

DRAFT

Oconee County Administrative Infrastructure Feasibility Report



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May 2022

The power behind **your mission**



DRAFT

Executive Summary

Oconee County is a thriving region of a thriving state. The secret about the beauty and lifestyle of the “land beside the water” is not a well-kept secret any longer. With such growth, the County must factor in new



and emerging infrastructure challenges that require resilient and secure spaces for employees, its council and committees, constituency voting, and other critical local government services. With growing demands of Oconee County facilities at

the current Pine Street Administration Building, JCI recommends that a feasible and plausible solution is to construct an Annex Building to accommodate your needs for effective meeting space and the increasing need for secure voting processes and equipment. A site study confirms that an Annex Building could work well on the adjacent parcel of land with the Administration Building parking lot. In addition to the proposed Annex Building concept, upgrades to the current Administration Building campus have been recommended. Such designs will need further refining by County leadership. These enhancements to the current Pine St. Administration Building are recommended because this building was originally designed to be an elementary school and not an office building. Finally, is the needed new and improved roofing infrastructure (substructure and outer components) at the Oconee County Sheriffs Office.

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Our JCI team has provided estimated construction costs for the early designs and renovations. The estimated cost for all components of this project (i.e., Annex, Admin Building improvements, and OCSO roof) is a little over \$5,000,000. We encourage Oconee County leadership to view this project from a long-term perspective and include certain maintenance designs and services to protect the integrity of this asset for future generations. Since this project involves three components or sub-projects, we suggest the County hire a “program management firm” to serve as the County’s advocate and partner to



develop a project that is well-designed and constructed, delivered on time and within approved budgets and represents a high value of investment by the County. Such firm should have extensive knowledge of building automation and security systems that can aid the design and construction process to ensure the election assets to be housed in the new Annex Building are secure to the highest degree – helping protect the integrity of elections in Oconee County. Last but certainly not least, the program management firm should work to involve local subcontractors wherever feasible.

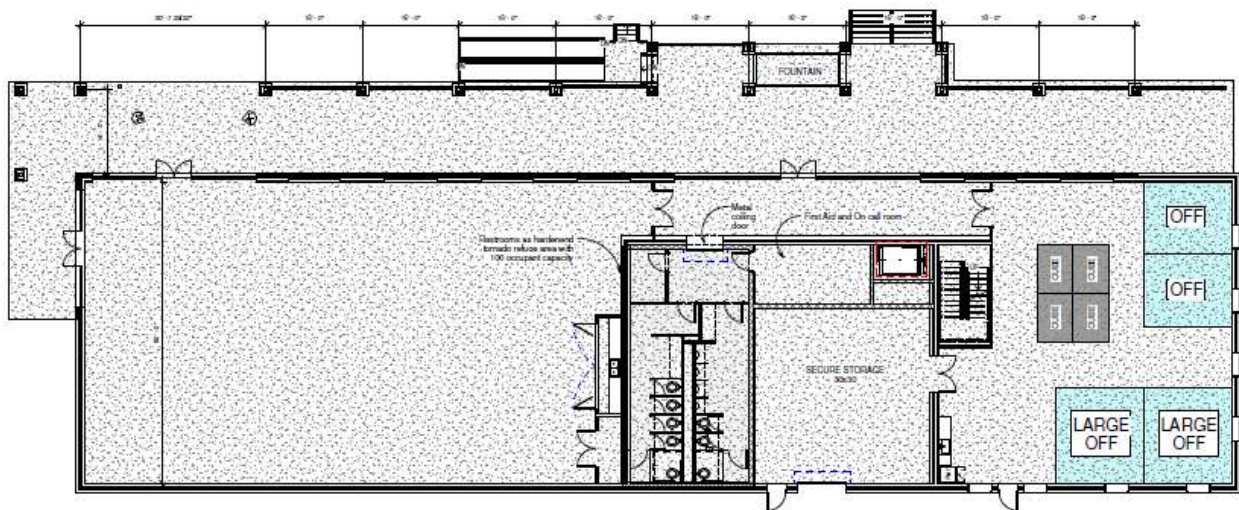


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Introduction

It has been said that local government is where government governs best. Therefore, having efficient and practical applications in place to meet the demands of economic development and population growth in addition to increasing state and federal requirements is essential for Oconee County's administrative facilities. The County has identified this importance in the 2021 Council Priorities document which proposes to "*utilize the County Capital Improvements Plan to systematically construct and upgrade facilities identified in the Community Facilities Plan*" (Strategy 7.1.3.2.). In conjunction, the County must factor in new and emerging challenges that require resilient and secure spaces for employees, its council and committees, constituency voting, and emergency events, with accommodations capable of efficiently administering to an expanding constituent base. Ultimately, future facilities need to be designed and constructed with an eye towards:

- Security
- Efficient space utilization and working environments
- Efficient and healthy building systems
- Long & short-term financial returns

The need for new or expanded public facilities is directly related to the growth of a community. More people, more homes, more businesses, and more industries prompt the need for new and expanded governmental services. In some cases, these increasing needs can be accommodated with existing resources; however, in many cases, a substantial increase in the level and scope of services can only be satisfied with additional operational space.

The Sustainable Infrastructure team at Johnson Controls is uniquely positioned to help Oconee County's leaders implement planning initiatives, strengthen funding proposals, and establish partnerships to meet public infrastructure and facility needs.

Johnson Controls and Oconee County have a proven record of accomplishment (Phase I Energy Savings Guarantee project is saving the County more than \$3.7 million over the life of the project with \$253,000 in annual savings) as a result of teaming together with the shared vision of accomplishing mutual success.

Our joint initiative to actively engage the County's vision has helped to provide insight into the drivers behind the County's needs, and direction for innovative solutions. This report will delineate the drivers (i.e., client requirements, specific use cases, etc.) shaping specific facility enhancement needs, and explore future-focused building solutions that will not only meet current and future expansion needs, but anticipate changes in regulations, technology, and future use requirements. The report will also incorporate a review of probable construction costs, design directions and funding vehicles as well as a summary review of the previously designed re-roof at the Oconee County Sheriff's Office (OCSO).

The intention of the report is to establish an economically reasonable and technically feasible project development framework flexible enough to accommodate phasing alternatives but structured enough to guide subsequent construction development while providing optimal resource utilization for the greatest benefit to the County.

Assessment

Industry Trends

Most local governments are looking for these outcomes



The graphic above summarizes current outcome trends common to local governments as they expand or renovate their aging building assets. Based on data collected from Oconee County's Administration and a review of Oconee County Council's strategic plans, Oconee's desired outcomes appear to be on trend.

The County's stated objectives from the Oconee County Comprehensive Plan specifically addresses improved critical infrastructure, increased public safety, expanded public and leisure spaces, as well as an improved quality of life. The Plan also states, "The need for new or expanded public facilities is directly related to the growth of a community, since the addition of more people, more homes, and additional businesses and industries prompt the need for new and expanded governmental services. In some cases, increased services can be accommodated using existing space. In many cases, a substantial increase in the level and scope of services requires additional operational space or access points." In keeping with these two rationales, subsequent project developments will need to marry the best case desired outcomes with the fundamental government infrastructure necessary to address the needs of a growing population.

An observed and increasing number of Oconee County citizens are attending County Council meetings. The increased attendance is stressing the occupancy limits of council chambers, security screening, and adequate indoor air quality. Council meetings at various times in 2021 saw maxed out capacity of citizens attending – depending on the Council agenda.

Similarly, the volume of citizens seeking access to the tax wing, and Registration and Elections office is also increasing. The number of unrestricted public entry points throughout the Administration Building complex convolutes egress and compromises safety of staff and visitors.

Identity

It is the mission of Oconee County “to provide our current and future citizens and visitors quality services while protecting our communities, heritage, environment and natural resources, in an ever-changing world.” Proposed infrastructure solutions must ensure an obvious connection to Oconee County’s rich cultural heritage and connection to the natural resources within the county. Oconee’s resource of lakes, mountains and rolling hills is unmatched in South Carolina and has become part of the County’s brand.



Alignment with the Comprehensive Plan:

Objective 5.1.1. Emphasize the importance of historic and cultural resources in the policies, plans, and ordinances of local governments to ensure that the unique character of the County is preserved and enhanced.

Likewise, Oconee has a distinct architectural character derivative of its own unique history. Sustaining this architectural heritage by employing forms and elements common to the County is essential in bringing this architectural heritage connection forward to new designs, consistent with several County objectives – most notably Objective 5.1.1. It is important to preserve the County’s architectural heritage for the future by bringing it forward into the designs of future public buildings where the County can be the grounding rod for future development designs.



