

2020



OKLAHOMA
Office of Management
& Enterprise Services

OKLAHOMA REAL PROPERTY ASSET REPORT



Contents



Oklahoma State Capitol in the winter

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INTRODUCTION

Since the enactment of the Oklahoma State Government Asset Reduction and Cost Savings Program in 2011, the Office of Management and Enterprise Services has published an annual report of all property owned or leased by the State of Oklahoma. The 2020 Oklahoma Real Property Asset Report is the ninth publication of this statutorily required report. All agencies, boards, commissions, and public trusts with the state as a beneficiary (ABCs) are surveyed annually to capture changes, corrections and additional data on all property owned or leased by the State of Oklahoma. The information from the surveys is compiled and published online in an interactive format, and links to the data are found in this report. Additionally, OMES analyzes the data to provide an informative, at-a-glance summary of the data submitted by the agencies. Real property is divided into the categories of owned and leased and then further subdivided by agency and location to calculate the sum of the square footages and acreages of the properties. Properties are also divided by predominant use to present a clearer view of the function of the properties owned and leased by the State of Oklahoma. OMES added function of government to the data collected this year to provide additional information on the service role of the agency and property.

OMES analyzed the data on property utilization and value to identify the 5% most underutilized and included that information in this report.

As required by the Oklahoma State Government Asset Reduction and Cost Savings Program, the Report of the 5% Most Underutilized Properties also contains information on the value of the property and the potential ad valorem tax revenue that might be generated by private ownership of the property.

Many agencies continue to refine and correct the data submitted, resulting in changes in the data and more complete information. These revisions and corrections may result in changes in square footage for the agency that are not the result of changes in the actual footprint. OMES would like to thank the ABCs for the time and diligence they have expended to update and improve the information reported.



Oklahoma State Capitol Complex



METHOD OF COLLECTING AND COMPILING DATA

To capture the data for the 2020 report, OMES surveyed all state agencies, boards, commissions and public trusts having the State of Oklahoma as a beneficiary. This report captures the information provided, including all noted changes in the property owned or leased by the State of Oklahoma, all recorded changes in the number of full-time employees at a location and the level of utilization of a property. Due to the deadlines required for compiling data, analyzing information and publishing the report, some recent ABC space changes will not be reflected on 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 data reported to OMES are the responsibility of the reporting ABC. OMES' objective is limited to compiling the data into a comprehensive listing, providing public access to the reported data and updating the comprehensive listing in a timely manner when changes are received from state agencies. Except for minor corrections by OMES with information available and supplemental information provided by ABCs during follow-up by OMES, the information provided by the ABCs is listed as reported. All properties have not been verified by OMES.



University of Oklahoma Catlett Music Center

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

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

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



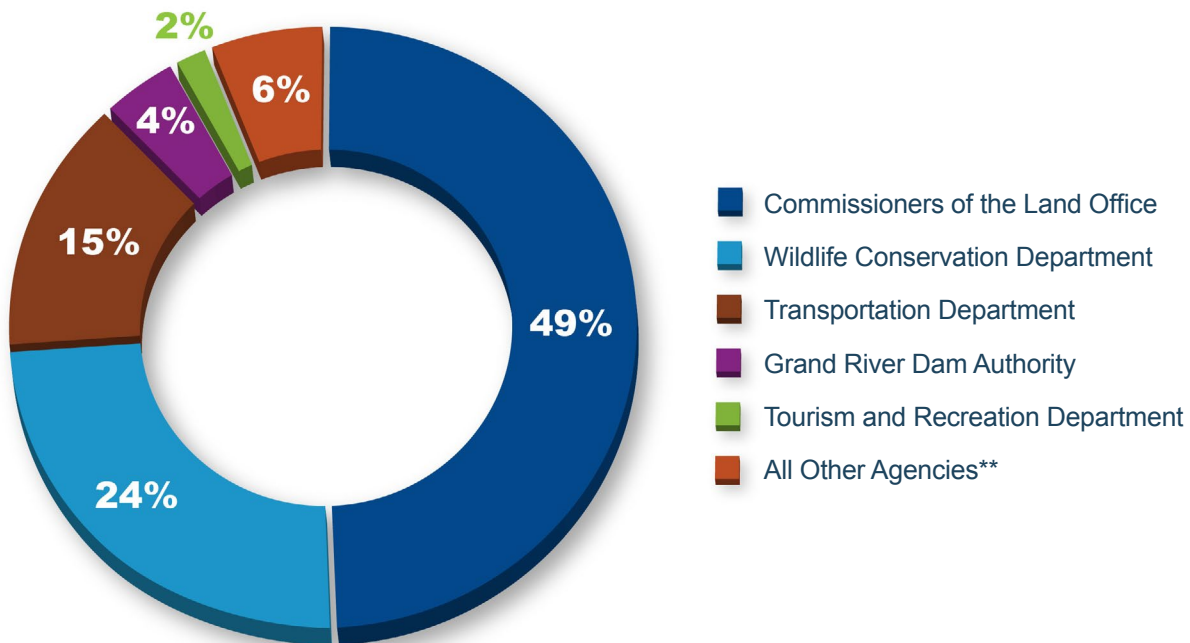
NUMBERS AT-A-GLANCE

OWNED AND LEASED SPACE IN BUILDINGS AND STRUCTURES

Property Classification	Square Feet
State-owned space	85,988,075
Leased space from private sector	5,283,503*
Leased space in state-owned buildings*	4,523,580*

*When reported as subleased by the agency, space ABCs sublease from other ABCs has been removed from this data to avoid duplication. Increases in owned square footage from previous reports may be the result of property acquisition, construction or correction in data reported. Leases from the federal government, counties, cities and other political subdivisions are included with "Leased space from private sector."

OWNED LAND (Acres)

