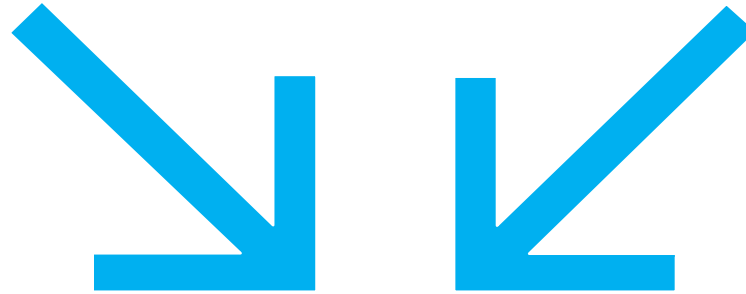




Strategies for Efficiency in Real Estate Management (SEREM)

The Big Picture

- State's revenue not keeping up with increasing expenses



WHY NOW?

- Continue to achieve efficiencies in operations by cutting costs and reallocating resources

- Better managing our real estate by improving efficiency and re-purposing under-utilized space can result in substantial savings

- Real estate is one of the state's largest budget expenditures

Strategies for Efficiency in Real Estate Management (SEREM)

SEREM is an initiative to improve the management of the state's real estate portfolio. Four key individual strategies have the greatest savings potential:

Alternative Workplace Solutions

Opportunity:

Increase workforce productivity while reducing real estate needs and costs through flexible schedule and workspace options.

Status:

Initial Pilots/
Business Justification (pilot by pilot)



Facilities Management

Opportunity:

Increase service and lower costs to state facilities through performance management contracting.

Status:

Exploration/
Business Justification



Real Estate Process Improvement

Opportunity:

Lower contracting costs by streamlining real estate processes related to construction, leasing, acquisition and other property management activities.

Status:

Exploration/
Research/Data Analysis



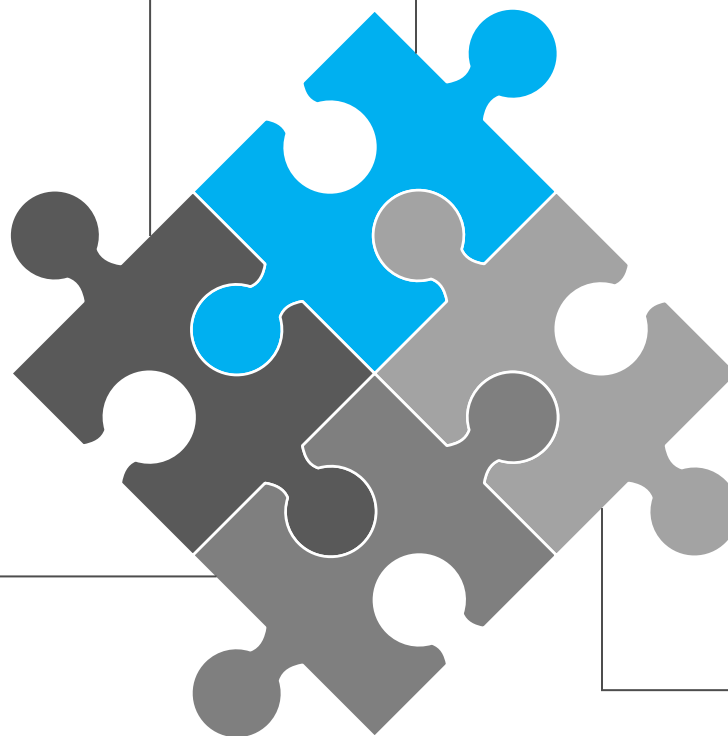
Energy Management (EmPower TN)

Opportunity:

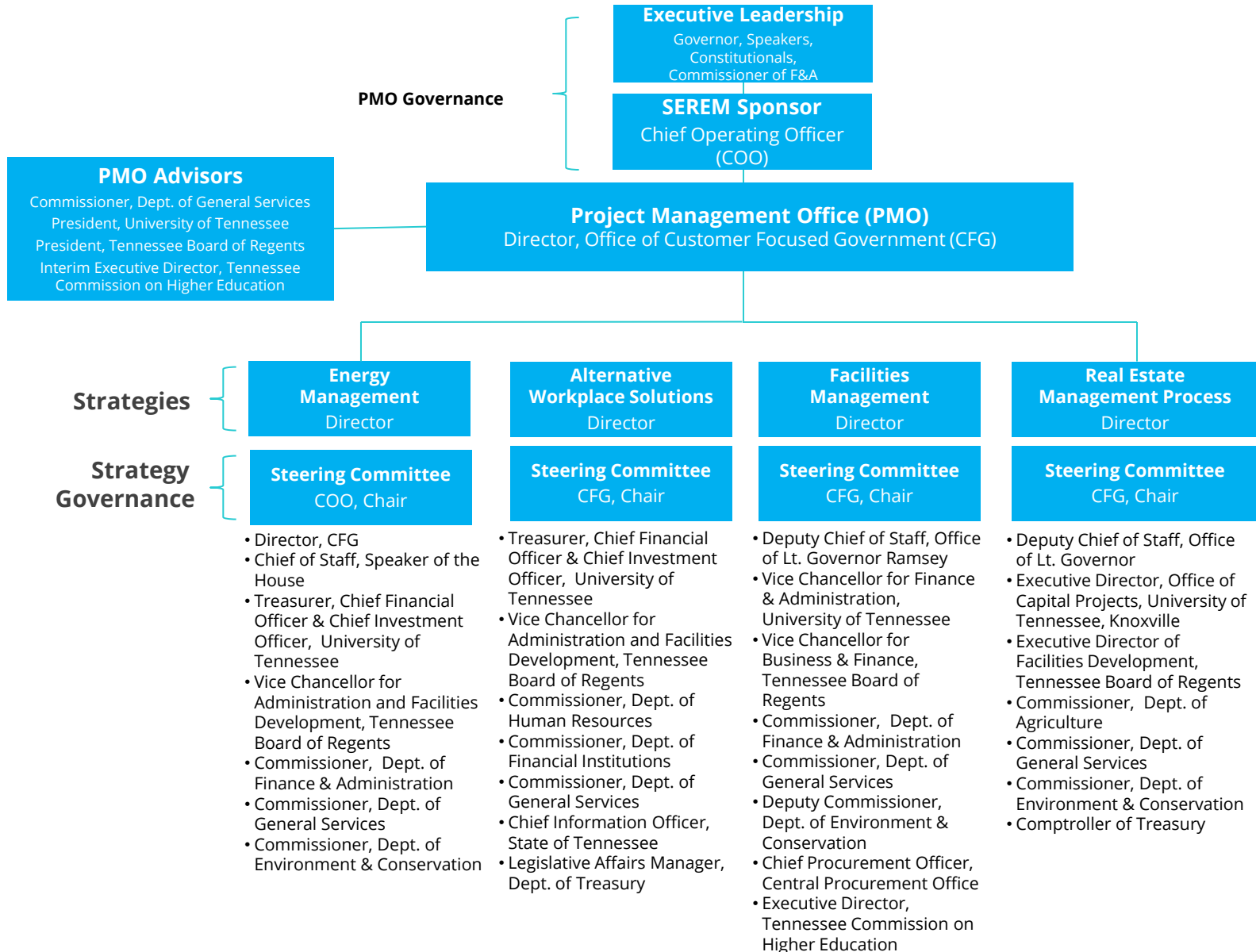
Reduce energy costs by improving energy efficiency in state facilities.

Status:

Implementation/
Approx. \$40 million in appropriated funds for state projects



SEREM Governance



SEREM Value for Tennessee

Improved recruitment and retention of top talent



Increase employee engagement, satisfaction and retention and recruitment. Creates cultures ready to adapt to the changing nature of work and the needs of business.

Increased Service



Increases business agility and change management strategies.

Reduced Costs

Lowers the cost of the state's operations creating savings that can be redirected in services and programs.



Process Efficiencies

Streamlined processes lower costs, and make it easier to do business in Tennessee which is good for our economy.

