



BLLIP:

Building, Land & Lease Inventory of
Property

2007 Innovations Awards Program APPLICATION

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ID # (assigned by CSG): 07-S-21GABLLIP

Please provide the following information, adding space as necessary:

State: Georgia

Assign Program Category (applicant): Government Operations

1. Program Name
"BLLIP": Building, Land, and Lease Inventory of Property
2. Administering Agency
Georgia State Properties Commission
3. Contact Person (Name and Title)
Ericka B. Davis, Director of Communication
4. Address
1 Martin Luther King Jr. Drive Atlanta, Georgia 30334
5. Telephone Number
(404)463-8564
6. FAX Number
(404)657-0337
7. E-mail Address
edavis@gba.ga.gov
8. Website Address
www.gspc.georgia.gov
9. Please provide a two-sentence description of the program.

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 which includes aerial photography.

10. How long has this program been operational (month and year)? Note: the program must be between 9 months and 5 years old on April 2, 2007, to be considered.

The database was initially launched on May 15, 2006.

11. Why was the program created? What problem[s] or issue[s] was it designed to address?

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

12. Describe the specific activities and operations of the program in chronological order.

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.

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 Division 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.

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. In addition to being able to query this data the

individual agencies have the ability to edit their building information allowing for distributed maintenance over the web. Finally on January 31, 2007, the state property database was completed and includes all 1.1 million acres of state owned land. This interface allows state employees as well as the general public to access information which until recently was not readily available.

13. Why is the program a new and creative approach or method?

The creativity and innovation of the BLLIP application is the fact that it is available to everyone. 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. 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.

14. What were the program's start-up costs? (Provide details about specific purchases for this program, staffing needs and other financial expenditures, as well as existing materials, technology and staff already in place.)

The cost to put the entire application together was \$300,000. Developing the program with the Information Technology Outreach Services Division of the Carl Vinson Institute of Government at the University of Georgia allowed the State Properties Commission to make use of in-state resources.

15. What are the program's annual operational costs?

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.

16. How is the program funded?

The program was funded from reserve funds in the Georgia Building Authority budget.

17. Did this program require the passage of legislation, executive order or regulations? **YES**
If YES, please indicate the citation number.

On January 12, 2005, Georgia Governor Sonny 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.

The language in Senate Bill 158 can be found in the Official Code of Georgia Annotated (OCGA) 50-16-121(b) which states:

"(b) The inventory required by subsection (a) of this Code section shall be maintained current at all times. It shall be the duty of each state entity to file a duplicate of the inventory with the State Properties Commission; and **the State Properties Commission shall compile and index all such inventories into a single complete inventory of all real property**, but the State Properties Commission shall maintain separate files on the property belonging to the public corporations. It shall be the further duty of each state entity to file with the State Properties Commission a duplicate of each form or other document, as provided in subsection (c) of this Code section, completed by such state entity in maintaining the inventory of the entity current; and the State Properties Commission shall utilize such forms or other documents to maintain the complete inventory of all real property current."

18. What equipment, technology and software are used to operate and administer this program?

The BLLIP program utilizes the technology infrastructure that the Information Technology Outreach Services Division of the Carl Vinson Institute of Government at the University of Georgia already has in place significantly reducing start up cost. The BLLIP program is a web based GIS system utilizing Autodesk MapGuide Technology and has an Oracle database back end.

19. To the best of your knowledge, did this program originate in your state? **YES** If YES, please indicate the innovator's name, present address, telephone number and e-mail address.

Eric McRae, Director
Office of Information Technology Outreach Services
Carl Vinson Institute of Government
University of Georgia Building Authority
1180 East Broad Street
Athens, Georgia 30602
(706) 542-3442
mcr@itos.uga.edu

20. Are you aware of similar programs in other states? **YES** If YES, which ones and how does this program differ?

The state of Florida has a program that can be found on its www.myflorida.com website. However, Florida provides its citizens with access to search government and public leases only. The greatest difference between the BLLIP program and Florida's program is that BLLIP not only allows Georgia citizens to access government leases, but they can also access every government owned building and every acre of land owned by the state. The BLLIP program allows citizens to access deeds, as well as, view aerial photography of the sites that they are researching. BLLIP allows the viewer to run reports as well. This is not offered on the Florida database. No other state offers what BLLIP does to every state citizen.

21. Has the program been fully implemented? **YES** If NO, what actions remain to be taken?

22. Briefly evaluate (pro and con) the program's effectiveness in addressing the defined problem[s] or issue[s]. Provide tangible examples.

There are many pros regarding BLLIP. There is no cost to state agencies for the collection, updating, maintenance and access of data compiled in BLLIP. 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.

Through this comprehensive database, state agencies can identify surplus property and as a result, the State has 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.

There are other examples of BLLIP's cost effectiveness. For instance, 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.

The State Properties Commission (SPC) is responsible for maintaining the database and is able to notify agencies when the database needs to be updated. The only con related to

the process is that all state agencies must be proactive in updating the database and hold themselves accountable for this piece.

23. How has the program grown and/or changed since its inception?

The program has grown through the building of the database and its usage by state agencies and the public, who is the greatest beneficiary of the BLLIP Program. At its inception in May 2006, the site only contained the 1695 leases for the state of Georgia. The leases can be sorted by city, county, landlords, lease terms, etc. Then in October 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 public now has access to what the State owns and leases. This allows for greater transparency with the State's real property assets. The real estate industry can now access and identify the availability of property, competition, and conduct market analysis with the information in BLLIP.

24. What limitations or obstacles might other states expect to encounter if they attempt to adopt this program?

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.