

FISCAL YEAR 2016 ANNUAL REPORT

Georgia State Financing and Investment Commission



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COMMISSION MEMBERS

COMMISSION MEMBERS

Governor Nathan Deal | Chief Executive Officer, Chairman

Casey Cagle | Lt. Governor, Vice-Chairman

Greg S. Griffin | State Auditor, Secretary and Treasurer

David Ralston | Speaker of the House of Representative

Samuel S. Olens | Attorney General

Gary W. Black | Commissioner, Department of Agriculture

Steve McCoy | State Treasurer

Steve Stancil | Director, Construction Division,
Executive Secretary

Diana Pope | Director, Financing and Investment Division

INTRODUCTION, MISSION, VISION AND CORE VALUES

INTRODUCTION

The Georgia State Financing and Investment Commission (GSFIC), created by Constitutional Amendment in 1972, is responsible for the proper application of proceeds from general obligation debt and the issuance of all public debt by the State. No agency or authority can incur debt or employ other financial or investment advisory counsel without Commission approval. GSFIC consists of the Financing and Investment Division and the Construction Division.

The Financing and Investment Division (F&I Division) is responsible for the issuance of general obligation bonds, the review of state authority debt financing, and the investment and accounting of all general obligation bond proceeds. Investment earnings support the operations of GSFIC and also enable the F&I Division to retire state debt prior to maturity. The F&I Division prepares the State's Debt Management Plan and monitors agency expenditures of bond proceeds for compliance with federal tax regulations. In 2006, the legislature created the Georgia Higher Education Facilities Authority (GHEFA). GHEFA is attached to GSFIC for administration purposes and staffed by the F&I Division.

The Construction Division provides all of the support services for GSFIC and is responsible for disbursing bond proceeds and for managing capital outlay projects funded, in whole, or in part, with bond proceeds.

The Construction Division also provides the following services for State Agencies:

- ADA Compliance Assistance
- Procurement Services
- Construction Services
- Design Review Services

MISSION, VISION AND CORE VALUES

The Georgia State Financing and Investment Commission's core values are dedicated to continuous quality improvement in all of its activities.

Mission

Building Georgia's future by providing financial and construction management with the highest level of customer service, integrity, fairness and efficiency.

Vision

To be the State's premier resource for financial and construction management services.

Core Values

Excellence • Leadership • Fairness • Stewardship

YEAR-IN-REVIEW
FINANCING AND INVESTMENT DIVISION

YEAR-IN-REVIEW

FINANCING AND INVESTMENT DIVISION

Core functions of the Georgia State Financing and Investment Commission include the issuance and management of State general obligation and state authority debt, and providing construction management services for capital improvement projects.

General Obligation Bond Issuance Highlights

During Fiscal Year 2016, the Commission, for and on behalf of the State, issued general obligation bonds funding \$1.0 billion for capital projects. The Commission also issued \$276.0 million of refunding general obligation bonds which will provide \$29.6 million in debt service savings to the State.

Georgia maintained triple-A credit ratings on its general obligation debt from the three major credit rating agencies - Moody's, Standard & Poor's, and Fitch - as it has every year since 1997. Georgia is one of twelve states with the coveted triple-A rating from all three rating agencies - the other states with triple-A ratings are Delaware, Indiana, Iowa, Maryland, Missouri, North Carolina, South Dakota, Tennessee, Texas, Utah, and Virginia. The triple-A rating allows the State to sell its bonds at the lowest possible interest rates which results in the lowest possible debt service payments and thus savings for Georgia's citizens. The highest bond ratings enable the State to invest in vital infrastructure in a fiscally responsible manner as well as providing more employment opportunities for Georgia's construction industry. The State's debt management plan, which is developed by GSFIC in collaboration with the Governor's Office of Planning and Budget, is a critical component of demonstrating Georgia's conservative fiscal management to both the rating agencies and the purchasers of Georgia's bonds and helps guide State leaders in determining manageable levels for new debt authorizations.



Kennesaw State University - Teacher Education Building

Photo courtesy of Sizemore Group © David Fisher Photography

TIA Program

The Transportation Investment Act of 2010 (“TIA”) became effective in January 2013 after voters in three Georgia regions – Central Savannah River Area (CSRA), River Valley (RV), and the Heart of Georgia Altamaha (HOGA) – approved a 10-year one percent sales tax to fund regional and local transportation improvements; over \$1 billion in new revenue is expected to be generated for the TIA program and dedicated to transportation improvements in these regions.

Prior to the vote, regional commission roundtables of local elected officials, with significant public input, selected TIA program projects for each region. 75% of collected revenue in each region is used for construction of these projects. The remaining 25% is disbursed monthly to the region’s governments for their discretionary use on local transportation-related efforts.

GSFIC is responsible for receiving the monthly TIA collections from the Department of Revenue, and distributing 25% of those amounts to each local government, both municipal entities and counties, within the three regions. GSFIC received a total of \$142.5 million in tax collections in Fiscal Year 2016. Of that amount, GSFIC distributed \$35.6 million to local governments, and \$106.9 million provided funds for TIA program projects. Since the program’s inception, a total of \$483 million has been received through June 30, 2016 as shown in the table below:

Special District	Total TIA Collections Through FY 2016	Distributions to Local Jurisdictions (25%)	Distributions to TIA Program Projects (75%)
Central Savannah River Area	\$223,762,125	\$55,940,531	\$167,821,594
River Valley	\$158,999,414	\$39,749,854	\$119,249,560
Heart of Georgia	\$100,363,388	\$25,090,847	\$75,272,541
Total	\$483,124,927	\$120,781,232	\$362,343,695



Central Georgia Technical College - Health Services Center

Photo courtesy of Parrish Construction Group, Inc.

YEAR-IN-REVIEW
CONSTRUCTION DIVISION

YEAR-IN-REVIEW

CONSTRUCTION DIVISION

GSFIC's team of construction professionals and information technology specialists are dedicated to leveraging today's technology to improve the State's construction program. In addition to continuing long term strategic initiatives, there is an ongoing goal of improving GSFIC's procedures and processes and enhancing the Agency's performance.

In a continued effort to bring efficiency and collaboration to the construction process, Design Review Group (DRG) has implemented a Training Circuit to provide Project Managers the necessary tools to effectively manage Design Professionals during Design Phases of their Projects. Project Managers will be trained in all design disciplines by DRG. These sessions will equip the PMs with information to participate/drive the discussions during the different phases of the project design. These bi-weekly sessions were led by internal staff including Ron Kern – Architecture/Life Safety, Larry Jennings – Electrical Engineering and Jerry Mastrella – Civil Engineering. The learning teams consisted of Project Executives, Project Managers, Administrative Assistants and other support staff.

Enterprise Project Management Solution

The continued desire to improve operational efficiencies has driven the efforts in e-Builder since its launch in 2013. In FY2016, The Warranty Complaint process debuted in e-Builder. Agencies with projects that had Material Completion dates after July 1, 2016 can submit their complaints directly in e-Builder. Previously, complaints were being sent to our Quality Assurance team via email. The new e-Builder process provides much more transparency for everyone involved in the resolutions of these issues. Additionally, the new CM/GC contract has been integrated into e-Builder in the form of language changes, added items, and omitted fields. With new projects already using the updated processes, we hope to mirror the contract requirements as close as possible and minimize ambiguity to improve consistency.

In an effort to increase efficiency with a desire to replace the paper form of the Proceed Order, a process was created for Design-Bid-Build projects that establishes a Proceed Order date for construction after Executive approval. Previously, this paper form was circulated for approval, but adding this as a process in e-Builder allows GSFIC to continue to be transparent and efficient in our business. The Record Document Submittal process was also created to receive the final "As Built" drawings from the Design Professional. Design Professionals can now upload these drawings electronically within the process and the GSFIC Design Review Group can review for completeness. The drawings are then filed within the project folder structure in e-Builder.

