REAL PROPERTY

ASSET REPORT

2023

OKLAHOMA
Office of Management
& Enterprise Services

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INTRODUCTION

The Guardian overlooking the Oklahoma State Flag

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 2023 Oklahoma Real Property Asset Report is the twelfth 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 data in the surveys is compiled and published online in an interactive format. 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 analyzed the submitted 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 requests utility information as part of the survey, and some ABCs include the utility information in their survey responses. OMES would like to thank the ABCs for the time and diligence they have expended to update and improve the information reported.

METHOD OF COLLECTING AND COMPILING DATA

To capture the data for the 2023 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.

State Capitol Building

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.

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 with an asterisk before the physical address. OMES implemented a new real property management database that has enabled OMES to better identify leases in state-owned space and subleases from other state agencies, and this has resulted in a substantial shift in the totals on data on the square footage leased from the private sector square footage leased in state-owned space. Square footages and building or structure types are listed as reported. ABCs 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:
https://oklahoma.gov/omes/divisions/capital-assets-management/real-estate-licensing-services/resources/reports.html

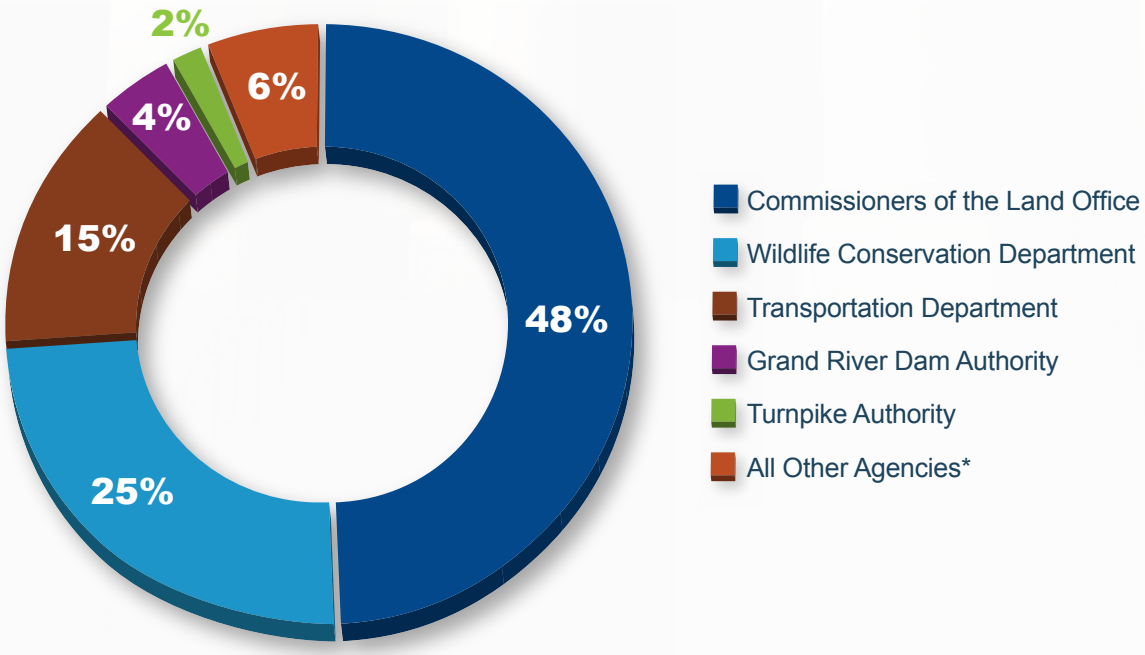
NUMBERS AT-A-GLANCE

OWNED AND LEASED SPACE IN BUILDINGS AND STRUCTURES

Property Classification	Square Feet
State-owned space	87,988,626
Leased space from private sector	4,630,372*
Leased space in state-owned buildings	4,083,019*

*When reported as subleased by the agency, space subleased by ABCs 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*.

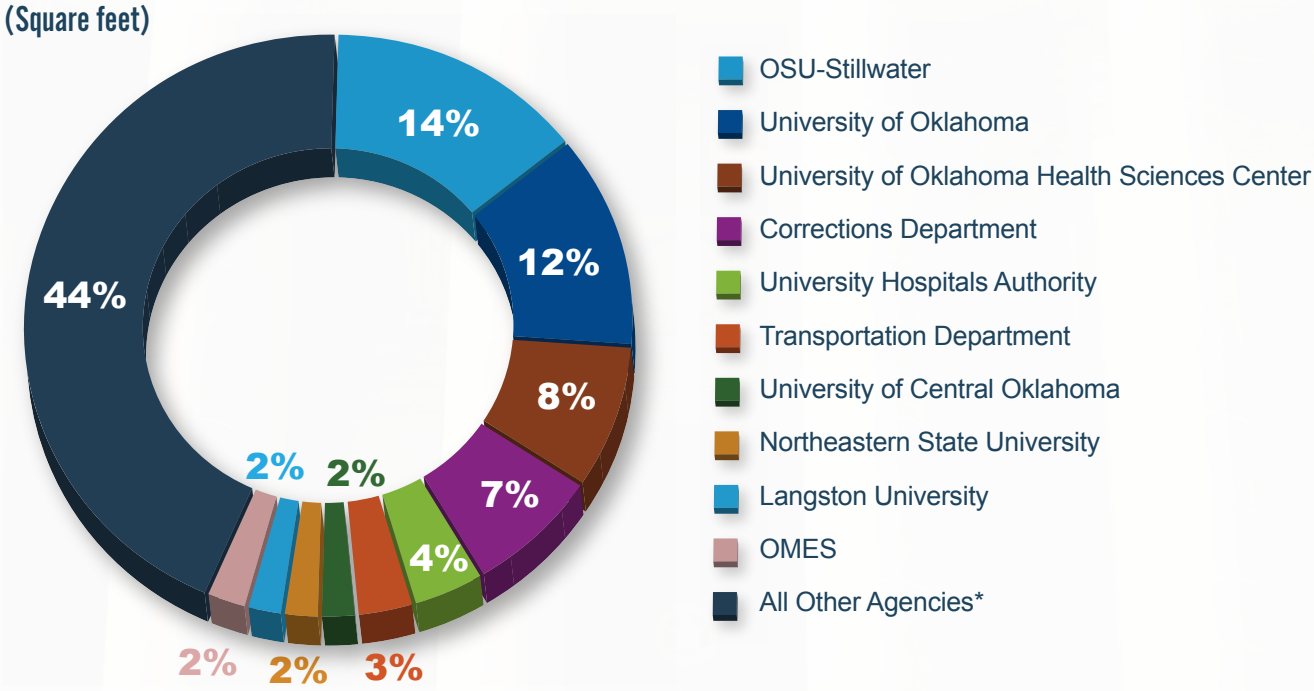
OWNED LAND (Acres)



