

GBA Capitol Hill Updates

Space Planning | Tenant Services | Projects



October 28, 2021

Overview



Space Planning

SPC Space Utilization Project

Vacancy

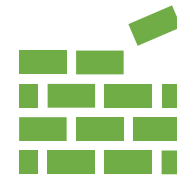
Agencies Returning to the Hill



Tenant Services

Policy / Procedure Updates

Customer Focus



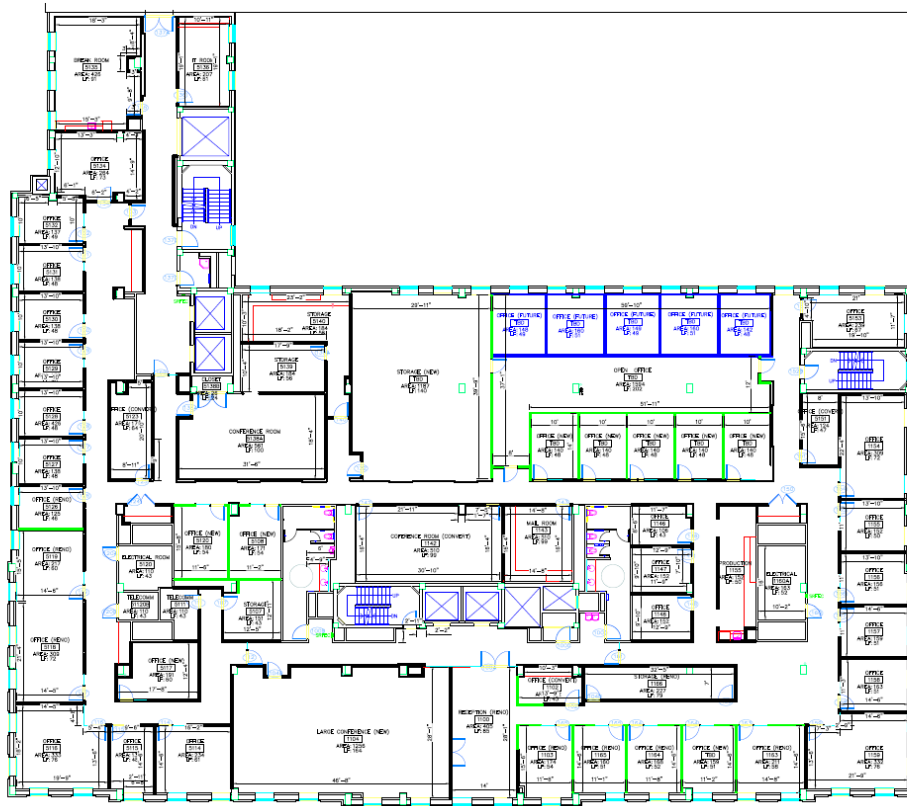
Projects

Capitol Security

Law Building Renovation

Campus Projects

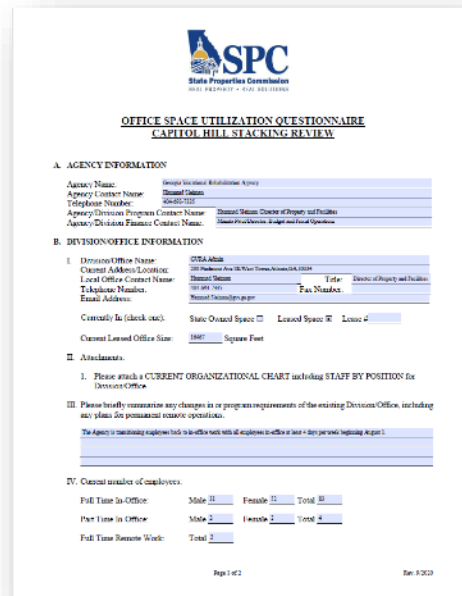
Space Planning



- SPC Space Utilization Project
 - Current and Future use for space on Capitol Hill
- Vacant Space
 - Calculated Value
 - Marketed versus Reserved
- Agencies Returning to the Hill
 - GPDC
 - GEFA
 - Future Opportunities

SPC Space Utilization Project

- 21 Agencies on Capitol Hill
- 3 Agencies nearby Capitol Hill
- Right-sizing the agency assignments using SPC space standards



SPC
State Properties Commission
2000 Peachtree Street, N.E. Atlanta, GA 30309

**OFFICE SPACE UTILIZATION QUESTIONNAIRE
CAPITOL HILL STACKING REVIEW**

A. AGENCY INFORMATION

Agency Name: Georgia Vocational Rehabilitation Agency
 Agency Contact Name: Daniel Adams
 Telephone Number: 404-657-7129
 Agency Division Program Contact Name: Daniel Adams, Director of Property and Facilities
 Agency Division Finance Contact Name: Daniel Adams, Director of Property and Facilities