Procurement

The Procurement Department is charged with the overall process of acquiring services in support of GSFIC's Construction Division and the projects it manages. This includes the development of solicitation documents; solicitation and acquisition of services or sources; and preparation and award of contracts. In FY2016, the Procurement staff facilitated over 160 selections in support of GSFIC managed projects that resulted in contracts for construction related services such as building commissioning, architectural and engineering services, construction management agreements, general contractor services, and furniture, fixture & equipment (FF&E) purchases, as well as various consulting contracts. In addition to the selections facilitated in support of the GSFIC managed projects, Procurement facilitated the bidding process for approximately 57 projects managed by various other State Agencies.

Building Information Modeling

GSFIC's Construction Division continues to expand the applications of Building Information Modeling (BIM) as a technology to improve the design and construction processes at each phase and after construction for facility management operations. With the primary goal of BIM for facility management, several initiatives were accomplished during FY2016. A BIM model of the State Capitol's main levels are in the final stages of development showing publically accessible spaces with plans to make the content available on the web. A thorough review of implications on security will be conducted with Georgia State Patrol and Georgia Building Authority (GBA) representatives before any content is made publically available on the web. An evaluation of potential software solutions toward the automated integration of pertinent BIM model information into Maximo was conducted based on the specific needs and requirements identified from GBA Maximo operators. A virtual tour of the Georgia Film Academy (GFA) campus was created to assist in the conversion of an elementary school wing into the GFA main campus across from Pinewood Studios in Fayetteville. Information from scans performed on site by GSFIC BIM lab 3D imaging equipment, combined with proposed plans, were used to generate a 3D model and a subsequent virtual environment. While traditional animations and renderings were developed to show the new space, a Virtual Reality headset allowed the GFA team to explore the space in 3D. GSFIC has also launched a BIM Website (gsficbimlab.org) where end-users may view projects in three dimensions without purchasing BIM software.



Capitol Rotunda BIM



Capitol Rotunda Actual

Professional Partnership Workshop

In an ongoing commitment to fulfill GSFIC's mission of providing construction management with the highest level of customer service, integrity, fairness and efficiency, insight surveys were conducted with over 50 vendors and 25 state agencies. Honest and candid feedback created a portal for unprecedented suggestions, insights and ideas for improving processes and it was this feedback that drove the initiative to conduct a one-day GSFIC Professional Partnership Workshop. This event provided the vendor community insight on how to successfully engage with GSFIC. The event had three goals:

1. Act as an education portal for consultants interested in working with GSFIC
2. Act as an education portal of upcoming potential projects
3. Strengthen the collaborative relationship with our vendor community

The event's audience included Design Professionals, Contractors, Engineers, Marketing and Business Development staff. Divided into six specific sessions with six specific learning objectives, the workshop included:

1. Executive Review – summarizing services performed by GSFIC, agencies we serve, organization structure of each department, funding cycle and budget approval processes.
2. Procurement Best Practices – summarizing solicitation process, navigating DOAS's Procurement Registry, request for qualifications/proposal submission, interviewing and debriefing best practices.
3. Project Management Best Practices – summarizing expectations during programming, design, construction and close-out.
4. Design Review Group Best Practices – summarizing expectations during the DRG Process.
5. ADA Best Practices – summarizing recent ADA changes and how best to engage them as a resource during construction.
6. Quality Assurance Best Practices – summarizing roles and responsibilities during construction and close-out as well as outlining warranty complaint reporting structure.

Human Resources

Career Management Institute (CMI) is a long-term strategy training program designed to provide GSFIC employees with the tools necessary to operate at the optimal level in their current positions and be a resourceful career road map. After three years in development, CMI was launched for employees in FY2012 and included the configuration and implementation of 300 e-learning modules into the Learning Management System (LMS). Since its initial launch and inception, there have been several advancements in the development of CMI.

During FY2016, an additional 78 Custom-off-the-Shelf (COTS) courses were purchased and loaded in the CMI, bringing the total number to 644 enrollment courses available for employees in the Career Path and Core Curriculum. We also developed and released two custom solutions in the CMI. The first course, "Motivating Better Learning Outcomes (Part 1 of Motivation)" was a course used by several departments within GSFIC and was developed as a tool for identifying the research-based principles for increasing learning outcomes through motivation; and the second course, "A GSFIC Service Desk Guide for the Information Technology Department" served as a reference tool on how to list, describe, and show the steps and procedures for handling help desk requests.

In addition, in FY2016, one employee successfully completed the Application Specialist Career Path, which was completed and loaded in the system during this fiscal year as well. GSFIC had eight employees complete the 60 course "Core Curriculum" program. In total, 819 courses and/or solutions were successfully completed by GSFIC employees in CMI during FY2016.

State Americans with Disabilities Act (ADA) Coordinator's Office

The State ADA Coordinator's Office provides comprehensive technical services for state agencies so that those programs, services and activities operated by the State of Georgia are accessible and usable by everyone. The office continued its networking and outreach activities and delivered 47 training sessions for State Agencies and Code Officials. The office continued its collaboration with Georgia Technology Authority (GTA) and AMAC Accessibility Solutions and Research Center at Georgia Tech on AccessGA, the office's information and communication technology accessibility initiative. GTA was subsequently awarded the 2016 National Association of State Chief Information Officers State IT Recognition Award for Digital Government: Government to Citizen for this accessibility initiative.

PROJECT ACHIEVEMENTS & AWARDS

2 Capitol Square Renovation

Georgia Building Authority -
Governor's Office of Planning and Budget
Design & Construction Team: Stevens & Wilkinson,
HITT Contracting, Inc.

Peach Award

Presented by: Peach Program 

Academic Building

Dalton State College
Design & Construction Team: LAS,
New South Construction

Peach Award

Presented by: Peach Program 

Allied Health Building

Georgia Gwinnett College
Design & Construction Team: TVS Design,
Holder Construction

Peach Award

Presented by: Peach Program 

College Football Hall of Fame

Georgia World Congress Center
Design & Construction Team: TVS,
Brasfield and Gorrie

Award of Merit

Category: ENR Southeast Best Projects
Presented by: ENR Southeast

College of Law

Georgia State University
Design & Construction Team: Stevens & Wilkinson,
McCarthy Building Companies, Inc.

Merit Award

Category: ENR Southeast Best Projects
Presented by: ENR Southeast



Photo courtesy of Stevens & Wilkinson Architect ©2015
Chuck Choi Architectural Photography

Engineered Biosystems Building

Georgia Institute of Technology
Design & Construction Team: Cooper Carry,
McCarthy Building Companies, Inc.

Peach Award

Presented by: Peach Program 

Merit Award

Category: ENR Southeast Best Projects
Presented by: ENR Southeast

Project of the Year

Presented by: CMAA SAC

Project Achievement Award

Category: >\$100M Construction
Presented by: CMAA SAC

Design Merit Award

Presented by: AIA Georgia

Award of Merit

Category: Best Sustainable Building Practices
Presented by: ENR Southeast



Photo courtesy of Cooper Carry © Josh Meister Photo

Ennis Hall

Georgia College and State University
Design & Construction Team: LAS,
Garbutt Christman

Excellence in Architecture

Category: Building Additions, Renovation or
Adaptive Reuse
Presented by: SCUP

Health Center

Georgia Southern University
Design & Construction Team: Collins, Cooper,
Carusi Architects, Juneau Construction

Peach Award

Presented by: Peach Program 

PROJECT ACHIEVEMENTS & AWARDS

Health Services Center and Library

Southeastern Technical College
Design & Construction Team: Cooper Carry,
Dublin Construction

Peach Award

Presented by: Peach Program 

Joseph E Kennedy Building Renovations

Ogeechee Technical College
Design & Construction Team: Collins, Cooper,
Carusi Architects, Ajax Building Corporation

Peach Award

Presented by: Peach Program 

Kidd Health & Wellness Center

Georgia Military College
Design & Construction Team: LAS, Skanska USA

Peach Award

Presented by: Peach Program 

Lakeview Science and Discovery Center

Clayton State University
Design & Construction Team: SLAM Collaborative,
McCarthy Building Companies, Inc.

