



*Economic Development Presentation for the
Capital Projects Committee*

August 22, 2012



EDC Mission Statement



The Economic Development Commission
will improve the Quality of Life
for the citizens of Oconee County
by encouraging a Diversified Economy
that attracts Industrial and Commercial
investment and fosters retention
of Existing Business and Industry



Agenda

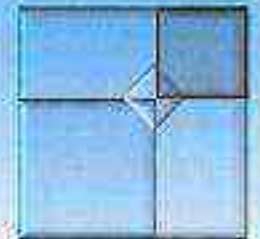


- *Economic Development Environment*
- *Overview of Product*
- *Discuss Spec Building*

ECONOMIC DEVELOPMENT IN 2012



Selling Features of Oconee



- Location, Location, Location
- Business Climate
- Education and Training Programs
- Highway Accessibility
- Low Union Profile
- “Fast-track” permitting

Many more.....



Economic Development in 2012



- “Fast-paced”
- Building Driven
 - Just 4 inquiries out of 28 were land specific
 - 5 Industrial buildings being marketed locally
 - 229,000 sf total, average 45,800 sf
 - Limited options
- Economic Development Opportunities Ahead....
 - Caterpillar
 - ZF
 - BMW
 - I-85 access, Inland Port
 - Expansion uptick

PRODUCT DEVELOPMENT IN OCONEE

Echo Hills Industrial Park

- Located on SC Highway 11
- 408.13 Total Acres
- 303.30 Buildable Acres
- Studies Completed:
 - Site Engineering Evaluation Report
 - Phase I Environmental Site Assessment
 - Wetlands Delineation
 - Federally-Protected Species Report
 - Cultural Resources Identification
 - Subsurface Exploration
- SC Certified Industrial Park (Pending)



