

## Strategies for Efficiency in Real Estate Management (SEREM)

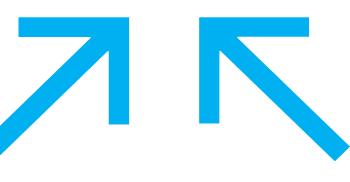
## The Big Picture

 State's revenue not keeping up with increasing expenses



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

 Better managing our real estate by improving efficiency and repurposing 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:

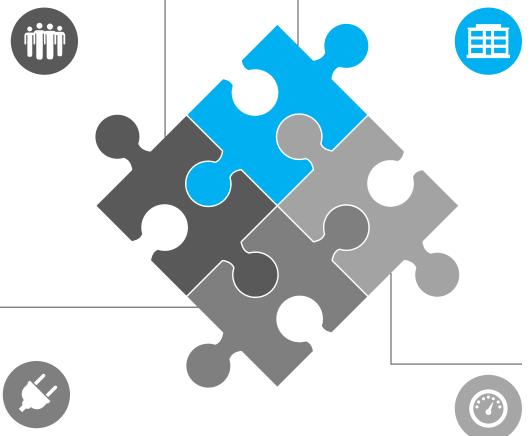
Initial Pilots/ Business Justification (pilot by pilot)

### 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



## Facilities Management

Opportunity:
Increase service and lower costs to state facilities through performance management contracting. Status:
Exploration/
Business Justification

### Real Estate Process Improvement

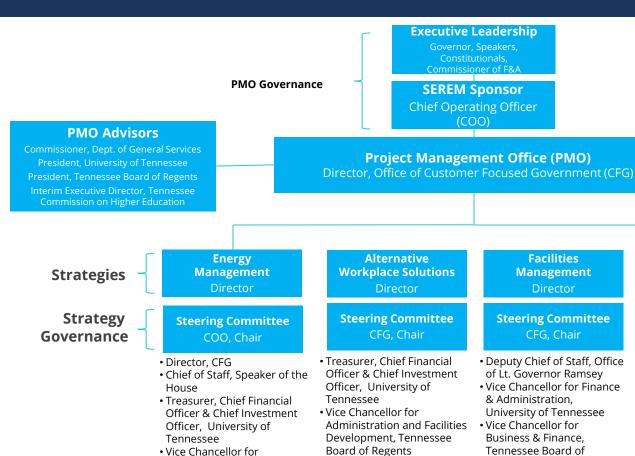
Opportunity:
Lower contracting costs by streamlining real estate processes related to construction, leasing, acquisition and other property management activities.

Status:
Exploration/

Research/Data Analysis



## **SEREM** Governance



Administration and Facilities

Development, Tennessee

Commissioner, Dept. of

· Commissioner, Dept. of

· Commissioner, Dept. of **Environment & Conservation** 

Finance & Administration

**Board of Regents** 

**General Services** 

- Commissioner, Dept. of **Human Resources**
- · Commissioner, Dept. of **Financial Institutions**
- Commissioner, Dept. of **General Services**
- Chief Information Officer. State of Tennessee
- Legislative Affairs Manager, Dept. of Treasury

- of Lt. Governor Ramsey
- University of Tennessee
- Business & Finance, Tennessee Board of Regents
- Commissioner, Dept. of Finance & Administration
- · Commissioner, Dept. of **General Services**
- Deputy Commissioner, Dept. of Environment & Conservation
- Chief Procurement Officer, Central Procurement Office
- Executive Director. Tennessee Commission on Higher Education

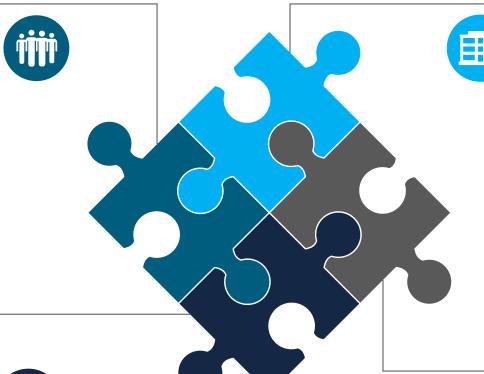
- **Real Estate Management Process**
- **Steering Committee** CFG, Chair
- Deputy Chief of Staff, Office of Lt. Governor
- Executive Director, Office of Capital Projects, University of Tennessee, Knoxville
- · Executive Director of Facilities Development, Tennessee Board of Regents
- Commissioner, Dept. of Agriculture
- · Commissioner, Dept. of **General Services**
- · Commissioner, Dept. of **Environment & Conservation**
- Comptroller of Treasury



## 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.

