



SPC

FY 2015 **PORTFOLIO** REPORT

State Properties Commission

useful tools and websites:

SPC Website

<http://gspc.georgia.gov>

Building, Land and Lease Inventory of Property (BLLIP)

<https://www.realpropertiesgeorgia.org>

Cover photo courtesy of Sherry Crawley, The Nature Conservancy

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about

leadership

board members

vision, mission, values

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board members

Governor Nathan Deal
Chairman

Alan Skelton
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State Accounting Officer

Steve McCoy
Member
State Treasurer

Phil Carlock
Citizen Member
appointed by Governor

Brian P. Kemp
Secretary/Treasurer
Secretary of State

John G. Breakfield
Citizen Member
appointed by Lt. Governor

Michael Howell
Citizen Member
appointed by
Speaker of the House

vision, mission, values

VISION

To be the national leader in State real estate portfolio management by exemplifying stewardship, accountability and integrity.

MISSION

To advise, guide and maximize Georgia's real estate portfolio by applying industry best practices in asset, space and transaction management.

CORE VALUES

Stewardship
Accountability
Integrity
Leadership

state properties commission

The State Properties Commission (SPC) was created in 1964 with the primary responsibility of acquisition and disposition of all State-owned real property and real property interests. With the creation of the position of State Property Officer and the enactment of legislation realigning the management of the State's capital assets in 2005, the State Properties Commission was designated as Georgia's real estate portfolio manager. Additionally, SPC is equipped to conduct studies, research and evaluations, provide statewide policy leadership and coordinate master planning to guide and implement capital asset management.

As the State's real estate portfolio manager, the State Properties Commission's mission is to advise, guide and maximize Georgia's real estate portfolio by applying industry best practices in asset, space and transaction management.

SPC's primary focus is to provide accountability in its stewardship of the State's assets for the taxpayers of Georgia. Since 2005, SPC has become a unified and fully integrated real estate portfolio management office in charge of reviewing State Facility Strategic Plans, maximizing the value of the State's assets, increasing the utilization and efficiency of workplace environments and lease and land transactions, thereby offering state entities enterprise-wide leadership and advice. Portfolio Management is comprised of three distinct, but coordinated, programs: **Asset Management**, **Space Management** and

Transaction Management.

Asset Management is the strategic function that manages the State's real estate assets to provide the maximum value to the State. The State Properties Commission's Asset Management Program has the responsibility to evaluate the value or interest of State owned and leased real property assets and to provide recommendations that increase its value to the State or the overall market value.

The overall goal of **Space Management** is to maximize the utilization of space to create efficient work environments. SPC's Space Management uses industry standards and public sector criteria to accomplish the following objectives:

- Increase occupancy
- Decrease vacancy
- Improve the value of State-owned and leased space
- Provide the most cost efficient workspace for State entities

SPC offers professional space planning services to State entities in meeting their space needs. These services include developing space utilization programs to determine square footage requirements and preparing schematic floor plans and design intent drawings to guide workspace layout and construction.

Transaction Management provides for all tasks related to owning, acquiring and disposing of real estate assets, whether owned or leased.

For SPC, Transaction Management is broken out into two divisions, Land and Leasing.

Land Division: All acquisitions or dispositions of the State's real property must come through the SPC. The Land Division assures that all acquisitions and dispositions of land in the State's name meet the legal, policy, and process requirements of the State. Properties owned by the Board of Regents and by Georgia Department of Transportation (DOT) are excluded. Acquisitions into the State include fee simple interests, conservation easements, access and other easements, and ground leases. Dispositions from the State include temporary revocable licenses, permanent

easements, short or long-term ground leases and fee simple conveyances.

Leasing Division: SPC offers an array of leasing services to State entities in commercial or state-owned leased space. Services range from locating and procuring new lease locations to renewing or renegotiating existing agreements, as well as managing the State's lease inventory. The Division's responsibilities and functions include leasing assistance to State entities in both State and commercially owned facilities. During FY 2015, SPC maintained an inventory of 1,871 lease agreements of which 1,398 are managed by SPC and 473 are Agency managed leases.



*The Nature Conservancy
photo courtesy of Sherry Crawley*

portfolio summary

portfolio summary

2015 HIGHLIGHTS

- total buildings in the portfolio | 13,299
 - State of Georgia | 8,486
 - Board of Regents | 3,431
 - GA Department of Transportation | 1,192
 - Community Service Boards | 190
- total leases in the portfolio | 1,871
 - SPC managed | 1,398
 - Agency managed | 473
- total State owned acres of land | 628,583
- total insured value of buildings in portfolio | \$25,801,964,192.00