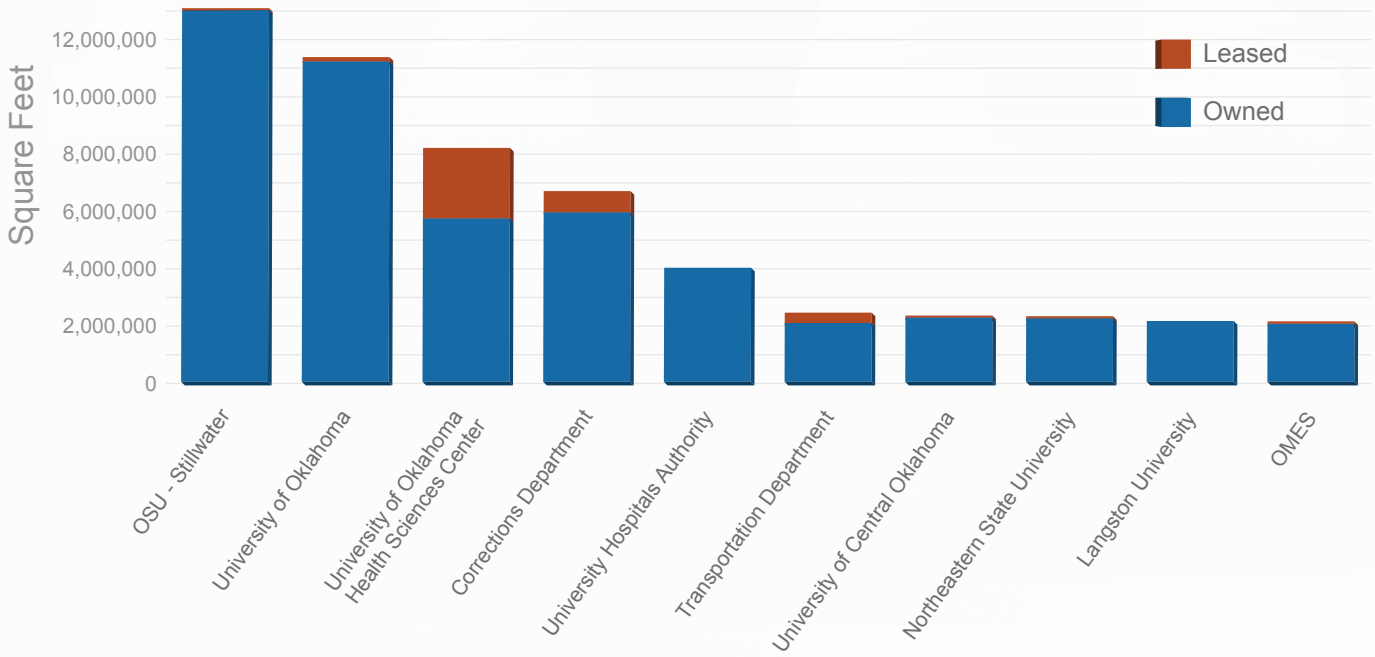
*All Other Agency landowners are listed in the Inventory List section contained within this report.

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

(Square feet)

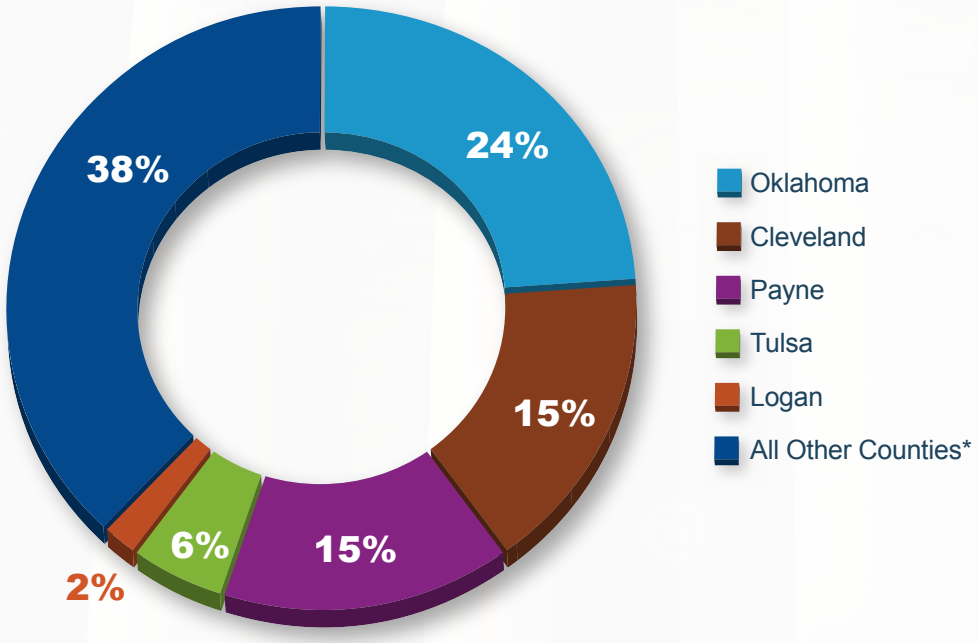


*All Other Agencies are listed in the Inventory List section contained within this report.



