



2021-27 Six-Year Facilities Plan Executive Summary

Requirement and purpose

To oversee Washington state's investment in state-owned and leased facilities, the Office of Financial Management develops a biennial Six-Year Facilities Plan outlining the long-term facility needs of state government ([RCW 43.82.055](#)). Thoughtful long-range planning supports statewide decision-making, helps ensure better outcomes for agencies and improves efficiency and accountability across the enterprise.

The *2021-27 Six-Year Facilities Plan* provides an overview of baseline and projected square footage and cost data for in-scope leased and owned facilities (mainly office space) and details planned projects over the next three biennia. Raw data and planning assumptions are available on OFM's [Six-Year Facilities Plan](#) web page.

The COVID-19 pandemic has significantly influenced the project development process for this reporting cycle. Some projects reflect lessons learned during the pandemic, while other proposals are based on pre-pandemic conditions due to remaining uncertainty and may be revised as economic and workplace culture changes unfold. OFM is reassessing space needs as agencies consider expanded telework opportunities as a long-term strategy.

2022 baseline data overview

As of June 2020, the 77 agencies represented in the plan occupied about 12.7 million square feet across 929 locations statewide, which housed approximately 48,000 state employees along with volunteers, contractors, and community partners. In fiscal year 2020, the state paid approximately \$240.2 million in annual lease costs, debt service payments and operating expenses for this portfolio of facilities.

Planned projects

The *2021-27 Six-Year Facilities Plan* includes 184 projects. Twelve projects are expected to be completed by June 30, 2021. The remaining 172 projects are expected to be completed between July 2021 and June 2027, including 15 major projects larger than 20,000 square feet. Projects include relocations, major reconfigurations, new facilities, closures, expansions and downsizes.

Projected change in square feet and cost

Statewide, the plan projects a reduction of 77,543 square feet between June 30, 2020, and June 30, 2027. This net decrease in square footage is driven by a combination of facility closures, lease cancellations, downsizes and collocations. A few of these projects result from the successful implementation of broadscale telework as part of the state's pandemic response. By 2027, the plan projects some changes in the distribution of the portfolio. The largest increase in square footage, 248,000 square feet (4.1%), is projected to be in human services agencies. In contrast, the transportation portfolio will decrease by 275,000 square feet (12.9%).

Finally, the plan projects that total annual lease costs will increase by approximately \$41.6 million (17.3%) by June 2027, to \$281.9 million. This projection is in line with inflation over the same period (17.1%). Although there continues to be heightened uncertainty in the commercial real estate market due to the pandemic, a measurable correction has not occurred at this time.