Project Achievement Award

Category: Public Building New Construction
Presented by: CMAA SAC

Award of Merit

Category: Excellence in Construction Awards
Presented by: ABC

Georgia Design Award

Presented by: AIA

Precision Concrete Award

New Health Sciences Building

Middle Georgia Technical College
Design & Construction Team: Azar Walsh Architects,
Parrish Construction Group, Inc.

Peach Award

Presented by: Peach Program 



The Georgia Peach Program rates and recognizes buildings owned or managed by the state that optimize energy performance, increase the demand for materials and furnishings produced in Georgia, improve the environmental quality in this State, conserve energy, protect the State's natural resources, and reduce the burden on the State's water supply.

Science Learning Center

University of Georgia
Design & Construction Team: HDR, Whiting-Turner

Innovation Award

Category: Programming Design and Technology
Presented by: University System of Georgia



Photo courtesy of HDR Architecture, Inc.
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Military & Veterans Academic & Training Center (VECTR)

Technical College System of Georgia -
Board of Regents
Design & Construction Team: JMA Architecture, Inc.,
Parrish Construction Group, Inc.

Award of Merit

Category: ENR Southeast Best Projects
Presented by: ENR Southeast



Photo courtesy of Parrish Construction Group, Inc.

CONSTRUCTION DIVISION REPORT

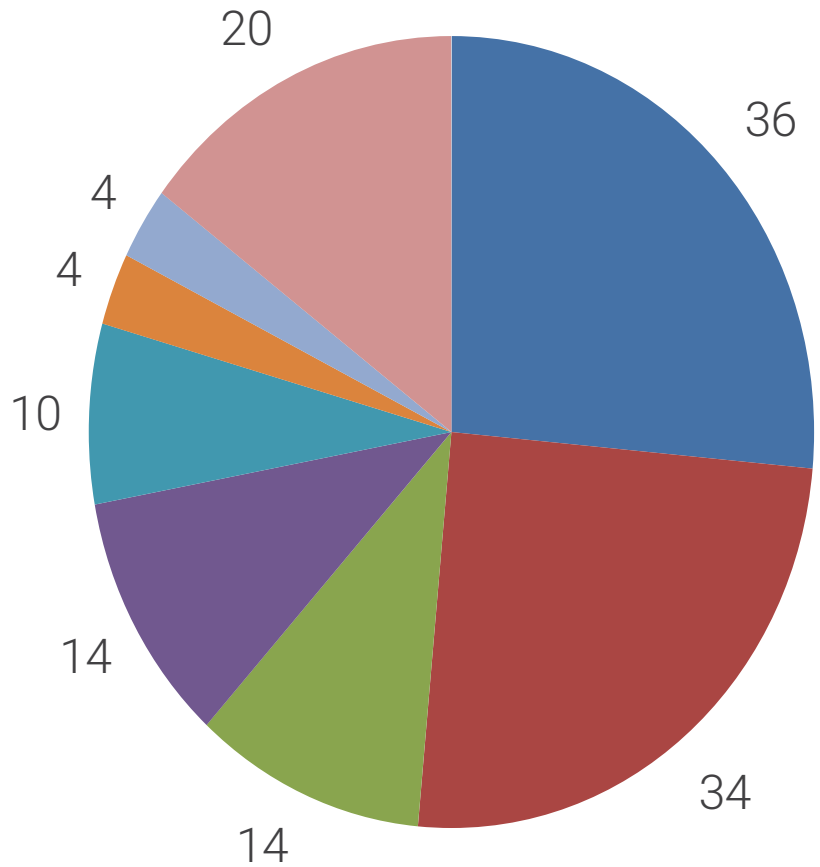
CONSTRUCTION DIVISION - FY2016 PROJECT OVERVIEW

Delivery Method	# of Projects	Project Contracts			Total Contract Budget
		210 - Design Fees	420 - Construction	Other - CxA, Special Inspections, FFE, Using Agency Reserves, Allotments, Testing, Land Acquisition, Hazardous Materials	Total
CM/GC	54	\$66,610,863.32	\$543,568,954.81	\$169,890,934.09	\$780,070,752.22
DB	11	\$1,112,660.00	\$57,554,493.44	\$5,707,357.56	\$64,374,511.00
DBB	67	\$18,483,385.15	\$168,649,157.65	\$59,220,049.41	\$246,352,592.21
Other	1	\$54,450.00	\$0.00	\$843,667.53	\$898,117.53
Task Order	2	\$0.00	\$216,284.00	\$0.00	\$216,284.00
Grand Totals	135	\$86,261,358.47	\$769,988,889.90	\$235,662,008.59	\$1,091,912,256.96

FY2016 PROJECTS BY USING AGENCY

Current Phase	# of Projects
Project Development	33
SD	3
DD	10
CD	18
Construction	44
Closeout	27
Grand Totals	135

Technical College System of Georgia
Board of Regents
Department of Education
Department of Transportation
Soil and Water Conservation Commission
Georgia Building Authority
Georgia Department of Agriculture
Other
Department of Juvenile Justice
Georgia Military College
State Board of Education
Department of Corrections
Department of Human Services
Georgia Bureau of Investigation
Georgia Department of Behavioral Health & Developmental Disabilities
Department of Defense
Department of Driver Services
Georgia Regional Transportation Authority



CONSTRUCTION PROJECTS COMPLETED IN FY2016

Project Information	Project Scope	Size (sf)	Cost (\$)
DDS-005 Design and Construction of a Driver Services Facility Dallas, Georgia Department of Drivers Services	Provide DDS Customer Service Center which currently adjoins the Paulding County Courthouse and Administration Building. Project is accessed from a new county road. Civil and site improvements to the property was handled by Paulding County.	7,282	1,154,139
DDHS-001 Major Repairs to MLK Human Services Center Warner Robins, Georgia Department of Human Services	Roof demolition and reinstallation. HVAC roof-top unit replacement and some interior ductwork reconfiguration.	32,500	827,998
DOT-074 Northern Welcome Centers Department of Transportation	Renovation of 4 northern Georgia Visitor Centers; Ringgold, Lavonia, Tallapoosa and Martinez. Renovation included upgraded plumbing, lighting, flooring where needed, HVAC where needed, and landscaping to include parking upgrades.	41,689	3,579,577
GBA-178C Boiler Replacement #2 Peachtree Atlanta, Georgia Georgia Building Authority	Removal of existing steam to hot water converters and associated piping and provide new hot water boilers and new heat exchanger for the exterior perimeter heating for floors.	0	1,949,263
GDA-033A Atlanta Farmers Market Building M Reroofing Forest Park, Georgia Georgia Department of Agriculture	Application of coating over existing metal roof system, and spray foam repair/replacement in select areas.	24,500	94,103
GPSTC-012 New Fire Station Laboratory and Classroom Forsyth, Georgia Georgia Public Safety Training Center (GPSTC)	Pre-engineered metal building to serve as a fire protection laboratory/classroom for GPSTC. Personnel will be trained on numerous fire suppression systems which will be donated and installed by vendors.	3,600	544,627
J-132A Augusta University School of Dentistry Renovation Augusta, Georgia Board of Regents	Renovate outpatient surgery suite to add one additional Class-C Operating Room and provide appropriate support spaces per 2010 FGI Guidelines. Also included creation of a separate outpatient surgical waiting area.	14,594	654,154
J-162 Science Building Clayton State University Morrow, Georgia Board of Regents	The new Science Building includes faculty offices, eight instructional labs, nine research labs, two 64-seat classrooms and two 36-seat classrooms. The three story lab building was designed as a modern home for the sciences, featuring stacked biology and chemistry suites, which each integrate research, prep, and teaching labs.	58,610	25,081,600
J-208 Georgia Southern University - Health Center Statesboro, Georgia Board of Regents	The new two-story Health Center provides full patient centered services for Georgia Southern University's growing student and staff population. Programming elements within the Health Center include Primary Care Services, Women's Health Services, X-ray and Imaging Diagnostics, Laboratory Services, Pharmacy, Optometry, Physical Therapy and Health Education Services.	39,000	9,997,761