Echo Hills Industrial Park

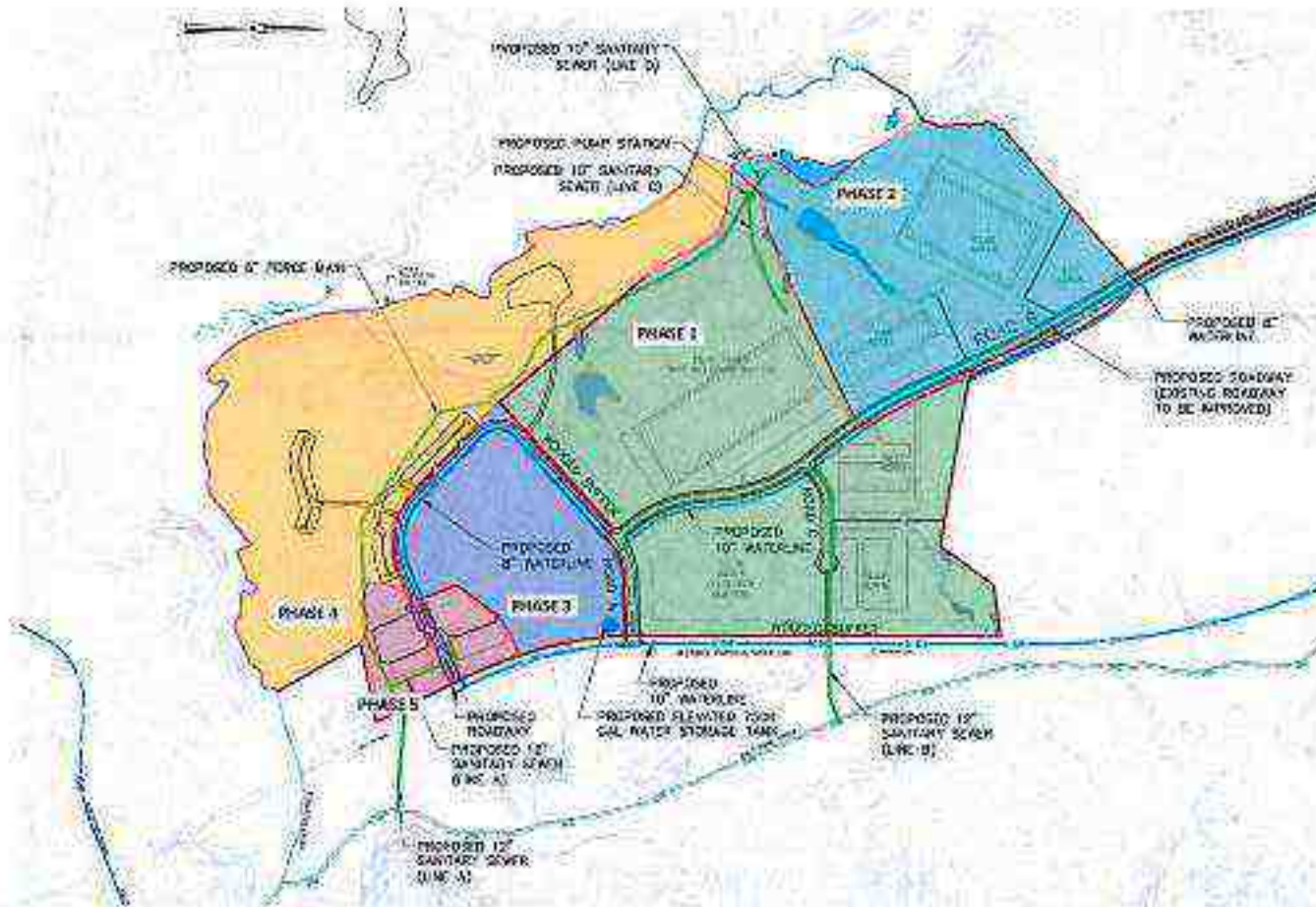
Highway 11 Entrance Road

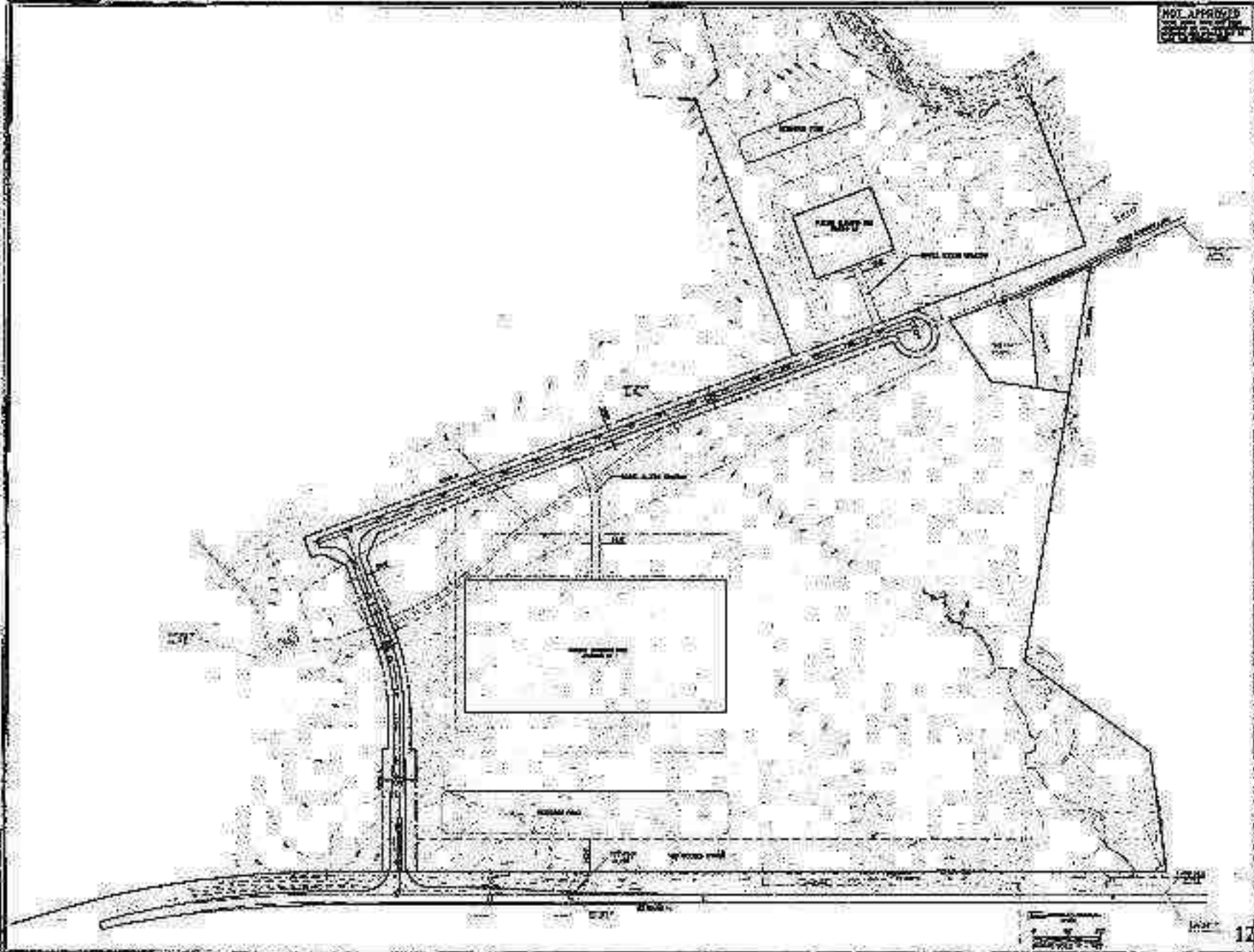


Echo Hills Industrial Park



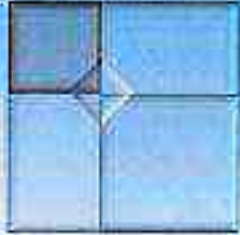
Echo Hills Industrial Park





NOT APPROVED
 FOR CONSTRUCTION

<p>DATE: 11/11/11</p> <p>SCALE: AS SHOWN</p> <p>PROJECT: WALS CROADS EDIN HILLS SITE</p> <p>CLIENT: POUERIE COUNTY</p>	<p>UFRS</p> <p>1111 11th Street, Suite 100 Colorado Springs, Colorado 80904 Phone: 719.575.1111</p>	<p>SITE LAYOUT</p>	<p>12</p>
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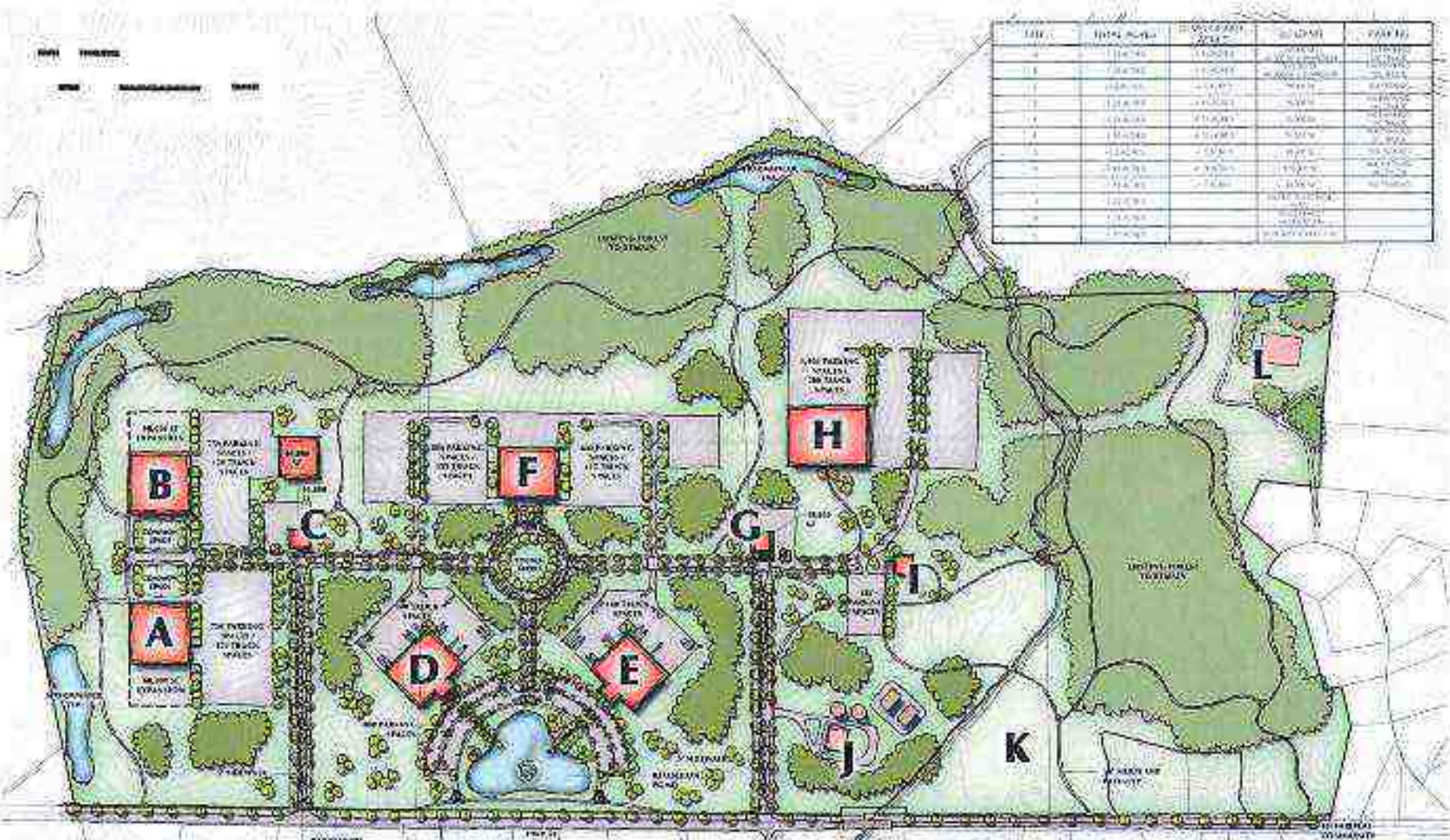


