



Evaluating Kentucky's Ability To Monitor Unused And Underutilized Properties

**Legislative Oversight And
Investigations Committee**

June 11, 2026



How Staff Approached The Question

1. Does the state document real property utilization rates?
2. Does the state's database contain enough information to calculate utilization rates independently?
3. How does Kentucky's real property database compare with benchmark standards?

Kentucky's Real Property Database



Finance and Administration Cabinet

Department for Facilities and Support Services

Division of Real Properties

ARCHIBUS documents 8,466 owned and 1,214 leased real properties.

"Implement and maintain a comprehensive real property and facilities management database to include all state facilities and land owned and leased by the executive branch agencies, including postsecondary institutions."
(KRS 42.425(2))

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Common Measures Of Property Usage



- **Occupation Rate:** The percentage of a building's total space that has been formally assigned or claimed by an agency, regardless of whether that space is actively being used.
- **Utilization Rate:** The percentage of an agency's assigned space that is actively in use, measured by how many people are present and how frequently, relative to the space's total capacity.

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ARCHIBUS Variables

Asset Identification

- Insurance Certification #
- Site Code
- Site Name
- Building Name
- Building Code
- Address
- City Code
- County Name
- Use Description

No measures of asset utilization

Organizational Accountability

- Department Code
- Department Name
- Division Code

Physical Characterization

- Year Built
- Construction Cost
- Gross Cost
- Rentable Area
- Number of Floors
- Number of Basements
- Number of Elevators

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Examples Of Real Property Standards

- **Building Owners and Managers Association (BOMA)**
Standardizes how square footage is measured and classified; designed for leasing and property valuation, not performance management.
- **International Facility Management Association (IFMA)**
Best practices for facility operations and maintenance; an operational framework, not a data reporting or portfolio management standard.

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Federal Real Property Profile (FRPP)

- Federal government's centralized real property database.
 - Tracks 45 core data elements for each asset.
- LOIC staff used 28 FRPP data elements to compare with ARCHIBUS.

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36 Percent Of FRPP Data Elements Are Documented In ARCHIBUS

- **Real Property Type:** Designates property as land, building, or structure
- **Real Property Use:** Primary function, such as office, warehouse, etc.
- **Legal Interest:** Property is owned, leased, or otherwise maintained
- **Reporting Agency:** Agency responsible for reporting
- **Using Organization:** Primary occupant agency
- **Size:** Land assets in acres and buildings in square feet
- **Main Location:** Address, city, zip code, state, and county
- **Property Identifier:** Agency-assigned unique code for asset tracking
- **Sub-Installation:** Asset identifier within building complex
- **Year of Construction:** Calendar year asset was constructed

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FRPP Data Elements Documented Elsewhere

- Historic Status
- Field Office
- Field Office Collocation
- Status
- Replacement Value
- Repair Needs
- Historical Capital Expenditures
- Estimated Future Capital Expenditures
- Condition Index
- Annual Operations Cost
- Annual Maintenance Cost
- Lease Annual Rent to Lessor
- Lease Start and Expiration Date
- Number of Employees
- Number of Contractors

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FRPP Data Elements Not Systematically Documented

- **USE IT Act Data**
 - Report number of employees physically on premise during bi-weekly reporting period
 - Usable square footage associated with each space
- **Utilization**
- **Year Asset Reported Underutilized**

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Conclusions And Discussion

- The department cannot systematically identify underutilized or unused real properties within ARCHIBUS
- The department is compliant with current law
- KRS 42.425 does not define "comprehensive," leaving the purpose of ARCHIBUS unclear.

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Conclusions And Discussion, Cont.

"Implement and maintain a *comprehensive* real property and facilities management database to include all state facilities and land owned and leased by the executive branch agencies, including postsecondary institutions."
(KRS 42.425(2)(d))

- Should ARCHIBUS be a passive inventory or active management tool?
- What decisions is ARCHIBUS expected to support?

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Questions?