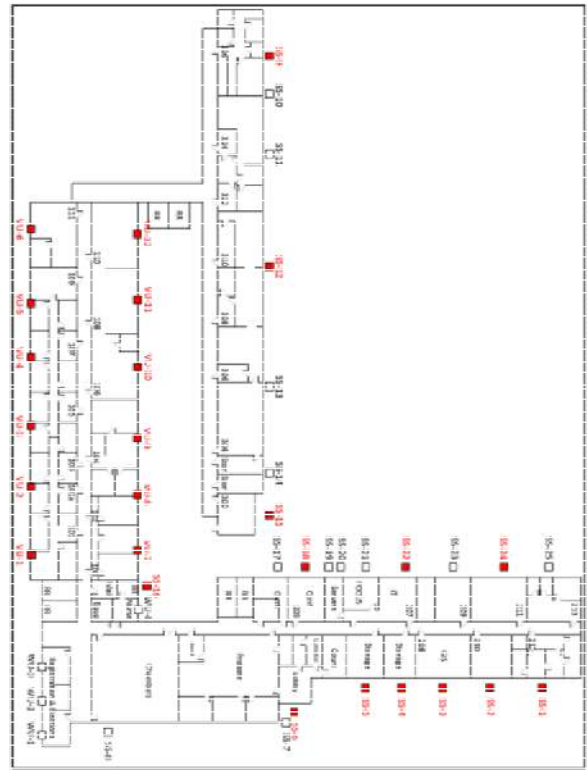
Some architectural design elements from some of the iconic buildings and structures in the County will be incorporated into the proposed designs, such as elements that are intrinsic to the identify of Oconee County.

Existing Building & Site Conditions



The present Administration Building is a repurposed elementary school designed and built more than 60 years ago to meet the programmatic requirements of classroom-based education during that era. Initially designed as a series of micro-neighborhoods to aid in the socialization of children, it has served the County's needs well. However, it is increasingly challenged to meet the requirements of modern-day local government with requirements exceeding the former school building's capacity to accommodate them. The result is inefficient space utilization, marginal office environments, and a confounding arrangement of long and circuitous hallways paralleling hidden sub-hallways.

Current Site Plan and Floorplan of the Administration Building



Taking a lesson from Oscar Newman's "defensible space" design strategies, one of the keys to effective building security is to have many "eyes on the street." Transparency throughout and around the building enables people to see and be seen. Intruders can be frustrated by limiting access. Often, school buildings (of the 60's era) have many points of entry, providing opportunities for unwanted guests, not to mention confusing visitors. A single, clear front door where the administration overlooks the outdoor space before the entry doors as well inside the entrance can ensure that the staff actively engages all arriving visitors. The reception area can be designed to be open and welcoming, making immediate contact with arriving visitors easy.

Although the building does have a formal front entrance, its functional main entrance is determined by the side parking lots. In addition, the number of unrestricted public entry points throughout the building complex and the increasing volume of citizens seeking access convolutes egress and compromises safety of citizens and staff.



Voting at Administration Building

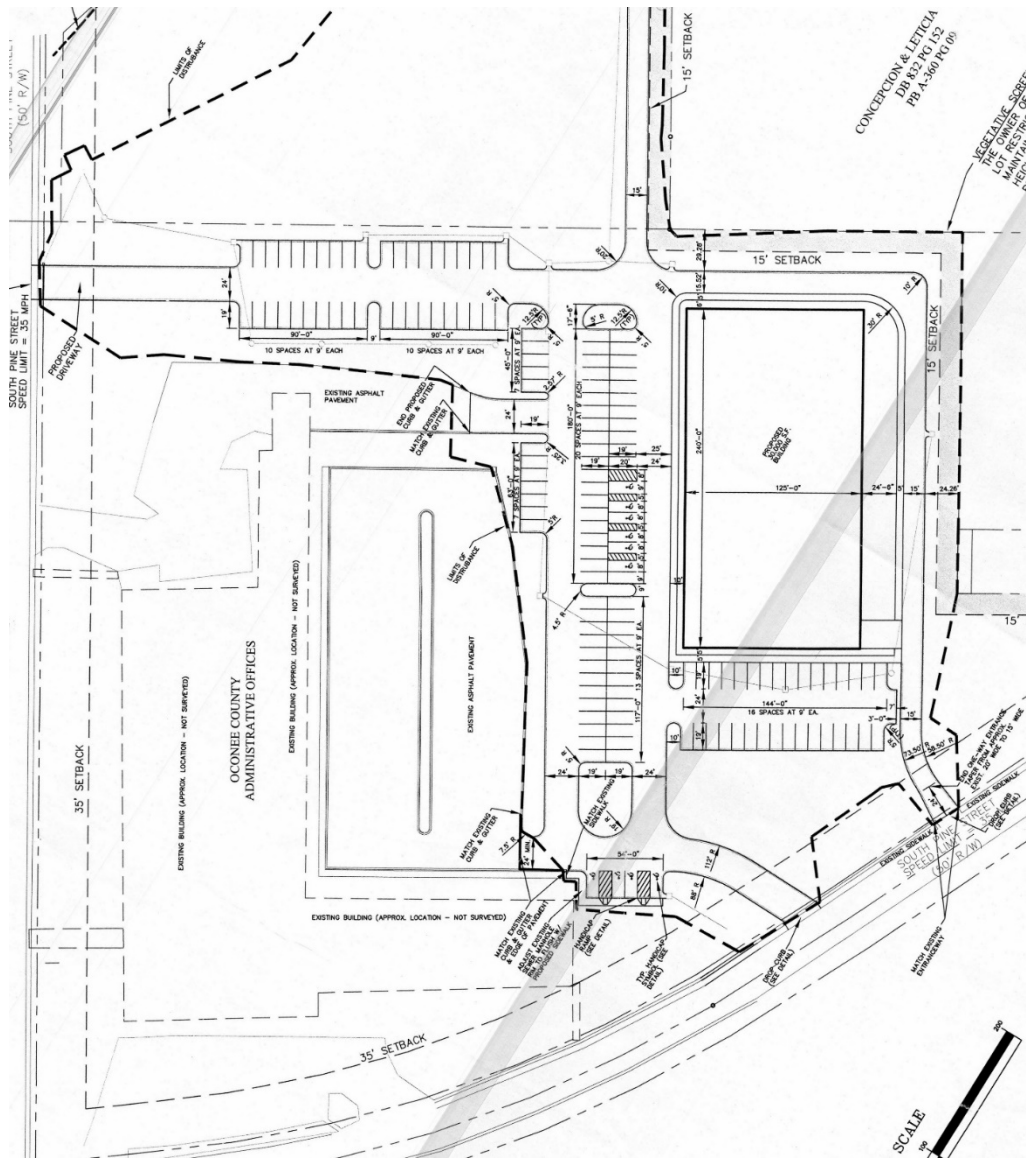
Making sure the County has secure election equipment and precincts is a critical and essential function of local county government. Currently, the building does not have proper space for voting, as the voting equipment and ballots are openly exposed throughout the building. (See pictures below.) Additionally, voters must cast their ballots in the open hallway space outside of the Elections office, which provides no privacy for voters. Ballot security is also an important concern with ballots being stored, due to lack of space, in the open hallway of the Administration Building. State legislation that is currently being proposed could demand more secure facilities for voting locations, processes, and equipment. (H. 2919 and H.4550).



Previously Proposed Site Improvements

The County had site drawings produced in 2007 describing site work to expand the parking lot, roads, and requisite drainage and grading. Such site plans demonstrate adequate space for campus expansion.

2007 Site Plan



Industry/Economic Growth

When considering the new building construction, many elements come into to play besides the obvious form and function of the building. What message will the County be establishing with certain design elements as it looks to attract new business sectors and foster entrepreneurialism. If the County is trying to attract target sectors such as bioscience, energy, advanced manufacturing, automotive, distribution, while keeping the outdoor lifestyle, then presentation is vitally important.

Other industries in addition to Duke Energy and Blue Ridge Electric in the County have strong connection to the energy sector (e.g., Itron and Schneider). Any planning for a new public building should consider the movement of this sector toward energy efficiency and renewables.

Finally, as new public buildings are designed and constructed, the County should employ local contractors to support the local economy. This project will be an opportunity to support local firms and contractors when possible.



"Oconee County and the energy sector go hand-in-hand due to strong relationships with Duke Energy, Blue Ridge Electric Cooperative and energy-related manufacturers that call our community home. Oconee County desires to strengthen the energy cluster by focusing on mechanical and electrical components for renewable energy technologies, components for the nuclear energy industry as well as the electrical distribution system, and the development of new technologies to support the energy sector as a whole."

–Oconee County Economic Alliance
<https://investoconeesc.com/>

Resilient Infrastructure – Storm Hardening & Backup Power

It is essential to Oconee County's mission to provide resilient public infrastructure when facing the needs of its largest industry and the recent weather disaster. years ago, Oconee County was devastated by a tornado. Future public buildings in Oconee County should be designed and constructed with resiliency and hardening from the beginning.

OSCO Roof

The decisions made during the value engineering process for the OSCO roof provided short-term savings, but greatly diminished the overall return on investment. After reviewing the engineering assessment on November 23, 2020, we found:

- The shingle roof does not have adequate ventilation at the eave line and the shingles are starting to fail due to the excessive heat.



Alignment with the Comprehensive Plan:

Strengthen Oconee County as an employment center. Foster a climate of entrepreneurial activity and small business success.

- The 15-year-old roof is severely degraded, with horizontal splits, and broken and missing shingles.
- The EPDM roof has mechanical equipment with ductwork exposed above the roof level that needs to be covered.
- The insulation on the EPDM roof was soft in several areas.

