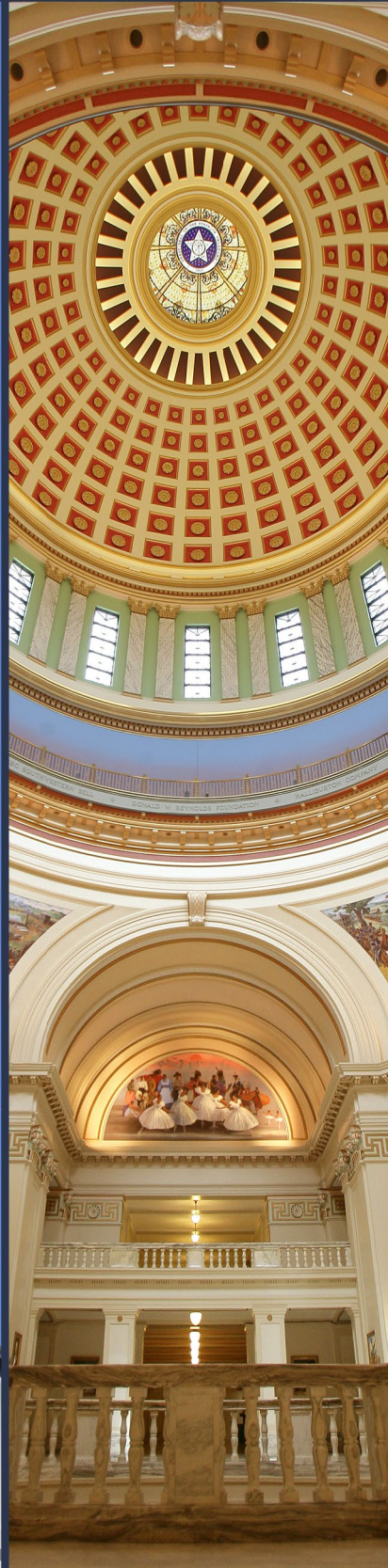


2017



OKLAHOMA REAL PROPERTY ASSET REPORT



CONTENTS



Oklahoma Tribal Flag Plaza and State Capitol

INTRODUCTION	3
METHOD OF COLLECTING AND COMPILING DATA	4
NUMBERS AT-A-GLANCE	5
HIGHLIGHTED PROPERTIES	10
AGENCY PROFILES	17
COUNTY PROFILES	30
REPORT OF UNDERUTILIZED PROPERTIES	33
REPORT OF 5 PERCENT MOST UNDERUTILIZED PROPERTIES	34
INVENTORY LISTS	35
APPENDIX A	37
APPENDIX B	39

This publication is issued by the Office of Management and Enterprise Services as authorized by Title 62, Section 34. Copies have not been printed but are available through the agency website. This work is licensed under a creative Attribution-NonCommercial-NoDerivs 3.0 Unported License.

INTRODUCTION

The Oklahoma State Government Asset Reduction and Cost Savings Program requires the Office of Management and Enterprise Services (OMES) to collect data from all state agencies, boards, commissions and public trusts with the State of Oklahoma as a beneficiary (ABCs) and publish an annual report of all property owned or leased by the State of Oklahoma. The 2017 Real Property Asset Report is the sixth annual report published in compliance with this program. The report provides an overview of the information submitted by the ABCs and contains a link to an interactive listing of the complete real property inventory of the State of Oklahoma.

OMES analyzes the data submitted by the ABCs to create an at-a-glance summary in useful, structured context. Real property is divided into the categories of owned and leased and then further subdivided by agency and location to calculate the square footages and acreages of the properties. Properties are also divided by predominant use to present a clearer view of the function of the properties owned and leased by the State of Oklahoma.

In addition to increasing transparency and providing a readily accessible source of information to Oklahomans, state agencies and legislators, the Real Property Asset Report identifies the most underutilized properties owned by the state. OMES has analyzed the data on property utilization and value to identify the 5 percent most underutilized and included that information in this report. As required by the Oklahoma State Government Asset Reduction and Cost Savings Program, the Report of the 5 Percent Most Underutilized Properties also contains information on the value of the property and the potential ad valorem tax revenue that might be generated by private ownership of the property.

In an effort to provide a better picture of the diverse portfolio of properties owned by the State of Oklahoma, OMES has also included highlights on a few selected properties in this report.



Governor's Blue Room

METHOD OF COLLECTING AND COMPILING DATA

To capture the data for the 2017 report, OMES surveyed all ABCs. This report captures all noted changes in the property owned or leased by the State of Oklahoma, all recorded changes in the number of full-time employees at a location and the level of utilization of a property.

All data contained in this report was self-reported by each ABC. The accuracy, authenticity and integrity of the data reported to OMES are the responsibility of the reporting ABC. The objective of OMES 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, the information provided by the ABCs is listed as reported. All properties have not been verified by OMES.

This report contains information on owned and leased properties. When a state agency owns a property and the property is leased to another state agency, the property will appear twice in the report. When an agency reported no property, either owned or leased, a blank will appear in the report. Square footages and building or structure types are listed as reported. Methods for classifying structures and calculating square footage vary. Discrepancies in the totals on the agency profiles and county profiles were created due to the empty fields in the raw data submitted by 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 will not appear in the county profile.