CONSTRUCTION PROJECTS COMPLETED IN FY2016

Project Information	Project Scope	Size(sf)	Cost (\$)
J-211 Military & Veterans Academic & Training Center Warner Robins, Georgia Board of Regents/TCSG	New educational facility for military and post military families, a joint agency facility (University Systems of GA, and Technical College Systems of GA) is outfitted with testing and computer labs, classroom spaces, higher education resources spaces, welding labs and a new truck driving training program (drive lane and 400' x 400' striped training pad).	31,402	11,491,139
J-212 Lab Sciences Building Tifton, Georgia Board of Regents	New 2-story building accommodates biology, chemistry, physics, cell biology and micro biology labs. The building was built at the location of Gray Hall building that was demolished in 2014.	20,808	7,354,180
J-234 Science Learning Center University of Georgia Athens, Georgia Board of Regents	New undergraduate Science Learning Center with twenty chemistry, 12 biology and one physics teaching labs; and two 280 seat lecture halls.	122,500	48,000,000
SBE-026A Camp John Hope New Maintenance Building Fort Valley, Georgia Board of Education	Construction of new maintenance building at FFA camp which consist of an office, small tools workshop, a large indoor bay area for equipment repairs and a covered open air bay.	2,400	333,450
SBE-027B Georgia Academy for the Blind Macon, Georgia Board of Education	Renovation of Cottage Bathrooms for ADA Accessibility, VOIP system, electrical and mechanical systems.	1,000	683,788
SBE-027D Georgia School for the Deaf Clarksville, Georgia Board of Education	New studio addition to the Video Room.	2,019	550,927
SBE-028 Facility Improvements and Repairs Cave Spring, Georgia Board of Education	Addition of fire suppression systems at Dormitory #55 and #66; a safe room for elementary students that stay in Dormitory #55; and a campus-wide mass notification system so that students can be notified in emergency situations as well as for class changes.	21,178	2,189,580
TCSG-244 Automated Manufacturing Technical Bldg. Georgia Northwestern Technical College – Catoosa County Ringgold, Georgia Technical College System of Georgia	Automated manufacturing technical building with technical and academic classrooms, laboratories and administration offices.	57,472	14,600,000

CONSTRUCTION PROJECTS COMPLETED IN FY2016

Project Information	Project Scope	Size(sf)	Cost (\$)
TCSG-247 Altamaha Technical College Classroom Building and Truck Driving Range, Golden Isles Campus Brunswick, GA Technical College System of Georgia	New Altamaha Technical College campus located in Glynn County, Brunswick, Georgia. The academic programs include: Paramedic/EMT, Patient Care Assisting, Practical Nursing, Occupational Therapy, Physical Therapy, Medical Assisting, Computer Information Systems, Business Administrative Technology, Accounting, Marketing Management, Cosmetology, Neuromuscular Therapy, Logistics, Criminal Justice, and Commercial Truck Driving. English, Math, Psychology, Biology, Chemistry, and Physics courses will also be offered.	55,333	16,836,627
TCSG-267 Health Services Facility, Middle Georgia Technical College Warner Robins, Georgia Technical College System of Georgia	New construction facility houses existing and expanding Allied Health programs.	77,809	20,355,961
TCSG-268 North Fulton Campus, Gwinnett Technical College Alpharetta, Georgia Technical College System of Georgia	First of several buildings on Gwinnett Technical College's Alpharetta campus. Programs offered include early childhood education, computer information, business sciences, criminal justice, and various sciences; and includes two large lecture halls, classrooms, labs, TEAL rooms, a library, a bookstore, and administration space.	93,210	32,702,679
TCSG-269 Natural Resources Building, Ogeechee Technical College Statesboro, Georgia Technical College System of Georgia	New natural resources building housing classrooms, labs, administration offices, and a training hall.	54,232	14,695,947
TCSG-306 Blairsville Health Addition North Georgia Technical College Blairsville, Georgia Technical College System of Georgia	The new addition will keep up with the needs of the existing programs and associated certification requirements.	14,369	4,509,979
TCSG-307 Allied Health and Public Safety Training Center Wiregrass Georgia Technical College Douglas, Georgia Technical College System of Georgia	Allied Health and Public Safety Training Center and Career Academy Building. Courses offered are Accounting, Air Conditioning Tech., Business, Cosmetology, Criminal Justice, Early Childhood Care, EMS, Medical/ Practical Nursing, and Welding.	65,000	17,198,821
TCSG-309 Joseph E Kennedy Building Renovations Ogeechee Technical College Statesboro, Georgia Technical College System of Georgia	Renovation of main administration building focusing on student affairs, dining area, and bookstore.	77,076	3,391,295
TCSG-310 Southwest Technical College- Flood Control Renovations Thomasville, Georgia Technical College System of Georgia	Drainage Improvement to Building "E" – SWTC.	1,000	946,094
Grand Total (25 records)		N/A	166,278,874

CONSTRUCTION FEATURE STORIES

MILITARY & VETERANS ACADEMIC & TRAINING CENTER (VECTR)



The State of Georgia is committed to the welfare and support of Georgians serving in the Armed Forces of the United States. The mission of this facility is to assist these citizens as they separate from their branch of service and transition into civilian life. Jointly operated between the University System of Georgia and the Technical College System of Georgia, this facility will enable veterans and their families to transition into the degree and certificate programs offered by each agency. Two local colleges, Middle Georgia State College and Central Georgia Technical College will staff and operate this center.

With an overall area of 32,000 square feet, the building is designed to be welcoming and inviting. Organized around an entry lobby that can also be used as a large meeting space, information, counselor and instructional spaces are centrally available to each student. These spaces are visually open and have views to the outside. Generous areas of glazing provide natural lighting to highlight and illuminate these spaces. Meeting rooms in the building's public areas are available for use by veterans and counselors for discussion and evaluation of academic records and military experience. The facility also includes a great number of instructional areas that enable a variety of programs and course types to be provided. Educational spaces include classrooms, multi-media classrooms, computer labs and computer testing areas. Two industrial lab spaces with high bay structure allow technically oriented training to be accommodated. The facility is organized to enable students and instructors to work together in an environment that enhances collaboration. The facility also includes a truck driving pad sized to accommodate training and testing for commercial driving.



