

2013



"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

Oklahoma Real Property Asset Report

The Office of Management and Enterprise Services



Student Union, OSU-Stillwater, OK

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EXECUTIVE SUMMARY

The Office of Management and Enterprise Services (OMES) is pleased to provide our second annual Oklahoma Real Property Asset Report. The report was created in compliance with the Oklahoma State Government Asset Reduction and Cost Savings Program, found in Title 62 O.S. 908. The purpose of the report is to create a centralized listing of all of the state's real property assets and to identify the 5 percent most underutilized properties owned by the State of Oklahoma.

The report was developed in 2012. This year's version of the Oklahoma Real Property Asset Report contains increased information on mineral interests under the authority of OMES and rights of way owned by the State of Oklahoma, and brief highlights on a few selected properties. OMES has integrated the Real Property Inventory Report into an interactive inventory database to allow open access to the information contained in the report and to provide the viewer the opportunity to sort and filter the information to allow meaningful analysis of the data.

The completeness and integrity of the information is the result of the cooperation of the agencies, boards, commissions and public trusts with the State of Oklahoma as a beneficiary (ABCs), that provided updated and enhanced information as requested. Each year, OMES, with the continued cooperation of the ABCs, will provide increasingly rich and descriptive information on all real property owned by the State of Oklahoma.

All data contained in the Oklahoma Real Property Asset Report is self-reported by the ABCs. OMES is responsible for updating and publishing this comprehensive report detailing state-owned properties, including office buildings, ancillary buildings, land, campuses and miscellaneous structures. The Real Property Asset Report also includes personal property and vehicles owned by the State of Oklahoma and real property leased by the State of Oklahoma. Any real property owned by the state that was reported as having a utilization level of 50 percent or less is included in the underutilized property data. The legislative requirement of determining the 5 percent most underutilized was met by applying a standard methodology and filtering the properties by the ability of the State of Oklahoma to divest itself of the individual real property asset.

As the information in the Oklahoma Real Property Asset Report is enriched and refined, the information contained in the report will assist with centralized strategic facility and property planning. This will enable increasingly effective management of the State of Oklahoma's real property portfolio and increased accountability and stewardship to the citizens of the state. The

Oklahoma Real Property Asset Report provides easily accessible and transparent information on state owned properties to all citizens of the State of Oklahoma.

OMES will continually improve the information found in the annual Real Property Asset Report so it can be used by our state to make informed and progressive decisions regarding state properties.

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 the citizens of the State of Oklahoma. The properties are distributed throughout all 77 counties, 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 missions of the ABCs, space is leased in the required service area to allow the state agencies to serve the citizens of Oklahoma in all 77 counties.



The State Capital Publishing Company Building, Guthrie



Old North Building, University of Central Oklahoma

Office of Management and Enterprise Services has included brief highlights on a few representative properties in the 2013 Real Property Asset Report.

The 2013 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 of all properties owned or leased by the state. To better inform the citizens of the State of Oklahoma about the diverse types of value and contrasting purposes of the properties owned and leased by the state the Oklahoma

METHOD OF COLLECTING AND COMPILING DATA

The Oklahoma Office of Management and Enterprise Services (OMES) surveyed all state agencies, boards, commissions and public trusts having the State of Oklahoma as a beneficiary to capture the data for the 2013 Real Property Inventory Report. The 2013 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 (FTE) at a location and the level of utilization of a property. Additionally, mineral interests under the authority of OMES and rights of way have been included in this year's report.

All data contained in this report was self-reported by each state agency, board, or commission. The accuracy, authenticity, and integrity of the information reported to OMES is the responsibility of the reporting state agency, board, or commission. The objective of OMES is limited to compiling the information into a comprehensive listing,



providing public access to the



Judicial Center, State Capitol Complex

reported information, and updating the comprehensive listing in a timely manner when changes are received from state agencies. The information provided by agencies, boards, and commissions 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 empty fields in the raw data submitted by the ABCs. For example, if an agency listed a property without the full location information, the property will appear in the agency profile but not the county profile.

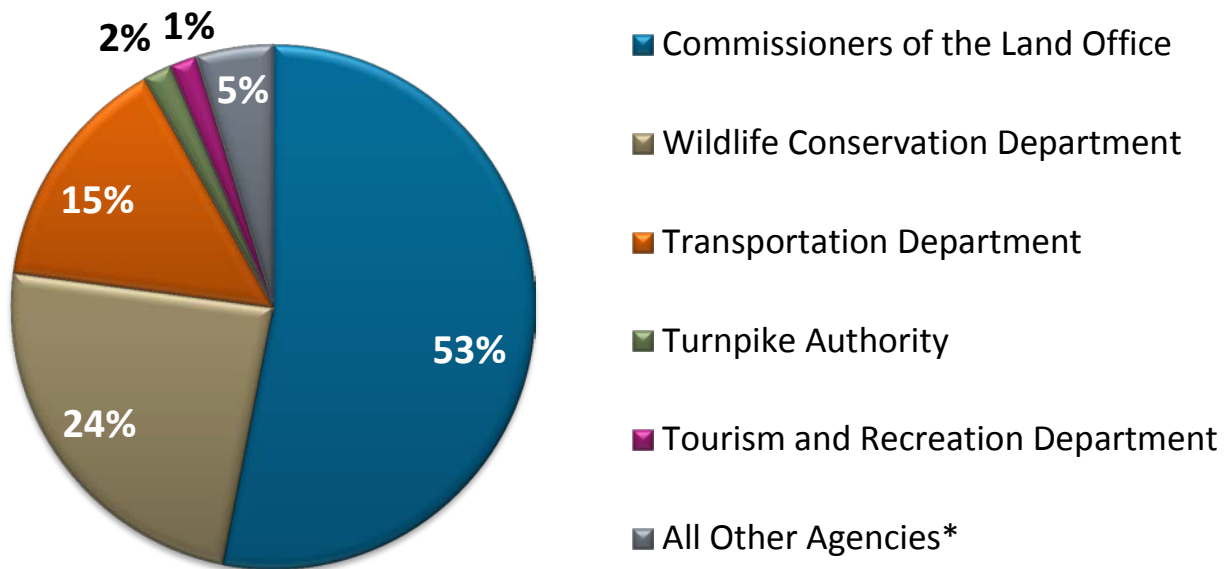
The electronic version of the Real Property Inventory List can be found at: [http://ok.gov/DCS/Real Estate & Leasing Services/Data Reports/2013 Real Property Inventory List.html](http://ok.gov/DCS/Real_Estate_&_Leasing_Services/Data_Reports/2013_Real_Property_Inventory_List.html)

