



CIP-A Lease Space Narrative
Current Usage and Short-Term Projections
Fiscal Year Ending June 30, 2019

Division of Community Health Promotion

Purpose and Need:

The space needs for Family Health Service, Women, Infants and Children, Tobacco, Chronic Disease and Child Care Food non-residential client programs, operations and administration are met through state sector and private sector leased space. The decision to lease space includes the primary use of state-owned facilities when available in the geographic area where the need exists. The process for leasing space is accomplished in accordance with Chapter 255, Florida Statutes, F.A.C. 60H, the Department of Management Services Leasing Guidelines and the Department of Health Leasing Procedures.

Currently, a portion of these services is provided in state-owned facilities. In addition, the Department leases 6,237 net usable square feet from the private sector at an estimated annual cost of \$110,111.

Effect on Services if Projected Lease Space Need is Delayed or Not Approved:

If state or county owned space is unavailable for client programs, operations and administration, the department will have to lease space from additional private sector facilities. If adequate funds are not appropriated for the required additional private sector space, the department will not be able to expand or relocate to provide co-located services to meet the ever-changing needs of the public health communities.

Other Information:

The Leasing Administration continues to work with all department programs to identify opportunities for space reductions in order to comply with the governor's space reduction initiative and recent Senate Bill enactments.

Authority – Chapter 2019-116, Laws of Florida, Section 65 requires agencies with existing private lease contracts for office or storage space in excess of 2,000 square feet and expiring between July 1, 2020 and June 30, 2022 to use tenant broker services to renegotiate or reprocure all transactions.

Other efforts include the consolidation of staff and services, collocating with other department programs and state agencies to share common use areas and reduce cost per square foot, renegotiating existing lease terms to reduce rate, revising space designs to utilize space more efficiently and working with the states contracted tenant brokers to develop a strategy for maximizing market conditions.



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County Health Systems

Purpose and Need:

The space needs for the County Health Department's non-residential client programs, operations and administration are met through state sector and private sector leased space. The decision to lease space includes the primary use of state-owned facilities when available in the geographic area where the need exists. The process for leasing space is accomplished in accordance with Chapter 255, Florida Statutes, F.A.C. 60H, the Department of Management Services Leasing Guidelines and the Department of Health Leasing Procedures.

Currently, a major portion of these services is provided in county owned and managed facilities. In addition, the Department leases 144,370 net usable square feet from the private sector and municipalities at an estimated annual cost of 2.4 million.

Effect on Services if Projected Lease Space Need is Delayed or Not Approved:

If state or county owned space is unavailable for client programs, operations and administration, the department will have to lease space from additional private sector facilities. If adequate funds are not appropriated for the required additional private sector space, the department will not be able to expand or relocate to provide co-located services to meet the ever-changing needs of the public health communities.

Other Information:

The Leasing Administration continues to work with all department programs to identify opportunities for space reductions in order to comply with the governor's space reduction initiative and recent Senate Bill enactments.

Authority – Chapter 2019-116, Laws of Florida, Section 65 requires agencies with existing private lease contracts for office or storage space in excess of 2,000 square feet and expiring between July 1, 2020 and June 30, 2022 to use tenant broker services to renegotiate or reprocure all transactions.

Other efforts include the consolidation of staff and services, collocating with other department programs and state agencies to share common use areas and reduce cost per square foot, renegotiating existing lease terms to reduce rate, revising space designs to utilize space more efficiently and working with the states contracted tenant brokers to develop a strategy for maximizing market conditions.



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Division of Children's Medical Services

Purpose and Need:

The space needs for the Division of Children's Medical Services non-residential client programs, operations, clinics and administration are met through state sector and private sector leased space. The decision to lease space includes the primary use of state-owned facilities when available in the geographic area where the need exists. The process for leasing space is accomplished in accordance with Chapter 255, Florida Statutes, F.A.C. 60H, the Department of Management Services Leasing Guidelines and the Department of Health Leasing Procedures.

