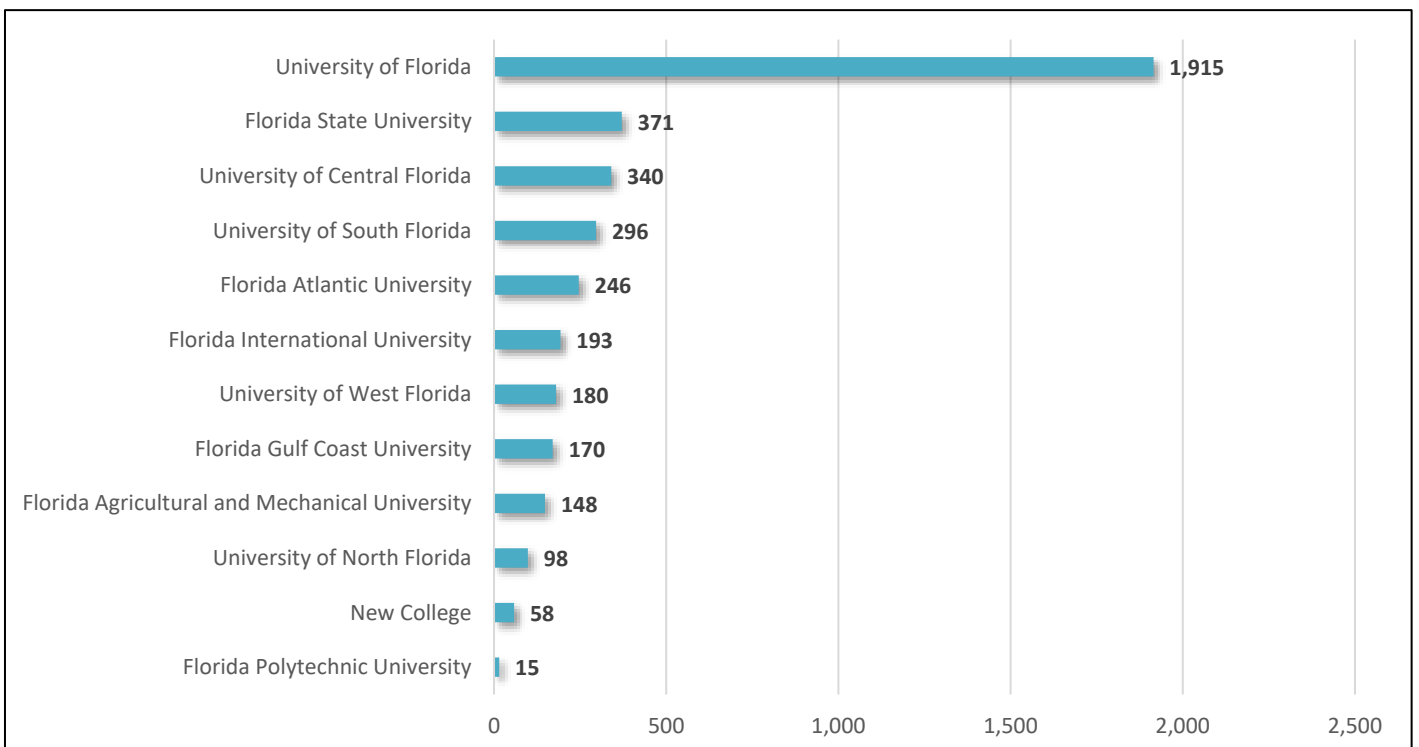


Board of Governors Portfolio

Total Gross Square Footage by University

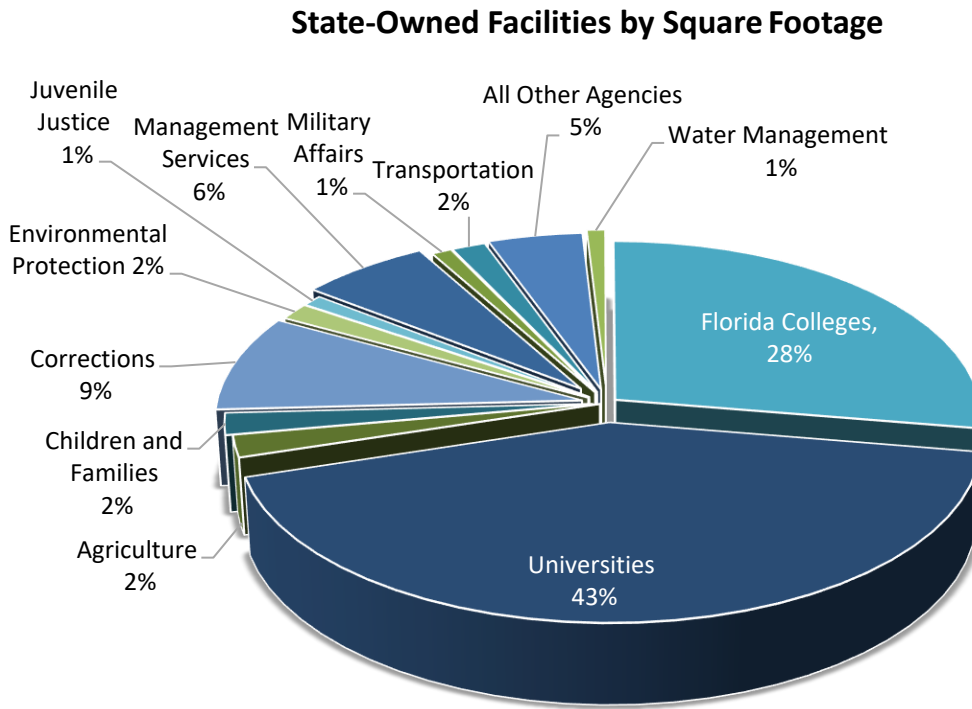


Total Facility Count by University



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	1,709	26,714,946	Lee	456	6,571,151
Baker	205	1,075,335	Leon	848	29,564,772
Bay	221	1,546,386	Levy	175	527,235
Bradford	196	1,351,927	Liberty	114	336,156
Brevard	194	3,505,524	Madison	154	809,179
Broward	468	9,827,417	Manatee	156	2,457,910
Calhoun	76	330,323	Marion	686	2,767,796
Charlotte	160	671,172	Martin	303	896,643
Citrus	200	368,292	Miami-Dade	1,072	30,511,330
Clay	245	602,442	Monroe	252	718,376
Collier	210	928,429	Nassau	120	282,594
Columbia	361	1,724,144	Okaloosa	235	1,887,416
DeSoto	158	917,182	Okeechobee	252	865,386
Dixie	151	364,634	Orange	724	17,716,720
Duval	399	9,305,678	Osceola	169	804,789
Escambia	419	4,240,549	Palm Beach	851	10,696,051
Flagler	90	267,186	Pasco	160	1,341,919
Franklin	227	539,633	Pinellas	324	4,798,658
Gadsden	485	3,122,953	Polk	689	4,261,184
Gilchrist	110	300,774	Putnam	230	772,338
Glades	57	308,101	Santa Rosa	336	1,675,973
Gulf	221	722,640	Sarasota	244	2,419,243
Hamilton	188	649,900	Seminole	129	3,999,018
Hardee	155	632,478	St. Johns	244	1,566,893
Hendry	163	270,205	St. Lucie	335	2,521,619
Hernando	296	953,221	Sumter	164	744,827
Highlands	241	832,743	Suwannee	217	722,650
Hillsborough	612	14,473,528	Taylor	152	645,887
Holmes	120	400,794	Union	377	1,806,915
Indian River	60	238,204	Volusia	356	3,250,832
Jackson	573	2,804,206	Wakulla	172	762,149
Jefferson	70	282,319	Walton	258	551,075
Lafayette	116	348,634	Washington	195	856,785
Lake	307	1,448,013	Grand Total	20,612	232,181,381

