



# Real Estate Development and Management Update

Florida Administration Services Meeting  
May 26, 2023

# Real Estate Development and Management: Program Responsibilities



## Florida Facilities Pool

- Bonded building pool established in 1985-86.
- 112 facilities, largely multi-tenant office space, including laboratories, and other specialty space.
- Total Division Staff: 284.50 FTEs
  - Regional Facilities FTEs: 59
  - Tallahassee FTEs: 225.50



## Building Construction

- Design, construction management, and budget oversight on state facilities.
- \$850 million in construction projects.
- New construction and like kind replacements.



## Lease Administration: 1,500 leases

- \$244 million in commercial leases.
- 6.1 million sq. ft. of Pool leased space.
- 6.1 million sq. ft. of private leased space.
- 1.1 million sq. ft. of other governmental leased space.
- 25,000 parking contracts.



## Building Systems

- Building automation.
- Transition to Smart Building – Internet of Things.
- Fire and Life Safety.



## Operations and Maintenance

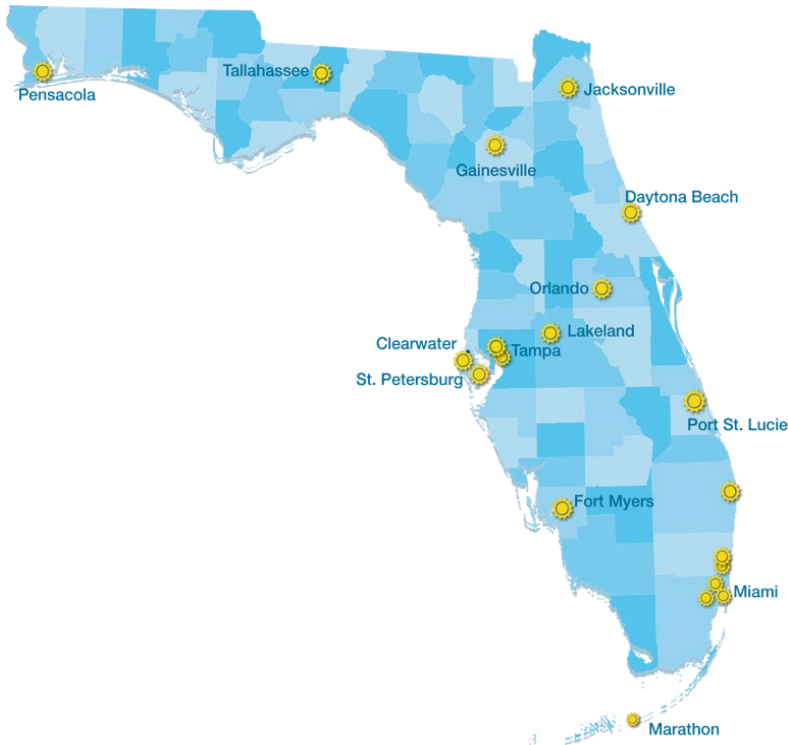
- Maintain 12.6 million sq. ft. of day-to-day operations
- HVAC controls
- Lawn Care Services for approximately 75 acres



## Business Support Services

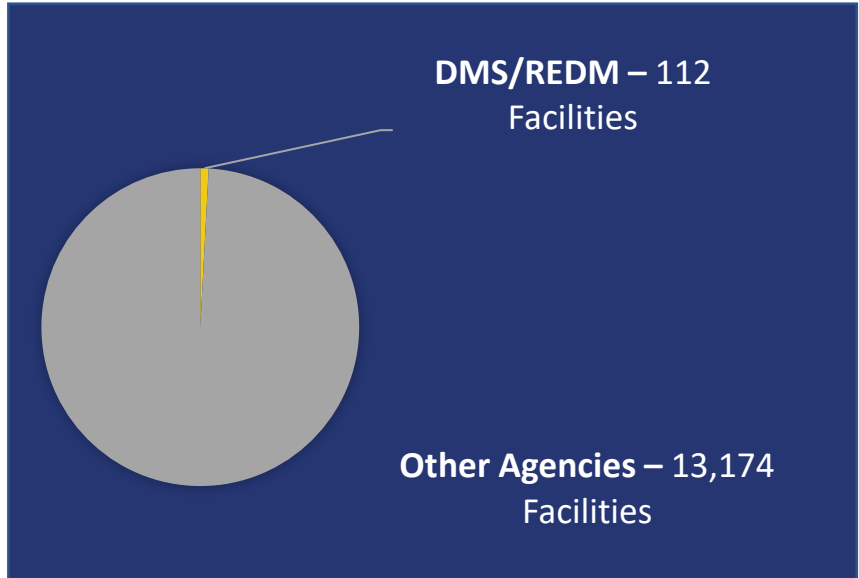
- Budget, procurement, contract management, administrative duties, special projects.
- Vendor Contracts: \$13.5 million
- Operating Budget: \$368.1 million