The lessons learning here enabled us to effectively re-engineer the roof to last.

Solutions

Solution Overview

We envision four aspects of the project:

OSCO Roof Replacement

Using the OSCO roof re-engineering study from the energy performance contract work completed in 2021, the roof, will be corrected to address the issues identified in the re-engineering study.

Administration Building Modifications

For the Administration Building improvements, discussions with OC staff center around the following modifications:

- Reorganization for partitions and hallways in office wing.
- Point out hallways in wing with a hallway.
- Segment the building more effectively would be better use of space

Obviously, further discussions and discovery to make the modifications meet the needs of the employees and patrons of the Administration Building.

Administration Campus Expansion

For the campus expansion, we recommend building a stormwater drain and direct it into the existing pond. Also, we recommend integrating new parking with the existing lot, while adding handicap parking spots and eliminating parking on Dietrich Street. The effort will also involve vehicle egress control and pedestrian safety and control.

Annex Building to Administration Building

Building a new annex will be the biggest part of the project. It will provide additional space for the County, as well as address concerns with voting while matching the aesthetic and heritage of the County. An overview of the design and delivery of the building is provided on the following pages.



To meet the increasing infrastructure and technology demands stated above, we propose building a 12,000 – 13,500 square foot Pine Street Administration Annex Facility (The Annex). This facility will meet and the needs of Oconee County citizens, leaders, and employees for decades to come. The Annex will be built behind the Pine Street Administration Building and will match the look and feel of the existing building.

As mentioned earlier, a completed 2007 site study was performed to address the expansion of Pine Street Administration Building's parking lot, roads, and requisite drainage/grading. In evaluating the drawings, we have determined that the added lots and subsequent grading will be a significant expense that could better be applied elsewhere. We have therefore proposed a reconfiguration to create a better campus environment and make the best use of the building's orientation for heating and cooling, incorporating passive solar design as well as to make a pronounced entry for the campus itself with both passive and active security measures.



Figure 1

The Annex will coordinate with the existing facility to create a campus-like feel which includes a re-design of certain entrances at the Administration Building. Also, other aesthetic design features will be used to connect the existing building to the Annex. See Figure 2 on the following page for an early conceptual design of the Annex. Further discussions with Oconee County leadership will be needed to further refine this concept, look, design, and floorplan. Our goal is to develop a building that not only suits your current and future needs but reflects the heritage and style of Oconee County.



Figure 2

A potential floorplan for the Annex is shown as Figure 3 below.

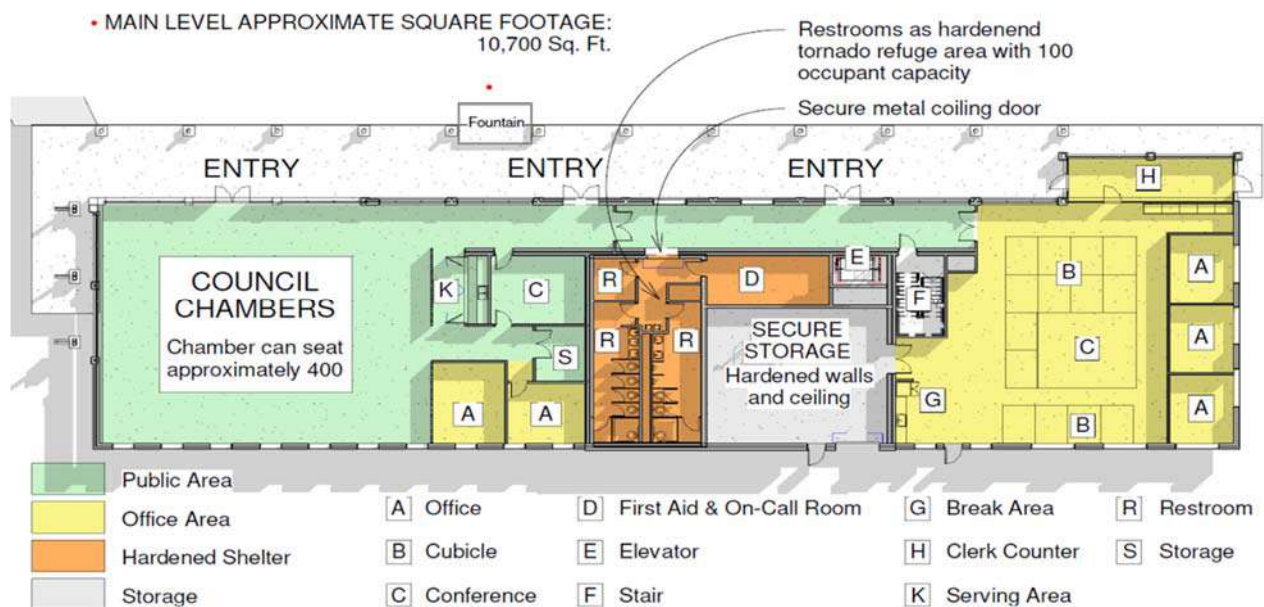
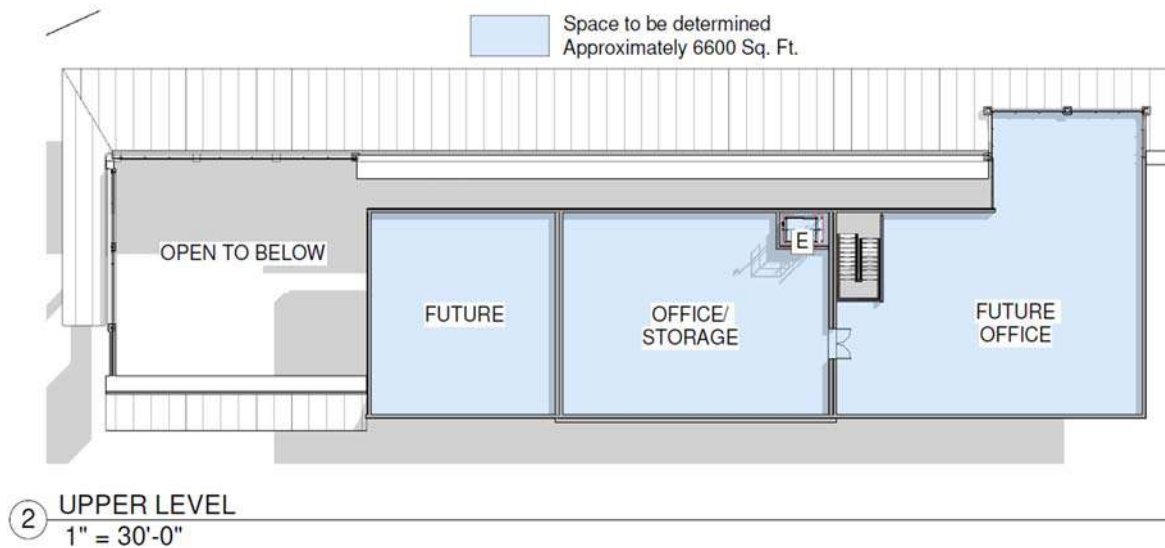


Figure 3



Features include a long covered veranda for voters and citizens when waiting to enter the building. Also, a multi-functional meeting space will be the main feature of the Pine St. Annex. This space will house a professional, functional, comfortable, and safe meeting space for the Council. The design can be augmented very easily to allow for other government or community functions. A smaller conference room will be added for committee meetings or departmental team meetings. Also, a few office spaces will be added to alleviate certain departmental needs in the current Administration Building. A hardened secure room in the steel post and beam building with backup power can be used for a sheltering facility in case of tornadoes or other emergencies.



See Figure 4 below for the site view of the entire Administration campus which includes the new Annex with the redesigned components of the existing Administration Building.

