

Update on County Improvements Through Guaranteed Energy Savings Project

Update
October 19, 2021



Facilities Improvements Update



Facility Improvement Measure		LEC - Sheriff	LEC - Detention	County Administrative Building	County Courthouse	Brown Building	DHEC - Health Department	Walhalla Library	Seneca Library	Westminster Library	DSS / VA / Medicaid / Maint	Rock Quarry	Roads and Bridges	Solid Waste Bldg	Vehicle Maintenance	Brandt Building	County Airport	Old Oakway School
FIM 1 - Lighting System Upgrades		X	X	X	X	X		X	X	X	X	X	X		X	X	X	X
FIM 3 - Control Upgrade				X	X		X	X	X	X	X	X	X					
FIM 4 - Mechanical Upgrades		X		X														
FIM 5 - Roofing Upgrades and Design		X																
FIM 6 - Rate Correction		X	X															

Reliability, Efficiency, Functionality, Maintainability



Design – Build – Operate – Maintain
The goal of this P3 model is to transfer the risks best managed by the private sector from the public sector.

“Total Cost of Occupancy” including Operations, Lifecycle and Energy Consumption costs over a long term period

OBJECTIVES

- Accelerated delivery** of new and rehabilitated facilities
- Better control** of facility costs, schedule and maintenance
- Predictable funding requirements** for infrastructure and services
- Transferring clearly identified risk** to the private sector; accountability and alignment of interests
- A competitively procured, integrated whole-life solution** to construction **and** maintenance that encourages innovation, with handback criteria pre-determined and guaranteed

Buildings as a Service are a Public-Private Partnership (P3)

A P3 is an alternate procurement model for the delivery of public infrastructure. In a P3;

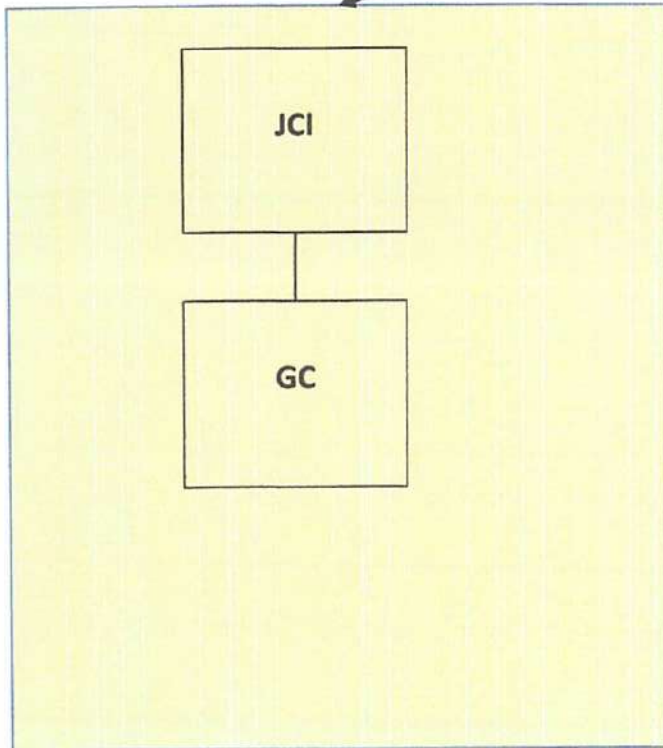
- public ownership of the asset is retained through the duration of the project, and
- the private sector designs, builds, finances and maintains maintaining the public asset for 25-40 year term.

DBOM STRUCTURE-
Design/Build/Operate/Maintain
Admin. Building Annex Building

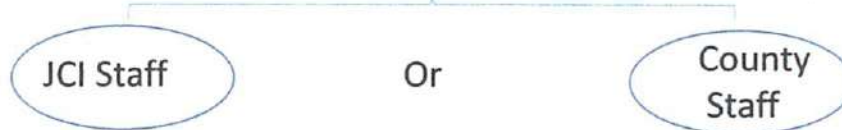
Oconee County

Design Build Agreement

Operations and Maintenance Agreement



JCI
Operator



Highlights of DBOM Structure

- Design Build and O&M can be done by same party which ensures seamless transition and ensures performance/efficiencies are met
- Allows County to finance project with operating funds, bond, loan, etc.
 - JCI could also potentially defer its cost of construction and recover through O&M payment (would likely need JCI Capital approval)
- County ownership of asset ensures no property tax drag