Currently, a large portion of these services is provided in state-owned facilities. In addition, the Department leases 18,036 net usable square feet from the private sector at an estimated annual cost of 207,562.

Effect on Services if Projected Lease Space Need is Delayed or Not Approved:

If state or county owned space is unavailable for client programs, operations and administration, the department will have to lease space from additional private sector facilities. If adequate funds are not appropriated for the required additional private sector space, the department will not be able to expand or relocate to provide co-located services to meet the ever-changing needs of the public health communities.

Other Information:

The Leasing Administration continues to work with all department programs to identify opportunities for space reductions in order to comply with the governor's space reduction initiative and recent Senate Bill enactments.

Authority – Chapter 2019-116, Laws of Florida, Section 65 requires agencies with existing private lease contracts for office or storage space in excess of 2,000 square feet and expiring between July 1, 2020 and June 30, 2022 to use tenant broker services to renegotiate or reprocur all transactions.

Other efforts include the consolidation of staff and services, collocating with other department programs and state agencies to share common use areas and reduce cost per square foot, renegotiating existing lease terms to reduce rate, revising space designs to utilize space more efficiently and working with the states contracted tenant brokers to develop a strategy for maximizing market conditions.



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Division of Disability Determinations

Purpose and Need:

The space needs for the Division of Disability Determination's non-residential client programs, claims centers, operations and administration are met through private sector leased space. The decision to lease space is made with consideration of the SSA's approval and funding. The process for leasing space is accomplished in accordance with Chapter 255, Florida Statutes, F.A.C. 60H, the Department of Management Services Leasing Guidelines and the Department of Health Leasing Procedures.

The Department leases 455,457 net usable square feet from the private sector at an estimated annual cost of 7 million.

Effect on Services if Projected Lease Space Need is Delayed or Not Approved:

If state or county owned space is unavailable for client programs, operations and administration, the department will have to lease space from additional private sector facilities. If adequate funds are not appropriated for the required additional private sector space, the department will not be able to expand or relocate to provide co-located services to meet the ever-changing needs of the public health communities.

Other Information:

The Leasing Administration continues to work with all department programs to identify opportunities for space reductions in order to comply with the governor's space reduction initiative and recent Senate Bill enactments.

Authority – Chapter 2019-116, Laws of Florida, Section 65 requires agencies with existing private lease contracts for office or storage space in excess of 2,000 square feet and expiring between July 1, 2020 and June 30, 2022 to use tenant broker services to renegotiate or reprocure all transactions.

Other efforts include the consolidation of staff and services, collocating with other department programs and state agencies to share common use areas and reduce cost per square foot, renegotiating existing lease terms to reduce rate, revising space designs to utilize space more efficiently and working with the states contracted tenant brokers to develop a strategy for maximizing market conditions.



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Division of Disease Control Health Protection

Purpose and Need:

The space needs for the Epidemiology, Environmental Health and Communicable Disease non-residential client programs, operations and administration are met through state sector and private sector leased space. The decision to lease space includes the primary use of state-owned facilities when available in the geographic area where the need exists. The process for leasing space is accomplished in accordance with Chapter 255, Florida Statutes, F.A.C. 60H, the Department of Management Services Leasing Guidelines and the Department of Health Leasing Procedures.

Currently, 100% of these services are provided in state-owned facilities.

Effect on Services if Projected Lease Space Need is Delayed or Not Approved:

If state or county owned space is unavailable for client programs, operations and administration, the department will have to lease space from additional private sector facilities. If adequate funds are not appropriated for the required additional private sector space, the department will not be able to expand or relocate to provide co-located services to meet the ever-changing needs of the public health communities.

Other Information:

The Leasing Administration continues to work with all department programs to identify opportunities for space reductions in order to comply with the governor's space reduction initiative and recent Senate Bill enactments.