B. DIVISION/OFFICE INFORMATION

I. Division Office Name: OVA Adult
 Current Address Location: 300 Peachtree Street, N.E. Atlanta, GA 30309
 Local Office Contact Name: Daniel Adams
 Telephone Number: 404-657-7129
 Email Address: daniel.adams@ga.gov

Currently In (check one): State Owned Space ☒ Leased Space ☐ Lease # _____
 Current Leased Office Size: 1887 Square Feet

II. Attachments:
 1. Please attach a CURRENT ORGANIZATIONAL CHART including STAFF BY POSITION for Division Office.
 III. Please briefly summarize any changes in or program requirements of the existing Division Office, including any plans for permanent remote operations.
 The Agency is maintaining employees back to in-office work with all employees in-office at least 4 days per week beginning at year 1.

IV. Current number of employees:
 Full Time In-Office: Male 2 Female 1 Total 3
 Part Time In-Office: Male 2 Female 2 Total 4
 Full Time Remote Work: Total 2

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Building Floor Allocations				Occupancy
Board of Regents ID - 472 SF: 32,508.51 (100%)			100%	
Board of Regents ID - 472 SF: 32,473.72 (100%)			100%	
Board of Regents ID - 472 SF: 15,704.89 (48.40%)	Georgia Public Defender Counsel ID - 492 SF: 16745.80 (51.60%)		100%	
Dept. of Audits & Accounts ID - 404 SF: 15,910.98 (49.56%)	Georgia Public Defender Counsel ID - 492 SF: 17,411.11		100%	
Dept. of Audits & Accounts ID - 404 SF: 33,619.03 (100%)			100%	
G.S.F.I.C. ID - 409 SF: 33,477.49 (100%)			100%	
G.S.F.I.C. ID - 409 SF: 9,863.94 (29.46%)	Georgia Building Authority ID - 900 SF: 16,172.15 (48.3%)	State Properties Commission ID - 969 SF: 7,449.04 (22.25%)	100%	
Dept. of Audits & Accounts ID - 404 SF: 19,816.65 (49.56%)	G.S.F.I.C. ID - 409 SF: 2,924.46 (7.31%)	Georgia Building Authority ID - 900 SF: 17,242.66 (43.12%)	100%	
			Building Occupancy 100.00%	

Vacant Space

**Total Vacant
Marketable
141,819 Sq. Ft.**

**Calculated Value
\$1,985,065**

**4.5% vacancy
Total Assigned
Portfolio**

**Rates
\$12.88 / \$14.68**

Agencies Returning to the Hill

- Georgia Public Defender Council
 - TW Building 5th and 6th Floor
- Georgia Environmental Finance Authority
 - Health Building 5th floor
- Future Opportunities



Georgia Environmental
Finance Authority



Tenant Services

Policy Updates

- Modern Approach
- Quality Operations
- Consistency of Message

Customer Focus

- Personal Attention
- Speed and Accuracy of Service
- Ease of Doing Business
- Follow Through

