

2014



"I will not be moved from my duty, from my love of Oklahoma and all of its people – people who have come from far and near, people who have withstood adversities and hardships, and still stand strong and proud."

*The Guardian
by Enoch Kelly
Haney*

*Image Courtesy of the
Oklahoma Arts Council*

Oklahoma Real Property Asset Report

The Office of Management and Enterprise Services





Oklahoma State Capitol Rotunda

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EXECUTIVE SUMMARY

The Office of Management and Enterprise Services is pleased to submit the 2014 Annual Real Property Inventory Report to the citizens of the State of Oklahoma. OMES began publishing the Annual Real Property Report in 2012 in compliance with the Oklahoma State Government Asset Reduction and Cost Savings Program. Found in Title 62 O.S. §908, the act requires OMES to compile and maintain a comprehensive inventory of all real property owned and leased by the state and publish the information online, making it available to Oklahoma citizens. Although colleges and universities are exempt from the oversight of OMES in property ownership and management, the information for colleges and universities, representing 63 percent of the total property owned or leased by the state, is a part of the Annual Real Property Inventory Report. The Oklahoma State Government Asset Reduction and Cost Savings Program also requires OMES to identify the 5 percent of most underutilized properties owned by the State of Oklahoma. Since the publication of the first report, OMES has worked with all state agencies, boards, commissions and public trusts (ABCs) with the State of Oklahoma as a beneficiary to continually refine and enhance the information gathered in the report.

As the information gathered was refined, opportunities for savings were identified. In 2014, several state space needs were filled by matching agencies needing space with state-owned buildings. To further these efforts, information has been included in this year's report regarding vacant space in state-owned buildings in order to streamline the process of identifying these savings opportunities and further capitalize on the opportunities presented.

In order to ensure the historic assets of the State of Oklahoma are protected through the process of repurposing and disposing of underutilized capital assets and to further ensure that the historic elements of the state's assets are protected through the process of repurposing and even disposal, legislation was passed in 2014 requiring information be included on the historic status of each property owned by the state as part of the annual survey. Information regarding the historic significance or interest of properties is captured in the 2014 Annual Real Property Inventory Report. Additionally, some properties of historic interest have been highlighted in this report to better acquaint the reader with some of the diverse and interesting properties owned by the State of Oklahoma.

The richness and integrity of the data are the result of the diligence of the ABCs, who self-report all of the data contained in the report, including the new information captured for the first time this year on historic properties and vacant space in state-owned buildings. Without the cooperation and diligence of the ABCs, the Annual Real Property Inventory Report would not be possible.

OMES has visited many of the diverse properties owned by the state to better understand the unique challenges individual properties present to the ABC owners and the challenges that may face the state in efforts to dispose of the assets. Among the sites visited are the Northern Oklahoma Resource Center of Enid, the Southern Oklahoma Resource Center located in Pauls Valley, the former Kate Barnard building located in Oklahoma City, Laura Dester in Tulsa, the former Oklahoma State Bureau of Investigation Lab in Oklahoma City, the Health Department Building in Poteau and many others.

As part of the ultimate goal of the Oklahoma Government Cost Savings and Asset Reduction Program that initiated this report, OMES has disposed of three previously state-owned properties, thereby lowering the cost of insuring and maintaining property and depositing \$264,141.29 in the Maintenance of State Buildings Revolving Fund to fund maintenance and improvements to other state-owned capital assets.

As we move to the future, OMES will continue to find ways to improve the information gathered in the Annual Real Property Inventory Report, use the information to find progressive space solutions for the ABCs and provide valuable services to Oklahomans.

If you have any questions or suggestions regarding the information in this report, please feel free to contact me.

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INTRODUCTION

The State of Oklahoma owns a diverse and widely distributed array of properties. These properties include historical properties that the State of Oklahoma safeguards for the enrichment of future Oklahomans, campuses of public colleges and universities, prisons and reformatories, highways and rights of way, state parks and lodges, visitor's centers, and offices to transact the business of the state and serve Oklahomans. The properties are distributed throughout all 77 counties,



Governor's Mansion

with some of the greatest concentration of state-owned properties occurring in areas that have become centers of learning around our state's public colleges and universities. When state-owned facilities are not available to carry out the mission of a state agency, board, commission or public trust, space is leased in the required service area to allow the state agencies to serve Oklahomans in every county.

The 2014 Real Property Asset Report attempts to provide an at-a-glance view of the properties owned or leased by the State of Oklahoma in addition to providing a complete interactive electronic listing



Native American Educational and Cultural Center

of all properties owned or leased by the state. To better inform Oklahomans about the diverse types of value and contrasting purposes of the properties owned and leased by the state, the Office of Management and Enterprise Services has included brief highlights on a few representative properties in the 2014 Real Property Asset Report.

METHOD OF COLLECTING AND COMPILING DATA

OMES surveyed all state agencies, boards, commissions and public trusts having the State of Oklahoma as a beneficiary to capture the data for the 2014 Real Property Inventory Report. The 2014 report captures all reported changes in the property owned or leased by the State of Oklahoma, as well as all reported changes in the number of full-time employees at a location



Evans Hall, University of Oklahoma

and the level of utilization of a property. Additionally, information regarding the historic status of state-owned properties and vacant space in state-owned buildings has been included in this year's report.

All data contained in this report was self-reported by each state agency, board, commission or public trust. The accuracy, authenticity, and integrity of the information reported to OMES are the responsibility of the reporting state agency, board, commission or

public trust. The objective of OMES is limited to compiling the information into a comprehensive listing, providing public access to the reported information and updating the comprehensive listing in a timely manner when changes are received from state agencies. The information provided by agencies, boards, commissions and public trusts is listed as reported. All properties have not been verified by OMES.

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. 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 agencies, boards, commissions or public trusts. For example, if an agency listed a property without including the full location information, the property will appear in the agency profile but will not appear in the county profile.



Barn, Pawnee Bill Ranch

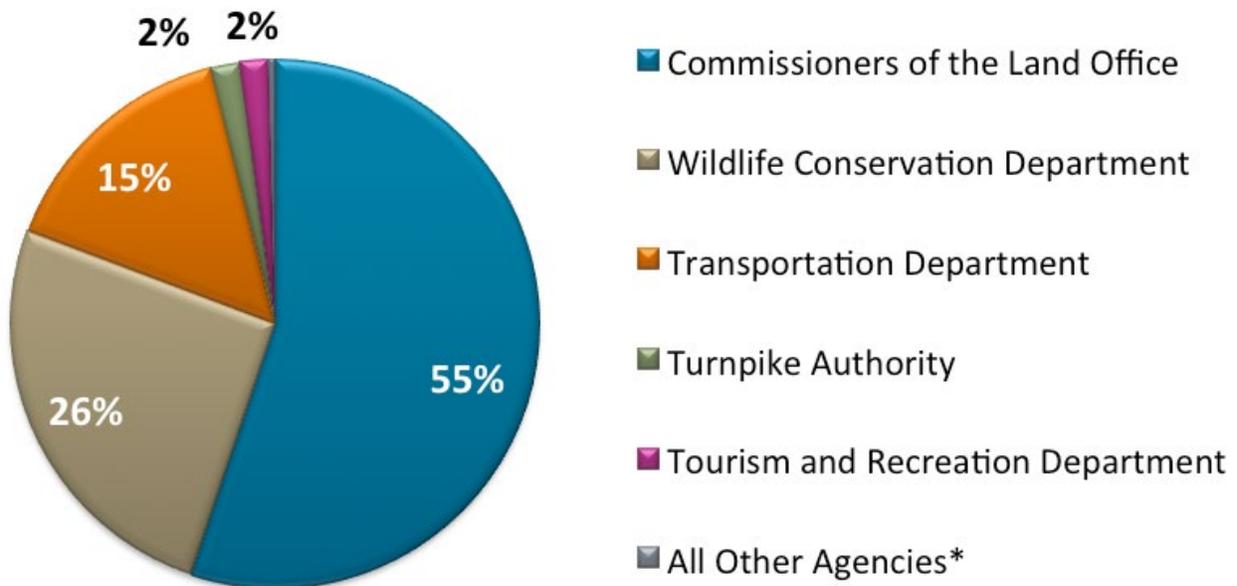
The electronic version of the Real Property Inventory List can be found at: http://www.ok.gov/DCS/Real_Estate_&_Leasing_Services/State_of_Oklahoma_Real_Property_Assets.html.

