

Beth Hulse

From: Beth Hulse
Sent: Friday, January 17, 2014 9:52 AM
To: Philip Cheney
Cc: Russell Price; Beth Hulse
Subject: Capital Project Sales Tax Commission - Presentation Schedule

Good Morning,

The Capital Project Sales Tax Commission at their meeting last night established a schedule to meet with entities regarding their proposed project in order to obtain additional information and have a Q&A session.

The Commission invites you to attend their **January 22, 2014 meeting at 6:30 p.m.** to present your project to the commission and the public. If you are unable to attend or do not wish to attend, please advise the staff liaison no later than twenty four hours prior to the meeting.

The Commission also established the following guidelines for presentations:

- 20 minute presentation maximum time + Q&A period
- Presentations will be scheduled 45 minutes apart to allow for a breaks and set time
- No more than two speakers will be permitted for the presentation and Q&A period
- Handouts for Commission:
 - o Do not provide any material that was submitted with your original questionnaire – all Commission members received this material.
 - o If you wish the staff liaison to provide copies to the Commission they must be provided via email no later than twenty four hours prior to the meeting.
 - o If you wish to distribute material at the meeting you will be required to provide 7 copies of each handout and the handouts must be 3-hole punched.

If you have any questions/concerns, please feel free to contact the staff liaison [Beth Hulse, 718-1023, bhulse@oconeesc.com] who will be coordinating these presentations for the Commission.

Sincerely,
Russell Price
Capital Project Sales Tax Commission, Chairman

Elizabeth G. Hulse
Clerk to County Council
Oconee County Administrative Offices
415 South Pine Street
Walhalla, SC 29691
864-718-1023
864-718-1024 [fax]
bhulse@oconeesc.com
www.oconeesc.com/council

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Beth Hulse

From: Beth Hulse
Sent: Friday, January 17, 2014 9:53 AM
To: Phil Shirley
Cc: Russell Price; Beth Hulse
Subject: Capital Project Sales Tax Commission - Presentation

Good Morning,

The Capital Project Sales Tax Commission at their meeting last night established a schedule to meet with entities regarding their proposed project in order to obtain additional information and have a Q&A session.

The Commission invites you to attend their **January 22, 2014 meeting at 7:15 p.m.** to present your project to the commission and the public. If you are unable to attend or do not wish to attend, please advise the staff liaison no later than twenty four hours prior to the meeting.

The Commission also established the following guidelines for presentations:

- 20 minute presentation maximum time + Q&A period
- Presentations will be scheduled 45 minutes apart to allow for a breaks and set time
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Sincerely,
Russell Price
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**OCONEE COUNTY
CAPITAL PROJECT SALES TAX COMMISSION**

Council Chambers, Oconee County Administrative Offices
415 South Pine Street, Walhalla, SC

PROJECT SUBMITTAL FORM

Due no later than January 15, 2014

The Capital Project Sales Tax Commission has established a minimum project value for submission in the amount of \$250,000.

1. **PROJECT NAME:** Library System Enhancement Project
2. **Entity Name:** Oconee County Public Library
3. ****Project Description:** Investment in the Oconee County Public Library system, with new facilities in Seneca, Salem and Fair Play, an expansion and renovation of the Westminster Library, and renovation of the Walhalla Library. Project to include buildings, furnishings, and equipment needed to operate each facility plus funds for an Opening Day collection* in each library.
4. **Estimated Project Cost:** \$15,548,560.00
5. **Funding for this project from other source[s]:** (\$ 0)
6. **Net Amount Applied For:** \$15,548,560.00
7. ****Benefits of Project:** Improve the resources available to the residents of Oconee County for self-education, training in new technologies, and provide public spaces for education, tutoring and collaboration.
8. **Entity Contact Information:**
 Name: Philip Cheney
 Telephone Number[s]: (864) 638-4133
 Email: pcheney@oconeesc.com
9. **Submitted by [name/title]:** Philip Cheney/ Oconee County Public Library Director
10. **Other Comments/Notes:** * New library facilities are customarily stocked with new library materials on opening day to meet the demand of the new users who are attracted to a new building.

**You may provide supporting material with this form to include but not limited to plans, studies, maps, brochures, artist renderings, cost estimates, photographs, etc. Submitted material should not exceed 20 pages (in addition to this form).

Please be advised that the Commission may (at the Commission's discretion) schedule a meeting with the Entity submitting the project to obtain additional information.

Questions regarding this process and/or this form should be directed to bhulse@oconeesc.com.

