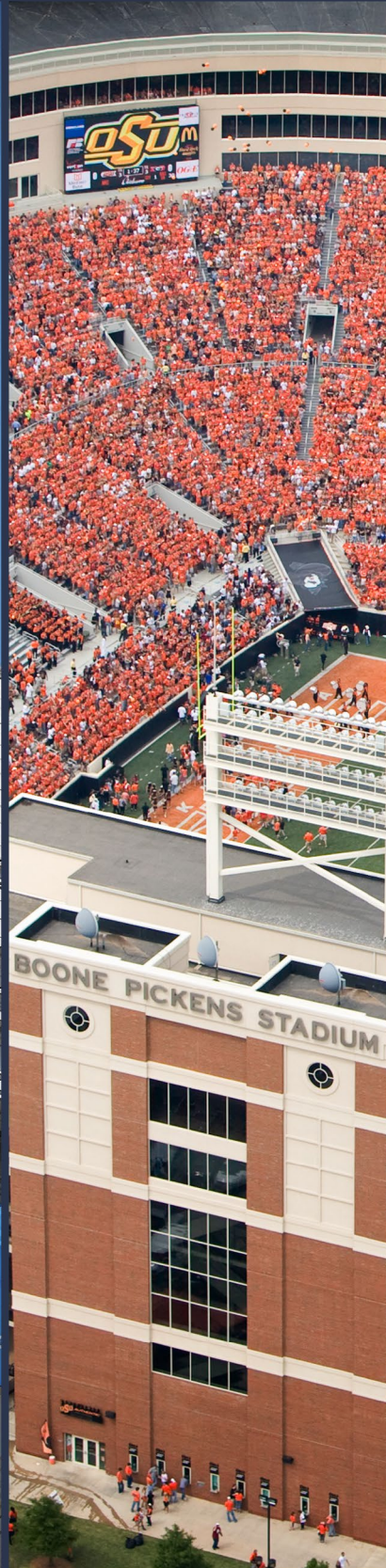


2018



OKLAHOMA REAL PROPERTY ASSET REPORT



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An American bison in a state wildlife area

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INTRODUCTION

Since the enactment of the Oklahoma State Government Asset Reduction and Cost Savings Program in 2011, the Office of Management and Enterprise Services has published an annual report of all property owned or leased by the State of Oklahoma. The 2018 Oklahoma Real Property Asset Report is the seventh publication of this statutorily required report. All agencies, boards, commissions and public trusts with the State of Oklahoma as a beneficiary (ABCs) are surveyed annually to capture changes, corrections and additional data on all of the property owned or leased by the State of Oklahoma. The information from the surveys is compiled and published online in an interactive format, and links to the data is found in this report. Additionally, OMES analyzes the data to provide an informative, at-a-glance summary of the data submitted by the agencies. Real property is divided into the categories of owned and leased and then further subdivided by agency and location to calculate the square footages and acreages of the properties. Properties are also divided by predominant use to present a clearer view of the function of the properties owned and leased by the State of Oklahoma.



Judicial Center State Office Building

OMES has analyzed the data on property utilization and value to identify the 5 percent most underutilized and included that information in this report. As required by the Oklahoma State Government Asset Reduction and Cost Savings Program, the Report of the 5 Percent Most Underutilized Properties also contains information on the value of the property and the potential ad valorem tax revenue that might be generated by private ownership of the property.

OMES refined and increased the data being captured for this year's report. Information on property type, classification and value was standardized to assist in analyzing data. Fields were added to capture vacant square footage, precise value information and general property condition. Instead of one report, information was separated into a report for owned property, a report for leased real property, and a report of ABCs with no real property. The report was divided into separate reports for owned structures, leased structures and land. Additionally, information was captured from Oklahoma district attorneys' offices for the first time.

OMES would like to thank the ABCs for the extra time and diligence required to gather and report this additional information. Improvements to the inventory are only possible because of their cooperation and extra effort.

METHOD OF COLLECTING AND COMPILING DATA

To capture the data for the 2018 report, OMES surveyed all state agencies, boards, commissions and public trusts having the State of Oklahoma as a beneficiary. This report captures the information provided, including all noted changes in the property owned or leased by the State of Oklahoma, all recorded changes in the number of full-time employees at a location and the level of utilization of a property.

All data contained in this report was self-reported by each state agency, board or commission. The accuracy, authenticity and integrity of the data reported to OMES are the responsibility of the reporting ABC. OMES' objective is limited to compiling the data into a comprehensive listing, providing public access to the reported data and updating the comprehensive listing in a timely manner when changes are received from state agencies. Except for minor corrections by OMES with information available and supplemental information provided by ABCs during follow-up by OMES, the information provided by the ABCs is listed as reported. All properties have not been verified by OMES.



Newly renovated State Capitol corridor

This report contains information on owned and leased properties. When a state agency owns a property and the property is leased to another state agency, the property will appear twice in the report. When an agency reported no property, either owned or leased, a blank will appear in the report. Properties with title held by the Oklahoma Capitol Improvement Authority pursuant to bond resolution will not appear in the Oklahoma Capitol Improvement Authority listing, but will be shown in the Real Property Inventory List for the agency with an asterisk before the physical address. Square footages and building or structure types are listed as reported. Methods for classifying structures and calculating square footage vary. Discrepancies in the totals on the agency profiles and county profiles were created due to the empty fields in the raw data submitted by the ABCs. For example, if an agency listed a property without including the full location information, the property will appear in the agency profile but may not appear in the county profile.

The electronic version of the Real Property Inventory List can be found at:

<http://omes.ok.gov/services/real-estate-leasing-services>

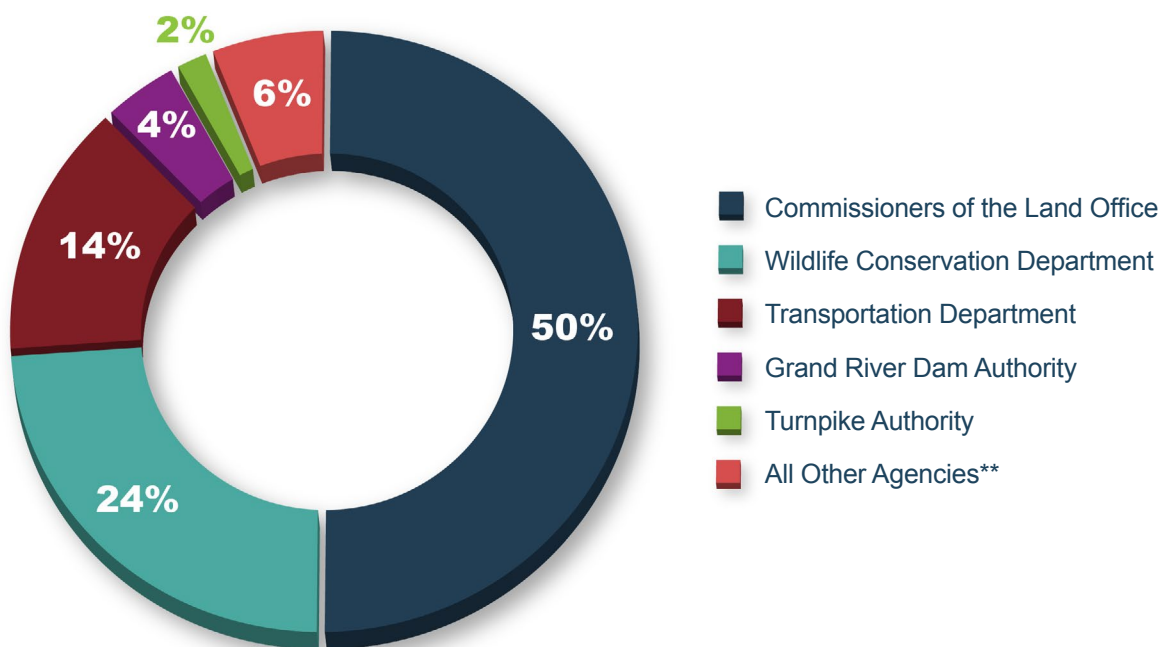
NUMBERS AT-A-GLANCE

OWNED AND LEASED SPACE IN BUILDINGS AND STRUCTURES

Property Classification	Square Feet
State-owned space	87,587,176.10
Leased space from private sector	4,241,474.12
Leased space in state-owned buildings*	2,346,488.00

*When reported as subleased by the agency, space ABCs sublease from other ABCs has been removed from this data to avoid duplication.
Increases in owned square footage from previous reports may be the result of property acquisition, construction or correction in data reported.

