

GASFA 2021 Spring Conference



Marvin Woodward
Georgia State Financing & Investment
Commission



Eligible Uses of General Obligation (GO) Bond Proceeds



Georgia State University Convocation Center

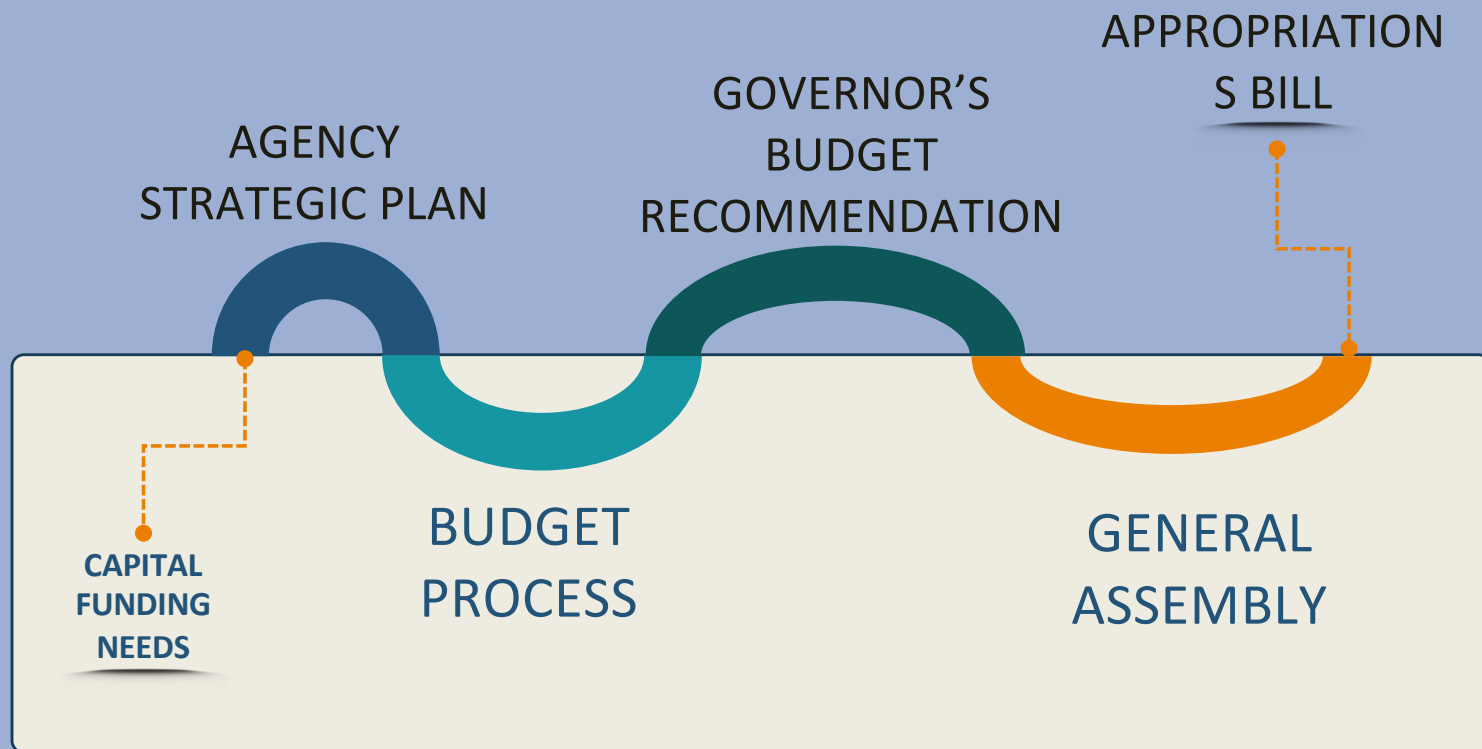


**BRASFIELD
& GORRIE**
GENERAL CONTRACTORS

J-327 GSU Convocation Center
(B&G Job 21671)
Atlanta, GA.