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

(Square feet)



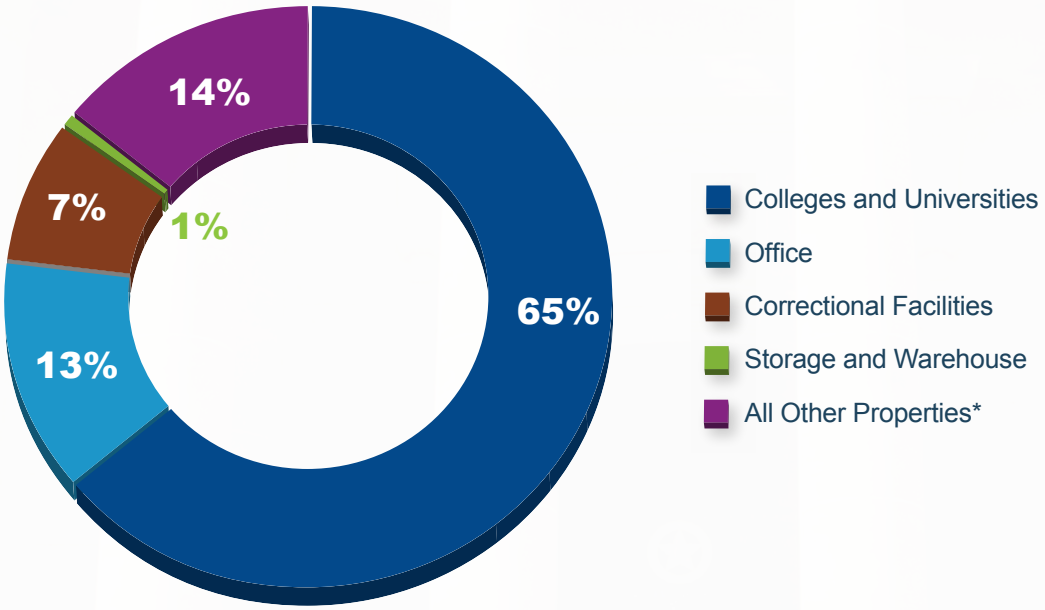
*All Other Counties are listed in the County Profile section contained within this report.

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	20,683,416	1,495,382	3,772,442*
Cleveland	13,551,261	211,867	28,037
Payne	13,439,658	70,206	
Tulsa	5,138,161	376,600*	172,868*
Logan	2,101,761	2,481	110

*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)



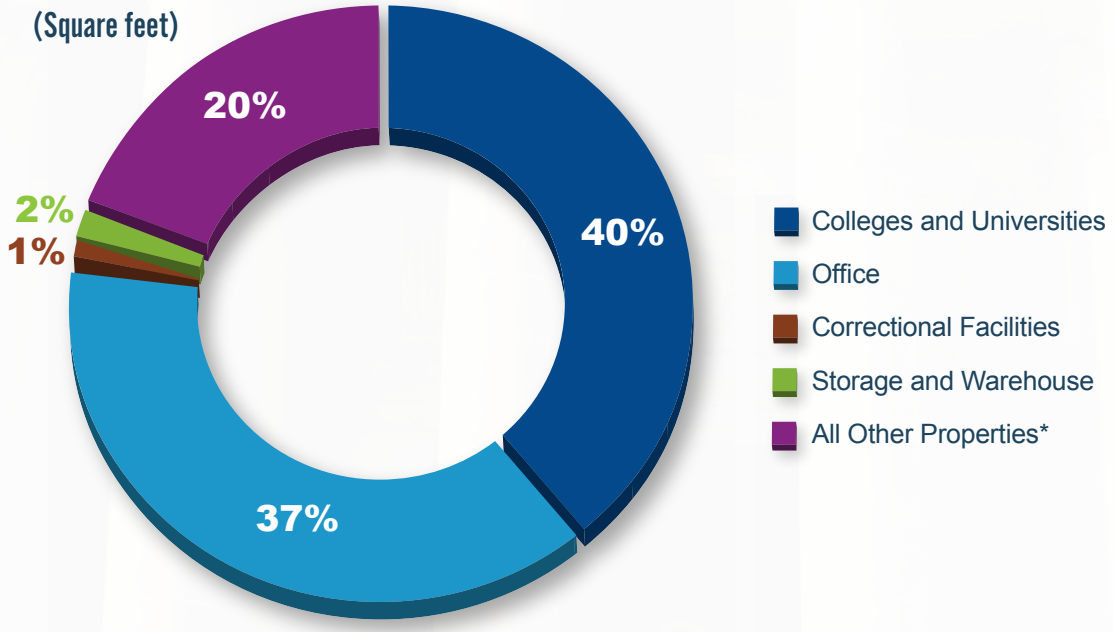
*All Other Properties includes, but is not limited to, building types defined in Appendix A.

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	57,133,147	241,741	180,760
Office	11,078,117	2,582,006*	2,351,771*
Correctional Facilities	5,945,379	655,157	
Storage and Warehouse	1,079,425	545,277	63,234

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

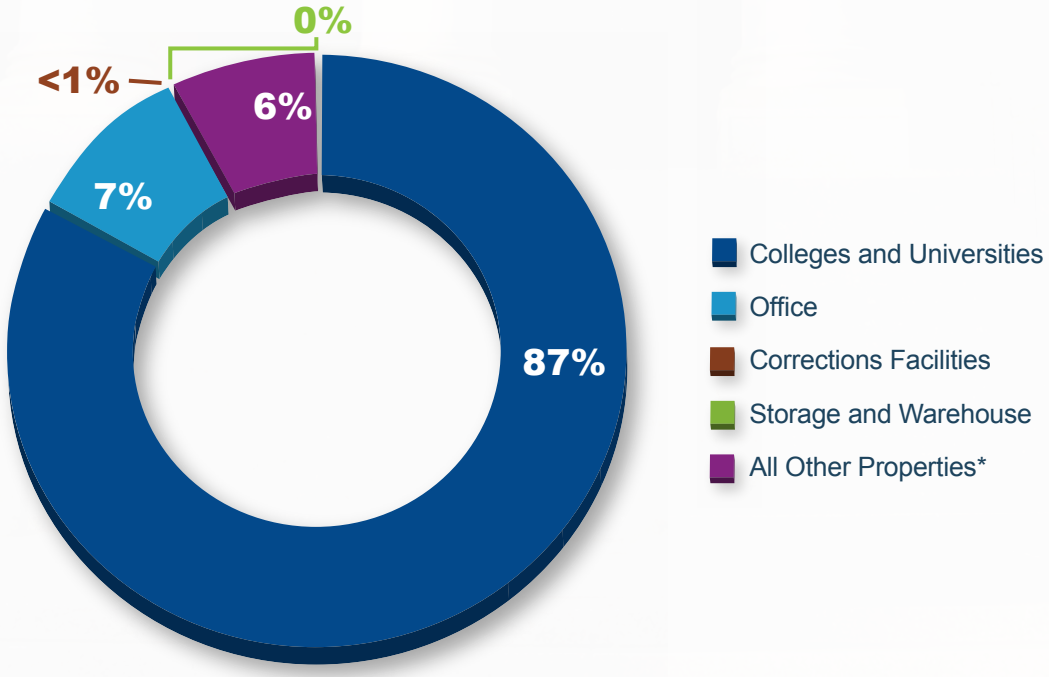
Leases from the federal government, counties, cities and other political subdivisions are included with *Leased space from private sector*.

