

# NELSON

**GEORGIA STATE PROPERTIES COMMISSION**  
REAL ESTATE MANAGEMENT ADVISORY TEAM MEETING  
01 25 2023



# WHO WE ARE

At NELSON, we transform all dimensions of the human experience, providing our clients with strategic and creative solutions that positively impact their lives and the environments where they work, serve, play, and thrive. With our diverse portfolio of work and integrated skill sets, we offer all the services you need to bring your vision to life.



## UNIFIED NETWORK



## COLLABORATIVE TEAM



## CLIENT-CENTRIC APPROACH



## INDUSTRY LEADER



**INA BACHMANN**  
**AIA, NCARB**

Director of the  
Higher Education Studio  
24 Years  
Programming, Higher Education,  
Government, Municipal, and  
Collegiate Sports Facilities



**WILLIAM COLLIER**  
**AIA**

Project Architect  
34 Years  
Workplace, Science & Technology,  
Industrial



**PEYTON KITCHENS**

Interior Design  
7 Years  
Workplace, Science & Technology



# A CHANGING WORK FORCE

Never before have we had five generations in the workforce at the same time. Understanding the differences in experiences and perspectives of these vastly broad workers can help your organization create spaces that connect.



# HYBRID WORK APPROACH



IN OFFICE



HYBRID



REMOTE





Floyd Entry



Sloppy Floyd Towers



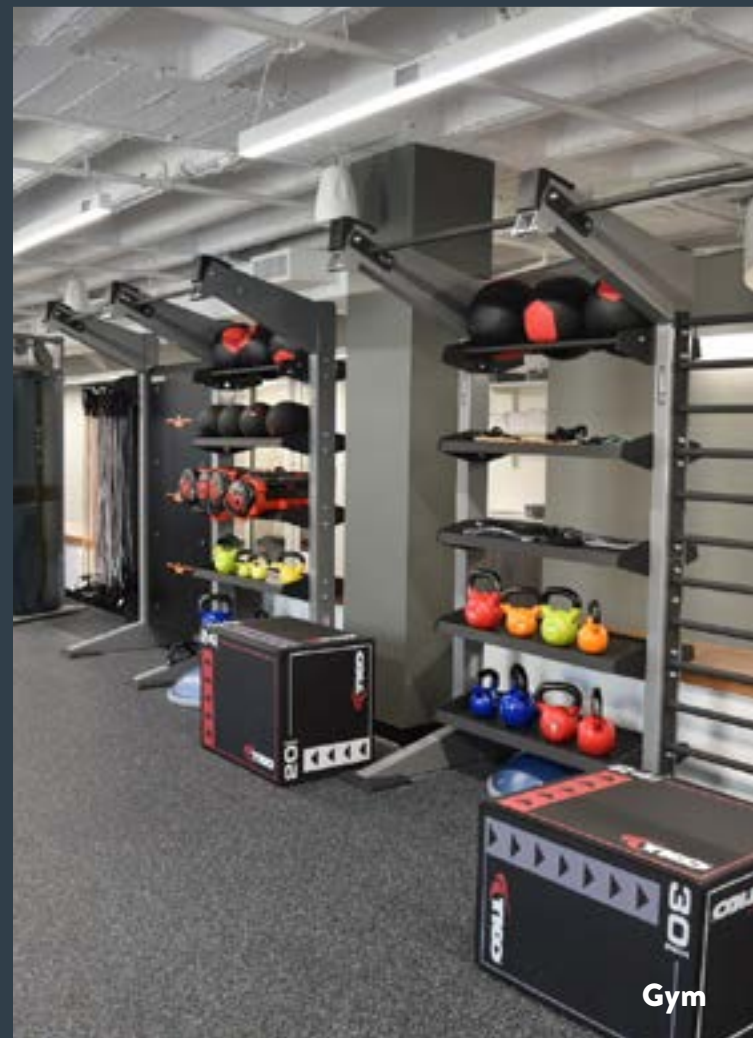
244 Washington St.



Floyd Cafe

## CAMPUS AMENITIES

- Walkable Campus
- Multiple Cafeterias
- Security
- Gym
- Shared Conference Center



Gym



Georgia State Capitol



# EXECUTIVE SUMMARY

## Goals + Objectives

NELSON

NELSON was engaged by SPC to provide a real estate analysis for Capitol Hill properties.