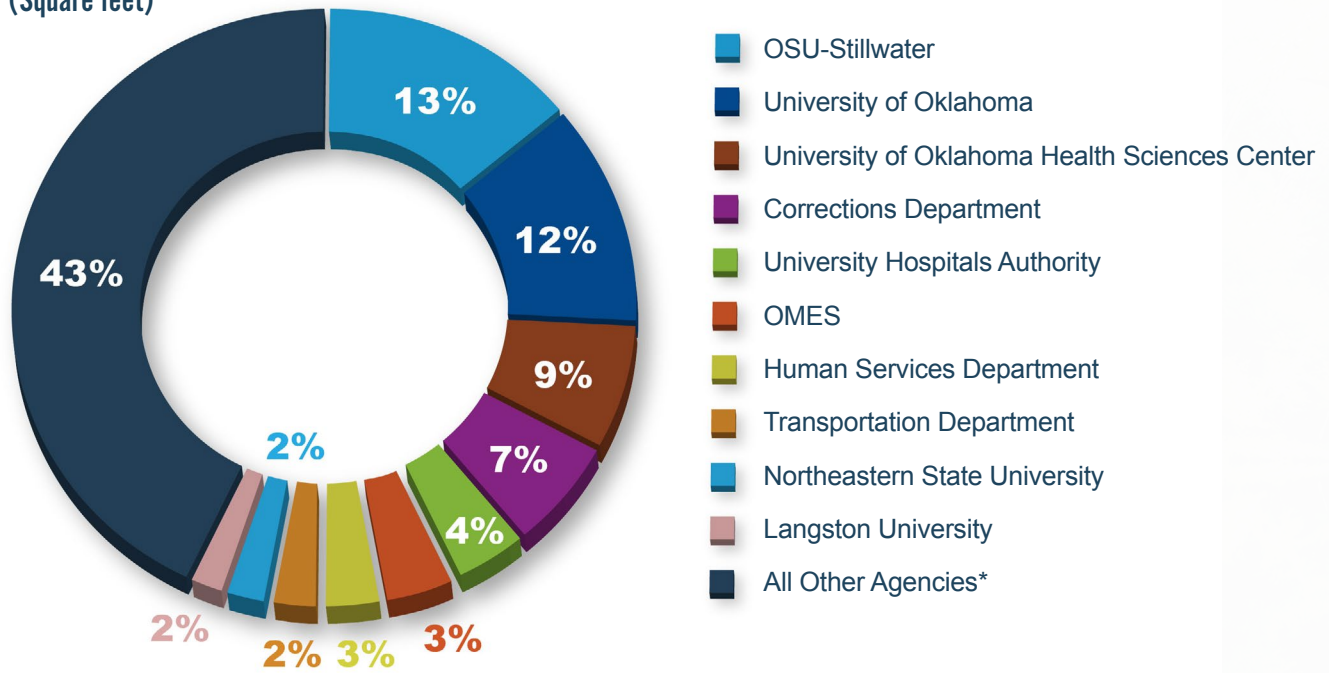


**All Other Agency landowners are listed in the Inventory List section contained within this report.

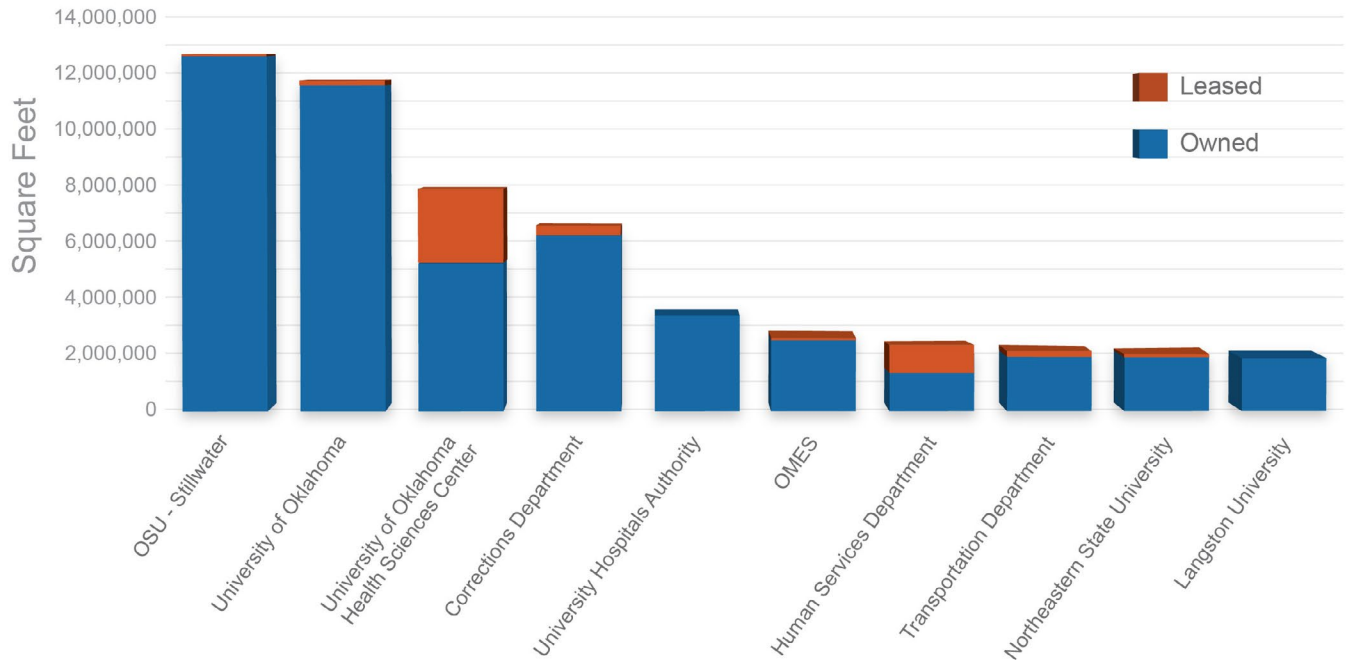


TOP 10 AGENCIES WITH THE MOST OWNED AND LEASED PROPERTIES IN BUILDINGS AND STRUCTURES

(Square feet)

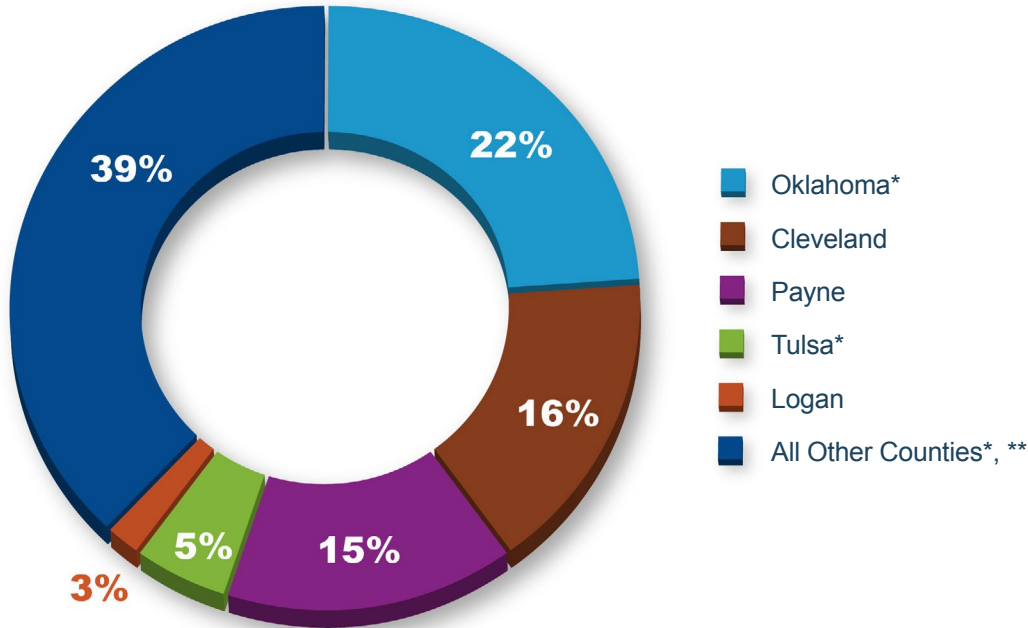


*All Other Agencies are listed in the Inventory List section contained within this report.