NUMBERS AT-A-GLANCE

OWNED AND LEASED SPACE IN BUILDINGS AND STRUCTURES

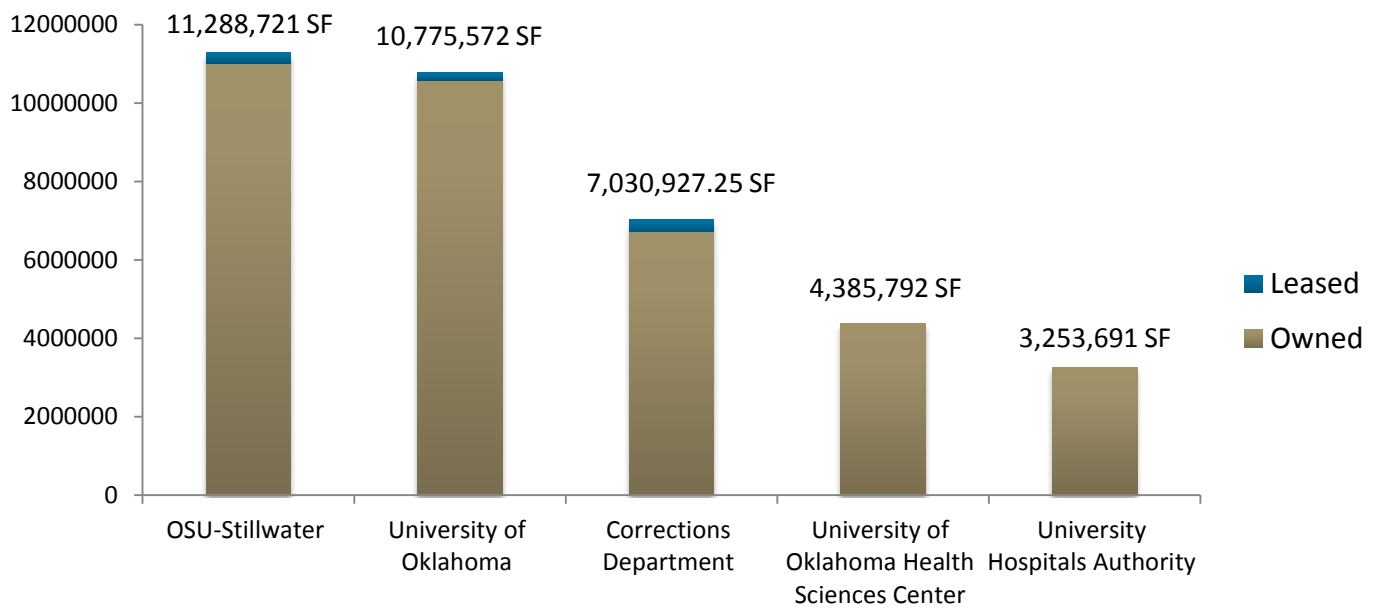
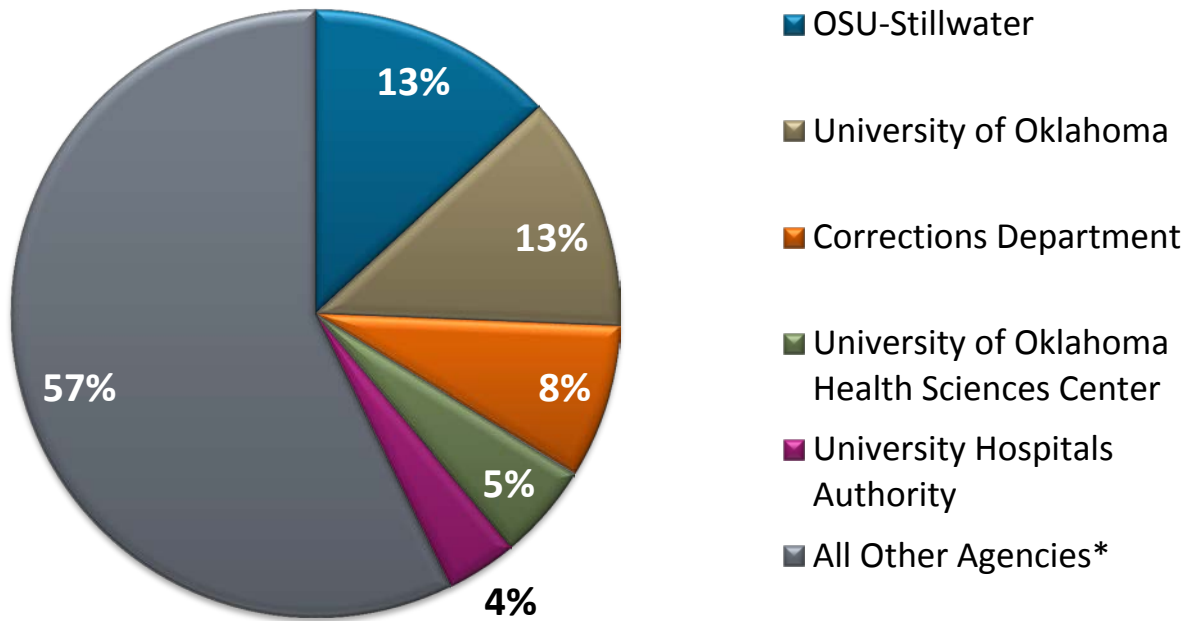
Property Classification	Square Feet
State-Owned Space	79,278,300.3
Leased Space from Private Sector	4,738,776.76
Leased Space in State-Owned Buildings	2,003,783.00