11 State Agencies on Capitol Hill in Consolidation Plan

### Goals

- Initial Study of 21 Agencies on Capitol Hill
- Determine optimal size for Agencies on Capitol Hill based on SPC office space standards

**Agencies included in consolidation plan:**

GTA	DCH	DPH
DHS	SCSC	DBHDD
DCA	SAO	DECAL
DNR/EPD	GCDD	

- After optimal sizing, determine a consolidation plan to relocate Agencies in 2 Peachtree to Capitol Hill

### Process

- Applied “SPC officespace” standards
- Conducted program interviews with each agency and developed a detailed space program
- Developed stacking plans for most efficient re-stack of buildings
- Utilized the space program to develop test fit plans

### Recommendation

- 11 Agencies are included in the consolidation plan
- Of the 21 initial Agencies, it was determined that 10 should maintain their current space allocation
- Minimize disruption to other Agencies in place
- Most efficient phased implementation & renovation costs
- Facilitates planned approach for change management
- Agencies will occupy multiple floors after their space reduction
- Agencies vary in reduction. Some will be consolidated within their existing space.

### Results

The Floyd Towers and Health Building on Capitol Hill and the Leased Revenue Building were determined to be best suited for Agency backfill.



## Interview and Focus Groups Program



**WELCOME DCH**

Today is about information gathering, discussion, alignment, and collaboration on behalf of the Georgia State Properties Commission.

**THE RULES**

1. No (outside) technology
2. Defer judgement
3. Build off each other
4. Stay focused on the topic
5. One conversation at a time
6. Go for quantity
7. Speak up and be heard

**Date: 8.05.2021**

**Total Time: 2 hours**

**Who is in attendance:**  
**NELSON Worldwide:**  
 Chen Hui Spicer  
 Dana Karp  
 Ina Bachmann  
 Lori Strasser

**1 Define the Mission**  
Time: 20 Minutes

**1 Goals & Objectives**  
Understanding our mission/culture

**Project Objective: State Properties Commission Analysis for all affected agencies**

- Understand the current and desired future environments
- Understand each agency approach to new hybrid ways of working
- Consider the operational aspects of space, to include:
  - Flexible and efficient workspaces with minimal reworking
  - Enhanced organizational adjacencies
- Communicate progress/ proposed solution to agencies, in collaboration with the State Properties Commission

**2 Summary of Data**  
Outlining our data to date is accurate

**2 Future of Work**  
Time: 30 Minutes

**Growth / Future Plan**

**Adjacencies**

**Future Plans**

**Headquarter Base** **Region Base** **Others**

**Hybrid Model**

**How do you envision your agency adopting a Hybrid Work Model?**

**3 Sailboat**  
Time: 20 Minutes

**Identify the Wind in your Sails:**  
 - Where do you want to go in the future?  
 - What things can help you get there?