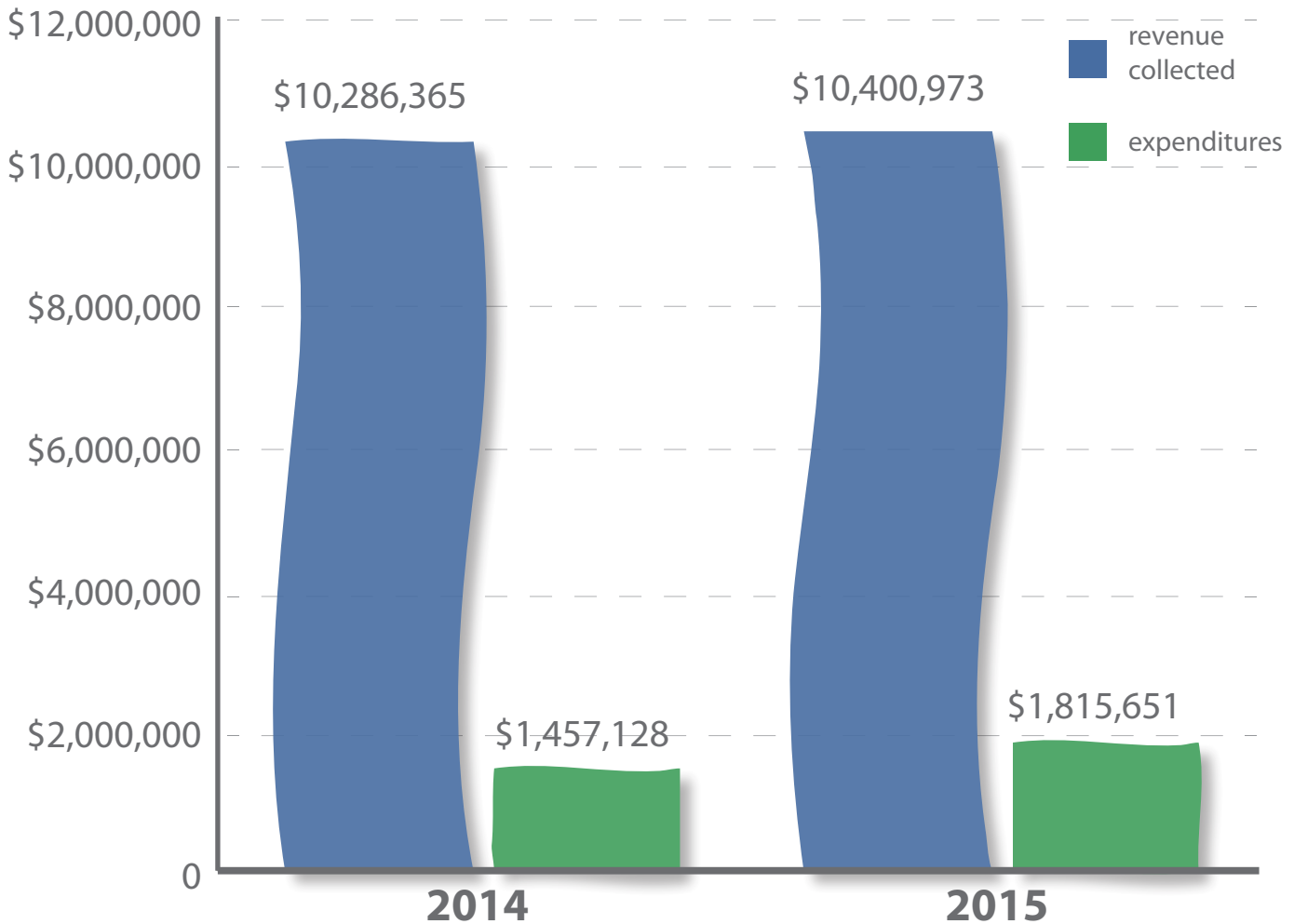


*The Nature Conservancy
photo courtesy of Sherry Crawley*

portfolio summary

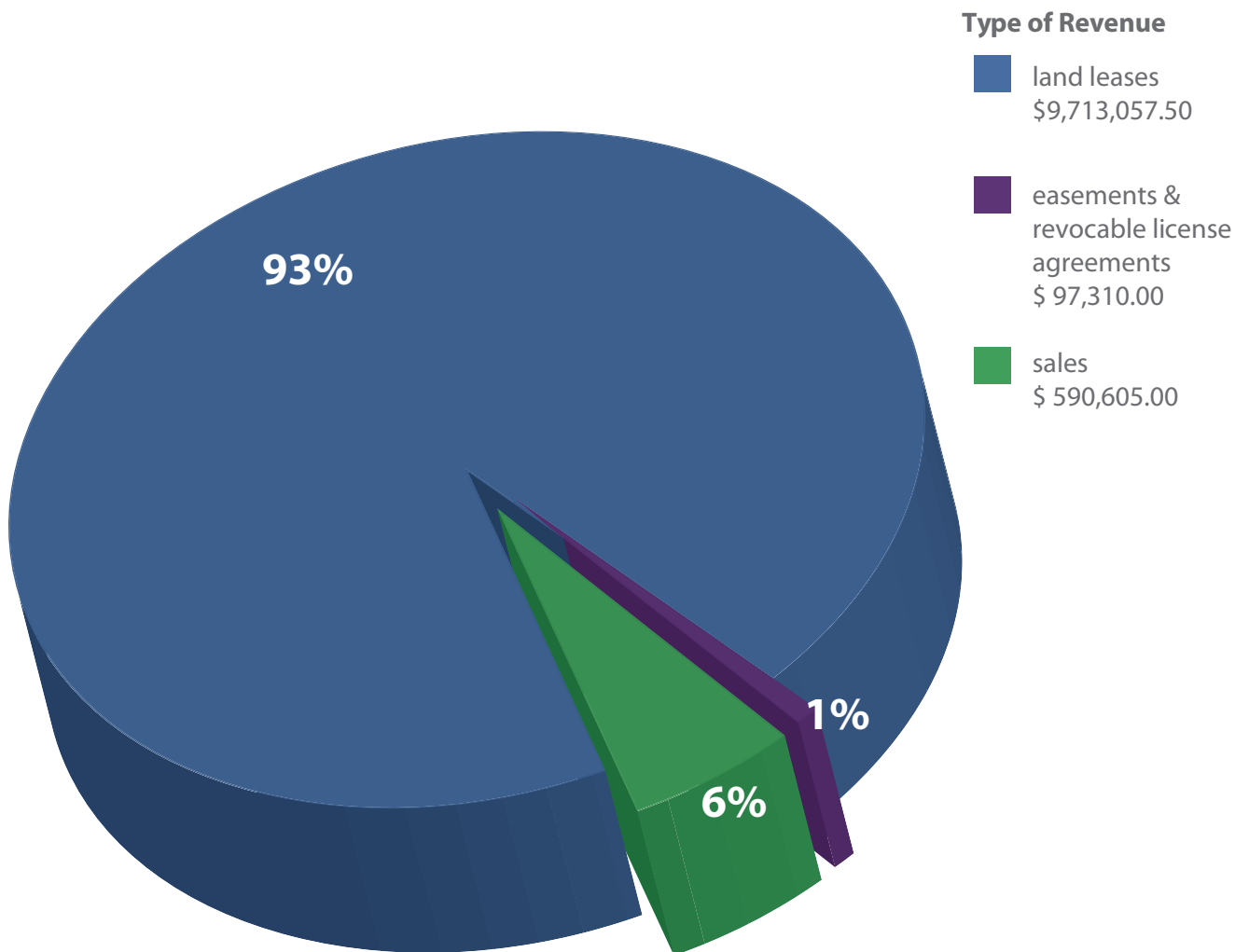
SPC Revenue Collected vs. SPC Expenditures

total revenues collected and deposited into State treasury vs. total expenditures
(all operating expenses including staff, surveys, appraisals and other operating expenses.)



Total Revenue Collected for Leases, Easements & Revocable License Agreements during FY 2015

Further breakout of revenue sources generated to include land leases, easement & revocable license agreements and sales.



portfolio summary

County by County Asset Portfolio Totals

County	Number of Leases	Number of Buildings	Total State Owned Acreage	Total State Leased Acreage	Total Acreage (Owned & Leased)
Appling	7	21	4978.44	0.00	4978.44
Atkinson	4	2	3.82	0.00	3.82
Bacon	3	13	19.23	0.00	19.23
Baker	4	0	6449.27	0.00	6449.27
Baldwin	16	458	4785.74	0.00	4785.74
Banks	3	6	3208.83	0.00	3208.83
Barrow	10	169	1860.97	0.00	1860.97
Bartow	16	26	894.67	0.00	894.67
Ben Hill	7	25	38.45	0.00	38.45
Berrien	5	17	9038.42	0.00	9038.42
Bibb	33	236	1679.82	0.00	1679.82
Bleckley	5	18	46.75	3132.24	3178.99
Brantley	4	11	6968.73	0.00	6968.73
Brooks	3	4	3.49	0.00	3.49
Bryan	13	65	22736.04	0.00	22736.04
Bulloch	14	29	124.03	0.00	124.03
Burke	8	27	10097.19	0.00	10097.19
Butts	5	89	1337.98	0.00	1337.98
Calhoun	1	29	6833.41	0.00	6833.41
Camden	8	68	3039.31	0.00	3039.31
Candler	2	11	16.48	0.00	16.48
Carroll	14	42	228.72	0.00	228.72
Catoosa	6	1	39.63	0.00	39.63
Charlton	7	39	34.63	160.00	194.63

County	Number of Leases	Number of Buildings	Total State Owned Acreage	Total State Leased Acreage	Total Acreage (Owned & Leased)
Chatham	28	200	15463.70	0.00	15463.70
Chattahoochee	4	1	4.48	0.00	4.48
Chattooga	3	100	1298.23	0.00	1298.23
Cherokee	15	8	2008.82	0.00	2008.82
Clarke	21	35	3601.21	36.42	3637.63
Clay	7	45	543.38	0.00	543.38
Clayton	19	74	381.36	0.00	381.36
Clinch	4	36	343.99	0.00	343.99
Cobb	21	47	375.61	0.00	375.61
Coffee	13	92	3977.28	0.00	3977.28
Colquitt	10	48	1752.81	0.00	1752.81
Columbia	12	71	59.98	0.00	59.98
Cook	5	32	638.85	0.00	638.85
Coweta	15	49	2780.80	0.00	2780.80
Crawford	2	6	22.95	0.00	22.95
Crisp	9	98	1577.63	0.00	1577.63
Dade	6	69	1811.77	3.00	1814.77
Dawson	3	33	20532.74	0.00	20532.74
Decatur	10	42	8450.04	0.00	8450.04
DeKalb	49	142	3560.32	0.00	3560.32
Dodge	9	91	583.88	0.00	583.88
Dooly	1	43	3423.76	0.00	3423.76
Dougherty	19	57	14830.00	0.00	14830.00
Douglas	10	68	2019.54	0.00	2019.54
Early	7	54	2322.18	0.00	2322.18
Echols	2	6	4.01	0.00	4.01

portfolio summary

County	Number of Leases	Number of Buildings	Total State Owned Acreage	Total State Leased Acreage	Total Acreage (Owned & Leased)
Effingham	9	7	72.94	840.00	912.94
Elbert	11	141	75.27	845.72	920.99
Emanuel	14	95	2873.44	1634.12	4507.56
Evans	5	36	406.75	0.00	406.75
Fannin	13	7	12.29	0.00	12.29
Fayette	7	0	4.65	0.00	4.65
Floyd	18	144	3619.75	161.16	3780.91
Forsyth	9	28	104.71	0.00	104.71
Franklin	5	130	500.75	393.12	893.87
Fulton	135	109	949.88	0.01	949.89
Gilmer	10	7	20.75	2141.60	2162.36
Glascocock	2	1	0.98	0.00	0.98
Glynn	21	113	19646.99	0.00	19646.99
Gordon	11	38	1007.90	0.00	1007.90
Grady	5	9	48.34	0.00	48.34
Greene	11	10	1399.19	0.00	1399.19
Gwinnett	28	73	420.67	0.00	420.67
Habersham	7	110	1480.05	0.00	1480.05
Hall	20	87	1282.39	0.00	1282.39
Hancock	3	36	246.82	0.00	246.82
Haralson	5	5	102.73	0.00	102.73
Harris	4	167	12610.04	5.16	12615.20
Hart	10	50	986.97	0.00	986.97
Heard	3	0	901.28	0.00	901.28
Henry	17	7	57.60	0.00	57.60
Houston	18	89	15679.96	0.00	15679.96

