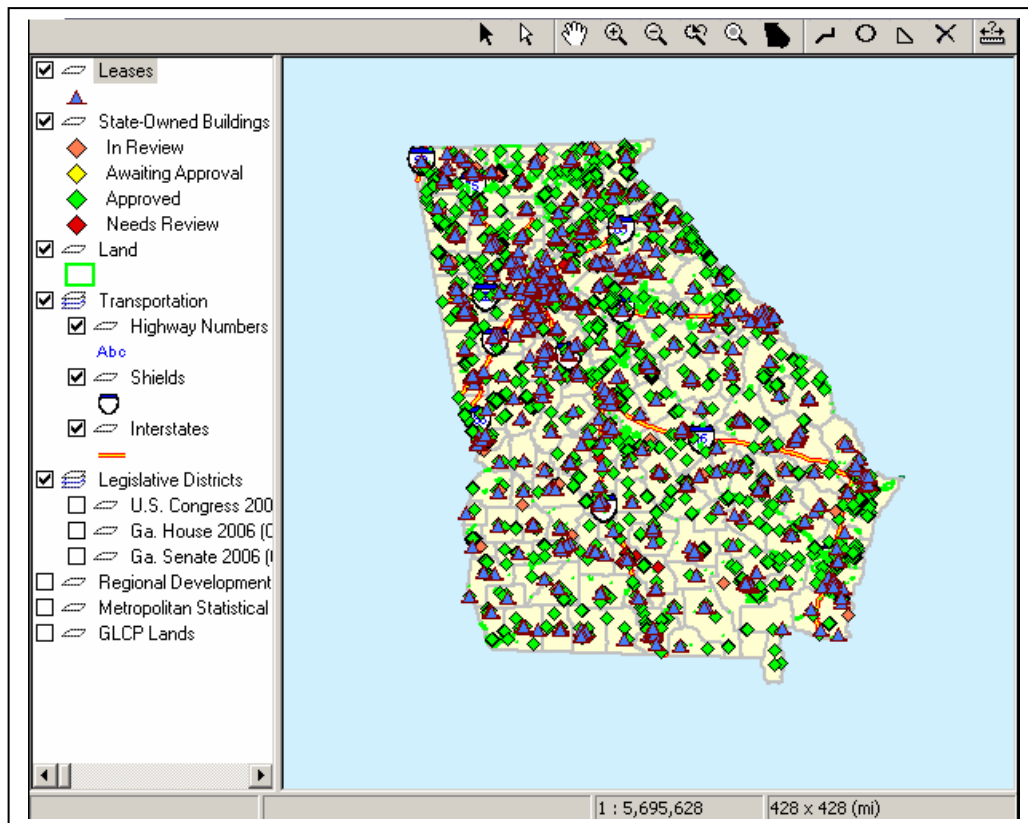# GEORGIA STATE PROPERTIES COMMISSION

Office of Information Technology Outreach Services/
Carl Vinson Institute at the University of Georgia

BLLIP:

Building, Land & Lease Inventory of Property

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2007 NASFA Innovation Award Submission
Submitted by the Georgia State Properties Commission & the Office of Information Technology Outreach
Services/Carl Vinson Institute at the University of Georgia

EXECUTIVE SUMMARY

In January 2004, Georgia Governor Sonny Perdue commissioned two task forces for Capital Construction and Space Management to evaluate the processes involving the state of Georgia's real estate/property portfolio. The two Task Forces independently reached the conclusion that state property- real estate and space, both owned and leased, and capital construction projects- should be centrally governed to bring comprehensive and consistent statewide standards, practices and a strategic business approach to managing the State's largest capital investments.

On January 12, 2005, Governor Perdue issued an Executive Order creating the position of the State Property Officer, and gave that position the authority to oversee the development and maintenance of a capital asset database system.

On April 12, 2005, Senate Bill 158 was signed into law by Governor Perdue directing all state entities to file inventories of their property assets with the Georgia State Properties Commission (SPC) and authorized the SPC to compile and index all such inventories into a single complete inventory of all real property.

State Property Officer Dr. Gena Abraham led a team of state facility administrators representing state agencies to coordinate the process of developing this database system. Along with this team, the Information Technology Outreach Services of the Carl Vinson Institute of Government at the University of Georgia was brought in to build the system from the ground up due to their expertise with web based Geographic Information Systems. The result is the state's new leasing database known as **"BLLIP": Building, Land, and Lease Inventory of Property**.