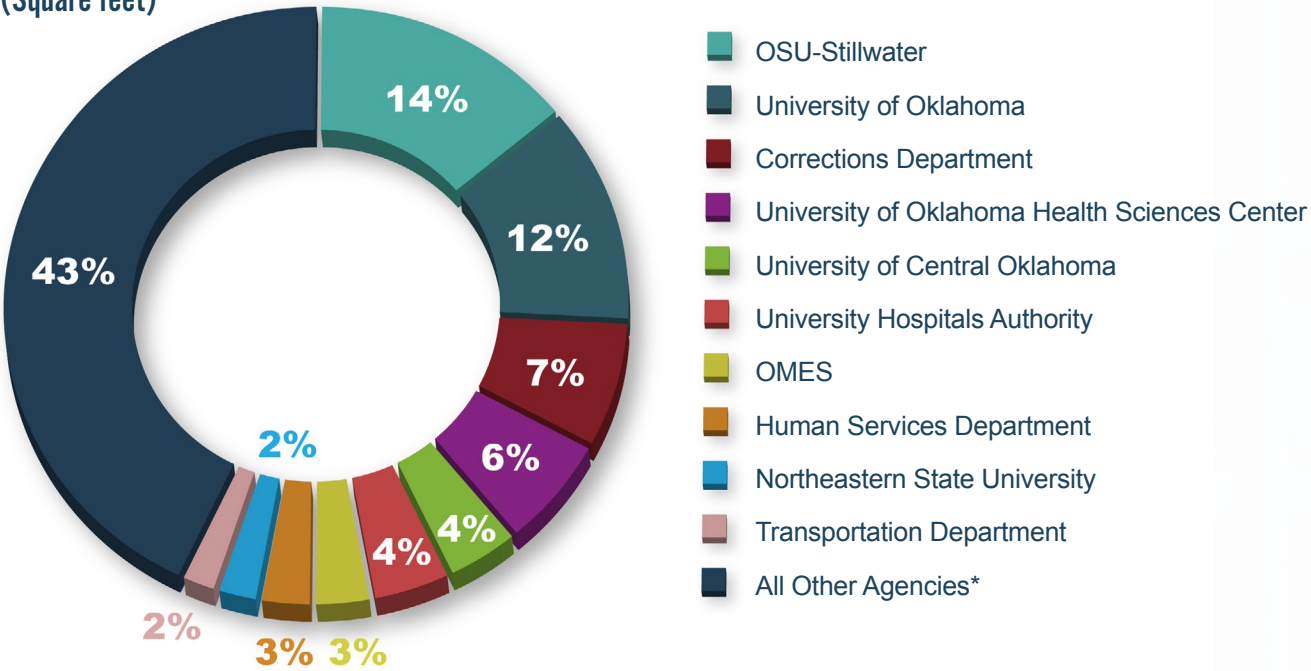
OWNED LAND (Acres)



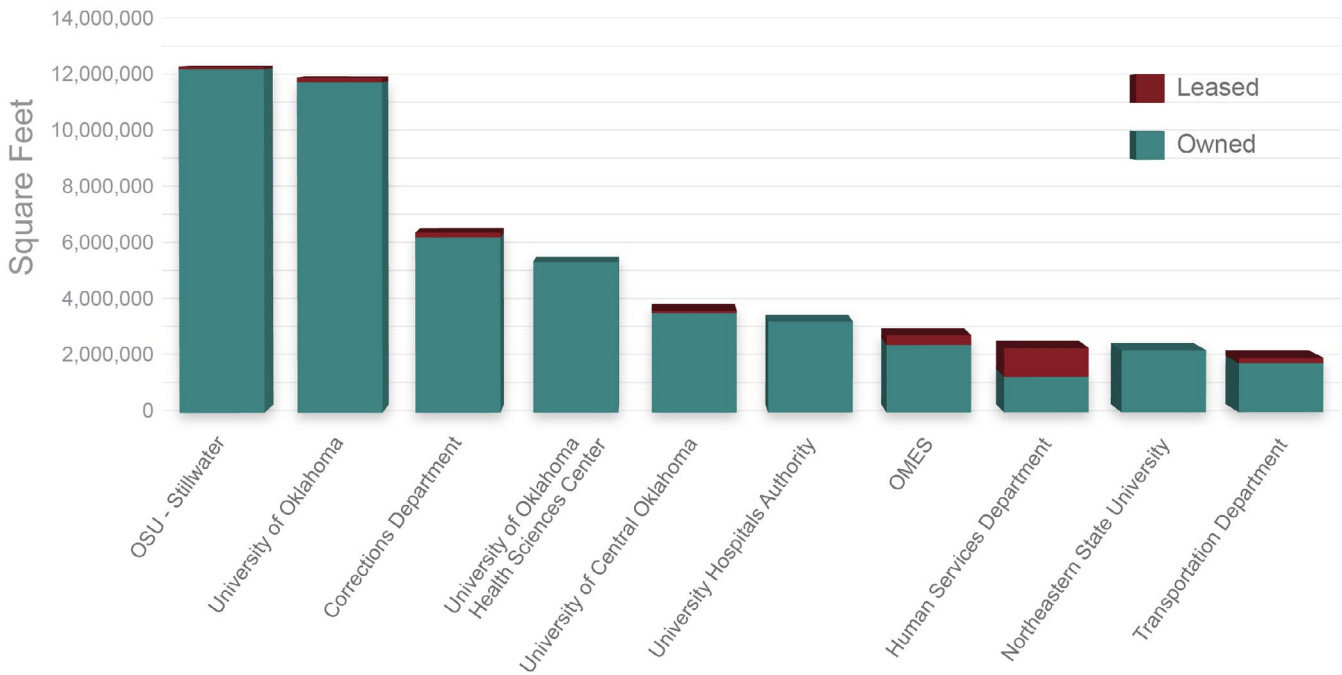
**All Other Agency landowners are listed in the Inventory List section contained within this report.

TOP 10 AGENCIES WITH THE MOST OWNED AND LEASED PROPERTIES IN BUILDINGS AND STRUCTURES

(Square feet)

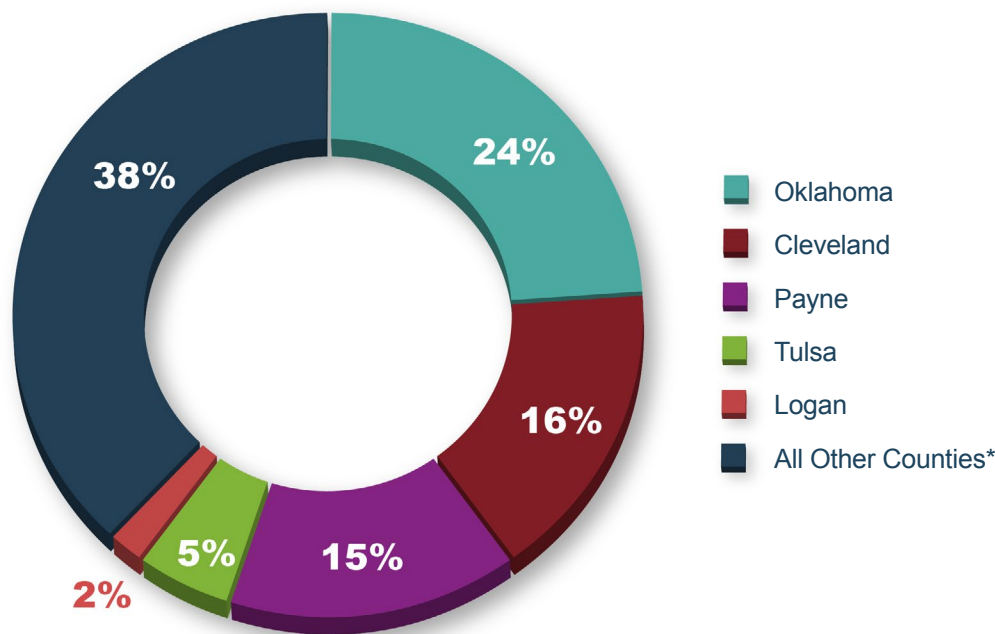


*All Other Agencies are listed in the Inventory List section contained within this report.



TOP FIVE COUNTIES WITH THE MOST OWNED PROPERTIES IN BUILDINGS AND STRUCTURES

(Square feet)



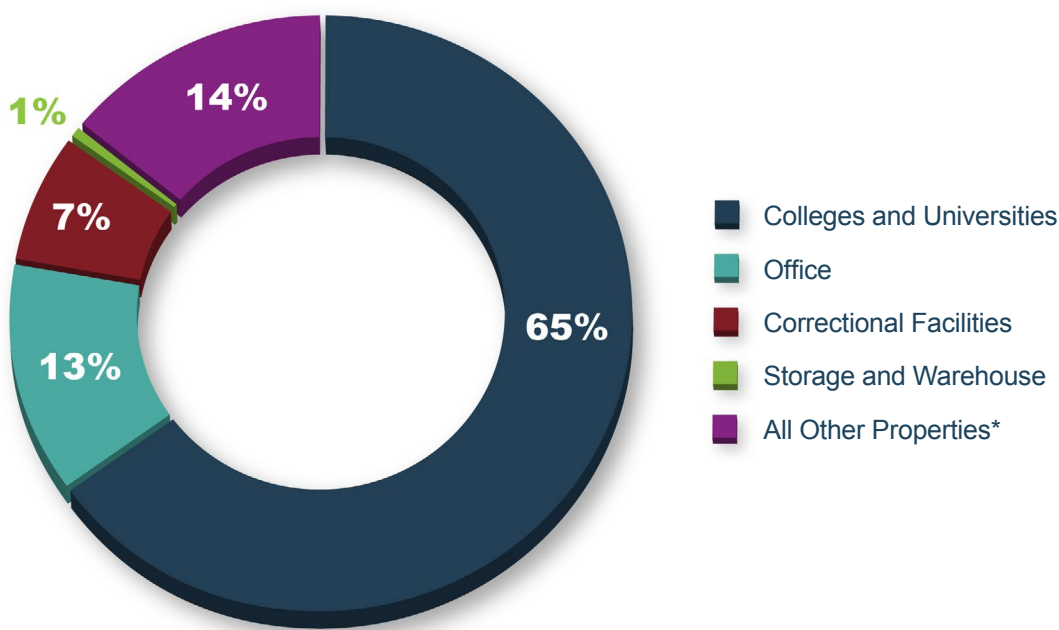
*All Other Counties are listed in the County Profile section contained within this report.

Counties	Building and Structures Owned Square Footage	Building and Structures Leased from Private Sector Square Footage	Building and Structures Leased in State-Owned Buildings Square Footage
Oklahoma	20,680,012.80	1,874,730.51	1,976,756.00**
Cleveland	14,007,940.00	270,423.36	18,146.00
Payne	12,966,651.00	110,057.00	
Tulsa	4,263,481.70	400,449.00	251,156.00
Logan	2,116,181.00	4,735.00	

**When reported as subleased by the agency, space ABCs sublease from other ABCs has been removed from this data to avoid duplication.