COMMISSION USE
CPSTC ID# 5
Date Rec'd: 01-09-2014
Recommended: <input checked="" type="checkbox"/> / <input type="checkbox"/>



Oconee County, South Carolina

**Capital Project Sales Tax Commission
Project Criteria Questionnaire**

Project Name/Description: **Library System**

The purpose of this document is to assist the Capital Project Sales Tax Commission (CPSTC) in understanding your proposed capital projects.

Please provide a brief summary of the overall project below:

Investment in the Oconee County Public Library system, including new facilities in Seneca, Salem and Fair Play, an expansion and renovation of the Westminster Library, and renovation of the Walhalla Library.

The purpose of this questionnaire is to gather additional information regarding the project. Please provide as much information as you wish for each question. The Commission is not requesting that you provide any information not already in your possession regarding this project.

SUBMISSION OF THIS FORM:

Please return this form to the staff liaison either via email or US Mail:

bhulse@oconeesc.com

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

Please be advised that individual Commission members will not accept questionnaires.

1. Does the proposed project directly address a health and/or safety needs in Oconee County?

YES _____ NO N/A _____

If **YES** provide the following information in the space indicated below.

- 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 **YES** provide the following information in the space indicated below.

- a. What agency is mandating the project (note specific section of law/regulation)?
- b. Has the project been reviewed by an attorney, and if so who?
- 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?

3. Is the proposed project consistent with adopted strategic plans for either the county of one or more of the municipalities?

YES NO N/A

If YES provide the following information in the space indicated below.

- a. What strategic plans reference the proposed project (note any timelines, responsible parties, etc.)?
- b. What agency sponsored the strategic plan?
- c. How was the plan developed?
- d. Has the plan been adopted/endorsed by County Council, City Council or other governing bodies?

- a. At County Council's Planning retreat on February 7, 2013, the Library was listed as number 3 under Strategic Direction.
 - b. Oconee County Council
 - c. Discussion at the Retreat on February 7, 2013
 - d. County Council's directive at the Retreat: "Develop and present plan for library system expansion to include funding sources."

4. Does the proposed project implement the recommendations of a previous study?

YES NO N/A

If YES provide the following information in the space indicated below.

- 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?

- a. Oconee County engaged Providence Associates to update a Seneca Library Study from 2002, with County funds providing funding for the study.
- b. The study was to update the 2002 Seneca Library Study and was performed in 2012.
- c. No factors have changed.
- d. The results of the study were presented to County Council on August 14, 2012 by David Warren of Providence Associates.

5. Has the proposed project been included in previous Capital Improvement Plans for the County or another organization?

YES X NO _____ N/A _____

If YES provide the following information in the space indicated below.

- 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?

- a. The Seneca Library project was proposed in 2000. The other components of the library system improvement plan have been proposed in subsequent years. The following library projects are listed as Pending on the Capital Improvement Project Listing: Seneca Branch, Renovate Interior of Walhalla Branch, Westminster Branch expansion, and new 7,400 SF South County Branch.
- b. 2004 for Seneca Library
- c. No other agency has included these components on their capital improvement plan.

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

YES _____ NO X N/A _____

If YES provide the following information in the space indicated below.

- 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?

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

YES _____ NO N/A _____

If YES provide the following information in the space indicated below.

- 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?

8. Will the proposed project enhance the County's image, thereby attracting potential investors?

YES NO _____ N/A _____

If YES provide the following information in the space indicated below.

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

- a. The average citizen will view the project as overdue due to the ages of all the existing library facilities.
- b. All the projects and their benefits will be visible to the public because the facilities are public buildings used by a large percentage of the residents of Oconee County.
- c. Private investment in the project will be limited due to the fact that the facilities are public buildings.
- d. Not applicable.

9. 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 X N/A _____

If **YES** provide the following information in the space indicated below.

- 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?

10. Will the proposed project facilitate acquisition of grants and/or other outside funding?

YES X NO _____ N/A _____

If **YES** provide the following information in the space indicated below.

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

a. There is a possibility that tax credits may be a factor in the Seneca Library construction.

b The City of Greenville, SC has used this type of funding source in some of its downtown projects.

11. **Will the project be economically sustainable?**
YES _____ NO _____ N/A X

If **YES** provide the following information in the space indicated below.

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

12. **Is the proposed project supported by available or previously designated funding?**
YES _____ NO X N/A _____

If **YES** provide the following information in the space indicated below.

- a. What funding sources are designated for the proposed project?
- b. 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?

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

YES _____ NO X N/A _____

If YES provide the following information in the space indicated below.

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

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

YES X NO _____ N/A _____

If YES provide the following information in the space indicated below.

- 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?

- a. The number of public computers, meeting rooms and study rooms will be increased.
- b. A computer lab will provide instructional capabilities for the staff to instruct the public. No library in the system currently has a training lab.
- c. No options to gain similar improvements in efficiency exist.

