Public Private Venture Program - Asset Management

Managing Risks
Preserving Value

Office of Real Estate And Facilities
Managing Risk
Preserving Value
Sharing the Story – Past…Present…Future…

Office of Real Estate And Facilities
Public Private Venture Program - Asset Management

- Approximately $3.4 Billion
- 138 Privatized Projects
- Diverse and Dynamic Product Types
  - Housing 33,951 beds
  - Parking 26,511 spaces
  - Student Support 2,119,743 square feet
  - Research 1,404,421 square feet
  - Instructional 1,044,275 square feet
  - Office 864,603 square feet
  - Stadium Seats 19,200 seats

Office of Real Estate And Facilities

“Creating A More Educated Georgia”
PPV Asset Management
Portfolio Approach

“Our portfolio is only as strong as its weakest link or project.”

BENCHMARKS AND STANDARDS

PERFORMANCE MATTERS

BEST IN CLASS

PROACTIVE

STRATEGIC

Managing Risks and Preserving Value

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PPV Project Accountability

Management & Operations

Insurance 2008-2009
- Confirm Proper Coverage
- Provide Pooled Coverage
- Perform Portfolio Risk Mitigation

Cash Flow 2009-2010
- Evaluate Financial Performance
- Analyze Revenues & Expenses
- Validate Lease & Debt Service Payments

Physical Conditions 2010-2011
- Document Physical Conditions
- Conduct 5-Year Physical Assessment
- Analyze Repair & Replacement Reserve

“Performance Matters”

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PPV Project Accountability

Ownership

Institution 2009-2010
Foundation 2009-2010
Trustee 2009-2010

Review of Foundations’ Audited Financials
Review Contractual Compliance of Institutions and Foundations
Confirm Debt Service Payments and Reserve Accounts

"Strengthening the Links"

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PPV Asset Management Implementation Timeline

4th Quarter 2009
- Cash Flow Analysis Rollout
- Best Practice Audit Engagement

1st Quarter 2010
- Perform Audit Engagement

2nd Quarter 2010
- Institutions & Foundations Remediation

3rd Quarter 2010 & Beyond
- Annual Cash Flow Analysis
- Ongoing Institutions & Foundations Remediation

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PPV Asset Management Presentations Timeline

1st Quarter 2010
FY 2009 Cash Flow Analysis

2nd Quarter 2010
Portfolio Overview and Projections

3rd Quarter 2010 & Beyond
Annual Cash Flow Analysis
Portfolio Overview and Projections
Findings from Audit Engagement

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