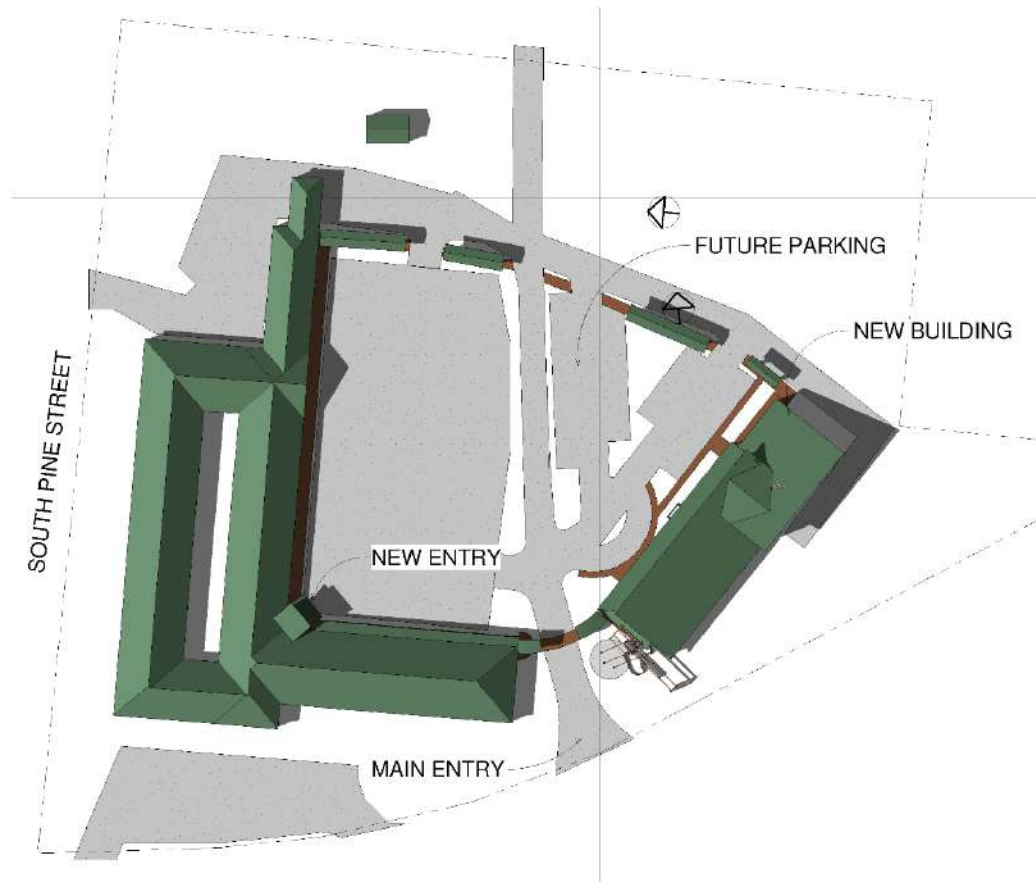


Figure 4

Cost

Based on RS Means data, estimated prices are listed below. **Please note these are high level PRELIMINARY estimates.** Once a decision is made to move forward with this project, more refined pricing will accompany the more detailed and tailored building designs based on further discussions with County leadership. The estimated costs of construction per project are as follows:

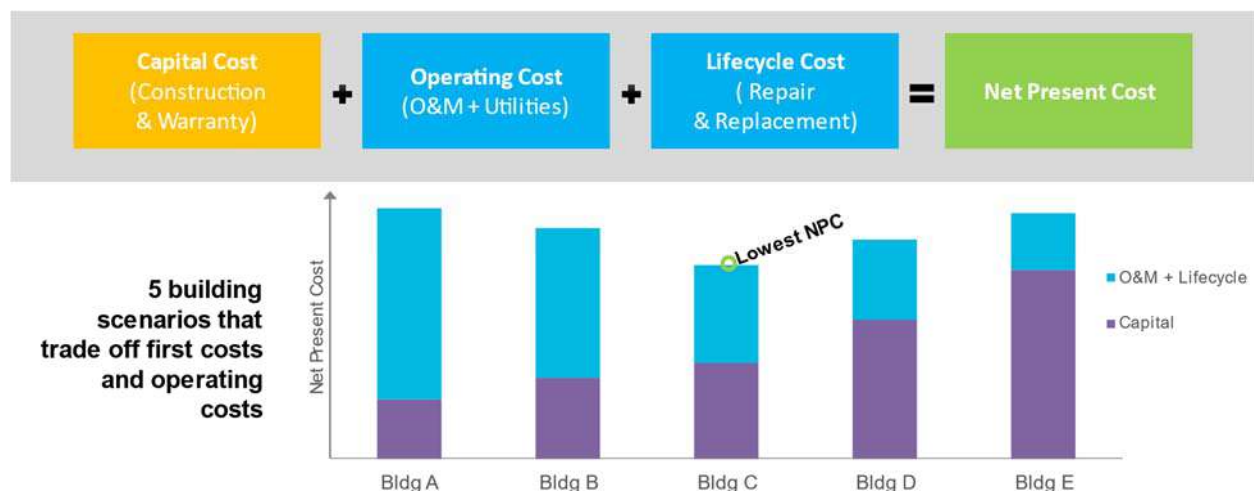
1. **Annex Estimate** - \$3,500,000 (est.)
2. **Administration Building Enhancements** - \$650,000 (est)
3. **OCSO Roof** - \$855,000 (est)

By talking with government agencies across North America, Johnson Controls developed a list of challenges with existing buildings. These are common issues that have presented themselves due to a number of reasons. We know as operators of buildings across the globe, reductions in maintenance spending creates inefficiency in buildings. Not being able to fully support long-term funding for building infrastructure creates inefficiency and leads to the problems and challenges that governments face today:

- Building assets are suffering from deferred maintenance and lack of capital repair funding.
- Building stock is aging, with many well past their useable life.
- Limited number of energy savings initiatives undertaken and usually focused on paybacks of less than two years (low hanging fruit).
- Maintenance budgets are tight and limited.
- No capital renewal reserve set aside for modernization.
- Limited future capital is available.

Lifecycle Cost Model

At Johnson Controls, our role is to look out for **lifecycle costs** – to optimize the design from our design assist role. We bring the lifecycle cost analysis to the table to turn the focus to the lowest net present cost (NPC). Over the life of a building, an approach that looks at lifecycle costs is best for government leaders when making decisions on assets that can often be with them for half a century or longer. Often, government leaders take the lower initial cost solutions that have been value engineered to a point that issues begin to arise within the first five years of operation. The chart below describes the “whole of life” concept and total life cycle costs for new construction projects in the public sector.



Total Lifecycle Cost

Total lifecycle cost examines the three major cost components during the life of a facility, providing you with a net present cost. As you can see, NPC not only determines the upfront capital costs, but also the operating costs and lifecycle costs. Assessing NPC is important in making the best decisions for the County, its constituents, and future generations. We encourage the County to take into consideration the lifecycle cost of the Annex Building, ensuring the building stands the test of time and serves future generations effectively and efficiently.

Path Forward

County leadership will need to decide to move forward with these plans or phases of these plans listed above. Once a decision to move forward is made, the County will need to decide upon a procurement path for this project. The following path is suggested: *The County of Oconee should solicit statements of qualifications from firms with the experience, capabilities, and qualified available staff to provide Program Management Services for the new Annex Building and Administration Building Upgrades and OCSO roof replacement. The primary objective of this process is to identify a firm that can serve as the County's advocate and partner to develop a project that is well-designed and constructed, delivered on time and within approved budgets and represents a high value of investment by the County.*

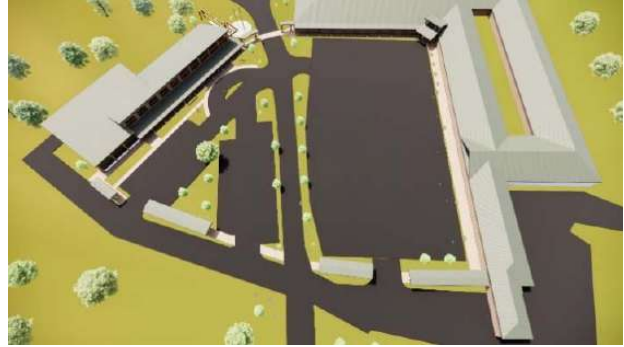
The Program Management Firm will be tasked with representing the interests of the County throughout the duration of the project. Such firm oversees activities ranging from planning, coordination, scheduling and cost control, to design, construction and commissioning. Program managers work in tandem with the owners. They understand the needs of the owners, so much so they can speak for their needs, while also applying their best practices as leaders in the construction industry.

Summary

With growing demands of County infrastructure at the current Pine Street Administration Building, a plausible solution is to construct an Annex Building to accommodate your needs for effective meeting space and the increasing need for secure voting processes and equipment. A site study confirms that an Annex Building could work well on the adjacent parcel of land with the Administration Building parking lot. Johnson Controls has proposed an Annex Building concept along with upgrades to the current Administration Building campus. Such designs will need further refining by County leadership.



Our team has provided estimated construction costs for the early designs and renovations. We encourage Oconee County leadership to view this project from a long-term perspective and include certain maintenance designs and services to protect the integrity of this asset for future generations. In addition, our extensive knowledge of building automation and security can aid the design and construction process to ensure the election assets are secure to the highest degree – helping protect the integrity of elections in Oconee County. Last but certainly not least, the program management firm should work to involve local subcontractors wherever feasible – as JCI did for the recent energy efficiency project.



Appendix

Grants, Rebates, and Incentives (To be explored and are not guaranteed.)

Energy Efficiency and Conservation Block Grant Program

Through the 2009 American Recovery and Reinvestment Act (Recovery Act), the U.S. Department of Energy's (DOE) Energy Efficiency and Conservation Block Grant (EECBG) Program provided \$3.2 billion in block grants to cities, communities, states, U.S. territories, and Indian tribes to develop, promote, implement, and manage energy efficiency and conservation projects that ultimately created jobs.

The EECBG Program represents the largest nationwide direct investment in energy efficiency and renewable energy technologies at the community level in U.S. history, rapidly increasing the number of communities directly engaged with DOE on programs that increased renewable energy capacity, technical knowledge, and deployment of energy efficiency projects at the local level.

ConserFund Loan Program

The South Carolina Energy Office offers the ConserFund Loan Program to fund energy efficiency improvements in state agencies, local governments, public colleges and universities, school districts and private non-profit organizations. The ConserFund Loan Program will fund a variety of efficiency improvements, but priority is given to projects that have a fast energy savings payback. Generally, ConserFund loans are to be used on retrofits of existing buildings. However, ConserFund may be used to finance energy recovery systems, ground source heat pumps, biomass, solar, and other renewable energy systems in new construction facilities.