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

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



Governor's Mansion Staircase

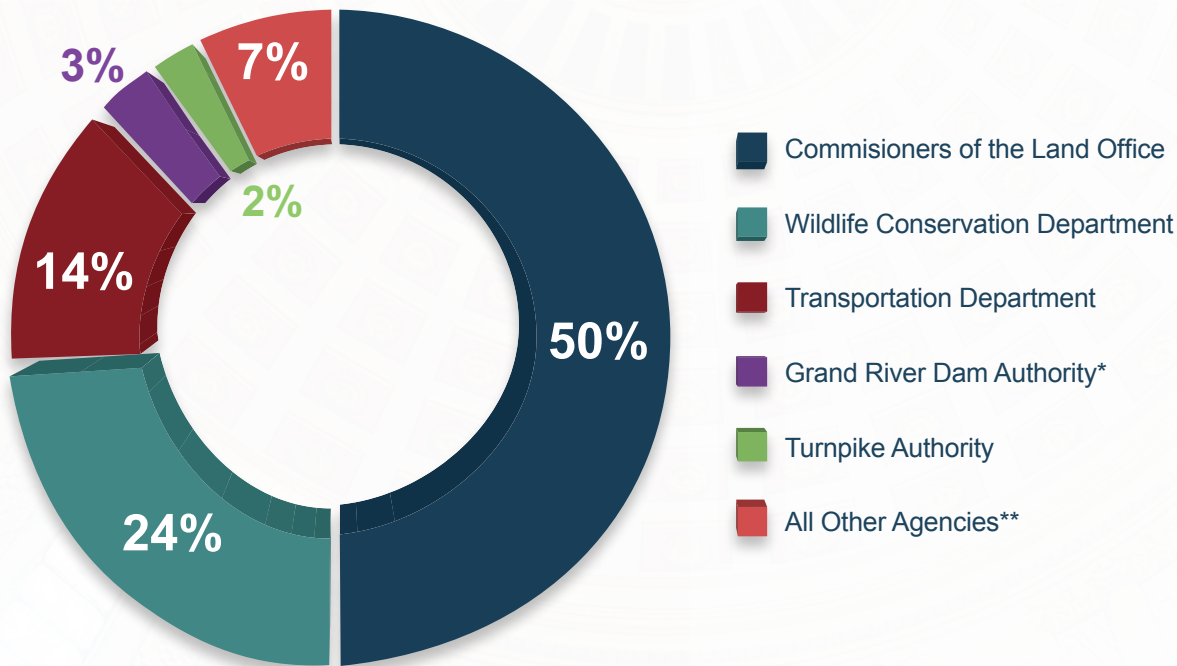
NUMBERS AT-A-GLANCE

OWNED AND LEASED SPACE IN BUILDINGS AND STRUCTURES

Property Classification	Square Feet
State-Owned Space	83,511,090.06
Leased Space from Private Sector	4,146,543.12
Leased Space in State-Owned Buildings*	2,356,765.00

* Space ABCs subleases from other ABCs has been removed from this data to avoid duplication.

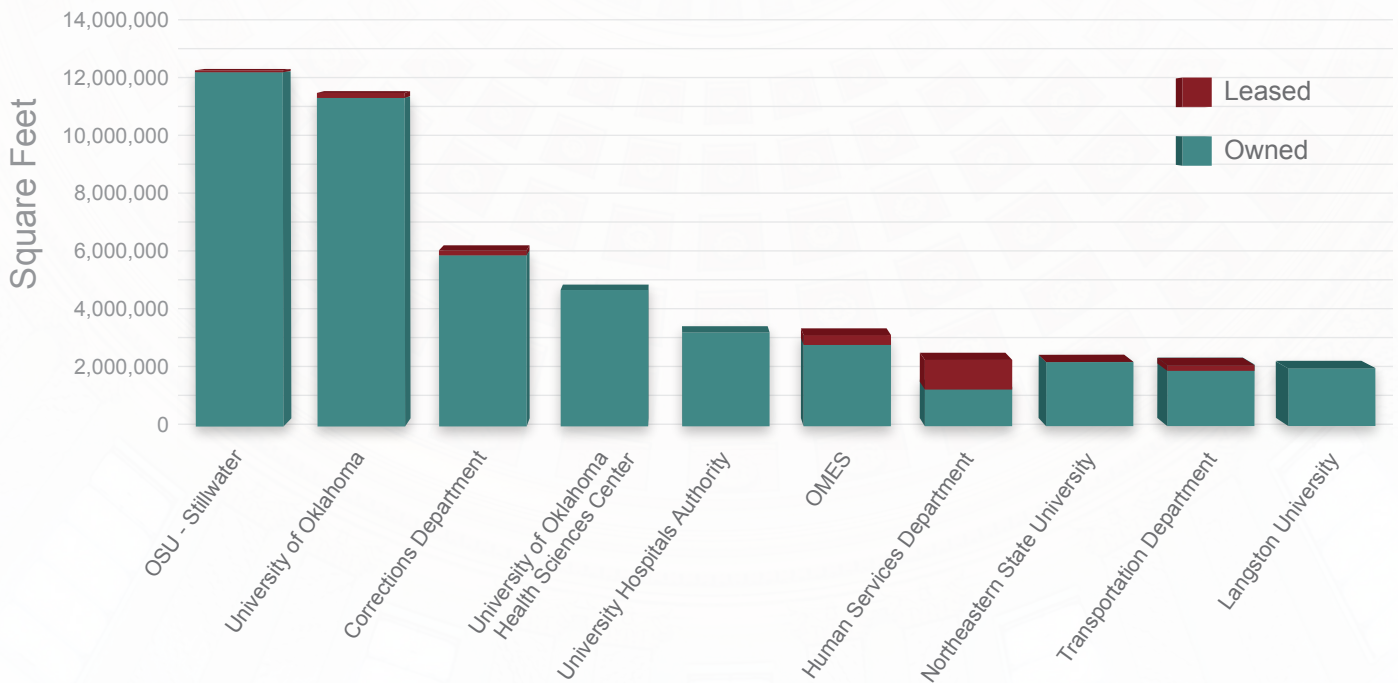
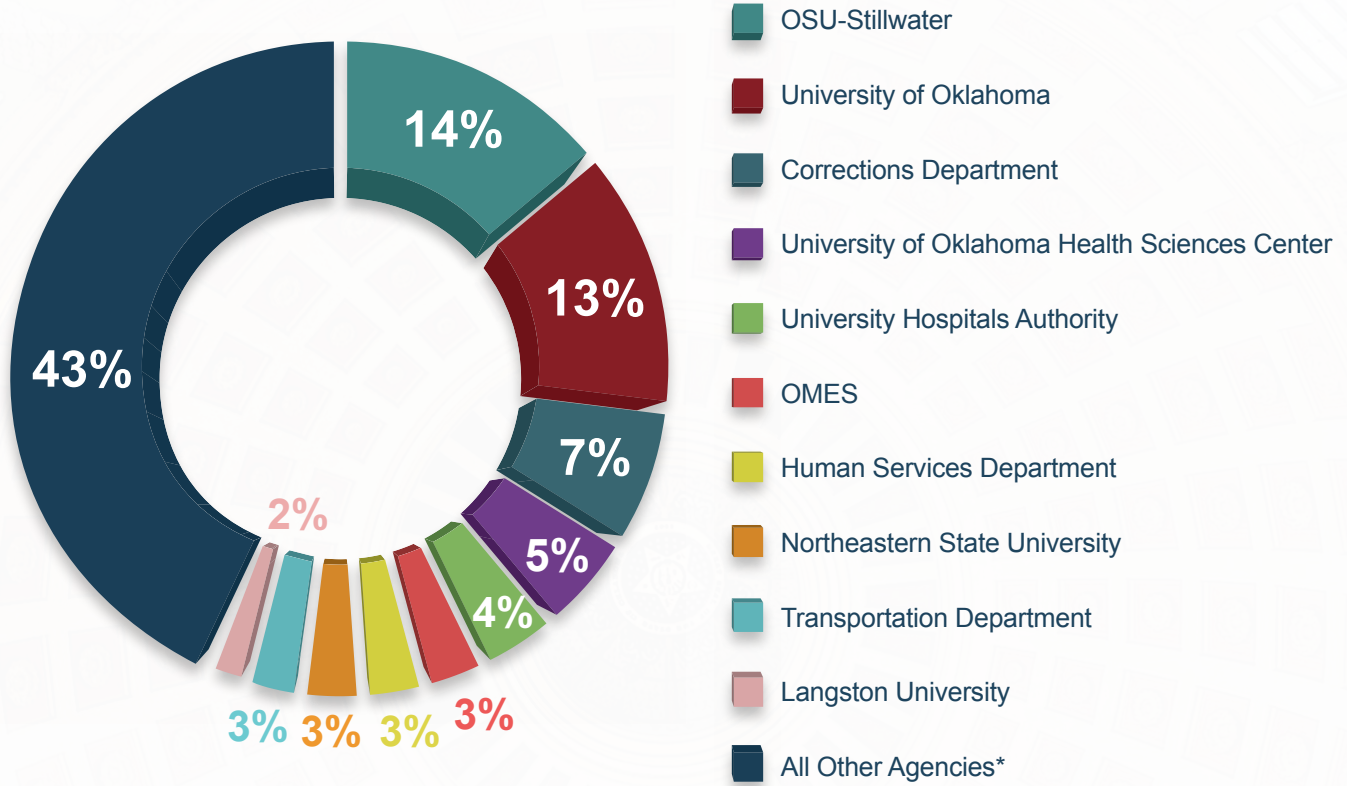
OWNED LAND



* Grand River Dam Authority data was compiled by OMES from County Assessor Data and is not verified by the Grand River Dam Authority.