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

YES NO N/A

If YES provide the following information in the space indicated below.

- 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?

- a. A larger Seneca Library will require a larger personnel budget and a larger utility budget. A new South County branch will require a personnel budget, a utility budget, and additional funds in the materials budget. A larger Westminster Library will require a larger utility budget. A new Salem Library will require a larger utility budget.
- b. All library materials are currently shared via courier van between libraries and will continue to be shared.
- c. No options are available that will limit the need for additional resources.

16. Will the proposed project improve levels of service provided?

YES NO N/A

If YES provide the following information in the space indicated below.

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

- a. Training for the public, library staff, and County staff will be enhanced by the new computer lab. Additional public computers will allow for larger numbers to seek jobs and acquire computer skills they need.

b. Meeting spaces for the public, including tutoring rooms, group study rooms and larger meeting rooms, will increase educational opportunities for the citizens of Oconee County.

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

YES NO N/A

If YES provide the following information in the space indicated below.

a. What other projects may be impacted by the decision to construct/acquire the proposed project at this time?

b. Are there any special concerns that need to be addressed to ensure the development of the proposed project does not negatively impact other projects?

a. Projects in the Fair Play area, may be impacted by the need for sewer for a new South County Branch in the Town of Fair Play where soil composition makes many sites unacceptable for new construction that depends on septic systems.

b. No.

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

YES X NO _____ N/A _____

If **YES** provide the following information in the space indicated below.

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

- a. Seneca and its surrounding area will benefit from a new and larger Seneca Library. Westminster and its surrounding area will benefit from an enlarged Westminster Library. Fair Play and its surrounding area will benefit from a new Fair Play Library. Salem and its surrounding area will benefit from a larger, freestanding Salem Library. Walhalla and its surrounding area will benefit from a renovated Walhalla Library.
- b. Each of the jurisdictions will gain enhanced library services and facilities, which will improve the quality of life for residents.
- c. There is a potential partnership with the City of Seneca.

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

YES NO N/A

If **YES** provide the following information in the space indicated below.

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

- a. Renovation of the Walhalla Library and the expansion and renovation of the Westminster Library will result in the closing of these facilities during construction. In the cases of the Seneca Library and the Salem Library, disruption will be minimal, and it is envisioned that the Seneca Library and the Salem Library will both remain open during construction of the replacement facilities.
- b. Staggering the construction process will mitigate the disruption. Patrons will be directed to other libraries in the system as was done during the Energy Grant-funded updates to the Walhalla Library, the Westminster Library, and the Seneca Library several years ago.



Capital Projects Commission Proposal

Executive Summary

Oconee County is falling behind its neighbors. The County has not invested in the Oconee County Public Library system for 29 years. Since then, OCPL has provided excellent stewardship of its facilities, services and staff. However, with this long lapse in funding, OCPL is failing to meet SC's essential standards for public libraries.

The OCPL system is a vital county resource and needs urgent support. Oconee residents deserve an up-to-date library system that enriches quality of life and offers tools to boost economic growth for all.

Where does OCPL fall short*?

- **Computers:** *Essential* recommendation is 74 (1 per 1,000 residents), with a *Target* of 222 (3/1,000 residents). Oconee County currently has only 33 computers for our 74,273 residents to share. We have **only 45% of basic need.**
- **Space:** *Essential* recommendation is 92,841 square feet, based on 1.25 square feet per capita. Oconee County currently has a total of 38,150 square feet. That's **only 41% of the recommended space.**
- **Staff:** *Essential* recommendation is 37 (.5/1,000 residents) with a *Target* of 58 (.75/1,000 residents). Oconee County currently has the equivalent of 25 full time staff members to serve our people. That's **only 68% of Oconee's need.**

Oconee citizens use their libraries extensively. Here are the statistics from 2013:**

- **Sixty percent** (44,640) of them have **library cards** and visited the library branches a total of 308,260 times.
- **379,264** print and non-print items were **circulated.**
- **485** programs were attended by **12,580** residents.
- **4,830** items (audio, video and e-books) were **downloaded.**
- The **community rooms**, in facilities that have them are, in **near constant** use by various groups.