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



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

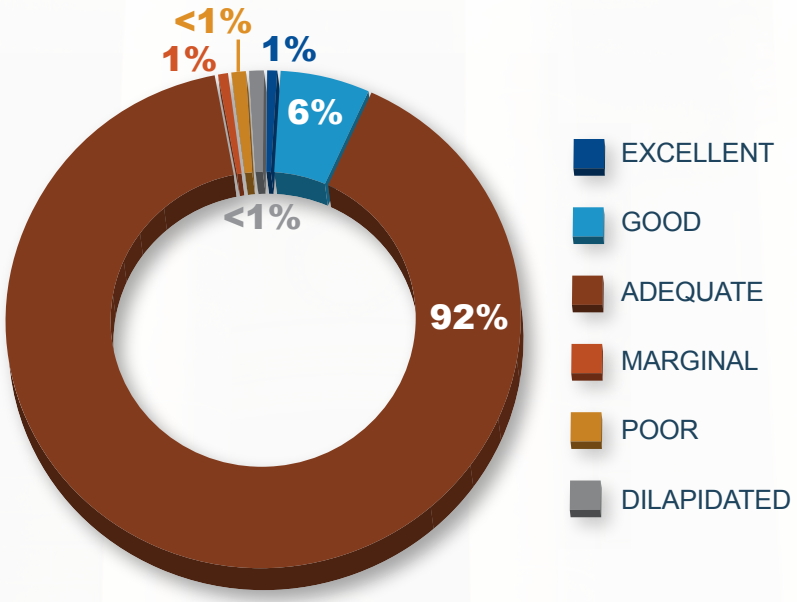
PREDOMINANT USE OF BUILDINGS AND STRUCTURES OWNED PROPERTIES – CITY OF TULSA



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

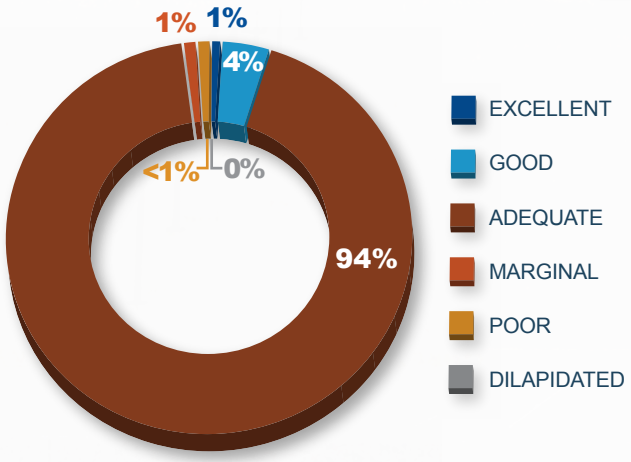
PROPERTY CONDITION FOR ALL OWNED BUILDINGS AND STRUCTURES

(Square feet)



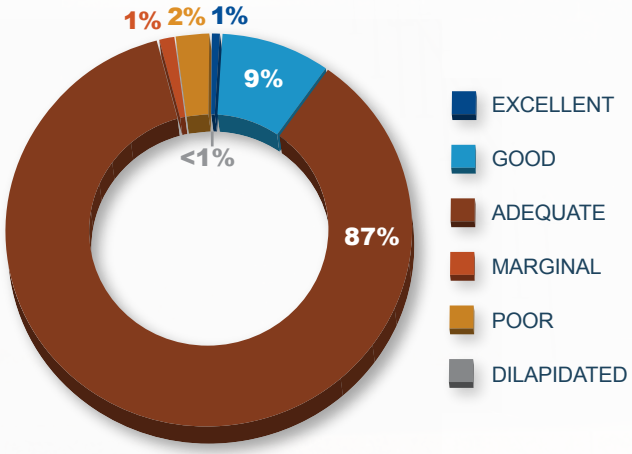
PROPERTY CONDITION FOR OWNED COLLEGE AND UNIVERSITY BUILDINGS AND STRUCTURES

(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 2023 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.

Above: Oklahoma History Center

Right: Café in the Capitol Building

Oklahoma Judicial Center

OKLAHOMA JUDICIAL CENTER, OKLAHOMA CITY

The Oklahoma Judicial Center, named the Wiley Post Historical Building after the famed aviator, was originally constructed as the home of the Oklahoma Historical Society. Located at 2100 N. Lincoln Blvd. in Oklahoma City, the building was designed by the architectural firm, Layton, Hicks, & Forsyth, and construction began in 1929. The design is Neo-Classical with a façade of limestone from Indiana with granite from Georgia as the material for the front steps. The front of the building sports two story columns with Ionic capitals.

Above the entrance are the words, Oklahoma Historical Society, reflecting the building's original purpose. The building was listed on the National Register of Historic Places in 1990. The building is closely associated with two former chief justices. Chief Justice Robert L. Williams, who later became governor, secured the funding for the building and was president of the Historical Society when it moved into the building in 1929. Renovation of the building was authorized by the Oklahoma State Legislature in 2005, and in 2011 the building officially became a building for the judiciary and is now called the Oklahoma Judicial Center. The Judicial Center houses a museum quality collection which is detailed in a corresponding book, Art of the Judicial Center.

Oklahoma Veterans Memorial outside the Judicial Center

Next to the building is the Oklahoma Veteran's Memorial, which was built in 1986 and restored during the renovation of the Judicial Center. The focal point of the memorial is a statue that, per the American Legion website, is called "The Big Guy" and is an eight-and-half-foot tall bronze statue of a man wearing the uniform and equipment of a Vietnam war soldier. It sits on a three-and-a-half-foot tall pedestal in front of bronze plaques depicting World War I, World War II, the Korean War, and the Vietnam War. Black granite walls were added in 2012 to include additional names of those Oklahomans who've made the ultimate sacrifice for their country.