PREDOMINANT USE OF BUILDINGS AND STRUCTURES OWNED PROPERTIES

(Square feet)

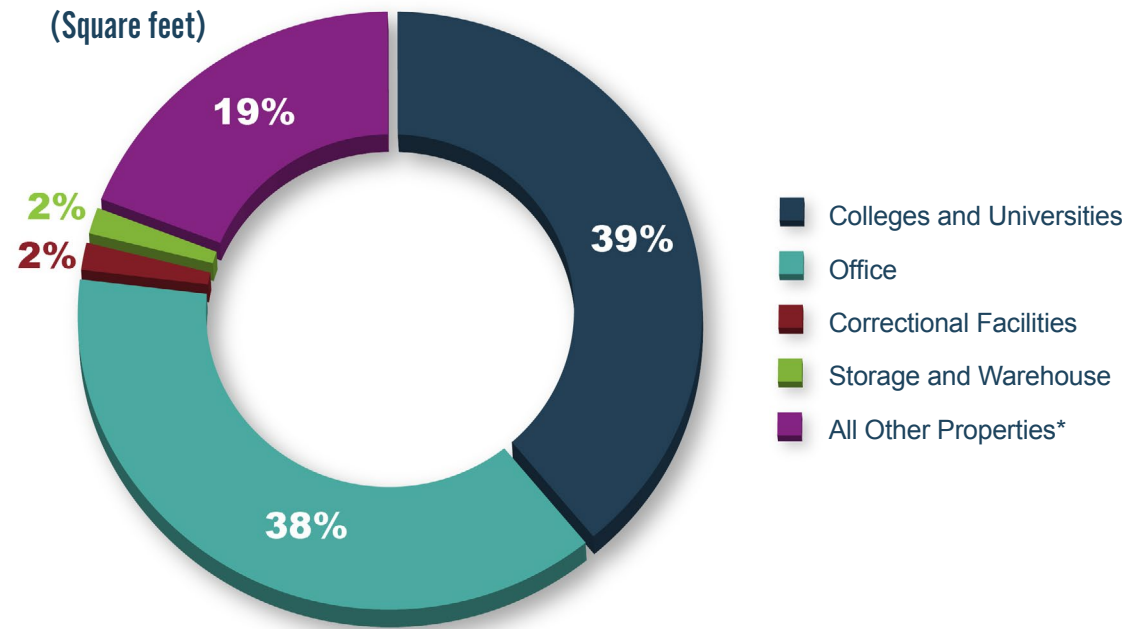


*All Other Properties includes, but is not limited to, building types defined in Appendix A.

Predominant Use	Building and Structures Owned Square Footage	Building and Structures Leased from Private Sector Square Footage	Building and Structures Leased in State-owned Buildings Square Footage
Colleges and Universities	57,044,185.40	869,851.00	2,361.00
Office	11,066,127.47	2,252,237.37	2,073,178.00**
Correctional Facilities	6,351,368.00	143,682.75	32,012.00
Storage and Warehouse	1,007,682.80	779,127.00	77,022.00

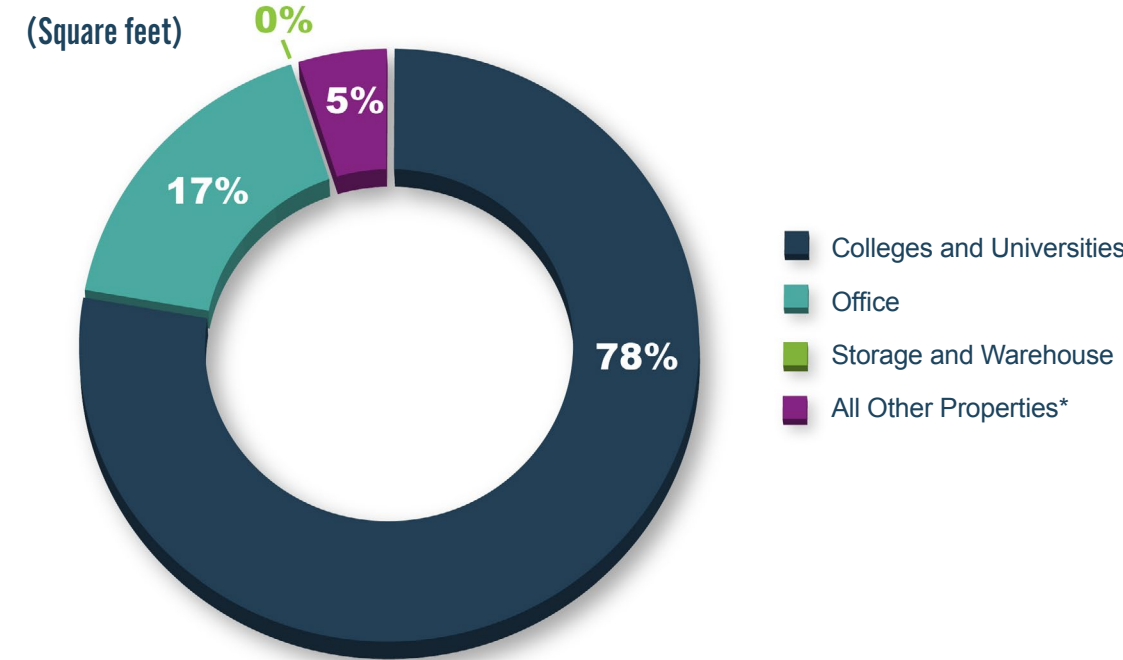
**When reported as subleased by the agency, space ABCs sublease from other ABCs has been removed from this data to avoid duplication.

PREDOMINANT USE OF BUILDINGS AND STRUCTURES OWNED PROPERTIES – OKLAHOMA CITY



*All Other Properties includes, but is not limited to, building types defined in Appendix A.

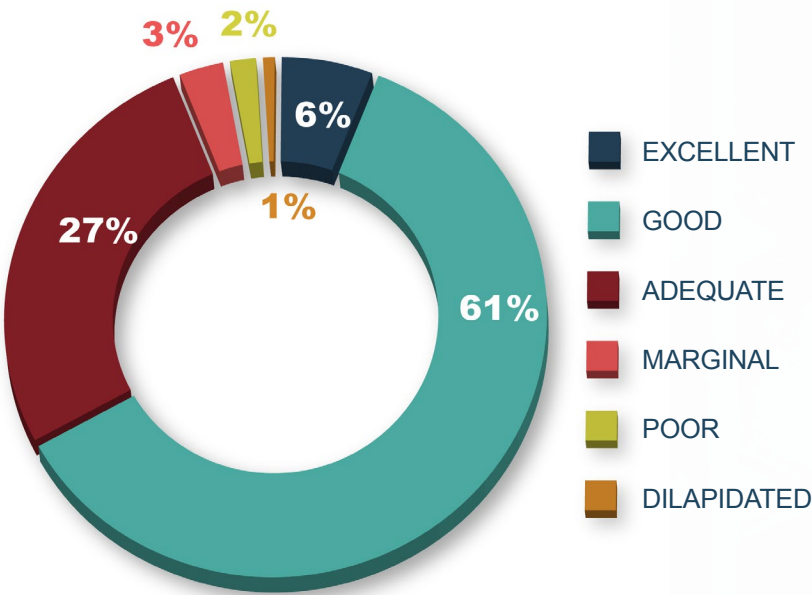
PREDOMINANT USE OF BUILDINGS AND STRUCTURES OWNED PROPERTIES – TULSA



*All Other Properties includes, but is not limited to, building types defined in Appendix A.

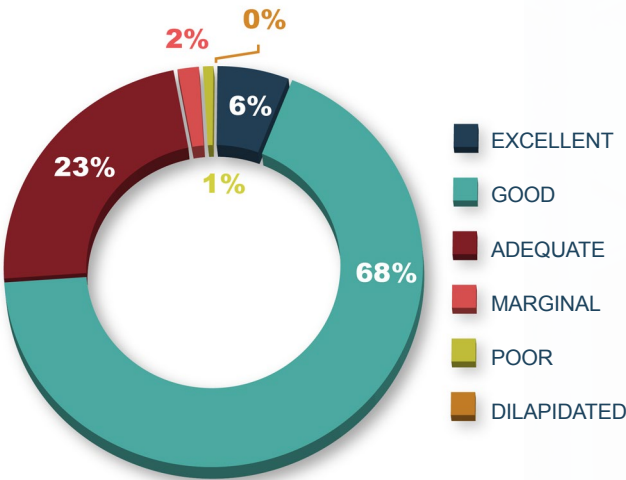
PROPERTY CONDITION FOR ALL OWNED BUILDINGS AND STRUCTURES

(Square feet)



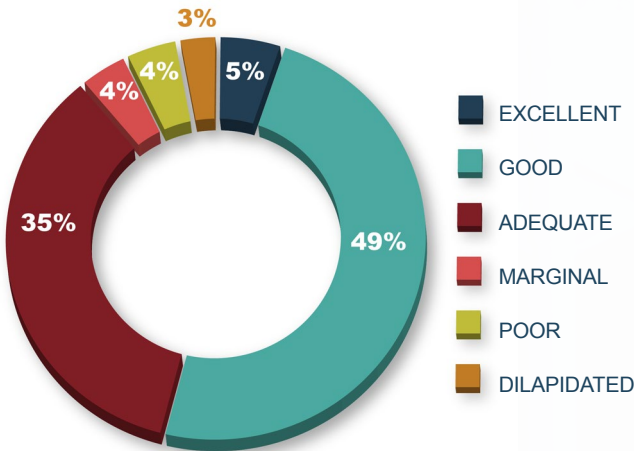
PROPERTY CONDITION FOR OWNED COLLEGE AND UNIVERSITY BUILDINGS AND STRUCTURES

(Square feet)



PROPERTY CONDITION FOR OWNED NON-COLLEGE AND UNIVERSITY BUILDINGS AND STRUCTURES

(Square feet)



HIGHLIGHTED PROPERTIES

To provide a glimpse of the unique and diverse properties owned by the State of Oklahoma, OMES selected five properties from the 2018 Real Property Inventory List to highlight in this report. The selected properties are not representative of the entire property inventory owned by the state. Instead, they were selected as examples of buildings used by the state, demonstrating diversity and historical value.