Design Build

- JCI can act as Developer and GC (or) sub construction to a GC

Operations and Maintenance

- JCI can operate and maintain the building(s) with life cycle risks being born by the County or by JCI. If JCI has life cycle risk (premature failure, etc.) then the risk transfer and costs could be built into the service payment.
- Can provide KPIs to ensure performance is met and the building is available to County
- JCI can operate and maintain the plant with its own forces or lease/sub-contract to County forces
- Term of agreement TBD

Guaranteed Operating Costs

Public-Private Partnerships provide the risk transfer that ensures cost certainty

Facility Management Costs

- Hard and/or Soft Services & Ancillary Services
- Fixed for Term with CPI Index

Energy Consumption Guarantees

- Either Day 1 or Bedding-In Period Guarantees
- Painshare / Gainshare Concepts

Life Cycle Replacement Costs

- Guaranteed for Contract Term
- Includes Timing Risk
- Hand back Condition Accountability

Improved Service Delivery

- Service Penalties Ensure Ongoing Operations
- Payments based on Availability

Westminster Magistrates Office Update 10/19/2021

- Project is currently on time and budget
- Anticipated completion is early 2022
- Staff meets with contractor weekly at the site
- Staff has met and discussed interior options
- Staff has discussed and in process of obtaining pricing for Courtroom furnishings









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 pre-empted 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.

PUBLISHER'S AFFIDAVIT

STATE OF SOUTH CAROLINA
COUNTY OF OCONEE

OCONEE COUNTY COUNCIL

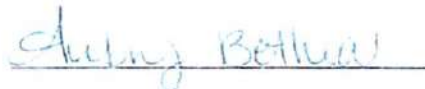
IN RE:

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 01/08/2021 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
01/08/2021



Aubry Bethea
Notary Public
State of South Carolina
My Commission Expires November 20, 2030



FRIDAY, JANUARY 8, 2021

Public Notice

The Oconee County Council will meet in 2021 on the first and third Tuesday of each month with the following exceptions:

- April, July, & August meetings, which will be only on the third Tuesday of each of the three months;
- December meeting, which will be only the first Tuesday of the month.

All Council meetings, unless other-

wise noted, are held in Council Chambers, Oconee County Administrative Offices, 415 South Pine Street, Waltham, South Carolina.

Oconee County Council will also hold a Planning Retreat beginning at 9:00 a.m. on Friday, February 19, 2021 in Council Chambers to establish short and long term goals.

Oconee County Council will also meet on Tuesday, January 4, 2022 in Council Chambers at which point they will establish their 2022 Council and Committee meeting schedules.

Oconee County Council will also hold a Budget workshop on Friday, March 19, 2021 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 2021 prior to County Council meetings on the following dates/times in Council Chambers located at 415 South Pine Street, Waltham, South Carolina unless otherwise advertised.

The Law Enforcement, Public Safety, Health, & Welfare Committee at 4:30 p.m. on the following dates: February 16, April 20, July 20, & September 21, 2021.

The Transportation Committee at 4:30 p.m. on the following dates: February 16, April 20, July 20, & September 21, 2021.

The Real Estate, Facilities, & Land Management Committee at 4:30 p.m. on the following dates: March 16, May 18, August 17, & October 19, 2021.

The Planning & Economic Development Committee at 4:30 p.m. on the following dates: March 16, May 18, August 17, & October 19, 2021.

The Budget, Finance, & Administration Committee at 9:00 a.m. on the following dates: February 19 [Strategic Planning Retreat] & March 19 [Budget Workshop] and 5:00 p.m. on the following dates: April 13 & May 2021.

Oconee County Council

Oconee County
Administrative Offices
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John Elliott
Chairman
District I

Matthew Durham
District II

Paul A. Cain
Vice Chairman
District III

Julian Davis, III
Chairman Pro Tem
District IV

J. Glenn Hart
District V



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