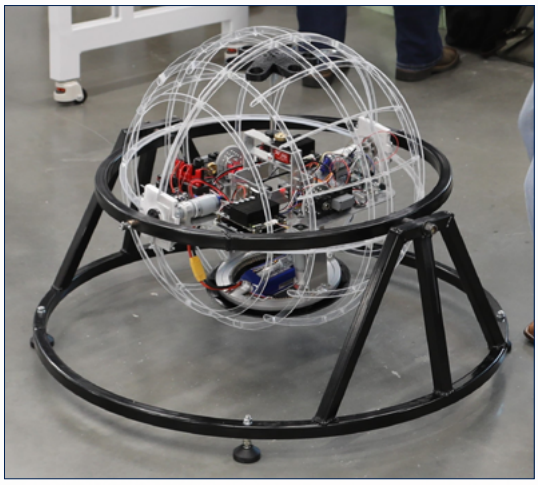
Exterior of The Endeavor Building

ENDEAVOR-OKLAHOMA STATE UNIVERSITY, STILLWATER

COLLEGE OF ENGINEERING, ARCHITECTURE AND TECHNOLOGY

ENDEAVOR was the idea of former Oklahoma State University Dean Paul Tilkasky to address educational needs observed in the engineering industry. ENDEAVOR is designed to provide and maximize students' hands-on experiences while exploring fundamental engineering principles with industry aligned instruction. Students also learn in interdisciplinary teams with other students from various engineering disciplines. In addition to interdisciplinary hands-on learning for fundamental courses, ENDEAVOR also supports interdisciplinary engineering design courses and projects that build cutting edge prototypes and provide answers to industrial needs.

ENDEAVOR itself is a 72,000-square-foot engineering playground that has three design spaces, 14 laboratories, 21st-century electronic board manufacturing and 3D printing makerspaces and a machine shop. Since 2018, over 1,500 students use ENDEAVOR each week as well as all nine schools of Oklahoma State's College of Engineering, Architecture and Technology. All spaces are highly reconfigurable and can accommodate multiple disciplines using the same laboratory. The facility also has over $10 million dollars of equipment including a wind tunnel, water flume, scrubber, pipeline flow, industrial distillation suite, isolated electrical grid with renewable power production, modern radio and fiber optic equipment, modern electronic test equipment, advanced materials laboratory, advanced geotech lab and much more.



Design created by students at the Endeavor

This remarkable one-of-a-kind facility was made possible by OSU's generous donors, students and their families. ENDEAVOR is also the college center for outreach and recruitment. Tours are available every weekday starting at 2 p.m., and Design Expos are available to the public at the end of every fall and spring semester. Finally, class tours can be arranged to meet school schedules.

HONEY SPRINGS BATTLEFIELD, CHECOTAH

Battle at Honey Springs

The Honey Springs Battlefield, located at 423159 E. 1030 Rd. in Checotah, Oklahoma, is a historical site that preserves the location of the Engagement at Honey Springs, the largest battle that took place in Indian Territory. Per the Oklahoma Historical Society website, the battle was fought on July 17, 1863, between the First Division Army of the Frontier and the Confederate Indian Brigade. Cherokee and Muscogee (Creek) regiments fought on both sides of the conflict. There were 9,000 troops involved and they included the aforementioned Native American soldiers, as well as regiments from Texas and the First Kansas Colored Volunteers, the first African American regiment in the Union army.

Exterior of the Honey Springs Battlefield Museum

The area had a Confederate depot along the Texas Road, a vital route through the area, and troops had gathered there after a battle earlier in the month at Cabin Creek and were awaiting reinforcements from Fort Smith. The Union general had received reinforcements from Fort Gibson, forded the Arkansas River, and marched on Honey Springs the night of July 16. The fight began the next day with an artillery duel between the two forces and lasted most of the day. The First Kansas Colored Volunteers were a standout in the fight, drawing praise from superior officers for their performance on the field. The day ended with the Confederates retreat and their loss of control of Indian Territory north of the Arkansas River.

The current site occupies about 990 acres in Muskogee and McIntosh Counties. It has multiple interpretation sites and trails across the site that tells a step-by-step story of the battle. The property is accessible Tues. through Sat. from 9 a.m. to 4:30 p.m. A museum is available on site, for a small fee, that has artifacts, displays, and a short film that talks about the battle. Every November the museum puts on a reenactment of the battle that is open to the public.

J.M. Davis Arms & Historical Museum

J.M. DAVIS ARMS & HISTORICAL MUSEUM, CLAREMORE

The J.M. Davis Arms & Historical Museum, located two blocks north of where Davis's Mason Hotel stood in downtown Claremore, Oklahoma exhibits and preserves the collection of John Monroe Davis. Davis filled his hotel with thousands of firearms and other unique artifacts and was an important attraction on historic Route 66. Davis had no heirs so he leased his collection to the State of Oklahoma for 99 years for the sum of $1 provided the State would build a museum to exhibit his collection.

The museum exhibits over 11,000 firearms ranging from a 1370s Chinese hand cannon to modern sporting rifles. The museum also displays thousands of non-firearm artifacts, including saddles, spurs, cattle brands, beer steins and Toby mugs, animal heads and horns, political buttons and convention ribbons, musical instruments, knives, bows and arrows, Claremore history, and history of the Cherokee Nation in northeastern Oklahoma.

Portrait of J.M. Davis

WPA Bronze Shield

Stanley Vestal Building

STANLEY VESTAL, WEATHERFORD

The Stanley Vestal Building, also known as The Y Chapel, honors one of Southwestern Oklahoma State University's (SWOSU) early scholars, Stanley Vestal. Constructed in the spring of 1941 and completed in June of the same year, the building received funding from both WPA funds and private donations from local citizens and students.

Throughout its over 80 year history, the Stanley Vestal Building has served various purposes, including the university health center, the campus museum, the honors college, a chapel, and most recently is the home of Bulldog Central—a new initiative connecting students with resources that aid in their success while at SWOSU. The native stone structure still proudly displays its original brass WPA bronze shield, mounted on the left side of the main entrance.

Positioned on Campus Drive, south of the old science building, this single-story native sandstone structure boasts a steeply pitched gabled roof. The centered entrance, set back beneath a cross gable, is flanked by a pair of double-hung windows with a 6-over-6 pane configuration. The same window arrangement is replicated at the rear, and an additional entrance is located on the southern side of the chapel. An expansive exterior stone chimney enhances the northern side of the edifice.

