

NASFA's State Portfolio Survey Summary:

During this past year the Reference and Resource committee completed a business model survey of the State membership in NASFA. This survey was done to better define what the NASFA members represent as a whole. Being that State facility infrastructure management affects many construction and engineering disciplines, sanitary and equipment maintenance service providers and commodities that are used in the day to day operations and maintenance of all types of facilities, we wanted to show the impact and overall profile of the state facility management and the general impact it has on today's economy.

Within our membership 20 states responded to this survey. The following is a cumulative total of what was reported from those 20 states;

- * 79,864 owned facilities
- * 675,136,720 square feet owned
- * 8,725 property leases
- * 226,150,455 square feet of leased space
- * Average combined annual construction budget of \$2,729,008,308.00
- * Average combined annual Operation and Maintenance budget of \$299,680,629

All square footage totals and building totals are an approximate value due to decentralization within states. This total does not represent total state portfolios but rather those managed by the responding members. The construction budget is an average of the values supplied in the survey. (Please note that some states don't have the information as well as others who bond for funds.)

States represented within this survey are not centralized on Operations and Maintenance, therefore the value represented may be a fraction of what is actually out there.

If your State's information is not listed, please complete the survey via the link below. Simply copy and paste the link or go to NASFA's website and click the button "Your Opinion" (www.nasfa.net) Survey Link: <https://spreadsheets.google.com/spreadsheet/viewform?formkey=dDI0eXVhS0hmNGE3NGdGRGYzN3AyZGc6MQ>

This information is as it was received from NASFA State representatives and it may not be all inclusive and should only be used as a reference.

To see full survey results see the various sheets listed at the bottom of the page.

Number of State Owned Buildings	Total Square Feet of Owned Space
79,851	674,136,720

Total Number of Leases	Total Leased Square Footage Represented
8325	224,150,455

Average Combined Capital Construction Budgets	Average Annual Operation and Maintenance Budgets
\$2,715,508,308.00	\$287,180,629



Contacts for those that completed the survey.

State Name	Contact Name	Contact E-mail Address
Alaska	Leslie Houston	leslie.houston@alaska.gov
Alaska	Jennifer Klein	jennifer.klein@alaska.gov
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Vermont	Bill Laferriere	bill.laferriere@state.vt.us
Virginia	Bert Jones	bert.jones@dgs.virginia.gov
West Virginia	David Oliverio	david.m.oliverio@wv.gov
Wisconsin	Peter Maternowski	peter.maternowski@wisconsin.gov

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State Name	Number of State Owned Buildings	Combined totals	Square Feet of Owned Buildings	Combined totals
Alaska	124		1,305,288	
Alaska	44		956,000	
Combined Total for Alaska		168		2,261,288
Connecticut	3,700		60,000,000	
Connecticut	40		5,000,000	
Combined Total for Connecticut		3,740		65,000,000
Florida	23,000	23,000	55,000,000	55,000,000
Georgia	35		6.8 million	6,800,000
Idaho	13		Approx. 1 million	
Iowa	900	900	5,000,000+	5,000,000
Louisiana	13,414	13,414	102,912,889	102,912,889
Maine	2,113	2,113	7,796,707	7,796,707
Massachusetts	4,900	4,900	64 million	64,000,000
Michigan	Approx. 40	40	Approx. 6 million	6,000,000
Montana	4,154	4,154	20,508,061	20,508,061
Nebraska	295	295	6,332,628	6,332,628
New Jersey	38	38	N/A at this time	
Oklahoma	39		1,766,513	
Oklahoma	4,768		66,097,085	
Combined Total for Oklahoma		4,807		67,863,598
Oregon	43		2,500,000	
Oregon	1,192		3,085,284	
Combined Total for Oregon		1,235		5,585,284
Utah	Over 3,000	3,000	Approx. 35.8 million	35,800,000
Vermont	292	292	3,976,265	3,976,265
Virginia	11,300	11,300	133,000,000	133,000,000
West Virginia	34	34	2.7 million	2,700,000
Wisconsin	6,421	6,421	83,600,000	83,600,000
Totals	76,859	79,851	553,836,720	674,136,720