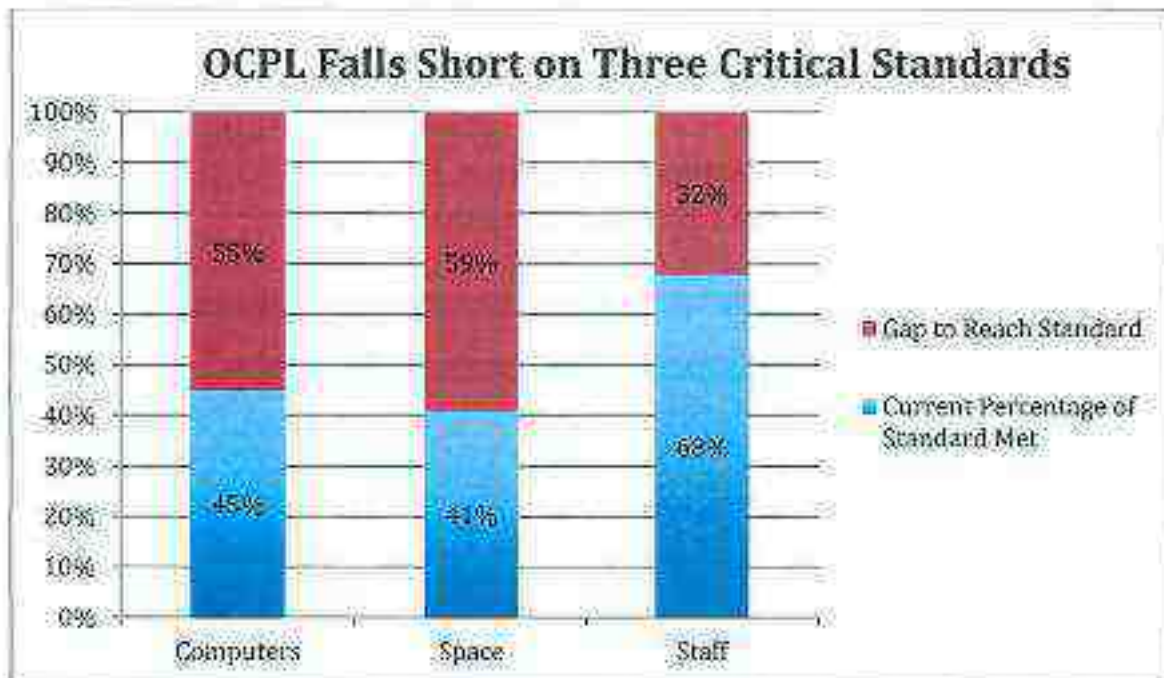
In the past few years, Oconee's neighboring counties (Anderson, Pickens, Greenwood, Greenville, for example) have built and/or renovated library facilities. They know that libraries represent not only a commitment to the quality of life of their communities but are economic indicators for businesses seeking relocation.

The following describes changes to be made to OCPL to meet the standards set by our state. The OCPL system is a vital county resource and needs urgent support. Oconee residents deserve an up-to-date library system that enriches quality of life and offers tools to boost economic growth for all.

* *South Carolina Core Standards for Public Libraries FY2012*

** *OCPL Annual Report for 2013*

Capital Projects Commission Proposal



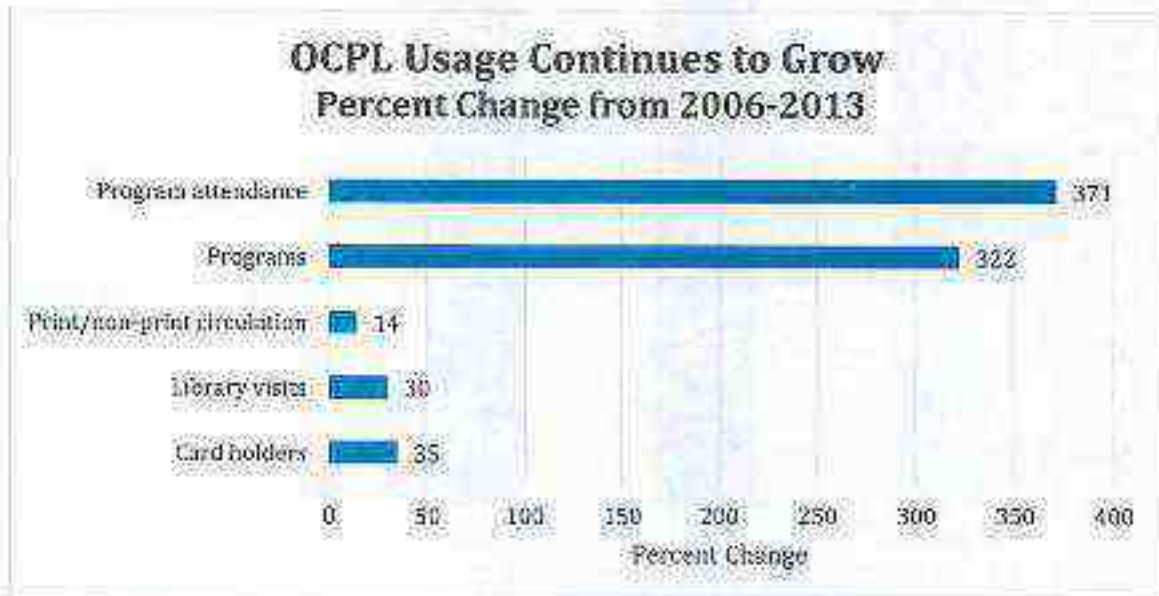
OCPL meets most of the *Essential* standards for a SC public library as defined by the SC State Library in 2012. This achievement exhibits careful management of funds, staff and services over the past several years. However, OCPL is currently stymied in its evolution and services in three *Essential* standards.