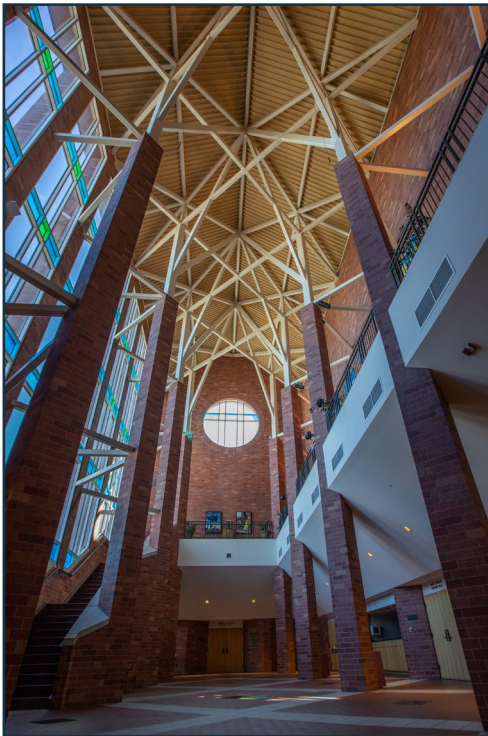
These properties illustrate the challenges facing the state in making asset management determinations. Historical value must be balanced with economic concerns. ABCs have faced many challenges in maintaining properties they own. Budgetary constraints have at times forced ABCs to decide between investing money in maintenance of owned structures and allocating the funds to support their missions. The properties highlighted in this year's report demonstrate the excellence some agencies have achieved in meeting these challenges through diligence and a strategic and integrated approach to capital asset management.



Attorney General State Office Building



CATLETT MUSIC CENTER, UNIVERSITY OF OKLAHOMA, NORMAN



The Catlett Music Center was completed in 1998 and is currently home to the University of Oklahoma's School of Music, Symphony Orchestra, the Pride of Oklahoma marching band and various faculty and student ensembles. The building itself has 140,607 square feet and was designed by Kaighn Associates Architects in a distinctive style called Cherokee Gothic, which mimics characteristics of earlier campus buildings. It has three separate performance halls, the Paul F. Sharp Concert Hall, the Morris R. Pitman Recital Hall, and the Grayce B. Kerr Gothic Hall.

A highlight of the building is the Mildred Andrews Boggess Memorial Organ, an instrument designed by C.B. Fisk Company especially for the School of Music. The organ is named after Professor Mildred Andrews Boggess (tenure 1941-1976) who produced more Fulbright Scholars among her organ students (17 total) and national competition winners (20 total) than any other professor in American history. The organ was constructed with funds from a bequest of her estate.

(Information provided by the University of Oklahoma.)



MUSEUM OF THE WESTERN PRAIRIE, OKLAHOMA HISTORICAL SOCIETY, ALTUS

In February 1974, the Museum of the Western Prairie in Altus, OK opened with the mission to tell the story of those people whose lives touched and influenced the Great Plains of southwestern Oklahoma and adjacent Texas counties. The building was constructed with block grants through the Oklahoma Department of Tourism and Recreation, and operation funding was provided by the Legislature to the Oklahoma Historical Society.

Today's operation of this state facility is a partnership between the OHS and the Western Trail Historical Society. The museum is designed in the form of a pioneer half-dugout. In addition to the museum's galleries, exterior exhibits include an authentic half-dugout, a working windmill, and an 1891 ranch house. Currently the museum is open Tuesday to Saturday from 10 a.m. to 5 p.m.

(Information provided by the Oklahoma Historical Society.)





WILDLIFE MANAGEMENT AREAS

OKLAHOMA DEPARTMENT OF WILDLIFE CONSERVATION

The Wildlife Management Areas are lands owned, licensed, leased, or otherwise under the management of the Oklahoma Department of Wildlife Conservation. These areas are tracts of land being regulated as either public hunting areas, game management areas, migratory bird and waterfowl refuges, or wetland protection and development. The main objective of these properties is the sound management and use of fish and wildlife resources, including recreational opportunities for Oklahoma's sports-minded citizens. The properties do not receive any money from the general state tax appropriations, but are instead funded through the sale of hunting and fishing licenses and excise taxes on sporting goods.

Currently, the Oklahoma Department of Wildlife Conservation lists 97 different WMAs, with a total acreage in the Inventory Report of 317,957 (mol) throughout the state. The department also has agreements with private companies such as the Weyerhaeuser Company in McCurtain County (Three Rivers WMA), which allows sportsmen and sportswomen access to even more land than the State of Oklahoma would normally be able to provide to the public.

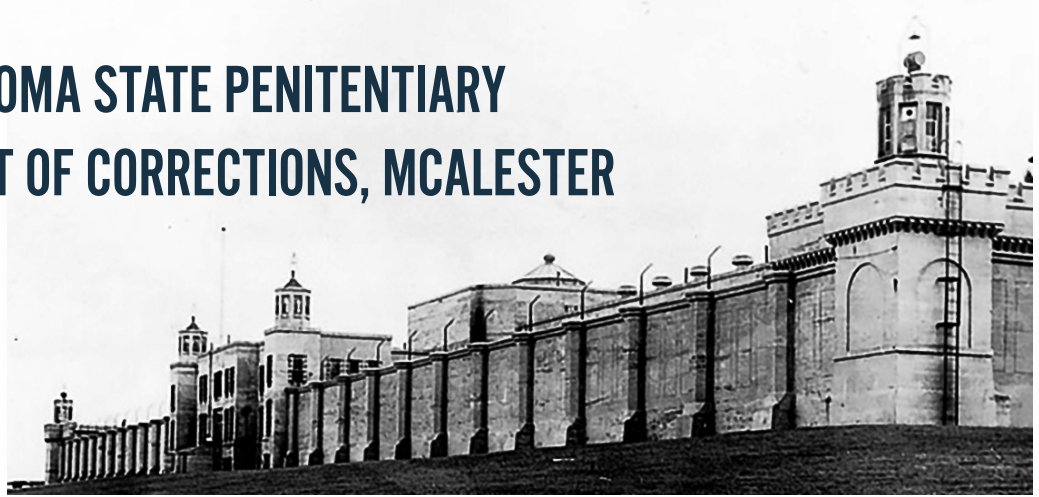


(Information provided by the Oklahoma Department of Wildlife Conservation.)

OKLAHOMA STATE PENITENTIARY

DEPARTMENT OF CORRECTIONS, MCALESTER

Prior to 1908, felons convicted in Oklahoma were transferred to Kansas for incarceration. It was in this year that construction, which was carried out by the offenders, began



Oklahoma State Penitentiary circa 1915

on the Oklahoma State Penitentiary nicknamed Big Mac. On July 27, 1973, the prison was the site of the most costly prison riot in the United States. Damage was estimated between \$20 to \$40 million dollars at the time, and required large amounts of renovation, which included complete demolition of one building.

Big Mac is currently classified as a male maximum security penitentiary. It houses death row and the state's execution chamber, and is the oldest prison facility in the state. The Department of Corrections has plans to renovate the prison, which include upgrades to the infrastructure (roads, security systems, HVAC systems), in addition to other building improvements. The estimated cost of the renovation is \$12.8 million.

(Information provided by the Oklahoma Department of Corrections.)