State-Owned Facilities by Space Type

The following table 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	5,527	141,524,634
Penal	4,471	24,776,724
Office	1,177	19,298,704
Residential	998	9,784,976
Unenclosed structure	1,255	9,471,643
Unconditioned Storage	1,271	5,441,390
Not Otherwise Classified (NOC)	2,166	4,100,383
Medical care	209	3,463,929
Agricultural	555	3,284,807
Gym/Exercise/Sports Venue	100	2,215,385
Labs	117	2,181,304
Recreational	624	1,341,299
Armory	55	1,303,170
Utility	1,310	1,021,858
Workshop	223	1,013,684
Conditioned Storage	249	923,684
Food Services	38	456,309
Museum/Exhibits	54	249,232
Conference Center	23	217,217
Data Center	8	82,183
Informational	182	28,866
Grand Total	20,612	232,181,381

State-Owned Facility Operating and Utility Expenses by Space Type

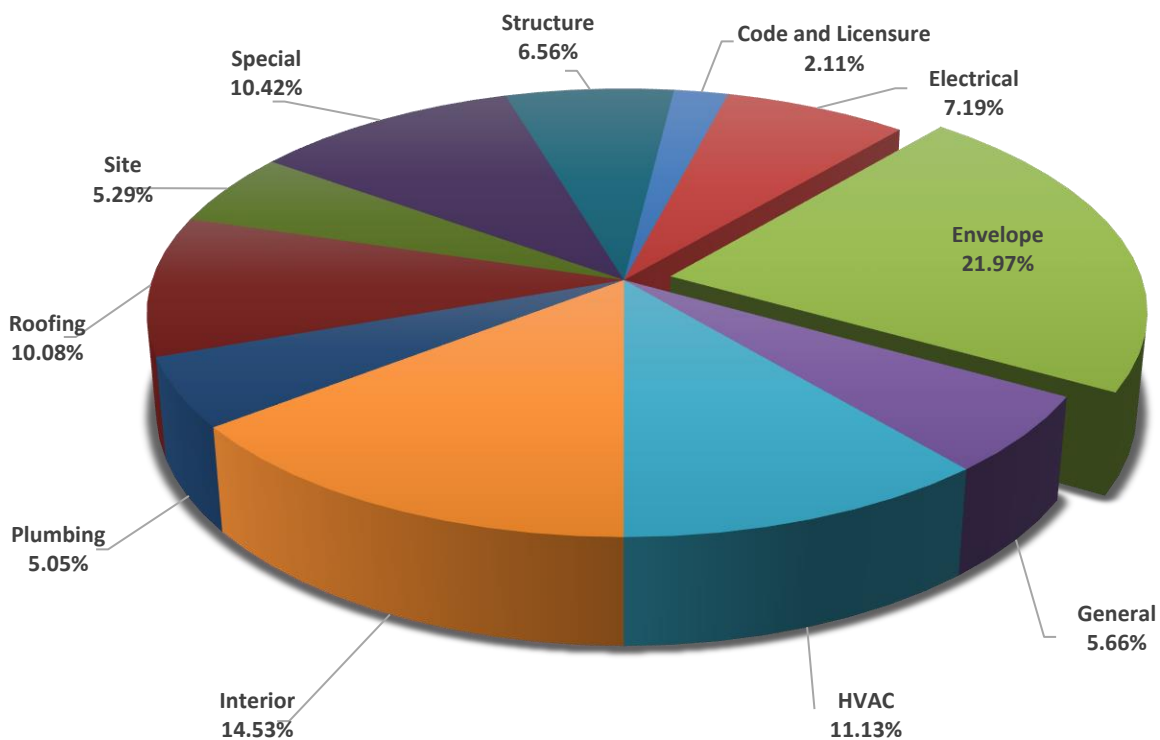
Predominant Space Type	Facility Count	Gross Square Footage	Operating Cost (\$)	Average Operating Cost/ Square Foot (\$)	Utility Cost (\$)	Average Utility Cost per Square Foot (\$)
Agricultural	555	3,284,807	1,541,694.39	0.47	453,022.53	0.14
Armory	55	1,303,170	3,767,582.13	1.15	1,953,844.80	0.59
Conditioned Storage	249	923,684	1,628,504.90	0.50	722,208.03	0.22
Conference Center	23	217,217	220,750.90	0.07	58,435.77	0.02
Data Center	8	82,183	77,777.48	0.02	236,809.41	0.07
Educational	5,527	141,524,634	17,336,451.22	5.28	2,949,976.05	0.90
Food Services	38	456,309	10,162,746.46	3.09	350,406.29	0.11
Gym/Exercise/Sports Venue	100	2,215,385	4,192,012.21	1.28	251,214.27	0.08
Informational	182	28,866	0.00	0.00	0.00	0.00
Labs	117	2,181,304	2,330,240.40	0.71	2,643,322.55	0.80
Medical care	209	3,463,929	9,769,265.49	2.97	3,494,489.97	1.06
Museum/Exhibits	54	249,232	839,859.34	0.26	444,054.31	0.14
Not Otherwise Classified (NOC)	2,166	4,100,383	3,622,133.40	1.10	6,456,089.05	1.97
Office	1,177	19,298,704	76,827,039.30	23.39	26,857,502.68	8.18
Penal	4,471	24,776,724	38,408,253.48	11.69	59,506,166.53	18.12
Recreational	624	1,341,299	1,827,463.01	0.56	351,103.68	0.11
Residential	998	9,784,976	79,970,129.69	24.35	3,279,820.80	1.00
Unconditioned Storage	1,271	5,441,390	2,552,619.93	0.78	1,289,912.08	0.39
Unenclosed structure	1,255	9,471,643	1,285,642.56	0.39	238,227.06	0.07
Utility	1,310	1,021,858	2,104,355.00	0.64	1,131,516.12	0.34
Workshop	223	1,013,684	3,598,716.94	1.10	539,536.81	0.16
Grand Total	20,612	232,181,381	262,063,238.23	1.13	113,207,658.79	0.49