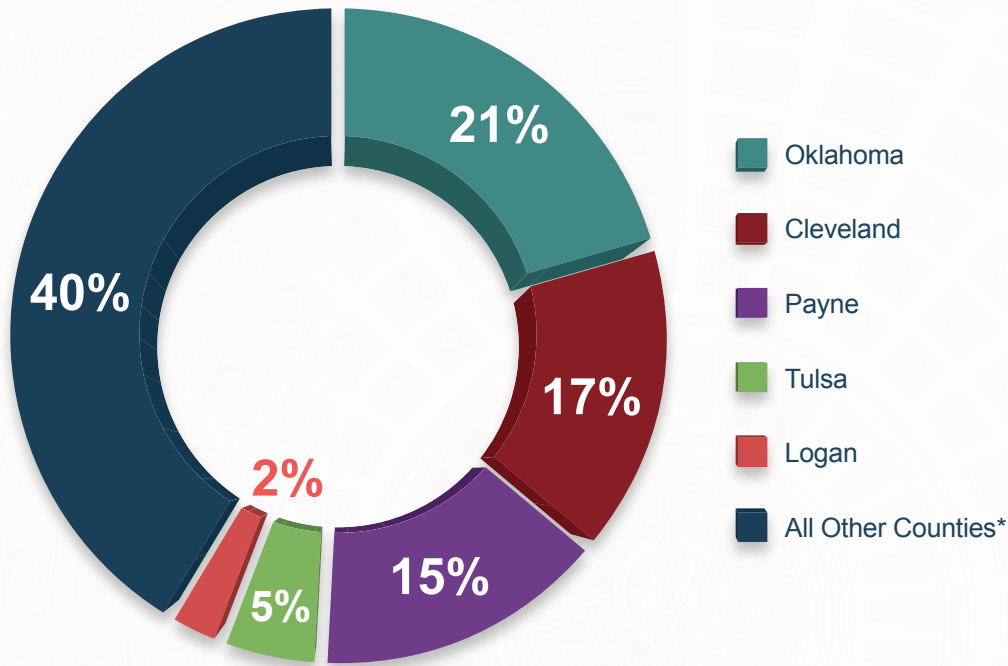
** All Other Agencies landowners are listed in the Inventory List section contained within this report.

TOP 10 AGENCIES WITH THE MOST OWNED AND LEASED PROPERTIES



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

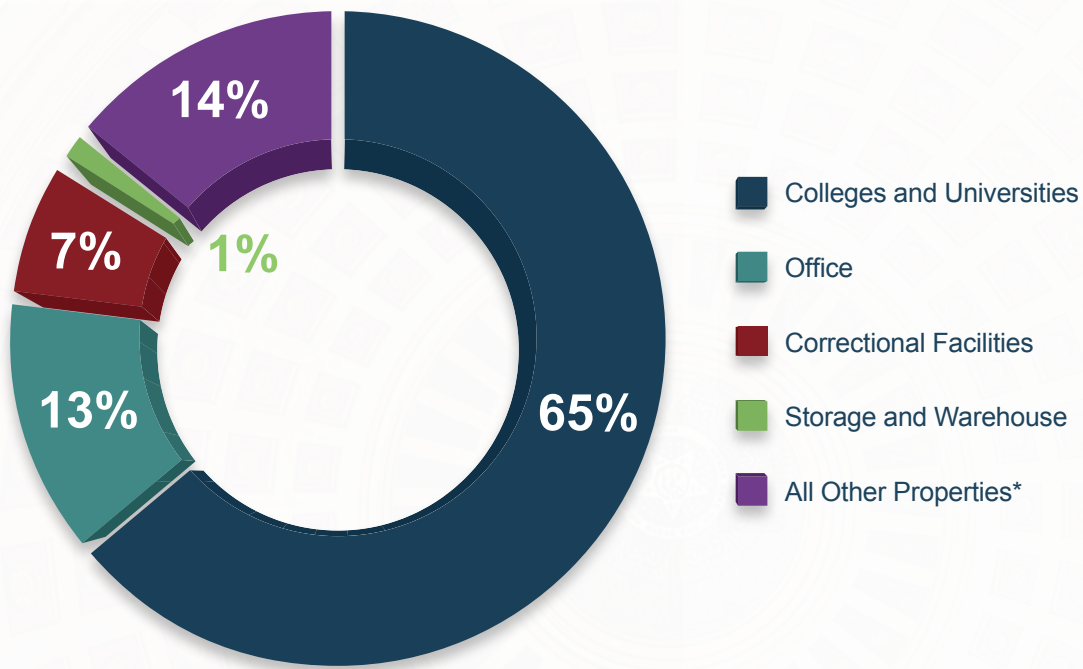
TOP 5 COUNTIES WITH THE MOST OWNED PROPERTIES



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	17,654,801.80	1,881,357.51	1,986,426.00
Cleveland	14,193,043.00	228,229.36	18,146.00
Payne	12,468,013.17	142,906.00	
Tulsa	3,955,476.30	461,326.00	257,969.00
Logan	2,156,881.00	2,485.00	

