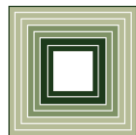


State Leased Property

Joint Legislative Oversight Committee on Capital Improvements

November 8th, 2017



FISCAL RESEARCH DIVISION
A Staff Agency of the North Carolina General Assembly

Definition of Capital

Defined in the State Budget Act (G.S. 143C)

“A term that includes real property acquisition, new construction or rehabilitation of existing facilities, and repairs and renovations.”

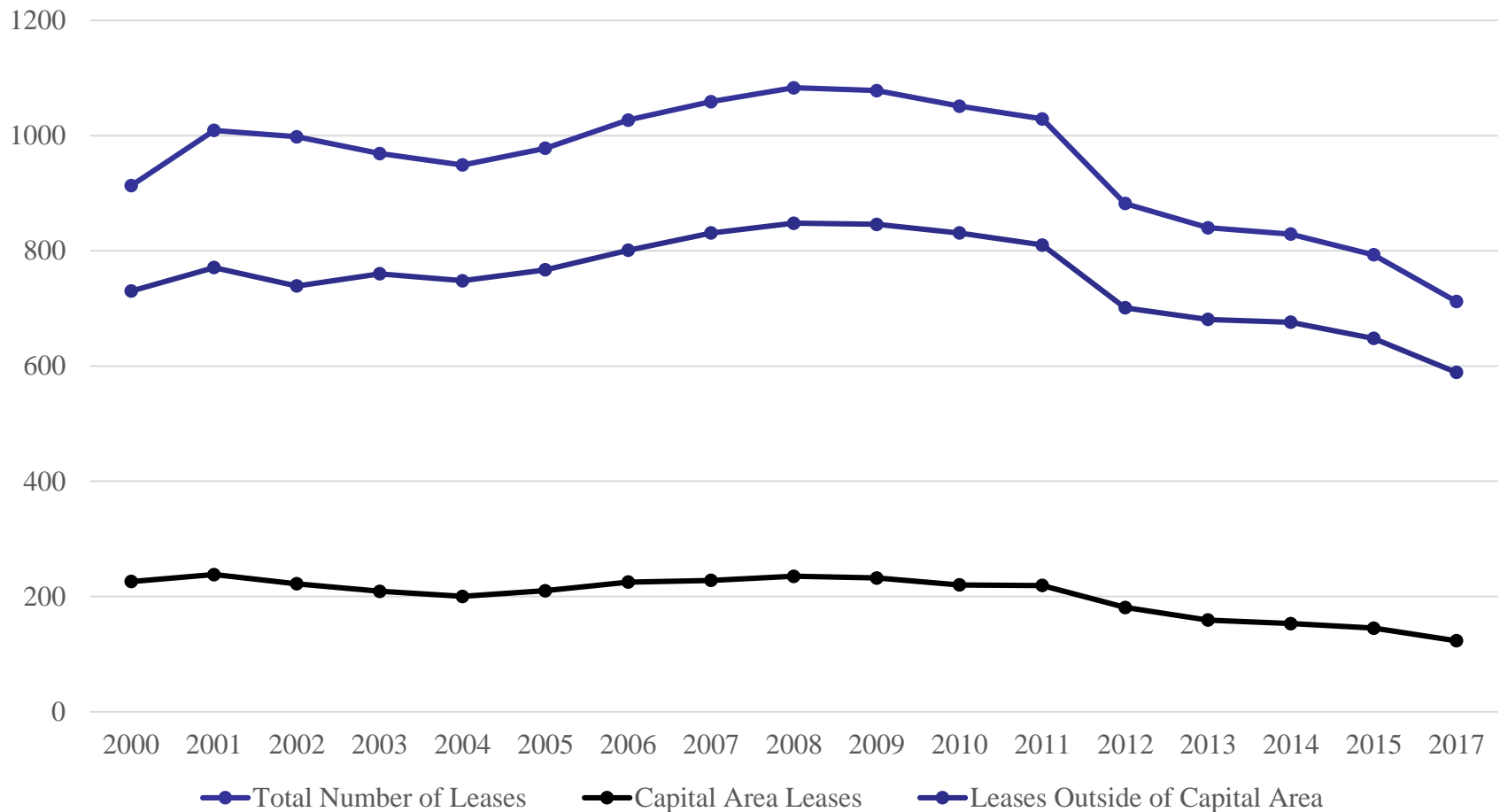
Value of Buildings Owned by the State

- Insured building value on January 2016 was \$30 billion
- The General Fund accounted for \$19.9 billion of the total value
- Non-General Fund value was \$10.1 billion