OWNED LAND



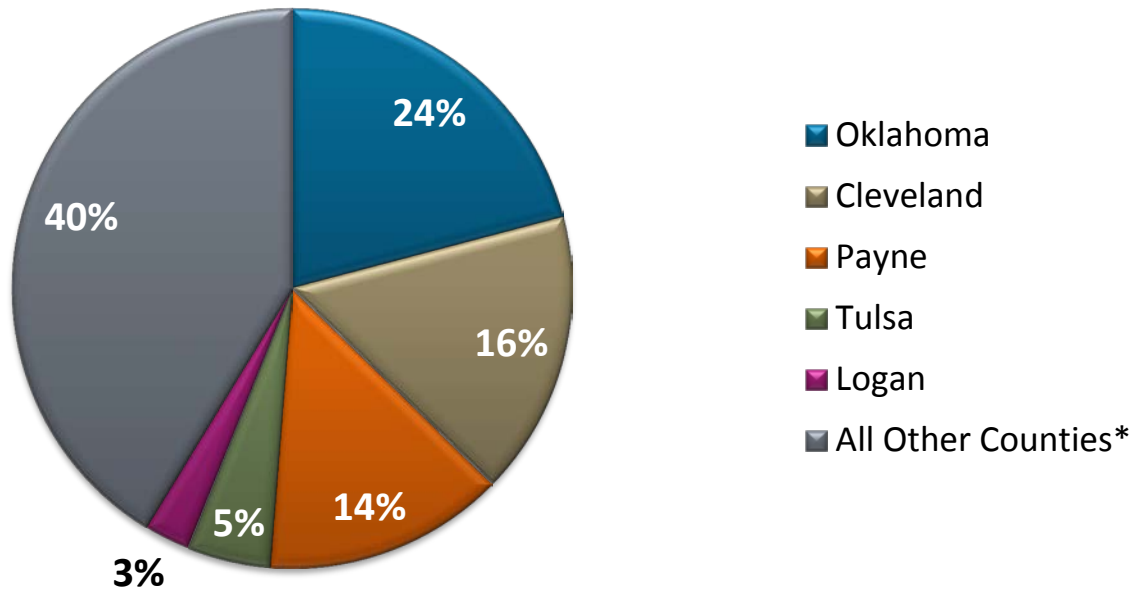
*All Other Agencies land owners are listed in the Inventory List section contained within this report.

TOP 5 AGENCIES WITH THE MOST OWNED AND LEASED PROPERTIES



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

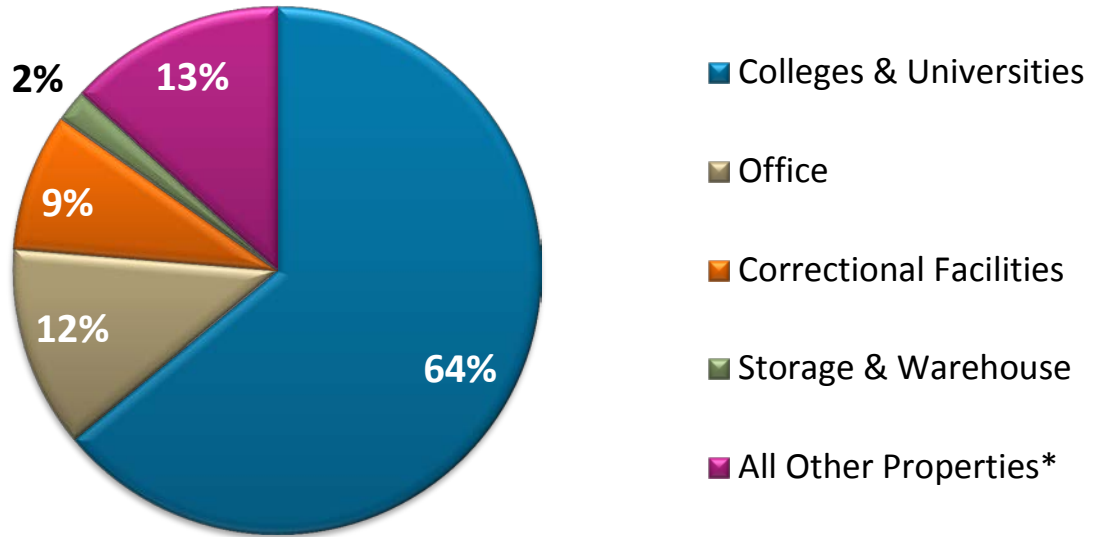
TOP 5 COUNTIES WITH THE MOST OWNED PROPERTIES



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	16,557,552.8	2,177,598	1,751,060
Cleveland	12,999,986	212,827	
Payne	11,067,726	281,871	
Tulsa	3,813,586.7	439,052	252,723
Logan	2,102,053	2,485	