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

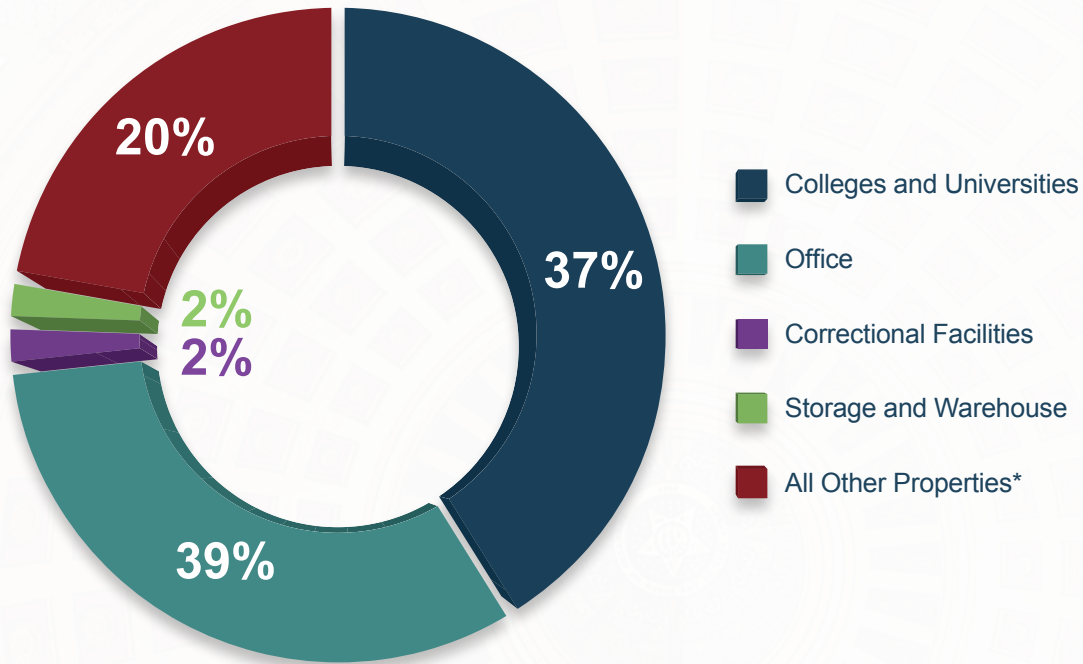
PREDOMINANT USE OF BUILDINGS AND STRUCTURES OWNED PROPERTIES



Predominant Use	Building and Structures Owned Square Footage	Building and Structures Leased from Private Sector Square Footage	Building and Structures Leased in State-Owned Buildings Square Footage
Colleges & Universities	53,895,096.17	912,166.00	4,561.00
Office	11,042,241.97	2,085,794.37	2,066,297.00
Correctional Facilities	5,946,862.00	143,277.75	32,012.00
Storage & Warehouse	1,163,297.80	735,224.00	109,914.00

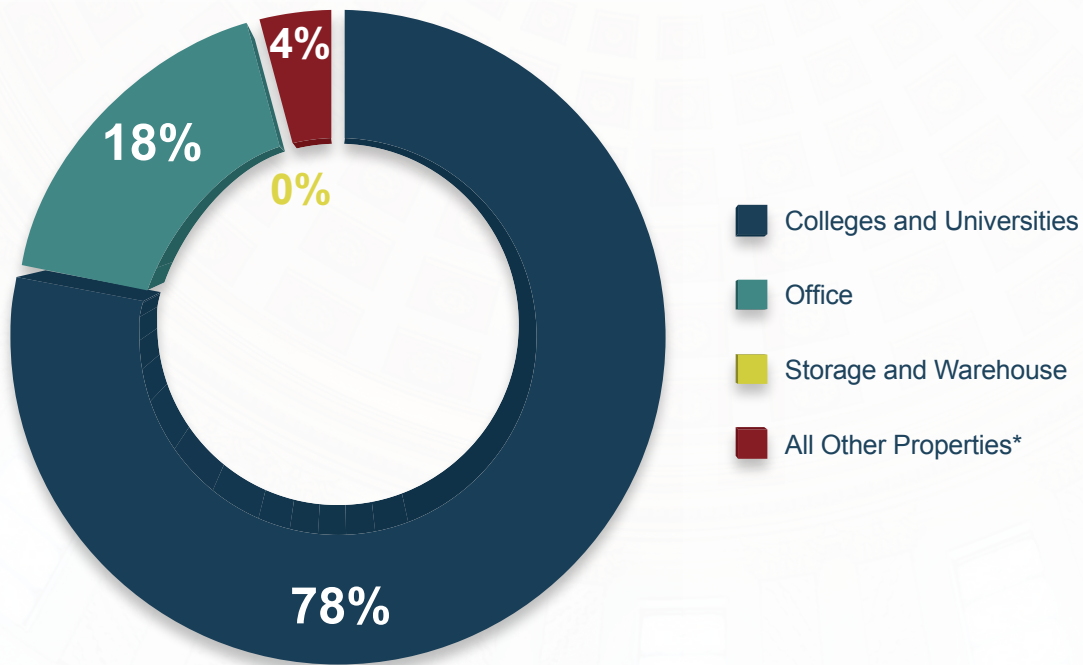
* All Other Properties includes, but is not limited to, building types defined in Appendix A.

PREDOMINANT USE OF BUILDINGS AND STRUCTURES OWNED PROPERTIES – OKLAHOMA CITY



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

PREDOMINANT USE OF BUILDINGS AND STRUCTURES OWNED PROPERTIES – TULSA



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

HIGHLIGHTED PROPERTIES

To provide a glimpse of the unique and diverse properties owned by the State of Oklahoma, OMES selected five properties from the 2017 Real Property Inventory List to highlight in this report. The selected properties are not representative of the entire property inventory owned by the state. Instead, they were selected as examples of buildings used by the state, demonstrating diversity and historical value.

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



Department of Agriculture State Office Building

FRED DRUMMOND HOME

The Drummond family built one of the most successful trading and ranching operations in Oklahoma. Arriving in the United States from his native Scotland in 1884, 20-year-old Frederick Drummond dreamed of becoming a rancher. After a failed Texas cattle venture, he took a job as a clerk with a St. Louis mercantile company. In 1886, he moved to Pawhuska on the Osage Reservation and went to work for the Osage Mercantile Company as a government licensed trader.

In 1890, Drummond married Adeline Gentner, a German-American girl from Coffeyville, Kansas. By 1895, the couple had

saved enough money to buy a partnership in the company where Frederick worked. In 1904, Drummond bought out a trader in Hominy, Oklahoma, forming the Hominy Trading Company. Through this economic base, Drummond expanded his operations to include ranching, banking and real estate.



As a reflection of their financial success, Fred and Addie built a substantial home in Hominy. The three-story house, completed in 1905, is Victorian in style and features a central square tower, second-floor balcony, and false dormers. The first floor is constructed of native sandstone while the upper floors are wooden frame, covered by painted shingles of light and dark green. Lighting for the house was supplied by a gas-generating unit located in the basement, and water from a cistern was distributed by air pressure.

The Drummond family deeded the house to the Oklahoma Historical Society in 1980 along with the original furnishings. The property was placed on the National Register of Historic Places in 1981.

(Information provided by the Oklahoma Historical Society and Pictures by Jim Argo.)