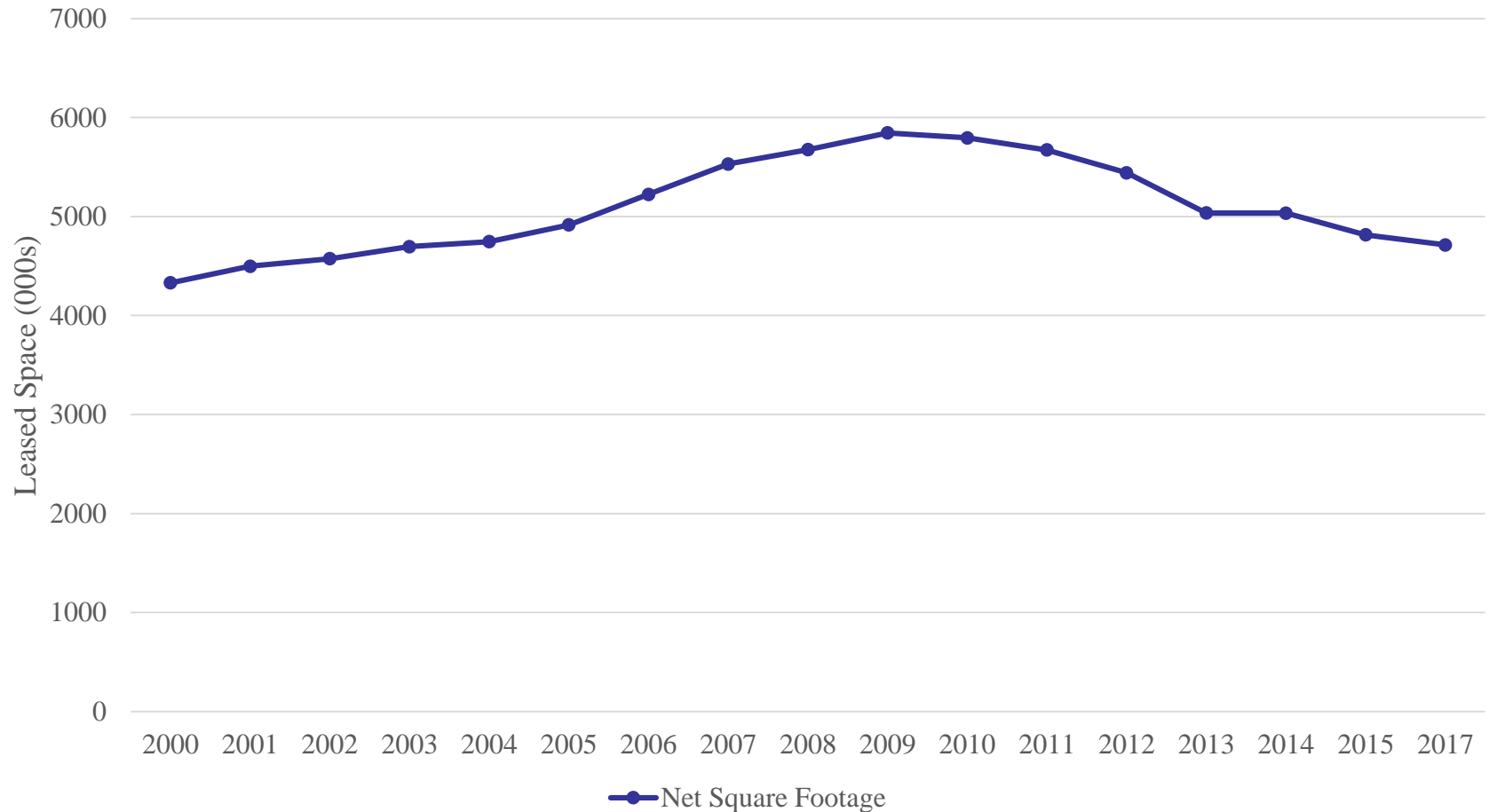
Leased Space

- 712 leases across the State
- Net square footage of leased space is 4.7 million
- Total annual rent of \$65.4 million
- Cost per square foot of \$13.87