Organizations may finance one or multiple projects, covering up to 100% of eligible project costs, from \$25,000 to \$500,000. Implementation of the energy efficiency improvement must begin within six months of the loan closing and the proposed energy improvement must have long-term cost reductions to qualify.

Net Metering

Resident net metering customers of independently owned utilities (IOUs) can install renewable systems of 20 kW or less and nonresidential customers can install systems with a cap of the lesser of 100% of demand or 1 MW. Renewable systems are defined as solar photo-voltaic, solar thermal, wind, hydroelectric, geothermal, tidal, wave, recycling, biomass, and combined heat and power and hydrogen fuel derived from renewable sources. These systems must be owned, leased, or operated by the customer-generator and must meet all interconnection, performance, safety, and reliability standards established by relevant authorities.

The utility is responsible for maintaining an account of total electricity produced and consumed. When less electricity is produced than consumed in a month, then the customer-generator pays the difference. When

more electricity is produced than consumed in a month, excess kilowatt-hour credits roll over to the next month. Utilities must annually pay out for any excess electric production at the avoided cost rate to zero-out electric bills and re-start the monthly carry-over process. Excess generation credits cannot be used to pay for non-volumetric charges.

Energy Efficiency Rebate Program

Duke Energy's Smart Saver Incentive program offers prescriptive and custom rebates to non-residential customers to install energy efficient equipment in their facilities. All Duke Energy South Carolina nonresidential electric customers are eligible, except those that have elected to opt out of the Energy Efficiency Rider. Rebates are available for a wide range of equipment including lighting, heating and cooling equipment, chillers and thermal storage units, motors, pumps, VFDs, process equipment, and food service equipment. All equipment must meet certain energy efficiency standards stated on the program web site. To receive the rebates, customers should submit a completed application within 90 days after the equipment is installed and operational. A list of frequently asked questions and the program application forms can be found on the program website.

Energy Efficiency Revolving Loan

The Energy Efficiency Revolving Loan (EERL) program was established through the US Department of Energy/ Energy Office using "stimulus" funding and is limited to funding available at the time the loan application is filed. It is administered by the Business Development Corporation (BDC). The purpose of the loan fund is to enable business and industry to save money by saving energy. The fund is also open to other entities including utilities and government agencies.

Applicable County Goals, Objectives, and Strategies that are germane to the fulfillment of this study's recommendations derived from the 2020 Oconee County Comprehensive Plan:

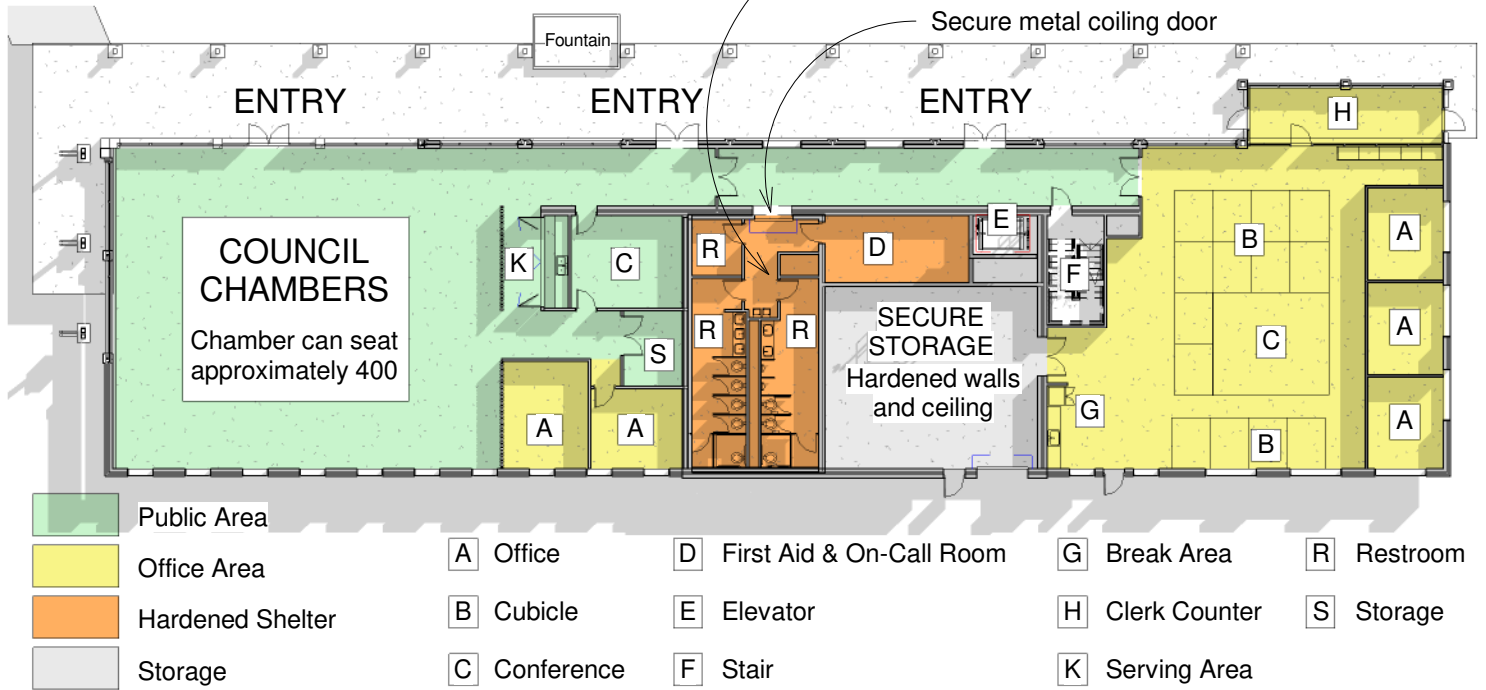
- Objective 2.1.2. Encourage and attract young adults and families to remain in Oconee County.
- Strategy 7.1.3.2. Regularly update and utilize the County Capital Improvements Plan to systematically construct and upgrade facilities identified in the Community Facilities Plan.
- Strategy 10.2.1.2. Broaden utilization of grants to assist with capital projects and leverage existing resources to provide matching funds for grant opportunities.
- Strategy 10.1.1.3. Utilize the County's Five-Year Capital Plan to systematically construct and upgrade facilities identified in the Master Plan.
- Strategy 10.2.1.3. Explore and pursue other revenue sources such as user-based fees, impact fees, and other sources to help fund infrastructure.
- Strategy 9.2.1.4. Explore and adopt appropriate traffic management tools and techniques available through land use regulation that utilize concepts such as limiting the number of curb cuts in high traffic areas.
- Strategy 4.3.2.1. Support small business start-up and expansion and assist in clearing key steps in the development and start-up process to include permitting and inspections, licensing, and eligibility for State and local incentives.

- Strategy 4.3.3.2. Capitalize on the local traditional arts, culture, and heritage of the County as an economic opportunity for small business development, downtown revitalization, and tourism.
- Strategy 8.1.1.9. Activate vacant and underutilized County owned property to facilitate a program that invites entrepreneurs, non-profits, residents, and other groups to begin entry-level agricultural businesses, community gardens, and pilot programs for engaging residents in the agricultural processes.
- Strategy 4.1.1.5. Recruit new industry to the County and assist in expansion of existing employers in the target sectors of advanced manufacturing, biosciences, automotive, and energy.
- Strategy 7.3.1.1. Partner with public and private entities to develop a countywide greenway system that will offer opportunities for nature-based recreation in areas where few currently exist and to connect existing parks to enable safe cycling routes.
- Strategy 9.3.2.1. Provide and encourage pedestrian and bicycle connectivity between existing and planned residential, parks and recreation areas, trails, public facilities, and commercial and industrial uses that will enable alternative transportation opportunities.
- Strategy 9.3.2.3. Seek funding opportunities to create nature trails, sidewalks, bicycle lanes, and other facilities designed to make communities more walkable, reduce vehicular traffic, and improve safety for pedestrians and cyclists.
- Strategy 10.1.2.9. Expand bicycle and pedestrian routes to allow for greater use of alternative forms of transportation and to promote ecotourism opportunities.
- Strategy 10.1.2.1. Encourage development in a way that protects and preserves our natural resources.
- Strategy 10.1.2.2. Manage development in a manner that ensures our natural resources and lifestyle enhance sustainable economic growth and job opportunities.
- Strategy 10.1.2.12. Conserve and protect features of significant local, regional, and national interest, such as scenic highways, state parks, historic sites, and expand efforts to promote these features for tourism.
- Strategy 7.2.3.3. Partner with private entities in the development of emergency satellite facilities and specialized response equipment.
- Strategy 10.1.1.4. Create and update plans and cost estimates that address specific infrastructure priorities with accurate inventories and analyses of existing county conditions.
- Strategy 10.1.1.5. Establish programs to review all existing community facilities to determine needed upgrades resulting from both the aging of the facilities and the population growth of Oconee County.
- Strategy 10.1.1.6. Prioritize infrastructure and facilities needs and capital investment.
- Strategy 10.1.2.1. Encourage development in a way that protects and preserves our natural resources.
- Objective 10.2.1. Explore and evaluate alternative methods of obtaining revenue and grant monies to fund capital improvement and new infrastructure.