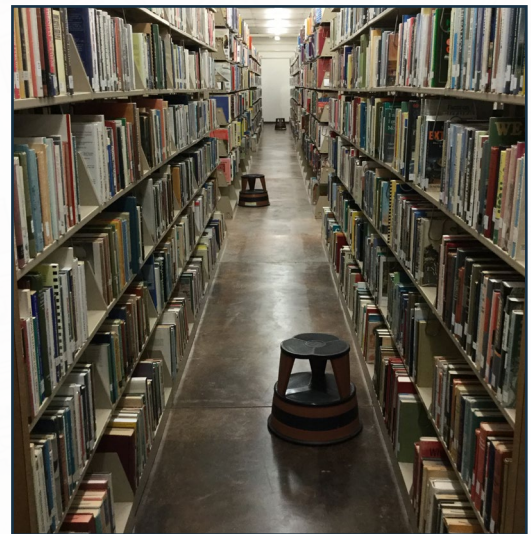
ALLEN WRIGHT MEMORIAL LIBRARY



The Oklahoma Department of Libraries is responsible for one of the state's earliest services. The agency can trace its beginnings to the library established by the Oklahoma Territorial Legislature in 1891. Over the years, the territorial/state library has been located in Guthrie, downtown Oklahoma City, and the State Capitol Building. Throughout much of its existence, the library has remained an independent state agency, but did not have its own building until 1975 when the Allen Wright Memorial Library was dedicated and opened for service.

The building is named for the Choctaw Chief credited with naming the state "Oklahoma." The three-story library has 72,479 square feet and cost \$2.15 million to construct. Today, the library houses more than five million federal and state publications; 26,000 cubic feet of Oklahoma government archival records that date to territorial days; and almost 200,000 titles in general, law and Oklahoma collections. In addition to servicing state government customers, the library's general collection serves as an interlibrary loan back-up collection for the state's public libraries. The Oklahoma collection is a major research resource on Oklahoma authors and books about the state and its tribes.

Office space in the building houses librarians, archivists and other professionals who consult with public libraries, support adult literacy efforts, manage statewide information technology projects, assist state agencies with records management needs, and oversee state and federally-funded library programs.



(Information provided by the Oklahoma Department of Libraries.)

ALABASTER CAVERNS STATE PARK



From exploring the depths and imagining how they were formed millions of years ago to experiencing the different varieties of plant and animal life that exist within their walls, almost everyone is intrigued with caves.

Alabaster Caverns State Park near Freedom is no exception. The park is home to the largest gypsum cave in the world offering daily guided tours. Massive boulders of alabaster are visible in varied colors of pink, white and even a rare black. Nature created the underground site 200 million years ago when the area was covered by an inland sea.

A perennial stream that flows through the caves is fed by lateral tunnels and seepage from the roof. What is now a tiny brook was once a roaring river as evidenced by the sculpted gypsum formations.

Gypsum isn't all you will find in Alabaster Caverns. There are five species of bats found in the cavern.

Some are solitary while others live in colonies. Roosting sites provide daytime shelter and a place for non-migrating bats to hibernate during the winter months. The Mexican free-tailed bat migrates from Mexico to Alabaster Caverns in the spring to bear young and returns to Mexico in the fall.

(Information provided by the Oklahoma Department of Tourism.)



THUNDERBIRD YOUTH ACADEMY



Whitaker Children's Home, now known as Thunderbird Youth Academy, was opened in 1897 by William Whitaker as the first orphanage in Oklahoma Territory. Given to the State of Oklahoma at the onset of statehood with the intent that it be used as an orphanage, the home was capable of supporting populations of orphaned children in the hundreds.

The Whitaker Children's Home was spread across more than 500 acres and was intended to be as self-sustaining as possible for the children's daily needs. It included a full dairy, beef cattle, hogs and chickens, as well as crops planted and preserved for both residents and livestock. A small cemetery is located on site and remains as the final resting place of seven children who died while residing at the home.

The Whitaker Children's Home was closed as an orphanage in 1983. It was taken over as an Oklahoma Army National Guard (OKARNG) training site in 1985, providing for the housing and educational facilities of the OKARNG, and was later rebranded as Whitaker Education and Training Center (WETC). The 25 buildings at the new WETC provided the administrative and logistical functions for the Oklahoma Military Department formal and informal classroom training needs, including short courses in military leadership, Military Occupational Skills Proficiency, and other agency administrative supportive training. Its first class of non-commissioned officer candidates graduated in January of 1985.

The Whitaker Education and Training Center is now used to host the Thunderbird Youth Academy, a youth challenge program run through the Oklahoma Army National Guard. Through military school style physical and educational training, the academy provides at-risk high school youth a chance to affect positive change in their lives, as well as learn respect for themselves, others and the community.



Enrolled youth are located on campus in residency dorms for 24 hours a day, seven days a week, covering a 22-week period. The purpose of this experience is to instill in each cadet a sense of self-discipline and community spirit using a variety of methods built around the programs eight-core objectives: academic excellence, life coping skills, job skills, health and hygiene, responsible citizenship, service to the community, leadership/followership, and physical fitness. Following the program, graduates are assigned case managers from the academy who will contact them and their mentors on a monthly basis to follow up and collect information on their continued success.

(Information provided by the Oklahoma Military Department.)



UNIVERSITY OF SCIENCE AND ARTS OF OKLAHOMA

At the heart of the University of Science and Arts (USAO) campus stands Troutt Hall, the building that began the rich history of Oklahoma's only public liberal arts university. Built in 1910, Troutt Hall was originally named the Administration Building and was the first building constructed on the campus of the Oklahoma Industrial Institute and College for Girls with a \$100,000 Oklahoma Legislature appropriation. The Renaissance-style building was designed by the McAlester firm, Smith & Parr. Architect Joseph Overton Parr went on to win an American Institute of Architects masterpiece award for his design of the Oklahoma City Civic Center Music hall in 1936.



The Administration Building encapsulated the entire campus for several years, housing the cafeteria, library, offices, dormitory and a small gymnasium. As new hall buildings were added to the university, each was built according to the style of the original campus facility. In 1995, the USAO Board of Regents renamed the Administration Building after Dr. Roy Troutt, the university's 11th president. Today, Troutt Hall is listed as a contributing resource within the Oklahoma College for Women National Historic District.



In 1926, an 850-seat auditorium was added to the original building. In 2006, the auditorium was renovated and renamed the Te Ata Memorial Auditorium in honor of one of USAO's favorite daughters, Mary Thompson. Born in Tishomingo in 1895, Chickasaw actress Mary Thompson attended what was then the Oklahoma College for Women in the 1910s. After her graduation in 1919, she went on to perform in Broadway shows in New York. She eventually crafted a one-person show telling Native American stories using the name "Te Ata," an Indian name meaning "Bearer of the Morning." During her lifetime, she was named Oklahoma's first State Treasurer and was inducted into the Oklahoma Hall of Fame. She was a published author who toured the world sharing her stories for more than 70 years, until her death in 1995.

(www.usao.edu)

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 2017 Real Property Inventory List.