Location

Warner Robins, Georgia

Completion

June 2016

*Photos courtesy of
Parrish Construction Group, Inc.*

UNIVERSITY OF GEORGIA SCIENCE LEARNING CENTER



The new Science Learning Center (SLC) is designed to be a “living room” for undergraduate science, to support changing pedagogies for collaborative project-based programs in chemistry, biology and physics. A large entry courtyard welcomes students from the pedestrian mall. Multiple patio spaces provide a variety of casual outdoor seating opportunities. Walkways reinforce existing campus circulation patterns and provide seamless accessibility across a steeply sloping site. Rainwater is captured, re-used, and artfully displayed throughout the project in a series of rain gardens, bioretention basins, and architectural channels.

The 33 teaching laboratories are designed to support well-established S.T.E.M practices which include flexible, reconfigurable seating for 24 students each, except for the physics lab which seats 40. The overall program includes 7 organic chemistry laboratories, 13 general chemistry laboratories, 6 organismal biology and plant biology laboratories, 6 cell and molecular laboratories and one physics laboratory. In addition, there are 2 large S.C.A.L.E.-UP classrooms that are used to promote “active-learning” pedagogies in the science programs, foster new ways of learning, and provide space for ongoing facility training. Two 280-seat flexible, mixed use auditoriums provide traditional lecture-style teaching along with group and individual learning and study opportunities. These auditoriums also serve as venues for lectures, poster sessions and community outreach programs when not used for academic purposes.



Location

Athens, Georgia

Completion

July 2016

*Photos courtesy of HDR Architecture, Inc.
© 2016 Dan Schwalm/HDR*

GWINNETT TECHNICAL COLLEGE NORTH FULTON CAMPUS



As the first building on a new campus, this project is the cornerstone for future development and design visions for the campus. The purpose was to create a sense of place for the college to organize the building for simple delivery of services while creating a positive environment for the students. The prominent and strategic location quickly identified the college and provided opportunities for engagement of the new campus with the surrounding context.

The 93,500 sf building is clearly organized with administrative, library, testing and students services on the first floor and teaching spaces on the second and third floors. Large stairwells designed as extensions of the corridors connect each floor to connect all three functional spaces. A welcoming two story space is accentuated by a sweeping curved glass wall that acts as a student study and break out space. This light-filled space connects students with exterior green spaces and sets the tone for a strong academic environment. As part of its energy efficient design goals, this building includes a reflective roof, an aggressive use of daylight to save energy costs and finished and open stairwells to encourage students to skip the elevator.



Location
Alpharetta, Georgia

Completion
November 2015

*Photos courtesy of Wakefield Beasley & Associates
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FINANCING AND INVESTMENT DIVISION REPORT

GENERAL OBLIGATION BOND ISSUANCE SUMMARY

The following table summarizes the status of authorized general obligation debt in Fiscal Year 2016. At the close of Fiscal Year 2015, the amount of authorized but unissued debt totaled \$416.34 million. Leadership is committed to providing funding for necessary capital projects required to meet the State's future needs, while maintaining debt ratios that do not exceed planning limits. As reflected below, the Fiscal Year 2016 budget authorized a net increase of \$1.10 billion of general obligation debt for a total amount of approximately \$1.51 billion available. On July 9, 2015 the State issued general obligation bonds which provided funding of \$1.07 billion for capital projects. As no additional general obligation debt was incurred subsequently, at the close of Fiscal Year 2016, the authorized but unissued general obligation debt totaled \$441.07 million.

Fiscal Year 2016 Activity					
Budget Year	June 30, 2015 Remaining Authorizations	Debt Authorized (De-authorized) HB76 - FY 2016	July 1, 2015 Available Authorizations	Authorized Projects Funded During FY 2016	June 30, 2016 Remaining Authorizations
FY 2011	\$ 2,500,000	\$ (2,500,000)	\$ -	\$ -	\$ -
FY 2012	12,990,000		12,990,000	11,505,000	1,485,000
FY 2013	18,145,000	(260,000)	17,885,000	16,345,000	1,540,000
FY 2014	79,665,000		79,665,000	35,150,000	44,515,000
FY 2015	303,040,000		303,040,000	205,775,000	97,265,000
FY 2016		1,099,260,000	1,099,260,000	802,995,000	296,265,000
Total	\$ 416,340,000	\$ 1,096,500,000	\$1,512,840,000	\$ 1,071,770,000	\$ 441,070,000

A summary of general obligation bonds issued during Fiscal Year 2016 is shown below; all bonds were sold via a competitive bid process. To fund a total of \$1.07 billion for capital projects, the Commission issued \$1.01 billion of general obligation bonds. In addition, the series 2015C refunding bonds were issued to provide a total of \$29.6 million of debt service savings.

Bid Date	Series	Final Maturity	True Interest Cost	Issue Amount	Winning Bidder
6/9/2015	2015A Tranche 1	2/1/2025	1.82%	\$273,190,000	Goldman, Sachs & Co.
6/9/2015	2015A Tranche 2	2/1/2035	3.38%	287,335,000	Citigroup Global Markets Inc.
6/9/2015	2015B Tranche 1	2/1/2025	2.48%	265,100,000	Citigroup Global Markets Inc.
6/9/2015	2015B Tranche 2	2/1/2035	4.11%	182,730,000	Wells Fargo
Total Bonds Issued (for New Capital Projects)				\$1,008,355,000	
6/9/2015	2015C (Refunding)	7/1/2018	1.02%	\$275,985,000	Citigroup Global Markets Inc.
Total Bonds Issued				\$1,284,340,000	

STATE OF GEORGIA CAPITAL PROJECTS FUNDED BY GENERAL OBLIGATION BONDS ISSUED DURING FISCAL YEAR 2016

Agency	Amount
Board of Regents, University System of Georgia	\$ 288,190,000
State Board of Education/Department of Education	201,565,000
Department of Transportation	111,465,000
Technical College System of Georgia	93,335,000
State Road and Tollway Authority	75,000,000
Department of Natural Resources	36,100,000
Department of Juvenile Justice	35,360,000
Ports Authority	35,000,000
Department of Corrections	31,075,000
Department of Human Services	28,550,000
Department of Economic Development	25,000,000
Department of Public Safety	11,525,000
Georgia Bureau of Investigations	11,060,000
Georgia Environmental Finance Authority	10,000,000
Public Libraries (Authorized through the Board of Regents)	9,950,000
Department of Agriculture	9,500,000
Georgia Building Authority	9,425,000
Department of Defense	7,460,000
State Forestry Commission	5,585,000
Soil and Water Conservation Commission	5,400,000
Department of Community Health	5,000,000
Department of Revenue	5,000,000
Jekyll Island-State Park Authority	5,000,000
Department of Public Health	3,700,000
State Accounting Office	2,500,000
Department of Driver Services	2,495,000
Department of Public Safety – Public Safety Training Center	2,375,000
Georgia Vocational Rehabilitation Agency	1,500,000
Department of Labor	1,250,000
Department of Audits	990,000
Board of Pardons and Paroles	765,000
Department of Banking and Finance	400,000
Office of Planning and Budget	250,000
Total Projects Funded by General Obligation Bonds	\$ 1,071,770,000

OUTSTANDING GENERAL OBLIGATION DEBT

The table below shows that the total amount of outstanding general obligation debt at the end of Fiscal Year 2016 increased by \$181.3 million from the total amount outstanding at the end of Fiscal Year 2015.

Total Bonds Outstanding as of June 30, 2015	\$8,770,990,000
Add: Bonds Issued to fund projects	1,008,355,000
Less: Scheduled Principal Maturities	(802,460,000)
Less: Net Effect of 2015C Refunding Bonds	(24,625,000)
Total Bonds Outstanding as of June 30, 2016	\$8,952,260,000

OUTSTANDING GENERAL OBLIGATION DEBT SERVICE

The table below shows the annual debt service requirements for general obligation debt. The maturity schedule for the debt will retire 40.4% of the total outstanding principal within five years and 71.5% of the outstanding principal within ten years.

