



Overview of State Facilities Management

Michelle Lange, DTMB Director

Michael Turnquist, DTMB State Facilities Administration Director

House Appropriations Subcommittee on General Government

May 1, 2025

DTMB Overview

INFORMATION TECHNOLOGY

- Agency services
- Software and application development
- Infrastructure, telecommunications, and network services
- Cybersecurity and infrastructure protection
- Enterprise architecture and technology innovations
- Desktop and end-user support
- IT project management
- IT shared services
- Data analytics
- Geographic information systems
- Michigan Public Safety Communications System

MANAGEMENT AND BUDGET

- Procurement services
- Building operations, real estate, and leasing
- Fleet, mail, print, delivery, warehousing, records management, and surplus services
- Michigan Infrastructure Office
- Multi-agency financial services
- Facility design, construction, and maintenance
- Michigan Center for Data and Analytics
- Archives of Michigan

INDEPENDENT AGENCIES AND COMMISSIONS

- State Budget Office
- Michigan Civil Service Commission
- Office of the Child Advocate
- Office of the State Employer

DTMB Customers and Statistics



State agencies / residents



Businesses



Local governments



Universities

\$1.7B budget

3,100 employees

48,500 SOM employees

4 represented
employee organizations (MSEA,
SEIU-Tech, SEIU-S&E, and UAW)

18 SOM departments

5,800+ procurement contracts with
an annual spend of **\$3.38B**

1,700 business applications

64,000 desktop, laptop, and tablet
computers

23,500 managed mobile devices

151,000 public safety radios

45 managed facilities

14,000 vehicles in state fleet

5 retirement systems
that serve one out of every eight
Michigan households



State Facilities Administration (SFA)

Authority and Responsibilities: Facility Management

- Pursuant to PA 431 of 1984, DTMB maintains all authority, powers, functions, duties, and responsibilities pertaining to the planning, management and operation, capital renewal, and acquisition of buildings and facilities of the executive branch agencies. Exceptions: MDOC, MDOT, DNR.
- Responsible for all building infrastructure programs, including:
 - Preventative maintenance programs
 - HVAC services
 - Energy management systems
 - Electronics
 - Plumbing
 - Lighting
 - Landscaping
 - Carpentry
 - Masonry
 - Painting
- Goal is to keep the facilities operating at peak operational efficiency to ensure a safe, comfortable, and high-quality environment for our customers.

Authority and Responsibilities: Facility Management

- Current portfolio includes:
 - 45 facilities totaling more than 13.5 million square feet of space.
 - 933 acres of land.
 - 14,000+ managed parking spaces in 6 ramps and 42 lots.
 - DTMB managed office buildings provide a workplace for more than half of the state's workforce. The remaining employees are in agency locations across the state.
- Facilities management is a core responsibility of SFA. In recent years, we have successfully partnered with MSP and MDHHS to provide facility management services and allow them to focus on their own core responsibilities.

Increasing Portfolio Size/Responsibilities

SFA has recently assumed facilities management responsibility for:

| Building Name | Location | Square Footage | Addition Date |
|--|--------------|----------------|---------------|
| MSP Grand Rapids Facility | Grand Rapids | 100,308 | Spring 2021 |
| Caro Psychiatric Hospital | Caro | 239,362 | Fall 2023 |
| Walter P. Reuther Psychiatric Hospital | Westland | 253,523 | Spring 2025 |
| Total | | 593,193 | |

SFA will be adding the following locations to our management responsibility in 2025 - 2027:

| Building Name | Location | Square Footage | Anticipated Addition Date |
|--|-----------------------------|------------------|---------------------------|
| Center for Forensics Psychiatry | Saline | 344,100 | Summer 2025 |
| MSP Gun Range & Classroom Facility | Dimondale/Secondary Complex | 7,749 | Summer 2025 |
| Kalamazoo Psychiatric Hospital | Kalamazoo | 320,108 | Spring 2026 |
| State Physical Health & Sciences Lab | Dimondale/Secondary Complex | 290,000 | Fall 2026 |
| Southeast Michigan Psychiatric Hospital | Northville Township | 408,000 | Fall 2026 |
| Bay Pines Center | Escanaba | 38,760 | Fall 2026 |
| Emergency Management & Homeland Security Training Center | Dimondale/Secondary Complex | 4,600 | Spring 2027 |
| Total | | 1,413,317 | |