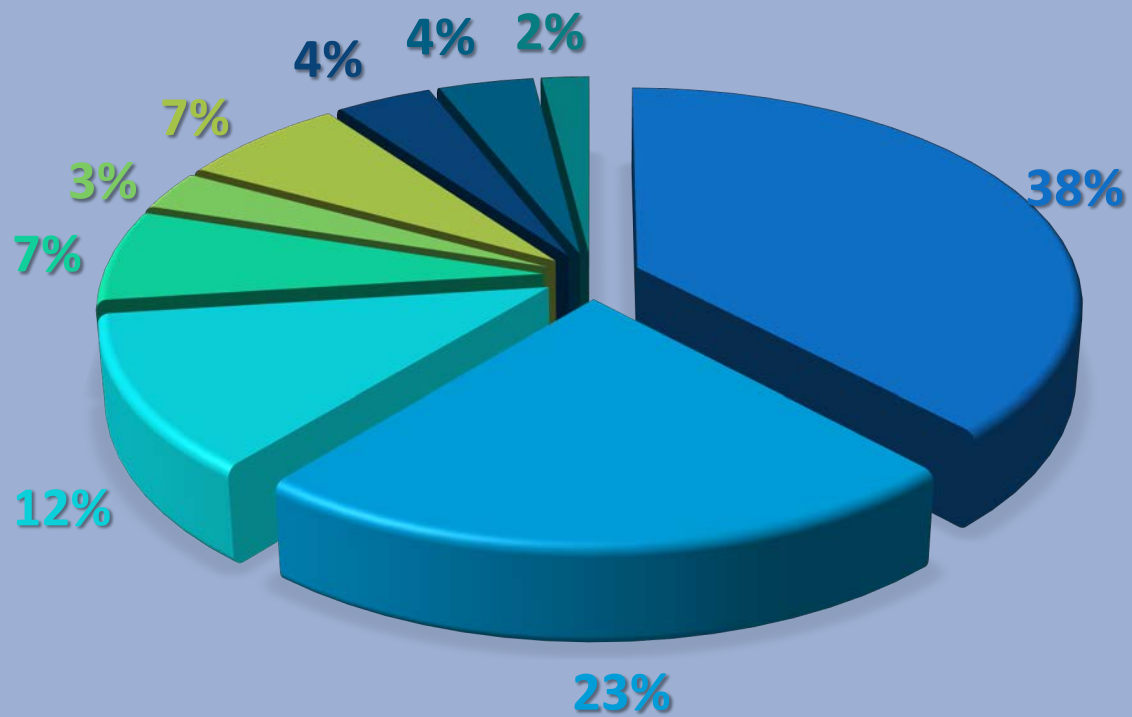
Print #210417204
Date: 04/17/21
Lat/Lon: 33.742501 -84.389039
Order No. 67116
Aerial Photography, Inc. 954-568-0484