NUMBERS AT-A-GLANCE

OWNED AND LEASED SPACE IN BUILDINGS AND STRUCTURES

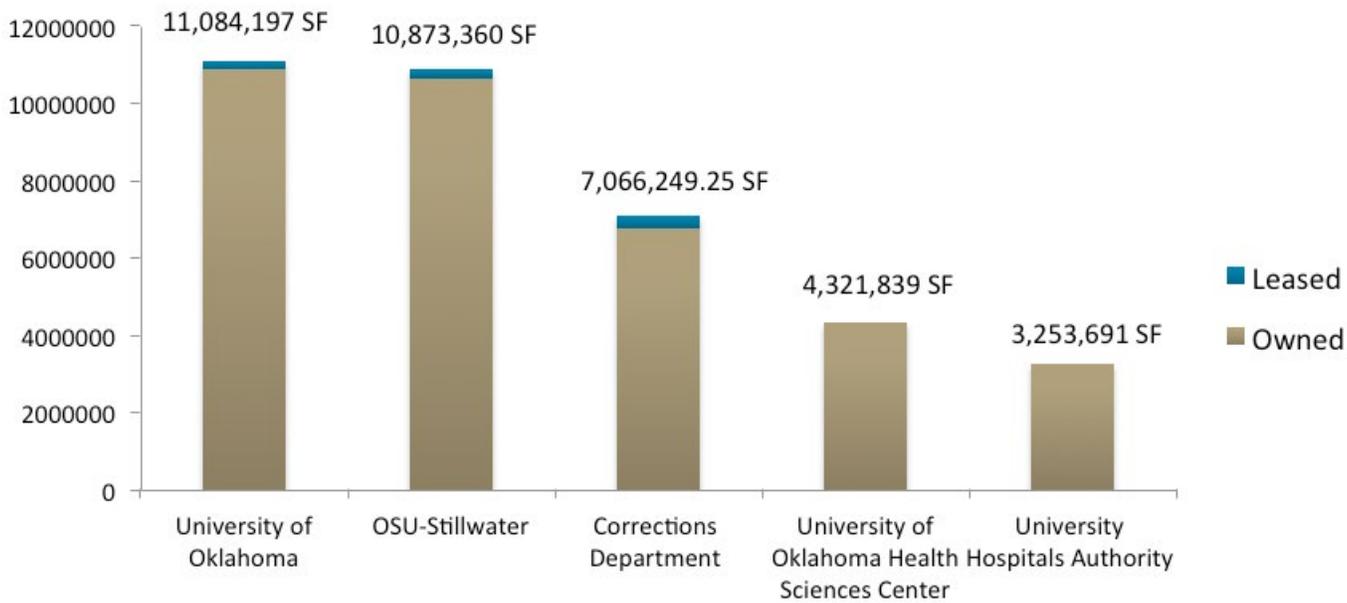
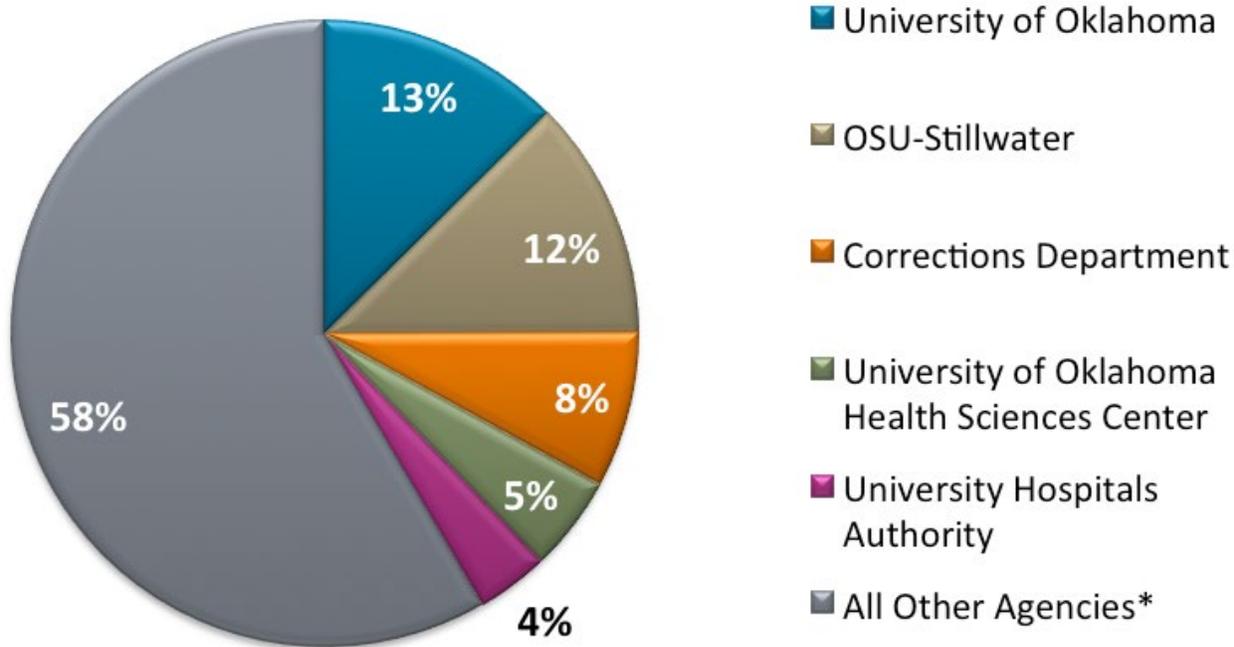
Property Classification	Square Feet
State-Owned Space	81,119,010.19
Leased Space from Private Sector	4,890,692.76
Leased Space in State-Owned Buildings	2,004,472.50