Increasing Portfolio Size/Responsibilities



Caro Psychiatric Hospital



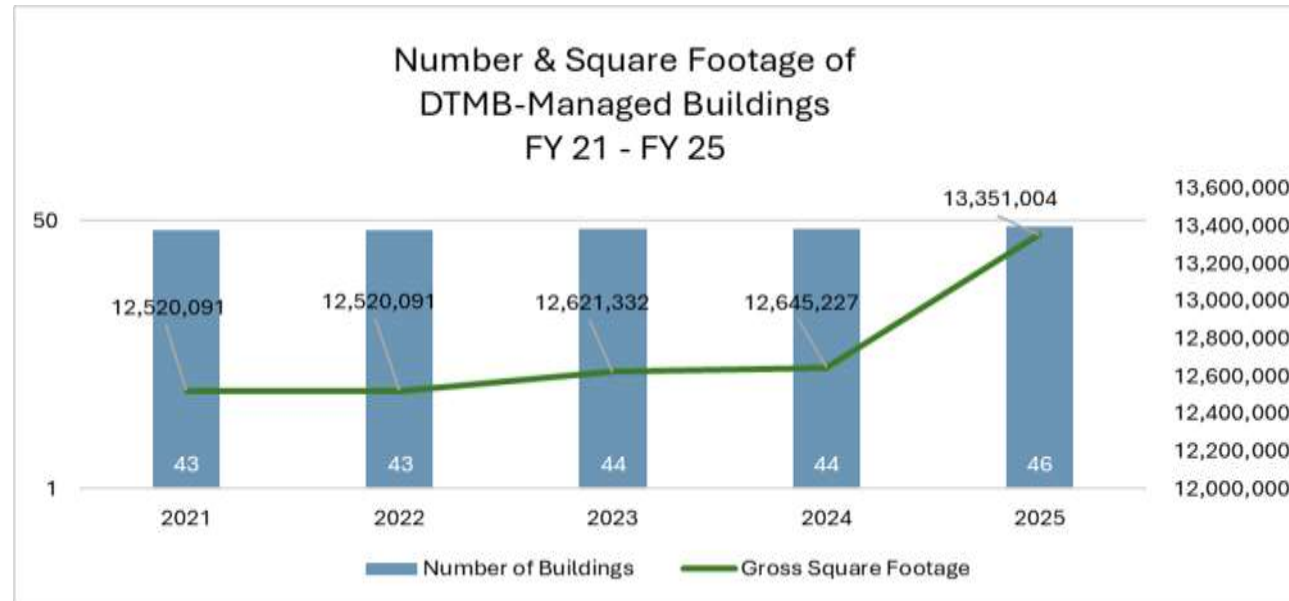
Southeast Michigan Psychiatric Hospital



State Physical Health & Sciences Lab



Kalamazoo Psychiatric Hospital



MSP Grand Rapids Facility

Authority and Responsibilities: Real Estate

- PA 431 of 1984 enables DTMB the ability to oversee, execute, and maintain leases for executive branch agencies. Continued reduction through optimization and efficiency of space needs and standards.
- Lease types include:
 - Office
 - MDHHS public facing
 - MDOS public facing
 - Land/parking
 - Mechanic shop
 - Mixed use
 - Warehouse