Authority – Chapter 2019-116, Laws of Florida, Section 65 requires agencies with existing private lease contracts for office or storage space in excess of 2,000 square feet and expiring between July 1, 2020 and June 30, 2022 to use tenant broker services to renegotiate or reprocure all transactions.

Other efforts include the consolidation of staff and services, collocating with other department programs and state agencies to share common use areas and reduce cost per square foot, renegotiating existing lease terms to reduce rate, revising space designs to utilize space more efficiently and working with the states contracted tenant brokers to develop a strategy for maximizing market conditions.



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Division of Emergency Preparedness and Community Support

Purpose and Need:

The space needs for the Preparedness Response, Public Health Pharmacy and Laboratories, Radiation Control, Emergency Medical Oversight and the Brain and Spinal Cord Injury non-residential programs, operations and administration are met through state sector and private sector leased space. The decision to lease space includes the primary use of state-owned facilities when available in the geographic area where the need exists. The process for leasing space is accomplished in accordance with Chapter 255, Florida Statutes, F.A.C. 60H, the Department of Management Services Leasing Guidelines and the Department of Health Leasing Procedures.

Currently, a portion of these services is provided in state-owned facilities. In addition, the Department leases 90,510 net usable square feet from the private sector at an estimated annual cost of \$982,891.

Effect on Services if Projected Lease Space Need is Delayed or Not Approved:

If state or county owned space is unavailable for client programs, operations and administration, the department will have to lease space from additional private sector facilities. If adequate funds are not appropriated for the required additional private sector space, the department will not be able to expand or relocate to provide co-located services to meet the ever-changing needs of the public health communities.

Other Information:

The Leasing Administration continues to work with all department programs to identify opportunities for space reductions in order to comply with the governor's space reduction initiative and recent Senate Bill enactments.

Authority – Chapter 2019-116, Laws of Florida, Section 65 requires agencies with existing private lease contracts for office or storage space in excess of 2,000 square feet and expiring between July 1, 2020 and June 30, 2022 to use tenant broker services to renegotiate or reprocure all transactions.

Other efforts include the consolidation of staff and services, collocating with other department programs and state agencies to share common use areas and reduce cost per square foot, renegotiating existing lease terms to reduce rate, revising space designs to utilize space more efficiently and working with the states contracted tenant brokers to develop a strategy for maximizing market conditions.



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Executive Direction and Support

Purpose and Need:

The space needs for the operation and administration of the Department are met through state-owned and private sector leased space. The decision to lease space includes the primary use of state-owned facilities when available in the geographic area where the need exists. The process for leasing space is accomplished in accordance with Chapter 255, Florida Statutes, F.A.C. 60H, the Department of Management Services Leasing Guidelines and the Department of Health Leasing Procedures.

The Department leases 1,500 net usable square feet from the private sector at an estimated annual cost of \$8,100.

Effect on Services if Projected Lease Space Need is Delayed or Not Approved:

If state or county owned space is unavailable for client programs, operations and administration, the department will have to lease space from additional private sector facilities. If adequate funds are not appropriated for the required additional private sector space, the department will not be able to expand or relocate to provide co-located services to meet the ever-changing needs of the public health communities.

Other Information:

The Leasing Administration continues to work with all department programs to identify opportunities for space reductions in order to comply with the governor's space reduction initiative and recent Senate Bill enactments.

Authority – Chapter 2019-116, Laws of Florida, Section 65 requires agencies with existing private lease contracts for office or storage space in excess of 2,000 square feet and expiring between July 1, 2020 and June 30, 2022 to use tenant broker services to renegotiate or reprocure all transactions.

Other efforts include the consolidation of staff and services, collocating with other department programs and state agencies to share common use areas and reduce cost per square foot, renegotiating existing lease terms to reduce rate, revising space designs to utilize space more efficiently and working with the states contracted tenant brokers to develop a strategy for maximizing market conditions.