Golden Corner Commerce Park



- Located along SC Highway 59
- 260 +/- Buildable Acres
- 2.1 miles to I-85
- Studies Completed:
 - Site Engineering Evaluation Report
 - Phase I Environmental Site Assessment
 - Wetlands Delineation
 - Federally-Protected Species Report
 - Cultural Resources Identification
 - Subsurface Exploration
- SC Certified Industrial Park





golden corner commerce park
concept 1.2
 04.26.12

 **Seamon Whiteside**
 + ASSOCIATES

DATE: 04.26.12
 BY: SEAMON WHITESIDE ASSOCIATES

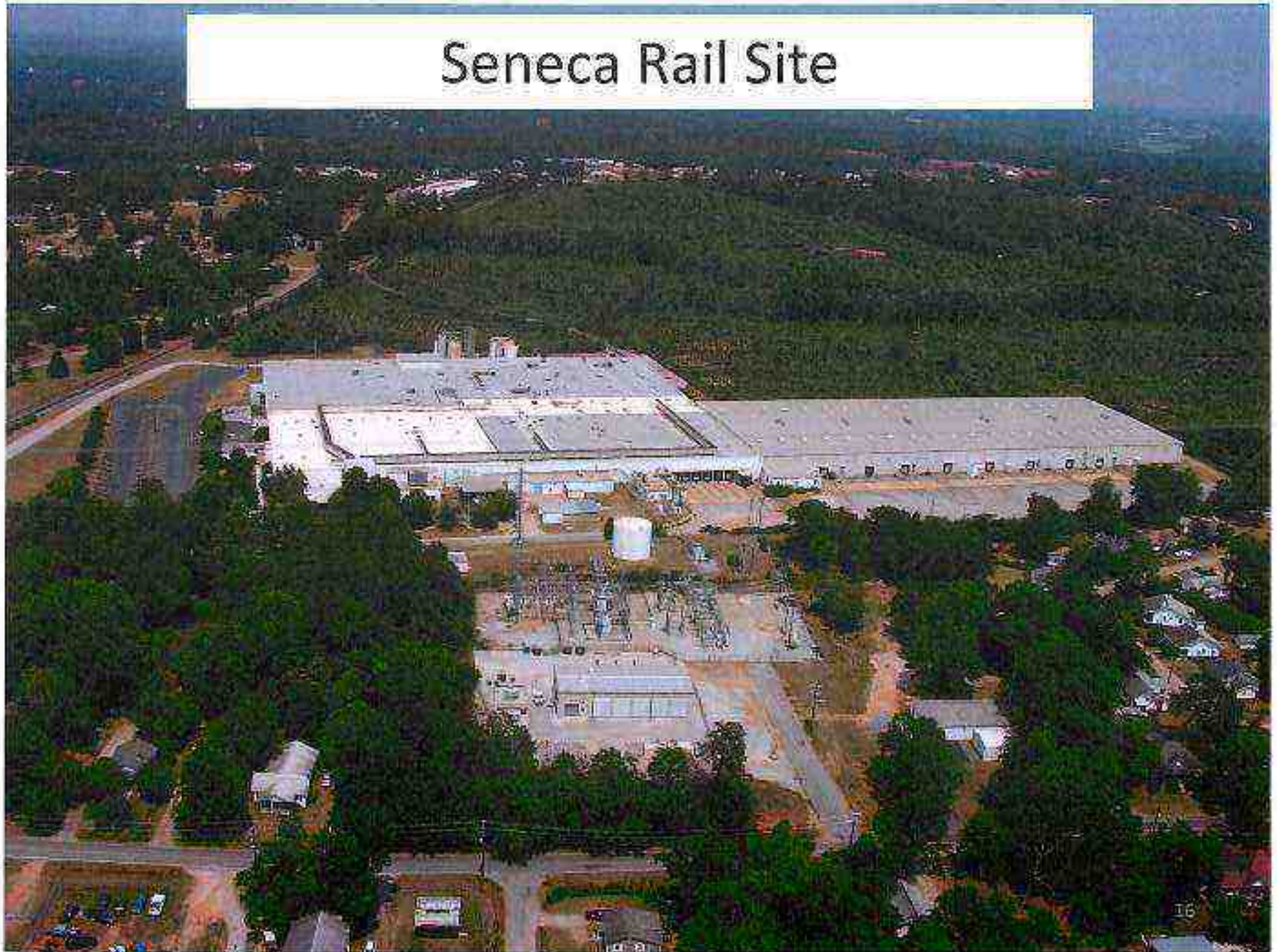
NO.	TYPE	DESCRIPTION	AREA (SQ. FT.)	REMARKS
1	OFFICE	OFFICE BUILDING	10,000	100' x 100'
2	OFFICE	OFFICE BUILDING	10,000	100' x 100'
3	OFFICE	OFFICE BUILDING	10,000	100' x 100'
4	OFFICE	OFFICE BUILDING	10,000	100' x 100'
5	OFFICE	OFFICE BUILDING	10,000	100' x 100'
6	OFFICE	OFFICE BUILDING	10,000	100' x 100'
7	OFFICE	OFFICE BUILDING	10,000	100' x 100'
8	OFFICE	OFFICE BUILDING	10,000	100' x 100'
9	OFFICE	OFFICE BUILDING	10,000	100' x 100'
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16	OFFICE	OFFICE BUILDING	10,000	100' x 100'
17	OFFICE	OFFICE BUILDING	10,000	100' x 100'
18	OFFICE	OFFICE BUILDING	10,000	100' x 100'
19	OFFICE	OFFICE BUILDING	10,000	100' x 100'
20	OFFICE	OFFICE BUILDING	10,000	100' x 100'



golden corner commerce park
concept 1.2a
 04.26.12

 **Seamon Whiteside**
 ASSOCIATES

Seneca Rail Site



Seneca Rail Site



SPEC BUILDING IN OCONEE



Oconee Spec Building #1



2004



2009





Oconee Spec Building #2



- Located in Oconee County Commerce Center
- 50,000 SF
 - 200,000 SF Expandable
- 32' Ceiling Heights
- 50'x50' Column Spacing
- 6" Reinforced Concrete Floor

"Best Spec building in the southeast." – Ed McCallum





Oconee Spec Building Successes

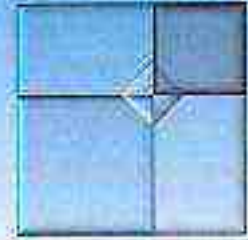


- *Lift Technologies, Inc.*
 - Bought Spec #1 in 2007
 - 23 months on the market
 - \$5 million dollar investment & 50 new jobs
 - Doubled the size of the facility to 80,000 sq ft.