OWNED LAND



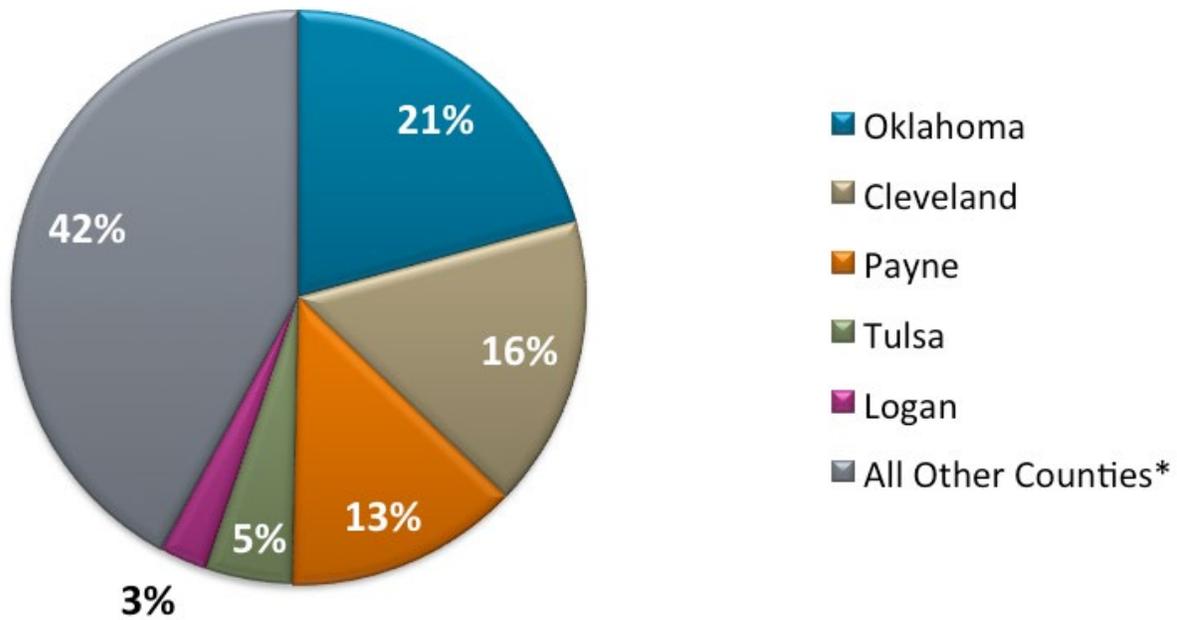
*All Other Agencies land owners are listed in the Inventory List section contained within this report.

TOP 5 AGENCIES WITH THE MOST OWNED AND LEASED PROPERTIES



*All Other Agencies are listed in the Agency Profile section contained within this report.

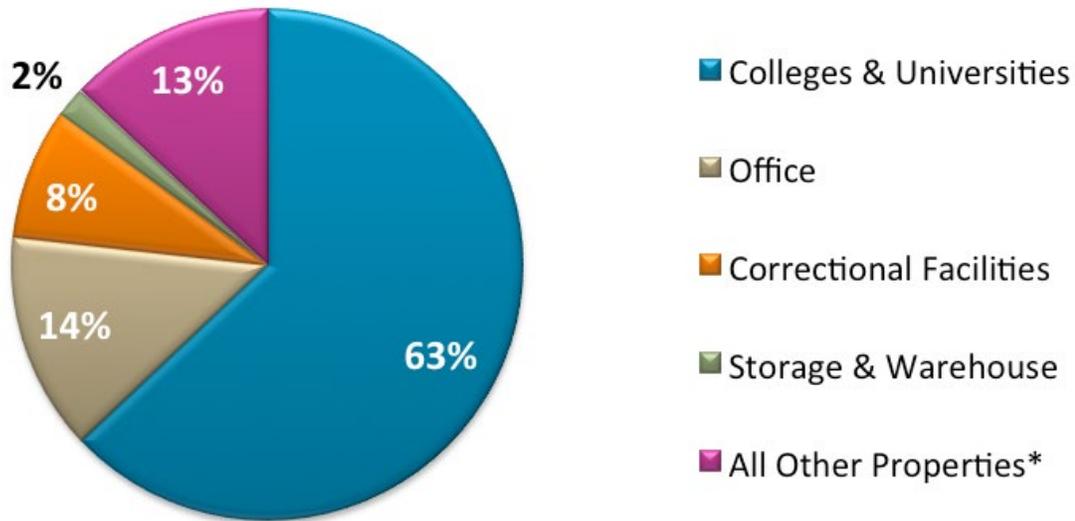
TOP 5 COUNTIES WITH THE MOST OWNED PROPERTIES



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	16,813,665.8	2,195,389.51	1,751,322.50
Cleveland	13,308,325	257,106	
Payne	10,682,204	256,443	
Tulsa	3,980,803.6	535,028	253,000
Logan	2,158,426	2,485	

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

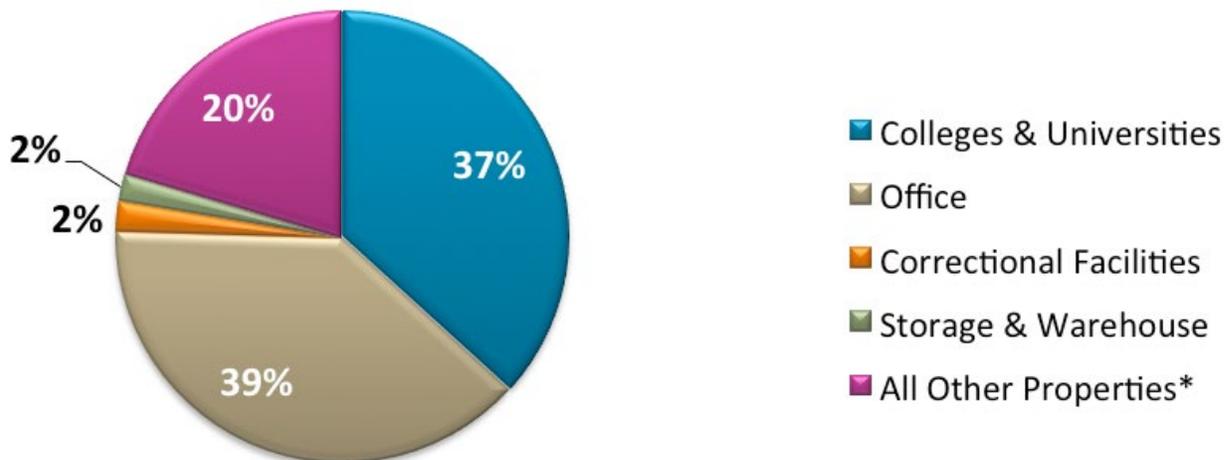
PREDOMINANT USE OF BUILDINGS AND STRUCTURES OWNED PROPERTIES



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 & Universities	51,075,012	1,085,108	
Office	11,183,141	2,492,832.51	2,290,148
Correctional Facilities	6,736,765	292,402.25	37,082
Storage & Warehouse	1,550,126	693,587	28,544