County	Number of Leases	Number of Buildings	Total State Owned Acreage	Total State Leased Acreage	Total Acreage (Owned & Leased)
Irwin	2	12	323.05	0.00	323.05
Jackson	2	11	14.45	0.00	14.45
Jasper	5	59	6138.29	0.00	6138.29
Jeff Davis	6	13	9652.72	0.00	9652.72
Jefferson	9	10	32.59	0.34	32.93
Jenkins	4	67	3848.79	0.00	3848.79
Johnson	2	40	201.00	0.00	201.00
Jones	6	3	14.64	0.00	14.64
Lamar	3	6	98.37	0.00	98.37
Lanier	4	18	16.60	0.00	16.60
Laurens	15	54	8963.92	0.00	8963.92
Lee	6	51	887.54	0.00	887.54
Liberty	9	18	900.75	0.00	900.75
Lincoln	8	63	4.32	0.00	4.32
Long	3	20	25302.14	0.00	25302.14
Lowndes	21	116	2788.76	0.00	2788.76
Lumpkin	8	13	241.60	0.00	241.60
Macon	1	52	710.27	226.54	936.80
Madison	3	38	1348.40	0.00	1348.40
Marion	1	2	2499.09	0.00	2499.09
McDuffie	8	55	625.95	12539.00	13164.95
McIntosh	5	122	59440.39	0.00	59440.39
Meriwether	7	59	12329.04	0.00	12329.04
Miller	1	7	4690.49	0.00	4690.49
Mitchell	10	48	1688.70	0.00	1688.70
Monroe	14	166	2015.01	0.00	2015.01

portfolio summary

County	Number of Leases	Number of Buildings	Total State Owned Acreage	Total State Leased Acreage	Total Acreage (Owned & Leased)
Montgomery	1	47	110.54	0.00	110.54
Morgan	8	163	5683.90	0.00	5683.90
Murray	11	73	3507.16	22.68	3529.84
Muscogee	25	133	1853.18	0.00	1853.18
Newton	6	66	932.33	0.00	932.33
Oconee	9	0	478.67	0.00	478.67
Oglethorpe	3	5	387.99	0.00	387.99
Paulding	11	34	13058.02	0.00	13058.02
Peach	6	9	1520.58	0.00	1520.58
Pickens	4	7	122.47	0.00	122.47
Pierce	3	2	2.00	2.37	4.37
Pike	3	21	362.60	0.00	362.60
Polk	8	17	3081.45	0.00	3081.45
Pulaski	2	48	6152.03	0.00	6152.03
Putnam	9	24	1896.43	0.00	1896.43
Quitman	3	2	3.00	0.00	3.00
Rabun	6	91	5049.77	0.00	5049.77
Randolph	4	5	14.91	0.00	14.91
Richmond	18	202	819.43	5.30	824.73
Rockdale	10	43	1229.09	110.53	1339.62
Schley	2	2	2.71	0.00	2.71
Screven	12	9	2149.82	11457.60	13607.42
Seminole	4	37	13.47	0.00	13.47
Spalding	10	30	73.46	0.00	73.46
Stephens	10	21	61.27	0.00	61.27
Stewart	2	74	1358.87	4912.94	6271.81

County	Number of Leases	Number of Buildings	Total State Owned Acreage	Total State Leased Acreage	Total Acreage (Owned & Leased)
Sumter	8	60	1592.09	0.00	1592.09
Talbot	3	13	13074.03	184.54	13258.56
Taliaferro	1	86	1198.72	0.00	1198.72
Tattnall	11	376	13429.08	0.00	13429.08
Taylor	2	10	999.85	0.00	999.85
Telfair	5	53	11825.93	0.00	11825.93
Terrell	5	15	101.64	0.00	101.64
Thomas	14	78	1863.91	0.00	1863.91
Tift	21	20	2729.27	0.00	2729.27
Toombs	9	40	5139.33	168.54	5307.87
Towns	2	20	503.66	0.00	503.66
Treutlen	2	19	2924.36	0.00	2924.36
Troup	13	29	1581.65	0.00	1581.65
Turner	3	15	33.14	0.00	33.14
Twiggs	4	4	295.30	200.00	495.30
Union	13	88	979.96	967.18	1947.14
Upson	11	18	136.66	1187.28	1323.94
Walker	13	58	22635.76	0.00	22635.76
Walton	9	32	463.81	0.00	463.81
Ware	20	189	31390.89	0.00	31390.89
Warren	3	0	0.03	0.00	0.03
Washington	9	93	1543.31	0.00	1543.31
Wayne	10	39	12099.63	3.03	12102.66
Webster	4	2	1.15	0.00	1.15
Wheeler	1	114	5334.59	0.00	5334.59
White	6	176	2858.87	5599.96	8458.83

portfolio summary

County	Number of Leases	Number of Buildings	Total State Owned Acreage	Total State Leased Acreage	Total Acreage (Owned & Leased)
Whitfield	16	25	16.01	0.00	16.01
Wilcox	2	39	316.53	0.00	316.53
Wilkes	8	20	39.36	8005.00	8044.36
Wilkinson	3	10	1374.10	0.00	1374.10
Worth	4	5	1106.71	0.00	1106.71
Total:	1,491	8,486	573,637.81	54,945.37	628,583.18

NOTE:

Totals exclude Board of Regents, Department of Transportation and Community Service Board assets.



Mercedes-Benz Stadium

buildings portfolio

buildings portfolio

SPC is responsible for the acquisition and disposition of all state buildings and for maintaining a comprehensive inventory of all owned buildings in the portfolio; their size, use and other key criteria.

2015 HIGHLIGHTS

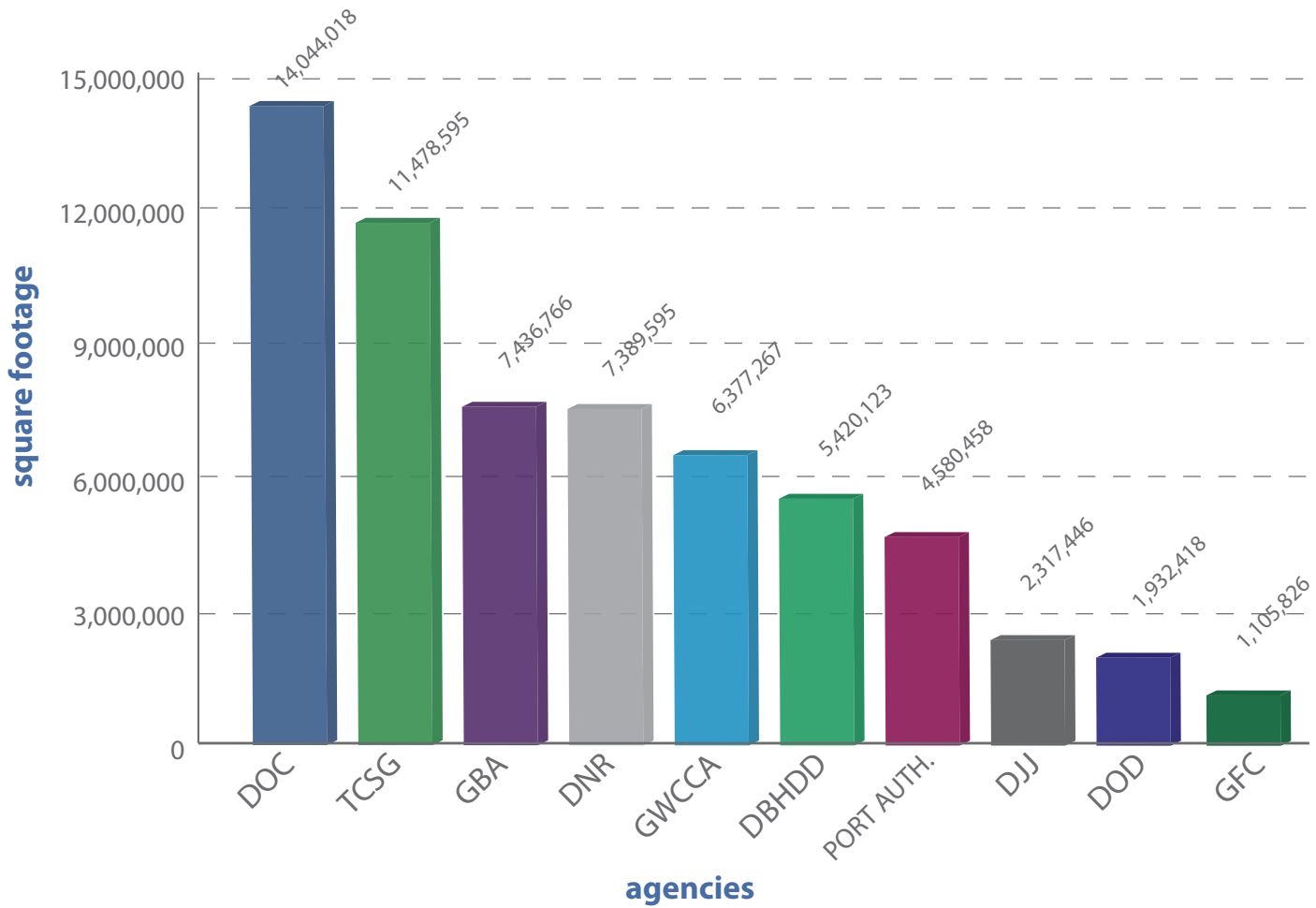
- each agency is responsible for the maintenance and operation of state buildings in their custody
- the state owned building portfolio consists of 8,486 buildings