Agency Name	Owned Buildings and Structures		Leased Buildings and Structures		Total Buildings and Structures	
	Total Square Footage	Number of Buildings	Total Square Footage	Number of Buildings	Square Footage	Number of Buildings
Abstractors Board			928	1	928	1
Accountancy Board			4,316	2	4,316	2
Accrediting Agency			1,464	1	1,464	1
Aeronautics Commission			3,287	2	3,287	2
Agriculture, Food and Forestry	63,084	8	163,695	37	226,779	45
Agriculture Mediation Board			1,500	1	1,500	1
Alcoholic Beverage Licensing and Law Enforcement			14,633	4	14,633	4
Architects Board			1,230	1	1,230	1
Arts Council			14,787	3	14,787	3
Attorney General			91,379	3	91,379	3
Auditor and Inspector			21,521	7	21,521	7

Agency Name	Owned Buildings and Structures		Leased Buildings and Structures		Total Buildings and Structures	
	Total Square Footage	Number of Buildings	Total Square Footage	Number of Buildings	Square Footage	Number of Buildings
Banking Department			10,037	2	10,037	2
Boll Weevil Eradication				1		1
Bond Advisor			718	1	718	1
Bureau of Investigation	163,421	7	27,036.86	36	190,457.86	43
Cameron University	1,286,685	53		1	1,286,685	54
Career and Technology Education Department			473.51	2	473.51	2
Carl Albert State College	379,838	27	14,712	3	394,550	30
Center for Advancement of Science and Technology			5,365	2	5,365	2
Children and Youth Commission			8,252	1	8,252	1
Chiropractic Examiners Board			875	1	875	1
Commerce Department	39,750	2	2,069	2	41,819	4
Commissioners of the Land Office	505,751	10			505,751	10
Connors State College	335,161	44	10,400	1	345,561	45
Conservation Commission			11,261	2	11,261	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 Buildings	Total Square Footage	Number of Buildings	Square Footage	Number of Buildings
Consumer Credit			8,869	1	8,869	1
Corporation Commission	3,492	2	130,879	6	134,371	8
Corrections Department	5,946,862	1,022	175,289.75	66	6,122,151.75	1,088
Cosmetology Board			3,448	1	3,448	1
Court of Appeals (Oklahoma Judicial Branch)			14,048	1	14,048	1
Dentistry Board			1,384	2	1,384	2
Disability Concerns			1,379	1	1,379	1
District Attorneys Council			10,001	2	10,001	2
East Central University	1,039,078	42			1,039,078	42
Eastern Oklahoma State College	410,833	26			410,833	26
Education Department			101,171	1	101,171	1
Educational Quality and Accountability			2,792	1	2,792	1
Election Board			11,736	2	11,736	2
Emergency Management			32,395	4	32,395	4
Employment Security Commission			230,840	35	230,840	35

Agency Name	Owned Buildings and Structures		Leased Buildings and Structures		Total Buildings and Structures	
	Total Square Footage	Number of Buildings	Total Square Footage	Number of Buildings	Square Footage	Number of Buildings
Environmental Quality Department	473,405	2	14,751	22	488,156	24
Ethics Commission			2,617	1	2,617	1
Fire Marshal			3,253	1	3,253	1
Firefighter Pension and Retirement			2,829	1	2,829	1
Funeral Board			950	1	950	1
*Governor's Office			35,151	2	35,151	2
**Grand River Dam Authority	1,621,448	103	2,316	1	1,623,764	104
Health Care Authority			154,085	1	154,085	1
Health Department	602,823	3	152,919	5	755,742	8
Historical Society	657,478	167	4,946	1	662,424	168
Horse Racing Commission			3,107	6	3,107	6
House of Representatives			164,445	1	164,445	1
Housing Finance Agency	41,061	2			41,061	2
Human Services Department	1,357,761.20	69	1,226,772	86	2,584,533.20	155
Indigent Defense			34,389	8	34,389	8

Agency Name	Owned Buildings and Structures		Leased Buildings and Structures		Total Buildings and Structures	
	Total Square Footage	Number of Buildings	Total Square Footage	Number of Buildings	Square Footage	Number of Buildings
Industrial Finance Authority	17,800	1	2,000	1	19,800	2
Insurance Department			34,725	2	34,725	2
Interstate Oil Compact Commission			2,209	1	2,209	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	216,969	3	116,252	67	333,221	70
Labor Department			16,038	1	16,038	1
Langston University	2,137,373	54			2,137,373	54
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
Libraries Department	22,000	1	110,750	2	132,750	3
Licensed Social Workers Board			725	1	725	1

Agency Name	Owned Buildings and Structures		Leased Buildings and Structures		Total Buildings and Structures	
	Total Square Footage	Number of Buildings	Total Square Footage	Number of Buildings	Square Footage	Number of Buildings
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			10,995	2	10,955	2
Medical Licensure and Supervision Board			12,176	2	12,176	2
Medicolegal Investigations Board	27,850	2	47,474	1	75,324	3
Mental Health and Substance Abuse Services Department	1,683,758	83	191,467	19	1,875,225	102
Merit Protection Commission			3,039	2	3,039	2
Midwestern Oklahoma Development Authority	232,077	209			232,077	209
Military Department	1,598,162.69	43	88,633	4	1,686,795.69	47
Mines Department			8,362	2	8,362	2
Motor Vehicle Commission			1,203	1	1,203	1
Multiple Injury Trust Fund			2,448	1	2,448	1

Agency Name	Owned Buildings and Structures		Leased Buildings and Structures		Total Buildings and Structures	
	Total Square Footage	Number of Buildings	Total Square Footage	Number of Buildings	Square Footage	Number of Buildings
Murray State College	484,750	52			484,750	52
Narcotics and Dangerous Drugs Control Bureau	31,134	2	24,375	7	55,509	9
Native American Cultural and Educational Authority	147,996	5			147,996	5
Northeastern Oklahoma A&M College	686,106	53			686,106	53
Northeastern State University	2,222,762	81	5,498	3	2,228,260	84
Northern Oklahoma College	864,423	87	41,999	3	906,422	90
Northwestern Oklahoma State University	813,688	38	36,127	6	849,815	44
Nursing Board			9,603	1	9,603	1
Oklahoma City Community College	1,036,002	20	31,566	2	1,067,568	22
Oklahoma Development Finance Authority	7,977	1			7,977	1
Oklahoma Educational Television Authority	37,437	8	257	1	37,694	9
Oklahoma Municipal Power Authority	21,500	19	51,650	8	73,150	27
Oklahoma Panhandle State University	1,002,195	57			1,002,195	57

Agency Name	Owned Buildings and Structures		Leased Buildings and Structures		Total Buildings and Structures	
	Total Square Footage	Number of Buildings	Total Square Footage	Number of Buildings	Square Footage	Number of Buildings
OMES	2,848,470	95	222,168	15	3,070,638	110
Optometry Board			501	1	501	1
Osteopathic Examiners Board			1,498	2	1,498	2
OSU-Agriculture Research Station	351,155	173			351,155	173
OSU-Center for Health Sciences	325,608	11	20,046	9	345,654	20
OSU-County Extension Division				85		85
OSU-Institute of Technology Okmulgee	1,064,752	71	23,748	1	1,088,500	72
OSU Medical Authority			11,688	2	11,688	2
OSU-OKC	595,075	24			595,075	24
OSU-Stillwater	12,509,603.17	712	71,471	15	12,581,074.17	727
OSU-Tulsa	354,618	4	190,063	3	544,681	7
Pardon and Parole Board			2,375	1	2,375	1
Pharmacy Board			8,440	1	8,440	1
Physician Manpower Training Commission			1,768	1	1,768	1

