



Public Private Ventures

Update

August 2, 2005

“Creating a More Educated Georgia”



Privatization Program

Strategic Plan 2004

Goal # 7

Provide & maintain *superior facilities*,
funded by innovative mechanisms, that *shorten the time* that elapses
between approval and use.

- Gain support to initiate a comprehensive building program to accommodate the expected significant growth in the number of USG students.
- Address long-term maintenance, renovation, and/or replacement of facilities to ensure efficiency, effectiveness, and return on investment.
- **Improve coordination of privatization efforts, and incorporate coordination processes in Board policies .**

“Creating a More Educated Georgia”



Update

- 65 privatized projects
- A variety of facility types including:
 - ◆ Housing
 - ◆ Parking
 - ◆ Recreation
 - ◆ Research
 - ◆ Instructional
 - ◆ Office
- Total to date. . . .well over **\$1.6 Billion**

“Creating a More Educated Georgia”



Subject: RE: State University of West Georgia
Date: Mon, 20 Dec 2004 18:45:29 -0500
From: gga@westga.edu
To: peter.hickey@peter.hickey@usg.edu

Congratulations and a job well done! On behalf of the students at like to commend you all for your hard work. It has not gone unnot greatly appreciated.

SGA

>===== Original Message From Melanie >
>All! Thanks to everyone for t>
>
>At 10:52 AM 12/20/20n>
>>I wanted to i>
>>through DT>
>>Thap>
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Office of the Vice President for Business and Finance
Address: 1502 N. Patterson St. • Valdosta, GA 31698-0185
Phone: 229-333-5710 • Fax: 229-333-7408

Ms. Linda Daniels
Vice Chancellor for Facilities
Board of Regents of the University System of Georgia
270 Washington Street, SW
Atlanta, Georgia 30334-1450

From: William Bloodworth <wbloodwo@aug.edu>
To: Tom Meredith <TC.Meredith@usg.edu>
Sent: Wed Feb 16 12:56:18 2005
Subject: Linda Daniels

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Valdosta State
University

Valdosta State
University

Ronald M. Zaccari
Office of the President
Address: 1502 N. Patterson St. • Valdosta, GA 31698-0185
Phone: 229-333-5710 • Fax: 229-333-7408
Web: www.valdosta.edu • Email: rzaccari@valdosta.edu

Ms. Linda Daniels
Vice Chancellor for Facilities
Board of Regents of the
University System of Georgia
270 Washington Street, S.W.
Atlanta, GA 30334

Dear Linda:

Thanks for making the long drive to Valdosta State University and participating in the ceremonial groundbreaking. Your presence was especially meaningful in view of all the guidance you and your staff provided to VSU's housing project.

I appreciated the opportunity to have quality time with you following the luncheon. The possible acquisition of the Regions Bank building will be an important goal during the next twelve to fourteen months. I will be working on a business plan to present to the VSU Foundation and to your office.

I'm pleased we had time to discuss the football stadium issue. We had an Athletic Booster meeting last evening and several members remain angry about the increase in lease fees. There is strong support to move on building our own stadium and after thirty months in the VSU presidency, I'm inclined to see the wisdom of such a move. We need to be in charge of our own destiny and move away from school systems dictating the growth of the University.

I endorse the concept of exploring the site of the current practice facility and construction of stadium seats over One-Mile Branch creek. If experienced architects believe the concept has merit, I would begin to prepare a plan for your review.

Please know I value your opinions and respect the way you conduct the affairs of your office. You have established an excellent model of cooperation based on sound data, analysis of pertinent points of view, and functional action steps. I am looking forward to working with you on this project. I am looking forward to working with you on this project. I am looking forward to working with you on this project.

Sincerely,
Ronald M. Zaccari
President

cc: Dr. Tom Meredith

Fort Valley State
University

June 28, 2005

Mr. Peter Hickey
Assistant Vice Chancellor for Facilities
Board of Regents
University System of Georgia
270 Washington St., S.W., Room 6122
Atlanta, GA 30334

Dear Mr. Hickey:

It was indeed a pleasure for me to meet you today and to forge a working partnership with Fort Valley State University. It was clear from the general conversation that both you and Mr. Nance are committed to taking FVSU "Straight to the Top."

While it remains clear that our primary mission is the provision of quality education, I am encouraged by your commitment to support Fort Valley State University. I am encouraged by your commitment to support Fort Valley State University. I am encouraged by your commitment to support Fort Valley State University. I am encouraged by your commitment to support Fort Valley State University.

