

State Buildings:

When I last appeared before your subcommittee, we discussed information concerning state owned facilities. Please find attached a summary of those state owned buildings in terms of numbers of buildings broken down by department. This information is from our State Lands and Buildings Data Base (SLABS). The Office of State Lands can provide whatever amount of detail you need concerning these buildings from that data base. We also discussed the responsibilities of the Office of State Buildings in the Division of Administration. A brief summary of the responsibilities of that office is also attached within the same document.

The second attachment is a list of all the state buildings allocated by department sorted by department number, agency number and facility site code order (planning district, parish code, sequence number), the building state ID order. Also included is the building address, city, total square footage and specific use.

- **Areas of Discussion:**

- Pursuant to LRS 39: 127 space in state owned buildings is allocated by the Commissioner of Administration except for the following:
 - Areas allocated by the legislature (i.e. State Capital, Pentagon Courts, Old Arsenal Museum are managed and controlled by the legislature)
 - Statutorily mandated areas in the State Capital (i.e. Governors floors, Treasurer, Secretary of State, Attorney General)
 - DOA does not have the authority to allocate space for Health Care, Educational or Correctional institutions- However, should a state agency vacate space, the DOA does have the authority to reallocate that vacated space.
 - Reallocation of Higher Education vacated space must have concurrence of the governing board of the institution (RS 39:127 C)
- Management of state owned buildings – Once allocated, state owned buildings are not centrally managed; they are managed at the departmental level.
 - Does not allow for cross utilization of state assets across departments
- Office of State Buildings manages Division of administration allocated facilities

State Leasing:

Also requested at our last meeting was information concerning state leases. Please find attached a report prepared by Sharon Reed the head of Real Estate Leasing in the Division of Administration. This report provides the following:

- A synopsis of commercial leases by Parish, total number of leases, total annual rent

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paid, total square footage and the estimated total number of occupants accommodated in each parish as well as the average sq ft rate per parish.

- Commercial leases by Departments
- All commercial leases listed numerically by Department including the tenant agency as well as other pertinent information about the lease

Areas of Discussion: (not discussed yet)

- How state leasing works
 - Role of the DOA
 - Agency role
- Management of state leases – Once leased at the departmental level, facilities are not centrally managed; they are managed at the departmental level.
 - Does not allow for cross utilization of state assets across departments

Division of Administration: Office of State Buildings

- The Office of State Buildings currently provides facility management services on behalf of the Division of Administration (DOA) for all of the DOA's facilities on a statewide basis. Comprised of 40 facility sites throughout the State of Louisiana, the Office of State Buildings administers in excess of 6 million gross square feet.
- The annual budget for these services is approximately \$33 million this year.
- The services are currently provided by both in-house personnel (130 full time employees) with supplemental manpower and services from outsourced provider's approaching \$8 million per year. These out-sourced services include supplemented janitorial and grounds services through a contract with Prison Enterprises. Additional privatized out-sourced functions include elevator maintenance, building automation, pest control, parking management (for parking garages) and security services provided outside of Capitol Park. Capitol Park security is handled via Department of Public Safety-Capitol Detail.
- *The Office of State Buildings is comprised of various Divisions including the Architectural Division (painters and carpenters), Electrical Division (electronic technicians), Mechanical Division (plumber's and maintenance repairers), Operations Division (maintenance superintendents and repairers), Horticultural Division (horticultural attendants), Security Division (Capitol Police officers) and the Administrative Division.
- The large majority (approximately 90%) of the square footage for the Office of State Buildings is comprised of facilities in Baton Rouge, most of which are within Capitol Park. Other OSB managed facilities are located in Shreveport, Monroe, Alexandria, Lafayette, and New Orleans.