PREDOMINANT USE OF BUILDINGS AND STRUCTURES

OWNED PROPERTIES

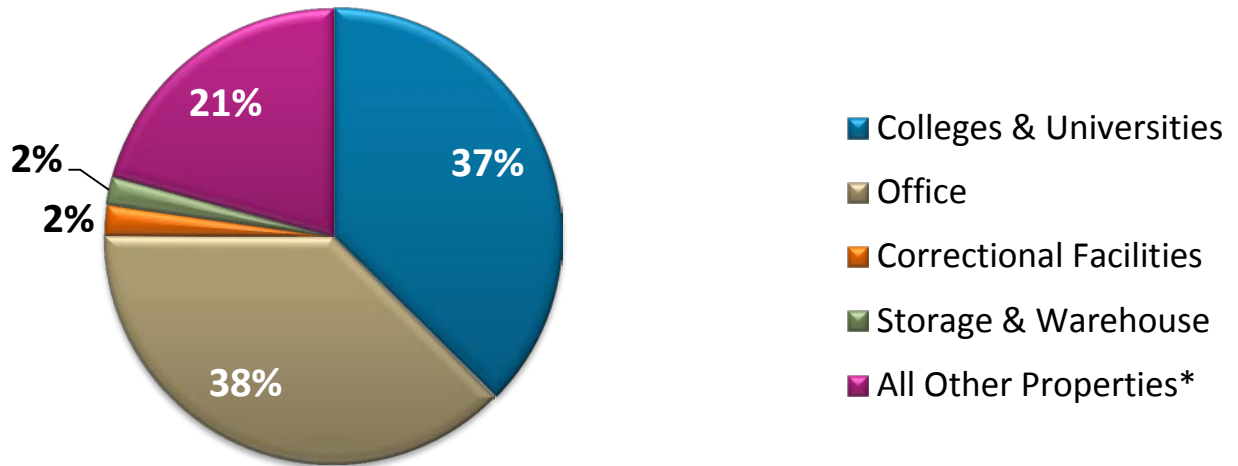


*All Other Properties includes, but is not limited to, building types defined in Appendix A.

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 & Universities	50,716,797	1,015,877	2,310
Office	9,768,389	2,513,653.51	1,810,683
Correctional Facilities	6,715,628	278,449.25	36,850
Storage & Warehouse	1,538,088.80	571,638	28,544

PREDOMINANT USE OF BUILDINGS AND STRUCTURES

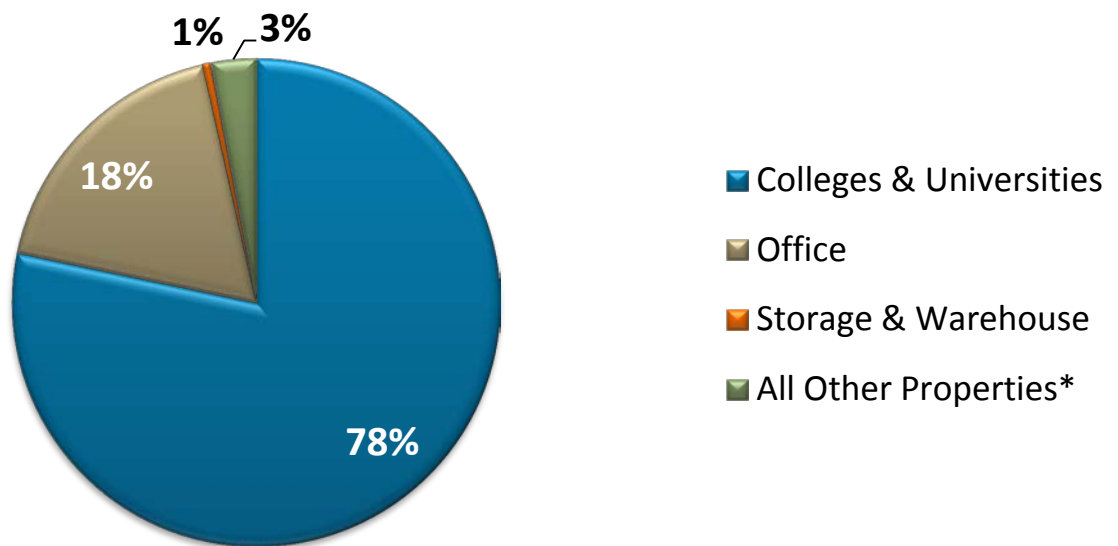
OWNED PROPERTIES - OKLAHOMA CITY



* 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 2013 Real Property Inventory List to highlight in the 2013 Real Property Asset 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 demonstrating excellence or historical interest.

Three of the highlighted properties appear on the underutilized property lists. These properties illustrate the challenges facing the state in making determinations on some underutilized properties. Historical value must be balanced with economic concerns when making determinations regarding disposition of properties and allocation of resources. ABC's have faced many challenges in maintaining properties they own. Budgetary constraints have at times forced ABC's to make choices between investing money in maintenance of owned structures and allocating the funds to support the ABC's mission.

Contrastingly, buildings can be a synergistic part of the ABC's mission, which encourages investment in the maintenance and improvement of the structure. The Oklahoma State University Student Union has been included to demonstrate the excellence that can be achieved when the capital asset is a dynamic part of the community.

OKLAHOMA STATE UNIVERSITY STUDENT UNION

On Sept. 9, 1950, the doors opened to the public on the block-long Student Union at the Oklahoma Agricultural and Mechanical College (which became Oklahoma State University in



1957). One of the things that makes the Student Union so valuable is its ability to evolve and change according to the needs of the student population. Since its opening, the Student Union has undergone numerous renovations, always keeping students' needs at the forefront of each renovation project.