Policy Updates

Modern Approach

Quality Operations

Consistency of Message

Customer Focus

Personal Attention

Speed and Accuracy of Service

Ease of Doing Business

Follow Through



Projects

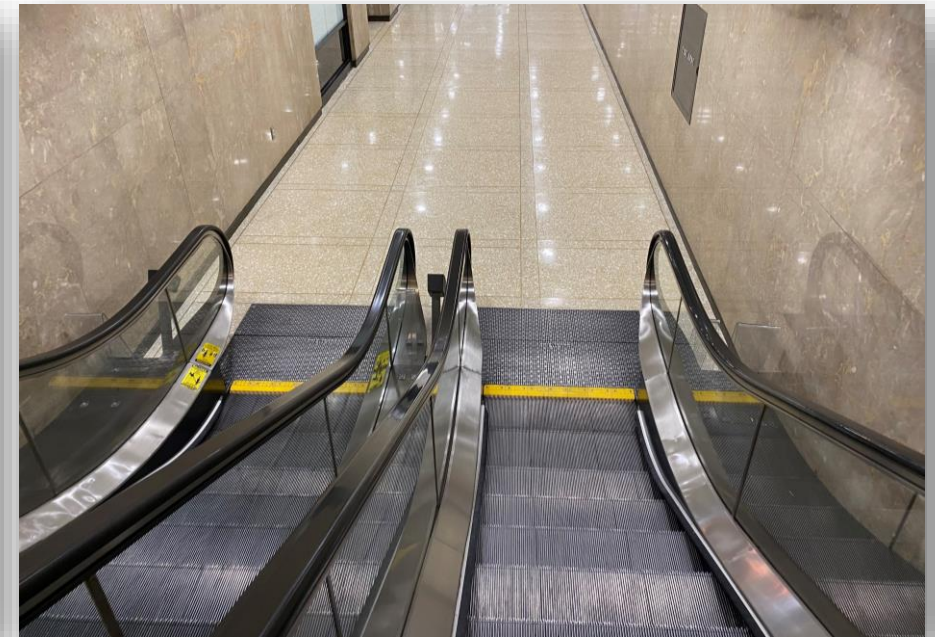
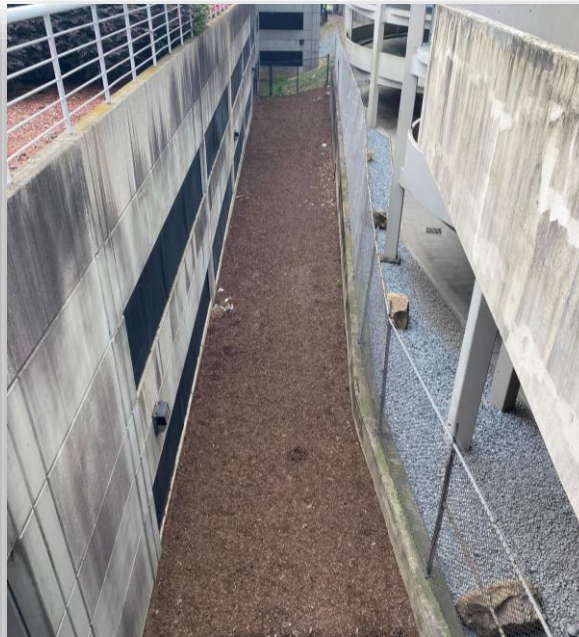
Capitol Security
Law Building Renovation
Modernizations
Other Projects



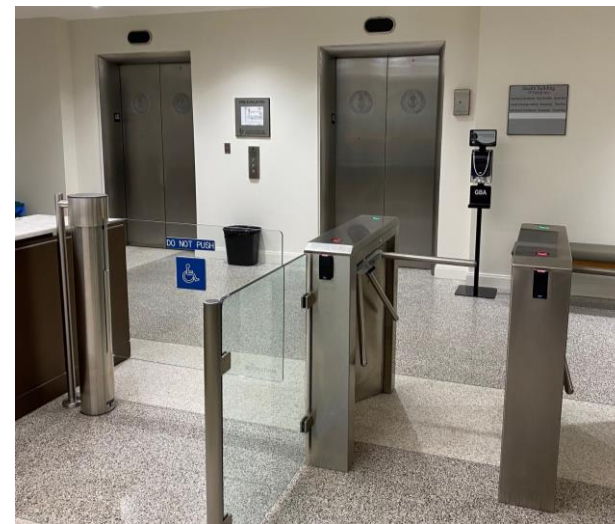
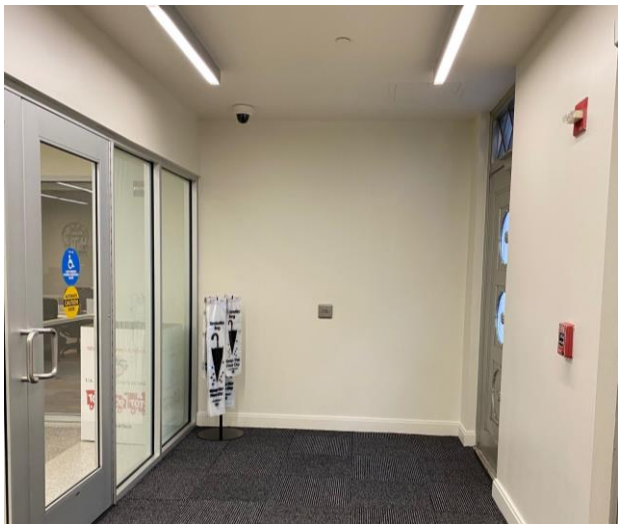
Capitol Security | Law Building Design



Floyd Towers



2 Peachtree Street and
Lower Wall St.



Campus Projects

- Wellness Center
- Energy Improvements
 - Georgia Power Energy Savings Rebates (Lighting and EV Chargers)
 - Central Energy Plant – Economizer
 - ~ 50% less energy last 12 years
 - Wholistic approach to energy Performance
- TW Roof Project
- Access Control / IT
 - Avigilon
 - Camera Updates – over 400 cameras on campus
 - 75 cameras in the last year
- Capitol Exterior Cleaning and Grounds



Questions?