STATE OF LOUISIANA
STATEWIDE LAND AND BUILDINGS SYSTEM
RL12 - ALL STATE LEASES - PARISH TOTALS
LEASED BUILDINGS ONLY
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PARISH	# OF LEASES	TOTAL SQ FT	ANNUAL RENT	# OF OCCUPANTS	RATE / SQFT
ACADIA	7	36,747	\$327,994.12	76	\$9.7275
ALLEN	5	14,429	\$145,990.51	31	\$9.7982
ASCENSION	9	60,841	\$654,514.12	244	\$11.2599
ASSUMPTION	4	13,631	\$140,733.44	32	\$11.1281
AVOUELLES	5	27,388	\$294,687.36	73	\$12.0078
BEAUREGARD	7	20,499	\$267,967.56	48	\$12.5976
BIENVILLE	4	9,322	\$113,324.04	14	\$10.1010
BOSSIER	10	48,863	\$641,607.63	180	\$13.2334
CADDO	34	680,372	\$4,459,470.16	8445	\$10.5076
CALCASIEU	33	224,751	\$2,428,025.52	693	\$11.6750
CALDWELL	10	30,218	\$188,988.00	86	\$6.6665
CAMERON	1	2,510	\$24,828.00	0	\$8.8916
CATAHOULA	4	11,471	\$126,005.04	26	\$9.9028
CLAIBORNE	3	8,537	\$81,300.00	11	\$7.7294
CONCORDIA	5	9,686	\$61,396.00	26	\$6.0377
DESOTO	5	18,454	\$161,173.40	59	\$8.4942
EAST BATON ROUGE	106	935,580	\$13,655,458.20	3496	\$13.8676
EAST CARROLL	2	7,986	\$97,804.96	12	\$11.5160
EAST FELICIANA	4	16,311	\$186,304.46	29	\$11.1457
EVANGELINE	10	39,851	\$429,781.80	111	\$10.3330
FRANKLIN	7	21,793	\$220,056.36	72	\$9.9822
GRANT	3	12,687	\$143,916.20	28	\$11.8109
IBERIA	9	59,857	\$673,911.34	155	\$10.8063
IBERVILLE	5	25,928	\$243,190.00	46	\$9.2183
JACKSON	2	6,005	\$17,088.00	6	\$3.2912
JEFFERSON	36	312,275	\$5,008,682.20	1118	\$16.6838
JEFFERSON DAVIS	6	21,782	\$226,807.40	41	\$11.7223
LAFAYETTE	33	244,374	\$2,818,811.57	620	\$12.0109
LAFOURCHE	25	119,256	\$1,513,440.30	388	\$12.5188
LASALLE	2	6,974	\$55,344.56	9	\$7.9232
LINCOLN	8	32,797	\$402,409.08	97	\$12.1742
LIVINGSTON	7	38,133	\$437,315.44	119	\$11.4531
MADISON	10	33,548	\$439,202.88	98	\$12.0019
MOREHOUSE	8	122,641	\$757,661.72	2078	\$10.8859
NATCHITOCHE	11	58,440	\$581,942.42	172	\$11.2027
ORLEANS	49	652,146	\$11,582,986.04	1662	\$16.3350
OUACHITA	33	211,775	\$2,553,652.80	619	\$11.3322
PLAQUEMINES	1	6,824	\$106,287.48	17	\$15.5700
POINTE COUPEE	5	23,623	\$208,012.95	46	\$9.2636
RAPIDES	39	271,930	\$2,766,584.89	428	\$11.5409
RED RIVER	3	9,355	\$111,690.24	18	\$9.6336
RICHLAND	5	16,957	\$189,874.04	35	\$10.9324
SABINE	4	14,452	\$180,446.28	29	\$10.9386
ST. BERNARD	4	14,698	\$318,936.00	121	\$16.2778
ST. CHARLES	2	10,248	\$96,573.96	11	\$10.4226
ST. HELENA	2	6,134	\$58,352.00	9	\$9.6977
ST. JAMES	3	13,165	\$156,927.00	35	\$12.0644
ST. JOHN THE BAPTIST	6	35,082	\$342,482.04	83	\$9.7888
ST. LANDRY	13	68,827	\$832,186.13	173	\$10.2898
ST. MARTIN	6	27,098	\$268,884.72	57	\$10.3507
ST. MARY	12	74,735	\$452,582.01	133	\$8.4389
ST. TAMMANY	25	169,707	\$2,235,274.92	492	\$14.0306

TANGIPAHOA	23	121,601	\$1,505,234.39	376	\$12.3132
TENSAS	4	8,494	\$67,385.28	16	\$5.6782
TERREBONNE	20	112,496	\$1,424,730.97	346	\$11.7985
UNION	3	10,592	\$132,270.00	25	\$11.2538
VERMILION	5	28,449	\$312,900.11	73	\$11.1442
VERNON	12	38,890	\$419,948.91	114	\$10.7631
WASHINGTON	12	174,673	\$950,142.23	619	\$10.1480
WEBSTER	8	35,083	\$384,852.28	92	\$10.8331
WEST BATON ROUGE	5	28,482	\$226,693.40	26	\$7.6748
WEST CARROLL	4	15,267	\$138,844.24	27	\$9.2856
WEST FELICIANA	1	2,500	\$12,439.80	0	\$4.9759
WINN	3	8,841	\$90,085.72	13	\$10.9764
OUT OF STATE	3	12,277	\$211,050.36	61	\$19.6362
STATE TOTAL:	755	5,558,338	\$66,365,544.98	24,495	\$10.8418

Commercial Leases – Usable Square Footage by Department

Executive – 295,280 sq ft

Elected Officials – 532,530 sq ft

Department of Economic Development – 10,165 sq ft

Culture, Recreation and Tourism – 2,000 sq ft

Department of Transportation and Development - 23,013 sq ft

Department of Public Safety and Corrections – 406,599

Square footage consists of Two (2) Agencies:

Corrections Services – 245,763 sq ft

Public Safety – 160,836

Department of Health and Hospitals - 940,943 sq ft

Included in this square footage are the following major agencies:

Medical Vendor Administration – 310,251 sq ft

Office of Public Health – 218,210 sq ft

Office of Mental Health – 89,960

Office of Addictive Disorders – 82,892

Office for Citizens with Developmental Disabilities – 81,621 sq ft

Department of Social Services – 1,663,849 sq ft (Includes 496,087 sq ft of shelter space)

Square Footage consists of Four (4) Agencies:

Office of Family Support – 680,142 sq ft

Office of Community Services – 409,658 sq ft

Louisiana Rehabilitation Services - 56,559 sq ft

Office of the Secretary – 517,490 sq ft (Includes the 496,087 sq ft of shelter space)

Department of Natural Resources – 19,854 sq ft

Department of Revenue – 51,153 sq ft

Department of Environmental Quality – 66,817 sq ft

Louisiana Workforce Commission – 144,790 sq ft

Department of Wildlife and Fisheries – 21,508 sq ft

Department of Civil Service – 19,983 sq ft

Department of Education – 959,224 sq ft

Higher Education – 916,554 sq ft of the 959,224 sq ft