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

(Square feet)



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

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

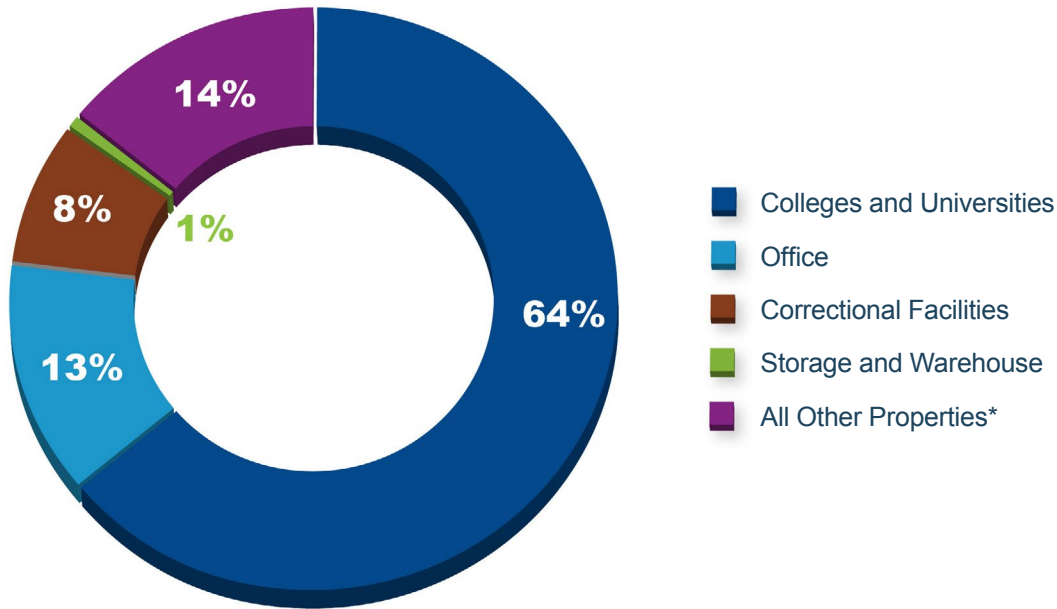
Counties	Building and Structures Owned Square Footage	Building and Structures Leased from Private Sector Square Footage	Building and Structures Leased in State-Owned Buildings Square Footage
Oklahoma	19,083,116	2,491,263	4,114,373*
Cleveland	13,643,134	213,893	29,359
Payne	13,224,527	44,265	
Tulsa	4,293,782	653,956*	232,100*
Logan	2,101,761	4,607	

*When reported as subleased by the agency, space ABCs sublease from other ABCs has been removed from this data to avoid duplication
Leases from the federal government, counties, cities and other political subdivisions are included with "Leased space from private sector."



PREDOMINANT USE OF BUILDINGS AND STRUCTURES OWNED PROPERTIES

(Square feet)



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

Predominant Use	Building and Structures Owned Square Footage	Building and Structures Leased from Private Sector Square Footage	Building and Structures Leased in State-owned Buildings Square Footage
Colleges and Universities	55,134,557	1,668,777	2,209,649
Office	11,240,879	2,096,606*	1,898,806*
Correctional Facilities	6,300,196	427,556	35,783
Storage and Warehouse	1,082,460	829,820	100,599

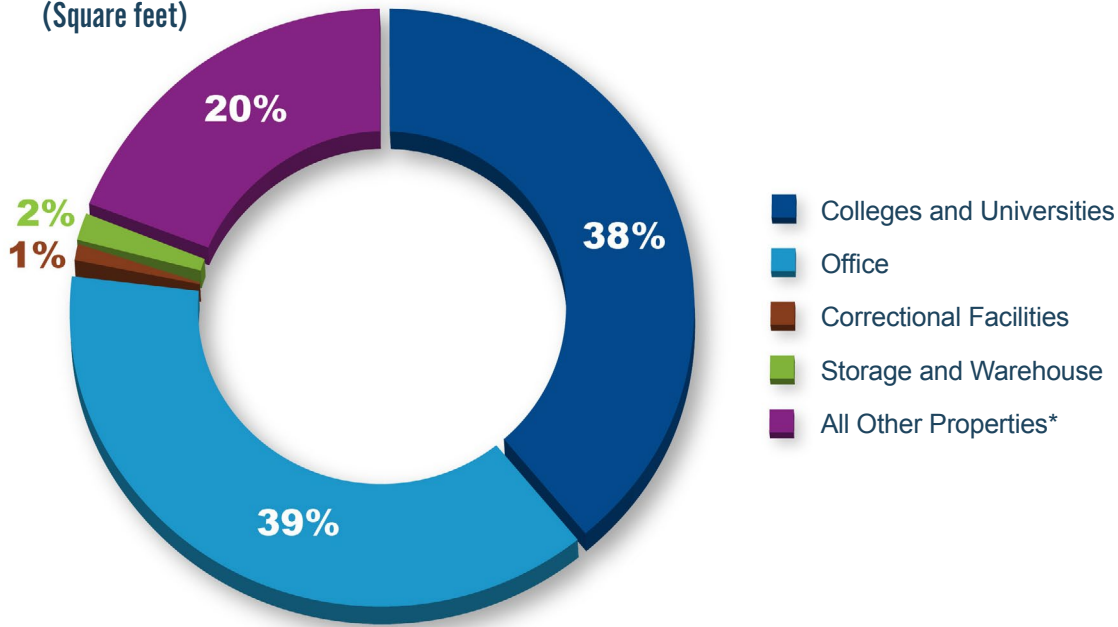
*When reported as subleased by the agency, space ABCs sublease from other ABCs has been removed from this data to avoid duplication.

Leases from the federal government, counties, cities and other political subdivisions are included with "Leased space from private sector."



PREDOMINANT USE OF BUILDINGS AND STRUCTURES OWNED PROPERTIES – CITY OF OKLAHOMA CITY

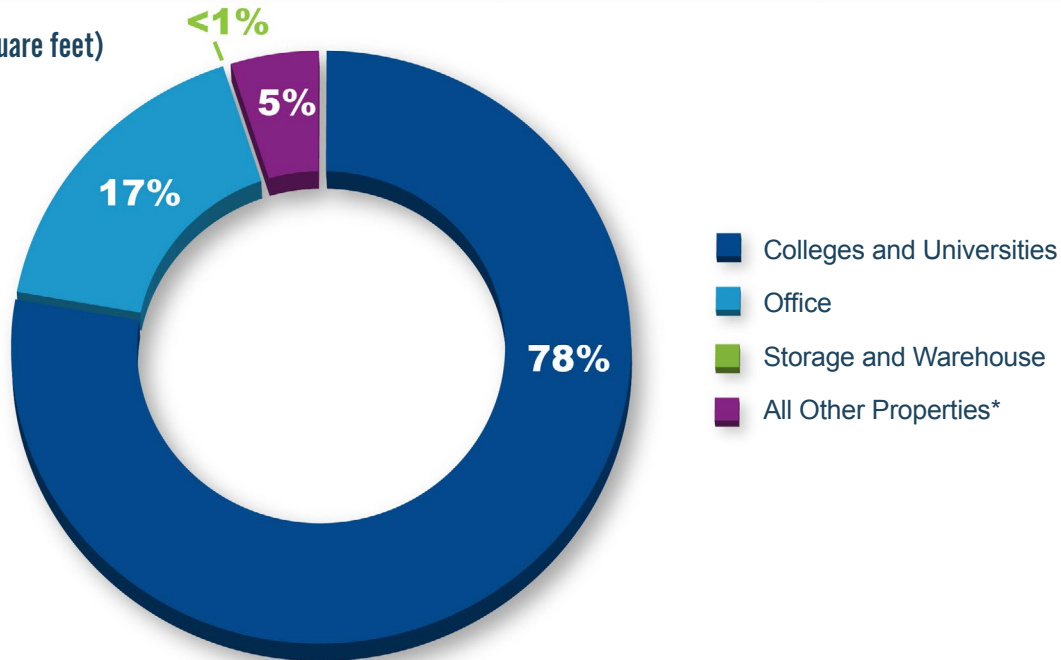
(Square feet)