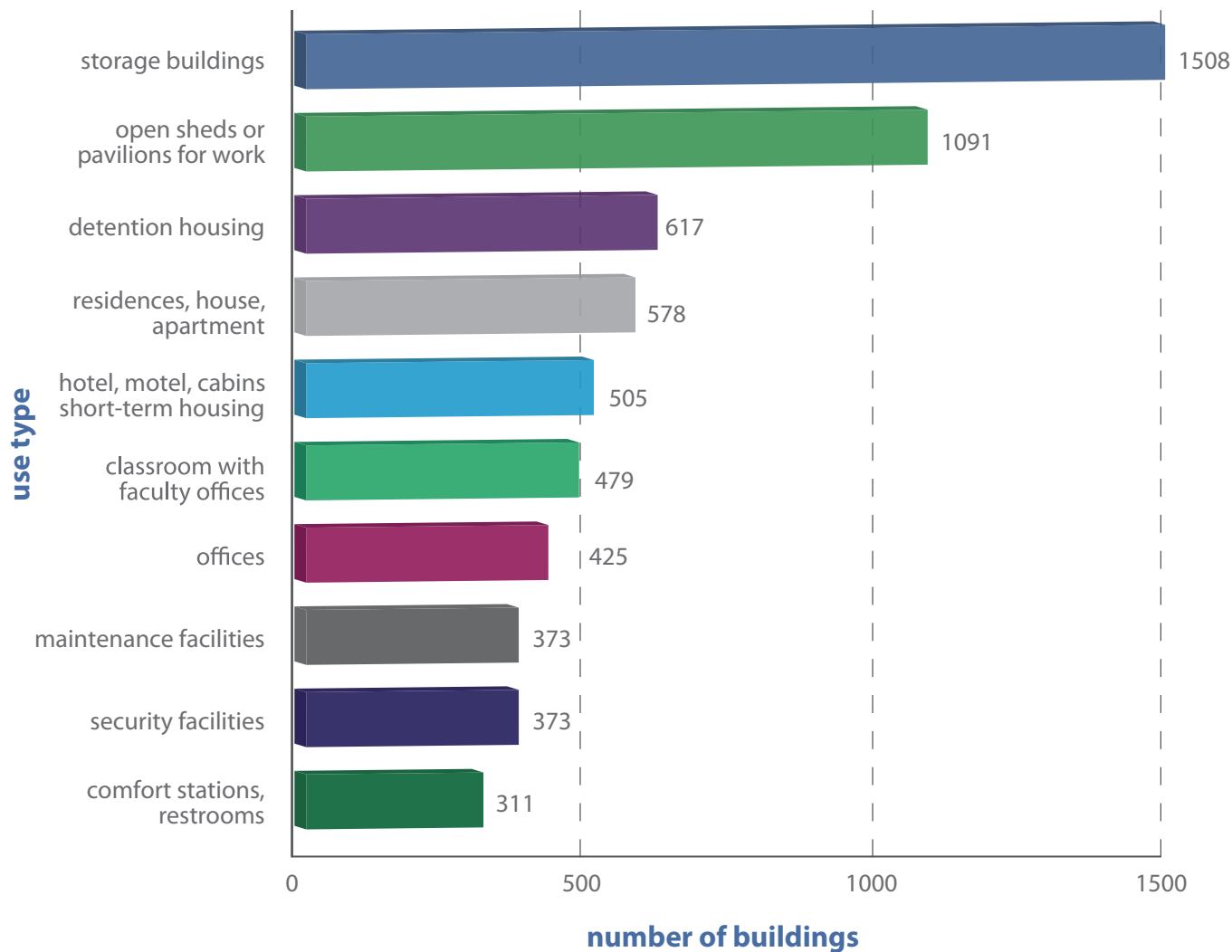
Georgia Department of Driver Services Atlanta

buildings portfolio

Agencies with Most Square Footage for Owned Building

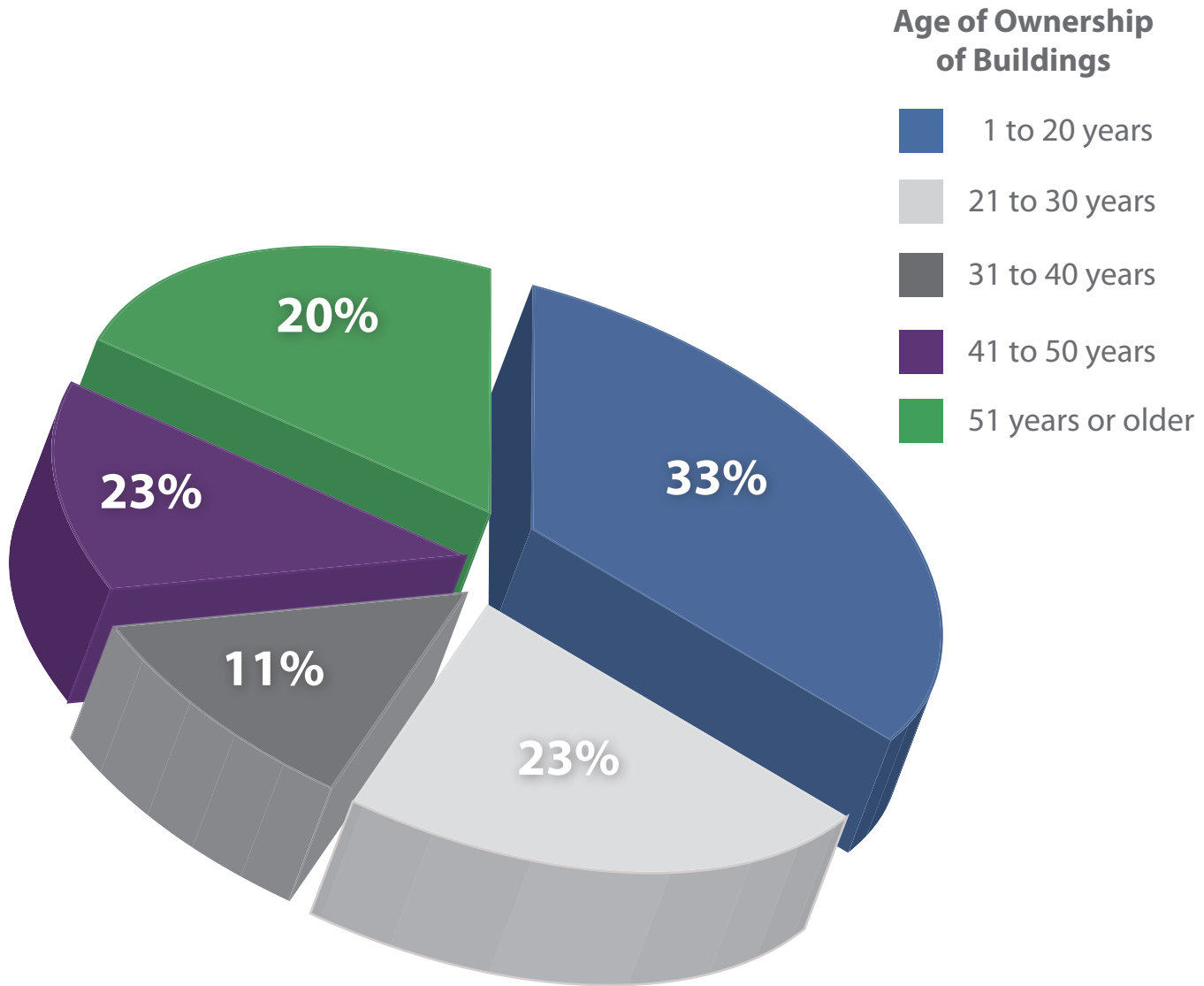


Top Primary Use Types for State Owned Buildings



buildings portfolio

Breakdown of State Owned Building by Age (in years)



space

portfolio

space portfolio

SPC's Space Management offers a full range of professional space planning services to State entities in meeting their space needs. For those State entities submitting requests for administrative space, Space Management not only develops space utilization programs to determine square footage requirements, but also prepares schematic floor plans and design intent drawings to steer workspace layout and construction.