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Office of Information Technology

Purpose and Need:

The space needs for the Information Technology's non-residential client programs, operations and administration are met through state sector and private sector leased space. The decision to lease space includes the primary use of state-owned facilities when available in the geographic area where the need exists. The process for leasing space is accomplished in accordance with Chapter 255, Florida Statutes, F.A.C. 60H, the Department of Management Services Leasing Guidelines and the Department of Health Leasing Procedures.

Currently, the major portion of these services is provided in state-owned facilities. In addition, the Department leases 1,500 net usable square feet from the private sector at an estimated annual cost of \$8,295.

Effect on Services if Projected Lease Space Need is Delayed or Not Approved:

If state or county owned space is unavailable for client programs, operations and administration, the department will have to lease space from additional private sector facilities. If adequate funds are not appropriated for the required additional private sector space, the department will not be able to expand or relocate to provide co-located services to meet the ever-changing needs of the public health communities.

Other Information:

The Leasing Administration continues to work with all department programs to identify opportunities for space reductions in order to comply with the governor's space reduction initiative and recent Senate Bill enactments.

Authority – Chapter 2019-116, Laws of Florida, Section 65 requires agencies with existing private lease contracts for office or storage space in excess of 2,000 square feet and expiring between July 1, 2020 and June 30, 2022 to use tenant broker services to renegotiate or reprocure all transactions.

Other efforts include the consolidation of staff and services, collocating with other department programs and state agencies to share common use areas and reduce cost per square foot, renegotiating existing lease terms to reduce rate, revising space designs to utilize space more efficiently and working with the states contracted tenant brokers to develop a strategy for maximizing market conditions.



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Division of Medical Quality Assurance

Purpose and Need:

The space needs for the Medical Quality Assurance's non-residential client programs, operations and administration are met through state sector and private sector leased space. The decision to lease space includes the primary use of state-owned facilities when available in the geographic area where the need exists. The process for leasing space is accomplished in accordance with Chapter 255, Florida Statutes, F.A.C. 60H, the Department of Management Services Leasing Guidelines and the Department of Health Leasing Procedures.

Currently, a large portion of these services is provided in state-owned facilities. In addition, the Department leases 14,427 net usable square feet from the private sector at an estimated annual cost of \$440,418.

Effect on Services if Projected Lease Space Need is Delayed or Not Approved:

If state or county owned space is unavailable for client programs, operations and administration, the department will have to lease space from additional private sector facilities. If adequate funds are not appropriated for the required additional private sector space, the department will not be able to expand or relocate to provide co-located services to meet the ever-changing needs of the public health communities.

Other Information:

The Leasing Administration continues to work with all department programs to identify opportunities for space reductions in order to comply with the governor's space reduction initiative and recent Senate Bill enactments.

Authority – Chapter 2019-116, Laws of Florida, Section 65 requires agencies with existing private lease contracts for office or storage space in excess of 2,000 square feet and expiring between July 1, 2020 and June 30, 2022 to use tenant broker services to renegotiate or reprocure all transactions.

Other efforts include the consolidation of staff and services, collocating with other department programs and state agencies to share common use areas and reduce cost per square foot, renegotiating existing lease terms to reduce rate, revising space designs to utilize space more efficiently and working with the states contracted tenant brokers to develop a strategy for maximizing market conditions.

CIP-A Leased Space: Current Usage and Short-Term Projections

Agency:	Florida Department of Health
Service:	Division of Community Health Promotion
LRPP NARRATIVE PAGES DESCRIBING SERVICE-LEVEL LEASE OPTIONS - See Attached	

Currently Occupied Space Square Feet			Projected Leased Space Square Feet				
State Owned	Privately Owned	Other*	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25
5,476	5,603	634	11,713	11,713	11,713	11,713	11,713

% of Total Leased Space Privately Owned 48%	11,713
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Annual Costs Dollars			Projected Leased Space Dollars				
State Owned	Privately Owned	Other*	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25
94,078	100,634	0	196,184	198,348	199,918	201,554	203,190

If the agency is considering abrogating a facility lease, how much of the above payments reflect repayment of unamortized capital improvements pursuant to Section 216.043, Florida Statutes?

