



CIP-A

LEASED SPACE: CURRENT USAGE AND SHORT-TERM PROJECTIONS

Fiscal Year 2024-2025 through Fiscal Year 2028-2028



DCF Headquarters at Tallahassee Centre Complex (Tallahassee)



CIP-A

Leased Space: Current Usage and Short-Term Projections

LEASED SPACE SUMMARY:

As of June 30, 2023, the department had 97 private sector leases totaling 957,727 square feet at an annual cost of \$21,415,464.52 and 21 DMS-owned leases totaling 530,361 square feet at an annual cost of \$9,068,819.69. The combined leased space is 1,488,088 square feet at approximated annual cost of \$30,484,284.21. Private sector leases represent 59.32% of the overall space leased by the department.

The annual cost for private sector leases is projected to increase at a rate of 5.0% annually in FY 2022-2023; this is based on market condition, construction cost and the average annual rate increases. DMS-owned rate remained at \$17.18 per square feet and no further rate increases are anticipated. The department is projecting leased space to increase based to the implementation of new programs.

CIP-A LEASED SPACE: CURRENT USAGE AND SHORT TERM PROJECTIONS

LRPP NARRATIVE PAGES DESCRIBING SERVICE-LEVEL LEASE OPTION

CIP-A

Currently Occupied Space (Square Feet)		Projected Leased Space (Square Feet)					
STATE- OWNED LEASED SPACE	PRIVATE LEASED SPACE	OTHER*	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28
DCF	530,361		530,361	530,361	530,361	530,361	530,361
		957,727	957,727	957,727	957,727	957,727	957,727
		TOTAL	1,488,088	1,488,088	1,488,088	1,488,088	1,488,088
			% of Total Private Leased Space 59.32%				
Annual Costs (Dollars)		Projected Leased Space (Dollars)					
STATE- OWNED LEASED SPACE	PRIVATE LEASED SPACE	OTHER*	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28
DCF	\$ 9,068,820		\$ 9,111,602	\$ 9,111,602	\$ 9,111,602	\$ 9,111,602	\$ 9,111,602
		\$ 21,415,465	\$ 21,415,465	\$ 22,486,238	\$ 23,610,550	\$ 24,791,077	\$ 26,030,631
		TOTAL	\$ 30,527,067	\$ 31,597,840	\$ 32,722,152	\$ 33,902,679	\$ 35,142,233

If the agency is considering abrogating a facility lease, how much of the above payments reflect repayment of unamortized capital improvements pursuant to s.216.043, F.S.?

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