BestCollegeReviews.org, recently named the OSU Student Union the No. 1 Most Amazing Campus Student Union. For more than 63 years, thousands of students, alumni, faculty and staff members have visited the Student Union every day, making it a central part of university life.

Fun Facts about the Student Union:

- One year of student union traffic equal six years of sellout crowds at Boone Pickens Stadium.
- 112 bins located throughout the building are dedicated to recycling efforts
- 1,644 student groups held meetings in the Student Union during 2012-2013
- On average, 7,000 people per day eat in the Union
- 18,343 students attended Student Union Activities Board events in 2012-2013
- The Student Union hosted 60 multi-cultural programs in 2012-2013
- Students recorded 186,000 volunteer hours through the Service-Learning Volunteer Center recorded in 2012-2013

The Student Union also boasts many sustainable innovations, including capturing and reusing 93.2 percent of rainfall, reducing water usage inside the building by 32.5 percent, implementing a comprehensive recycling program, using 15 percent less energy on lighting, and many other sustainable and innovative measures. *(Information provided by Oklahoma State University.)*

FORMER NATIONAL GUARD ARMORY

Constructed in 1938 in the Art Deco style, the NE 23rd Street Armory originally served as a dual purpose building for the Oklahoma National Guard Armory and a Community Center for the

Works Progress Administration. In 1938, Charles F. Barrett, Adjutant General, wrote that the NE 23rd Armory was the only armory in the state erected entirely from state funds derived from revenue from oil wells located on the State Capitol grounds. The original cost was \$200,000.00. The Armory was built with more than a million penitentiary bricks. The building is

steel re-enforced concrete faced with brick and has a large barrel roof drill floor with a height of 50 feet. The main armory building is approximately 72,667 square feet.

The Oklahoma Military Department transferred the property to the Department of Central Services, now part of OMES, in 2010. Before the building was transferred, the Oklahoma Military Department allowed various public uses of the drill hall, including square dance groups, receptions, Oklahoma County emergency drop-off location, music events and more. The 23rd Street Armory is currently used

for temporary storage. Since this property is only 1,365 feet west of the State Capitol, the best use of this currently underutilized building may be renovation of the historic building to continue its service to the State of Oklahoma and its citizens.



KERR MANSION AND CONFERENCE CENTER

The Kerr Mansion and Conference Center is located at 23009 Kerr Mansion Road, in Poteau, Oklahoma. Built by Senator Robert S. Kerr in 1958, the Kerr Mansion and Conference Center is located on a mountain ridge, affording scenic views to the visitor. The list of United State presidents who have stayed at the Kerr Mansion during visits to Oklahoma includes John F. Kennedy, Gerald Ford, George Bush and Lyndon B. Johnson.



In 1978, the Robert S. Kerr Foundation made a gift of the Kerr Mansion to the State of Oklahoma for the purpose and use of educational

and cultural activities. The mansion and conference center is approximately 10,000 square feet. The museum, built later to provide information on the culture and development of Eastern Oklahoma and display personal items and office furniture of the late Senator Kerr, represents 5,000 square feet. The caretaker's house is approximately 1,000 square feet. There are 10 cabins, each approximately 500 square feet. The property sits on approximately 40 acres.



The property was formerly used by Carl Albert State College as part of its hospitality program. The Kerr Mansion and Conference Center, with the exception of the caretaker's house, was vacated by Carl Albert State College in 2013. The State of Oklahoma is currently evaluating options for other state use.

DEPARTMENT OF MENTAL HEALTH GRIFFIN CHAPEL



Griffin Chapel is located on the Griffin Memorial Hospital campus, close to the intersection of 12th Street and Robinson Street in Norman.

The chapel was built in 1936 by the American Legion and served Griffin Memorial Hospital as a place of worship. During the early years, the Griffin Memorial Hospital campus was self-sustaining and has been referred to as a “mythical” or “hidden” city. The campus

contained a farm, living quarters, hospital, chapel, bakery, cannery, dairy farm, ice and power plant and orchards. In addition to its use as a chapel, Griffin Chapel was also used for theater, movies and other social events.

The chapel consists of approximately 19,500 square feet. The Griffin Chapel is on the Preservation Oklahoma 2012 Oklahoma’s Most Endangered Historic Places list. The condition of the building is very poor.



DEPARTMENT OF CORRECTIONS ADMINISTRATION BUILDING

The Department of Corrections Administration Building, located at 3400 Martin Luther King Avenue in Oklahoma City, was originally built in 1917 as the Oklahoma Union Soldiers Home. The building is approximately 31,732 square feet. The Oklahoma Union Soldiers' Home was built as a result of legislation found in Senate Bill 192 under the acts of the Sixth Legislature in 1917. The home was opened in 1919, and provided for an institution to be maintained for the aged, dependent and honorably discharged United States soldiers, sailors, and marines of the Civil War, and their dependent wives,



widows and mothers. The home later included veterans of the Spanish-American War, any war with Mexico and World War I who were Oklahoma residents. The home closed in 1933. This building has reportedly been used as the county morgue and by the Oklahoma City-County Health Department.

The Department of Corrections became an official agency in May 1967. The Department of Corrections occupied the former Union Soldiers' Home in early 1970s. This building sits on a 153-acre campus belonging to the State of Oklahoma and other state agencies including the Department of Public Safety, Turnpike Authority, Military Department and Office of Management and Enterprise Services.

(Information provided by the Oklahoma Department of Corrections.)