BLLIP is an interactive web-based geographical information system designed to enable registered users to query, search and generate reports using real time information about State owned and leased properties and buildings. Included in this application is the ability to locate real property assets by geo-coded information and to graphically view this information on a map. Current aerial photographs are also available as well as relevant PDF files (e.g., deeds).

On May 15, 2006 the new database, under the website www.realpropertiesgeorgia.org, went live containing all 1695 leases for the state of Georgia. The leases can be sorted by city, county, landlords, lease terms, etc. On October 18, 2006, the database expanded to include over 15,017 state buildings. Finally on January 31, 2007, the state property database was completed and includes all 1.1 million acres of state owned land.

The implementation of BLLIP enables the state and the public at large to know every piece of property that is owned or leased in the name of the State of Georgia.

1) **What problem(s) is the program addressing?**

The main problem that BLLIP addresses is that the State could not answer the questions of how many leases, acres in property and number of facilities did Georgia actually own and maintain.

a) Space management for the state of Georgia was decentralized and silo structured by agency

b) Data was limited as well as fragmented, agency specific and in multiple formats

c) Requested data was not available for locating all real estate holdings

d) Most agencies handle their own space management independently and report only to department heads, resulting in little or no opportunity for comprehensive management of real estate assets

e) Property maintenance and asset management were not being routinely done or strategically evaluated

All information now is in one centralized inventory. Data is no longer fragmented but comprehensive, complete in one consistent format. While the system allows for agency specific information, it covers the entire state of Georgia. Queries and reports on real estate holdings are easily accessible. The State Properties Commission is responsible for maintaining the database and is able to notify agencies when the database needs to be updated.

2) **When was the program implemented? Is it still operational?**

The first release for the leasing database was on May 15, 2006. The second release for the building database was October 18, 2006. The third release for the property database was January 31, 2007. The entire database is fully functional and operational.

3) How does the program result in dollar savings and/or efficiency for customers? For the owner agency?

The efficiency of the BLLIP application is the fact that it is available to everyone. It provides visual information on physical locations, including aerial photographs and copies of deeds and other historical information in addition to routine tabular information. The Governor's Office of Planning and Budget predicts that in the future, this will be critical in developing budgets by having physical measures (e.g., utility costs, staffing ratios, square footage information) to complement the financial information. State agencies are also able to respond to requests for information on all of their offices. They can provide reports, in hard copy or electronic format that detail buildings and leased office space. Prior to BLLIP, access to this type of information would have involved cross coordination between state agencies, the use of additional manpower and extensive time consumption. Finally in dollar savings, BLLIP allows for planning for collocation of state agencies. Agencies are able to view if they have offices within close proximity of each other and determine if they can collocate into one facility. For example, the Douglasville One Stop Shop was a collocation project of 3 state agencies. This project was developed at the inception of BLLIP; the cost savings totaled **$150,000** annually and resulted in an additional 18,000 square feet of space. The State has also saved **$22 million** by selling surplus property which was easily identifiable through BLLIP. Also as a result of BLLIP, the State saved **$1.1 million** in 2006 through renegotiation and consolidation of leases which will project into a total savings of **$20.5 million** until 2012. One particular lease consolidation using the BLLIP program will result in a cost savings of **$10.2 million** over the course of the next 10 years.

4) Is the program cost-effective? Be specific to benefits and costs and include start-up and annual cost and efficiency.

The cost to put the entire application together was $300,000. The total cost annually is $9,000. This includes $5,000 annually for the data maintenance. The hosting of the site costs $4,000 which includes: use of web servers, database servers, map guide license, firewalls and storage requirements (5- 20 GB) with backups. Developing the program with the Carl Vinson Institute at University of Georgia allowed the State Properties Commission to make use of in-state resources. It is extremely cost effective. For example, the Georgia Forestry Commission requires the use of radio towers to assist with their duties. By using BLLIP, they are able to determine if there are radio towers within close proximity of each other which would allow them to utilize an existing tower rather than build another one. It also saves them the man power of scouting for tower locations when aerial views can be seen as close as 3 meters.

5) Who are the beneficiaries of the program?

The public is the greatest beneficiary of the BLLIP Program. They now have access to what the State owns and leases. This allows for greater transparency with the State's real property assets. There is no cost to state agencies for the collection, updating, maintenance and access of data compiled in BLLIP. The real estate industry can now access and identify the availability of property, competition, and conduct market analysis with the information in BLLIP.

6) What is the feasibility of the program being used by other states?

This program can be replicated however one of the major challenges was the coordination of the state agency facility administrators and gaining unilateral agreement on the design and format of the program.