NOTE: "Other" means space leased from a local government or non-profit entity.

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CIP-A Leased Space: Current Usage and Short-Term Projections

Agency:	Florida Department of Health
Service:	County Health Systems
LRPP NARRATIVE PAGES DESCRIBING SERVICE-LEVEL LEASE OPTIONS - See Attached	

Currently Occupied Space Square Feet			Projected Leased Space Square Feet				
State Owned	Privately Owned	Other*	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25
31,472	144,370	10,857	186,699	169,199	166,799	166,799	118,224

% of Total Leased Space Privately Owned	77%	186,699
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Annual Costs Dollars			Projected Leased Space Dollars				
State Owned	Privately Owned	Other*	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25
540,689	2,977,293	236,900	3,417,814	3,265,529	3,347,069	3,364,979	2,380,772

If the agency is considering abrogating a facility lease, how much of the above payments reflect repayment of unamortized capital improvements pursuant to Section 216.043, Florida Statutes?

NOTE: "Other" means space leased from a local government or non-profit entity.

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CIP-A Leased Space: Current Usage and Short-Term Projections

Agency:	Florida Department of Health
Service:	Division of Children's Medical Services
LRPP NARRATIVE PAGES DESCRIBING SERVICE-LEVEL LEASE OPTIONS - See Attached	

Currently Occupied Space Square Feet			Projected Leased Space Square Feet				
State Owned	Privately Owned	Other*	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25
30,263	16,910	1,126	48,299	48,299	31,389	31,389	31,389

% of Total Leased Space Privately Owned	35%	48,299
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Annual Costs Dollars			Projected Leased Space Dollars				
State Owned	Privately Owned	Other*	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25
519,918	481,054		1,011,652	1,022,494	519,918	519,918	519,918

If the agency is considering abrogating a facility lease, how much of the above payments reflect repayment of unamortized capital improvements pursuant to Section 216.043, Florida Statutes?

NOTE: "Other" means space leased from a local government or non-profit entity.

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CIP-A Leased Space: Current Usage and Short-Term Projections

Agency:	Florida Department of Health
Service:	Division of Disability Determinations
LRPP NARRATIVE PAGES DESCRIBING SERVICE-LEVEL LEASE OPTIONS - See Attached	

Currently Occupied Space Square Feet			Projected Leased Space Square Feet				
State Owned	Privately Owned	Other*	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25
0	455,457	0	455,457	319,642	319,642	319,642	319,642

% of Total Leased Space Privately Owned	100%	455,457
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Annual Costs Dollars			Projected Leased Space Dollars				
State Owned	Privately Owned	Other*	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25
0	10,181,173	0	6,961,537	6,771,281	6,934,609	7,086,581	7,236,545

If the agency is considering abrogating a facility lease, how much of the above payments reflect repayment of unamortized capital improvements pursuant to Section 216.043, Florida Statutes?

NOTE: "Other" means space leased from a local government or non-profit entity.

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CIP-A Leased Space: Current Usage and Short-Term Projections

Agency:	Florida Department of Health
Service:	Division of Disease Control and Health Protection
LRPP NARRATIVE PAGES DESCRIBING SERVICE-LEVEL LEASE OPTIONS - See Attached	

Currently Occupied Space Square Feet			Projected Leased Space Square Feet				
State Owned	Privately Owned	Other*	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25
2,301	0	0	2,301	2,301	2,301	2,301	2,301

% of Total Leased Space Privately Owned	0%	2,301
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Annual Costs Dollars			Projected Leased Space Dollars				
State Owned	Privately Owned	Other*	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25
39,531	0	0	39,531	39,531	39,531	39,531	39,531

If the agency is considering abrogating a facility lease, how much of the above payments reflect repayment of unamortized capital improvements pursuant to Section 216.043, Florida Statutes?