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 ABC. Additionally, totals are provided for each agency. More detailed information can be found in the 2013 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			948	1	948	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 & Forestry	67,084	9	182,153	42	249,237	51
Agriculture Mediation Board			1,467	1	1,467	1
Alcoholic Beverage Licensing and Law Enforcement			15,900	4	15,900	4
Architects Board			1,014	1	1,014	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			79,648	2	79,648	2
Auditor & 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	19,262	25	201,683	33
Cameron University	1,280,015	51			1,280,015	51
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			962	1	962	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	933,087	39	10,400	1	943,487	40
Conservation Commission			12,789	3	12,789	3
Construction Industries Board			9,727	1	9,727	1
Consumer Credit			5,120	1	5,120	1
Corporation Commission	3,492	2	122,351	6	125,843	8
Corrections Department	6,715,628	1,063	315,299.25	101	7,030,927.25	1,164
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	1,042,478	41			1,042,478	41
Eastern Oklahoma State College	437,502	26			437,502	26
Education Department			101,171	1	101,171	1
Election Board			11,381	2	11,381	2
Emergency Management			30,347	5	30,347	5
Employment Security Commission			265,631	42	265,631	42
Environmental Quality Department	473,405	2	16,525	25	489,930	27
Ethics Commission			2,617	1	2,617	1
Fire Marshal			3,253	1	3,253	1
Firefighter Training Council			800	1	800	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 Pension & Retirement			3,194	1	3,194	1
Funeral Board			867	1	867	1
*Governor's Office			34,991	4	34,991	4
Grand River Dam Authority	1,610,552	18	2,316	1	1,612,868	19
Health Care Authority			174,201	4	174,201	4
Health Department	626,757	5	154,224	5	780,981	10
Historical Society	359,471	170	4,946	1	364,417	171
Horse Racing Commission			7,733	5	7,733	5
House of Representatives			131,104	1	131,104	1
Housing Finance Agency	41,061	2			41,061	2
Human Services Department	1,828,716.3	108	1,354,542	111	3,183,258.3	219
Indigent Defense			34,389	8	34,389	8
Industrial Finance Authority	17,800	1	3,440	1	21,240	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
Insurance Department			36,225	3	36,225	3
Interstate Oil Compact Commission			1,781	1	1,781	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	127,483	71	343,497	74
Labor Department			16,038	1	16,038	1
Langston University	2,082,691	52			2,082,691	52
Law Enforcement Education And Training Council	295,038	4			295,038	4
Law Enforcement Retirement System	76,704	1			76,704	1
Legislative Service Bureau			8,494	1	8,494	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
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	1,706,307	86	134,580	23	1,840,887	109
Merit Protection Commission			3,039	2	3,039	2
Midwestern Oklahoma Development Authority	232,077	209			232,077	209

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
Military Department	395,432	40		3	395,432	43
Mines Department			9,242	4	9,242	4
Motor Vehicle Commission			1,203	1	1,203	1
Multiple Injury Trust Fund			2,448	1	2,448	1
Murray State College	436,118	52			436,118	52
Narcotics and Dangerous Drugs Control Bureau	21,225	2	33,504	7	54,729	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
Northeastern State University	1,926,828	73	5,498	3	1,932,326	76
Northern Oklahoma College	958,182	96			958,182	96
Northwestern Oklahoma State University	805,243	38	20,900	1	826,143	39

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
Nursing Board			9,603	1	9,603	1
Oklahoma City Community College	955,092	19			955,092	19
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	1,552,157	33	232,050	17	1,784,207	50
OMES/OCIA	898,409	9			898,409	9
Optometry Board			501	1	501	1
Osteopathic Examiners Board			1,492	2	1,492	2
OSU-Agriculture Research Station	259,849	129			259,849	129
OSU-Center For Health Sciences	285,900	9	35,850	12	321,750	21

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
OSU-Institute Of Technology Okmulgee	997,731	46			997,731	46
OSU-OKC	551,854	26			551,854	26
OSU-Stillwater	11,021,431	518	267,290	19	11,288,721	537
OSU-Tulsa	363,379	5	181,302	2	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
Physician Manpower Training Commission			1,768	1	1,768	1
Police Pension and Retirement System	36,557	1			36,557	1
Private Vocational Schools Board			1,220	3	1,220	3
Professional Engineers and Land Surveyors	9,060	1			9,060	1
Psychologists Examiners			450	1	450	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
Public Employees Retirement System			16,082	3	16,082	3
Public Safety Department	233,340	47	215,154	163	448,494	210
Quartz Mountain Arts and Conference Center and Nature Park	161,879	59			161,879	59
Real Estate Commission			8,271	1	8,271	1
Redlands Community College	688,595	88			688,595	88
Regents for Higher Education			71,255	2	71,255	2
Regional University System			3,078	2	3,078	2
Rehabilitation Services	501,864	22	245,117	47	746,981	69
Rogers State University	971,603	45			971,603	45
Rose State College	614,386	25			614,386	25
Scenic Rivers Commission	1,548	1			1,548	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
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	57			1,002,502	57
Southwestern Oklahoma State University	1,255,117	79			1,255,117	79
Space Industry Development Authority	308,167	51			308,167	51
Speech-Language Pathology & Audiology			460	1	460	1
Student Loan Authority			24,672	1	24,672	1
Supreme Court (Oklahoma Judicial Branch)	145,950	1	41,951	4	187,901	5
Tax Commission			250,057	8	250,057	8