Fiscal Year	Principal	Interest	Total Debt Service
2017	\$778,315,000	\$388,266,885	\$1,166,581,885
2018	772,320,000	352,235,642	1,124,555,642
2019	730,875,000	318,350,577	1,049,225,577
2020	687,720,000	286,096,077	973,816,077
2021	650,940,000	254,867,381	905,807,381
Thereafter	5,332,090,000	1,237,822,623	6,569,912,623
Total	\$8,952,260,000	\$2,837,639,185	\$11,789,899,185



Military & Veterans Academic & Training Center

Photo courtesy of Parrish Construction Group, Inc.

GENERAL OBLIGATION BONDS OUTSTANDING AND AUTHORIZED INDEBTEDNESS

Agency Name	As of June 30, 2016		Net New Debt Authorized*
	Outstanding Bonds	FY 2016 and Prior Years - Debt Authorized But Not Incurred	
Board of Regents of The University System of Georgia	2,305,869,314	92,460,000	198,425,000
Department of Education	2,303,649,865	299,760,000	252,405,000
Department of Transportation	1,296,270,572		108,025,000
Technical College System of Georgia	739,647,120	10,000,000	128,895,000
Georgia Environmental Finance Authority	418,58,390		15,000,000
Georgia Ports Authority	329,144,091		
Department of Natural Resources	243,103,185		43,610,000
Department of Corrections	207,933,779	2,500,000	44,155,000
Georgia World Congress Center	156,583,100		7,000,000
Department of Juvenile Justice	115,483,109	2,560,000	20,440,000
Georgia Building Authority	100,797,017		8,500,000
Department of Economic Development	91,177,610		
Department of Human Services	73,222,246		5,230,000
State Road and Tollway Authority	68,135,000		
Department of Community Affairs	66,793,121		
Public Libraries	64,094,012	4,280,000	11,800,000
Department of Agriculture	56,618,378		1,500,000
Jekyll Island-State Park Authority	55,816,270		4,000,000
Georgia Research Alliance	26,475,945		
Department of Defense	26,254,094		930,000
State Forestry Commission	25,401,708		
Georgia Bureau of Investigations	25,283,393		7,120,000
Department of Public Safety	25,010,683		8,030,000
Department of Behavioral Health & Developmental Disabilities	24,246,585	7,460,000	5,065,000
Soil and Water Conservation Commission	17,796,895		6,700,000
Georgia Public Safety Training Center	16,916,583		3,650,000
Department of Revenue	13,413,815	10,000,000	25,000,000
Department of Labor	10,277,072		600,000
Department of Community Health	9,081,045		3,000,000
Georgia Agricultural Exposition Authority	5,906,292		
Department of Veterans Services	5,009,862		3,000,000
Georgia Public Telecommunications Commission	4,875,332		1,365,000
Department of Public Health	3,778,681	6,300,000	5,200,000
Other	19,635,836	5,750,000	\$30,755,000
Total General Obligation Bonds	\$8,952,260,000	\$441,070,000	\$949,400,000

*Amounts represent the net effect of the approved FY 2017 budget which provided for de-authorizations totaling \$3 million and new authorizations totaling \$952.4 million.

OTHER GSFIC DEBT APPROVALS

GSFIC is responsible for approving all debt obligations of state authorities and agencies. During Fiscal Year 2016 the Commission approved the following:

Agency/Authority	Principal Amount	Description
Georgia Housing and Finance Authority	Up to \$225 million	Single Family Mortgage Revenue Bonds for Calendar Year 2016
State Properties Commission	Up to \$420 million	Increase FY 2016 Contract Value Authority for Multi-Year Rental Leases
	Up to \$100 million	FY 2017 Contract Value Authority for Multi-Year Rental Leases
Board of Regents	Up to \$30 million	FY 2017 Contract Value Authority for Multi-Year Rental Leases
State Road and Tollway Authority	Up to \$24 million	Series 2016 Guaranteed Revenue Refunding Bonds
	Up to the Outstanding GARVEE Bonds Amount	Issuance and Sale of GARVEE Refunding Bonds



University of Georgia - Science Learning Center

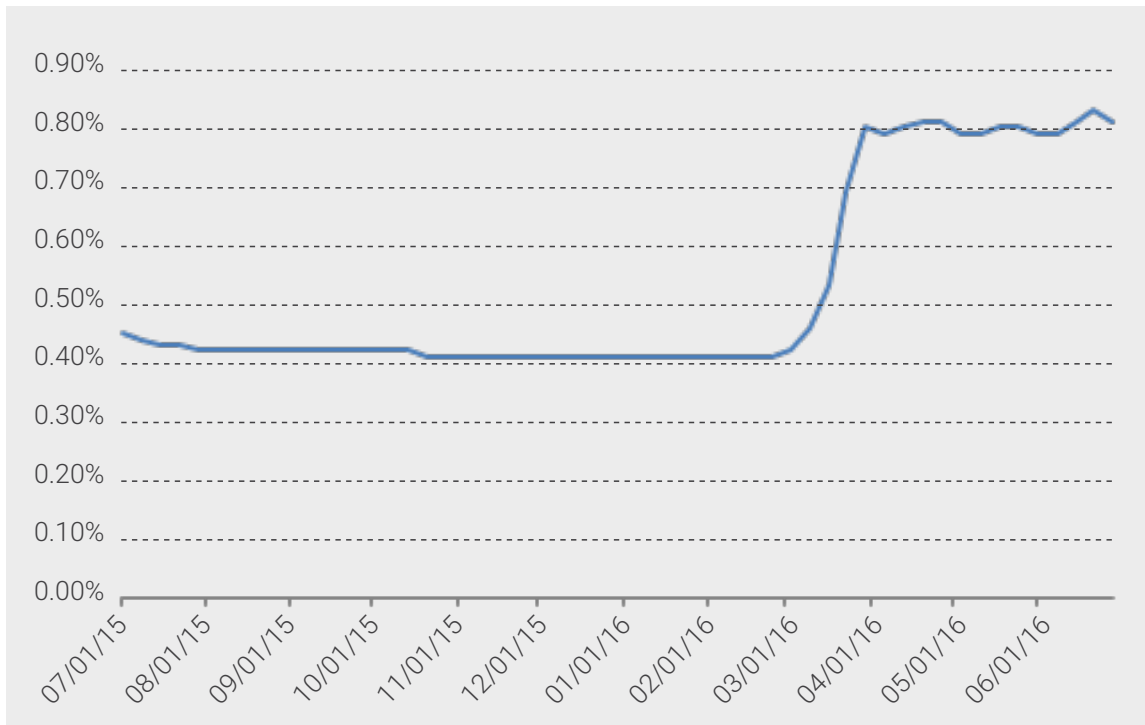


Photos courtesy of HDR Architecture, Inc. © 2016 Dan Schwalm/HDR

2011G GENERAL OBLIGATION BONDS FLOATING RATE NOTES

Of the State's \$8.95 billion outstanding general obligation bonds, only \$127.3 million is in a variable interest rate mode rather than fixed interest rate bonds. These bonds are the remaining variable rate portion of \$300 million variable rate bonds which were issued in December 2006. During the summer of 2011, the 2006 bonds were restructured by converting the interest rates on the earlier maturities to a fixed rate while leaving the longer maturities outstanding as variable rate bonds indexed to a recognized market index. During Fiscal Year 2016, the average interest rate for the 2011G floating rate notes was approximately 0.52%, compared to 0.45% during Fiscal Year 2015. By having the 2011G bonds in a variable rate mode which is indexed to highly rated bonds which reset on a weekly basis, the estimated interest rate savings during FY 2016 was approximately \$4.5 million compared to if the bonds had been issued as fixed rate bonds. The following chart illustrates the weekly interest rates on the 2011G bonds during Fiscal Year 2016.