2015 HIGHLIGHTS

- received and processed 1,218 space action requests from State agencies
- SPC Board approved new space standards resulting in an 8% reduction from the previous space standards

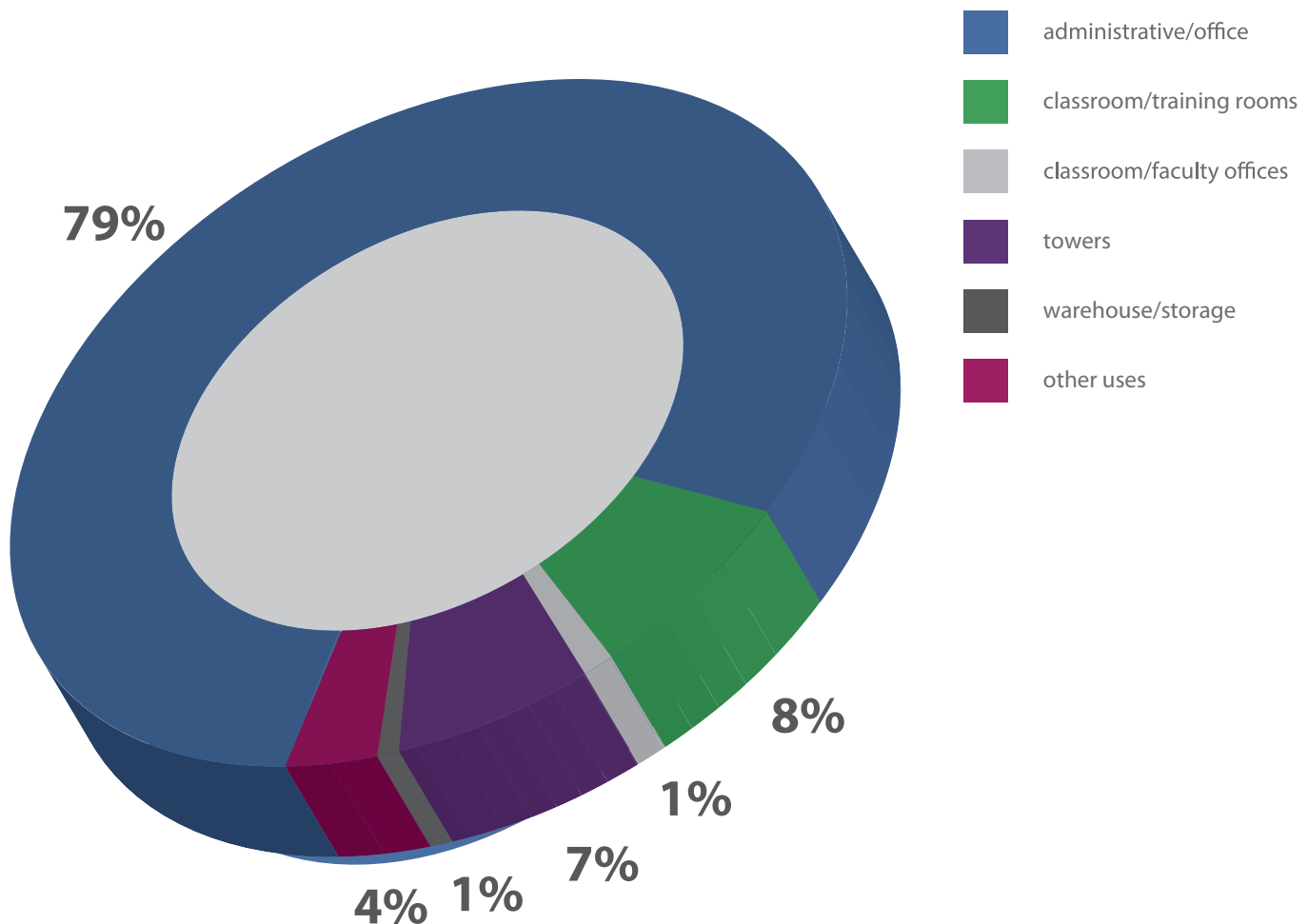
*BIM renderings of
SPC office space*



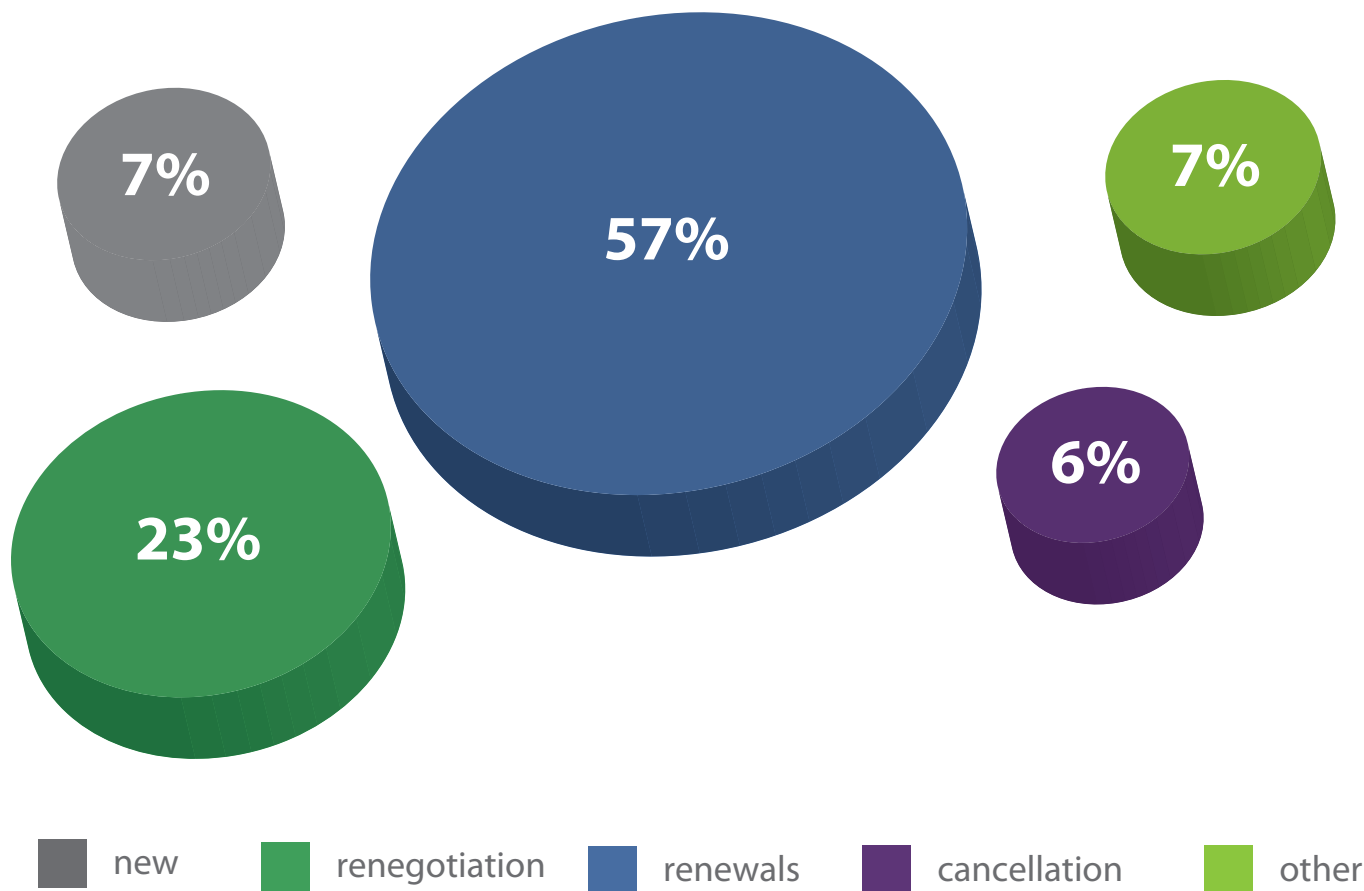
space portfolio

In FY 2015, the SPC Commission received 1,218 space requests from state agencies. The use and transaction types of space requested are illustrated in the two charts below.