Computers: The *Essential* recommendation is 74 (1 per 1,000 residents), with a *Target* of 222 (3 per 1,000 residents). Oconee County currently has only 33 computers for our 74,273 residents to share. We have only 45% of basic need.

Space: The *Essential* recommendation is 92,841 square foot, based on 1.25 square feet per capita. Oconee County currently has a total of 38,150 square feet. That's only 41% of the recommended space.

Staff: The *Essential* recommendation is 37 (.5/1,000 residents) with a *Target* of 58 (.75/1,000 residents). Oconee County currently has the equivalent of 25 full time staff members to serve our people. That's only 68% of Oconee's need.

Capital Projects Commission Proposal



Note: This chart does not reflect the wifi/computer usage that began in 2011.

There are many drivers of this growth: population trend, changing information needs of patrons (example: computer and wifi usage demands for job searches, training, GED, Affordable Health Care and other government programs, business research), entertainment needs by those hurt by down economy.

Capital Projects Commission Proposal

Oconee neighbors know the value of library services for quality of life and continuous learning ... and as marketing tool for economic growth. They invest in libraries.



Anderson



Greenville



Pickens



Greenwood



Greer



Pendleton



Belton



Powdersville



Abbeville



Capital Projects Commission Proposal

Projects to be funded – by library branch

Fair Play – A new 7,000 square foot library will be constructed in the Fair Play area. The new site must be acquired.

Features:

- Checkout stations for staff and users
- Handicap-accessible doors
- Multipurpose, reconfigurable meeting room for up to 50 people with kitchen and restrooms accessible
- Partnering spaces: tutoring and study rooms
- Signage, including an external sign listing events
- Adequate wiring of building to accommodate needs of users for outlets to recharge portable devices
- Capacious parking lot to handle needs of users and staff
- Children's area with children's computers
- New and increased number of public computers
- Children's outdoor courtyard

Salem -- This 32-year old facility measuring 1,025 square feet (originally opened in Town Hall in 1981) will be replaced with a new 7,000 square foot facility. The new site must be acquired.

Features:

- Checkout stations for staff and users
- Handicap-accessible doors
- Multipurpose, reconfigurable meeting room for up to 50 people with kitchen and restrooms accessible
- Partnering spaces: tutoring and study rooms
- Signage, including an external sign listing events
- Adequate wiring of building to accommodate needs of users for outlets to recharge portable devices
- Capacious parking lot to handle needs of users and staff
- Children's area with children's computers
- New and increased number of public computers
- Children's outdoor courtyard



Capital Projects Commission Proposal

Seneca – This 45-year old facility measuring 9,000 square feet (originally opened in 1968 and expanded in 1985) will be replaced with a new 32,000 square foot facility on the same site. The existing building will be demolished after the new building is completed and occupied.

Features:

- Checkout stations for staff and users
- Handicap accessible doors
- Multipurpose, reconfigurable meeting room for up to 100 people with kitchen and restrooms accessible
- Partnering spaces: tutoring and study rooms
- Signage, including an external sign listing events
- Computer training lab
- Adequate wiring of building to accommodate needs of users for outlets to recharge portable devices
- Capacious parking lot to handle needs of users and staff
- Teen space
- Children's area with program/storytime room and children's computers
- Local history room
- Space for library administration
- Coffee/food vending area
- New and increased number of public computers
- Children's outdoor courtyard



Capital Projects Commission Proposal

Walhalla – This 34-year old facility (occupied 1979) will be completely renovated. Renovation and reconfiguration of existing 22,500 square foot facility will include:

- New checkout stations for staff and users
- Rework existing meeting room to produce a multipurpose, reconfigurable meeting space for 50 people with kitchen and restrooms openly accessible to meeting room
- Partnering spaces
- New roof
- Signage, including an external sign listing events
- Renovated restrooms
- Replacement of existing doors with handicap-accessible doors
- Renovation of exterior
- New ceiling tiles in suspended ceilings
- Replacement of existing public computers and installation of additional ones
- New conference rooms
- Installation of an elevator to allow accessibility from basement to main floor to mezzanine (elevator in middle of floor where stairwell to mezzanine is located)
- Replacement of recessed lighting fixtures in ceiling
- Winterization of basement with new heat pumps and lighting
- Redesign of back dock area
- Interior surface areas updated; new wall coverings and re-sprayed ceilings
- Rewiring of building to accommodate needs of users for outlets to recharge portable devices
- Enlarged parking lot, which requires land acquisition (eminent domain of one-acre lot across side street from existing parking lot)



Capital Projects Commission Proposal

Westminster – This 34-year old facility (dedicated in 1979) will be enlarged by 3,250 square feet and completely renovated, resulting in a building with 8,300 square feet.