2011G FLOATING RATE NOTES FY 2016 INTEREST RATES



FISCAL YEAR 2016 EARNINGS

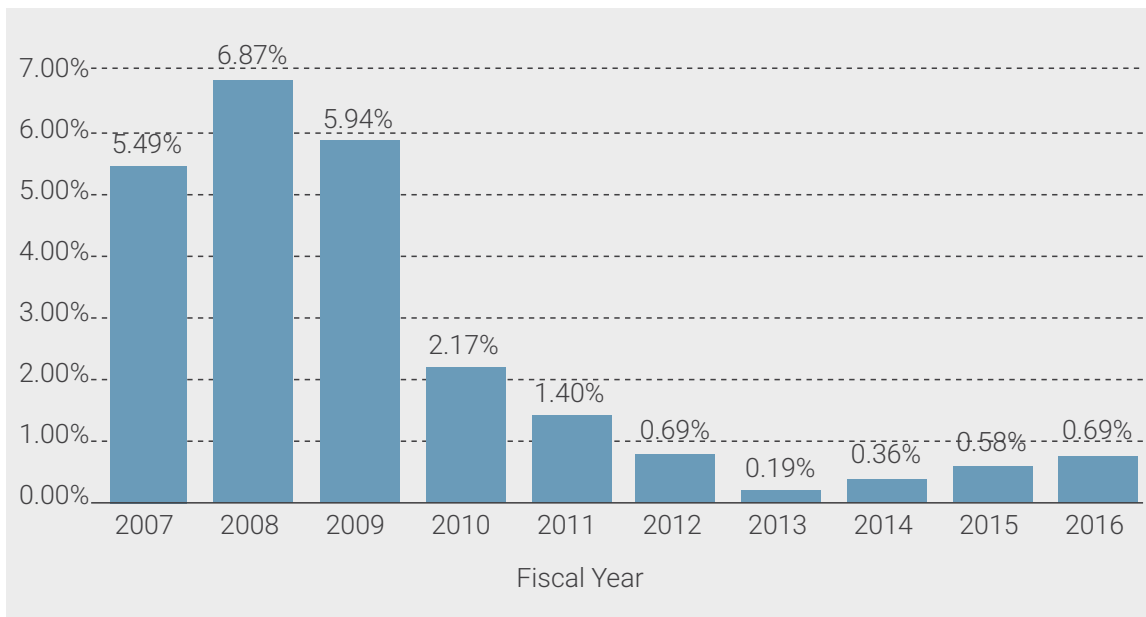
Fiscal Year 2016 proved to be challenging for all investors seeking yield while maintaining a low risk investment strategy. The Office of the State Treasurer continues to focus on managing the GSFIC portfolios with a very conservative investment strategy that emphasizes preservation of principal while meeting GSFIC's income and liquidity needs. With interest rates near zero, portfolio investments were structured to provide yield while protecting principal from loss due to any near increase in market interest rates. Gross interest earnings from the investment of bond proceeds of the Capital Projects Fund during Fiscal Year 2016 were \$8.7 million.

As of June 30, 2016, the Commission had the following deposits and investments:

Deposits and Investments	Fair Market Value
Pooled portfolio managed by the Office of State Treasurer:	
Cash held for investment settlements	\$ 546,955,911
U.S. Government Agency Obligations	594,400,513
Total	\$ 1,141,356,424

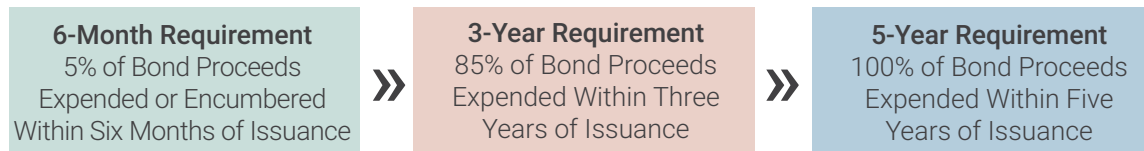
The portfolio, which had an average total investment rate of return of 0.69 percent, consisted of fixed income securities comprised of Agencies of the United States Government and repurchase agreements.

TOTAL RETURNS - CAPITAL PROJECTS FUND INVESTMENT PORTFOLIO



EXPENDITURE OF BOND PROCEEDS

Federal arbitrage regulations apply to tax-exempt bond issues on an aggregate basis (rather than individual projects) and require that the State “reasonably expect” to spend down proceeds as follows:



To ensure compliance with the “spend down” regulations, GSFIC has procedures and policies in place that require agencies meet the targets at the individual project level.

During Fiscal Year 2016, there were seven bond issues that reached one of the above milestone dates; all seven were in compliance with the federal spend-down requirements. In addition, there were two Qualified School Construction Bonds (QSCB) issues that were required to have 100% of the bond proceeds expended within three years; both of those bond issues were 100% expended during fiscal year 2016 prior to the three-year milestone requirement. Details for items that did not meet the applicable spend-down requirement are provided in a separate report of Fiscal Year 2016 Spend-Down Results.

6-Month: 5% Expended/Encumbered

Bond Group	Spend-Down Result	Authorization/Project Details
2015A	At 12/31/2015: 24.03% expended/encumbered	135 items were funded, of which 48 did not meet the 5% spend-down requirement.

3-Year: 85% Expended

Bond Group	Spend-Down Result	Authorization/Project Details
2013A	At 12/31/2015: 93.67% expended	48 items were funded, of which 13 did not meet the 85% spend-down requirement.
2013D	At 6/30/2016: 94.12% expended	103 items were funded, of which 10 did not meet the 85% spend-down requirement.

3-Year: 100% Expended (QSCB funds)

Bond Group	Spend-Down Result	Authorization/Project Details
2013F	At 10/31/2015: 100% expended (milestone date was 6/30/2016)	All \$94,350,000 (which funded 2 projects) was spent prior to the 3-year date.
2014C	At 4/30/2016: 100% expended (milestone date was 6/30/2017)	All \$13,750,000 (which funded 1 project) was spent prior to the 3-year date.

5-Year: 100% Expended

Bond Group	Spend-Down Result	Authorization/Project Details
2010B/C1	At 10/27/2015: 100% expended	All \$256,755,117 (127 projects) was spent by the 5-year date.
2010C2	At 10/27/2015: 100% expended	All \$232,850,108 (45 projects) was spent by the 5-year date.
2010C3	At 10/27/2015: 100% expended	All \$135,852,325 (28 projects) was spent by the 5-year date.
2011A/B/C	At 6/30/2016: 100% expended	All \$479,615,000 (77 projects) was spent by the 5-year date.

GEORGIA HIGHER EDUCATION FACILITIES AUTHORITY

The Georgia Higher Education Facilities Authority (“GHEFA”) was created in 2006 by Senate Bill 562 and is administratively attached to GSFIC with GSFIC staff serving as GHEFA staff. GHEFA is authorized to have a total of \$500 million in revenue bonds outstanding at any one point in time for the purpose of financing self-liquidating capital projects for units of the University System of Georgia (“USG”) and the Technical College System of Georgia (“TCSG”). GHEFA issued bonds in 2008, 2009, and 2010 for the construction of nineteen projects at fifteen USG institutions, all of which were completed on time, within budget, and are in operation. In 2015, GHEFA issued refunding bonds to refund its then outstanding 2008 bonds. Also in 2015, three student housing projects funded by GHEFA bonds (the Georgia State University, Coastal College of Georgia, and East Georgia College student housing projects) were legally defeased as part of the USG’s student housing privatization initiative and those bonds are no longer considered to be outstanding GHEFA debt. At the end of FY 2016, GHEFA had an aggregate of \$238.77 million revenue bonds outstanding, as shown in the table below.