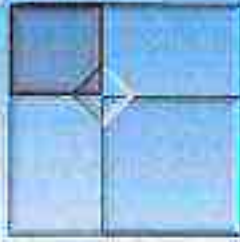
- *A.I.D. Company*
 - Bought Spec #2 in 2012
 - 12 months on the market
 - \$7 million dollar investment & 75 new jobs
 - Will add 15,000 sq ft, plans to double



Future Oconee Spec Building



- Likely due to timing the best location is Echo Hills
- Would recommend building same size and characteristics again
 - Just from SC DOC, 152 downloads
- Build out from “start to finish” is approximately nine months



Oconee Spec Building Parameters



- 50,000 sq ft, expandable to 200,000 sq ft
- 32 feet clear under beam
- Concrete 6 inch slab floor, insulated roof
- Level of construction
 - 2 truck docks & 1 12'x14' drive-in door
 - Small paved parking area and limited landscaping
 - 4 walls, a roof and floor
 - Retention Pond

QUESTIONS



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Oconee County, South Carolina
Capital Project Advisory Committee
Project Criteria Questionnaire

Project Name/Description: SHELL BUILDING [3]

The purpose of this document is to assist the Capital Project Advisory Committee (CPAC) in understanding and scoring proposed capital projects. The questions are based on issues evaluated by CPAC, and attempt to establish an overview of the scope of the project.

Instructions: Answer each of the major questions (*in bold italics*) listed in the 7 criteria categories below. All major questions must be answered with either 'yes', 'no', or 'n/a' if not applicable. For any major question answered 'yes', provide the supporting information requested in a *complete* and *easy to understand* narrative that addresses each of the related detailed questions. Use as much space as is needed. Copies of any *available* documentation (engineering estimates, quotes, plan summaries, etc.) should be submitted as necessary.

Criteria 1: Public Health, Safety and Mandates

1. *Does the proposed project directly address a health and/or safety need?*

Yes No N/A

If the answer is No or N/A, move on to the next question; if the answer is Yes, provide the following information in the space indicated below. Be sure to address each question:

- a. What is the need most directly addressed by the proposed project, and how will it address the issue?
- b. Are there other possible alternatives to proposed project?
- c. Have other solutions been proposed/attempted?
- d. What secondary benefits to health and safety will result from the proposed project?

2. *Does the proposed project address a federal/state mandate?*

Yes No N/A

If the answer is No or N/A, move on to the next question; if the answer is Yes, provide the following information in the space indicated below. Be sure to address each question:

- a. What agency is mandating the project (note specific section of law/regulation)?
- b. Has the County Attorney reviewed the issue?
- c. Are there other possible alternatives to the proposed project?
- d. Is there a deadline to meet the mandate, and is this a recurring requirement? If so, what is the anticipated length of time the proposed project will remain in compliance?

Criteria 2: Goals Established in Adopted Plans

3. *Does the proposed project help to implement goals established in the Comprehensive Plan?*
Yes No N/A

If the answer is No or N/A, move on to the next question; if the answer is Yes, provide the following information in the space indicated below. Be sure to address each question:

- What goal/objective/strategy(s) will be addressed by the proposed project?
- What timeline was adopted for implementation?
- Who was the agency listed as the responsible party in the plan?

Click on gray area to insert response -box will expand as needed.

The concept of building shell buildings for economic development use and successes is covered under Goal #2. Under this goal, listed as objective #7, it discusses putting forth the necessary mechanisms for adequate structures for the needs of modern industry as this will "actively promote the recruitment of employment opportunities that provide the best lifestyle for all Oconee residents." The agencies listed as responsible parties are the EDC office and County Council. No timeline given.

4. *Is the proposed project consistent with adopted strategic plans?*
Yes No N/A

If the answer is No or N/A, move on to the next question; if the answer is Yes, provide the following information in the space indicated below. Be sure to address each question:

- What strategic plans reference the proposed project (note any timelines, responsible parties, etc.)?
- What agency sponsored the strategic plan?
- How was the plan developed?
- Has the plan been adopted/endorsed by County Council?

Click on gray area to insert response -box will expand as needed.

The plan for the construction of a shell building fits into the strategic plan of the economic development department. This plan was conducted by the office after vetting of opinions from various stakeholders. The plan was endorsed by county council. Currently, the EDC office is going through a new strategic plan and it is likely to focus on the continued need for product development (industrial parks and shell buildings).

5. *Does the proposed project implement the recommendations of a previous study?*
Yes No N/A

If the answer is No or N/A, move on to the next question; If the answer is Yes, provide the following information in the space indicated below. Be sure to address each question:

- a. What agency sponsored the study (note the source of any funding)?
- b. What was the purpose of the study, and when was it performed?
- c. What factors considered in the study have changed since the work was done?
- d. Have the results of the study been presented to County Council?

Click on gray area to insert response -box will expand as needed!

No specific study but the EDC office and County Council has built a shell building two times before with success. So the conclusion can be drawn that this has been a successful proposition for the county in bringing in new economic development opportunities. Also given the fact the county has NO marketable buildings over 50,000 sq feet, then having a shell building in this economy is a huge need.

6. *Has the proposed project been consistently included in previous Capital Improvement Plans?*
Yes No N/A

If the answer is No or N/A, move on to the next question; if the answer is Yes, provide the following information in the space indicated below. Be sure to address each question:

- a. When was the project first proposed?
- b. What was the original proposed date of construction/acquisition/implementation?
- c. Has any other agency also included the proposed project (or significant portion of) on their capital improvement plan?

Click on gray area to insert response -box will expand as needed!

The notion of a shell building and its' construction has been supported twice before in the last five years. The most recent was in late 2010 and this resulted in a new shell building being built in mid-2011. This latest shell building was sold in one year.

No other agency has included this project.

Criteria 3: Economic Development

7. *Will the proposed project result in the creation of (or retention of) jobs?*

Yes No N/A

If the answer is No or N/A, move on to the next question; if the answer is Yes, provide the following information in the space indicated below. Be sure to address each question:

- a. How many jobs will be created?
- b. How many jobs will be retained that would otherwise be lost without the proposed project?
- c. What types of jobs?
- d. What is that anticipated pay range of the jobs?
- e. Are there other known job-related benefits associated with the proposed project?