**Identify the Anchors in your sail boat:**  
 - Where are you today?  
 - What is holding you back?

**Live Polling 15 Minutes**

**NOW WHAT?**  
 Thanks for your time today ... here's what comes next:

**PARKING LOT:**  
 Additional ideas, concerns, challenges, or opportunities to solve for ...

**Date: May 10, 2022**

**Total Time: 1 hour**

**Who is in attendance:**  
**NELSON Worldwide:**  
 Peyton Kitchen

**Workspace**

**Shared Collaboration Space**  
Field Equipment

**Large format drawings**

**Person Storage** **Shared Storage**

**Unit Adjacencies**

**1 day in the office**  
**3-5 days in the office**  
**4 days in the office**

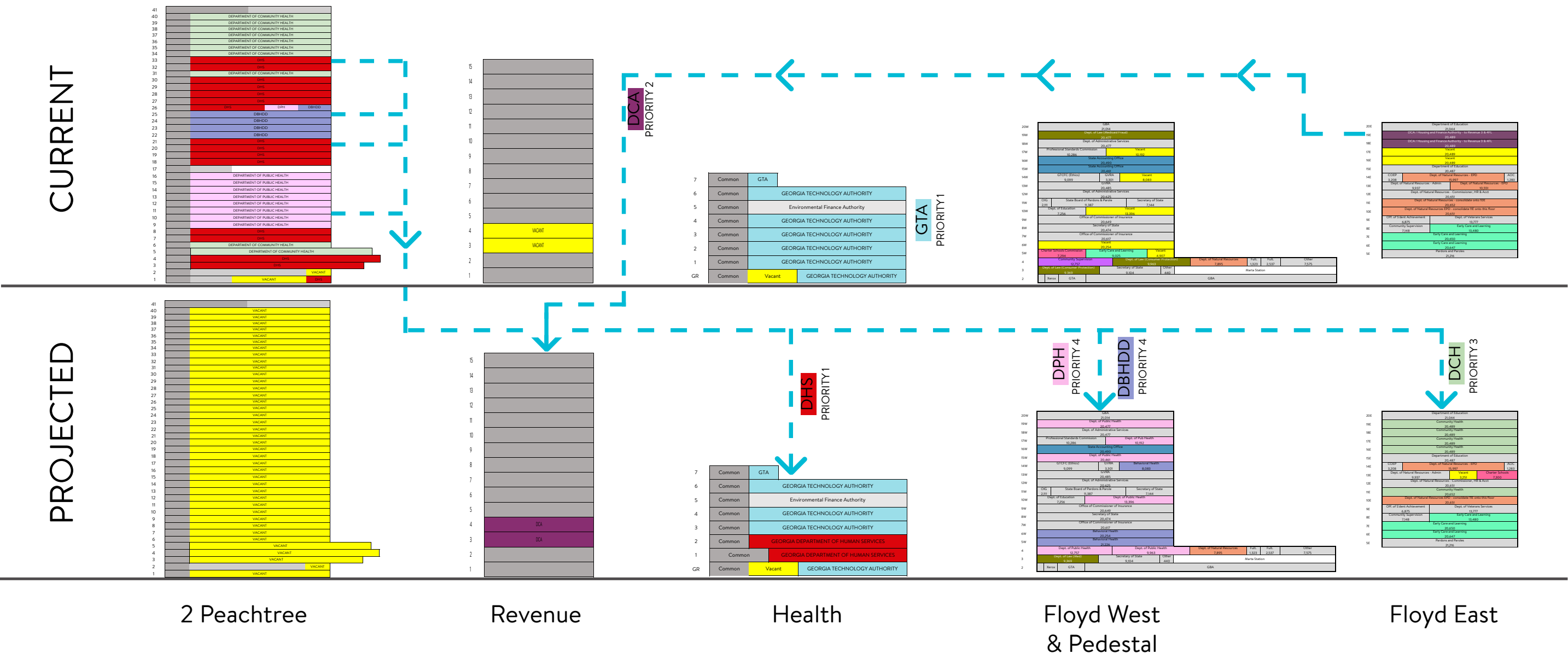
**How many days will your UNIT will be in the office to support the Hybrid Work Model?**