The building is named after Stanley Vestal, the pen name of Walter S. Campbell, who was the stepson of SWOSU's first president, President Leonard Campbell. Walter completed his education at Southwestern Normal School in 1908 and pursued advanced studies at the University of Oxford in England, earning a graduate degree. As the first Rhodes Scholar from Oklahoma, Walter, under the pen name Stanley Vestal, gained recognition as an esteemed historian of the American West. Serving as a Research Professor of English at the University of Oklahoma, he played a pivotal role in imparting professional writing expertise. In this dual capacity, he distinguished himself as a scholar and writer, marking a significant achievement for a graduate of Southwestern Normal.

Stanley Vestal

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 2023 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			4184	1	4184	1
Aeronautics Commission			3,287	2	3,287	2
Agriculture, Food and Forestry	63,084	7	176,744	36	239,828	43
Agriculture Mediation Board			1,500	1	1,500	1
Alcoholic Beverage Licensing and Law Enforcement Commission (ABLE)			14,706	3	14,706	3
Architects Board			1,230	1	1,230	1
Arts Council			8,299	3	8,299	3
Attorney General			106,743	4	106,743	4
Auditor and Inspector			24,046	8	24,046	8
Banking Department			16,264	3	16,264	3

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			550	1	550	1
Boll Weevil Eradication			10,300	1	10,300	1
Bureau of Investigation	163,421	7	33,244	39	196,665	46
Cameron University	1,279,536	56			1,279,536	56
Career and Technology Education Department			392	2	392	2
Carl Albert State College	411,097	31			411,097	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	2,214	2	41,964	4
Commissioners of the Land Office	1,338,058	25			1,338,058	25
Connors State College	364,001	41	10,400	1	374,401	42
Conservation Commission			12,374	2	12,374	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			3,878	1	3,878	1
Corporation Commission			56,160	7	56,160	7
Corrections Department	5,945,379	1,030	748,426	71	6,693,805	1,101
Cosmetology and Barbering Board			3,448	1	3,448	1
Court of Appeals (Oklahoma Judicial Branch)					0	0
Dentistry Board			1,590	2	1,590	2
Disability Concerns			679	1	679	1
District Attorneys Council			9,101	1	9,101	1
East Central University	1,083,937	40			1,083,937	40
Eastern Oklahoma State College	434,924	35			434,924	35
Education Department			119,583	1	119,583	1
Educational Quality and Accountability			2,355	1	2,355	1
Election Board			11,863	2	11,863	2
Emergency Management			31,030	3	31,030	3
Employment Security Commission			153,899	30	153,899	30

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
Environmental Quality Department	473,405	2	15,157	22	488,562	24
Ethics Commission			2,879	1	2,879	1
Fire Marshal			5,855	3	5,855	3
Firefighters Pension and Retirement			2,829	1	2,829	1
Funeral Board			950	1	950	1
*Governor's Office			28,368	3	28,368	3
Grand River Dam Authority	1,619,825	103	31,200	2	1,651,025	105
Health Care Authority			154,085	1	154,085	1
Health Care Workforce Training Commission			1,656	1	1,656	1
Health Department	241,913	7	822,490	86	1,064,403	93
Historical Society	566,110	109	5,000	1	571,110	110
Horse Racing Commission			3,552	6	3,552	6
House of Representatives			113,324	1	113,324	1
Housing Finance Agency	33,783	1			33,783	1
Human Services Department	1,067,650	66	882,927	68	1,950,577	134

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
Indigent Defense			44,260	12	44,260	12
Industrial Finance Authority			2,000	1	2,000	1
Insurance Department	32,500	1	3,557	1	36,057	2
Interstate Oil Compact Commission			2,209	1	2,209	1
J.D. McCarty Center	115,217	13	0	1	115,217	14
J.M. Davis Memorial Commission	40,000	1			40,000	1
Judicial Complaints Council			1,120	2	1,120	2
Juvenile Affairs	183,817	21	98,313	62	282,130	83
Labor Department			16,316	1	16,316	1
Langston University	2,133,373	53			2,133,373	53
Law Enforcement Education and Training Council	179,670	10			179,670	10
Law Enforcement Retirement System	76,704	1	3,915	1	80,619	2
Legislative Service Bureau			1,307	1	1,307	1
Libraries Department	22,000	1	110,750	2	132,750	3

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
Licensed Social Workers Board			725	1	725	1
Lieutenant Governor's Office			3,019	1	3,019	1
Liquefied Petroleum Gas Board			2,212	1	2,212	1
Long Term Care Administrators Board of Examiners			0	0	0	0
Lottery Commission			16,677	2	16,677	2
Medical Licensure and Supervision Board			13,676	2	13,676	2
Medical Marijuana Authority			66,079	2	66,079	2
Medicolegal Investigations Board			168,470	2	168,470	2
Mental Health and Substance Abuse Services Department	1,555,756	81	215,616	23	1,771,372	104
Midwestern Oklahoma Development Authority	236,077	209			236,077	209
Military Department	1,843,965	45	3,296	6	1,847,261	51
Mines Department			6,587	1	6,587	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
Motor Vehicle Commission			1,203	1	1,203	1
Multiple Injury Trust Fund			2,448	1	2,448	1
Murray State College	576,044	53			576,044	53
Narcotics and Dangerous Drugs Control Bureau	31,134	2	69,105	7	100,239	9
Native American Cultural and Educational Authority	147,996	5			147,996	5
Northeastern Oklahoma A&M College	706,389	59			706,389	59
Northeastern State University	2,221,759	82	2,400	1	2,224,159	83
Northern Oklahoma College	981,026	86			981,026	86
Northwestern Oklahoma State University	811,721	41			811,721	41
Nursing Board			7,992	1	7,992	1
Oklahoma City Community College	1,055,001	20			1,055,001	20
Oklahoma Development Finance Authority	7,977	1			7,977	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
Oklahoma Educational Television Authority	37,437	8	221	1	37,658	9
Oklahoma Municipal Power Authority	94,358	20		1	94,358	21
Oklahoma Panhandle State University	1,003,407	56			1,003,407	56
Oklahoma State Broadband Office			7,221	1	7,221	1
Oklahoma Statewide Virtual Charter School Board			2,114	1	2,114	1
OMES	2,039,188	56	37,300	3	2,076,488	59
Optometry Board			1,056	1	1,056	1
Osteopathic Examiners Board			1,498	2	1,498	2
OSU-Agriculture Research Station	320,285	167			320,285	167
OSU-Center for Health Sciences	1,179,565	17	118,391	5	1,297,956	22
OSU-County Extension			0	79	0	79
OSU-Institute of Technology Okmulgee	1,059,213	71	1,045	2	1,060,258	73
OSU Medical Authority			11,688	2	11,688	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
OSU-OKC	595,108	24			595,108	24
OSU-Stillwater	13,049,244	694	10,271	10	13,059,515	704
OSU-Tulsa	557,221	7	8,115	1	565,336	8
OSU-Veterinary Medicine	498,783	51			498,783	51
Pardon and Parole Board			2,642	1	2,642	1
Pharmacy Board			8,440	1	8,440	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
Psychologists Examiners			501	1	501	1
Public Employees Retirement System	101,217	1	14,633	1	115,850	2
Public Safety Department	293,024	39	43,149	88	336,173	127
Real Estate Commission			8,239	1	8,239	1
Redlands Community College	734,347	78			734,347	78