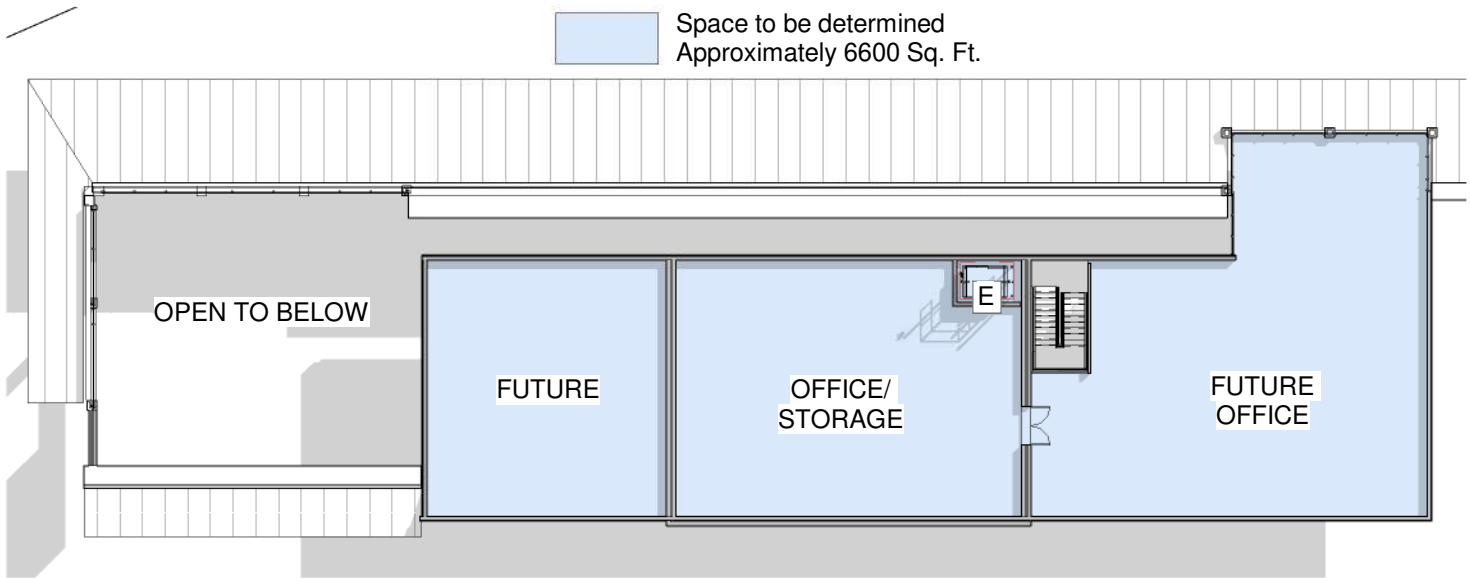
MAIN LEVEL APPROXIMATE SQUARE FOOTAGE:
10,700 Sq. Ft.

Restrooms as hardened
tornado refuge area with 100
occupant capacity

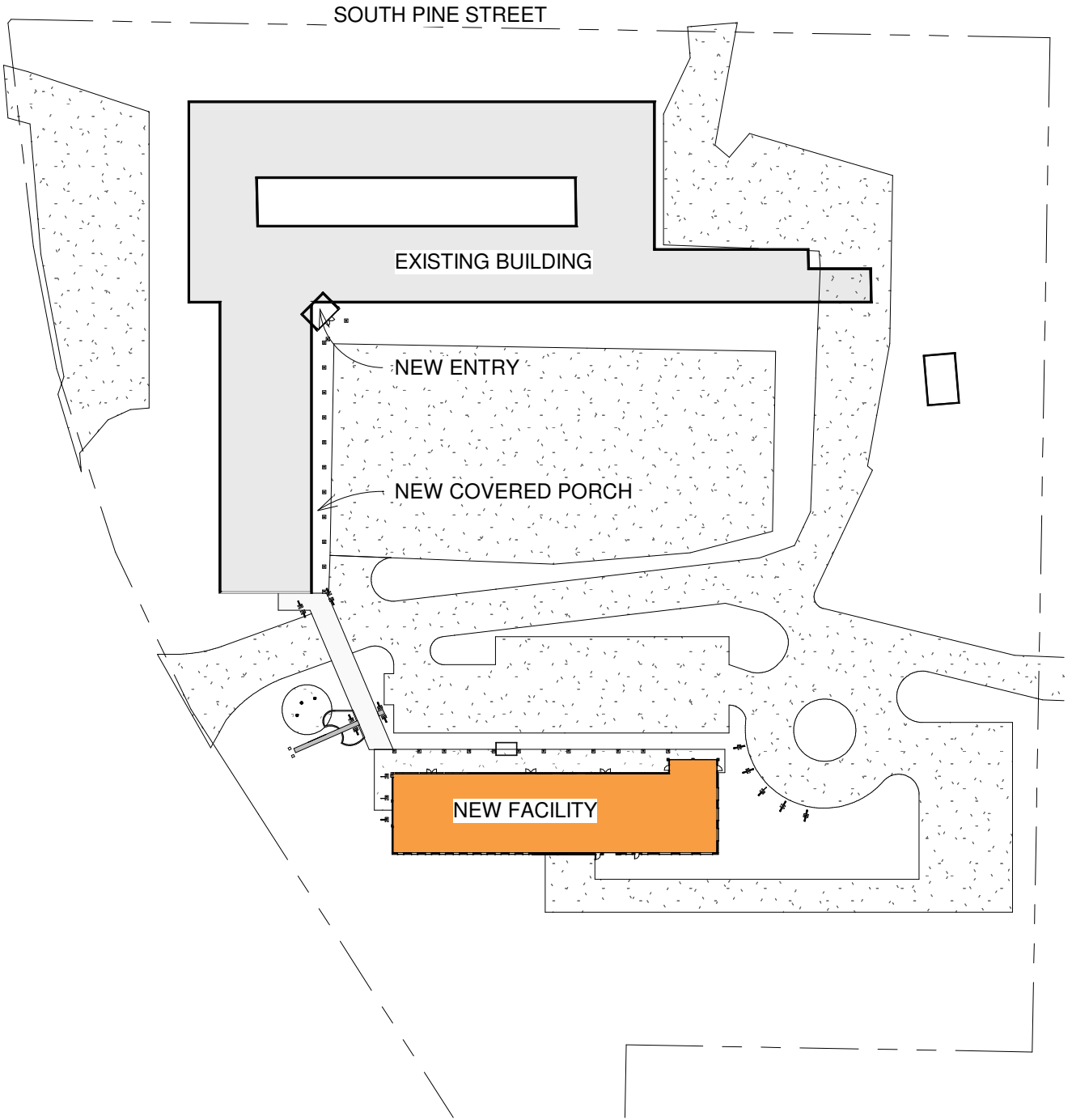
Secure metal coiling door



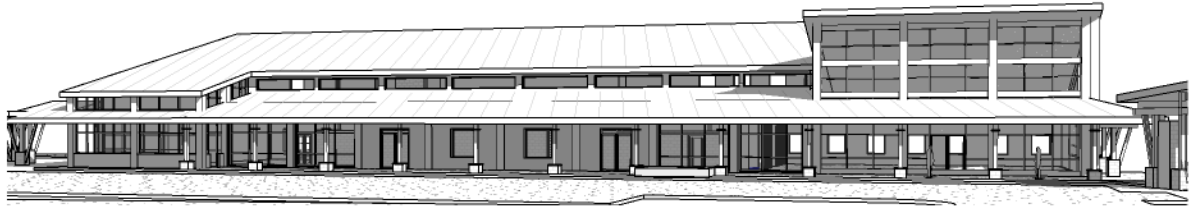
1 MAIN LEVEL
1" = 30'-0"



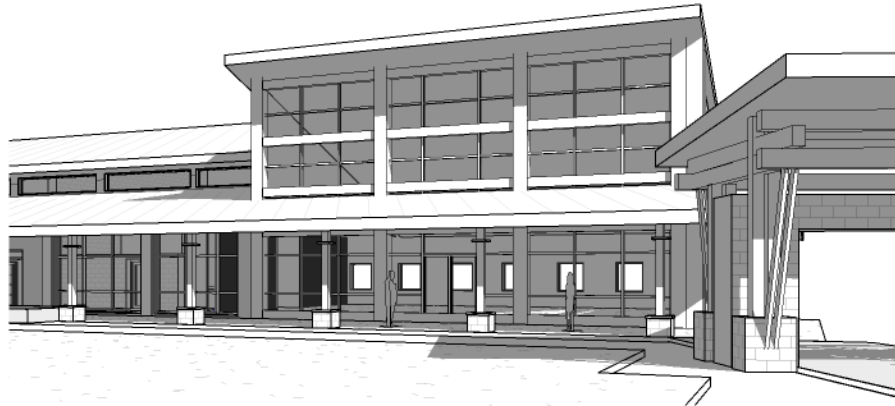
2 UPPER LEVEL
1" = 30'-0"