**1 day in the office**  
**3-5 days in the office**  
**4 days in the office**



# SPC

## Scenario Planning



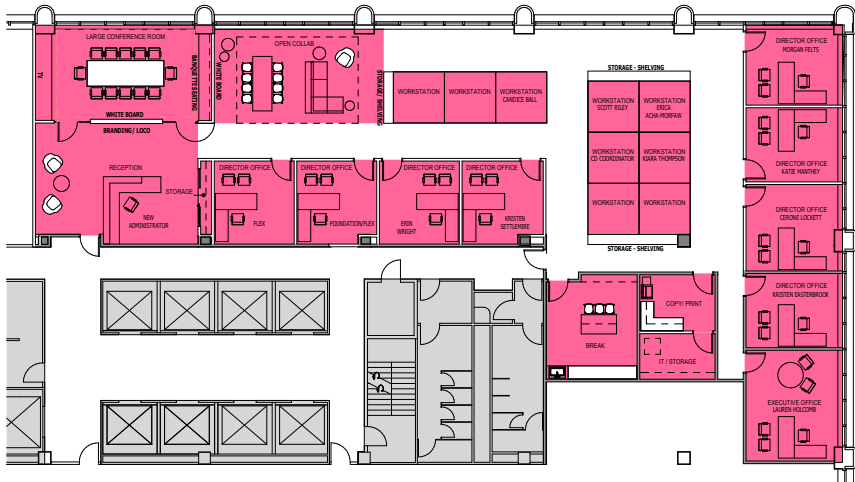




# SPC

TEST FIT—One Size Does Not Fit All

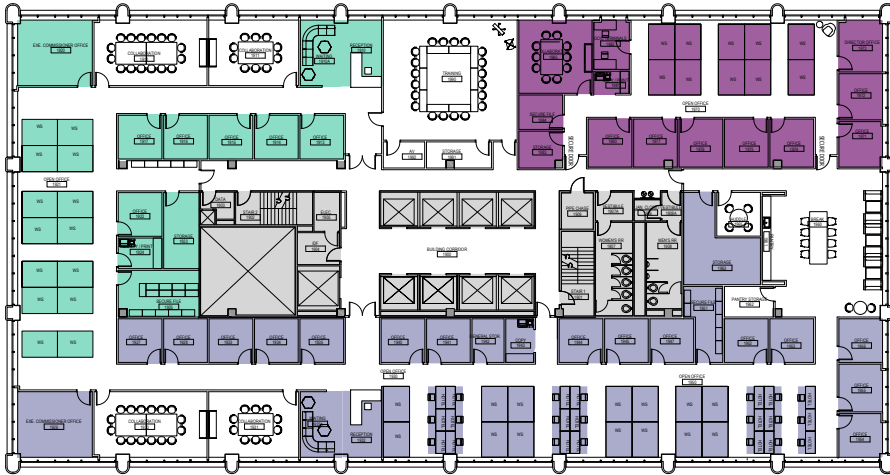
SMALL SCOPE