Click on gray area to insert response -box will expand as needed:

The last shell building created 75 new jobs. These jobs are various but pay above the county average of \$16 an hour.

This last shell building was bought by a company that invested \$7 million dollars.

It also resulted in numerous visits from other projects and a greater awareness of Oconee County from economic development decision makers.

The first shell building allowed an existing company to expand. Lift Technologies, Inc. Invested approximately \$5 million dollars and made an initial hire of 50 new positions as a result of the expansion at its second facility. Lift, LLC purchased Oconee County's spec building in 2007 and expanded the size of the facility to 80,000 sq ft.

8. *Will the proposed project facilitate development that directly enhances revenues through taxes or fees?*

Yes No N/A

If the answer is No or N/A, move on to the next question; if the answer is Yes, provide the following information in the space indicated below. Be sure to address each question:

- a. What sources of increased revenues (taxes, fees, etc.) are anticipated to stem from the proposed project?
- b. What is the anticipated annual impact on each revenue source?
- c. Are there other possible enhancements to revenues that may be associated with the proposed project?

Click on gray area to insert response -box will expand as needed:

The success of building a shell building and its sale will result in additional property taxes. An exact number is hard to determine without knowing the future companies investment. But with traditional economic development success it results in more revenues for governments and utilities.

9. Will the proposed project enhance the County's image, thereby attracting potential investors?
Yes No N/A

If the answer is No or N/A, move on to the next question; if the answer is Yes, provide the following information in the space indicated below. Be sure to address each question:

- How will the proposed project be viewed by the "average" citizen?
- How "visible" will the proposed project (or its benefits) be?
- What type(s) of, and how much, private investment is the proposed project anticipated to attract?
- What level and type of promoting will be necessary to achieve the proposed project's maximum potential in attracting investment?

Click on gray area to insert response -box will expand as needed:

The "average" citizen should see this as opportunity for the county to bring in jobs and investment. After two successful build-outs of shell buildings and their sale resulting in over \$12 million investments and over 125 new jobs then it should be viewed as a good option for the county. Without the previous two shell buildings, these investments and jobs would not have occurred.

This project will be very "visible" as it would be placed in one of the new industrial parks.

Success breeds success. Many private developers are taking notice of what is occurring in Oconee and new opportunities are blooming. As the jobs come in, it gives disposable income and this will result in a "trickle-down-effect" across the local economy.

When this shell building is built, much like last time, the EDC office will market the heck out of it and lean on partners to help tell the story (ex. SC Power Team)

10. Will the proposed project help prevent the loss of jobs and/or revenue (other than any discussed above in this section) from Oconee County?

Yes No N/A

If the answer is No or N/A, move on to the next question, if the answer is Yes, provide the following information in the space indicated below. Be sure to address each question:

- a. What types of jobs/revenue are subject to loss without the proposed project?
- b. Has a project similar to the one proposed been completed in the county/jurisdiction to which the jobs/revenue will potentially be lost? If so, describe.
- c. Are there known alternatives to the proposed project that may effectively save the jobs/revenue?

Click on gray area to insert response -box will expand as needed.

A: Hard to say but having a shell in place gives local existing companies an option that we currently do not have.

B: N/A

C: No. The nature of economic development is currently being driven by product... either you have it or you don't. And if you do not then companies look elsewhere.

Criteria 4: Capital Fiscal Impact

11. Will proposed project have a positive impact on the General Fund budget?

Yes No N/A

If the answer is No or N/A, move on to the next question; if the answer is Yes, provide the following information in the space indicated below. Be sure to address each question:

- How will the proposed project enhance revenues?
- What is the anticipated annual impact to the General Fund budget?
- What is the anticipated cost of delaying construction/acquisition of the proposed project?

Click on gray area to insert response -box will expand as needed:

A: It will only increase revenues over the long-term,

B: Can not estimate but it will be positive.

C: Millions of capital investments and jobs.

12. Will the proposed project facilitate requisition of grants and/or other outside funding?

Yes No N/A

If the answer is No or N/A, move on to the next question; if the answer is Yes, provide the following information in the space indicated below. Be sure to address each question:

- What types of grants and/or other outside funding sources are expected to be made available by construction/acquisition of the proposed project?
- Have other jurisdictions successfully leveraged such funds with similar projects? If so, provide a brief overview.

Click on gray area to insert response -box will expand as needed:

Hard to pinpoint an exact answer but sometimes an economic development project can result in more grants, etc.

13. Will the project be economically sustainable?

Yes No N/A

If the answer is No or N/A, move on to the next question; if the answer is Yes, provide the following information in the space indicated below. Be sure to address each question:

- What resources (staffing, maintenance, upgrades, etc.) are anticipated to be required to operate and maintain the proposed project?
- How will the proposed project offset the cost of operation and maintenance?
- Are there additional potential sources of economic benefit available?

Click on gray area to insert response - box will expand as needed.

A: The EDC staff can handle the construction management of the shell.

B: N/A

C: Yes, grants and UTC funds.

14. Is the proposed project supported by available or previously designated funding?

Yes No N/A

If the answer is No or N/A, move on to the next question; if the answer is Yes, provide the following information in the space indicated below. Be sure to address each question:

- What funding sources are designated for the proposed project?
- If the construction/acquisition of the proposed project is to be phased or otherwise completed over a period of 2 or more fiscal years, are the designated funds available for each fiscal year?

Click on gray area to insert response - box will expand as needed.

A: The recent sale of the last shell resulted in a million dollars that could be infused for project financing.

B: N/A

15. Will construction/acquisition of the proposed project now result in significant savings or economies of scale?

Yes No N/A

If the answer is No or N/A, move on to the next question; if the answer is Yes, provide the following information in the space indicated below. Be sure to address each question:

- What are the anticipated costs to delaying the project?
- Are there factors other than inflation that may result in additional costs?

A: Millions of investment dollars and jobs.

B: Oil costs as those affect building materials.

Criteria 5: Operation and Maintenance Fiscal Impact

16. Will the proposed project have a positive impact on operation and maintenance budgets?

Yes No N/A

If the answer is No or N/A, move on to the next question; if the answer is Yes, provide the following information in the space indicated below. Be sure to address each question:

- a. What is the anticipated annual cost to operate and maintain the proposed project?
- b. What existing asset is to be replaced or modified by the proposed capital project?
Include annual cost to operate and maintain, and note expected savings.

Click on gray area to insert response -box will expand as needed:

A: Hard to say exactly but will have a positive benefit.

B: N/A

17. Will the proposed project improve the efficiency of existing operations?

Yes No N/A

If the answer is No or N/A, move on to the next question; if the answer is Yes, provide the following information in the space indicated below. Be sure to address each question:

- a. What existing services will be impacted by the proposed project?
- b. In what way will the proposed project improve existing services?
- c. Are there options to the proposed project to gain similar improvements in efficiency?