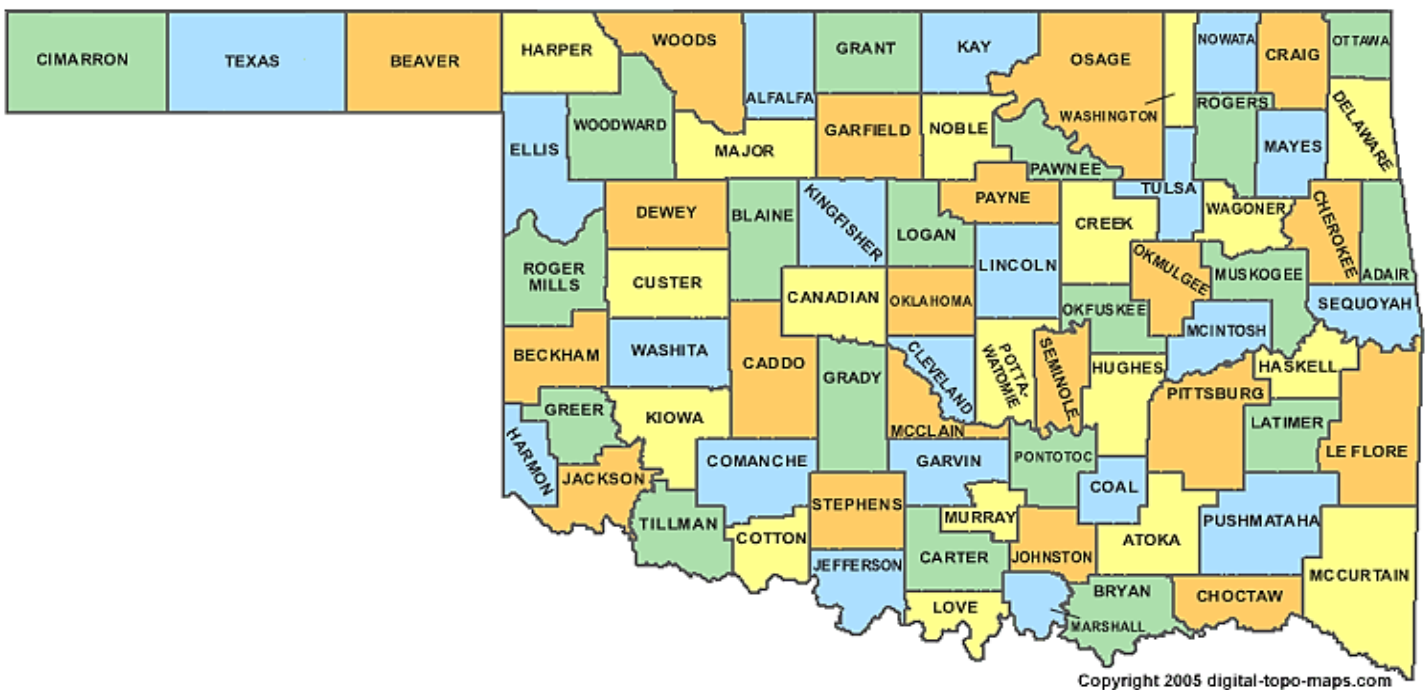
Agency Name	Owned Building and Structures		Leased Building and Structures		Total Building and Structures	
	Total Square Footage	Number of Buildings	Total Square Footage	Number of Buildings	Square Footage	Number of Buildings
Teacher Preparation Commission			2,995	1	2,995	1
Teachers Retirement System			18,412	1	18,412	1
Tobacco Settlement Trust			4,699	1	4,699	1
Tourism and Recreation Department	1,667,851	1,914	51,169	3	1,719,020	1,917
Transportation Department	1,693,460	710	316,500	54	2,009,960	764
Treasurer's Office			12,840	2	12,840	2
Tulsa Community College	1,565,886	33	45,380	4	1,611,266	37
Turnpike Authority	566,725	307	15,864	4	582,589	311
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

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
University of Central Oklahoma	1,900,663	59	244,784	12	2,145,447	71
University of Oklahoma	10,582,813	286	192,759	45	10,775,572	331
University of Oklahoma Health Sciences Center	4,385,792	63			4,385,792	63
University of Oklahoma- Law Center	12,735	1			12,735	1
University of Science And Arts	590,329	25			590,329	25
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			44,534	6	44,534	6
Western Oklahoma State College	360,364	29			360,364	29
Wheat Commission			1,890	2	1,890	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
Wildlife Conservation Department	469,253	228	3,000	1	472,253	229
Will Rogers Memorial Commission	41,773	9			41,773	9
Workers Compensation Commission			11,427	1	11,427	1
Workers Compensation Court (Oklahoma Judicial Branch)			66,022	2	66,022	2
Totals	79,278,300.3	7,410	6,744,947.26	1,035	86,023,247.56	8,445