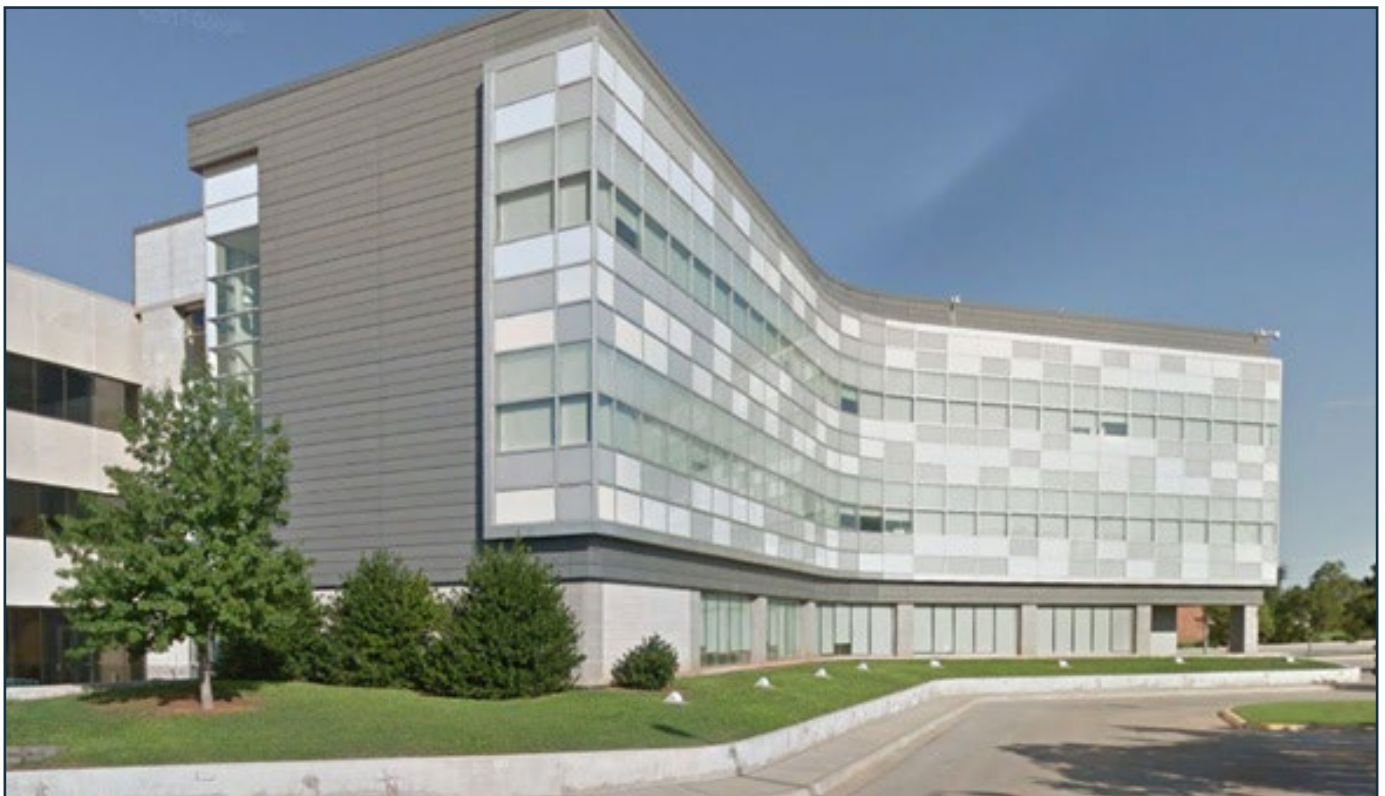
DEPARTMENT OF AGRICULTURE BUILDING

OFFICE OF MANAGEMENT AND ENTERPRISE SERVICES, OKLAHOMA CITY

The Oklahoma Department of Agriculture, Food and Forestry Building is currently home to the Conservation Commission, Horse Racing Commission, OSU Regents, USDA Wildlife Services, and the Department of Agriculture, Food and Forestry itself. The department is responsible for providing expertise and services to stimulate economic growth and protect Oklahoma's food supply and other natural resources.

The building, built in 1984, was designed in a unique triangle shape. Laboratory space added in 2009 on the south end of the structure brought the total square footage to 136,394. The laboratory tests samples to assure agricultural quality, diagnose animal diseases, and protect the environment. The building hosts a farmer's market during the warmer months and has a small demonstration garden plot along the front where various crops are grown. The interior of the building boasts a large skylight with several trees that have already reached two stories in height.

(Information provided by the Office of Management and Enterprise Services.)



AGENCY PROFILES

The Agency Profiles table contains information on all of the buildings and structures owned or leased by the State of Oklahoma. The agencies are listed in alphabetical order; the buildings and structures are sorted to indicate if they are owned or leased. Square footage given is as provided by the reporting ABC. Additionally, totals are provided for each agency. More detailed information can be found in the 2018 Real Property Inventory List.

Agency Name	Owned Buildings and Structures		Leased Buildings and Structures		Total Buildings and Structures	
	Total Square Footage	Number of Structures	Total Square Footage	Number of Structures	Square Footage	Number of Structures
Abstractors Board			928.00	1	928.00	1
Accountancy Board			4,316.00	2	4,316.00	2
Accrediting Agency			1,464.00	1	1,464.00	1
Aeronautics Commission			3,287.00	2	3,287.00	2
Agriculture, Food and Forestry	63,084.00	8	167,177.00	37	230,261.00	45
Agriculture Mediation Board			1,500.00	1	1,500.00	1
Alcoholic Beverage Licensing and Law Enforcement Commission (ABLE)			14,374.00	4	14,374.00	4
Architects Board			1,230.00	1	1,230.00	1
Arts Council			14,787.00	3	14,787.00	3
Attorney General			92,033.00	4	92,033.00	4
Auditor and Inspector			21,521.00	7	21,521.00	7

Agency Name	Owned Buildings and Structures		Leased Buildings and Structures		Total Buildings and Structures	
	Total Square Footage	Number of Structures	Total Square Footage	Number of Structures	Square Footage	Number of Structures
Banking Department			10,037.00	2	10,037.00	2
Behavioral Health Licensure Board			770.00	2	770.00	2
Boll Weevil Eradication			10,300.00	1	10,300.00	1
Bureau of Investigation	163,421.00	7	28,933.86	34	192,354.86	41
Cameron University	1,287,597.00	55	-	1	1,287,597.00	56
Career and Technology Education Department			697.51	3	697.51	3
Carl Albert State College	389,035.00	29	14,712.00	3	403,747.00	32
Center for Advancement of Science and Technology			5,365.00	2	5,365.00	2
Children and Youth Commission			8,252.00	1	8,252.00	1
Chiropractic Examiners Board			875.00	1	875.00	1
Commerce Department	39,750.00	2	2,069.00	2	41,819.00	4
Commissioners of the Land Office	566,415.00	17			566,415.00	17
Connors State College	368,161.00	44	10,400.00	1	378,561.00	45

Agency Name	Owned Buildings and Structures		Leased Buildings and Structures		Total Buildings and Structures	
	Total Square Footage	Number of Structures	Total Square Footage	Number of Structures	Square Footage	Number of Structures
Conservation Commission			11,262.00	2	11,262.00	2
Construction Industries Board			9,272.00	1	9,272.00	1
Consumer Credit			8,869.00	1	8,869.00	1
Corporation Commission			131,887.00	6	131,887.00	6
Corrections Department	6,351,368.00	1,070	175,694.75	66	6,527,062.75	1,136
Cosmetology and Barbering Board			3,448.00	1	3,448.00	1
Court of Appeals (Oklahoma Judicial Branch)			13,994.00	1	13,994.00	1
Dentistry Board			1,384.00	2	1,384.00	2
Disability Concerns			1,379.00	1	1,379.00	1
District Attorneys Council			261,751.00	107	261,751.00	107
East Central University	1,039,078.00	47			1,039,078.00	47
Eastern Oklahoma State College	410,833.00	27			410,833.00	27
Education Department			101,171.00	1	101,171.00	1
Educational Quality and Accountability			2,792.00	1	2,792.00	1

Agency Name	Owned Buildings and Structures		Leased Buildings and Structures		Total Buildings and Structures	
	Total Square Footage	Number of Structures	Total Square Footage	Number of Structures	Square Footage	Number of Structures
Election Board			11,099.00	2	11,099.00	2
Emergency Management			32,395.00	4	32,395.00	4
Employment Security Commission			217,350.00	32	217,350.00	32
Environmental Quality Department	473,405.00	2	15,018.00	25	488,423.00	27
Ethics Commission			2,879.00	1	2,879.00	1
Fire Marshal			3,253.00	1	3,253.00	1
Firefighters Pension and Retirement			2,829.00	1	2,829.00	1
Funeral Board			950.00	1	950.00	1
*Governor's Office			35,151.00	2	35,151.00	2
Grand River Dam Authority	1,621,448.00	100	2,316.00	1	1,623,764.00	101
Health Care Authority			154,085.00	1	154,085.00	1
Health Department	562,883.00	3	152,919.00	5	715,802.00	8
Historical Society	566,746.00	148	28,122.00	12	594,868.00	160
Horse Racing Commission			3,307.00	6	3,307.00	6

Agency Name	Owned Buildings and Structures		Leased Buildings and Structures		Total Buildings and Structures	
	Total Square Footage	Number of Structures	Total Square Footage	Number of Structures	Square Footage	Number of Structures
House of Representatives			164,445.00	1	164,445.00	1
Housing Finance Agency	34,694.00	1			34,694.00	1
Human Services Department	1,412,341.20	71	1,178,692.00	84	2,591,033.20	155
Indigent Defense			34,389.00	8	34,389.00	8
Industrial Finance Authority	17,800.00	1	2,000.00	1	19,800.00	2
Insurance Department			34,725.00	2	34,725.00	2
Interstate Oil Compact Commission			2,209.00	1	2,209.00	1
J.D. McCarty Center	115,217.00	13			115,217.00	13
J.M. Davis Memorial Commission	40,000.00	1			40,000.00	1
Judicial Complaints Council			900.00	2	900.00	2
Juvenile Affairs	216,392.00	48	115,721.00	65	332,113.00	113
Labor Department			16,038.00	1	16,038.00	1
Langston University	2,137,373.00	54			2,137,373.00	54

Agency Name	Owned Buildings and Structures		Leased Buildings and Structures		Total Buildings and Structures	
	Total Square Footage	Number of Structures	Total Square Footage	Number of Structures	Square Footage	Number of Structures
Law Enforcement Education and Training Council	210,798.00	7			210,798.00	7
Law Enforcement Retirement System	76,704.00	1			76,704.00	1
Legislative Service Bureau			8,494.00	1	8,494.00	1
Libraries Department	22,000.00	1	110,750.00	2	132,750.00	3
Licensed Social Workers Board			725.00	1	725.00	1
Lieutenant Governor's Office			5,446.00	1	5,446.00	1
Liquefied Petroleum Gas Board			1,993.00	1	1,993.00	1
Long Term Care Administrators Board of Examiners			1,977.00	1	1,977.00	1
Lottery Commission			10,995.00	2	10,995.00	2
Medical Licensure and Supervision Board			12,176.00	2	12,176.00	2
Medicolegal Investigations Board	9,600.00	1	47,474.00	1	57,074.00	2
Mental Health and Substance Abuse Services Department	1,683,758.00	83	201,283.00	22	1,885,041.00	105

Agency Name	Owned Buildings and Structures		Leased Buildings and Structures		Total Buildings and Structures	
	Total Square Footage	Number of Structures	Total Square Footage	Number of Structures	Square Footage	Number of Structures
Merit Protection Commission			3,039.00	2	3,039.00	2
Midwestern Oklahoma Development Authority	232,077.00	209			232,077.00	209
Military Department	1,783,368.69	44	-	1	1,783,368.69	45
Mines Department			8,362.00	2	8,362.00	2
Motor Vehicle Commission			1,203.00	1	1,203.00	1
Multiple Injury Trust Fund			2,448.00	1	2,448.00	1
Murray State College	474,950.00	48			474,950.00	48
Narcotics and Dangerous Drugs Control Bureau	31,134.00	3	25,740.00	7	56,874.00	10
Native American Cultural and Educational Authority	147,996.00	5			147,996.00	5
Northeastern Oklahoma A&M College	697,427.00	57			697,427.00	57
Northeastern State University	2,223,195.00	85	16,494.00	9	2,239,689.00	94
Northern Oklahoma College	942,358.00	88	1,900.00	1	944,258.00	89