General Obligation Bond Authorizations

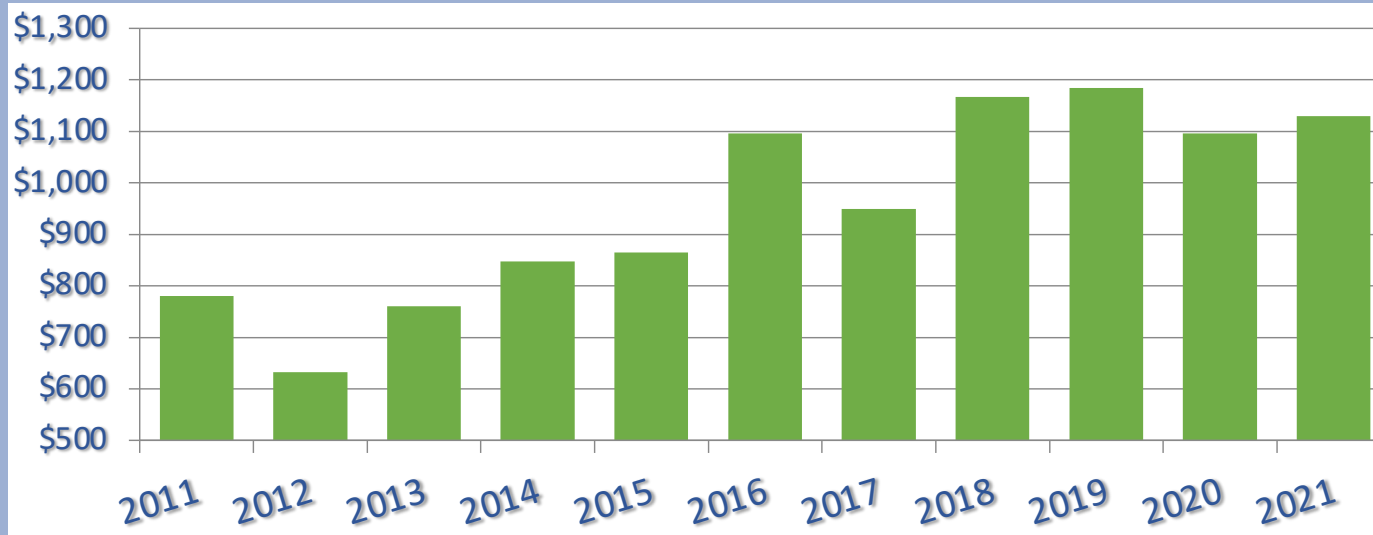


FY 2010 - FY 2020 General Obligation Debt Net Authorizations by Program

- Higher Education
- K-12 Education
- Transportation
- Economic Development
- Port
- Public Safety
- Water & Sewer



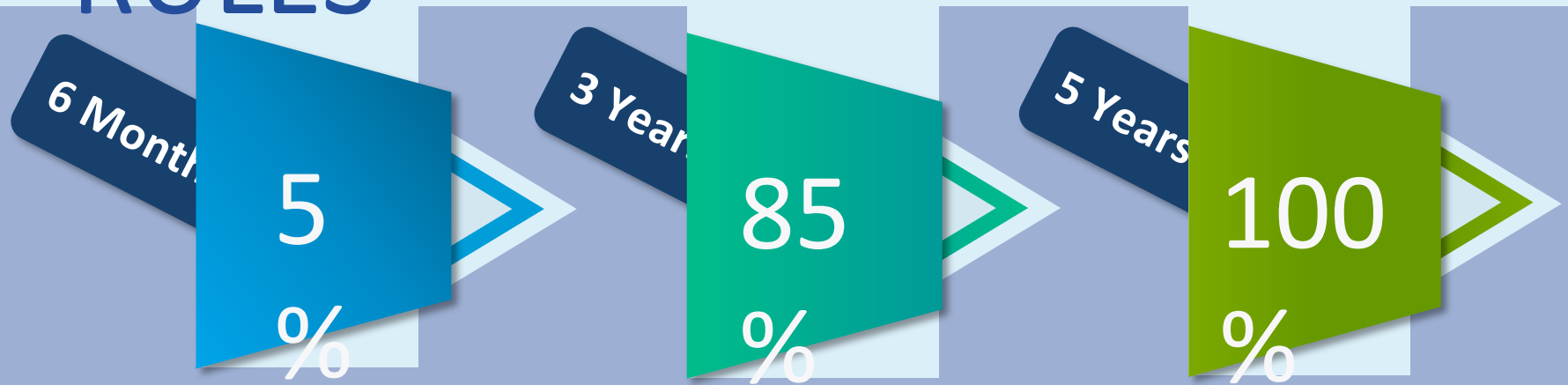
FY 2010 - FY 2020 General Obligation Debt Net Authorizations



Fiscal Year	Actual Amounts						Projected Amounts			
	2016	2017	2018	2019	2020	2021*	2022	2023	2024	2025
New G.O. Authorizations	\$1,099	\$952	\$1,166	\$1,184	\$1,096	\$1,129	\$985	\$950	\$950	\$950
Net G.O. Bond Issuances	\$1,008	\$920	\$1,041	\$1,229	\$915	\$1,053	\$1,312	\$950	\$950	\$950
HADS Ratio	6.0%	5.5%	5.5%	5.1%	4.9%	4.7%	5.3%	5.3%	5.2%	5.1%

