

**Oconee County  
Capital Project  
Advisory Committee**

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Mr. Paul Corbeil  
Chairman

Mr. Art Holbrooks  
Mr. Lake Julian  
Ms. Sally Lowery  
Ms. Gwen McPhail  
Mr. David Mead  
Mr. Scott Moulder  
Mr. John Rau  
Mr. Bob Winchester

**MEMORANDUM**

**TO:** Mr. Ryan Honea, Chairman  
Oconee County Planning Commission

**FROM:** Mr. Paul Corbeil, Chairman  
Capital Project Advisory Committee

**DATE:** August 29, 2012

**RE:** **Capital Project for Consideration for Funding Recommendation**

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Dear Chairman;

The Oconee County Capital Project Advisory Committee, in session duly assembled, Wednesday, August 29, 2012, reviewed and scored the project listed below. Mr. Blackwell, Economic Development Director, made a formal presentation and entertained questions at our August 22, 2012 meeting.

I would ask that this project be added to your next review of capital projects for recommendation to the Council in the next fiscal year.

**Shell Building #3**

Enclosed please find all pertinent information related to this project to include:

- Project Criteria Questionnaire
- Any handouts and/or Presentations related to the project
- Final Summary of Individual Reviewer's Scoring Sheets, and
- FINAL Summary Project Scoring Sheet

Thank you for consideration of this project.





# Oconee County, South Carolina Capital Project Advisory Committee

## FINAL COPY

Project: Shell Building [3]  
 Sponsor: Economic Development  
 Date Submitted: 8/22/2012 Date Scored Validated: 8/29/2012

Reviewer	Public Health, Safety, and Mandates 10%	Goals Established in Adopted Plans 20%	Economic Development 40%	Budgetary Impact 20%	Impact on Service Levels and Relationship to Other Projects 10%
		40.0	38.0	58.0	74.0
	4.0	36.0	35.0	64.0	56.0
		32.0	33.0	50.0	32.0
		40.0	36.0	42.0	60.0
		38.0	34.0	75.0	58.0
<b>Total Score</b>	<b>4.0</b>	<b>186.0</b>	<b>176.0</b>	<b>289.0</b>	<b>280.0</b>
<b>Average Score</b>	<b>0.8</b>	<b>37.2</b>	<b>35.2</b>	<b>57.8</b>	<b>56.0</b>

Group Score Calculation		
Criteria	Number of Considerations	Weighted Score
Public Health, Safety, and Mandates	2	0.4
Goals Established in Adopted Plans	4	18.6
Economic Development	4	35.2
Budgetary Impact	9	12.8
Impact on Service Levels and Relationship to Other Projects	8	7.0
<b>Total Project Score (Out of Possible 100)</b>		<b>74.0</b>

PRELIMINARY



# Oconee County, South Carolina Capital Project Advisory Committee Project Scoring Sheet

Project: Shell Building [3]  
Sponsor: Economic Development  
Date Submitted: 8/22/2012 Date Scored Validated: \_\_\_\_\_

Reviewer	Public Health, Safety, and Mandates 10%	Goals Established in Adopted Plans 20%	Economic Development 40%	Budgetary Impact 20%	Impact on Service Levels and Relationship to Other Projects 10%
County Council Rep	-	40.0	38.0	58.0	74.0
County Administrator	4.0	36.0	35.0	64.0	56.0
Infrastructure Adv. Rep	-	32.0	33.0	50.0	32.0
At-Large 1 (JR)	-	40.0	36.0	37.0	43.0
At-Large 2 (DM)	-	38.0	34.0	75.0	58.0
<b>Total Score</b>	<b>4.0</b>	<b>186.0</b>	<b>176.0</b>	<b>284.0</b>	<b>263.0</b>
<b>Average Score</b>	<b>0.8</b>	<b>37.2</b>	<b>35.2</b>	<b>56.8</b>	<b>52.6</b>

Group Score Calculation		
Criteria	Number of Considerations	Weighted Score
Public Health, Safety, and Mandates	2	0.4
Goals Established in Adopted Plans	4	18.6
Economic Development	4	35.2
Budgetary Impact	9	12.6
Impact on Service Levels and Relationship to Other Projects	8	6.6
<b>Total Project Score (Out of Possible 100)</b>		<b>73.4</b>



Oconee County, South Carolina

# Capital Project Advisory Committee

## Group Summary Scoring Sheet - **FINAL**

Project Name:

**ECONOMIC DEVELOPMENT - SHELL BUILDING [3]**

		Chairman	Administrator	Infrastructure Advisory	At Large: JR	At Large: DM
<b>Public Health, Safety &amp; Mandates</b>	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
<b>Goals Established in Adopted Plans</b>	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
<b>Economic Development</b>	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
<b>Budgetary Impact</b>	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	5	9	
<b>Impact on Service Levels and Relationship to Other Projects</b>	Project will bring service up to desired level	8	6	5	5	5
	Project will improve services levels of other assets or functions	10	7	0	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	5	9
	Project will benefit other jurisdictions	10	5	5	10	8
	Project is timely or is subject to a window of opportunity	8	6	5	10	10
	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

## Group Summary Scoring Sheet - **PRELIMINARY**

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

		Chairman	Administrator	Infrastructure Advisory	At Large: JR	At Large: DM
<b>Public Health, Safety &amp; Mandates</b>	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
<b>Goals Established in Adopted Plans</b>	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
<b>Economic Development</b>	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
<b>Budgetary Impact</b>	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
<b>Impact on Service Levels and Relationship to Other Projects</b>	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
<b>Public Health, Safety and Mandates- 10% of Score</b>	Project directly addresses a health and/or safety need	0	
	Project directly addresses a regulatory mandate	0	
<b>Goals Established in Adopted Plans- 20% of Score</b>	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	
<b>Economic Development- 40% of Score</b>	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
<b>Budgetary Impact- 20% of Score</b>	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	
<b>Impact on Service Levels and Relationship to Other Projects- 10% of Score</b>	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 MOWLDSAN 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: 8-22-2012 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	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	6	
	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.)	8	
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: \_\_\_\_\_Johns Rau [ Rev 2 dated 8-27-2012 Date Scored: 8-20-2012

Project Score: \_\_\_\_126\_(Rev 2)\_\_\_\_\_

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
<b>Public Health, Safety and Mandates- 10% of Score</b>	Project directly addresses a health and/or safety need	0	0
	Project directly addresses a regulatory mandate	0	
<b>Goals Established in Adopted Plans- 20% of Score</b>	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	
<b>Economic Development- 40% of Score</b>	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
<b>Budgetary Impact- 20% of Score</b>	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	
<b>Impact on Service Levels and Relationship to Other Projects- 10% of Score</b>	Project will bring service up to desired level	5 Rev 2	53 Rev 2
	Project will improve service levels of other assets or functions	0 Rev 2	
	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	5 Rev 2	
	Project will benefit other jurisdictions	Jurisdictions=???? Score 0	
	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: 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
<b>Public Health, Safety and Mandates- 10% of Score</b>	Project directly addresses a health and/or safety need	0	0
	Project directly addresses a regulatory mandate	0	
<b>Goals Established in Adopted Plans- 20% of Score</b>	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	
<b>Economic Development- 40% of Score</b>	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
<b>Budgetary Impact- 20% of Score</b>	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	
<b>Impact on Service Levels and Relationship to Other Projects- 10% of Score</b>	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: D. 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 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	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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