I am indeed excited about this opportunity to work with you as we must do to achieve our goal.

Again, thank you for your commitment, and I stand ready to move this project forward.

Sincerely,

Kathy Assem

/db

cc: Rep. Calvin Smyre
VP E. Thomas Oliver
Atty. Susan Pease Langford

478-325-6369 • Fax 478-325-6367
www.fvsu.edu/ADMIN/AR/office_advisement.asp
An Equal Opportunity/Affirmative Action Institution

Received

JUL - 5 2005
Office
of
Facilities

Sincerely,

James L. Black

Interim Vice President for Business and Finance
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Senior Vice Chancellor Thomas E. Daniel
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Vice Chancellor Daniels, you have our goodwill, our gratitude, and our support.

The administrative team at Valdosta State University is proud of the University System of Georgia for the leadership of the System staff, and honored to have been part of the partnership which brought to reality something which will mean so much to so many for years to come.

I therefore write to say, "Thank you." I am grateful to you, and to every member of the Board of Regents, for not allowing us to take the new housing, which you suspected would result in multiple steps backward later, for representing the members of the Board of Regents with integrity, and for leading us to this point. Peter, Hal, Michael, Mark, Robbie, Eleanor, through this process has been responsive and reassuring even when we were perhaps tenuous and hesitant. Finally, thank you in the joy of this achievement and for traveling to Valdosta to attend the groundbreaking.

Dear Vice Chancellor Daniels,

Each day on my way to work I pass the Sustella State's new student housing is literally rising from the ground, and who spent most of those years as Director of Auxiliary student affairs folks and sharing with them a dream to be able to live and work in such a beautiful modern complex of housing.

Facilities for identifying with this need from the first time the new housing, faithfully giving us your best advice and counsel, for not allowing us to take the new housing, which you suspected would result in multiple steps backward later, for representing the members of the Board of Regents with integrity, and for leading us to this point. Peter, Hal, Michael, Mark, Robbie, Eleanor, through this process has been responsive and reassuring even when we were perhaps tenuous and hesitant. Finally, thank you in the joy of this achievement and for traveling to Valdosta to attend the groundbreaking.

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Business Plan - Uses of Funding

System Office Staff

- ◆ Year 1- Hired an Executive Director & Real Estate Research Analyst
- ◆ Engaged Special Assistant Attorney General (SAAG) & Specialty Reviews

“Creating a More Educated Georgia”



Business Plan - Uses of Funding

Outsourcing

- ◆ Comprehensive Housing Plans, Market, and Feasibility Studies
- ◆ Create Standards and/or Guidelines for various project types (Residential facilities, parking decks, others)

“Creating a More Educated Georgia”



Business Plan - Uses of Funding

Revolving Fund

(Plan to start when enough funds are obtained)

- ◆ Environmental Assessments, Surveys and/or Appraisals
- ◆ Programming and/or Design

“Creating a More Educated Georgia”



Services and Expectations

Staff has improve timeliness, responsiveness and proactive approach

- Established a comprehensive (system wide) inventory of projects
- Refined standard template legal documents
- Involved in the projects at the planning stage to improve timeliness and responsiveness
- Participating in deal structure and negotiation of deal terms for individual projects

“Creating a More Educated Georgia”



Annual Services

Staff will support a proactive approach and annual system-wide report

- ◆ Review & report on ongoing financial viability of projects
- ◆ Operation Review
- ◆ Facility assessment...condition analysis
- ◆ Review revenue, expenditures and performance of the USG Privatization Program

“Creating a More Educated Georgia”



Explore System Wide Savings Opportunities

- Pool Insurance
- Financing Trust Structure
- Common Bond Reserve Fund
- Pool Capitalized Interest Fund

“Creating a More Educated Georgia”



Expand Financing Options

- State Sponsored Financing Vehicle to bundle projects
- Explore the Role of the Affiliated Foundations
- Examine potential policies for adoption by Board of Regents that can enhance financing options



Build Relationships with the Finance Community

- Enhance relationships with rating agencies
- Encourage the participation of more Bond Insurers
- Expand participation of major Bond Buyers

“Creating a More Educated Georgia”



2005 Ventures Projects

Staff is actively involved in the planning, deal structure, due diligence review, and closing of privatized projects

Closed Projects: (\$107 million)

- ◆ Albany State University – Student Housing
- ◆ Armstrong Atlantic State University – Armstrong Center & Recreation Center
- ◆ Augusta State University – Student Center
- ◆ Georgia Southern University – Recreation Center