Click on gray area to insert response -box will expand as needed:

Hard to truly nail down an answer here but landing an economic development deal as a result of building the shell likely will impact existing services. To what extent, is hard to say.

18. Is the proposed project considered "low-maintenance"?

Yes No N/A

If the answer is No or N/A, move on to the next question; if the answer is Yes, provide the following information in the space indicated below. Be sure to address each question:

- a. If the proposed project is the construction/acquisition of a replacement or improvement of an existing asset, how will it compare to current requirements?
- b. What are the key features related to ensuring the proposed project will require little maintenance?
- c. Are there warranties or guarantees associated with the proposed project?

Click on gray area to insert response -box will expand as needed:

This shell building will be built as a "shell." Therefore, the up-keep will be minimal and once sold then the county has no obligation per se.

19. Will the proposed project require additional resources (staff, funding, etc.) to support its operation?

Yes No N/A

If the answer is No or N/A, move on to the next question; if the answer is Yes, provide the following information in the space indicated below. Be sure to address each question:

- a. What additional resources will be required?
- b. Can some resources be 'shared' with other assets?
- c. Are there options available that will limit need for additional resources?

Click on gray area to insert response - box will expand as needed:

20. Are there any existing assets which will be rendered obsolete/surplus or otherwise unneeded by the proposed project?

Yes No N/A

If the answer is No or N/A, move on to the next question; if the answer is Yes, provide the following information in the space indicated below. Be sure to address each question:

- a. What assets will be rendered obsolete/surplus or otherwise unneeded by the proposed project?
- b. How functional are the assets in their current condition?
- c. What are the potential uses for the assets?
- d. What is the estimated costs to recondition/upgrade the assets for these identified potential uses? How much to demolish?

Click on gray area to insert response - box will expand as needed:

Criteria 6: Impact on Service Levels

21. *Will proposed project bring service up to desired level?*

Yes No N/A

If the answer is No or N/A, move on to the next question; if the answer is Yes, provide the following information in the space indicated below. Be sure to address each question:

- What is the desired level of service?
- Was the target service level determined through a formal study? If not, what is determination based on?

Click on gray area to insert response -box will expand as needed:

Hard to say to what level but the building and selling of the next shell will benefit the county from a perception standpoint and financially.

22. *Will the proposed project improve levels of service provided by more than one asset or function?*

Yes No N/A

If the answer is No or N/A, move on to the next question; if the answer is Yes, provide the following information in the space indicated below. Be sure to address each question:

- What other asset or function will be enhanced by the proposed project?
- How will levels of service be enhanced?

Click on gray area to insert response -box will expand as needed:

Criteria 7: Relationship to Other Projects/Coordination

23. *Does the proposed project coordinate well with other ongoing or planned projects?*

Yes No N/A

If the answer is No or N/A, move on to the next question; if the answer is Yes, provide the following information in the space indicated below. Be sure to address each question:

- What other projects may be impacted by the decision to construct/acquire the proposed project at this time?
- Are there any special concerns that need to be addressed to ensure the development of the proposed project does not negatively impact other projects?

Click on gray area to insert response -box will expand as needed.

The building of a shell building meshes well with goals from the planning office and finance department as it is a net positive for the county.

24. *Can the project be effectively coordinated with other projects in the same area?*

Yes No N/A

If the answer is No or N/A, move on to the next question; if the answer is Yes, provide the following information in the space indicated below. Be sure to address each question:

- What other capital projects are being constructed/acquired in the same area?
- What are the steps necessary to ensure the proposed project does not negatively impact (or are negatively impacted by) other projects?

Click on gray area to insert response -box will expand as needed.

Yes if built within one of the proposed industrial parks.

25. *Does the proposed project address needs or otherwise benefit other jurisdictions?*

Yes No N/A

If the answer is No or N/A, move on to the next question; if the answer is Yes, provide the following information in the space indicated below. Be sure to address each question:

- What jurisdiction(s) will benefit from the proposed project?
- What are the potential benefits?
- Is there a potential for partnership with the jurisdiction?

Yes but this depends on where it is built. Economic development success that will result from building the shell and its sell, will benefit the entire Upstate.

26. *Is the project timely or subject to a window of opportunity?*

Yes No N/A

If the answer is No or N/A, move on to the next question; if the answer is Yes, provide the following information in the space indicated below. Be sure to address each question:

- a. What is the timeframe for constructing/acquiring the proposed project?
- b. What are the potential negative impacts of delaying the project?
- c. Can construction/acquisition of the proposed project be phased or otherwise accomplished over multiple years?

A: Building of a shell takes 8-12 months.

B: Loss of investments, revenues, and jobs.

C: No.

27. *Will the project create any disruption or inconvenience to the public?*

Yes No N/A

If the answer is No or N/A, move on to the next question; if the answer is Yes, provide the following information in the space indicated below. Be sure to address each question:

- a. What are the potential sources of disruption or inconvenience to the public?
- b. What steps can be taken to mitigate the problems?

28. *Is the proposed project the best use of the funding available for its category of project?*

Yes No N/A

If the answer is Yes, provide the following information in the space indicated below. Be sure to address each question:

- a. Are there other similar projects proposed (or expected to be proposed in the near future)?
- b. Why is the proposed project the best use of the funds?

Building of a shell, gives the County product to market that will result in new jobs and capital investment for the county.



Oconee County, South Carolina

Capital Project Advisory Committee

Group Summary Scoring Sheet - **PRELIMINARY**

Project Name: **ECONOMIC DEVELOPMENT - SHELL BUILDING [3]**

		Chairman	Administrator	Infrastructure Advisory	At Large: JR	At Large: DM
Public Health, Safety & Mandates	Project directly addresses a health and/or safety need	0	2	0	0	0
	Project directly addresses a regulatory mandate	0	2	0	0	0
Goals Established in Adopted Plans	Project helps implement goals established in the Comp. Plan	10	10	9	10	10
	Project is consistent with adopted strategic plans	10	10	9	10	10
	Project implements some or all recommendations of a previous study	10	6	5	10	9
	Project has been consistently included in previous Cap. Improve Programs	10	10	9	10	9
Economic Development	Project will facilitate production of jobs	10	10	9	10	10
	Project will facilitate development that directly enhances revenues	10	9	9	10	8
	Project will enhance County's image, thereby attracting potential investors	10	9	9	8	9
	Project will help prevent jobs/revenue leakage from the county	8	7	6	8	7
Budgetary Impact	Project will have positive impact on General Fund Budget	10	8	6	10	8
	Project will facilitate acquisition of grants and other outside funding	8	7	6	5	9
	Project will be economically sustainable	8	7	5	8	8
	Project is supported by available or previously designated funding.	8	8	6	4	9
	Project construction/acquisition now will result in significant savings OR economies of scale	10	7	5	0	8
	Project will have a positive impact on operation and maintenance budgets	7	5	5	0	8
	Project will improve efficiency of existing operations	0	6	4	0	8
	Project will be low-maintenance	0	7	5	10	8
	Project can be supported by existing resources [staff, funding, etc.]	7	9	8	0	9
Impact on Service Levels and Relationship to Other Projects	Project will bring service up to desired level	8	6	5		5
	Project will improve services levels of other assets or functions	10	7	0		0
	Project coordinates will with other projects wither ongoing or approved for near future	10	7	6	10	10
	Project can be effectively coordinated with other projects in same area	10	6	6	3	9
	Project will benefit other jurisdictions	10	5	5		8
	Project is timely or is subject to a window of opportunity	8	6	5	10	0
	Project is planned to create minimal disruption and inconvenience to the public	10	9	0	10	7
	Project is ranted as best use of funding for category of project	8	10	5	10	9