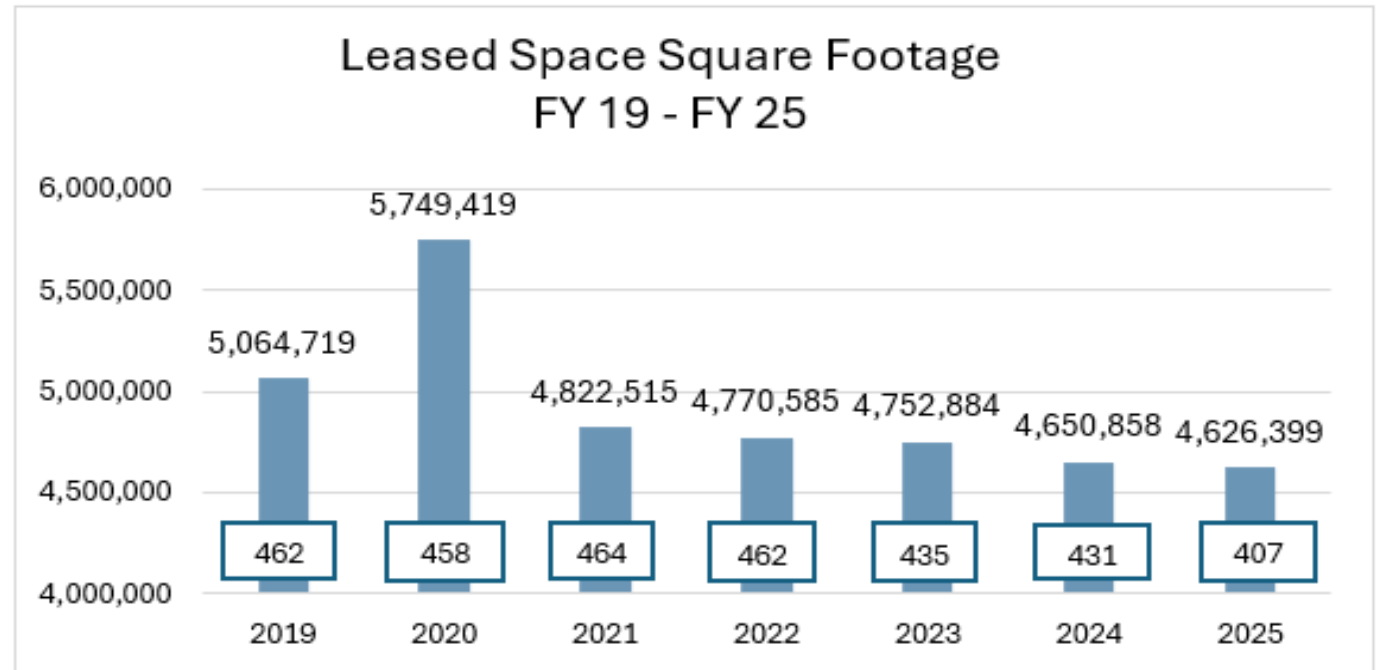
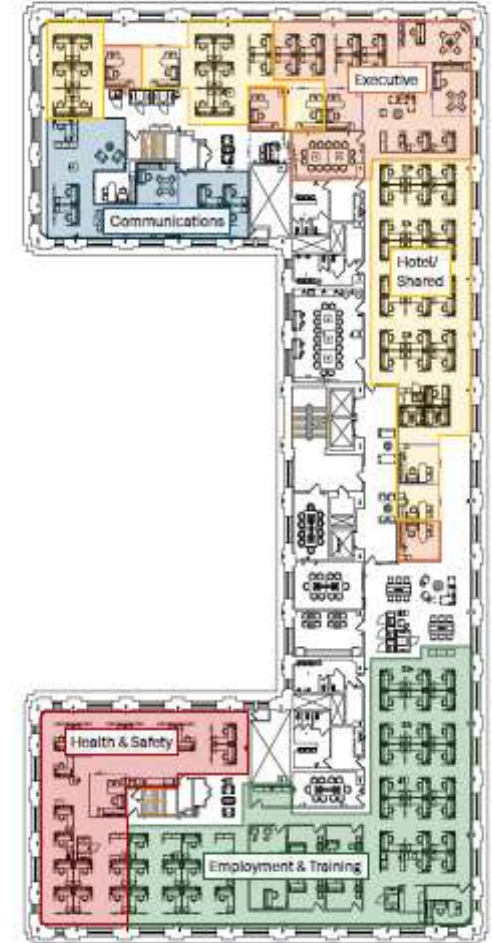


Chart reflects number of leases and square footage

- Note on 2020 increase: COVID-19 response – MDHHS

Space Allocation Process

- On an annual basis, DTMB works with state agencies to allocate appropriate space within the DTMB-managed portfolio to meet their operational needs.
- Once finalized, the necessary space is officially allocated to the agency through a building occupancy agreement (BOA) for the coming fiscal year.
- Agency costs are determined based on their assigned space, plus a portioned share of common and/or amenity spaces. A calculated share of any unassigned space within the building is also factored as a function of the total costs of building operations.



Statewide Building/Land Inventory

- SFA maintains an inventory of all State of Michigan locations in a central inventory.
- Including DTMB, the State of Michigan manages more than 5,300 owned/leased facilities on 4.5 million plus acres. Most managed by agencies independently.
- The 45 DTMB-managed buildings had an estimated replacement value of \$2.1 billion in FY24.
 - Annual operating cost was \$62.6 million
- Currently 407 leases with a leased value of \$87.6 million