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

PREDOMINANT USE OF BUILDINGS AND STRUCTURES OWNED PROPERTIES – CITY OF TULSA

(Square feet)

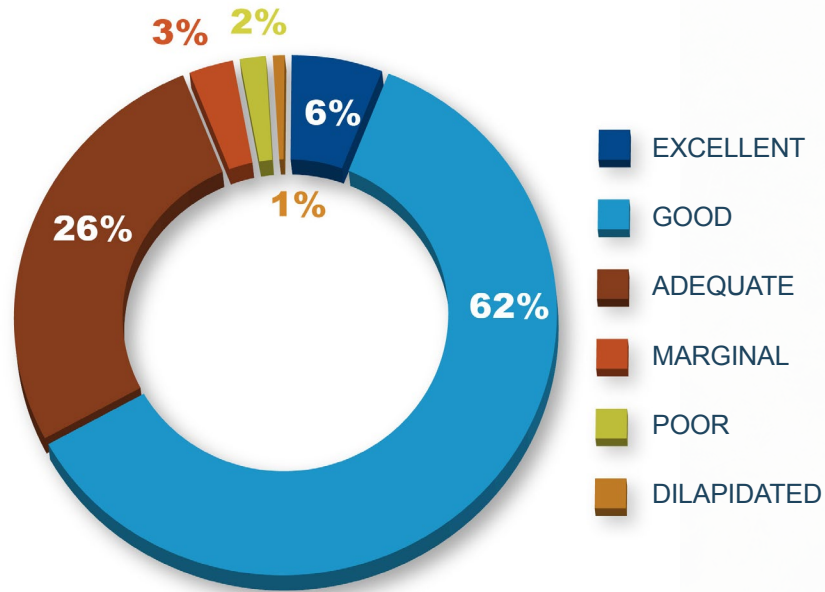


*All Other Properties includes, but is not limited to, building types defined in Appendix A.



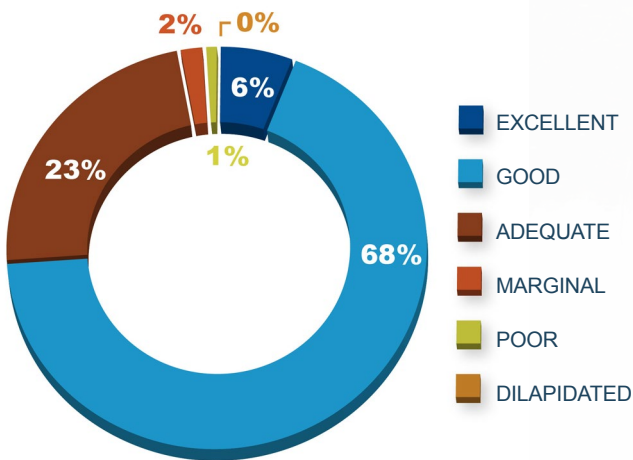
PROPERTY CONDITION FOR ALL OWNED BUILDINGS AND STRUCTURES

(Square feet)



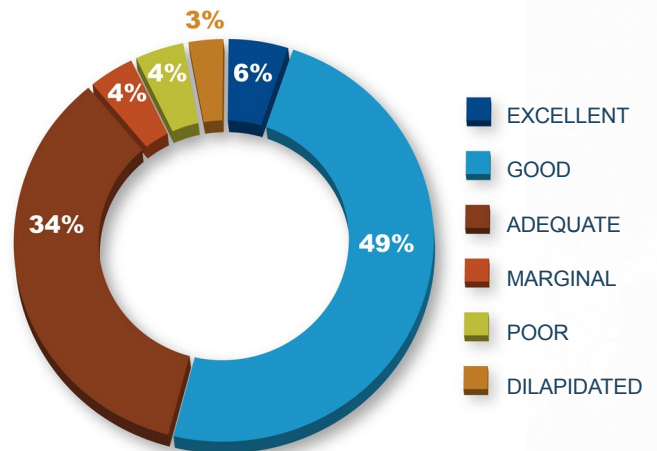
PROPERTY CONDITION FOR OWNED COLLEGE AND UNIVERSITY BUILDINGS AND STRUCTURES

(Square feet)



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

(Square feet)



HIGHLIGHTED PROPERTIES

To provide a glimpse of the unique and diverse properties owned by the State of Oklahoma, OMES selected five properties from the 2020 Real Property Inventory List to highlight in this report. The selected properties are not representative of the entire property inventory owned by the state. Instead, they were chosen as examples of buildings used by the state, demonstrating diversity and historical value.

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



Auditorium at the Oklahoma Veterans Center in Talihina



HUNTER'S HOME, PARK HILL

Hunter's Home in Park Hill, Oklahoma is a property of the Oklahoma Historical Society. The home is a National Historic Landmark, listed on the National Register of Historic Places, and part of the Trail of Tears National Historic Trail.

Built in 1848, Hunter's Home is the only remaining pre-Civil War plantation home in Oklahoma. In 1834 in Tennessee, George Murrell met and married Minerva Ross, the oldest daughter of Lewis and Fannie Ross. Lewis was a merchant, planter, and the national treasurer of the Cherokee Nation. When the Cherokees were forced to leave their homes during the Trail of Tears 1838-1839, Murrell chose to move with his wife's family to the new Nation in the West. In Park Hill, Indian Territory, he established a plantation and built a large frame home similar to those he remembered in Virginia, his birthplace. He called the Greek Revival-style house Hunter's Home because of his fondness for the fox hunt. The home was acquired by the State of Oklahoma in 1948, named the George Murrell Home and opened as a typical historic house museum. Today the Oklahoma Historical Society is working to transform the site into a living history farm. One of the first steps was to return the family's name to the property — Hunter's Home. You can follow the adventures of the staff and volunteers at Hunter's Home through their blog Root Hog or Die at huntershomeohs.wordpress.com.

The phrase "root hog or die" is slang for self-reliance derived from the early colonial practice of turning pigs loose in the woods to fend for themselves. As historic homes across the country struggle to find new audiences, Hunter's Home is breaking away from the static house museum model into a living historical site depicting life on an 1850s farm in the Cherokee Nation.