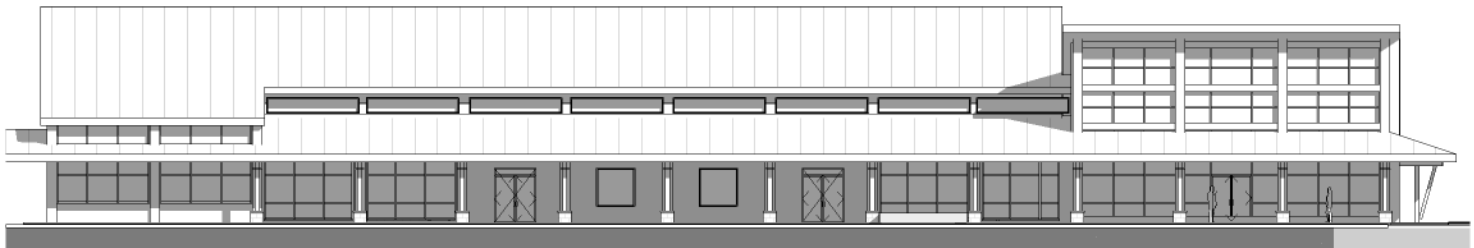
1 SITE PLAN
1" = 100'-0"



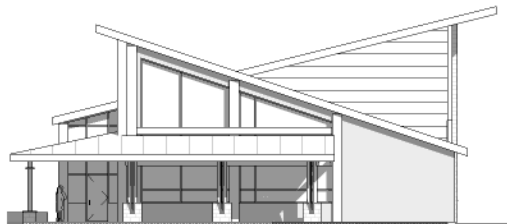
① View 1



② View 2



③ Courtyard
1" = 30'-0"



④ Street Elevation
1" = 30'-0"

Oconee County Infrastructure Feasibility Study



Introduction

- Johnson Controls (JCI) and Oconee County completed a successful Energy Savings Guarantee project in 2021 saving the County more than \$3.7 million over the life of the project with \$253,000 in annual savings.
- JCI commissioned late last year to conduct this feasibility study for Annex and other infrastructure upgrades.
- The intention of the report is to establish an economically reasonable and technically feasible project development framework with conceptual drawings and early estimated costs for construction.



Assessment

Growth of County
Increasing Needs of Citizens,
Employees, and Elected
Officials for Appropriate
Facilities for Effective
Government

Secure Election Facilities

Pine Street Administration
Facility Safety

Solutions

OSCO Roof Replacement

Administration Building Modifications

Annex Building to Administration Building



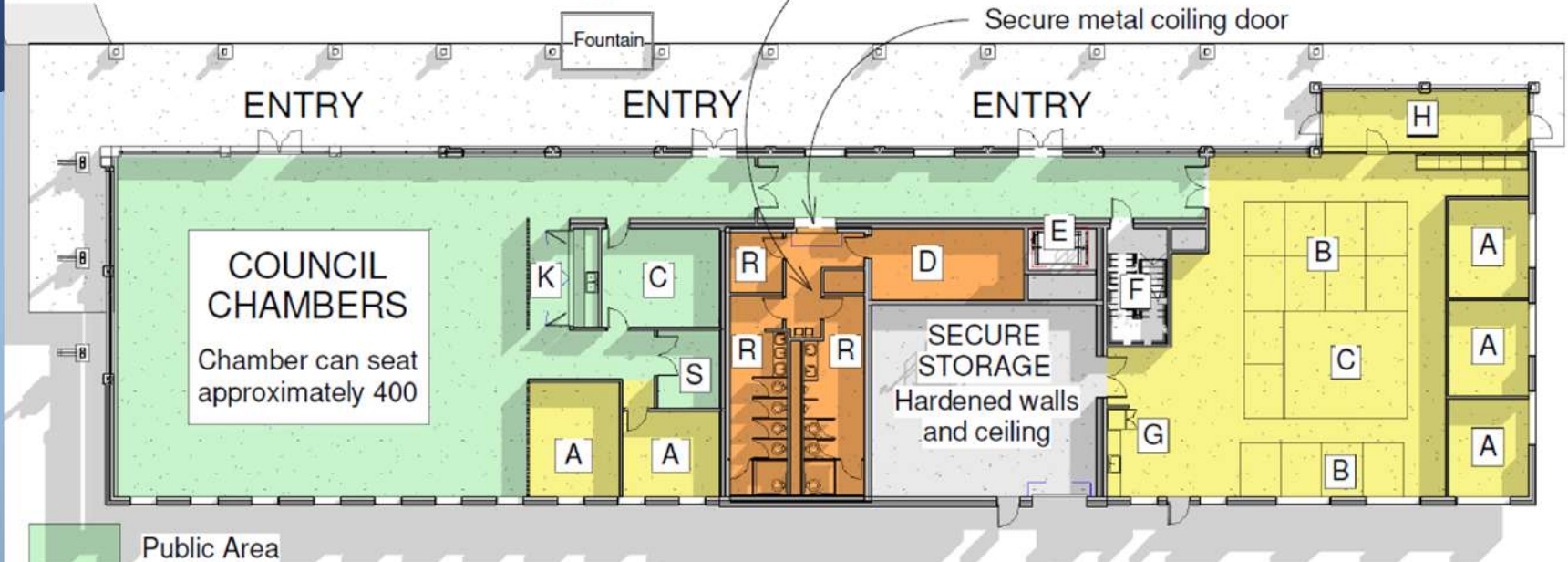




• MAIN LEVEL APPROXIMATE SQUARE FOOTAGE:
10,700 Sq. Ft.

Restrooms as hardened
tornado refuge area with 100
occupant capacity

Secure metal coiling door



Public Area

Office Area

Hardened Shelter

Storage

A Office

B Cubicle

C Conference

D First Aid & On-Call Room

E Elevator

F Stair

G Break Area

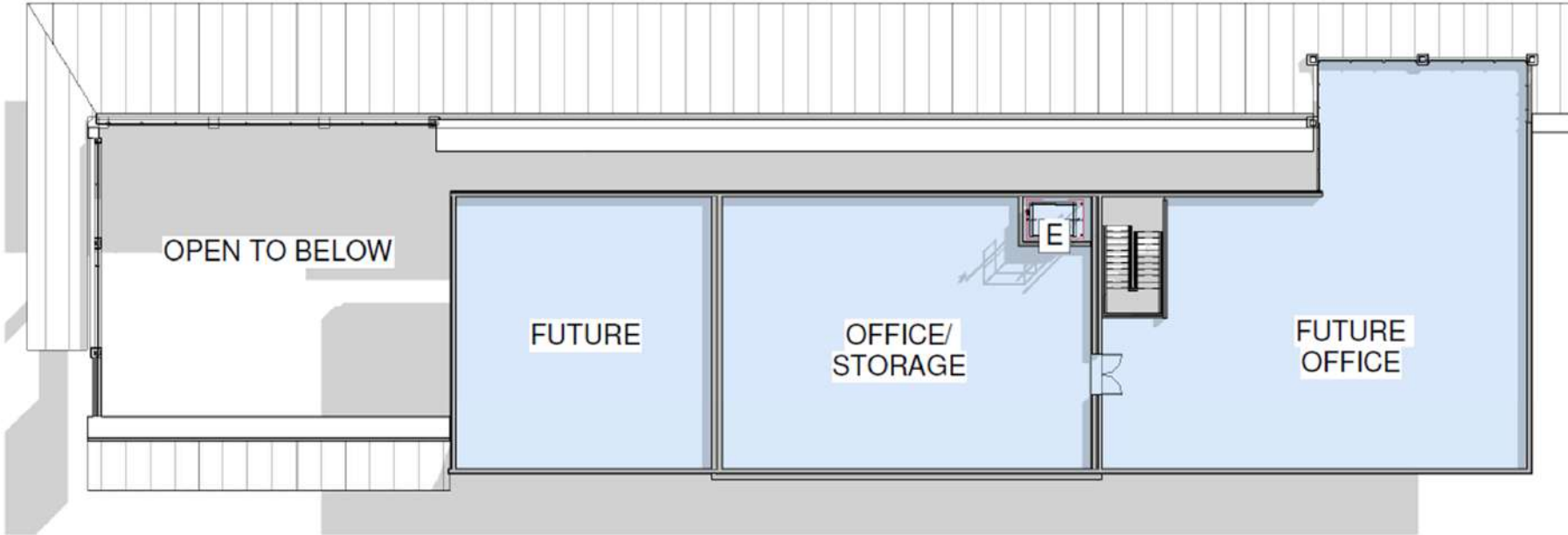
H Clerk Counter

K Serving Area

R Restroom

S Storage

Space to be determined
Approximately 6600 Sq. Ft.



2 UPPER LEVEL
1" = 30'-0"

Solutions – *Estimated Costs*

OSCO Roof Replacement - \$855,000

Administration Building Modifications - \$650,000

Annex Building to Administration Building - \$3,500,000

TOTAL - \$5,005,000

Path Forward

Hire Program Management Firm - to serve as the County's advocate and partner to develop this project. This will ensure that is project is well-designed and constructed, delivered on time and within approved budgets. In addition, such action will bring maximum value of this investment by the County.