Percentage by Primary Use Type Requests Submitted to SPC during FY 2015



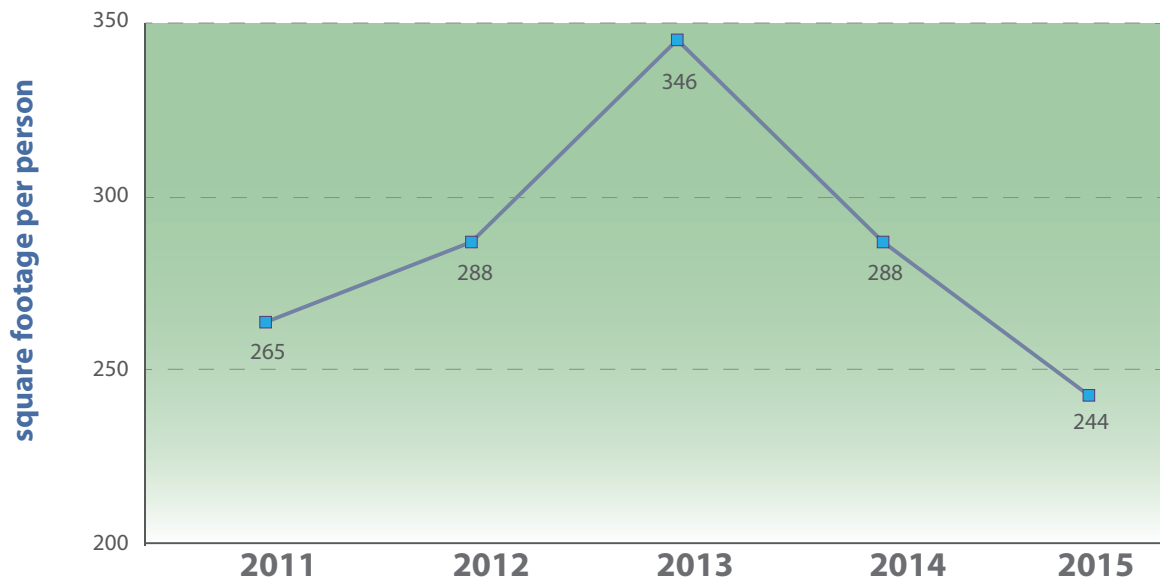
Percentage of Space Action Request Types submitted to SPC during FY 2015.



space portfolio

SPC tracks the square footage per employee in leased space to drive efficiency in space utilization. The chart below illustrates the average square footage of space per employee from 2011 to 2015.

Change in Space Standards for Administrative Office Spaces (measured in square feet per person)



Comparison of Georgia's Space Standards (in square feet) to Public and Private Sector

	Georgia (as of 9/15/15)	Virginia	Kansas	Massachusetts	GSA (Federal)	Private Sector Corporate
Office	120-220 SF	120-196 SF	110-400 SF	100-220 SF	250-300 SF	120-225 SF
Cubicle	49-64 SF	48-96 SF	45-100 SF	42-100 SF	64-200 SF	20-49 SF

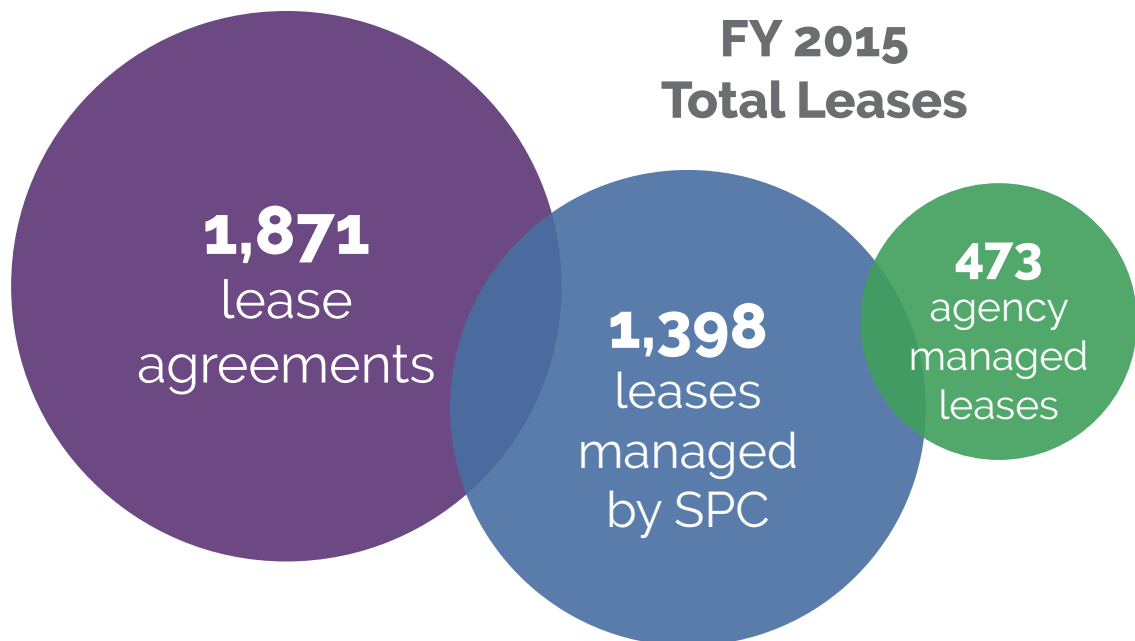
lease portfolio

Lease portfolio

The leasing of administrative space for use by State entities is also within the purview of SPC. The Leasing Division provides management and oversight of the State's leased property portfolio, as well as leasing assistance to State entities in both State and commercially owned facilities.

2015 HIGHLIGHTS

- lease portfolio consists of 1,871 leases, of which SPC manages 1,398
- SPC completed 14 multi-year lease agreements in FY 2015
- multi-year lease agreements' cost avoidance for FY 2015 was over \$5.6M
- the number of SPC administered leases increased from FY 2014 to FY 2015 by over 21%



Lease portfolio

MULTI-YEAR LEASES

Since the ratification of the Constitutional Amendment in November 2012, which authorized SPC to enter in Multi-Year Leases (MYLs), SPC and the Georgia State Financing and Investment Commission (GSFIC) developed and implemented procurement policies to provide transparent and efficient practices that safeguard Georgia's AAA credit rating. For FY 2015, GSFIC set a total MYL contract obligation limit of \$80 Million. In FY 2015 SPC executed fourteen (14) MYLs for a total of 167,375 rentable square feet with \$25,369,000 total contract obligation, and \$5,615,800 total cost avoidance. As of June 30, 2015, another ten (10) MYLs were in the process of lease negotiation or pending SPC Board approval.

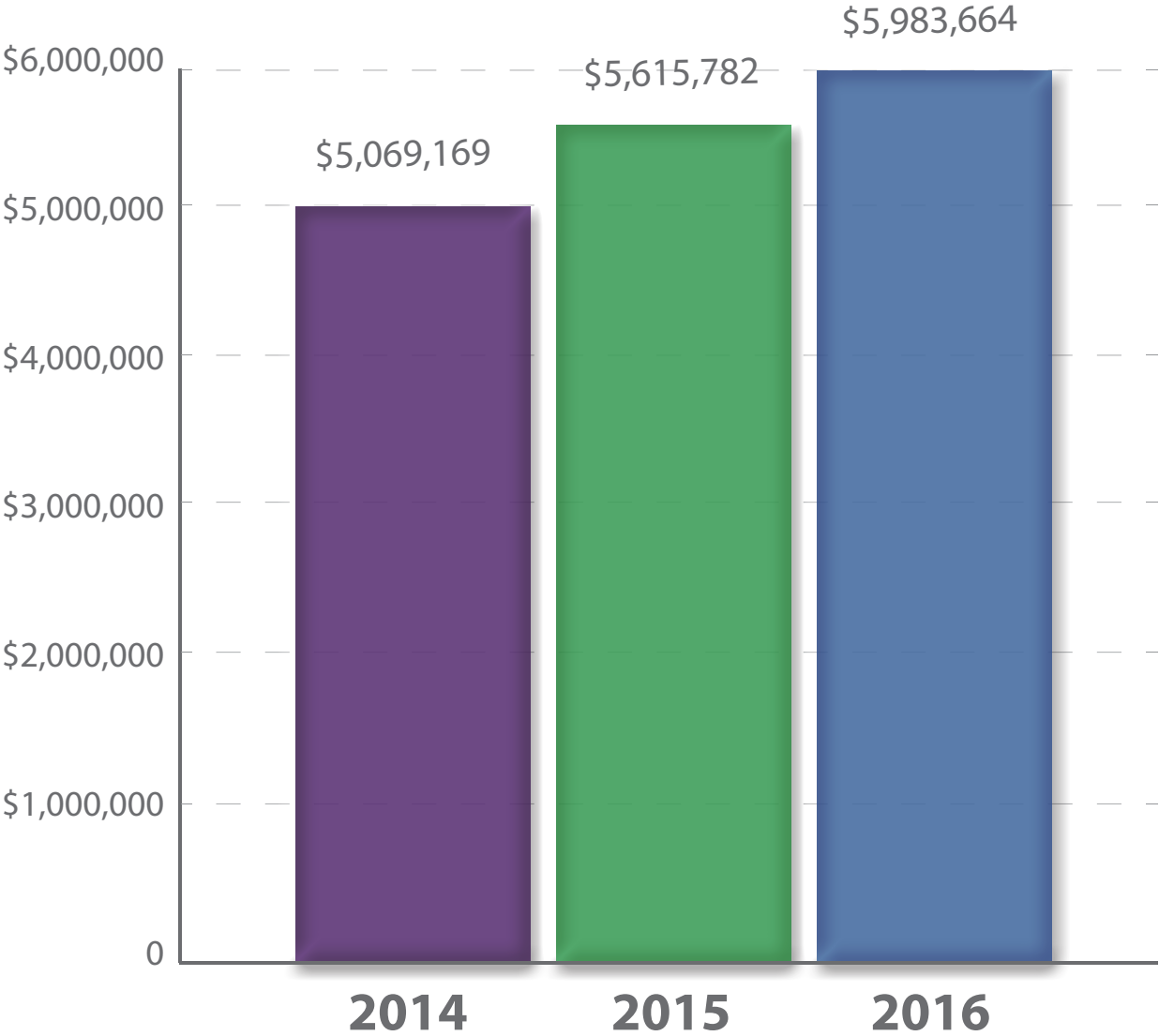


*Office of State
Administrative Hearings, Atlanta*



The chart below illustrates cost avoidance by the state year over year since gaining the MYL ability.