# Real Estate Development and Management: DMS Maintained Facility Locations



## Diverse portfolio including:

- Capitol Complex
- Office buildings and regional service centers
- Laboratories
- Museums
- Warehouse space



## Upcoming/Ongoing Construction Projects

- 2<sup>nd</sup> District Court of Appeal
- 6<sup>th</sup> District Court of Appeal
- Collier County State Veteran's Nursing Home
- State Emergency Operations Center
- R.A. Gray Building repairs
- Waller Park
- Capitol Windows
- Capitol HVAC
- Capitol Visitor Screening Center





# Capitol Complex Improvement Project

## Windows



The current appearance of the Capitol building.

A rendering of the window design with no louvers.



## Waller Park



Aerial rendering of the new Waller Park.



Rendering of the north-side elevator tower.

# Downtown Assessment and Development

## Assessment Goals

- Reduce Operating Costs
- Increase Operational Efficiency
- Consolidate Agency Locations
- Enhance Work Environments

## Scope of Work

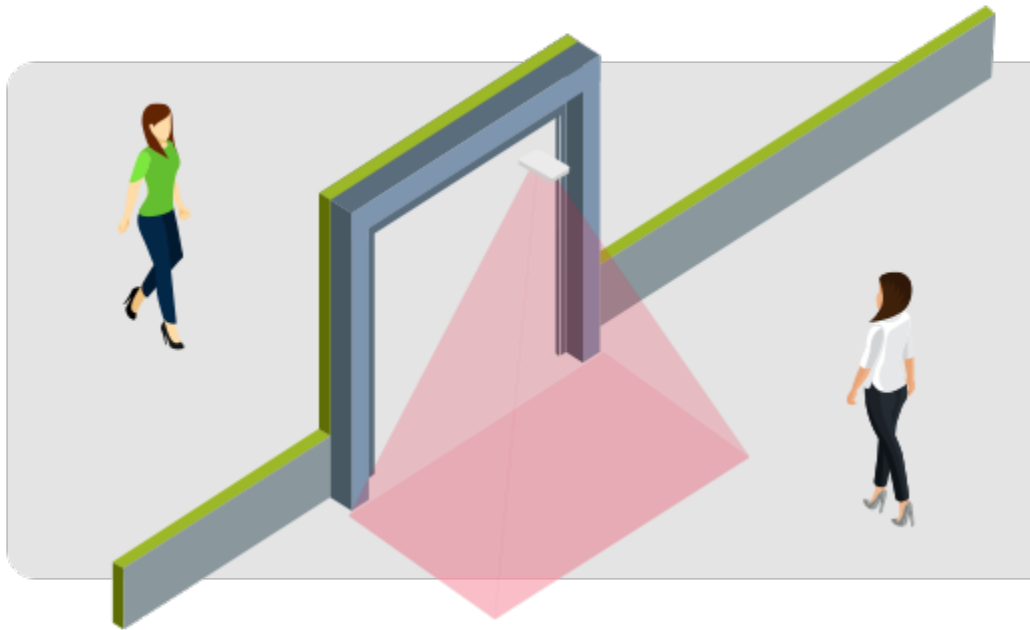
- Review ten (10) office buildings and seven (7) parking structures.
- Provide building-specific strategic recommendations.
- Each building and structure considered for disposition, demolition or redevelopment.
- Relocation of state FTEs to the Capital Circle Office Center (CCOC)

## Phases

- **Phase one** – (short term) one-to-five-years
- Future phases – (long term) six-to-ten-years



# Space Utilization



## Goals

- Utilize Pool Buildings More Efficiently by Understanding Occupancy and Utilization
- Reduce Number and Size of Private and Other Governmental Leases where Practicable
- Reduce State’s Lease Expenditures

## Information Gathering

- Published Request for Information Regarding Occupancy Sensors and Received Four Responses
- Partnering with the State’s Tenant Broker to Gather Data and Assess Possibilities

## Pilot

- Piloting Occupancy Sensors in Building 4050 Summer of 2023
- Provide Data to Leadership and Divisions to Reorganize Leases Based on Actual Utilization

## Future

- Potentially Seek LBR to Fund Statewide Program
- Discuss Strategic Goals with Executive Leadership, Agencies, and Florida Legislature

# We Serve Those Who Serve Florida

For questions, please contact:

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