PUBLISHER'S AFFIDAVIT

STATE OF SOUTH CAROLINA COUNTY OF OCONEE

OCONEE COUNTY COUNCIL

IN RE: Council Meetings

BEFORE ME the undersigned, a Notary Public for the State and County above named, This day personally came before me, Hal Welch, who being first duly sworn according to law, says that he is the General Manager of **THE JOURNAL**, a newspaper published Tuesday through Saturday in Seneca, SC and distributed in **Oconee County, Pickens County** and the Pendleton area of **Anderson County** and the notice (of which the annexed is a true copy) was inserted in said papers on 01/06/2023 and the rate charged therefore is not in excess of the regular rates charged private individuals for similar insertions.



Hal Welch
General Manager

Subscribed and sworn to before me this
01/06/2023



Jessica Wells
Notary Public
State of South Carolina
My Commission Expires November 13, 2030



Jessica Lee Wells
NOTARY PUBLIC
State of South Carolina
My Commission Expires
November 13, 2030

LEGAL S

The Oconee County Council will meet in 2023 on the first and third Tuesday of each month with the following exceptions:

• July & August meetings, which will be only on the third Tuesday of each of these months;

• December meeting, which will be only the first Tuesday of the month. All Council meetings, unless otherwise noted, are held in Council Chambers, Oconee County Administrative Offices, 415 South Pine Street, Walhalla, South Carolina.

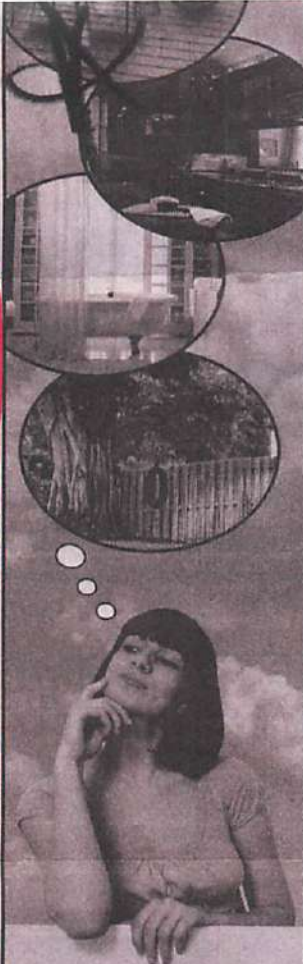
Oconee County Council will also hold a Planning Retreat beginning at 9:00 a.m. on Friday, February 24, 2023 in Council Chambers to establish short and long term goals. Oconee County Council will also meet on Tuesday, January 2, 2024 in Council Chambers at which point they will establish their 2024 Council and Committee meeting schedules.

Oconee County Council will also hold a Budget workshop on Friday, March 24, 2023 in Council Chambers.

Additional Council meetings, workshops, and/or committee meetings may be added throughout the year as needed.

Oconee County Council Committees will meet in 2023 prior to County Council meetings on the following dates/times in Council Chambers located at 415 South Pine Street, Walhalla, South Carolina unless otherwise advertised.

The Law Enforcement, Public Safety, Health, & Welfare Committee at 4:30 p.m. on the following



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THE JOURNAL

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Got Some Spring Repair Projects?

Oconee County Council

Oconee County
Administrative Offices
415 South Pine Street
Walhalla, SC 29691

Phone: 864-718-1023
Fax: 864 718-1024

E-mail:
jennifercadams@oconeesc.com

John Elliott
Chairman
District I

District II

Don Mize
District III

Julian Davis, III
Chairman Pro Tem
District IV

J. Glenn Hart
District V



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The Law Enforcement, Public Safety, Health, & Welfare Committee at 4:30 p.m. on the following dates: February 21, May 16, July 18, September 19, 2023.

The Transportation Committee at 4:30 p.m. on the following dates: February 21, May 16, July 18, September 19, 2023.

The Real Estate, Facilities, & Land Management Committee at 4:30 p.m. on the following dates: March 21, June 6, August 15, & October 17, 2023.

The Planning & Economic Development Committee at 4:30 p.m. on the following dates: March 21, June 6, August 15, & October 17, 2023.

The Budget, Finance, & Administration Committee at 9:00 a.m. on the following dates: February 24 [Strategic Planning Retreat] & March 24 [Budget Workshop] and 4:30 p.m. on the following dates: March 7, April 18, & May 2, 2023.

OCONEE CODE OF ORDINANCES

Sec. 2-61. - Access to and conduct at county meetings, facilities and property.

(a) *Purpose.* The county council has determined that it is necessary to regulate access to county facilities, grounds and property in order to ensure the safety and security of the public who visit these areas or the county employees who serve them. The conduct of persons who visit county facilities and/or who have contact with county employees must also be regulated to preserve public order, peace and safety. The regulation of access and conduct must be balanced with the right of the public to have reasonable access to public facilities and to receive friendly, professional service from county employees. These regulations apply to all county facilities and meetings, as defined below, for and over which county council exercises control and regulation, and to the extent, only, not preempted by state or federal law.

(b) *Definitions.* The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning:

Facility means any building, structure, or real property owned, leased, rented, operated or occupied by the county or one of its departments, offices or agencies.

Meeting means any assemblage of persons for the purpose of conducting county governmental business, operations or functions or any assemblage of persons within a county governmental facility. The term "meeting" includes, but is not limited to, county council meetings, county board and committee and staff meetings, trials, hearings and other proceedings conducted in the courts of general sessions and common pleas, family court, master-in-equity, probate court and magistrate's court; and other meetings by entities duly authorized by the county council.

(c) *Prohibited acts.* It shall be unlawful for any person to:

- (1) Utter loud, obscene, profane, threatening, disruptive or abusive language or to engage in any disorderly or disruptive conduct that impedes, disrupts or disturbs the orderly proceedings of any meeting, or operations of any department or function of the county government, including, without limitation, speaking when not explicitly recognized and authorized to do so by the presiding official in such meeting.
- (2) Bring, carry, or otherwise introduce any firearm, knife with blade longer than two inches or other dangerous weapon, concealed or not concealed, into any facility or meeting. This prohibition does not apply to law enforcement personnel or any other person whose official, governmental duties require them to carry such firearm, knife, or other weapon.
- (3) Engage in partisan political activity, including speech, in any meeting not authorized and called for the purpose of partisan political activity and explicitly authorized for such purpose in the facility in which such activity is to be conducted, or refusing to cease such activity when the presiding official of the meeting in question has ruled that the activity in question is partisan political activity and has directed that such activity stop.
- (4) Interfere with, impede, hinder or obstruct any county governmental official or employee in the performance of his duties, whether or not on county government property.
- (5) Enter any area of a county government facility, grounds or property when such entry is prohibited by signs, or obstructed or enclosed by gates, fencing or other physical barriers. Such areas include rooms if clearly marked with signs to prohibit unauthorized entry.
- (6) Enter by vehicle any area of a county governmental facility, grounds or property when such area is prohibited by signs or markings or are obstructed by physical barriers; or park a vehicle in such restricted areas; or park in a manner to block, partially block or impede the passage of traffic in driveways; or park within 15 feet of a fire hydrant or in a fire zone; or park in any area not designated as a parking space; or park in a handicapped parking space without proper placarding or license plate; or park in a reserved parking space without authorization.

- (7) Use any county governmental facility, grounds or other property for any purpose not authorized by law or expressly permitted by officials responsible for the premises.
 - (8) Enter without authorization or permission or refuse to leave any county governmental facility, grounds or other property after hours of operation.
 - (9) Obstruct or impede passage within a building, grounds or other property of any county governmental facility.
 - (10) Enter, without legal cause or good excuse, a county governmental facility, grounds or property after having been warned not to do so; or, having entered such property, fail and refuse without legal cause or good excuse to leave immediately upon being ordered or requested to do so by an official, employee, agent or representative responsible for premises.
 - (11) Damage, deface, injure or attempt to damage, deface or injure a county governmental property, whether real property or otherwise.
 - (12) Enter or attempt to enter any restricted or nonpublic ingress point or any restricted access area, or bypass or attempt to bypass the designated public entrance or security checkpoint of a facility without authorization or permission.
 - (13) Perform any act which circumvents, disables or interferes with or attempts to circumvent, disable or interfere with a facility's security system, alarm system, camera system, door lock or other intrusion prevention or detection device. This includes, without limitation, opening, blocking open, or otherwise disabling an alarmed or locked door or other opening that would allow the entry of an unauthorized person into a facility or restricted access area of the facility.
 - (14) Exit or attempt to exit a facility through an unauthorized egress point or alarmed door.
- (d) *Penalty for violation of section.* Any person violating the provisions of this section shall be deemed guilty of a misdemeanor and, upon conviction, shall be punished in accordance with section 1-7. In addition, vehicles that are improperly parked on any county property, facility, or other premises may be towed at the owner's expense.

(Ord. No. 2003-04, §§ 1—4, 4-15-2003; Ord. No. 2012-06, § 1, 4-3-2012)