Hunter's Home in Park Hill



Hunter's Home Interior



Vezey Veteran's Complex in Oklahoma City

VEZEY VETERANS COMPLEX, OKLAHOMA CITY

The Vezey Veterans Complex, located at 2132 N.E. 36th St. in Oklahoma City, was built in 1972 and underwent a major renovation in 2017. The building was renovated to provide offices for the Oklahoma Department of Veterans Affairs, and the renovation was funded from the Maintenance of State Buildings Revolving Fund. The building was named by state statute "in memory of the late Edward Earl Vezey, Jr., and the four hundred twenty-nine persons who gave the ultimate sacrifice on the state's namesake, the U.S.S. Oklahoma, on December 7, 1941, at Pearl Harbor."

The building is approximately 18,160 square feet and houses the commission room for the Oklahoma Veterans Commission in addition to staff offices. ODVA provides critical services to Oklahoma veterans, including the operation of state veterans' centers, oversight of compliance of institutions and employers who participate in GI Bill educational benefits, assistance with veterans claims and benefits and many others. The Vezey Veterans Complex serves as a one-stop location in Oklahoma City for veterans to access these services.



Vezey Veteran's Complex Lobby



SANDRIDGE BUILDING, OKLAHOMA CITY

The SandRidge Building is a 393-foot tall skyscraper with twenty-nine floors in downtown Oklahoma City. Constructed in 1971 by the Kerr-McGee Corporation, the building was initially called the Kerr-McGee Tower. The tower was purchased by SandRidge Energy in July 2007 and renamed the SandRidge Building.

The Commissioners of the Land Office purchased the tower for \$35.5 million in 2020. The tower boasts amenities such as a 450-seat auditorium, health club, meeting rooms, and a parking garage. The building will serve as a central downtown location for many Oklahoma agencies, and a customer service hub is under construction. The building currently houses the Tax Commission, the Oklahoma Department of Tourism and Recreation, and the Department of Health. More agencies will be moved into the building in the future.



Sandridge Building in Oklahoma City



Sandridge Building Conference Room



Sandridge Building Lobby



OKLAHOMA PANHANDLE STATE UNIVERSITY, GOODWELL

Founded in 1909, Oklahoma Panhandle State University is a baccalaureate degree granting institution located in Goodwell, Oklahoma. Rooted in “Progress through Knowledge,” OPSU is committed to promoting excellence in the preparation of students for success in a global community. OPSU is ranked in the top 25 Best Regional for the Western Region in the *U.S. News & World Report*.



University House at OPSU in Goodwell

In 1929, a two-story, red brick University House was built and is still used today. It has been a symbol of the pride and integrity of OPSU for 91 years and housed eleven previous presidents and their families. A complete renovation, funded by private donations, was completed in 2017. The renovation added a 3,000 square foot banquet hall on the west side and updated all other spaces in the home. The University House serves as a tool for the university to attract external resources and encourage internal constituencies with numerous events hosted annually. It's a beautiful piece of history that enables the university to achieve a greater level of success with its service.

Designed and gifted to OPSU by Frank Ingels in 1915, the Sower statue has stood aggie faithful for 105 years as a campus icon for generations. The statue honors those who first made the panhandle their home and serves as a reminder of the pioneering spirit that built Panhandle State. The bronzed Sower was rededicated in the spring of 2020. The original Sower will be placed on display in the Hughes Strong Auditorium lobby to preserve the historical value of this icon.

Whether state-of-the-art academic spaces or modern activity venues like the shooting sports complex or the Anchor D football and soccer stadium, facilities at OPSU are designed to give people reasons to choose and support the university.

(Information provided by Oklahoma Panhandle State University.)



Sower Statue at OPSU

OKLAHOMA INSURANCE DEPARTMENT, OKLAHOMA CITY

The Oklahoma Insurance Department provides consumer protection and enforces the insurance laws of the State of Oklahoma. Additionally, they provide funding for several retirement funds such as the Firefighters Retirement Fund and the Police Retirement System. OID partnered with the Commissioners of the Land Office to construct a new building at 400 N.E. 50th St. in Oklahoma City. House Bill 2308 (2018) authorized this partnership provide OID with space in the Oklahoma State Capitol Complex area to better serve Oklahomans.

Design and construction of the building began in November of 2018, and OID moved to the new location in February of 2020. The construction costs had no impact on the state general revenue fund. The 32,500 square-foot state-of-the-art facility is the first stand-alone State Insurance Department building in the history of Oklahoma.

The land on which the building is located is owned by the Commissioners of the Land Office, and the surface lease payment of \$3.7 million over the term of the 55-year lease will fund public education.



Oklahoma Insurance Department Building Conference Room



Oklahoma Insurance Department Building



AGENCY PROFILES

The Agency Profiles table contains information on all of the buildings and structures owned or leased by the State of Oklahoma. The agencies are listed in alphabetical order; the buildings and structures are sorted to indicate if they are owned or leased. Square footage given is as provided by the reporting ABC. Additionally, totals are provided for each agency. More detailed information can be found in the 2019 Real Property Inventory List.

Agency Name	Owned Buildings and Structures		Leased Buildings and Structures		Total Buildings and Structures	
	Total Square Footage	Number of Structures	Total Square Footage	Number of Structures	Square Footage	Number of Structures
Abstractors Board			928	1	928	1
Accountancy Board			4,184	2	4,184	2
Aeronautics Commission			3,287	2	3,287	2
Agriculture, Food and Forestry	63,084	8	170,877	36	233,961	44
Agriculture Mediation Board			1,500	1	1,500	1
Alcoholic Beverage Licensing and Law Enforcement Commission (ABLE)			14,372	4	14,372	4
Architects Board			1,230	1	1,230	1
Arts Council			15,183	4	15,183	4
Attorney General			92,033	4	92,033	4
Auditor and Inspector			23,220	8	23,220	8
Banking Department			10,037	2	10,037	2



Agency Name	Owned Buildings and Structures		Leased Buildings and Structures		Total Buildings and Structures	
	Total Square Footage	Number of Structures	Total Square Footage	Number of Structures	Square Footage	Number of Structures
Behavioral Health Licensure Board			770	2	770	2
Boll Weevil Eradication			10,300	1	10,300	1
Bureau of Investigation	163,421	7	29,183	33	192,604	40
Cameron University	1,287,597	54			1,287,597	54
Career and Technology Education Department			1,029	4	1,029	4
Carl Albert State College	401,281	28	14,712	3	415,993	31
Center for Advancement of Science and Technology			5,230	1	5,230	1
Children and Youth Commission			6,046	1	6,046	1
Chiropractic Examiners Board			875	1	875	1
Commerce Department	39,750	2	5,662	3	45,412	5
Commissioners of the Land Office	713,100	17			713,100	17
Connors State College	363,868	41	10,400	1	374,268	42
Conservation Commission			11,262	2	11,262	2
Construction Industries Board			9,272	1	9,272	1