Cost Avoidance With Multi-Year Leases



Lease portfolio

FY 2015 Executed Multi-Year Leases

Entity	Sub-Entity	Square Feet	City	County	Landlord
Department of Driver Services	N/A	4,795	Bainbridge	Decatur	City of Bainbridge
Department of Human Services	Child Support Services	13,921	Augusta	Richmond	Walton Augusta Partners
Department of Human Services	Child Support Services	6,475	Carrollton	Carroll	Riverbridge, Ltd.
Department of Human Services	Child Support Services	7,500	Gainesville	Hall	Presco Properties
Department of Human Services	Division of Family & Children Services	6,750	Homer	Banks	Banks County
Department of Human Services	Division of Family & Children Services	49,000	Marietta	Cobb	The Center for Children & Young Adults
Department of Human Services	Division of Family & Children Services	9,955	Marietta	Cobb	Cobb County
Department of Human Services	Office of Facilities and Support Services	7,740	Macon	Bibb	SPP Investments, LLC
Office of State Administrative Hearings	N/A	23,075	Atlanta	Fulton	Parkway Properties
Public Health	N/A	14,100	LaGrange	Troup	Downtown LaGrange Development Authority
Department of Revenue	N/A	9,556	Evans	Columbia	Columbia County Board of Commissioners
Department of Revenue	N/A	8,551	Cartersville	Bartow	Branch Banking and Trust Company
Department of Veteran Services	N/A	1,127	Powder Springs	Cobb	Cobb County
Subsequent Injury Trust Fund	N/A	4,830	Atlanta	Fulton	ACP Marquis II, LLC
Contracts Signed in FY 15	14	167,375			

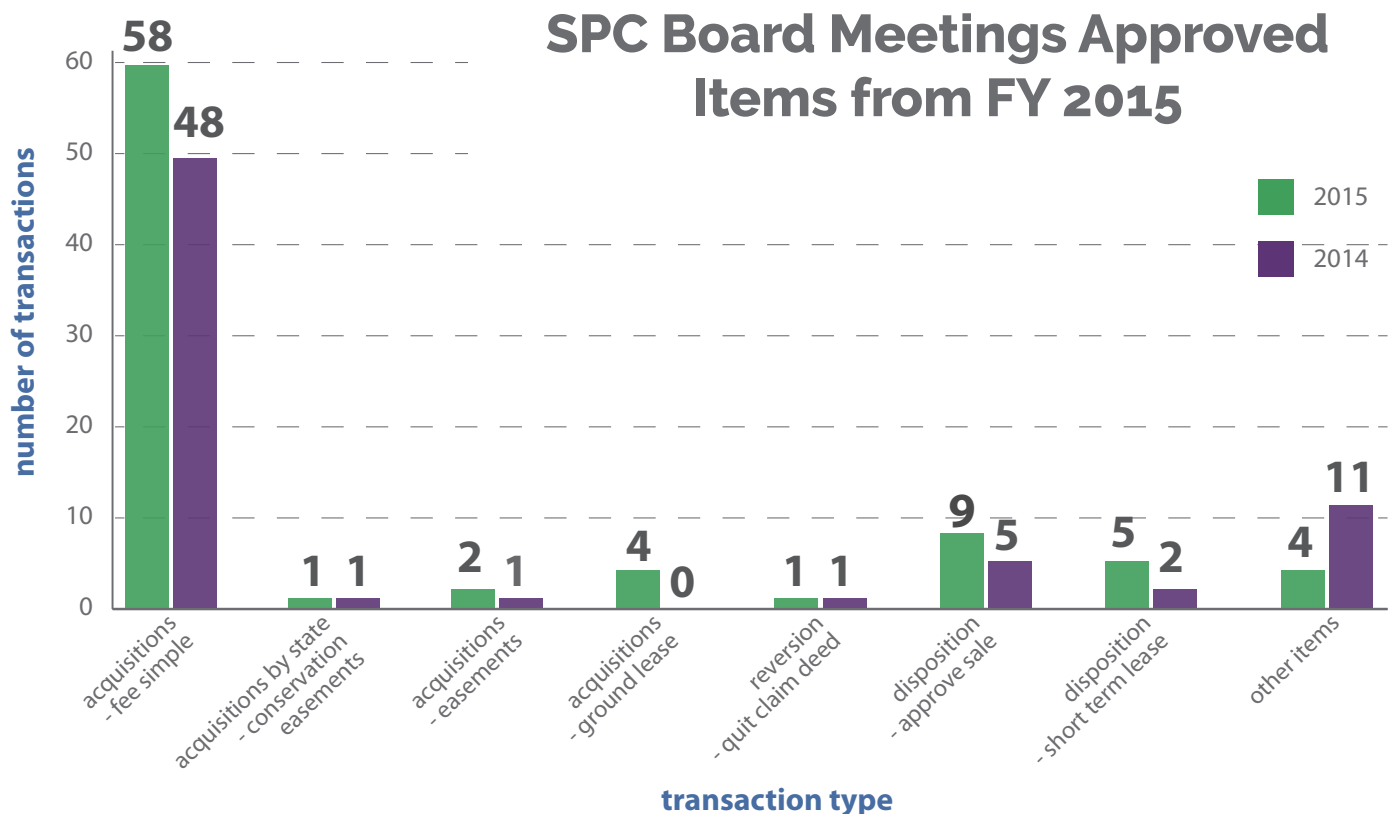
land portfolio

land portfolio

SPC is responsible approving all acquisitions or dispositions of the State's real property. The Land Division assures that all acquisitions and dispositions of land in the State's name meet the legal, policy, and process requirements of the State.