Features:

- New checkout stations for staff and users
- Second exit installed in the existing meeting room
- Partnering spaces: a new small meeting room and three tutoring and study rooms
- New roof
- Signage, including an external sign listing events
- Renovated restrooms
- New staff restroom
- Replacement of existing doors with handicap-accessible doors
- Renovation of exterior
- New ceiling tiles in suspended ceilings
- New carpet
- Replacement of existing public computers and installation of additional ones
- Interior surface areas updated: new wall coverings and re-sprayed ceilings
- Rewiring of building to accommodate needs of users for outlets to recharge portable devices
- Repaved and expanded parking lot
- New reading patio
- New staff break-room
- New loading dock



Capital Projects Commission Proposal

Proposed Budget for OCPL Enhancement Project

(Conceptual budgets for Salem, Seneca and South follow.)

Westminster Library addition and renovation	\$ 1,300,000
Walhalla Library renovation	\$ 1,000,000
Salem Library construction and furnishing	\$ 1,924,280
South Branch Library construction and furnishing	\$ 1,924,280
Seneca Library construction and furnishing	\$ 9,000,000
Land acquisition for South Branch	\$ 150,000
Land acquisition for Salem Branch	\$ 110,000
Land acquisition for Walhalla parking lot expansion	\$ 40,000
Total:	\$15,448,560



Capital Projects Commission Proposal

7,000 SF Conceptual Budget for Salem Library -McMillan Pardan Smith Architecture

A.	Estimated Construction Cost 7,000 GSF @ \$200 Per Square Foot	\$1,400,000
B.	Sitework 7,000 GSF @ \$10 Per Square Foot	70,000
C.	Design & Construction Contingency 5.00% of A	70,000
D.	Total Estimated Construction Costs (A-C)	\$1,540,000
E.	Fixtures, Furnishings & Equipment (FF&E) Allowance - 7,000 GSF \$23 Per Sq Ft	\$ 161,000
F.	Library Equipment Allowance	\$ 40,000
G.	Proposed Professional Compensation (Lump Sum Fee)	\$ 149,300
H.	Proposed Administrative Costs	\$ 33,980
I.	Estimated Total Project Budget	\$1,924,280

7,000 SF Conceptual Budget for South Branch Library -McMillan Pazden Smith Architecture

A.	Estimated Construction Cost 7,000 GSF @ \$200 Per Square Foot	\$1,400,000
B.	Sitework 7,000 GSF @ \$10 Per Square Foot	\$ 70,000
C.	Design & Construction Contingency 5.00% of A	\$ 70,000
D.	Total Estimated Construction Costs (A-C)	\$1,540,000
E.	Fixtures, Furnishings & Equipment (FF&E) Allowance - 7,000 GSF \$23 Per Sq Ft	\$ 161,000
F.	Library Equipment Allowance	\$ 40,000
G.	Proposed Professional Compensation (Lump Sum Fee)	\$ 149,300
H.	Proposed Administrative Costs	\$ 33,980
I.	Estimated Total Project Budget	\$1,924,280



Capital Projects Commission Proposal

32,000 SF Conceptual Budget for Seneca Library -McMillan Pazden Smith Architecture

A.	Estimated Construction Cost 32,000 GSF @ \$200 Per Square Foot	\$6,400,000
B.	Sitework 32,000 GSF @ \$10 Per Square Foot	\$ 320,000
C.	Design & Construction Contingency 10.00% of A	\$ 640,000
D.	Total Estimated Construction Costs (A-C)	\$7,360,000
E.	Fixtures, Furnishings & Equipment (FF&E) Allowance – 32,000 GSF \$25 Per Sq Ft	\$ 800,000
F.	Library Equipment Allowance	\$ 40,000
G.	Proposed Professional Compensation (Lump Sum Fee)	\$ 680,800
H.	Proposed Administrative Costs	\$ 50,800
I.	Estimated Total Project Budget	\$8,930,000
	Additional funds for Library equipment Added by staff	\$ 70,000
	Estimated total:	\$9,000,000



Capital Projects Commission Proposal

New capital projects will help OCPL almost meet or exceed SC *Essential* standards for two critical areas, enabling OCPL to meet growing demands for information in all formats.