*As of December 31, 2020

FEDERAL SPEND-DOWN RULES



Spent or Contractually
Obligated

**PRIVATE
BUSINESS
USE
LIMITATIONS
(Taxable
Bonds)**

Use

**Of the
Project/Facilities**

**In a Trade or
Business**

**By a Non-
Qualified User**



Statewide Policy issued by the State Accounting Office GSFIC Reimbursements for Bond Funded Construction Projects

Examples of operating expenditures NOT eligible for reimbursement

- Personal services
- Lease payments
- Maintenance agreements for copiers or computers
- Depletable/disposable items
- Moving Costs
- Decorative items
- Office supplies
- Fuel

FY 2021 General Obligation Bond Package of **\$1.14B**

SBE (K-12) - \$383.6 M

BOR - \$196.1M

TCSG - \$99.1M

DOT - \$152.1 M

Savannah Convention Center - \$70M



STEM Building at University of Georgia



Major Design Projects

• Albany State University	Health Science Building	\$0.8 M
• Fort Valley State	Academic Building	\$1.0 M
• Abraham Baldwin Ag College	Agricultural Facilities	\$1.1 M
• Valdosta State University	Performing Arts Center	\$1.3 M
• University of Georgia	Poultry Science Complex	\$2.2 M
• University of West Georgia	Humanities Building Renovation	\$2.5 M



FY 2022 General Obligation Bond Package of \$1.31B

- SBE (K-12) - \$475.1 M
- BOR - \$250.0M
- TCSG - \$113.0M
- Public Safety – \$148.5M
- DOT - \$ 112.5M
- Savannah Convention Center - \$90M

Department of Public Safety Headquarters Building



Savannah Convention Center Expansion





Executive Summary

148

Active Projects

73

Projects in Design

25

Projects in Construction

37

Projects in Closeout

Delivery Method	Count of Projects	Design Budget	Construction Budget	Other Reqs Budget	Total Budget
CM/GC	42	\$89,027,243	\$1,050,818,625	\$163,709,493	\$1,303,555,361
DB	8	\$151,693	\$76,349,414	\$5,245,379	\$81,746,486
DBB	89	\$12,776,333	\$171,980,447	\$44,674,381	\$229,431,161
Other	3	\$0	\$0	\$2,284,808	\$2,284,808
Task Order	6	\$197,880	\$2,069,849	\$1,965,545	\$4,233,274
Total	148	\$102,153,149	\$1,301,218,335	\$217,879,606	\$1,621,251,090

Code Reviews(365d)

126

Total Reviews

58

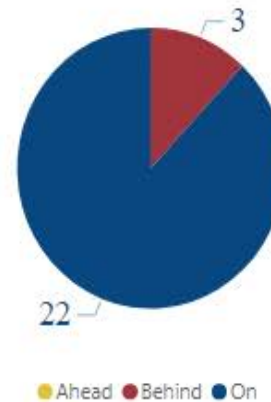
Constructability

68

Fire Marshal



Construction Schedules



Accounts Payable(365d)

1244

Total Invoices

315

Pay Apps

12

INV Avg(d)

18

PA Avg(d)



GSFIC Updates

- Thank you for keeping projects moving
- Covid-19 has had minimal impact on design or construction
- Future QBS Selections for Construction Managers will have more focus on interviews and less presentation
- Special Inspection selection process has been adjusted to a more random selection



Areas of Improvement for the Design Professional Industry

- 1. Struggling with lack of coordination with Delegated Design
- 2. Too many Backchecks
- 3. HVAC Issues
 - Systems too complex for the facility operator
 - Equipment coordination and compatibility issues



Areas of Improvement for the Construction Professional Industry

- 1. Project Closeout
- 2. Project Closeout
- 3. Project Closeout