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State Name	Do you Lease Space?	If Yes, What is the Number of Leases?	Combined Totals	If Yes, What is the Square Feet of Leases?	Combined Totals of Leased Square Footage
Alaska	Yes	29		112,071	
Alaska	Yes	75		617,038	
Combined Total for Alaska			104		729,109
Connecticut	Yes	200		3,000,000	
Connecticut	Yes	Approx. 230		2,500,000	
Combined Total for Connecticut			430		5,500,000
Florida	Yes	900	900	7,900,000	7,900,000
Georgia	Yes	43		2.6 million	2,600,000
Idaho	Yes	400+		2 million +	
Iowa	Yes	200	200	750,000+	750,000
Louisiana	Yes	799	799	7,542,650	7,542,650
Maine	Yes	283	283	1,580,000	1,580,000
Massachusetts	Yes	500	500	7 million	7,000,000
Michigan	Yes	557	557	Approx. 8 million	8,000,000
Montana	Yes	372	372	1,778,928	1,778,928
Nebraska	Yes	335	335	4,099,139	4,099,139
New Jersey	Yes	319	319	10,002,644	10,002,644
Oklahoma	Yes	118		1,434,450	
Oklahoma	Yes	599		2,524,160	
Combined Total for Oklahoma			717		3,958,610
Oregon	Yes				
Oregon	Yes	169		534,449	
Combined Total for Oregon			169		534,449
Utah	Yes	Over 400	400	Approx. 1.4 million	144,000,000
Vermont	Yes	115	115	655,307	655,307
Virginia	Yes	1,578	1,578	14,109,153	14,109,153
West Virginia	No				
Wisconsin	Yes	547	547	3,410,466	3,410,466
Totals		5,492	8,325	61,800,455	224,150,455

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State Name	What is your Annual Capital Construction Budget? (\$)	Average Combined Capital Construction budgets	What is your Annual Operations & Maintenance Budget? (\$)	Average Annual Operation and Maintenance Budgets
Alaska	\$6,500,000		\$550,000	
Alaska	\$5,000,000		Unknown	
Combined Total for Alaska		\$11,500,000		\$550,000
Connecticut				
Connecticut	None-we bond for projects		Approx. \$20,000,000	
Combined Total for Connecticut		\$5,500,000		\$20,000,000
Florida		\$7,900,000	\$85,000,000	\$85,000,000
Georgia	\$1,000,000	\$10,000,000	34 million	\$34,000,000
Idaho	Usually 10-15 million (varies year to year)		10-15 million - varies by year	
Iowa	Not a routine amount. This year is large with bonding for prisons and flood recovery.		\$4,000,000 Capitol Complex only	\$4,000,000
Louisiana	\$300,000,000	\$300,000,000	Unknown	
Maine	Varies by year		Unknown	
Massachusetts	\$400 million	\$400,000,000		
Michigan	* See General Portfolio Sheet, column D		* See General Portfolio Sheet, column D	
Montana	Varies between \$1M and \$100M	\$50,000,000	Unknown; is part of each agency's individual appropriation	
Nebraska	\$31,537,800	\$31,537,800	\$42,900,000	\$42,900,000
New Jersey	N/A at this time		N/A at this time	
Oklahoma	Varies		\$1,999,737	
Oklahoma	\$390,000,000		Unknown	
Combined Total for Oklahoma		\$390,000,000		\$1,999,737
Oregon	\$14,000,000		\$38,400,000	
Oregon	\$4,614,000		\$1,675,000	

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Combined Total for Oregon		\$18,614,000		\$40,075,000
Utah	Approx. \$600 million	\$600,000,000	Approx. \$27 million	\$27,000,000
Vermont	\$28,906,508	\$28,906,508	\$27,655,892	\$27,655,892
Virginia	Between \$700,000,000 & \$1,000,000,000 per year	\$850,000,000	O&M is decentralized and we do not maintain central records for this	
West Virginia	11 million average	\$11,000,000	3 - 5 million typical	\$4,000,000
Wisconsin	\$5 - \$600,000,000	\$550,000	\$622,000,000 excluding debt service	\$622,000,000 excluding debt service
Totals		\$2,715,508,308		\$287,180,629