LIMITED SCOPE



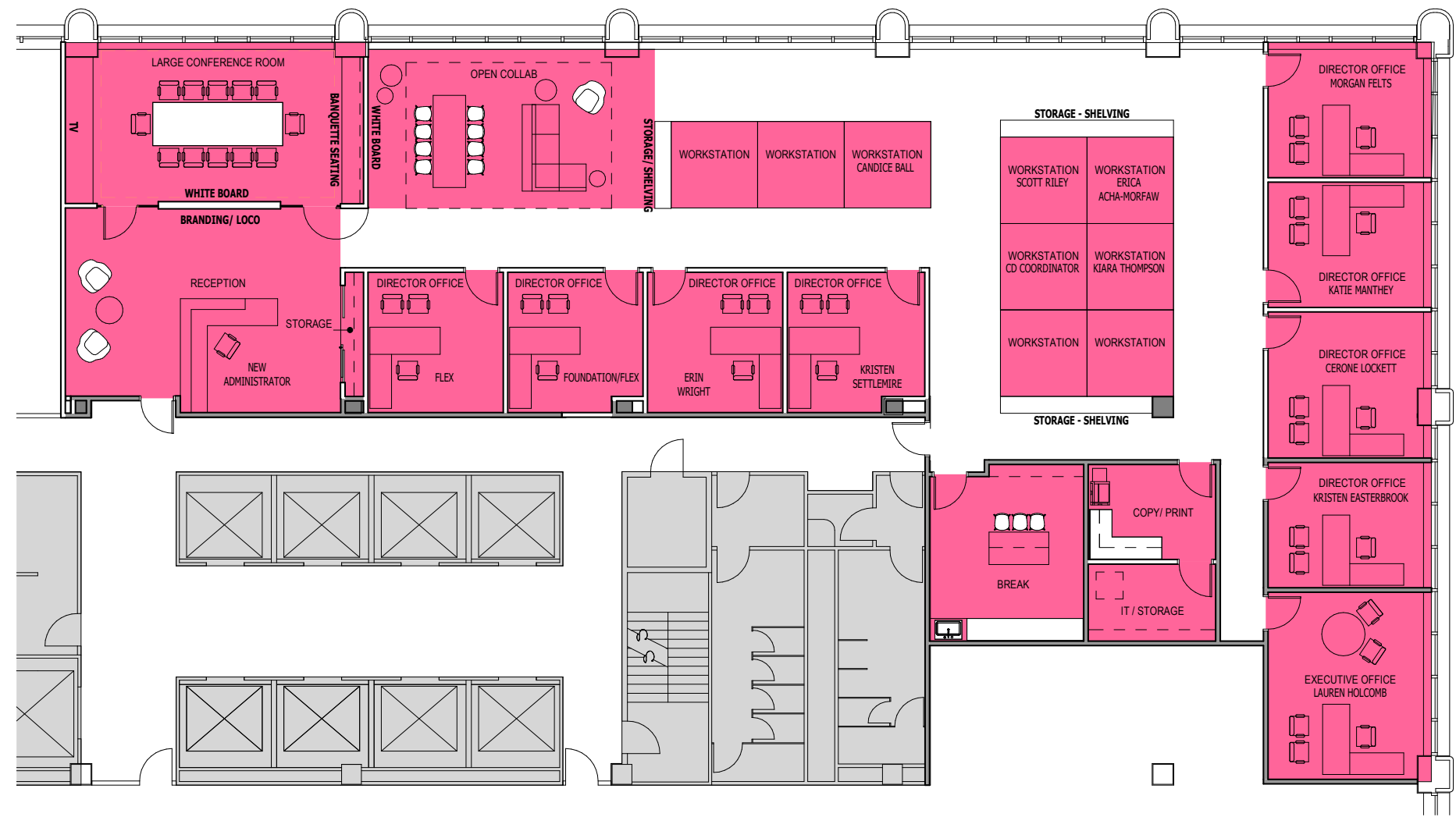
FULL SCOPE







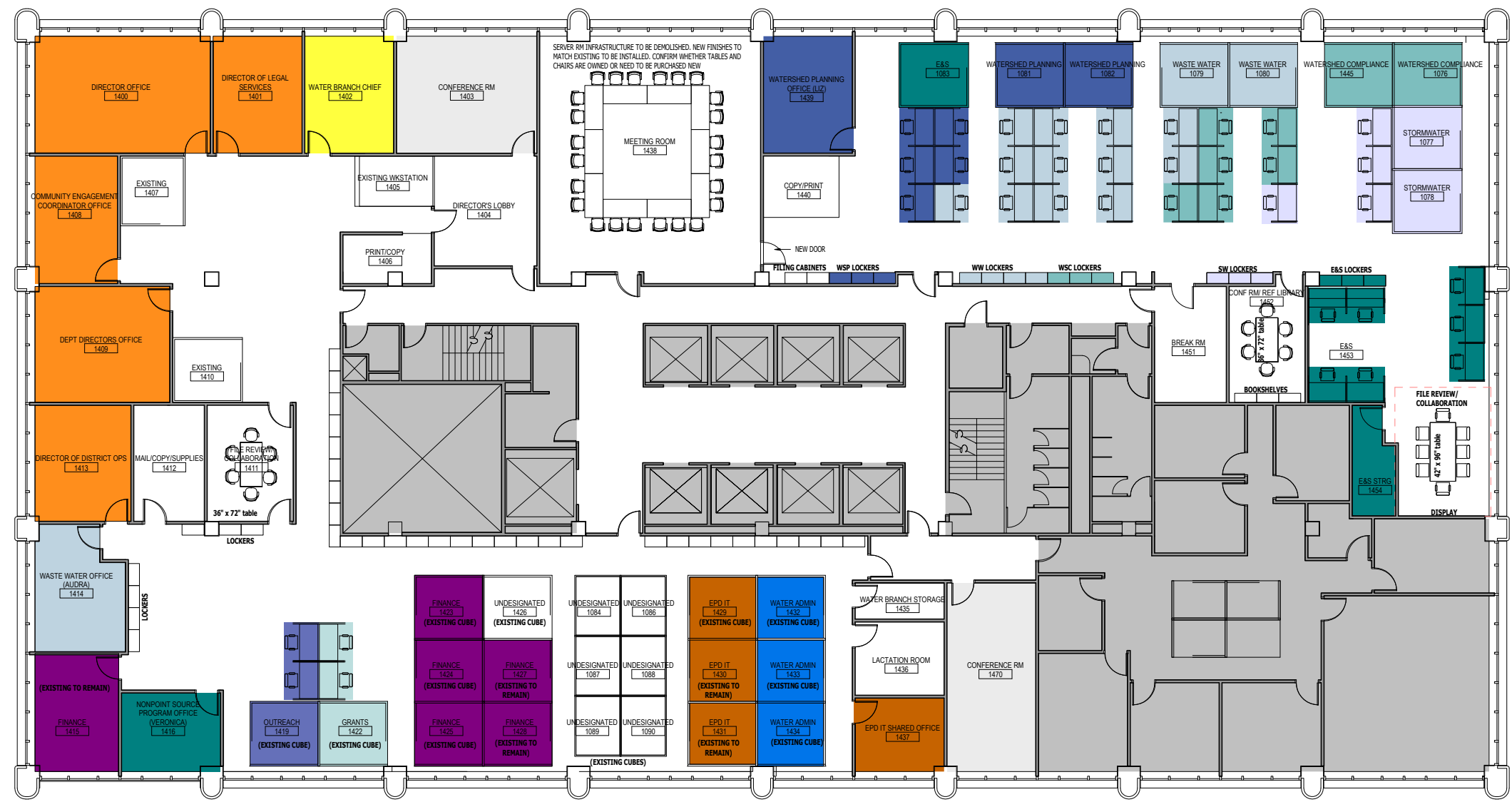
# SPC - SMALL SCOPE







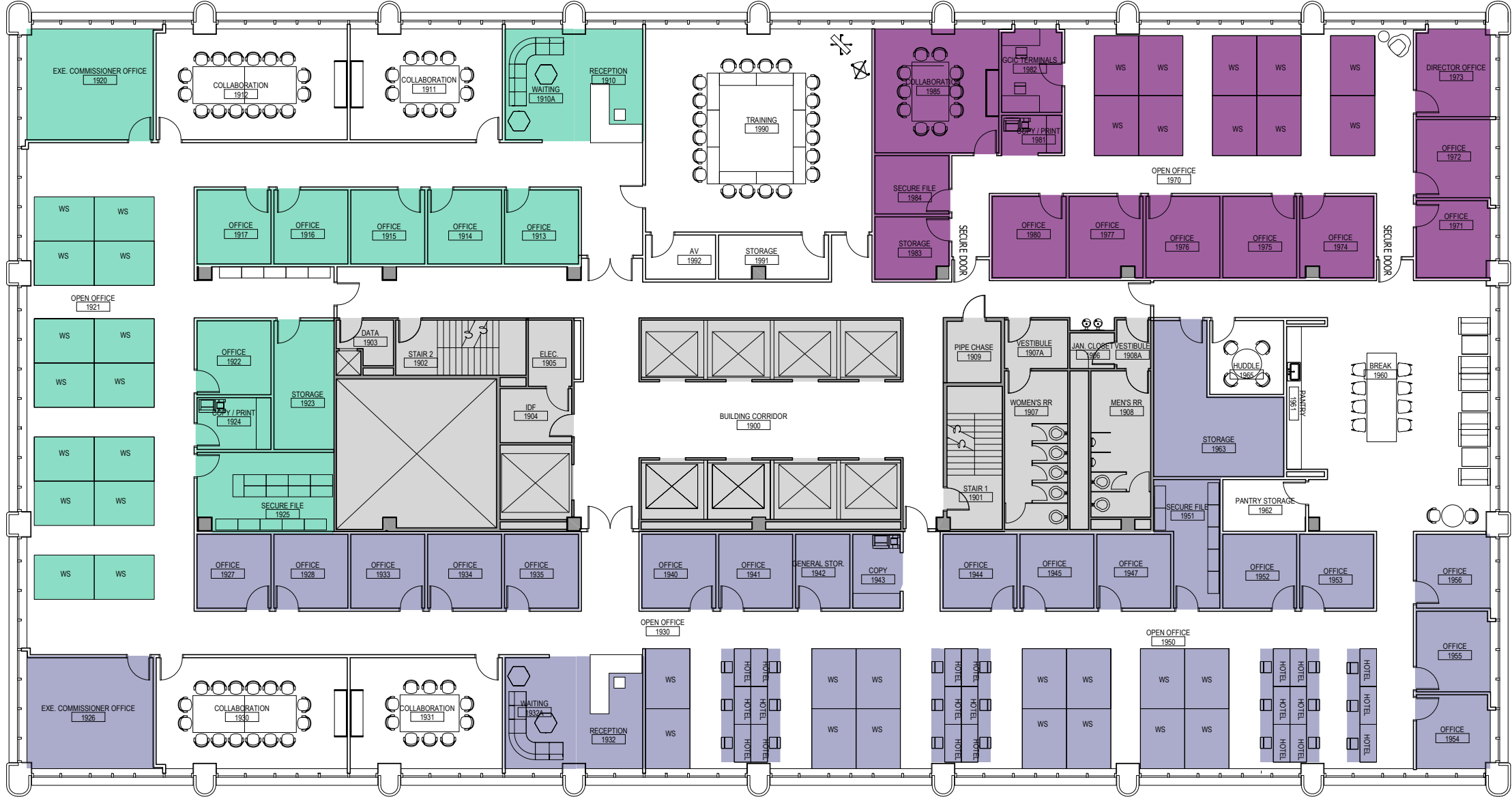
# SPC - LIMITED SCOPE







# SPC - FULL SCOPE







Floyd Entry