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, 2022.**

Deficiency Category	Number of Deficiencies by Category	Sum of Estimated Cost (\$)
Code and Licensure	136	18,984,388.41
Electrical	394	64,641,705.25
Envelope	448	197,612,015.90
General	741	50,901,027.30
HVAC	474	100,132,347.51
Interior	771	130,650,676.12
Plumbing	272	45,412,004.22
Roofing	564	90,664,096.94
Site	301	47,549,642.16
Special	240	93,721,538.90
Structure	341	59,031,605.88
Grand Total	4,682	899,301,048.59

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 has safe public hurricane evacuation shelter space throughout all regions in 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

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 County by Space Type	Gross Square Footage
Office	5	21,418
Residential	3	15,370
Not Otherwise Classified (NOC)	1	8,000
Conditioned Storage	1	6,637
Unenclosed Structure	2	834
Grand Total	12	52,259

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	23	90,838
Utility	6	29,397
Not Otherwise Classified (NOC)	5	29,182
Unconditioned Storage	17	17,457
Conditioned Storage	5	15,464
Residential	7	12,123
Educational	1	6,400
Workshop	1	5,600
Labs	1	1,788
Unenclosed Structure	2	1,112
Agricultural	1	800
Grand Total	227	979,174

Next Steps

The State Facilities Inventory (SFI) continues to improve with the addition of agency-reported data elements. SFI, and the enhanced features of FL-SOLARIS utilized by agencies, provides a more accurate picture of state-owned facilities' needs and progress 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, contact:

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