Agency Name	Owned Buildings and Structures		Leased Buildings and Structures		Total Buildings and Structures	
	Total Square Footage	Number of Buildings	Total Square Footage	Number of Buildings	Square Footage	Number of Buildings
Police Pension and Retirement System	36,557	1			36,557	1
Private Vocational Schools Board			1,325	4	1,325	4
Professional Engineers and Land Surveyors	9,060	1			9,060	1
Psychologists Examiners			501	1	501	1
Public Employees Retirement System			14,399	1	14,399	1
Public Safety Department	233,721	47	211,485	149	445,206	196
Quartz Mountain Arts and Conference Center and Nature Park	161,333	58			161,333	58
Real Estate Commission			8,239	1	8,239	1
Redlands Community College	699,965	89			699,965	89
Regents for Higher Education			71,345	2	71,345	2
Regional University System			3,078	2	3,078	2
Rehabilitation Services	501,864	22	233,610	44	735,474	66
Rogers State University	1,035,882	43			1,035,882	43
Rose State College	614,386	26	92,811	7	707,197	33

Agency Name	Owned Buildings and Structures		Leased Buildings and Structures		Total Buildings 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			14,448	2	14,448	2
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
Southeastern Oklahoma State University	1,005,828	60			1,005,828	60
Southwestern Oklahoma State University	1,315,865	71			1,315,865	71
Space Industry Development Authority	283,817	46			283,817	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	55,932	5	201,882	6
Tax Commission			242,207	6	242,207	6
Teachers Retirement System			18,412	1	18,412	1
Tobacco Settlement Trust			6,099	1	6,099	1

Agency Name	Owned Buildings and Structures		Leased Buildings and Structures		Total Buildings and Structures	
	Total Square Footage	Number of Buildings	Total Square Footage	Number of Buildings	Square Footage	Number of Buildings
Tourism and Recreation Department	1,559,231	1,892	63,970	4	1,623,201	1,896
Transportation Department	1,857,523	727	370,423	46	2,227,946	773
Treasurer's Office			12,841	2	12,841	2
Tulsa Community College	1,567,786	33	19,424	2	1,587,210	35
Turnpike Authority	643,926	316	15,564	2	659,490	318
Uniform Building Code Commission			627	1	627	1
University Center at Ponca City				1		1
University Center of Southern Oklahoma	49,000	1	32,000	1	81,000	2
University Hospitals Authority	3,253,691	16			3,253,691	16
University of Central Oklahoma	1,926,876	67	128,115	13	2,054,991	80
University of Oklahoma	11,784,255	341	199,314	51	11,983,569	392
University of Oklahoma Health Sciences Center	4,702,825	72			4,702,825	72
University of Oklahoma-Law Center	12,735	1			12,735	1
University of Science and Arts	595,459	28			595,459	28

Agency Name	Owned Buildings and Structures		Leased Buildings and Structures		Total Buildings and Structures	
	Total Square Footage	Number of Buildings	Total Square Footage	Number of Buildings	Square Footage	Number of Buildings
Used Motor Vehicle and Parts Commission			2,789	1	2,789	1
Veterans Affairs	1,294,184	51			1,294,184	51
Veterinary Medical Examiners Board			1194	1	1194	1
Water Resources Board			42,621	4	42,621	4
Western Oklahoma State College	363,889	27	5,721	2	369,610	29
Wildlife Conservation Department	474,053	232	3,000	1	477,053	233
Workers Compensation Commission			35,650	3	35,650	3
Workers Compensation Court (Oklahoma Judicial Branch)			43,237	2	43,237	2
Totals	83,511,090.06	7,809	6,505,696.12	1,031	90,016,786.18	8,840

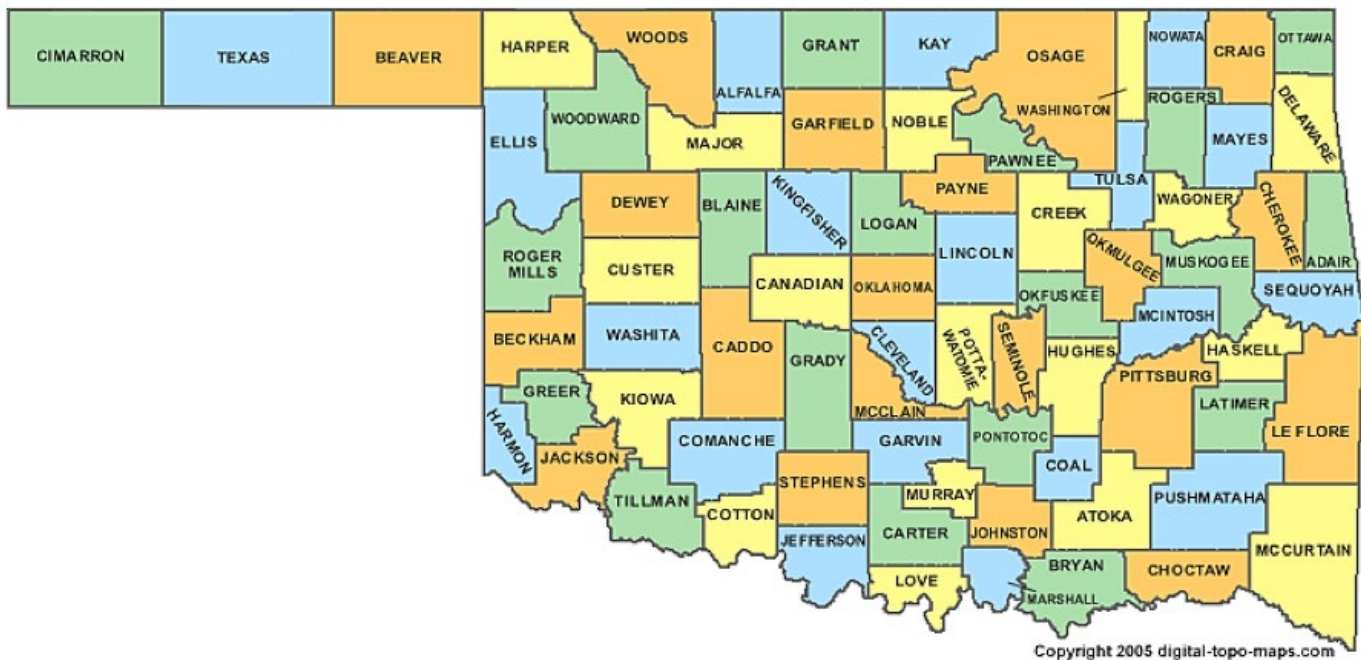
* Governor's Office includes offices in Oklahoma City and the governor's residence.

** Grand River Dam Authority data was compiled by OMES from County Assessor Data and is not verified by the Grand River Dam Authority.