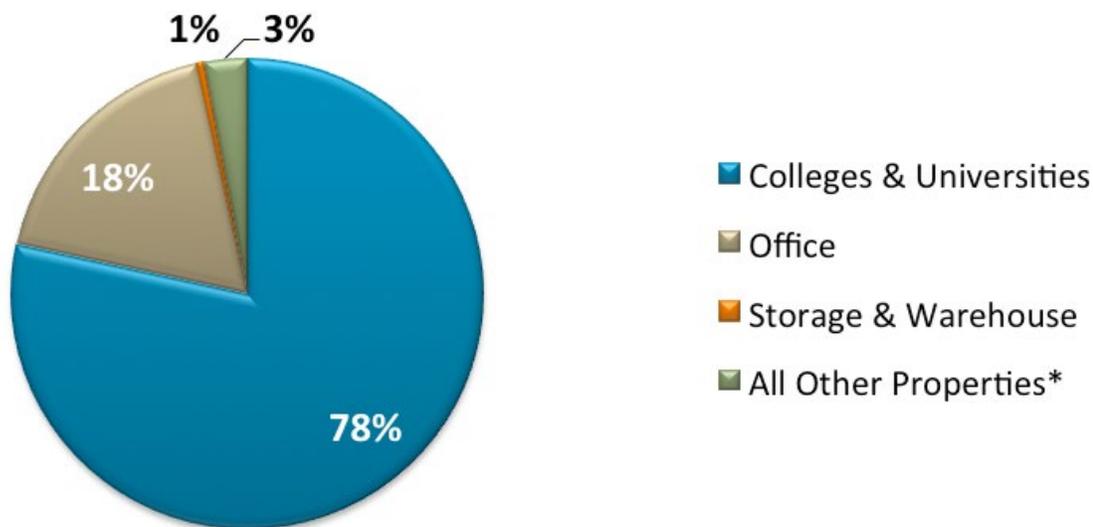
*All Other Properties includes, but is not limited to, building types defined in Appendix A.

**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 BUILDING AND STRUCTURES
OWNED PROPERTIES-TULSA**



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

HIGHLIGHTED PROPERTIES

In order to provide a glimpse of the unique and diverse properties owned by the State of Oklahoma, OMES has selected five properties from the 2014 Real Property Inventory List to highlight in the 2014 Annual Real Property Inventory Report. The selected properties are not representative of the entire inventory of properties owned by the state. Instead, they were selected as examples of buildings used by the state, demonstrating excellence or historical interest.



Lincoln Boulevard, South

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

PAWNEE BILL RANCH

Pawnee Bill Ranch was once the showplace of the world-renowned Wild West show entertainer, Gordon W. "Pawnee Bill" Lillie, and his wife, May. Pawnee Bill owned and produced one of the largest Wild West shows in the world. Visitors can tour the Lillies' 14-room mansion on this 500-acre site west of Pawnee. Completed in 1910, the Craftsman-style home remains fully furnished with the original pieces used by Gordon and May Lillie. Other historic buildings open for touring include the original ranch blacksmith shop, a 1903 log cabin, a large barn built in 1926 and the Indian Flower Shrine. A modern museum building offers exhibits on the life of the Lillies and the traveling Wild West show. The ranch still represents the western landscape of opportunity that Pawnee Bill encountered when he arrived in the Indian Territory (present day Oklahoma). Pawnee Bill Ranch is exceptional in its mixed use purpose: conservation of bison, commercial success of the Wild West shows, and the architecture and landscape of the Western frontier. A herd of bison still roams the ranch, and the museum also proudly recreates



Pawnee Bill Mansion



Pawnee Bill Mansion Interior

Pawnee Bill's Original Wild West Show in June every year. The state purchased the property in 1961 and the property opened to the public under the state parks' system. Since 1991, the property has been administered by the Oklahoma Historical Society.

(Information provided by the Oklahoma Historical Society.)

UNIVERSITY OF OKLAHOMA'S EVANS HALL



Evans Hall, University of Oklahoma

The university's first administration building burned in 1903. On Dec. 20, 1907, the university's second administration building, University Hall, met the same fate. The third administration building, Evans Hall, was completed in 1912 on the same site as the second. As University Hall was burning, the administration was being uprooted by Gov. Charles N. Haskell. OU's first president, David Ross Boyd, and seven members of his faculty were removed.

The new Board of Regents appointed Arthur Grant Evans as the university's second president. Born in Madras, India, to British parents, Evans came to America in 1883 as a missionary to Native Americans. Evans, an ordained Presbyterian minister, strong Democrat and ardent prohibitionist, was president of Henry Kendall College (later the University of Tulsa) when chosen to serve as OU's president, taking office July 1, 1908. Although his administration was brief, Evans left his mark on the university by organizing the university into colleges and schools and merging the medical program with Epworth Medical School in Oklahoma City, which established the foundation for the university's College of Medicine. Evans was intimately involved in the construction of the third administration building. The president had a suggestion for every floor, for every room and for every decorative feature of the exterior. Following the advice of English professor Vernon Parrington, Evans pushed to have it built in a collegiate Gothic design, a style later dubbed "Cherokee Gothic" by architect Frank Lloyd Wright. Professor Roy Gittinger advocated naming the building after Evans, stating that it was a "fitting tribute to the man who selected our campus architecture and made it an institution and tradition of the university." Although well-liked by faculty and students, Evans could not overcome the obstacles of politics. As with Boyd, a change in governorship ended his administration May 24, 1911. Evans never had the opportunity to work in the building that bears his name. The first president to occupy it was Stratton D. Brooks who came to the university from Boston, Massachusetts, where he was the respected superintendent of the Boston Public Schools.



Evans Hall Interior, University of Oklahoma

(Information provided by the University of Oklahoma.)

DEPARTMENT OF HUMAN SERVICES' TULSA SKYLINE



Skyline Building, Oklahoma Department of Human Services

In 2008, the Department of Human Services secured lease revenue bonds to purchase a five-story, 185,000-square-foot office building to provide services to the public. The services include the DHS Support Call Center, Developmental Disabilities Services, Child Welfare Services, the Office of Inspector General, Legal Services, and Adult and Family Services. Two other state agencies, the Oklahoma Employment Security Commission and the Oklahoma State Department of Health, lease space from DHS and serve Oklahomans from this building. This building was built in 1974 as part of a business center complex that included two large conference centers and a motel. About 200 daily visitors are served from the Skyline Building.



Skyline Building Interior

(Information provided by the Oklahoma Department of Human Services.)

OKLAHOMA STATE REFORMATORY IN GRANITE



Oklahoma State Reformatory Exterior

The Oklahoma State Reformatory is an all-male, state-operated correctional institution located in Granite, Oklahoma. The institution has a capacity of 799 medium-security offenders and 200 minimum-security offenders. The medium-security facility serves as a long-term male facility with a programmatic emphasis on education. The minimum-security unit houses physical plant support and farm operations. The Oklahoma Correctional Industries operates

a garment factory that currently employs 70 offenders. The Agri-Services division operates the vehicle and equipment maintenance facility that is responsible for meeting the needs of the reformatory and other facilities within the Oklahoma Department of Corrections. The legislature created the Oklahoma State Reformatory in 1909. Prisoners constructed the reformatory with primarily granite rock from the reformatory's own mountain, "Wildcat Mountain." There are no original buildings on the 10-acre walled compound. The oldest structure on the yard is the first floor of the school building (Lakeside High School) built in 1921, with the upper floor added in 1949. All other buildings were built after 1957. The reformatory's first female warden,



Oklahoma State Reformatory Exterior



Oklahoma State Reformatory Interior

Clara Waters, was the first female warden in the United States to head a state prison, and the first female to head an all-male prison. Waters served as warden for nine years after being appointed by Gov. Henry S. Johnston in 1927, when she was 37. Lakeside School was the first fully accredited "behind-the-walls" high school in the United States. Famous aviator Wiley Post once served time at the prison. In 1921, he was convicted and sentenced to 10 years for stealing a car, but was paroled after one year.

(Information provided by the Oklahoma Department of Corrections and pictures copyrighted 2013 by Patricia Isbell.)