Agency Name	Owned Buildings and Structures		Leased Buildings and Structures		Total Buildings and Structures	
	Total Square Footage	Number of Structures	Total Square Footage	Number of Structures	Square Footage	Number of Structures
Consumer Credit			4,802	1	4,802	1
Corporation Commission			131,887	6	131,887	6
Corrections Department	6,300,196	1,031	463,338	79	6,763,534	1,110
Cosmetology and Barbering Board			3,448	1	3,448	1
Court of Appeals (Oklahoma Judicial Branch)			13,994	1	13,994	1
Dentistry Board			1,590	2	1,590	2
Disability Concerns			679	1	679	1
District Attorneys Council			259,350	105	259,350	105
East Central University	1,083,937	40			1,083,937	40
Eastern Oklahoma State College	434,924	37			434,924	37
Education Department			101,171	1	101,171	1
Educational Quality and Accountability			2,792	1	2,792	1
Election Board			13,530	2	13,530	2
Emergency Management			55,685	6	55,685	6



Agency Name	Owned Buildings and Structures		Leased Buildings and Structures		Total Buildings and Structures	
	Total Square Footage	Number of Structures	Total Square Footage	Number of Structures	Square Footage	Number of Structures
Employment Security Commission			210,610	31	210,610	31
Environmental Quality Department	473,405	2	16,444	23	489,849	25
Ethics Commission			2,879	1	2,879	1
Fire Marshal			4,053	2	4,053	2
Firefighters Pension and Retirement			2,829	1	2,829	1
Funeral Board			950	1	950	1
*Governor's Office			32,995	3	32,995	3
Grand River Dam Authority	1,624,300	107	105,000	3	1,729,300	110
Health Care Authority			154,085	1	154,085	1
Health Department	562,883	3	263,808	10	826,691	13
Historical Society	518,246	148	35,510	13	553,756	161
Horse Racing Commission			3,958	6	3,958	6
House of Representatives			82,320	1	82,320	1
Housing Finance Agency	31,129	1			31,129	1



Agency Name	Owned Buildings and Structures		Leased Buildings and Structures		Total Buildings and Structures	
	Total Square Footage	Number of Structures	Total Square Footage	Number of Structures	Square Footage	Number of Structures
Human Services Department	1,412,341	71	1,102,887	52	2,515,228	123
Indigent Defense			34,389	8	34,389	8
Industrial Finance Authority			2,000	1	2,000	1
Insurance Department			36,057	2	36,057	2
Interstate Oil Compact Commission			2,209	1	2,209	1
J.D. McCarty Center	115,217	13		1	115,217	14
J.M. Davis Memorial Commission	40,000	1			40,000	1
Judicial Complaints Council			900	2	900	2
Juvenile Affairs	197,068	45	111,091	63	308,159	108
Labor Department			16,038	1	16,038	1
Langston University	2,133,373	53			2,133,373	53
Law Enforcement Education and Training Council	179,670	10	588	1	180,258	11
Law Enforcement Retirement System	76,704	1			76,704	1



Agency Name	Owned Buildings and Structures		Leased Buildings and Structures		Total Buildings and Structures	
	Total Square Footage	Number of Structures	Total Square Footage	Number of Structures	Square Footage	Number of Structures
Legislative Service Bureau			1,307	1	1,307	1
Libraries Department	22,000	1	110,750	2	132,750	3
Licensed Social Workers Board			725	1	725	1
Lieutenant Governor's Office			5,446	1	5,446	1
Liquefied Petroleum Gas Board			2,116	1	2,116	1
Long Term Care Administrators Board of Examiners			2,195	1	2,195	1
Lottery Commission			10,995	2	10,995	2
Medical Licensure and Supervision Board			12,176	2	12,176	2
Medicolegal Investigations Board	9,600	1	47,474	1	57,074	2
Mental Health and Substance Abuse Services Department	1,655,756	82	201,437	22	1,857,193	104
Merit Protection Commission			3,039	2	3,039	2



Agency Name	Owned Buildings and Structures		Leased Buildings and Structures		Total Buildings and Structures	
	Total Square Footage	Number of Structures	Total Square Footage	Number of Structures	Square Footage	Number of Structures
Midwestern Oklahoma Development Authority	232,077	208			232,077	208
Military Department	1,843,965	45	1,796	6	1,845,761	51
Mines Department			8,628	2	8,628	2
Motor Vehicle Commission			1,203	1	1,203	1
Multiple Injury Trust Fund			2,448	1	2,448	1
Murray State College	480,909	50			480,909	50
Narcotics and Dangerous Drugs Control Bureau	31,134	2	41,208	5	72,342	7
Native American Cultural and Educational Authority	147,996	5			147,996	5
Northeastern Oklahoma A&M College	705,237	58			705,237	58
Northeastern State University	2,253,647	82	2,400	1	2,256,047	83
Northern Oklahoma College	981,026	88	1,900	1	982,926	89
Northwestern Oklahoma State University	813,688	38	35,767	4	849,455	42



Agency Name	Owned Buildings and Structures		Leased Buildings and Structures		Total Buildings and Structures	
	Total Square Footage	Number of Structures	Total Square Footage	Number of Structures	Square Footage	Number of Structures
Nursing Board			9,603	1	9,603	1
Oklahoma City Community College	1,063,958	21			1,063,958	21
Oklahoma Development Finance Authority	7,977	1			7,977	1
Oklahoma Educational Television Authority	37,437	8	221	1	37,658	9
Oklahoma Municipal Power Authority	76,308	20		2	76,308	22
Oklahoma Panhandle State University	1,003,407	56			1,003,407	56
Oklahoma Statewide Virtual Charter School Board			500	1	500	1
OMES	2,481,285	67	156,428	9	2,637,713	76
Optometry Board			501	1	501	1
Osteopathic Examiners Board			1,498	2	1,498	2
OSU-Agriculture Research Station	347,763	172			347,763	172



Agency Name	Owned Buildings and Structures		Leased Buildings and Structures		Total Buildings and Structures	
	Total Square Footage	Number of Structures	Total Square Footage	Number of Structures	Square Footage	Number of Structures
OSU-Center for Health Sciences	325,608	14	20,046	9	345,654	23
OSU-County Extension			1,800	85	1,800	85
OSU-Institute of Technology Okmulgee	1,059,213	71	23,748	1	1,082,961	72
OSU Medical Authority			11,688	2	11,688	2
OSU-OKC	595,108	24			595,108	24
OSU-Stillwater	12,657,124	691	6,688	8	12,663,812	699
OSU-Tulsa	354,618	4	190,063	3	544,681	7
OSU-Veterinary Medicine	498,783	51			498,783	51
Pardon and Parole Board			2,375	1	2,375	1
Pharmacy Board			8,440	1	8,440	1
Physician Manpower Training Commission			1,656	1	1,656	1
Police Pension and Retirement System	36,559	1			36,559	1
Private Vocational Schools Board			1,325	4	1,325	4
Professional Engineers and Land Surveyors	9,060	1			9,060	1