Oconee County, South Carolina
Capital Project Advisory Committee
Reviewer's Scoring Sheet
Economic Development Priority Project

Project Description/Name: **SHELL BUILDING [3]**

CPAC Reviewer's Name: **Paul Corbeil** Date Scored: 8-9-2012 Project Score: _____

Instructions: Evaluate each statement listed in the Considerations column in terms of applicability to the proposed project. Score each consideration between 0 and 10, with 0 indicating the consideration is definitely False, and 10 indicating the stated consideration is definitely True. Scores between 0 and 10 indicate varying degrees of probability that the statement is true or false, with 5 indicating there is an equal chance the statement is either true or false.

Criteria	Considerations	Score (0-10)	Total Criteria Score
Public Health, Safety and Mandates- 10% of Score	Project directly addresses a health and/or safety need	0	
	Project directly addresses a regulatory mandate	0	
Goals Established in Adopted Plans- 20% of Score	Project helps implement goals established in the Comprehensive Plan	10	
	Project is consistent with adopted strategic plans	10	
	Project implements some or all recommendations of a previous study	10	
	Project has been consistently included in previous Capital Improvement Programs (CIP's)	10	
Economic Development- 40% of Score	Project will facilitate production of jobs	10	
	Project will facilitate development that directly enhances revenues	10	
	Project will enhance County's image, thereby attracting potential investors	10	
	Project will help prevent jobs/revenue leakage from the county	8	

Criteria	Considerations	Score (0-10)	Total Criteria Score
Budgetary Impact- 20% of Score	Project will have positive impact on General Fund budget	10	
	Project will facilitate acquisition of grants and other outside funding	8	
	Project will be economically sustainable	8	
	Project is supported by available or previously designated funding	8	
	Project construction/acquisition now will result in significant savings or economies of scale	10	
	Project will have a positive impact on operation and maintenance budgets	7	
	Project will improve efficiency of existing operations	NA	
	Project will be low-maintenance	0	
	Project can be supported by existing resources (staff, funding, etc.)	7	
Impact on Service Levels and Relationship to Other Projects- 10% of Score	Project will bring service up to desired level	8	
	Project will improve service levels of other assets or functions	10	
	Project coordinates well with other projects either ongoing or approved for near future	10	
	Project can be effectively coordinated with other projects in same area	10	
	Project will benefit other jurisdictions	10	
	Project is timely or is subject to a window of opportunity	8	
	Project is planned to create minimal disruption and inconvenience to the public	10	
	Project is ranked as best use of funding for category of project	8	



Oconee County, South Carolina

Capital Project Advisory Committee

Reviewer's Scoring Sheet

Economic Development Priority Project

Project Description/Name: **SHELL BUILDING [3]**

CPAC Reviewer's Name: Scott Moulton Date Scored: 8-22-2012 Project Score: 195

Instructions: Evaluate each statement listed in the Considerations column in terms of applicability to the proposed project. Score each consideration between 0 and 10, with 0 indicating the consideration is definitely False, and 10 indicating the stated consideration is definitely True. Scores between 0 and 10 indicate varying degrees of probability that the statement is true or false, with 5 indicating there is an equal chance the statement is either true

Criteria	Considerations	Score (0-10)	Total Criteria Score
Public Health, Safety and Mandates- 10% of Score	Project directly addresses a health and/or safety need	2	4
	Project directly addresses a regulatory mandate	2	
Goals Established in Adopted Plans- 20% of Score	Project helps implement goals established in the Comprehensive Plan	10	36
	Project is consistent with adopted strategic plans	10	
	Project implements some or all recommendations of a previous study	6	
	Project has been consistently included in previous Capital Improvement Programs (CIP's)	10	
Economic Development- 40% of Score	Project will facilitate production of jobs	10	35
	Project will facilitate development that directly enhances revenues	9	
	Project will enhance County's image, thereby attracting potential investors	9	
	Project will help prevent jobs/revenue leakage from the county	7	

Criteria	Considerations	Score (0-10)	Total Criteria Score
Budgetary Impact- 20% of Score	Project will have positive impact on General Fund budget	8	64
	Project will facilitate acquisition of grants and other outside funding	7	
	Project will be economically sustainable	7	
	Project is supported by available or previously designated funding	8	
	Project construction/acquisition now will result in significant savings or economies of scale	7	
	Project will have a positive impact on operation and maintenance budgets	5	
	Project will improve efficiency of existing operations	6	
	Project will be low-maintenance	7	
	Project can be supported by existing resources (staff, funding, etc.)	9	
Impact on Service Levels and Relationship to Other Projects- 10% of Score	Project will bring service up to desired level	6	56
	Project will improve service levels of other assets or functions	7	
	Project coordinates well with other projects either ongoing or approved for near future	7	
	Project can be effectively coordinated with other projects in same area	6	
	Project will benefit other jurisdictions	5	
	Project is timely or is subject to a window of opportunity	6	
	Project is planned to create minimal disruption and inconvenience to the public	9	
	Project is ranked as best use of funding for category of project	10	



Oconee County, South Carolina

Capital Project Advisory Committee

Reviewer's Scoring Sheet

Economic Development Priority Project

Project Description/Name: **SHELL BUILDING [3]**

CPAC Reviewer's Name: Bob Winchester Date Scored: 8-27-2012 Project Score: _____

Instructions: Evaluate each statement listed in the Considerations column in terms of applicability to the proposed project. Score each consideration between 0 and 10, with 0 indicating the consideration is definitely False, and 10 indicating the stated consideration is definitely True. Scores between 0 and 10 indicate varying degrees of probability that the statement is true or false, with 5 indicating there is an equal chance the statement is either true or false.