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
Regents for Higher Education	3,500	38	55,230	2	58,730	40
Regional University System			872	1	872	1
Rehabilitation Services	501,864	22	213,886	39	715,750	61
Rogers State University	1,020,999	40			1,020,999	40
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			12,149	2	12,149	2
Securities Commission			12,098	2	12,098	2
Seminole State College	369,640	18	14,024	2	383,664	20
Senate			92,861	1	92,861	1
Service Oklahoma			81,376	23	81,376	23
Southeastern Oklahoma State University	998,848	59			998,848	59
Southwestern Oklahoma State University	1,316,897	69			1,316,897	69
Space Industry Development Authority	446,925	46			446,925	46

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
Speech-Language Pathology and Audiology			460	1	460	1
Student Loan Authority			28,616	1	28,616	1
Supreme Court (Oklahoma Judicial Branch)	145,950	1	46,338	8	192,288	9
Tax Commission	148,000	1	58,922	4	206,922	5
Teachers Retirement System	98,000	1	13,934	1	111,934	2
Tobacco Settlement Trust			7,208	1	7,208	1
Tourism and Recreation Department	1,630,883	1,731	43,541	11	1,674,424	1,742
Transportation Department	2,062,386	756	363,972	46	2,426,358	802
Treasurer's Office			16,825	2	16,825	2
Tulsa Community College	1,709,289	31			1,709,289	31
Turnpike Authority	702,609	313	1,794	3	704,403	316
Uniform Building Code Commission			3,959	1	3,959	1
University Center at Ponca City			16,123	1	16,123	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
University Hospitals Authority	4,003,461	19			4,003,461	19
University of Central Oklahoma	2,248,041	74	49,940	12	2,297,981	86
University of Oklahoma	11,241,677	312	157,978	28	11,399,655	340
University of Oklahoma Health Sciences Center	5,731,065	71	2,480,561	26	8,211,626	97
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	1,521,381	49	22,704	3	1,544,085	52
Veterinary Medical Examiners Board			1,194	1	1,194	1
Water Resources Board			40,993	2	40,993	2
Western Oklahoma State College	363,889	27	5,721	2	369,610	29
Wildlife Conservation Department	447,872	254	19,022	5	466,894	259

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
Workers' Compensation Commission			58,292	2	58,292	2
Workers' Compensation Court of Existing Claims			3,114	1	3,114	1
Total	**87,988,626**	**7,630**	**8,737,841**	**1,013**	**96,726,467**	**8,643**

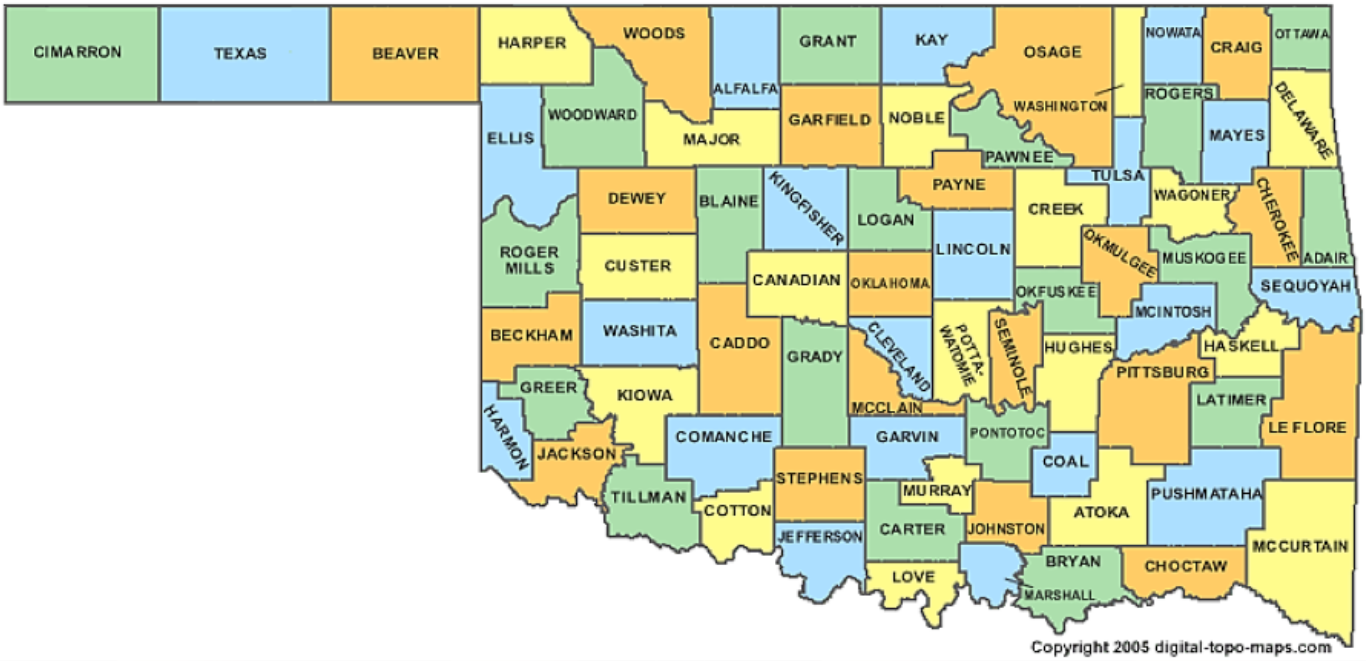
*Governor's Office includes offices in Oklahoma City and the governor's residence.