Sloppy Floyd Towers



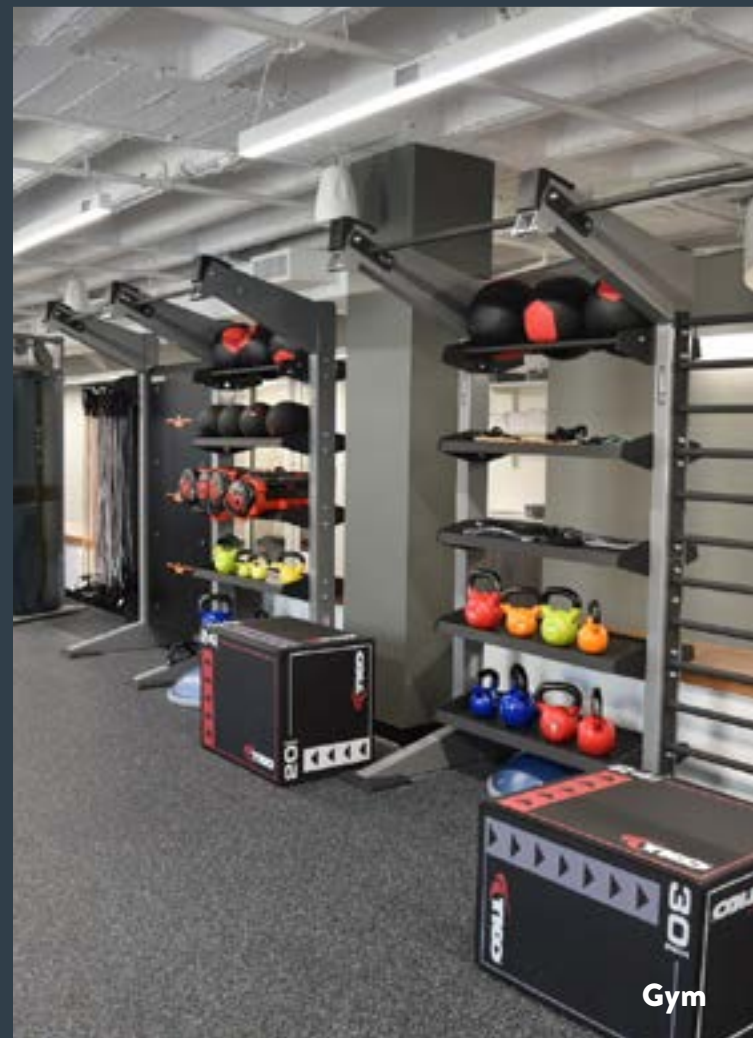
244 Washington St.



Floyd Cafe



Floyd 4th Floor Balcony



Gym



Georgia State Capitol



# Q&A



*THANK YOU*

Three teal triangles are positioned around the 'THANK YOU' text. One solid teal triangle points down and to the left, located above the end of the text. Two outlined teal triangles point down and to the left, located below the text.

PEYTON KITCHENS

WILLIAM COLLIER

INA BACHMANN

[WWW.NELSONWORLDWIDE.COM](http://WWW.NELSONWORLDWIDE.COM)