OFFICE OF MANAGEMENT AND ENTERPRISE SERVICES' CAP BUILDING



CAP Building, Office of Management and Enterprise Services

The CAP building was built in 1965. In 2008, the Office of Facilities Management, now part of the Office of Management and Enterprise Services, began strategic planning to reduce energy costs and find more sustainable ways to fulfill the mission of operating state-owned buildings. At the time of the planning in 2008, the CAP building had earned an Energy Star-rating of 12 out of 100, primarily due to numerous building-envelope issues stemming from outdated mechanical systems, doors and windows. In 2009, facilities management began a major renovation of the CAP building. The renovation included new mechanical systems and the building's envelope. After the renovation was completed in 2010, the CAP building was awarded Leadership in Energy and Environmental Design Gold certification and was the first project in the State of Oklahoma to be certified under the LEED for New Construction 2009 rating system. Facilities management reused 60 percent of the existing building materials during the renovation. This building is now the most energy efficient facility owned by OMES. The CAP building has a 10 kilowatt-hour wind turbine and three solar arrays with a 60-kilowatt capacity, making it common for the electric bill to reflect negative usage due to the surplus of energy delivered from the building to the grid. The energy cost for the CAP building averages 12 cents per square foot. The Energy Star rating is now 95. The building is currently leased to the Oklahoma Department of Emergency Management.

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



CAP Building Exterior

AGENCY PROFILES

The Agency Profiles table contains information on all of the buildings or 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 is given when it was provided by the reporting agency, board, commission or public trust. Additionally, totals are provided for each agency. More detailed information can be found in the 2014 Real Property Inventory List.

Agency Name	Owned Building and Structures		Leased Building and Structures		Total Building and Structures	
	Total Square Footage	Number of Buildings	Total Square Footage	Number of Buildings	Square Footage	Number of Buildings
Abstractors Board			928	1	928	1
Accountancy Board			4,316	2	4,316	2
Accrediting Agency			1,151	1	1,151	1
Aeronautics Commission			3,287	2	3,287	2
Agriculture, Food and Forestry	67,084	9	180,132	43	247,216	52
Agriculture Mediation Board			1,467	1	1,467	1
Alcoholic Beverage Licensing and Law Enforcement			15,900	4	15,900	4
Architects Board			1,230	1	1,230	1

Agency Name	Owned Building and Structures		Leased Building and Structures		Total Building and Structures	
	Total Square Footage	Number of Buildings	Total Square Footage	Number of Buildings	Square Footage	Number of Buildings
Arts Council			14,787	3	14,787	3
Attorney General			84,517	3	84,517	3
Auditor and Inspector			27,309	6	27,309	6
Banking Department			10,037	2	10,037	2
Boll Weevil Eradication			1,928	2	1,928	2
Bond Advisor			718	1	718	1
Bureau of Investigation	182,421	8	20,062	28	202,483	36
Cameron University	1,280,961	53			1,280,961	53
Career and Technology Education Department			353.51	1	353.51	1
Carl Albert State College	381,938	28			381,938	28
Center for Advancement of Science and Technology			5,365	2	5,365	2
Children and Youth Commission			8,252	1	8,252	1

Agency Name	Owned Building and Structures		Leased Building and Structures		Total Building and Structures	
	Total Square Footage	Number of Buildings	Total Square Footage	Number of Buildings	Square Footage	Number of Buildings
Chiropractic Examiners Board			875	1	875	1
Commerce Department	39,750	2	6,195	2	45,945	4
Commissioners of the Land Office			20,513	1	20,513	1
CompSource	196,000	2			196,000	2
Connors State College	943,801	44	10,400	1	954,201	45
Conservation Commission			12,789	3	12,789	3
Construction Industries Board			9,727	1	9,727	1
Consumer Credit			5,805	1	5,805	1
Corporation Commission	3,492	2	122,351	6	125,843	8
Corrections Department	6,736,765	1,067	329,484.25	110	7,066,249.25	1,177
Cosmetology Board			3,448	1	3,448	1
Court of Appeals (Oklahoma Judicial Branch)			14,048	1	14,048	1

Agency Name	Owned Building and Structures		Leased Building and Structures		Total Building and Structures	
	Total Square Footage	Number of Buildings	Total Square Footage	Number of Buildings	Square Footage	Number of Buildings
Dentistry Board			1,384	2	1,384	2
Disability Concerns			2,619	1	2,619	1
District Attorneys Council			10,001	2	10,001	2
East Central University	1,040,078	42			1,040,078	42
Eastern Oklahoma State College	410,833	26			410,833	26
Education Department			101,171	1	101,171	1
Educational Quality and Accountability			2,995	2	2,995	2
Election Board			11,764	2	11,764	2
Emergency Management			31,459	5	31,459	5
Employment Security Commission			264,678	41	264,678	41
Environmental Quality Department	473,405	2	15,977	24	489,382	26
Ethics Commission			2,617	1	2,617	1
Fire Marshal			3,253	1	3,253	1

Agency Name	Owned Building and Structures		Leased Building and Structures		Total Building and Structures	
	Total Square Footage	Number of Buildings	Total Square Footage	Number of Buildings	Square Footage	Number of Buildings
Firefighter Training Council			800	1	800	1
Firefighter Pension and Retirement			3,194	1	3,194	1
Funeral Board			867	1	867	1
*Governor's Office			34,847	3	34,847	3
Grand River Dam Authority	1,613,612	19	2,316	1	1,615,928	20
Health Care Authority			154,235	2	154,235	2
Health Department	626,757	5	154,224	5	780,981	10
Historical Society	619,052	184	4,946	1	623,998	185
Horse Racing Commission			7,733	8	7,733	8
House of Representatives			131,104	1	131,104	1
Housing Finance Agency	41,061	2			41,061	2
Human Services Department	1,815,760.5	107	1,369,883	110	3,185,643.5	217
Indigent Defense			34,389	9	34,389	9

Agency Name	Owned Building and Structures		Leased Building and Structures		Total Building and Structures	
	Total Square Footage	Number of Buildings	Total Square Footage	Number of Buildings	Square Footage	Number of Buildings
Industrial Finance Authority	17,800	1	2,000	1	19,800	2
Insurance Department			34,725	2	34,725	2
Interstate Oil Compact Commission			1,697	1	1,697	1
J.D. McCarty Center	115,217	13			115,217	13
J.M. Davis Memorial Commission	40,000	1			40,000	1
Judicial Complaints Council			900	2	900	2
Juvenile Affairs	216,014	3	127,068	69	343,082	72
Labor Department			16,038	1	16,038	1
Langston University	2,089,064	53			2,089,064	53
Law Enforcement Education and Training Council	295,038	4			295,038	4
Law Enforcement Retirement System	76,704	1			76,704	1

Agency Name	Owned Building and Structures		Leased Building and Structures		Total Building and Structures	
	Total Square Footage	Number of Buildings	Total Square Footage	Number of Buildings	Square Footage	Number of Buildings
Legislative Service Bureau			8,494	1	8,494	1
Libraries Department	22,000	1	134,939	3	156,939	4
Licensed Social Workers Board			871	1	871	1
Lieutenant Governor's Office			5,446	1	5,446	1
Liquefied Petroleum Gas Board			1,993	1	1,993	1
Long Term Care Administrators Board of Examiners			1,977	1	1,977	1
Lottery Commission			17,674	2	17,674	2
Medical Licensure and Supervision Board			12,176	2	12,176	2
Medicolegal Investigations Board	27,850	2			27,850	2
Mental Health and Substance Abuse Services Department	1,682,184	84	136,584	25	1,818,768	109