NOTE: "Other" means space leased from a local government or non-profit entity.

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CIP-A Leased Space: Current Usage and Short-Term Projections

Agency:	Florida Department of Health
Service:	Division of Emergency Preparedness & Community Support
LRPP NARRATIVE PAGES DESCRIBING SERVICE-LEVEL LEASE OPTIONS - See Attached	

Currently Occupied Space Square Feet			Projected Leased Space Square Feet				
State Owned	Privately Owned	Other*	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25
4,744	90,510	7,780	78,044	78,044	78,044	75,946	63,178

% of Total Leased Space Privately Owned 88%	103,034
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Annual Costs Dollars			Projected Leased Space Dollars				
State Owned	Privately Owned	Other*	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25
81,502	1,105,534	121,144	1,308,180	1,205,256	1,245,450	1,272,455	1,014,000

If the agency is considering abrogating a facility lease, how much of the above payments reflect repayment of unamortized capital improvements pursuant to Section 216.043, Florida Statutes?

NOTE: "Other" means space leased from a local government or non-profit entity.

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CIP-A Leased Space: Current Usage and Short-Term Projections

Agency:	Florida Department of Health
Service:	Executive Direction and Support
LRPP NARRATIVE PAGES DESCRIBING SERVICE-LEVEL LEASE OPTIONS - See Attached	

Currently Occupied Space Square Feet			Projected Leased Space Square Feet				
State Owned	Privately Owned	Other*	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25
391,277	1,500	0	392,777	392,777	392,777	392,777	392,777

% of Total Leased Space Privately Owned	0%	392,777
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Annual Costs Dollars			Projected Leased Space Dollars				
State Owned	Privately Owned	Other*	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25
6,718,180	8,100	0	6,726,280	6,726,280	6,726,280	6,726,280	6,726,280

If the agency is considering abrogating a facility lease, how much of the above payments reflect repayment of unamortized capital improvements pursuant to Section 216.043, Florida Statutes?

NOTE: "Other" means space leased from a local government or non-profit entity.

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CIP-A Leased Space: Current Usage and Short-Term Projections

Agency:	Florida Department of Health
Service:	Office of Information Technology
LRPP NARRATIVE PAGES DESCRIBING SERVICE-LEVEL LEASE OPTIONS - See Attached	

Currently Occupied Space Square Feet			Projected Leased Space Square Feet				
State Owned	Privately Owned	Other*	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25
0	1,500	0	1,500	1,500	1,500	1,500	1,500

% of Total Leased Space Privately Owned	100%	1,500
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Annual Costs Dollars			Projected Leased Space Dollars				
State Owned	Privately Owned	Other*	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25
0	8,295	0	8,295	8,295	8,295	8,295	8,295

If the agency is considering abrogating a facility lease, how much of the above payments reflect repayment of unamortized capital improvements pursuant to Section 216.043, Florida Statutes?

NOTE: "Other" means space leased from a local government or non-profit entity.

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CIP-A Leased Space: Current Usage and Short-Term Projections

Agency:	Florida Department of Health
Service:	Division of Medical Quality Assurance
LRPP NARRATIVE PAGES DESCRIBING SERVICE-LEVEL LEASE OPTIONS - See Attached	

Currently Occupied Space Square Feet			Projected Leased Space Square Feet				
State Owned	Privately Owned	Other*	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25
26,990	14,427	0	41,417	41,417	41,417	41,417	41,417

% of Total Leased Space Privately Owned	35%	41,417
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Annual Costs Dollars			Projected Leased Space Dollars				
State Owned	Privately Owned	Other*	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25
463,688	412,963	0	887,133	896,892	905,704	914,147	916,651

If the agency is considering abrogating a facility lease, how much of the above payments reflect repayment of unamortized capital improvements pursuant to Section 216.043, Florida Statutes?

NOTE: "Other" means space leased from a local government or non-profit entity.

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