Agency Name	Owned Buildings and Structures		Leased Buildings and Structures		Total Buildings and Structures	
	Total Square Footage	Number of Structures	Total Square Footage	Number of Structures	Square Footage	Number of Structures
Psychologists Examiners			501	1	501	1
Public Employees Retirement System	101,217	1			101,217	1
Public Safety Department	285,358	42	223,400	143	508,758	185
Real Estate Commission			8,239	1	8,239	1
Redlands Community College	735,399	87			735,399	87
Regents for Higher Education	3,500	41	68,257	3	71,757	44
Regional University System			3,078	2	3,078	2
Rehabilitation Services	501,864	22	205,925	42	707,789	64
Rogers State University	1,035,882	42			1,035,882	42
Rose State College	759,583	26	9,133	1	768,716	27
School of Science and Mathematics	215,658	5			215,658	5
Secretary of State			12,281	3	12,281	3
Securities Commission			12,098	2	12,098	2
Seminole State College	369,640	18	14,024	2	383,664	20
Senate			135,941	2	135,941	2



Agency Name	Owned Buildings and Structures		Leased Buildings and Structures		Total Buildings and Structures	
	Total Square Footage	Number of Structures	Total Square Footage	Number of Structures	Square Footage	Number of Structures
Southeastern Oklahoma State University	1,002,280	60			1,002,280	60
Southwestern Oklahoma State University	1,318,625	69			1,318,625	69
Space Industry Development Authority	446,925	46			446,925	46
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	55,437	5	201,387	6
Tax Commission	148,500	1	193,008	3	341,508	4
Teachers Retirement System	98,000	1	18,412	1	116,412	2
Tobacco Settlement Trust			7,208	1	7,208	1
Tourism and Recreation Department	1,632,435	1,935	44,741	12	1,677,176	1,947
Transportation Department	2,021,880	752	396,743	51	2,418,623	803
Treasurer's Office			18,325	4	18,325	4
Tulsa Community College	1,716,080	33			1,716,080	33
Turnpike Authority	683,452	310	16,151	5	699,603	315



Agency Name	Owned Buildings and Structures		Leased Buildings and Structures		Total Buildings and Structures	
	Total Square Footage	Number of Structures	Total Square Footage	Number of Structures	Square Footage	Number of Structures
Uniform Building Code Commission			627	1	627	1
University Center at Ponca City			16,123	1	16,123	1
University Center of Southern Oklahoma	50,600	2	32,000	1	82,600	3
University Hospitals Authority	3,445,657	17			3,445,657	17
University of Central Oklahoma	1,891,517	58	150,937	10	2,042,454	68
University of Oklahoma	11,241,677	330	205,810	35	11,447,487	365
University of Oklahoma Health Sciences Center	5,197,722	68	3,141,589	51	8,339,311	119
University of Oklahoma- Law Center	12,735	1			12,735	1
University of Science and Arts of Oklahoma	595,459	28			595,459	28
Used Motor Vehicle and Parts Commission			2,789	1	2,789	1
Veterans Affairs	1,524,010	51	19,542	1	1,543,552	52
Veterinary Medical Examiners Board			1,194	1	1,194	1
Water Resources Board			40,993	2	40,993	2



Agency Name	Owned Buildings and Structures		Leased Buildings and Structures		Total Buildings and Structures	
	Total Square Footage	Number of Structures	Total Square Footage	Number of Structures	Square Footage	Number of Structures
Western Oklahoma State College	363,889	27	5,721	2	369,610	29
Wildlife Conservation Department	495,844	232	10,700	6	506,544	238
Workers Compensation Commission			45,298	3	45,298	3
Workers Compensation Court of Existing Claims (Oklahoma Judicial Branch)			39,184	2	39,184	2
Total	85,988,075	7,888	9,825,589	1,144	95,813,664	9,032

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

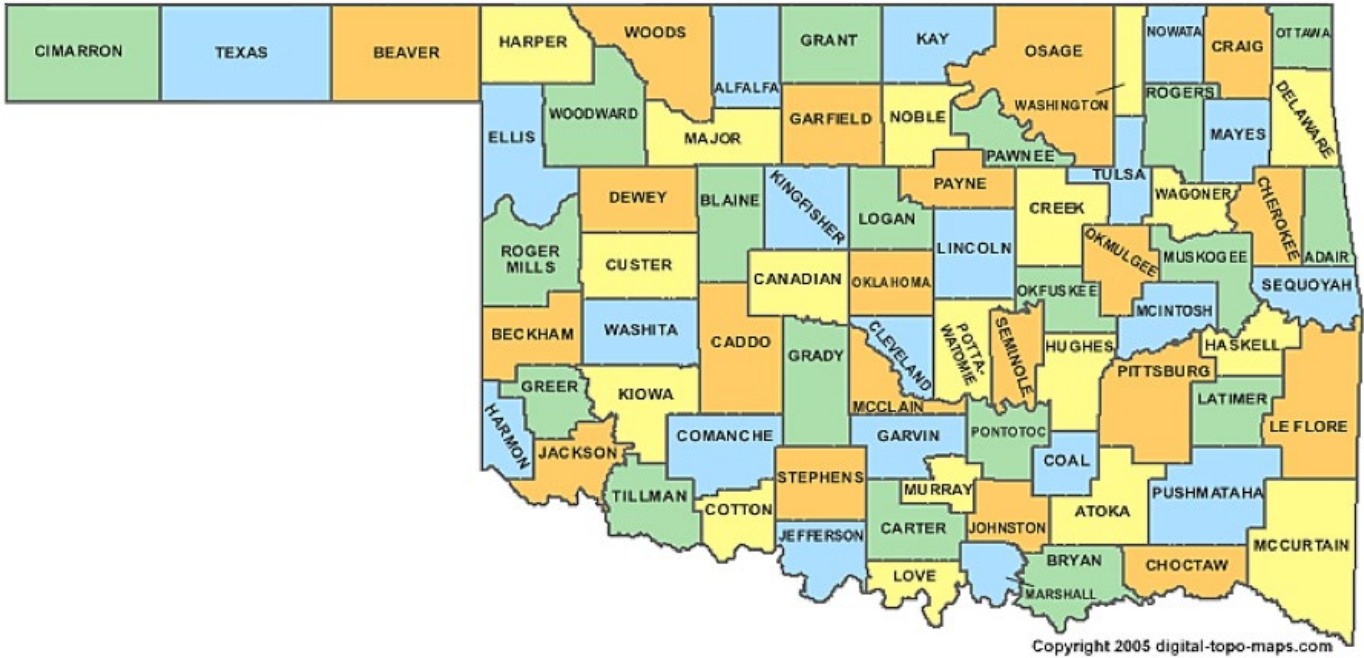
YEARLY TOTALS

Building and Structures	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20
Totals (Square footage)	88,035,863	88,947,120	90,016,786	94,145,138	94,905,582	95,813,664
Owned (Square footage)	81,393,105	82,510,014	83,511,090	87,587,176	85,757,655	85,988,075
Leased (Square footage)	6,642,758	6,437,106	6,505,696	6,587,962	9,147,927	9,807,083

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



OKLAHOMA COUNTIES



The link below opens the OMES website and allows the user to view an interactive map and details for each property.