2015 HIGHLIGHTS

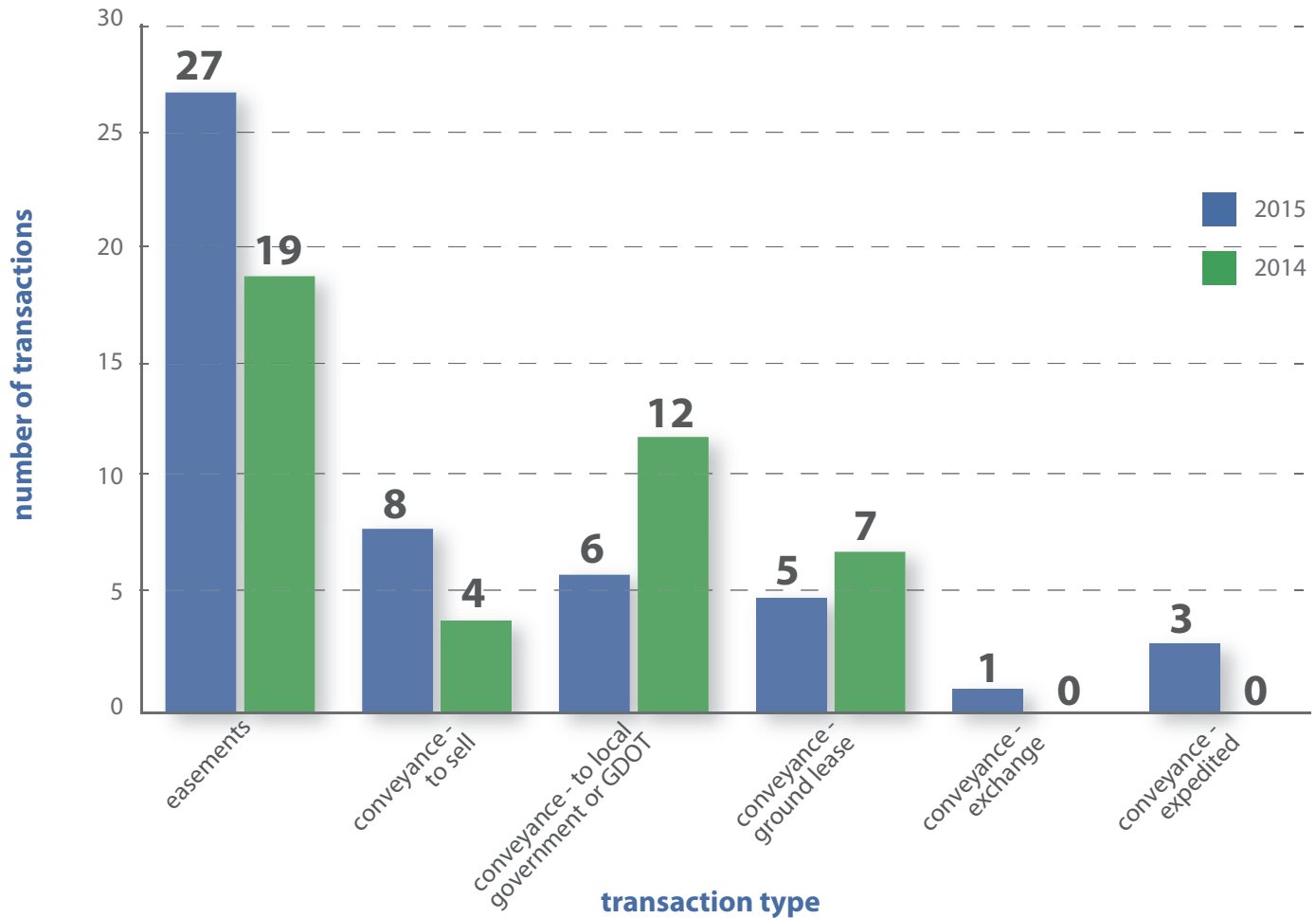
- SPC Board approved 84 items in FY 2015, a 9% increase over FY 2014
- General Assembly approved 21 properties for Surplus/Conveyance in FY 2015



land portfolio

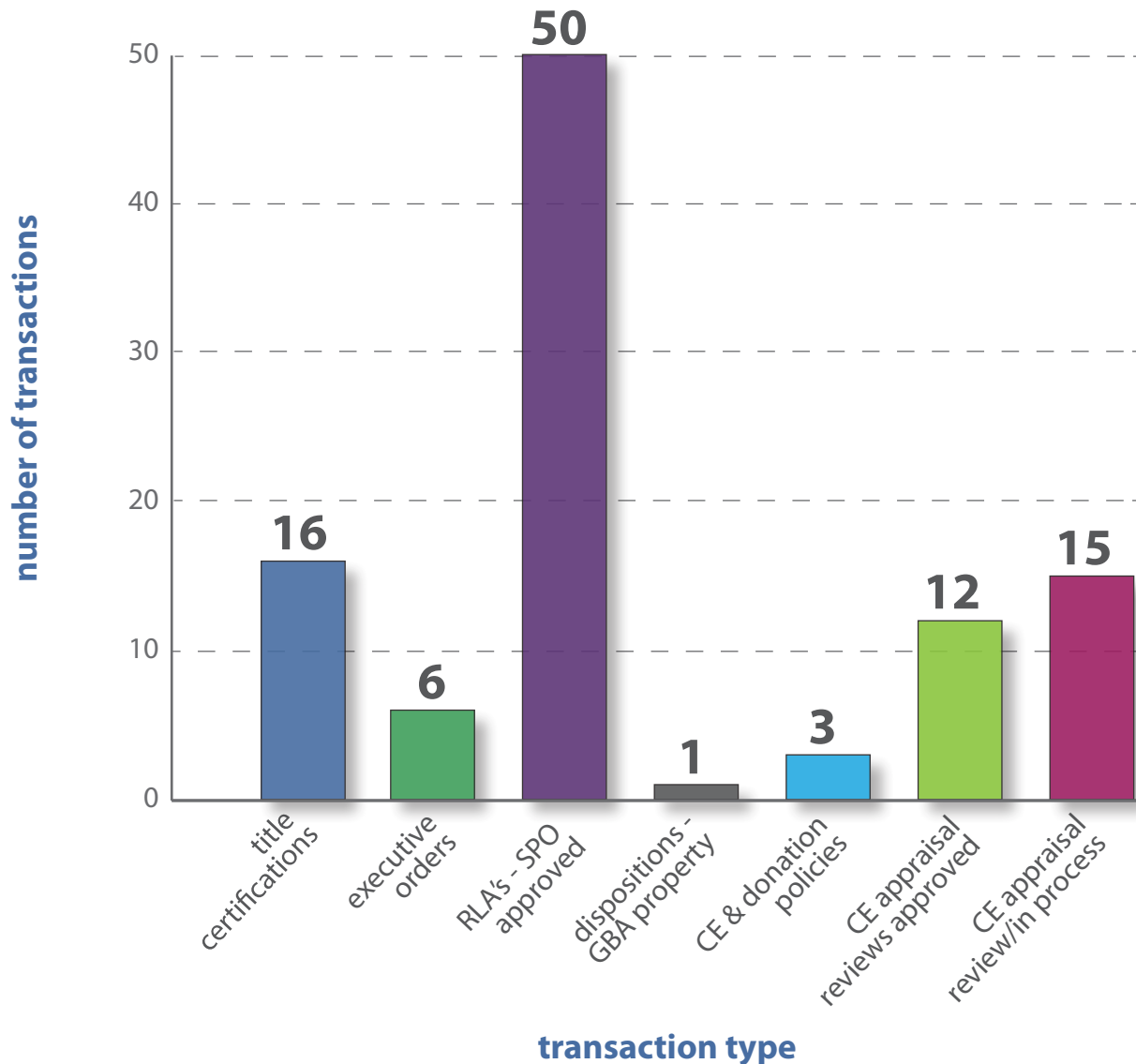
SPC Legislation Items Approval Change Year over Year

Year-over-year comparison of number and type of conveyance presented to the General Assembly.



Non-Legislative SPC Items approved during FY 2015

Number and type of additional transactions completed by SPC staff during FY 2015.



land portfolio

General Assembly Approved Surplus/Conveyance: Completed

Agency	County	Tract Name	Acres	SF- Leased	Consideration	Conveyance Type
DBHDD	Baldwin	CSH Power Easement	4.153		\$10	Georgia Power Company
DBHDD	Baldwin	Bostick	3.68		\$650	Correcthealth GDC LLC
DBHDD	Baldwin	CSH Power Station Tract	1.53		\$12,200	Central State Hospital Local Redevelopment Authority
TCSG	Bartow	North Metro Chattahoochee Tech	0.57		\$10	Atlanta Gas Light Company
TCSG	Chatham	Savannah Technical College	4.26		\$10	Atlanta Gas Light Company
DOC	Clarke	Athens Day Reporting Center	0.09		\$650	Georgia Power Company
TCSG	Douglas	Timber Ridge Road (exchange)	0.81		\$10	Douglas County, Georgia
SPC	Fulton	Ground Lease 13 Acres	13		\$10	Georgia World Congress Center Authority
DDS	Fulton	3,000 SF 400 Whitehall St (acquired property/portion leaseback)		3,000	\$42,000/yr.	Georgia United Credit Union
SPC	Gordon	WARR South Calhoun Bypass	0.262		\$10	Georgia Department of Transportation
DNR	Gordon	Calhoun Elks Lease	14.6		\$650/yr.	Calhoun Elks Home, Inc

Agency	County	Tract Name	Acres	SF- Leased	Consideration	Conveyance Type
DOC	Lowndes	Valdosta State Prison	0.04		\$10	City of Valdosta, Georgia
DNR	McIntosh	Altamaha River-Townsend WMA	1.03		\$10	Coastal Electric Cooperative
DNR	McIntosh	Barbour Wahoo Island	15.3		\$8,500	Coastal Electric Cooperative
GVRA	Meriwether	Roosevelt Warm Spring	22.1		\$10	Board of Regents of the University System of Georgia
TCSG	Newton	BioScience Training Center Athens Tech	0.16		\$10	Walton Electric Membership Corp
DNR	Paulding	Sheffield WMA Lee Family (exchange)	0.7		\$10	Lee Family
DOD	Sumter	Sumter Armory	11,561		\$6,034	Sumter County, Georgia
TCSG	Troup	thINC College & Career Academy Lease		50,377	\$10/yr.	Troup County School System
GFC	Upton	GFC Upton Unit (exchange)	1.13		\$10	Upton County, Georgia
DNR	Walton	Walton Fish Hatchery	0.7		\$650	Georgia Power Company



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