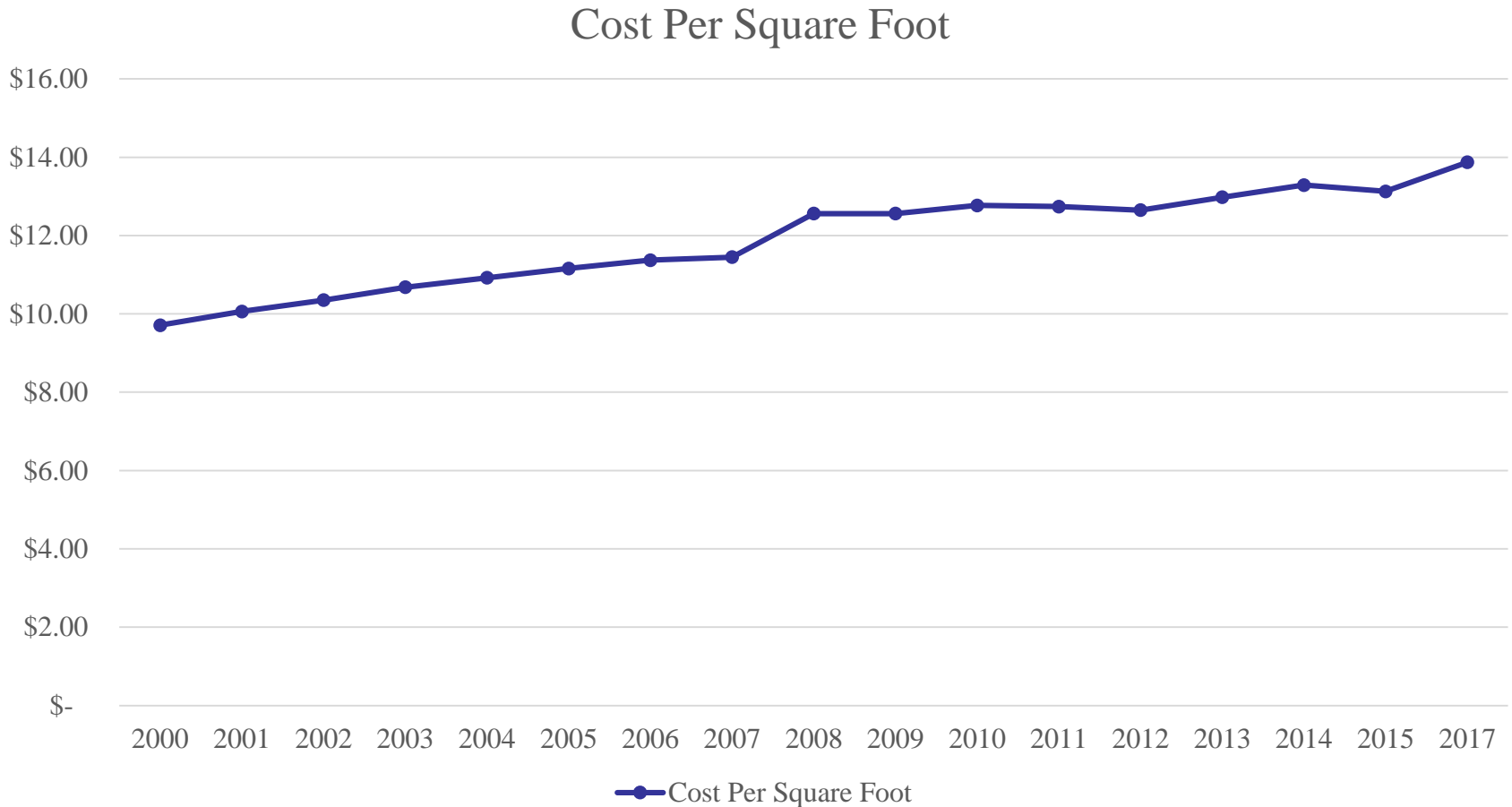
Number of Leases Over Time



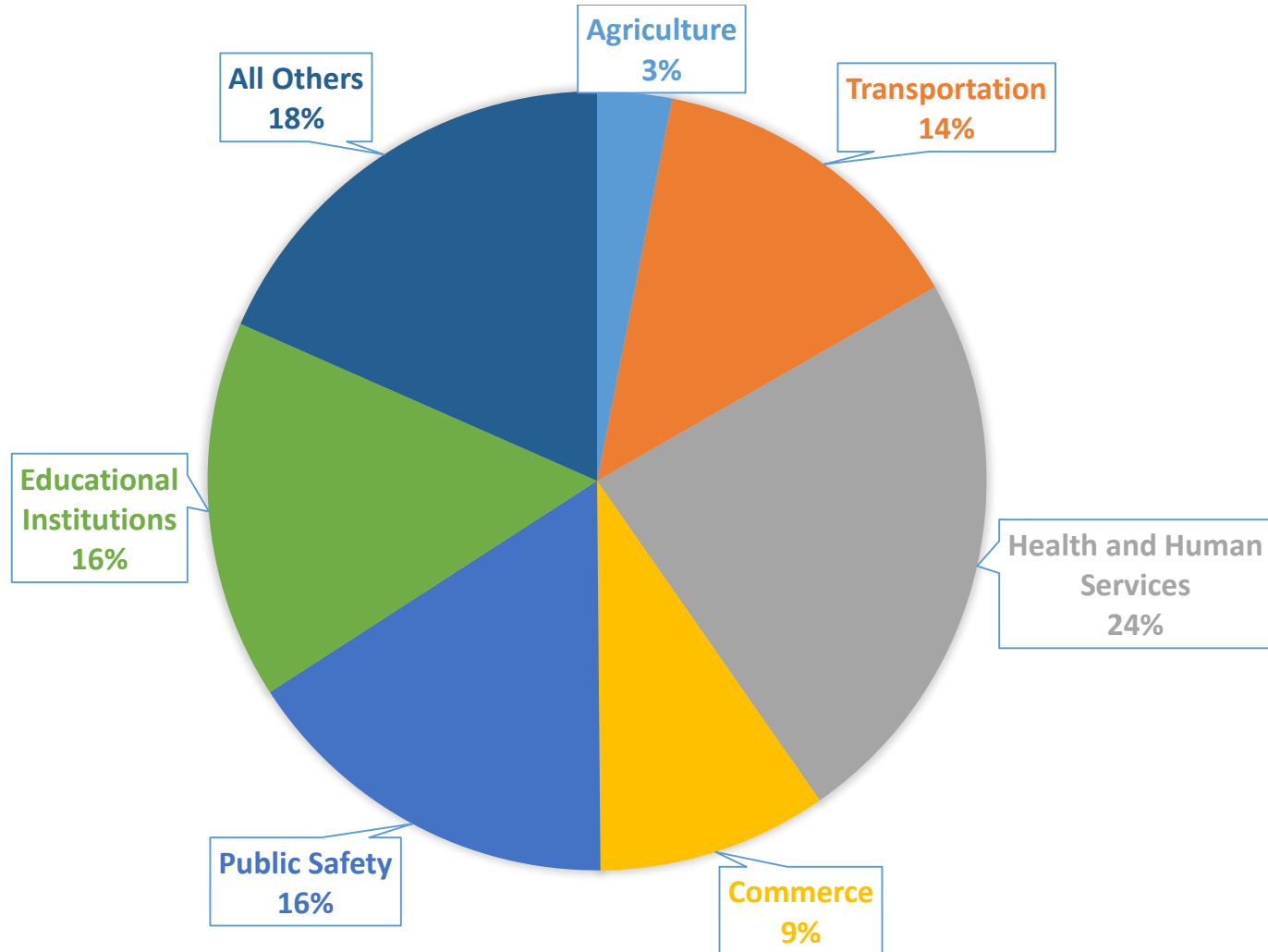
Net Square Footage Leased



Cost per Square Foot Over Time



Leases by Agency



Usage Ratio

Reported by Agency	# State Owned	# Leases	Total Locations	Combined NSF	Combined NSF Utilized	Usage ratio by Agency
ACS	80	46	126	268,678	266,450	0.992
Bds & Commissions	0	7	7	46,906	46,606	0.994
DEQ	4	18	22	434,106	413,854	0.953
DHHS	2	147	149	1,151,675	1,078,816	0.937
DOA	1	0	1	18,134	17,654	0.974
DOC	0	49	49	345,245	344,253	0.968
DOT	364	73	437	2,653,578	2,303,380	0.868
DPS	0	95	95	470,986	467,489	0.993
EIG	0	3	3	1,548	1,548	1.00
OSC	0	1	1	42,475	42,475	1.00
State Auditor	1	4	5	34,364	34,364	1.00
State Treasurer	0	1	1	97,667	88,789	0.909
Sec. of State	1	2	3	56,550	55,142	0.975
Totals	453	446	899	5,621,912	5,150,820	

Space Planning

- DOA has adopted a workstation standard of 64 square feet
 - 2008 standard was 80 square feet
 - Federal benchmarks range from 24 to 90 square feet
- DOA is developing a benchmark square foot per employee for State-owned and leased space