Criteria	Considerations	Score (0-10)	Total Criteria Score
Public Health, Safety and Mandates- 10% of Score	Project directly addresses a health and/or safety need	0	0
	Project directly addresses a regulatory mandate	0	
Goals Established in Adopted Plans- 20% of Score	Project helps implement goals established in the Comprehensive Plan	9	32
	Project is consistent with adopted strategic plans	9	
	Project implements some or all recommendations of a previous study	5	
	Project has been consistently included in previous Capital Improvement Programs (CIP's)	9	
Economic Development- 40% of Score	Project will facilitate production of jobs	9	33
	Project will facilitate development that directly enhances revenues	9	
	Project will enhance County's image, thereby attracting potential investors	9	
	Project will help prevent jobs/revenue leakage from the county	6	

Criteria	Considerations	Score (0-10)	Total Criteria Score
Budgetary Impact- 20% of Score	Project will have positive impact on General Fund budget	6	50
	Project will facilitate acquisition of grants and other outside funding	6	
	Project will be economically sustainable	5	
	Project is supported by available or previously designated funding	4	
	Project construction/acquisition now will result in significant savings or economies of scale	5	
	Project will have a positive impact on operation and maintenance budgets	5	
	Project will improve efficiency of existing operations	4	
	Project will be low-maintenance	5	
	Project can be supported by existing resources (staff, funding, etc.)	9	
Impact on Service Levels and Relationship to Other Projects- 10% of Score	Project will bring service up to desired level	5	32
	Project will improve service levels of other assets or functions	0	
	Project coordinates well with other projects either ongoing or approved for near future	6	
	Project can be effectively coordinated with other projects in same area	6	
	Project will benefit other jurisdictions	5	
	Project is timely or is subject to a window of opportunity	5	
	Project is planned to create minimal disruption and inconvenience to the public	0	
	Project is ranked as best use of funding for category of project	5	



Oconee County, South Carolina

Capital Project Advisory Committee

Reviewer's Scoring Sheet

Economic Development Priority Project

Project Description/Name: **SHELL BUILDING [3]**

CPAC Reviewer's Name: John Rau Date Scored: 8-22-2012 Project Score: _____

Instructions: Evaluate each statement listed in the Considerations column in terms of applicability to the proposed project. Score each consideration between 0 and 10, with 0 indicating the consideration is definitely False, and 10 indicating the stated consideration is definitely True. Scores between 0 and 10 indicate varying degrees of probability that the statement is true or false, with 5 indicating there is an equal chance the statement is either true or false.

Criteria	Considerations	Score (0-10)	Total Criteria Score
Public Health, Safety and Mandates- 10% of Score	Project directly addresses a health and/or safety need	0	0
	Project directly addresses a regulatory mandate	0	
Goals Established in Adopted Plans- 20% of Score	Project helps implement goals established in the Comprehensive Plan	10	40
	Project is consistent with adopted strategic plans	10	
	Project implements some or all recommendations of a previous study	10	
	Project has been consistently included in previous Capital Improvement Programs (CIP's)	10	
Economic Development- 40% of Score	Project will facilitate production of jobs	10	36
	Project will facilitate development that directly enhances revenues	10	
	Project will enhance County's image, thereby attracting potential investors	8	
	Project will help prevent jobs/revenue leakage from the county	8	

Criteria	Considerations	Score (0-10)	Total Criteria Score
Budgetary Impact- 20% of Score	Project will have positive impact on General Fund budget	10	37
	Project will facilitate acquisition of grants and other outside funding	5	
	Project will be economically sustainable	8	
	Project is supported by available or previously designated funding	4	
	Project construction/acquisition now will result in significant savings or economies of scale	0	
	Project will have a positive impact on operation and maintenance budgets	0	
	Project will improve efficiency of existing operations	0	
	Project will be low-maintenance	10	
	Project can be supported by existing resources (staff, funding, etc.)	0	
Impact on Service Levels and Relationship to Other Projects- 10% of Score	Project will bring service up to desired level	Define service!	43 maybe but is subject to change during or after the presentation.
	Project will improve service levels of other assets or functions	Define service!	
	Project coordinates well with other projects either ongoing or approved for near future	10	
	Project can be effectively coordinated with other projects in same area	3?	
	Project will benefit other jurisdictions	I still do not understand jurisdictions!	
	Project is timely or is subject to a window of opportunity	10	
	Project is planned to create minimal disruption and inconvenience to the public	10	
	Project is ranked as best use of funding for category of project	10	



Oconee County, South Carolina

Capital Project Advisory Committee

Reviewer's Scoring Sheet

Economic Development Priority Project

Project Description/Name: **SHELL BUILDING [3]**

CPAC Reviewer's Name: T. MEAD Date Scored: 8-22-2012 Project Score: 209

Instructions: Evaluate each statement listed in the Considerations column in terms of applicability to the proposed project. Score each consideration between 0 and 10, with 0 indicating the consideration is definitely False, and 10 indicating the stated consideration is definitely True. Scores between 0 and 10 indicate varying degrees of probability that the statement is true or false, with 5 indicating there is an equal chance the statement is either true

Criteria	Considerations	Score (0-10)	Total Criteria Score
Public Health, Safety and Mandates- 10% of Score	Project directly addresses a health and/or safety need	0	0
	Project directly addresses a regulatory mandate	0	
Goals Established in Adopted Plans- 20% of Score	Project helps implement goals established in the Comprehensive Plan	10	38
	Project is consistent with adopted strategic plans	10	
	Project implements some or all recommendations of a previous study	9	
	Project has been consistently included in previous Capital Improvement Programs (CIP's)	9	
Economic Development- 40% of Score	Project will facilitate production of jobs	10	34
	Project will facilitate development that directly enhances revenues	8	
	Project will enhance County's image, thereby attracting potential investors	9	
	Project will help prevent jobs/revenue leakage from the county	7	

D. MEAD

Criteria	Considerations	Score (0-10)	Total Criteria Score
Budgetary Impact- 20% of Score	Project will have positive impact on General Fund budget	8	75
	Project will facilitate acquisition of grants and other outside funding	9	
	Project will be economically sustainable	8	
	Project is supported by available or previously designated funding	9	
	Project construction/acquisition now will result in significant savings or economies of scale	8	
	Project will have a positive impact on operation and maintenance budgets	8	
	Project will improve efficiency of existing operations	8	
	Project will be low-maintenance	8	
	Project can be supported by existing resources (staff, funding, etc.)	9	
Impact on Service Levels and Relationship to Other Projects- 10% of Score	Project will bring service up to desired level	5	58
	Project will improve service levels of other assets or functions	0	
	Project coordinates well with other projects either ongoing or approved for near future	10	
	Project can be effectively coordinated with other projects in same area	9	
	Project will benefit other jurisdictions	8	
	Project is timely or is subject to a window of opportunity	10	
	Project is planned to create minimal disruption and inconvenience to the public	7	
	Project is ranked as best use of funding for category of project	9	

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