YEARLY TOTALS

Building and Structures	FY 12	FY 13	FY 14	FY 15	FY 16	FY 17
Totals (Square footage)	83,072,748	86,023,247	88,014,175	88,035,863	88,947,120	90,016,786
Owned (Square footage)	76,438,514	79,278,300	81,119,010	81,393,105	82,510,014	83,511,090
Leased (Square footage)	6,634,234	6,744,947	6,895,165	6,642,758	6,437,106	6,505,696

OKLAHOMA COUNTIES



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

<http://www.ok.gov/DCS/Real Estate & Leasing Services/State of Oklahoma Real Property Assets.html>

COUNTY PROFILES

The County Profiles table provides a view of all of the buildings 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 Buildings	Total Square Footage	Number of Buildings	Square Footage	Number of Buildings
Adair	6,268	7	12,222	4	18,490	11
Alfalfa**	339,622	115	3,650	3	343,272	118
Atoka**	642,659	177	9,554	6	652,213	183
Beaver	23,275	10	2,679	6	25,954	16
Beckham*, **	122,358	40	13,195	7	135,553	47
Blaine***	85,780.80	87	315	6	86,095.80	93
Bryan*	1,098,327.35	86	27,997	10	1,126,324.35	96
Caddo***	148,562	133	24,111	7	172,673	140
Canadian*, **	1,002,574.70	137	12,573	9	1,015,147.70	146
Carter***	506,350	262	81,914	15	588,264	277
Cherokee*, ***	2,028,266.60	219	20,428	17	2,048,694.60	236
Choctaw	49,486	34	4,603	7	54,089	41
Cimarron	33,605	32		3	33,605	35
Cleveland*, **, ***	14,193,043	627	246,375.36	51	14,439,418.36	678
Coal	5,660	4	4,180	3	9,840	7
Comanche*, **	1,606,995	101	70,895	21	1,677,890	122
Cotton	64,255.7	22	174	3	64,429.70	25
Craig**	973,876	112	12,969	11	986,845	123
Creek	60,397.70	31	12,568	11	72,965.70	42
Custer*	1,588,652	152	26,441	14	1,615,093	166
Delaware	92,218.10	88	7,415	11	99,633.10	99
Dewey	12,176	11	3,688	2	15,864	13
Ellis	33,080	18	80	2	33,160	20
Garfield*	974,679.40	88	28,226	17	1,002,905.4	105
Garvin	389,346.60	41	26,044	6	415,390.60	47
Grady*	678,372	71	29,885	10	708,257	81
Grant	8,292	8	912	3	9,204	11
Greer**	572,033.20	159	3,148	5	575,181.20	164

County	Owned Buildings and Structures		Leased Buildings and Structures		Total Buildings and Structures	
	Total Square Footage	Number of Buildings	Total Square Footage	Number of Buildings	Square Footage	Number of Buildings
Harmon	7,960	6	1,368	2	9,328	8
Harper	96,400	15	900	2	97,300	17
Haskell	9,576	7	9,911	5	19,487	12
Hughes	44,347.77	16	9,821	5	54,168.77	21
Jackson*	501,108.70	58	8,970	8	510,078.70	66
Jefferson	17,706	7		2	17,706	9
Johnston*	483,526	67	9,683	6	493,209	73
Kay*	675,922	88	80,333	14	756,255	102
Kingfisher	44,302	21	7,169	7	51,471	28
Kiowa	32,151	47	30,407	7	62,558	54
Latimer*,***	649,067	182	22,856	8	671,923	190
Le Flore*,**,***	672,689	194	50,986	19	723,675	213
Lincoln	108,956	35	1,907.25	8	110,863.25	43
Logan*	2,156,881	73	2,485	6	2,159,366	79
Love	63,050	64	1,440	4	64,490	68
Major	15,195	11	4,906	5	20,101	16
Marshall***	125,175	64	10,535	8	135,710	72
Mayes	1,750,340.60	86	31,520	6	1,781,860.60	92
McCain	38,294	32	23,654	14	61,948	46
McCurtain*,***	334,559	193	92,557	24	427,116	217
McIntosh***	121,035	88	9,382	6	130,417	94
Murray	408,047	39	7,059	7	415,106	46
Muskogee*,**,***	1,347,451.56	278	88,491	15	1,435,942.56	293
Noble	128,930	40	5,545	5	134,475	45
Nowata	10,738	10	5,338	3	16,076	13
Okfuskee**	439,529	57	7,565	5	447,094	62
Oklahoma*,**	17,654,801.80	455	3,867,783.51	255	21,522,585.31	710
Okmulgee	1,109,902	86	24,638	14	1,134,540	100
Osage**,***	461,040	127	4,235	8	465,275	135
Ottawa*	762,374	117	5,889	7	768,263	124
Pawnee	68,544	34	1,023	5	69,567	39
Payne*	12,468,013.17	751	142,906	29	12,610,919.17	780
Pittsburg*,**,***	1,237,138	198	85,040	18	1,322,178	216
Pontotoc*	1,455,433	59	19,880	14	1,475,313	73

County	Owned Buildings and Structures		Leased Buildings and Structures		Total Buildings and Structures	
	Total Square Footage	Number of Buildings	Total Square Footage	Number of Buildings	Square Footage	Number of Buildings
Pottawatomie**	409,654	36	45,875	11	455,529	47
Pushmataha	139,497	51	18,651	10	158,148	61
Roger Mills	27,330	13	100	3	27,430	16
Rogers*	1,161,457	74	119,856.50	11	1,281,313.50	85
Seminole*	423,734.10	33	17,254	6	440,988.10	39
Sequoyah*,***	150,913	106	27,774	10	178,687	116
Stephens	122,971	18	29,903	15	152,874	33
Texas*	1,042,946	78	14,758	11	1,057,704	89
Tillman	89,020	13	5,290	5	94,310	18
Tulsa*	3,955,476.30	197	719,295	56	4,674,771.30	253
Wagoner*	766,155.91	98	3,487	7	769,642.91	105
Washington*	255,979	23	11,234	8	267,213	31
Washita	534,840	273	23,642	5	558,482	278
Woods*,**	883,255	98	35,727.50	16	918,982.50	114
Woodward**,***	642,911	191	67,274	18	710,185	209
Totals	83,446,533.06	7,779	6,502,545.12	1,013	89,949,078.18	8,792

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

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

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

[Report of Underutilized Properties](#)

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

REPORT OF 5 PERCENT MOST UNDERUTILIZED PROPERTIES

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

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

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

INVENTORY LISTS

REAL PROPERTY

The Real Property Inventory 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 \(509 pp.\)](#)

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 \(364 pp.\)](#)

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 \(87 pp.\)](#)

MINERAL INTERESTS

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

[OMES Mineral Interest Inventory List](#)

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

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 \(1,017 pp.\)](#)

[Print Version Part 2 \(961 pp.\)](#)

[Print Version Part 3 \(704 pp.\)](#)

APPENDIX A

DEFINITIONS

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

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

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

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

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

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

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

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

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

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

Personal property: The current inventory of tangible assets owned by state boards, commissions, institutions, agencies, and the institutions comprising 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.

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: 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 for 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, and 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 with custody or control of the structure.

APPENDIX B

UNDERUTILIZED METHODOLOGY

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

Report of Underutilized Property

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

Report of 5 Percent Most Underutilized Properties

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