*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://ok.gov/DCS/Real Estate & Leasing Services/Data Reports/2013 Real Property Inventory List.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	8,636	9	12,641	4	21,277	13
Alfalfa**	334,482	112	3,830	3	338,312	115
Atoka**	620,245	170	8,465	6	628,710	176
Beaver	23,339	11	14,028	10	37,367	21
Beckham*,**	123,429	40	29,306	9	152,735	49
Blaine***	95,128.8	87	727	5	95,855.8	92
Bryan*	1,087,587	93	26,599	9	1,114,186	102
Caddo***	137,822	117	24,296	6	162,118	123
Canadian*,**	807,572.7	129	22,263	12	829,835.7	141
Carter***	380,099	249	92,322	20	472,421	269
Cherokee*,***	1,738,868.6	201	20,337	14	1,759,205.6	215
Choctaw	43,786	34	4,723	7	48,509	41
Cimarron	33,605	32	903	3	34,508	35
Cleveland*,**,***	12,999,986	530	221,827	40	13,212,813	570
Coal	9,660	5	4,180	2	13,840	7
Comanche*,**	1,585,869	96	70,274	22	1,656,143	118
Cotton	42,608.7	19	9,934	4	52,542.7	23
Craig**	1,041,074	110	11,506	9	1,052,580	119
Creek	51,634.7	28	13,113	10	64,747.7	38
Custer*	1,532,267	156	28,073	15	1,560,340	171
Delaware	89,818.1	79	10,153	11	99,971.1	90
Dewey	12,176	12	3,688	1	15,864	13
Ellis	16,900	13	1,134	2	18,034	15
Garfield*	1,057,793.4	85	31,570	16	1,089,363.4	101
Garvin	402,959.4	42	27,136	5	430,095.4	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*	668,150	60	29,885	10	698,035	70
Grant	8,372	9	912	2	9,284	11
Greer**	572,033.2	159	18,008	7	590,041.2	166
Harmon	7,960	7	4,568	2	12,528	9
Harper	96,240	14	900	1	97,140	15
Haskell	9,576	6	12,084	5	21,660	11
Hughes	28,054	19	20,043	7	48,097	26
Jackson*	450,312.6	61	18,970	7	469,282.6	68
Jefferson	17,646	7	9,300	3	26,946	10
Johnston*	445,886	67	9,613	5	455,499	72
Kay*	631,096	102	100,004	15	731,100	117
Kingfisher	28,678	16	7,361	7	36,039	23
Kiowa	32,777	49	30,822	7	63,599	56
Latimer*,***	674,398	176	22,856	7	697,254	183
Le Flore*,**,***	697,674	224	36,334	15	734,008	239
Lincoln	88,177	34	1,907.25	7	90,084.25	41
Logan*	2,102,053	71	2,485	6	2,104,538	77
Love	61,790	62	3,006	4	64,796	66
Major	17,307	9	4,906	3	22,213	12
Marshall***	135,472	68	11,035	8	146,507	76
Mayes	1,556,713	66	6,354	6	1,563,067	72
McClain	36,974	30	23,528	12	60,502	42
McCurtain*,***	307,091	169	99,795	26	406,886	195
McIntosh***	94,231	88	8,544	6	102,775	94
Murray	407,987	38	6,959	7	414,946	45
Muskogee*,**,***	1,874,591	270	93,992	18	1,968,583	288
Noble	121,016	32	7,469	8	128,485	40
Nowata	10,578	8	5,603	3	16,181	11
Okfuskee**	435,593	54	9,830	5	445,423	59
Oklahoma*,**	16,557,552.8	443	2,177,598.51	215	18,735,151.31	658
Okmulgee	1,108,860	110	26,559	10	1,135,419	120
Osage**,***	455,245	139	24,432	11	479,677	150
Ottawa*	691,851	109	9,900	9	701,751	118
Pawnee	64,169	27	1,173	5	65,342	32

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
Payne*	11,067,726	561	281,871	29	11,349,597	590
Pittsburg*,**,***	1,906,589	206	85,918	19	1,992,507	225
Pontotoc*	1,424,249	57	21,327	13	1,445,576	70
Pottawatomie**	389,629	34	44,308	9	433,937	43
Pushmataha	139,754	53	18,651	9	158,405	62
Roger Mills	9,292	8	1,131	2	10,423	10
Rogers*	1,086,130	74	42,626	10	1,128,756	84
Seminole*	412,342.1	32	17,254	5	429,596.1	37
Sequoyah*,***	163,207	121	23,420	9	186,627	130
Stephens	120,451	15	31,163	12	151,614	27
Texas*	1,041,366	77	18,433	10	1,059,799	87
Tillman	89,050	17	35,290	8	124,340	25
Tulsa*	3,813,586.7	188	439,052	47	4,252,638.7	235
Wagoner*	504,237	94	3,487	5	507,724	99
Washington*	219,776	22	9,074	6	228,850	28
Washita	564,870	281	23,786	5	588,656	286
Woods*,**	846,160	92	19,954	10	866,114	102
Woodward**,***	665,337	195	71,309	17	736,646	212
Totals	79,237,201.8	7,389	4,718,817.76	939	83,956,019.56	8,328

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 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 assessed value appear on the Tier 3 Report of 5% Most Underutilized Properties.

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

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

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

[Print Version \(7 pp\)](#)

REPORT OF 5% MOST UNDERUTILIZED PROPERTIES

The Report of 5% Most Underutilized Properties (Tier 3) contains the properties that were determined to be the “most underutilized” of all state properties reported. Determinations on level of utilization were based solely on information provided by the ABCs. 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% 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% 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 Hyperlink](#)

[Print Version \(1,031 pp\)](#)

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 \(365 pp\)](#)

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 \(76 pp\)](#)

MINERAL INTERESTS

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

[OMES Mineral Interest Inventory List](#)

[Print Version \(39 pp\)](#)

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 \(3,193 pp\)](#)

[Print Version Part 2 \(3,343 pp\)](#)

[Print Version Part 3 \(2,342 pp\)](#)

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: 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.

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.

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, 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.

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.

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 prior to their distribution.

NOTE: Many structure types found in the report are not included in the definitions. Structure types are listed as reported by the ABC 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% or less of capacity, and
- b. Utilization of land. Land (without occupied structures) being utilized at 50% 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. Annual expenses to operate or maintain the property,
- f. Income generated by the property,
- g. Cost effective environments serving the agencies' core missions,
- h. Complex title issues and deed restrictions, such as reversionary ownership clauses,
- i. Properties held within a trust, and
- j. 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, and
- 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% Most Underutilized Properties (Tier 3).