YEARLY TOTALS

Building and Structures	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23
Totals (Square footage)	**94,145,138**	**94,905,582**	**95,813,664**	**95,906,338**	**96,166,594**	**96,726,467**
Owned (Square footage)	87,587,176	87,757,655	85,988,075	87,161,859	87,378,198	87,988,626
Leased (Square footage)	6,587,962	6,147,927	9,807,083	8,744,479	8,788,396	8,737,841

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/or details for each property.

https://oklahoma.gov/omes/divisions/capital-assets-management/real-estate-licensing-services/maps/property-assets.html

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	15,975	10	7,724	4	23,699	14
Alfalfa**	358,746	116	80	2	358,826	118
Atoka**	655,719	179	18,405	8	674,124	187
Beaver	31,051	12	2,244	6	33,295	18
Beckham*,**	92,486	28	29,294	10	121,780	38
Blaine***	76,757	72	5,315	7	82,072	79
Bryan*	1,011,753	81	43,290	14	1,055,043	95
Caddo***	143,762	112	397,530	9	541,292	121
Canadian*,**	1,069,194	120	25,028	10	1,094,222	130
Carter***	566,932	248	47,559	16	614,491	264
Cherokee*,***	2,007,858	206	116,251	18	2,124,109	224
Choctaw	38,168	29	10,662	6	48,830	35
Cimarron	34,945	31	0	2	34,945	33
Cleveland*,**,***	13,551,261	629	239,904	32	13,791,165	661
Coal	5,660	4	0	3	5,660	7
Comanche*,**	1,601,537	105	105,300	25	1,706,837	130
Cotton	52,373	17	174	4	52,547	21
Craig**	911,462	118	2,224	8	913,686	126
Creek	79,542	33	15,305	13	94,847	46
Custer*	1,590,768	139	33,244	13	1,624,012	152
Delaware	89,539	80	15,301	10	104,840	90
Dewey	12,176	11	0	1	12,176	12
Ellis	30,330	12	0	3	30,330	15
Garfield*	1,007,618	93	150,953	19	1,158,571	112

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
Garvin	389,347	40	9,738	5	399,085	45
Grady*	685,632	74	28,961	12	714,593	86
Grant	8,292	8	0	2	8,292	10
Greer**	503,208	168	9,164	5	512,372	173
Harmon	14,160	7	5,400	2	19,560	9
Harper	96,400	15	1,895	3	98,295	18
Haskell	13,476	8	9,551	7	23,027	15
Hughes	43,988	16	300,435	5	344,423	21
Jackson*	491,399	58	37,065	11	528,464	69
Jefferson	8,600	6	0	2	8,600	8
Johnston*	524,015	70	16,958	6	540,973	76
Kay*	616,915	90	70,333	19	687,248	109
Kingfisher	43,476	23	8,817	6	52,293	29
Kiowa	31,999	38	8,332	5	40,331	43
Latimer*,***	911,877	173	19,879	7	931,756	180
Le Flore*,**,***	730,424	200	12,932	14	743,356	214
Lincoln	107,496	33	10,987	8	118,483	41
Logan*	2,101,761	71	2,591	7	2,104,352	78
Love	73,349	65	5,489	4	78,838	69
Major	70,003	12	5,150	3	75,153	15
Marshall***	126,055	58	6,222	6	132,277	64
Mayes	1,719,671	67	18,026	8	1,737,697	75
McClain	34,325	32	27,725	14	62,050	46
McCurtain*,***	331,919	173	104,228	27	436,147	200
McIntosh***	182,451	77	18,613	9	201,064	86
Murray	409,604	39	4,812	5	414,416	44
Muskogee*,**,***	1,395,485	270	60,701	17	1,456,186	287
Noble	138,127	39	345	3	138,472	42
Nowata	11,602	11		2	11,602	13
Okfuskee**	442,931	57	8,710	4	451,641	61

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
Oklahoma*,**	20,683,416	495	5,267,824	238	25,951,240	733
Okmulgee	1,110,659	92	33,028	11	1,143,687	103
Osage**,***	456,491	125	15,412	6	471,903	131
Ottawa*	789,357	123	19,778	8	809,135	131
Pawnee	57,939	30	18,197	6	76,136	36
Payne*	13,439,658	772	70,206	20	13,509,864	792
Pittsburg*,**,***	1,207,657	183	107,849	17	1,315,506	200
Pontotoc*	1,390,724	67	46,870	17	1,437,594	84
Pottawatomie**	448,788	60	67,599	16	516,387	76
Pushmataha	153,597	55	26,181	11	179,778	66
Roger Mills	27,330	13	0	1	27,330	14
Rogers*	1,153,762	67	121,005	15	1,274,767	82
Seminole*	389,973	32	29,397	9	419,370	41
Sequoyah*,***	153,533	93	38,027	13	191,560	106
Stephens	140,041	20	48,198	16	188,239	36
Texas*	1,039,025	75	27,289	14	1,066,314	89
Tillman	22,692	12	10,735	4	33,427	16
Tulsa*	5,138,161	209	549,468	52	5,687,629	261
Wagoner*	776,689	92	12,146	8	788,835	100
Washington*	236,042	18	24,518	9	260,560	27
Washita	712,180	276	18,498	4	730,678	280
Woods*,**	896,870	98	23,314	11	920,184	109
Woodward**,***	225,504	112	52,638	16	278,142	128
Totals	**87,943,687**	**7,602**	**8,707,022**	**993**	**96,650,709**	**8,595**

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 (8 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 p.)

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 (566 pp.)

State of Oklahoma Real Property Inventory List – Leased

Print version (49 pp.)

State of Oklahoma Real Property Inventory List – ABCs with No Real Property

Print version (2 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 (144 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 (61 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 (26 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 (1,222 pp.)

Print version Part 2 (1,335 pp.)

Print version Part 3 (1,427 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.

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 internment.

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

To consider 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% 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 properties, OMES sorts all the underutilized properties by level of 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.

Oklahoma State Capitol in 1963