GHEFA Bonds	Outstanding 6/30/2015	Principal Payments	Balance 6/30/2016
Series 2009A	\$ 92,695,000	\$ (1,865,000)	\$ 90,830,000
Series 2010A	64,800,000	(1,380,000)	63,420,000
Series 2015 Refunding	85,570,000	(1,050,000)	84,520,000
Total	\$243,065,000	\$(4,295,000)	\$238,770,000

GHEFA does not expect to issue any additional bonds for new projects during FY 2017, although it will continue to monitor interest rates to evaluate potential refunding of the remaining outstanding bonds from the 2009 and 2010 bond issues.



Georgia Institute of Technology - Engineered Biosystems Building

Photo courtesy of Cooper Carry © Josh Meister Photo

STRATEGIC INITIATIVES

STRATEGIC INITIATIVES

Human Resources

For FY2017, Career Management Institute (CMI) intends to continue to develop custom solutions and help fortify the cultural and learning change within GSFIC. With continued enhancements to the program, we will continue to work initiatives that advance CMI, making it a needed and valuable tool for employees.

During the fiscal year, we will continue the development of four additional custom solutions for CMI:

- “Identifying and resolving warranty compliant issues within the Quality Assurance Department” - this solution will include a process flow chart and a representative set of warranty issues that will help the learner effectively prevent continuous problems and damage to completed facilities by demonstrating the ability to identify, investigate and resolve warranty issues.
- “Ensuring accurate change order proposals within the Quality Assurance Department” - a solution that will include sample construction contract documents and change order proposals to demonstrate what is fair and reasonable within the context of the contract.
- “Systematically Integrating Instruction and Motivation (Part 2 of Motivation)” - will be used by several departments within GSFIC.
- “Lessons Learned Job Aids” - will help the learner conduct a productive lessons learned session through development tasks checklists, effective meeting checklists and follow-up tools.

In addition to our custom solution development initiatives, we also plan to develop a “Kronos Employee Time Card” training course in the CMI. We will create three new Career Paths in the CMI; two Career Paths will be for the Information Technology Department (Network PC Specialist and Technical Product Specialist) and one in the Design Review Department (User Experience Designer).

Enterprise Project Management Solution

GSFIC will continue the long term strategy to improve operational efficiencies, drive productivity and deliver best in class customer service through e-Builder. In FY2016, all key project information and historical data became available through e-Builder such as general project information, costing data, schedule milestones, critical issues and lessons learned through the customized Project Status Report. Over the last year, edits were made to make the report more informative and user friendly to translate key aspects of projects. These changes will be launched in FY2017.



University of Georgia - Science Learning Center

Photo courtesy of HDR Architecture, Inc. © 2016 Dan Schwalm/HDR

Building Information Modeling

The goal for FY2017 remains to improve the outcomes of construction projects by enhancing communication of design intentions to the end-users through traditional animations and renderings as well as Virtual Reality. BIM for facility management is also an ongoing effort, with some Client Agencies like Board of Regents requesting assistance with BIM for FM; University of Georgia's Baldwin Hall was selected as the pilot project for integrating BIM with their campus wide facility maintenance platform AIM. This collaborative effort will be a main target in 2017 as the physical building nears completion. The recent upgrade of GBA's Maximo facility management system will also allow the South Parking Deck BIM to FM conversion to proceed and be completed in 2017. To further explore the use of Virtual Reality, the new Judicial Complex is currently being targeted to provide Virtual Reality mockups of the spaces to elicit feedback from the future occupants of the building.

Procurement

In addition to facilitating the competitive hard bid process for GSFIC managed projects, the Procurement department also facilitates construction bidding on behalf of State Agencies electing to utilize these services being offered by GSFIC. The Procurement Department began facilitating competitive hard bids in the GSFIC Project Management System's (e-Builder) electronic bidding module beginning in January 2015 for all GSFIC managed projects. In an effort to create a standardized bidding process for both the GSFIC managed projects and those projects being managed by individual State Agencies, Procurement intends to duplicate the electronic bidding process currently in e-Builder for use on the non-GSFIC managed projects. By the 2nd Quarter of 2017, GSFIC will conduct a bid for a pilot project. Once satisfied the system is operating as intended, Procurement plans to launch the electronic bidding module Agency-wide before the end of the 2017 calendar year. In addition to standardizing the bidding process for both the GSFIC managed projects and those projects being managed by individual State Agencies, this initiative will allow GSFIC to capture all bid related data in a single location.

Construction Services

In an effort to equip Project Managers with the necessary tools to effectively manage the Design Professionals during the Design Phases of their projects, the Design Review Group (DRG) will continue Training Circuit educational sessions. These bi-weekly meetings will recommence in January 2017. The individual teams will be rotated to a different trainer and this process will continue until all teams are trained in the Architectural/Life Safety, Electrical Engineering and Civil Engineering phases. This Training Series will be a sustained effort for the Construction Services Department until all Project Managers are trained in the areas of Architecture/Life Safety, Electrical Engineering, Civil Engineering, Structural Engineering, Mechanical Engineering and Fire Protection Engineering.

Additionally, Construction Services Department intends to streamline and merge the current Contract Compliance Specialist (CCS) Handbook and the Project Management Handbook into a single cohesive document. Currently, there are 2 separate handbooks defining the roles and responsibilities of our CCS and Project Management staff. The goal is to consolidate these separate documents into a single handbook to remove any conflicting information outlined and republish the document in 2018.

State Americans with Disability Act (ADA) Coordinator's Office

In addition to the existing goals, the State ADA Coordinator's Office plans to promote inter-agency and intra-agency cooperation and strengthen the coordinating link for ADA compliance between State agencies focusing on:

- Sharing our office's resources for newly assigned agency ADA coordinators
- Developing strategies for continuity of internal and cross-system ADA coordination
- Expanding the existing network to additional state agencies

Financing and Investment Division

The F&I Division continues to enhance its eBonds system. Some of the major accomplishments during Fiscal Year 2016 are listed under the YEAR IN REVIEW section of this report. During Fiscal Year 2016, the GSFIC staff plans to continue the development of exports and reports within the eBonds and eTIA systems to meet the needs of the Capital Projects Fund and TIA programs.

The F&I Division continues to expand and enhance its post-issuance compliance function, for it is responsible for documenting compliance with federal tax regulations and GSFIC policy requirements, such as compliance with program requirements for bonds issued pursuant to the American Recovery and Reinvestment Act, federal arbitrage rules and rebate requirements for tax-exempt bonds, the timely expenditure of bond proceeds (federal spend-down requirements), and post-issuance compliance related to the use of general obligation bond financed facilities. One of the continued work activities for Fiscal Year 2017 involves private business use monitoring procedures and activities for facilities financed with tax-exempt bond proceeds since federal regulations limit the private business use of these facilities to a maximum of 10% of the bond proceeds. Monitoring procedures for the private business use of these facilities is necessary to ensure that the private use does not exceed the allowable limits, or that appropriate action is taken whenever necessary to ensure the tax-exempt status of the bonds is protected.



Central Georgia Technical College - Health Services Center

Photo courtesy of Parrish Construction Group, Inc.

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Cover photo: Georgia Institute of Technology-Engineered Biosystems Building

Photo produced by Josh Meister. Photo provided courtesy of McCarthy Building Companies, Inc.