	Current	After Construction	Essential Standard	Percent of Essential Standard
Square footage	38,150	73,375	92,841	79%
Computers	33	74 +	74	100%

Please note that the Staff standard cannot be addressed in the Capital Projects funding. However, all construction will take into account the status of current staff with use of self-checkout stations, visibility of library space (ability to see throughout the space from one or two locations), security cameras. Our professional staff will focus their efforts on training and educating patrons, not routine tasks better done by part-time assistants or technology.

The OCPL system is a vital county resource and needs urgent support. Oconee residents deserve an up-to-date library system that enriches quality of life and offers tools to boost economic growth for all.

Submitted by OCPL Director Philip Cheney and Board of Trustees of Oconee County Public Library system

- R. Danny Day, chair, Seneca
- P. Ellis Hughes, vice-chair, Mountain Rest
- Bill Caster, Townville
- Rebecca Hetherington, Seneca
- Holly McPheeters, Fair Play
- Maria Jacobson, Long Creek
- Alisa Suddeth, Walhalla
- Priscilla Taylor, Townville



For 29 years, Oconee libraries have had no investment from the county. Think about it: 29 years.

Think about the changes we've seen in our county. The increase in population and a change in the needs of the new and the native. New housing, new industries, the influx of tourists and related businesses. The list of changes is long.

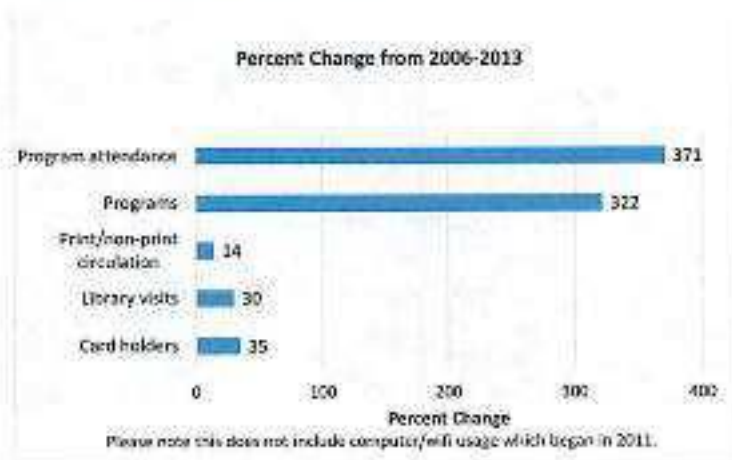
And, it's the same with our libraries ... The change in how people learn and read ... from paperbacks to Kindles, 8-track tapes to CDs and podcasts, in groups of seniors talking books or teens in school project teams.

The change in how we use computers: shopping, sharing, seeking jobs, signing up for government programs from unemployment to Social Security and health care. GEDs are only online now, both the training and the test.

Lifelong learning is no longer a privilege for those with leisure time — it is a requirement for people who want better jobs and lives.

***The urgent needs of our popular libraries,
vital to economic health
and quality of life for all,
are met by this project***

OCPL Usage Continues to Grow



Despite the lack of county investment, OCPL has continued to grow and serve our citizens.

Look at the growth in numbers of programs and attendance. The library is not just books anymore. It is a community center.

And, our area is not ready to move to e-books exclusively. That 14% growth represents 380,000 items circulated.

Right now, 60% of Oconee residents have a library card. And, we expect that to increase with new facilities and services.

OCPL: Libraries = Community Centers



Our meeting rooms and other spaces are consistently booked for student projects, community meetings, organizational events, library programs, special events

2013 – 485 programs with 12,580 participants

OCPL: Traditional Media Grows, Too



- Many patrons still demand traditional book format and activities
- 379,264 items circulated last year – up 14%

OCPL: Offers Internet Accessibility



- Latest computer equipment for public
- High-speed Internet access and wifi
- Digital literacy training: "How to use" plus "what to trust"!
- Up-to-date collections in all formats

Oconee's broadband project will make this service even stronger.

Being online is not a luxury these days, it's a necessity. Whether socializing on Facebook, sharing photos of grandkids or ... signing up for any government program whether it's Social Security, Medicare or healthcare ... it's all online these days.

OCPL: Libraries Help Find Jobs

- Free computer and Internet access — and trained staff — to conduct job searches, complete online coursework, apply for government services, and learn new workforce skills
- Matching of jobseekers and employers for online applications and resumes
- One-on-one assistance for those researching new business opportunities



The use of technology continues to grow ... Access to computers and internet is essential for everyone.

You know, even here in Oconee, if you want to apply for a county job ... you have to do so online.