Agency Name	Owned Buildings and Structures		Leased Buildings and Structures		Total Buildings and Structures	
	Total Square Footage	Number of Structures	Total Square Footage	Number of Structures	Square Footage	Number of Structures
Northwestern Oklahoma State University	849,455.00	44	35,767.00	4	885,222.00	48
Nursing Board			9,603.00	1	9,603.00	1
Oklahoma City Community College	1,062,146.00	21	28,102.00	1	1,090,248.00	22
Oklahoma Development Finance Authority	7,977.00	1			7,977.00	1
Oklahoma Educational Television Authority	37,437.00	8	257.00	1	37,694.00	9
Oklahoma Municipal Power Authority	76,308.00	20		1	76,308.00	21
Oklahoma Panhandle State University	1,003,407.00	58			1,003,407.00	58
Oklahoma Statewide Virtual Charter School Board			1,196.00	1	1,196.00	1
OMES	2,482,399.00	68	233,167.00	14	2,715,566.00	82
Optometry Board			501.00	1	501.00	1
Osteopathic Examiners Board			1,498.00	2	1,498.00	2
OSU-Agriculture Research Station	349,442.00	172			349,442.00	172

Agency Name	Owned Buildings and Structures		Leased Buildings and Structures		Total Buildings and Structures	
	Total Square Footage	Number of Structures	Total Square Footage	Number of Structures	Square Footage	Number of Structures
OSU-Center for Health Sciences	325,608.00	11	20,046.00	9	345,654.00	20
OSU-County Extension			-	85	-	85
OSU-Institute of Technology Okmulgee	1,064,752.00	71	23,748.00	1	1,088,500.00	72
OSU Medical Authority			11,688.00	2	11,688.00	2
OSU-OKC	595,075.00	24			595,075.00	24
OSU-Stillwater	12,930,210.00	708	71,471.00	15	13,001,681.00	723
OSU-Tulsa	354,618.00	4	190,063.00	3	544,681.00	7
Pardon and Parole Board			2,375.00	1	2,375.00	1
Pharmacy Board			8,440.00	1	8,440.00	1
Physician Manpower Training Commission			1,768.00	1	1,768.00	1
Police Pension and Retirement System	36,557.00	1			36,557.00	1
Private Vocational Schools Board			1,325.00	4	1,325.00	4
Professional Engineers and Land Surveyors	9,060.00	1		1	9,060.00	2
Psychologists Examiners			501.00	1	501.00	1

Agency Name	Owned Buildings and Structures		Leased Buildings and Structures		Total Buildings and Structures	
	Total Square Footage	Number of Structures	Total Square Footage	Number of Structures	Square Footage	Number of Structures
Public Employees Retirement System	101,217.00	1	14,633.00	1	115,850.00	2
Public Safety Department	290,491.00	47	211,485.00	154	501,976.00	201
Quartz Mountain Arts and Conference Center and Nature Park	161,333.00	58			161,333.00	58
Real Estate Commission			8,239.00	1	8,239.00	1
Redlands Community College	735,399.00	87			735,399.00	87
Regents for Higher Education	3,500.00	41	71,345.00	2	74,845.00	43
Regional University System			3,078.00	2	3,078.00	2
Rehabilitation Services	501,864.00	22	226,878.00	41	728,742.00	63
Rogers State University	1,035,882.00	47			1,035,882.00	47
Rose State College	666,583.00	26	14,472.00	2	681,055.00	28
School of Science and Mathematics	215,658.00	5			215,658.00	5
Secretary of State			14,448.00	2	14,448.00	2
Securities Commission			12,098.00	2	12,098.00	2
Seminole State College	369,640.00	18	14,024.00	2	383,664.00	20

Agency Name	Owned Buildings and Structures		Leased Buildings and Structures		Total Buildings and Structures	
	Total Square Footage	Number of Structures	Total Square Footage	Number of Structures	Square Footage	Number of Structures
Senate			135,941.00	2	135,941.00	2
Southeastern Oklahoma State University	998,433.00	68			998,433.00	68
Southwestern Oklahoma State University	1,310,916.00	69			1,310,916.00	69
Space Industry Development Authority	387,271.00	46			387,271.00	46
Speech-Language Pathology and Audiology			460.00	1	460.00	1
Student Loan Authority			24,672.00	1	24,672.00	1
Supreme Court (Oklahoma Judicial Branch)	145,950.00	1	55,437.00	5	201,387.00	6
Tax Commission			242,207.00	6	242,207.00	6
Teachers Retirement System	98,000.00	1	18,412.00	1	116,412.00	2
Tobacco Settlement Trust			6,099.00	1	6,099.00	1
Tourism and Recreation Department	1,559,231.00	1,892	63,970.00	4	1,623,201.00	1,896
Transportation Department	1,791,458.00	693	395,237.00	48	2,186,695.00	741
Treasurer's Office			12,841.00	2	12,841.00	2

Agency Name	Owned Buildings and Structures		Leased Buildings and Structures		Total Buildings and Structures	
	Total Square Footage	Number of Structures	Total Square Footage	Number of Structures	Square Footage	Number of Structures
Tulsa Community College	1,707,350.40	38	17,224.00	1	1,724,574.40	39
Turnpike Authority	677,452.00	308	13,500.00	2	690,952.00	310
Uniform Building Code Commission			627.00	1	627.00	1
University Center at Ponca City			16,123.00	1	16,123.00	1
University Center of Southern Oklahoma	53,800.00	4	32,000.00	1	85,800.00	5
University Hospitals Authority	3,445,657.00	18			3,445,657.00	18
University of Central Oklahoma	3,725,319.00	65	137,659.00	15	3,862,978.00	80
University of Oklahoma	11,593,164.00	379	226,721.00	38	11,819,885.00	417
University of Oklahoma Health Sciences Center	5,424,696.00	76			5,424,696.00	76
University of Oklahoma - Law Center	12,735.00	1			12,735.00	1
University of Science and Arts of Oklahoma	595,459.00	28			595,459.00	28
Used Motor Vehicle and Parts Commission			2,789.00	1	2,789.00	1

Agency Name	Owned Buildings and Structures		Leased Buildings and Structures		Total Buildings and Structures	
	Total Square Footage	Number of Structures	Total Square Footage	Number of Structures	Square Footage	Number of Structures
Veterans Affairs	1,524,009.81	51	17,760.00	2	1,541,769.81	53
Veterinary Medical Examiners Board			1,194.00	1	1,194.00	1
Water Resources Board			41,769.00	3	41,769.00	3
Western Oklahoma State College	363,889.00	27	5,721.00	2	369,610.00	29
Wildlife Conservation Department	493,961.00	240	3,000.00	2	496,961.00	242
Workers Compensation Commission			35,655.00	3	35,655.00	3
Workers Compensation Court of Existing Claims (Oklahoma Judicial Branch)			43,089.00	2	43,089.00	2
Totals	87,587,176.10	7,949	6,591,546.12	1,128	94,178,722.22	9,077

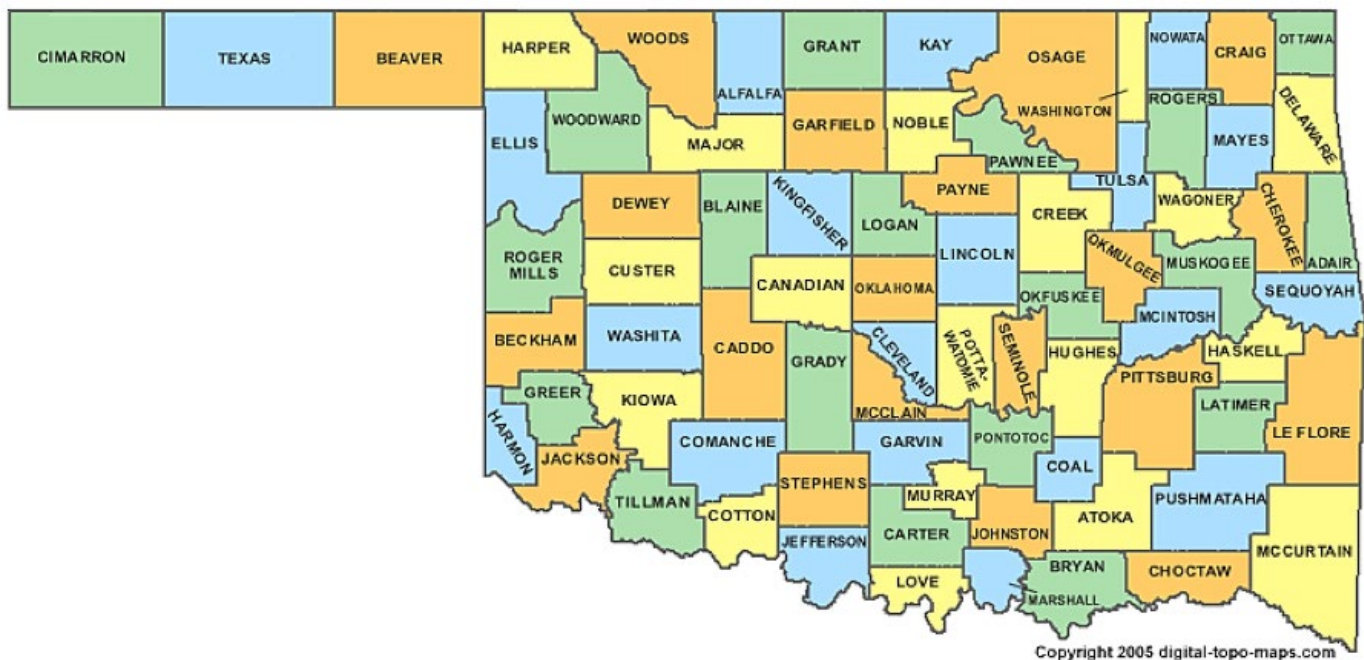
*Governor's Office includes offices in Oklahoma City and the governor's residence.