Agency Name	Owned Building and Structures		Leased Building and Structures		Total Building and Structures	
	Total Square Footage	Number of Buildings	Total Square Footage	Number of Buildings	Square Footage	Number of Buildings
Merit Protection Commission			3,039	2	3,039	2
Midwestern Oklahoma Development Authority	232,077	209			232,077	209
Military Department	1,577,986.69	42	88,633	4	1,666,619.69	46
Mines Department			9,407	5	9,407	5
Motor Vehicle Commission			1,203	1	1,203	1
Multiple Injury Trust Fund			2,448	1	2,448	1
Murray State College	445,868	52			445,868	52
Narcotics and Dangerous Drugs Control Bureau	31,134	2	34,377	7	65,511	9
Native American Cultural and Educational Authority	147,996	5	2,365	1	150,361	6
Northeastern Oklahoma A&M College	706,251	51			706,251	51

Agency Name	Owned Building and Structures		Leased Building and Structures		Total Building and Structures	
	Total Square Footage	Number of Buildings	Total Square Footage	Number of Buildings	Square Footage	Number of Buildings
Northeastern State University	2,140,254	79	5,498	3	2,145,752	82
Northern Oklahoma College	954,119	93			954,119	93
Northwestern Oklahoma State University	803,443	37	36,127	6	839,570	43
Nursing Board			9,603	1	9,603	1
Oklahoma City Community College	955,092	19	31,566	2	986,658	21
Oklahoma Educational Television Authority	37,437	5	257	1	37,694	6
Oklahoma Municipal Power Authority	21,500	18	51,650	7	73,150	25
Oklahoma Panhandle State University	1,002,195	57			1,002,195	57
OMES	2,461,146	65	230,038	17	2,691,184	82
Optometry Board			501	1	501	1

Agency Name	Owned Building and Structures		Leased Building and Structures		Total Building and Structures	
	Total Square Footage	Number of Buildings	Total Square Footage	Number of Buildings	Square Footage	Number of Buildings
Osteopathic Examiners Board			1,498	1	1,498	1
OSU-Agriculture Research Station	328,244	140			328,244	140
OSU-Center for Health Sciences	312,288	9	34,512	14	346,800	23
OSU-County Extension Division				85		85
OSU-Institute of Technology Okmulgee	1,128,395	61			1,128,395	61
OSU-OKC	554,078	24			554,078	24
OSU-Stillwater	10,632,110	530	241,250	19	10,873,360	549
OSU-Tulsa	354,618	4	190,063	3	544,681	7
Pardon and Parole Board			5,209	1	5,209	1
Peanut Commission			675	1	675	1
Pharmacy Board			8,440	1	8,440	1

Agency Name	Owned Building and Structures		Leased Building and Structures		Total Building and Structures	
	Total Square Footage	Number of Buildings	Total Square Footage	Number of Buildings	Square Footage	Number of Buildings
Physician Manpower Training Commission			1,768	1	1,768	1
Police Pension and Retirement System	36,557	1	4,936	1	41,493	2
Private Vocational Schools Board			1,220	3	1,220	3
Professional Engineers and Land Surveyors	9,060	1			9,060	1
Psychologists Examiners			501	1	501	1
Public Employees Retirement System			16,082	3	16,082	3
Public Safety Department	237,096	47	220,405	158	457,501	205
Quartz Mountain Arts and Conference Center and Nature Park	161,333	58			161,333	58
Real Estate Commission			8,271	1	8,271	1
Redlands Community College	691,613	90			691,613	90

Agency Name	Owned Building and Structures		Leased Building and Structures		Total Building and Structures	
	Total Square Footage	Number of Buildings	Total Square Footage	Number of Buildings	Square Footage	Number of Buildings
Regents for Higher Education			68,463	2	68,463	2
Regional University System			3,078	2	3,078	2
Rehabilitation Services	501,864	22	245,117	47	746,981	69
Rogers State University	950,887	41			950,887	41
Rose State College	614,386	26	9,133	1	623,519	27
Scenic Rivers Commission	1,548	1			1,548	1
School of Science and Mathematics	215,658	5			215,658	5
Secretary of State			13,325	2	13,325	2
Securities Commission			12,098	2	12,098	2
Seminole State College	358,248	17	14,024	2	372,272	19
Senate			106,531	2	106,531	2
Southeastern Oklahoma State University	1,002,502	62			1,002,502	62

Agency Name	Owned Building and Structures		Leased Building and Structures		Total Building and Structures	
	Total Square Footage	Number of Buildings	Total Square Footage	Number of Buildings	Square Footage	Number of Buildings
Southwestern Oklahoma State University	1,359,169	79			1,359,169	79
Space Industry Development Authority	332,517	51			332,517	51
Speech-Language Pathology and Audiology			460	1	460	1
Student Loan Authority			24,672	1	24,672	1
Supreme Court (Oklahoma Judicial Branch)	145,950	1	56,359	5	202,309	6
Tax Commission			250,057	8	250,057	8
Teachers Retirement System			18,412	1	18,412	1
Tobacco Settlement Trust			6,099	1	6,099	1
Tourism and Recreation Department	1,635,663	1,877	51,169	3	1,686,832	1,880
Transportation Department	1,705,600	691	316,420	53	2,022,020	744
Treasurer's Office			12,840	2	12,840	2

