

Colleagues,

With 2023 having come to a close, I’d like to single out the State Building Division (SBD) for its excellent work over the past year. SBD continues to do a great job of delivering on its [strategy](#). This strategy ensures we focus on the State’s real estate needs both strategically and on a portfolio basis through a three-pronged strategy of maximizing state-owned office space, co-locating teams and people performing similar work, and creating “one-stop-shops” for our customers. Collectively, these approaches allow us to reduce taxpayer cost, create engaging workspaces for our teammates, and maximize the accessibility of services for Nebraskans.

Building Division’s considerable achievements in 2023 included completing major renovations of the First Nebraska Administrative Building and Nebraska State Office Building, completing a \$2.7 million high-efficiency HVAC project at the Craft State Office Building, replacing over 1500 light fixtures with high-efficiency LEDs, and completed over 220 State contracts with agencies for State-owned office space as well as 185 commercial lease agreements for more than 1.75 million square feet of office space in private buildings.

Another achievement was the sale of 13 total properties throughout the state for \$1,183,753. This included 160.26 total acres of surplus land and three buildings with 31,647 total square feet. In the month of December alone the team completed sales in [O’Neill](#), [Columbus](#), and [Beatrice](#). Government shouldn’t own any more land than it needs, and I am pleased that DAS is able to benefit taxpayers by selling these properties. Not only does money from the sale go to the State’s coffers, but now the State won’t spend taxpayer money maintaining these properties.

Finally, State Building Division closed out the year by issuing its updated Capital Construction Manual. This [manual](#) provides guidance and direction to State agencies, Building Division, professional consultants, and the building construction industry generally in navigating state government’s facility capital construction process. In an effort to promote deregulation and make engaging with government easier, this revised manual is more than 40 percent shorter than the original version published in 2005.

Congratulations to Brent Flachsbart, Greg Hood, Steve Fehringer, and the entire team at State Building Division on an excellent year!

Regards,

**Jason Jackson**

Director, Department of Administrative Services