YEARLY TOTALS

Building and Structures	FY 13	FY 14	FY 15	FY 16	FY 17	FY 18
Totals (Square footage)	86,023,247	88,014,175	88,035,863	88,947,120	90,016,786	94,145,138
Owned (Square footage)	79,278,300	81,119,010	81,393,105	82,510,014	83,511,090	87,587,176.10
Leased (Square footage)	6,744,947	6,895,165	6,642,758	6,437,106	6,505,696	6,587,962.12

Increases in owned square footage from previous reports may be the result of property acquisition, construction, or correction in data reported.

OKLAHOMA COUNTIES



COUNTY PROFILES

The County Profiles table provides a view of all of the buildings and structures owned or leased by the State of Oklahoma sorted alphabetically by county. Because insufficient location data was provided on some property locations, buildings or structures may appear in the Agency Profiles that do not appear in the County Profiles.

County	Owned Buildings and Structures		Leased Buildings and Structures		Total Buildings and Structures	
	Total Square Footage	Number of Structures	Total Square Footage	Number of Structures	Square Footage	Number of Structures
Adair	6,268.00	7	13,972.00	5	20,240.00	12
Alfalfa**	335,425.00	116	3,900.00	4	339,325.00	120
Atoka**	635,051.00	171	10,804.00	7	645,855.00	178
Beaver	23,275.00	10	3,179.00	7	26,454.00	17
Beckham*,**	122,358.00	42	15,425.00	8	137,783.00	50
Blaine***	84,139.80	84	1,065.00	7	85,204.80	91
Bryan*	1,090,932.35	95	32,997.00	12	1,123,929.35	107
Caddo***	148,562.00	133	26,111.00	8	174,673.00	141
Canadian*,**	1,061,959.70	131	17,323.00	10	1,079,282.70	141
Carter***	506,371.36	263	88,366.00	18	594,737.36	281
Cherokee*,***	2,028,811.60	225	35,174.00	25	2,063,985.60	250
Choctaw	46,728.00	32	5,353.00	8	52,081.00	40
Cimarron	33,605.00	32	500.00	4	34,105.00	36
Cleveland*,**,***	14,007,940.00	669	288,569.36	45	14,296,509.36	714
Coal	5,660.00	4	4,680.00	4	10,340.00	8
Comanche*,**	1,617,222.00	105	78,260.00	22	1,695,482.00	127
Cotton	52,372.70	17	924.00	4	53,296.70	21
Craig**	973,082.00	111	12,912.00	11	985,994.00	122
Creek	67,062.70	28	16,818.00	13	83,880.70	41
Custer*	1,583,703.00	151	30,093.00	15	1,613,796.00	166
Delaware	89,539.10	86	10,165.00	12	99,704.10	98
Dewey	12,176.00	11	4,188.00	3	16,364.00	14
Ellis	34,280.00	18	580.00	3	34,860.00	21
Garfield*	979,867.40	93	35,226.00	19	1,015,093.40	112

County	Owned Buildings and Structures		Leased Buildings and Structures		Total Buildings and Structures	
	Total Square Footage	Number of Structures	Total Square Footage	Number of Structures	Square Footage	Number of Structures
Garvin	389,346.60	41	27,794.00	6	417,140.60	47
Grady*	683,652.00	74	33,050.00	12	716,702.00	86
Grant	8,292.00	8	1,282.00	3	9,574.00	11
Greer**	572,033.20	159	3,898.00	6	575,931.20	165
Harmon	7,960.00	6	1,618.00	3	9,578.00	9
Harper	96,400.00	15	1,150.00	3	97,550.00	18
Haskell	9,576.00	7	12,834.00	7	22,410.00	14
Hughes	45,547.77	18	10,821.00	6	56,368.77	24
Jackson*	489,685.70	55	22,770.00	10	512,455.70	65
Jefferson	17,706.00	7	250.00	3	17,956.00	10
Johnston*	478,834.00	69	10,183.00	7	489,017.00	76
Kay*	676,042.00	90	48,992.00	14	725,034.00	104
Kingfisher	44,302.00	21	7,969.00	7	52,271.00	28
Kiowa	32,151.00	47	30,907.00	8	63,058.00	55
Latimer*,***	891,619.86	184	25,761.00	9	917,380.86	193
Le Flore*,**,***	696,374.00	199	27,614.00	18	723,988.00	217
Lincoln	107,496.00	33	3,157.25	8	110,653.25	41
Logan*	2,116,181.00	75	4,735.00	8	2,120,916.00	83
Love	65,450.00	65	2,190.00	5	67,640.00	70
Major	70,003.00	12	5,166.00	4	75,169.00	16
Marshall***	125,175.00	64	11,285.00	9	136,460.00	73
Mayes	1,745,990.60	84	33,020.00	7	1,779,010.60	91
McClain	39,752.00	33	24,475.00	13	64,227.00	46
McCurtain*,***	334,559.00	195	95,307.00	25	429,866.00	220
McIntosh***	118,279.00	83	11,132.00	7	129,411.00	90
Murray	408,083.59	38	7,809.00	8	415,892.59	46
Muskogee*,**,***	1,387,333.56	283	93,361.00	16	1,480,694.56	299
Noble	134,496.00	40	6,677.00	7	141,173.00	47
Nowata	10,738.00	10	5,838.00	4	16,576.00	14
Okfuskee**	444,629.00	58	8,315.00	6	452,944.00	64

County	Owned Buildings and Structures		Leased Buildings and Structures		Total Buildings and Structures	
	Total Square Footage	Number of Structures	Total Square Footage	Number of Structures	Square Footage	Number of Structures
Oklahoma*,**	20,680,012.80	465	3,851,486.51	258	24,531,499.31	723
Okmulgee	1,109,902.00	86	30,388.00	18	1,140,290.00	104
Osage**,***	461,040.00	127	7,235.00	10	468,275.00	137
Ottawa*	773,695.00	121	8,339.00	8	782,034.00	129
Pawnee	68,544.00	34	1,773.00	6	70,317.00	40
Payne*	12,966,651.00	747	110,057.00	29	13,076,708.00	776
Pittsburg*,**,***	1,235,914.00	198	93,638.00	20	1,329,552.00	218
Pontotoc*	1,371,993.00	70	22,892.00	16	1,394,885.00	86
Pottawatomie**	417,911.00	69	50,602.00	16	468,513.00	85
Pushmataha	139,497.00	51	19,151.00	10	158,648.00	61
Roger Mills	27,330.00	13	600.00	4	27,930.00	17
Rogers*	1,162,408.00	75	127,106.50	12	1,289,514.50	87
Seminole*	423,734.10	34	20,754.00	8	444,488.10	42
Sequoyah*,***	150,913.00	106	33,550.00	12	184,463.00	118
Stephens	122,971.00	19	36,648.00	17	159,619.00	36
Texas*	1,044,158.00	79	21,262.00	14	1,065,420.00	93
Tillman	87,300.00	28	5,790.00	6	93,090.00	34
Tulsa*	4,263,481.70	203	651,605.00	53	4,915,086.70	256
Wagoner*	772,873.91	99	6,487.00	8	779,360.91	107
Washington*	236,042.00	20	14,244.00	8	250,286.00	28
Washita	638,294.00	275	24,297.00	6	662,591.00	281
Woods*,**	898,122.00	104	36,367.50	15	934,489.50	119
Woodward**,***	667,140.00	194	93,950.00	31	761,090.00	225
Totals	87,514,007.10	7,924	6,584,167.12	1,108	94,098,174.22	9,032

Counties that contain college campuses, correctional facilities and state parks with 40,000 square feet or more are designated as shown below.

*COLLEGE OR UNIVERSITY CAMPUS

**CORRECTIONAL FACILITY

***STATE PARK

REPORT OF UNDERUTILIZED PROPERTIES

The underutilized reports were created using the methodology established by OMES Real Estate and Leasing Services. The methodology is detailed in Appendix B. The Underutilized Property Report includes all underutilized properties owned by the State of Oklahoma as reported to OMES. Underutilized properties are defined as buildings, facilities and land that were reported as being utilized at 50 percent or less of capacity.

The underutilized properties were given an estimated monetary value based upon the appraised or assessed value of the property. Formal appraisals were not obtained but were considered if the reporting agency had one on file. Obtaining appraisals on all underutilized properties was determined to be cost prohibitive. Appraisals will be obtained, as appropriate, should it be determined to be in the best interest of the State of Oklahoma to divest itself of the underutilized property.

The 5 percent most underutilized properties were then determined based upon estimated value. The 5 percent of the properties with the lowest level of utilization and the highest estimated value appear on the Report of 5 Percent Most Underutilized Properties.

[Report of Underutilized Properties](#)

[Print Version \(14 pp\)](#)

REPORT OF 5 PERCENT MOST UNDERUTILIZED PROPERTIES

The Report of 5 Percent Most Underutilized Properties contains the properties that were determined to be the most underutilized of all reported underutilized state properties. Determinations on level of utilization were based solely on data provided by the ABCs. An estimated value was assigned to each property, and the 5 percent of the properties with the lowest level of utilization and the highest value were designated as the 5 percent most underutilized properties. These properties are listed on the Report of 5 Percent Most Underutilized Properties. A report of the 5 percent most underutilized properties was part of the legislative mandate that enabled creation of the comprehensive property listing.

[Report of 5 Percent Most Underutilized Properties](#)

[Print Version \(1 pp\)](#)

INVENTORY LISTS

REAL PROPERTY

The Real Property Inventory lists consist of all properties owned and leased by the State of Oklahoma as reported to OMES. A definition of real property is provided in Appendix A. The properties listed are sorted by agency, whether the property is owned or leased, and location. The report is separated into the following three lists: owned, leased, and ABCs with no real property.