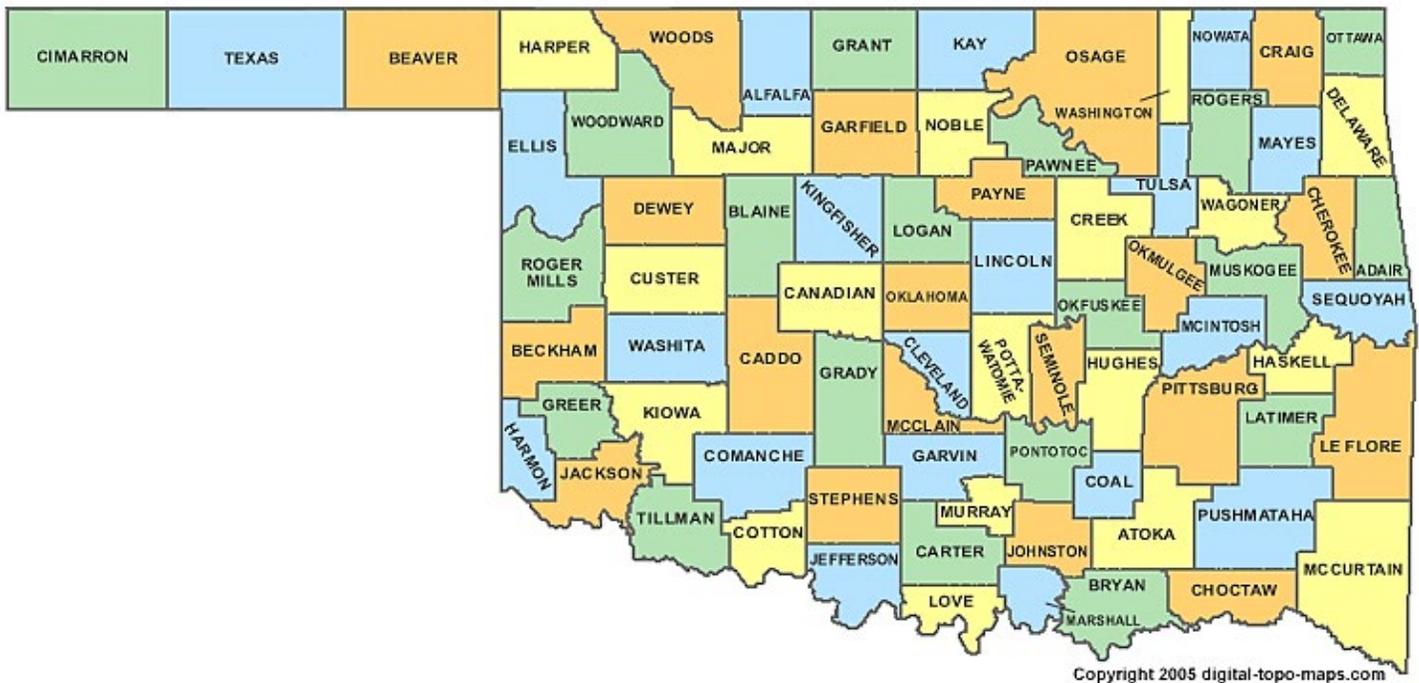
Agency Name	Owned Building and Structures		Leased Building and Structures		Total Building and Structures	
	Total Square Footage	Number of Buildings	Total Square Footage	Number of Buildings	Square Footage	Number of Buildings
Tulsa Community College	1,567,786	33	45,380	4	1,613,166	37
Turnpike Authority	587,165	312	15,864	4	603,029	316
University Center at Ponca City			16,000	1	16,000	1
University Center of Southern Oklahoma			43,500	3	43,500	3
University Hospitals Authority	3,253,691	16			3,253,691	16
University of Central Oklahoma	1,894,863	58	250,492	13	2,145,355	71
University of Oklahoma	10,881,531	273	202,666	46	11,084,197	319
University of Oklahoma Health Sciences Center	4,321,839	64			4,321,839	64
University of Oklahoma-Law Center	12,735	1			12,735	1
University of Science and Arts	595,459	28			595,459	28

Agency Name	Owned Building and Structures		Leased Building and Structures		Total Building and Structures	
	Total Square Footage	Number of Buildings	Total Square Footage	Number of Buildings	Square Footage	Number of Buildings
Used Motor Vehicle and Parts Commission			2,947	1	2,947	1
Veterans Affairs	1,287,227	51			1,287,227	51
Veterinary Medical Examiners Board			1,193.5	1	1,193.5	1
Water Resources Board			43,257	5	43,257	5
Western Oklahoma State College	360,364	29			360,364	29
Wheat Commission			1,890	2	1,890	2
Wildlife Conservation Department	474,053	230	3,000	1	477,053	231
Will Rogers Memorial Commission	41,773	9			41,773	9
Workers Compensation Commission			11,054	1	11,054	1
Workers Compensation Court (Oklahoma Judicial Branch)			46,646	2	46,646	2

Agency Name	Owned Building and Structures		Leased Building and Structures		Total Building and Structures	
	Total Square Footage	Number of Buildings	Total Square Footage	Number of Buildings	Square Footage	Number of Buildings
Totals	81,119,010.19	7,441	6,895,165.26	1,141	88,014,175.45	8,582

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

OKLAHOMA COUNTIES



The link below takes you to the ok.gov website which allows the user to view an interactive map and/or details for each property.

http://www.ok.gov/DCS/Real_Estate_&_Leasing_Services/State_of_Oklahoma_Real_Property_Assets.html

COUNTY PROFILES

The County Profiles table provides a view of all of the buildings or 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 Building and Structures		Leased Building and Structures		Total Building and Structures	
	Total Square Footage	Number of Buildings	Total Square Footage	Number of Buildings	Square Footage	Number of Buildings
Adair	6,268	5	12,641	5	18,909	10
Alfalfa**	339,432	115	3,830	4	343,262	119
Atoka**	619,885	171	9,554	6	629,439	177
Beaver	23,339	11	14,028	13	37,367	24
Beckham*,**	123,429	40	29,306	10	152,735	50
Blaine***	95,128.8	87	727	6	95,855.8	93
Bryan*	1,100,797.35	96	26,599	10	1,127,396.35	106
Caddo***	137,822	117	27,351	8	165,173	125
Canadian*,**	992,266.7	134	15,263	13	1,007,529.7	147
Carter***	460,086	252	92,520	22	552,606	274
Cherokee*,***	1,953,214.6	210	16,167	15	1,969,381.6	225
Choctaw	50,386	35	4,603	7	54,989	42
Cimarron	33,605	32	903	4	34,508	36
Cleveland*,**,***	13,308,325	516	257,106	44	13,565,431	560
Coal	9,660	5	4,180	3	13,840	8
Comanche*,**	1,598,775	99	69,729	22	1,668,504	121
Cotton	45,128.7	20	9,934	5	55,062.7	25
Craig**	1,054,646	111	11,506	10	1,066,152	121
Creek	53,954.7	28	12,973	12	66,927.7	40
Custer*	1,626,276	155	28,073	16	1,654,349	171
Delaware	94,718.1	80	10,153	12	104,871.10	92
Dewey	12,176	12	3,688	2	15,864	14
Ellis	31,300	16	1,134	3	32,434	19
Garfield*	1,057,000.4	85	31,570	18	1,088,570.4	103
Garvin	389,346.6	41	27,136	6	416,482.60	47

County	Owned Building and Structures		Leased Building and Structures		Total Building and Structures	
	Total Square Footage	Number of Buildings	Total Square Footage	Number of Buildings	Square Footage	Number of Buildings
Grady*	673,280	63	31,485	13	704,765	76
Grant	8,372	9	912	3	9,284	12
Greer**	572,033.2	159	18,008	8	590,041.2	167
Harmon	7,960	7	6,249	4	14,209	11
Harper	96,240	14	900	2	97,140	16
Haskell	9,576	6	12,084	6	21,660	12
Hughes	45,131.77	19	20,043	8	65,174.77	27
Jackson*	473,253.7	61	18,970	9	492,223.7	70
Jefferson	17,646	7	9,000	3	26,646	10
Johnston*	443,636	66	9,613	6	453,249	72
Kay*	638,249	100	99,484	15	737,733	115
Kingfisher	32,458	17	6,861	6	39,319	23
Kiowa	32,151	47	30,822	8	62,973	55
Latimer*,***	647,729	176	22,856	8	670,585	184
Le Flore*,**,***	699,971	208	36,324	16	736,295	224
Lincoln	122,456	37	1,907.25	8	124,363.25	45
Logan*	2,158,426	72	2,485	6	2,160,911	78
Love	61,790	62	1,440	4	63,230	66
Major	17,307	9	4,906	4	22,213	13
Marshall***	123,952	63	22,555	14	146,507	77
Mayes	1,746,920.6	67	6,480	7	1,753,400.6	74
McClain	36,974	30	23,528	13	60,502	43
McCurtain*,***	335,610	178	98,822	26	434,432	204
McIntosh***	95,031	88	8,688	7	103,719	95
Murray	407,987	38	6,959	8	414,946	46
Muskogee*,**,***	1,986,509.56	278	94,807	19	2,081,316.56	297
Noble	120,154	30	7,469	9	127,623	39
Nowata	10,578	8	5,338	3	15,916	11
Okfuskee**	439,529	57	9,830	6	449,359	63
Oklahoma*,**	16,813,665.8	447	3,946,712.01	278	20,760,377.81	725
Okmulgee	1,200,112	121	26,559	13	1,226,671	134
Osage**,***	441,465	129	26,242	14	467,707	143