Projected to Close By Year End: (\$290 million)

- ◆ Armstrong Atlantic State University – Student Housing
- ◆ Columbus State University – Parking Deck
- ◆ Georgia Perimeter College – Newton Campus
- ◆ Georgia Southwestern State University – Student Housing
- ◆ Georgia State University – Piedmont Ellis Student Housing
- ◆ Georgia Tech – Electric Substation
- ◆ Middle Georgia College – Student Housing

Projects in Progress:

- ◆ Abraham Baldwin Agricultural College – Student Housing Phase II & Student Center
- ◆ Fort Valley State University – Student Housing
- ◆ Gwinnett University Center – Parking Deck
- ◆ University of Georgia – Tate Student Center & Parking Deck

“Creating a More Educated Georgia”



Albany State University Student Housing



BUILDING 200 - FRONT ELEVATION



BUILDING 200 - REAR ELEVATION

Albany State University Student Housing

Armstrong Atlantic State University

Student Housing



Armstrong Atlantic State University
Continuing Education Center



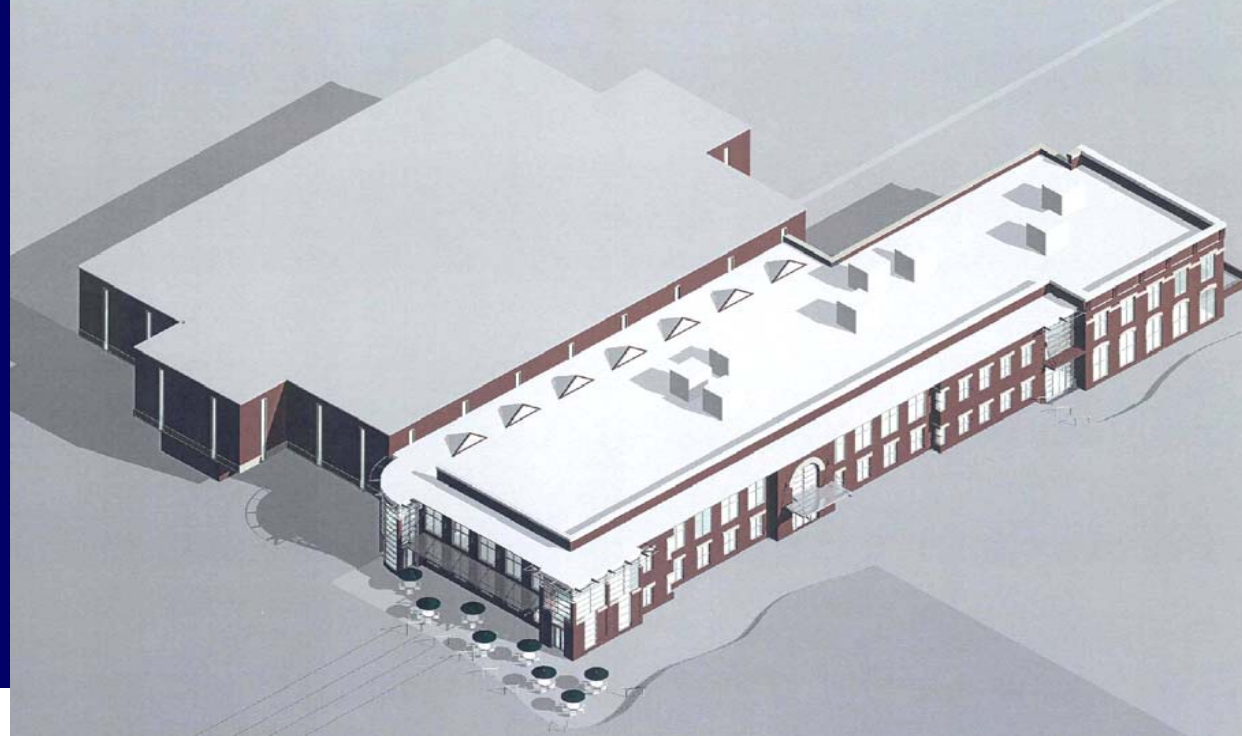
New Student Recreation Center

Existing ARC

CONCEPT ELEVATION



Augusta State University Student Center



Georgia Southern University Recreation Center

Student Housing

Georgia State



Middle Georgia College



Georgia Southwestern



Columbus State University Main Campus Parking Deck Location



"Creating a More Educated Georgia"



Georgia Perimeter College Newton Campus