[State of Oklahoma Real Property Inventory List – Owned](#)

[Print Version \(1,335 pp\)](#)

[State of Oklahoma Real Property Inventory List – Leased](#)

[Print Version \(49 pp\)](#)

[State of Oklahoma Real Property Inventory List – ABCs with No Real Property](#)

[Print Version \(1 pp\)](#)

RIGHTS-OF-WAY

The Rights-of-Way Lists contain information on rights-of-way from the Department of Transportation and the Turnpike Authority. Right-of-way is defined in Appendix A.

Department of Transportation

The Oklahoma Department of Transportation maintains approximately 12,260 miles of state and interstate highways. The widths of highway rights-of-way vary depending on the highway's functional classification and other factors. Variation of right-of-way widths is dependent upon several characteristics such as drainage, topography, geometrics and utilities. Correspondingly, right-of-way widths vary anywhere from approximately 80- to 300-plus feet based on the necessity at any given location.

[Department of Transportation Rights-of-Way Inventory List](#)

[Print Version \(185 pp\)](#)

Turnpike Authority

The Turnpike Authority is authorized to construct, maintain, repair and operate turnpike projects at locations authorized by the Legislature of the State of Oklahoma and approved by the Department of Transportation. The Turnpike Authority has provided the following Rights-of-Way and Easement data for all Oklahoma turnpikes.

[Turnpike Authority Rights-of-Way Inventory List](#)

[Print Version \(90 pp\)](#)

MINERAL INTEREST

The Mineral Interest List is a historical listing of oil and gas leases under the authority of the Office of Management and Enterprise Services. Mineral interest is defined in Appendix A.

[OMES Mineral Interest Inventory List](#)

[Print Version \(19 pp\)](#)

PERSONAL PROPERTY

The Personal Property List contains information on all personal property owned by the State of Oklahoma as reported to OMES. Personal property is defined in Appendix A.

[State of Oklahoma Personal Property Inventory List](#)

[Print Version Part 1 \(1,196 pp\)](#)

[Print Version Part 2 \(1,147 pp\)](#)

[Print Version Part 3 \(1,310 pp\)](#)

APPENDIX A

DEFINITIONS

ABC: Any state agency, board, commission or public trust having the State of Oklahoma as a beneficiary (ABC).

Appraisal: The practice of developing and reporting an opinion of the value of real property in conformance with the Uniform Standards of Professional Appraisal Practice as promulgated by the Appraisal Standards Board of Appraisal Foundation.

Data.ok.gov website: The part of Oklahoma's official website that allows users to download state files for analysis.

Highest and best use: The reasonably probable and legal use of property that is physically possible, appropriately supported and financially feasible and that results in the highest value.

Historic property: Property with sufficient age and significance to be considered historic. Significance can be achieved by direct association with individuals, events or activities, by embodying distinctive architectural styles or characteristics, or by having the potential to yield information.

Lot: A small tract or parcel of land or real estate that has an owner or is divided by a public entity for the purpose of sale; historically used for smaller portions of land.

Leased property: Real property the reporting agency leases from another entity. The property may be owned by another state agency, another government entity, or the private sector.

Mineral interest: The ownership of any minerals, mines, quarries, mineral springs, or overriding royalty interest, and productions payments with respect to oil and gas leases.

National Register of Historic Places: Official list of the nation's historic places worthy of preservation. The list is a catalogue of the buildings, sites, structures, districts and objects with historic significance.

National Trust for Historic Preservation: A privately funded nonprofit organization that works to save America's historic places.

Owned Property: A property that is owned by the reporting agency or owned by the State of Oklahoma and operated and managed by the reporting agency.

Parcel: A defined piece of real estate, usually resulting from the division of a large area of land; any area of land contained within a single description.

Personal property: The current inventory of tangible assets owned by state boards, commissions, institutions, agencies, and the institutions comprising the Oklahoma state system of higher education and the University Hospitals Authority, including machinery, implements, tools, furniture and livestock, that may be used repeatedly without material impairment of its physical condition and have a calculable period of service and value exceeding the reporting thresholds for the entity.

Predominant use: The general primary function of a property, such as office, colleges or universities, or storage and warehouse.

Real property: Land, and generally whatever is erected, growing upon or affixed to land; also rights issuing out of, annexed to, and exercising in or about land.

Real Property Inventory List: A comprehensive list of property submitted by the state agencies, boards, commissions and public trusts listing all real property owned, the value of the property, and any underutilized property.

Rights-of-way: Lands for use for railway or highway; rights-of-way can be comprised of fee ownership, perpetual easements, utility easements, channel easements, drainage easements, dedication deeds and, in some cases, limited term easements.

Tract: A defined area of land; a specific area of land.

Underutilized property: An entire property or portion thereof, with or without improvements, which is used only at irregular periods or intermittently by the accountable landholding agency for current program purposes of that agency, or which is used for current program purposes that can be satisfied with only a portion of the property. Underutilized property may include undeveloped land, office buildings, warehouses, commercial and industrial facilities, and military holdings and residences.

DEFINITIONS OF PROPERTY CONDITION CLASSIFICATIONS

Excellent: Property has no visible defects, is in new or near new condition, and may still be under warranty if applicable.

Good: Property is in good condition, but no longer new, and may have some slightly defective or deteriorated component(s), but is overall functional.

Adequate: Property has moderately deteriorated or defective components; but has not exceeded its useful life.

Marginal: Property has defective or deteriorated component(s) in need of replacement; and it has exceeded its useful life.

Poor: Property has critically damaged component(s) or is in need of immediate repair; well past useful life.

Dilapidated: Property is substantially deteriorated or defective; and it is unfit for use.

DEFINITIONS OF PROPERTY TYPES

Academic building: Any building with a primary purpose that is academic in nature.

Boat slip: Boat storage or dock.

Cafeteria/food service: A dining facility or food preparation area.

Cemetery/burial site: A location that includes graveyards, cemeteries, or other places of final interment.

Chapel: A facility for religious services.

Clinical space/building: A facility or area for medical services, such as a doctor's or psychologist's office.

Correctional facility: Prisons, jails, reformatories and other places of correction or detention.

Court: A facility or area used as chambers or courts of law.

Fleet: A facility for the storage and maintenance of fleet vehicles.

Hangar/airport: Any facility for the storage or maintenance of aircraft, with or without a complex of runways for takeoff and landing.

Historic structure: A building or structure of historic significance and preserved by the state as such.

Hospital: An inpatient facility for medical treatment or other clinical purposes.

Housing/residence: A residential structure or facility.

Laboratory: A facility equipped to conduct scientific experiments, tests, investigations and analysis.

Land – agricultural: Land used for grazing, farming or other agriculture uses.

Land – historic site: An archeological site or land in an area or location of historic significance and preserved by the state as such.

Land – livestock: Agricultural land used specifically for livestock.

Land – other usage: Land with a specific usage other than the defined categories, or improved land supporting a campus or program outside the defined categories.

Land – park: An area of land, either landscaped or in its natural state, used for recreation or as a public area. Structures and other improvements may be located on the land.

Land – sports: Land used as an outdoor sports field, such as a baseball, track or soccer field, where the improvements are minimal.

Land – unimproved: Land with no improvements and no defined usage.

Land – wildlife refuge: An area of land that is being maintained and managed for hunting, fishing or other outdoor activities.

Laundry: A facility for cleaning garments, linens and other fabrics.

Library: A facility where archival documents, reference materials, and other literary, musical and artistic materials are kept.

Lodging: A facility for temporary stays, such as hotels, motels, guest cabins and lodges.

Maintenance/repair shop: A facility generally used for the support of maintenance and repair of equipment, buildings and grounds.

Mineral interest: The interest that confers the right to extract, modify and sell the minerals that underlie a defined parcel of property.

Museum: A building in which objects of historical, scientific, artistic or cultural interest are stored and exhibited.

Office: Any place for the regular transaction of business or performance of a particular service.

Other: Any building or structure that does not fit into the defined categories.

Parking lot: An area used for the parking of vehicles.

Radio/communications: A building or structure that houses radio and other communications equipment, excluding towers.

Radio/communications tower: A structure designed to support antennas for radio communications, telecommunications and broadcasting, including television.

Salt/sand storage: A storage facility used specifically for salt or sand.

Sports facility: A structure or facility used for sports and athletics, such as stadiums or gymnasiums.

Storage: A structure in which things are stored.

Theater/auditorium: A facility with seating space for audiences and used for performances, movies, conferences or other large gatherings.

Toll facility: A structure or facility used for collecting tolls, including booths, gates and other structures.

Training: A facility used for training, typically professional or vocational seminars or classes.

Utility building/structure: An ancillary building serving a function, such as a communications hut, machine shed, barn or other support function.

Vehicle storage: A facility for the storage of vehicles, such as cars or machinery.

Visitor's center: A property or structure that provides information or education exhibits and rest areas for visitors to the State of Oklahoma, state properties and points of interest.

Warehouse: A large building where materials or goods may be stored prior to their distribution.

APPENDIX B

UNDERUTILIZED METHODOLOGY

In order to give full consideration to all underutilized properties, regardless of the ability of the State of Oklahoma to quickly divest itself of the property, OMES has altered the method of identifying the 5 percent most underutilized properties.

Report of Underutilized Property

The Underutilized Property Report contains all properties and land self-reported by agencies as being utilized at 50 percent or less of capacity.

Report of 5 Percent Most Underutilized Properties

To calculate the 5 percent most underutilized property, OMES sorts all of the underutilized properties by level utilization, with the lowest level of utilization first. OMES estimates the fair market value and the local tax revenue for each property. The properties with the lowest level of utilization are sorted by the estimated value, with the highest value first. OMES determines the 5 percent most underutilized properties by identifying the 5 percent of the underutilized properties with the lowest utilization and the greatest value.