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State Name	Do the answers above represent the Entire State portfolio?	If No, What agency or Dept. do the answers above represent?	Do you have any other information or comments you would like to share with NASFA concerning your state's capital portfolio, leases or budgets?
Alaska	No	Dept. of Corrections	No additional comments.
Alaska	No	Dept. of Health and Social Services	Our capital budget varies from year to year based on several factors. If new construction is needed, such as a virology lab in Fairbanks or a major IT project the budget can be very large. We generally need at least \$15,000,000/annually for deferred maintenance projects, however, the Governor and/or legislature may not fund fully. This year we will receive \$7,000,000 for deferred maintenance.
Connecticut	Yes		
Connecticut	No	Dept. of Public Works (10% of state buildings)	
Florida	No	Buildings incorporated in the Florida Facilities Pool which is inclusive of the 112 buildings operated by the Dept. of Management Services.	
Georgia	No	Georgia Building Authority - Capitol Complex only.	Leases are intergovernmental agreements; renewed annually. Construction budget varies with Legislative appropriation.
Idaho	No	State owned buildings addresses only those managed by the Div. of Public works (Capitol Mall complex). Higher ed, corrections, health and welfare, etc manage their own.	The Capital and Repair and Maintenance budgets vary greatly year by year. For example this year we got \$18 m for A & R and three years ago we got about \$90 million.
Iowa	Yes		
Louisiana	Yes	(This is second part of questions.....first half was inadvertently sent before I finished)	Maintenance is handled at the agency level. We cannot make a reasonable estimate of the cost. The amounts shown for state owned buildings include all state owned, non-transportation structures. Actual occupied spaces are approximately 8,000 buildings at 100,000,000 square feet. Annual construction budget is approximate.
Maine	No	Executive Branch only. It does not include the University or community college buildings nor does it include the court System.	Our ongoing capital budget can be supplemented by bond funding approved by the legislature and other special revenue and varies year to year depending upon approvals

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Massachusetts	Yes	Covers all executive branch agencies, including Higher Education, and the Judiciary. Does not include state "authorities".	Maintenance is handled at the agency level. We have some systems in place to capture materials and contact services costs, but we do not have a method to determine state employee labor costs associated with operations and maintenance.
Michigan	No	The lease information represents the entire state portfolio, but the remaining information represents only the Dept. of Technology, Management & Budget.	* The annual Capital Construction and Operations & Maintenance Budget combined is approximately \$19 million for the Department of Technology, Management & Budget.
Montana	Yes		A&E Division (where I work) handles the capital construction. General Services Division handles all state leasing.
Nebraska	No	Administrative Services - Building Div.	
New Jersey	No	Div. of Property Management and Construction for the Dept. of Treasury	We are currently replacing existing space utilization and management systems in an effort to more accurately report the information requested here on a statewide and national basis. Once we have that system in place we will be able to report budget information regarding operational, maintenance and capital improvements.
Oklahoma	No	Oklahoma Dept. of Human Services	
Oklahoma	No	Construction budget does include higher education system.	
Oregon	No	Dept. of Administrative Services	
Oregon	No	Oregon Dept. of Transportation, Facilities Div.	Please note: that the O&M budget applies only to a select number of buildings in the Salem and Portland area.
Utah	No	These responses only represent properties leased, managed and owned by the Div. of Facilities Construction and Management, which handles most administrative properties for the State of Utah. Certain other types of properties are leased, managed or owned by other state entities such as higher education, parks & recreation, etc.	
Vermont	No	Dept. of Buildings & General Service (within the Agency of Administration)	Vermont has a total of 1750 buildings controlled by multiple departments. (Vermont State Colleges, Transportation, Forest & Parks & Historic Preservation are the principle players)
Virginia	No	The answers do not fully provide for higher education who have a number of decentralized authorities that can not be captured by DGS	