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



COUNTY PROFILES

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

County	Owned Buildings and Structures		Leased Buildings and Structures		Total Buildings and Structures	
	Total Square Footage	Number of Structures	Total Square Footage	Number of Structures	Square Footage	Number of Structures
Adair	6,268	7	2,518	3	8,786	10
Alfalfa**	335,425	116	330	3	335,755	119
Atoka**	637,416	171	12,110	7	649,526	178
Beaver	30,475	11	2,744	6	33,219	17
Beckham*, **	115,698	40	294,531	12	410,229	52
Blaine***	84,140	84	1,065	7	85,205	91
Bryan*	1,090,879	85	41,974	13	1,132,853	98
Caddo***	148,562	133	33,589	9	182,151	142
Canadian*, **	1,059,385	129	8,105	10	1,067,490	139
Carter***	567,696	263	87,863	19	655,559	282
Cherokee*, ***	2,058,592	221	20,878	18	2,079,470	239
Choctaw	46,728	33	5,353	8	52,081	41
Cimarron	34,945	33	500	3	35,445	36
Cleveland*, **, ***	13,643,134	622	243,252	37	13,886,386	659
Coal	5,660	4	608	3	6,268	7
Comanche*, **	1,618,002	104	128,991	24	1,746,993	128
Cotton	52,373	17	924	4	53,297	21
Craig**	973,082	111	13,354	11	986,436	122
Creek	79,542	32	17,406	14	96,948	46
Custer*	1,593,543	153	24,236	13	1,617,779	166
Delaware	89,539	86	11,951	12	101,490	98
Dewey	12,176	11	500	2	12,676	13
Ellis	30,930	13	580	4	31,510	17



County	Owned Buildings and Structures		Leased Buildings and Structures		Total Buildings and Structures	
	Total Square Footage	Number of Structures	Total Square Footage	Number of Structures	Square Footage	Number of Structures
Garfield*	999,201	93	125,538	19	1,124,739	112
Garvin	389,347	40	27,794	6	417,141	46
Grady*	683,652	74	34,174	12	717,826	86
Grant	8,292	8	500	2	8,792	10
Greer**	461,537	128	4,198	8	465,735	136
Harmon	7,960	6	250	1	8,210	7
Harper	96,400	15	250	2	96,650	17
Haskell	9,576	7	3,423	6	12,999	13
Hughes	43,988	17	3,086	4	47,074	21
Jackson*	491,399	58	22,770	10	514,169	68
Jefferson	17,706	7	250	3	17,956	10
Johnston*	479,964	72	10,183	7	490,147	79
Kay*	698,376	91	44,629	15	743,005	106
Kingfisher	43,476	23	3,622	5	47,098	28
Kiowa	32,151	48	23,050	6	55,201	54
Latimer*,***	915,711	194	15,879	7	931,590	201
Le Flore*,**,***	697,456	197	28,549	18	726,005	215
Lincoln	107,496	33	3,157	9	110,653	42
Logan*	2,101,761	71	4,607	7	2,106,368	78
Love	65,450	66	7,559	6	73,009	72
Major	70,003	12	1,385	3	71,388	15
Marshall***	125,175	64	5,030	7	130,205	71
Mayer	1,744,431	81	33,191	8	1,777,622	89
McClain	39,752	33	29,475	13	69,227	46
McCurtain*,***	336,071	197	91,332	24	427,403	221
McIntosh***	135,075	88	9,581	6	144,656	94
Murray	409,604	39	7,809	8	417,413	47
Muskogee*,**,***	1,383,041	280	117,361	17	1,500,402	297
Noble	132,877	38	1,327	6	134,204	44



County	Owned Buildings and Structures		Leased Buildings and Structures		Total Buildings and Structures	
	Total Square Footage	Number of Structures	Total Square Footage	Number of Structures	Square Footage	Number of Structures
Nowata	10,738	10	620	3	11,358	13
Okfuskee**	443,669	57	8,315	6	451,984	63
Oklahoma*,**	19,083,116	459	6,508,310	303	25,591,426	762
Okmulgee	1,104,558	87	27,750	17	1,132,308	104
Osage**,***	461,200	128	5,461	8	466,661	136
Ottawa*	786,505	123	13,368	10	799,873	133
Pawnee	68,544	34	1,773	6	70,317	40
Payne*	13,224,527	772	44,265	21	13,268,792	793
Pittsburg*,**,***	1,225,715	203	85,522	16	1,311,237	219
Pontotoc*	1,390,724	67	21,202	16	1,411,926	83
Pottawatomie**	398,914	67	51,530	17	450,444	84
Pushmataha	153,309	54	20,061	10	173,370	64
Roger Mills	27,330	13	600	4	27,930	17
Rogers*	1,162,408	73	124,552	13	1,286,960	86
Seminole*	407,434	34	19,854	9	427,288	43
Sequoyah*,***	153,533	106	39,714	12	193,247	118
Stephens	124,491	20	34,013	17	158,504	37
Texas*	1,039,025	75	26,395	16	1,065,420	91
Tillman	87,300	28	6,219	6	93,519	34
Tulsa*	4,293,782	206	886,036	61	5,179,818	267
Wagoner*	781,114	101	4,399	6	785,513	107
Washington*	236,042	17	13,909	8	249,951	25
Washita	697,948	274	19,838	5	717,786	279
Woods*,**	884,755	99	36,511	15	921,266	114
Woodward**,***	663,611	195	91,225	28	754,836	223
Totals	85,951,407	7,861	9,704,762	1,120	95,656,169	8,981

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

* College or university campus.

** Correctional facility.

*** State park.



REPORT OF UNDERUTILIZED PROPERTIES

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

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

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

[Report of Underutilized Properties](#)

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



REPORT OF 5% MOST UNDERUTILIZED PROPERTIES

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

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

[Print version \(1 pp.\)](#)



INVENTORY LISTS

REAL PROPERTY

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

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

[Print version \(895 pp.\)](#)

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

[Print version \(67 pp.\)](#)

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

[Print version \(1 pp.\)](#)

RIGHTS-OF-WAY

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

Department of Transportation

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

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

[Print version \(252 pp.\)](#)

Turnpike Authority

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

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

[Print version \(79 pp.\)](#)



MINERAL INTEREST

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

[OMES Mineral Interest Inventory List](#)

[Print version \(24 pp.\)](#)

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 \(621 pp.\)](#)

[Print version Part 2 \(581 pp.\)](#)

[Print version Part 3 \(560 pp.\)](#)



APPENDIX A

DEFINITIONS

ABC: Any state agency, board, commission or public trust 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: The part of Oklahoma's official website that allows users to download state files for analysis.

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

DEFINITIONS OF PROPERTY CONDITION CLASSIFICATIONS

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

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

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

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

Poor: Property has critically damaged component(s) or needs immediate repair; well past useful life.

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



DEFINITIONS OF PROPERTY TYPES

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

Boat slip: Boat storage or dock.

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

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

Chapel: A facility for religious services.

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

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

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

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

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

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

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

Housing/residence: A residential structure or facility.

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

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

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

Land – livestock: Agricultural land used specifically for livestock.

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

Storage: A structure in which things are stored.

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

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

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

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

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

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

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



APPENDIX B

UNDERUTILIZED METHODOLOGY

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

Report of Underutilized Property

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

Report of 5% Most Underutilized Properties

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