County	Owned Building and Structures		Leased Building and Structures		Total Building and Structures	
	Total Square Footage	Number of Buildings	Total Square Footage	Number of Buildings	Square Footage	Number of Buildings
Ottawa*	694,911	110	10,000	10	704,911	120
Pawnee	42,922	28	1,173	6	44,095	34
Payne*	10,682,204	572	256,443	30	10,938,647	602
Pittsburg*, **, ***	1,963,533	210	85,918	20	2,049,451	230
Pontotoc*	1,451,433	58	21,327	15	1,472,760	73
Pottawatomie**	406,043	35	44,308	10	450,351	45
Pushmataha	139,754	53	18,651	10	158,405	63
Roger Mills	9,292	8	100	3	9,392	11
Rogers*	1,065,420	70	42,626	12	1,108,046	82
Seminole*	412,342.1	32	17,254	6	429,596.1	38
Sequoyah*, **, ***	157,237	114	23,416	10	180,653	124
Stephens	120,451	15	29,853	14	150,304	29
Texas*	1,039,246	77	18,433	11	1,057,679	88
Tillman	89,050	16	35,290	9	124,340	25
Tulsa*	3,980,803.60	191	788,028	66	4,768,831.60	257
Wagoner*	743,973.91	95	3,487	7	747,460.91	102
Washington*	249,921	22	9,074	7	258,995	29
Washita	589,220	281	23,986	7	613,206	288
Woods*, **	842,260	92	35,565	15	877,825	107
Woodward**, ***	645,577	195	71,406	18	716,983	213
Totals	81,058,713.19	7,420	6,875,350.26	1,116	87,934,063.45	8,536

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 Real Estate and Leasing Services. The methodology is detailed in Appendix B. The Tier 1 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.

Reporting agencies were surveyed for additional information on each property identified on the Tier 1 Underutilized Property Report. Properties were then classified according to the responses, with consideration of viable plans for future utilization, income generated from the property, support of agency core mission, environmental liabilities, location within a campus and complex title issues. Properties were eliminated as candidates for the 5 percent most underutilized properties when appropriate based upon classifications assigned as a result of the analysis. Properties that cannot be sold or repurposed due to reversion clauses or deed restrictions were also eliminated. The Tier 2 Underutilized Properties Report contains the properties that are suitable for divestment.

Tier 2 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 in the State of Oklahoma to divest itself of the underutilized property.

The 5 percent most underutilized properties were then determined based upon assessed value. The divestible properties with the highest appraised or assessed value appear on the Tier 3 Report of 5 Percent Most Underutilized Properties.

[Report of Underutilized Properties –Tier 1](#)

[Print Version \(22 pp.\)](#)

[Report of Underutilized Properties –Tier 2](#)

[Print Version \(9 pp.\)](#)

REPORT OF 5 PERCENT MOST UNDERUTILIZED PROPERTIES

The Report of 5 Percent Most Underutilized Properties (Tier 3) 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 information provided by the agencies, boards, commissions and public trusts. After considering viable plans for future utilization, income generated from the property, support of agency core mission, environmental issues and liabilities, location within a campus and complex title issues, the list of properties was further narrowed by eliminating properties with reversion clauses and deed restrictions that prohibited sale or repurposing of the property. The remaining 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 –Tier 3](#)

[Print Version \(1 p.\)](#)

INVENTORY LISTS

REAL PROPERTY

The Real Property Inventory List is a comprehensive listing of all properties owned 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.

[State of Oklahoma Real Property Inventory Interactive Listing](#)

[Print Version \(930 pp.\)](#)

RIGHTS OF WAY

The Rights of Way Lists contain information on rights of way from the Department of Transportation and 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 feet to 300 plus feet based on the necessity at any given location.

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

[Print Version \(394 pp.\)](#)

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 10 Oklahoma turnpikes.

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

[Print Version \(86 pp.\)](#)

MINERAL INTERESTS

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 \(48 pp.\)](#)

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 \(3,575 pp.\)](#)

[Print Version Part 2 \(4,545 pp.\)](#)

[Print Version Part 3 \(4,294 pp.\)](#)

APPENDIX A

DEFINITIONS

ABC: an abbreviation for state agencies, boards, commissions or public trusts having the State of Oklahoma as a beneficiary.

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: 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, 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.

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.

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 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.

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

Real property inventory: 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.

Right 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.

State-owned properties: all property lawfully appropriated by the state to its own use; all property dedicated to the state and all property which there is no other owner.

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; military holdings; and residences.

DEFINITIONS OF BUILDING TYPES

Ancillary building: a subordinate building or structure that provides support to essential services or for a central function.

Boat storage: a boat slip or dry dock storage.

Campus: the grounds and buildings of a university, college, school, hospital or other institution.

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

Hangar: a structure used for housing aircraft.

Laboratory: part of a building, or other place, equipped to conduct scientific experiments, tests, investigations, etc.

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.

School: an institution or place for instruction or education.

Storage: a structure in which things are stored.

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 before their distribution.

NOTE: Many structure types found in the report are not included in the definitions. Structure types are listed as reported by agencies, boards, commissions and public trusts having custody or control of the structure.

APPENDIX B

UNDERUTILIZED METHODOLOGY

Real Estate and Leasing Services has developed a tiered methodology of identifying underutilized properties pursuant to 62 OS §908 of the Oklahoma State Government Asset Reduction and Cost Savings Program. The methodology incorporates a comprehensive examination of the data at each level as it is filtered through the following tiers for analysis.

Tier 1

This filtered subset identifies the following utilization criteria:

- a. **Utilization of buildings and facilities.** Facilities self-reported as being utilized at 50 percent or less of capacity.
- b. **Utilization of land.** Land (without occupied structures) being utilized at 50 percent or less of capacity.

The resulting data subset is the Report of Underutilized Properties – Tier 1.

Tier 2

The Tier 1 subset is further refined as it is evaluated and categorized for the following conditions:

- a. Designed use of the property.
- b. Plans for future utilization.
- c. Current conditions.
- d. Environmental issues.
- e. Property is collateral for a bond.
- f. Annual expenses to operate or maintain the property.
- g. Income generated by the property.
- h. Cost effective environments serving the agencies' core missions.
- i. Complex title issues and deed restrictions, such as reversionary ownership clauses.
- j. Properties held within a trust.
- k. Properties located within a campus.

The resulting data subset is the Report of Underutilized Properties – Tier 2.

Tier 3

The Tier 3 subset represents the 5 percent most underutilized properties and specifies the following either by the owner of the property or estimated by Real Estate and Leasing Services:

- a. Monetary value of the property.
- b. Impact on local tax rolls if the property is returned to private ownership.
- c. Highest and best use.

Real Estate and Leasing Services estimates the value of the property if it is unknown by the agency, determines its highest and best use, and estimates the local tax revenue for the property.

This final data subset is determined by the estimated revenue that could be generated by the sale of the unused or underutilized properties and the Report of 5 Percent Most Underutilized Properties – Tier 3.