OCPL:

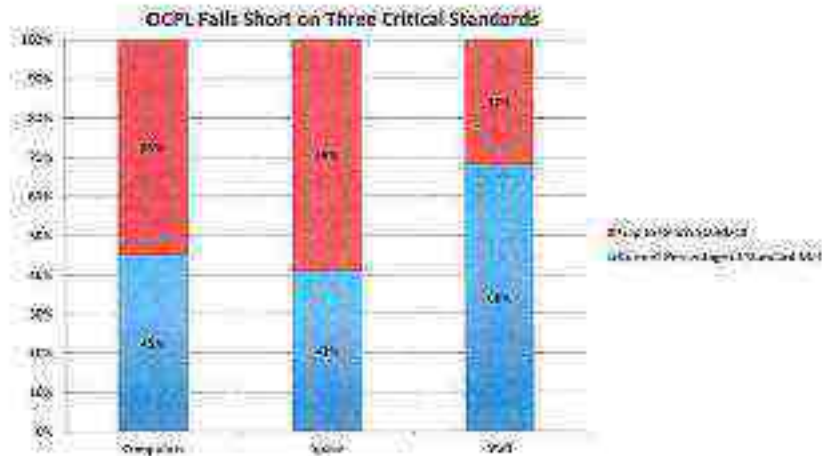
Library Branches Work Together

Each branch doesn't stand alone. Whether it's the bookmobile or Walhalla HQ, each works seamlessly with the other branches



Libraries are vital to Oconee's economic health and quality of life for everyone ... but ...

Our Libraries Don't Meet SC's Essential Standards



... we are coming to a tipping point. We all know the Seneca branch is in crisis ... its space built in 1968 is not as large as the children's room in the newest Easley library! The recent news has been about Seneca, but there is more to our library crisis.

Currently, OCPL does not meet three essential standards for SC, defined by our state library system. Please note that these are not 'aspirational' standards – they are the standards to cover the basic needs of a county's citizens, based on its population.

Computers: The *Essential* recommendation is 74 (1 per 1,000 residents), with a *Target* of 222 (3 per 1,000 residents). Oconee County currently has only 33 computers for our 74,273 residents to share. We have only 45% of basic need.

Space: The *Essential* recommendation is 92,841 square foot, based on 1.25 square feet per capita. Oconee County currently has a total of 38,150 square feet. That's only 41% of the recommended space.

Staff: The *Essential* recommendation is 37 (.5/1,000 residents) with a *Target* of 58 (.75/1,000 residents). Oconee County currently has the equivalent of 25 full time staff members to serve our people. That's only 68% of Oconee's need.

Oconee Is Years Behind ...

- 1985 -- Addition to Seneca Library
- 1981 -- Salem Library
- 1979 -- Westminster and Walhalla branches
- 1968 -- Seneca Library

... 29 years since last investment ... detracting from Oconee's attractiveness to new businesses and investment

I mentioned earlier, our last investment in facilities was in Seneca in 1985 ...

Walhalla and Westminster are woefully underfunded, too ... Remember, they were opened 34 years ago!

And little Salem is just that: little, Only 1,025 sq ft. ... and limited by being part of Salem's town hall.

To emphasize how old all these facilities are ... none are handicapped accessible. If you are in a wheelchair, you can't get in the door, much less get to the books.

Training and Meetings Need Space



- Computer training rooms are needed to provide skilled workers for Oconee businesses
- Activities such as children's programs, teen project teams, adult events require meeting rooms of all sizes ...which we don't have!

Also, we need training rooms for group computer learning.

If an Oconee company or County department need 20 computer-trained workers, we want to be able to provide that training.

We need a variety of meeting spaces from tutoring rooms to small group meetings to a large auditorium for library programs and community meetings.

Libraries' Economic Help:
**Provide Marketing Tool for New
Businesses/Residents**

Libraries show Oconee's commitment to lifelong
learning and self-education

Libraries reflect the health of a community. They are the visible commitment our community has to the quality of our citizens' lives. Businesses looking to re-locate look at the quality of schools and libraries ... where their employees can continue to learn and grow.

Libraries Strengthen Economies ...

**... To compete today, we all must be
smarter, flexible and well-informed**

Our Neighbors Invest in Future



Anderson



Pickens



Belton



Greenwood



Greenville



Fowdersville



Abbeville

Our Upstate neighbors know that and have invested in libraries. You don't have to go far. Take a trip to Easley's Hampton branch just off 123. Or Pendleton's.

They all know that demands for information, whatever the format, are diverse and growing ... and meeting those demands is necessary to compete in today's economic environment.

It's time Oconee invests, too. Our citizens deserve it.

Our Libraries Need Support

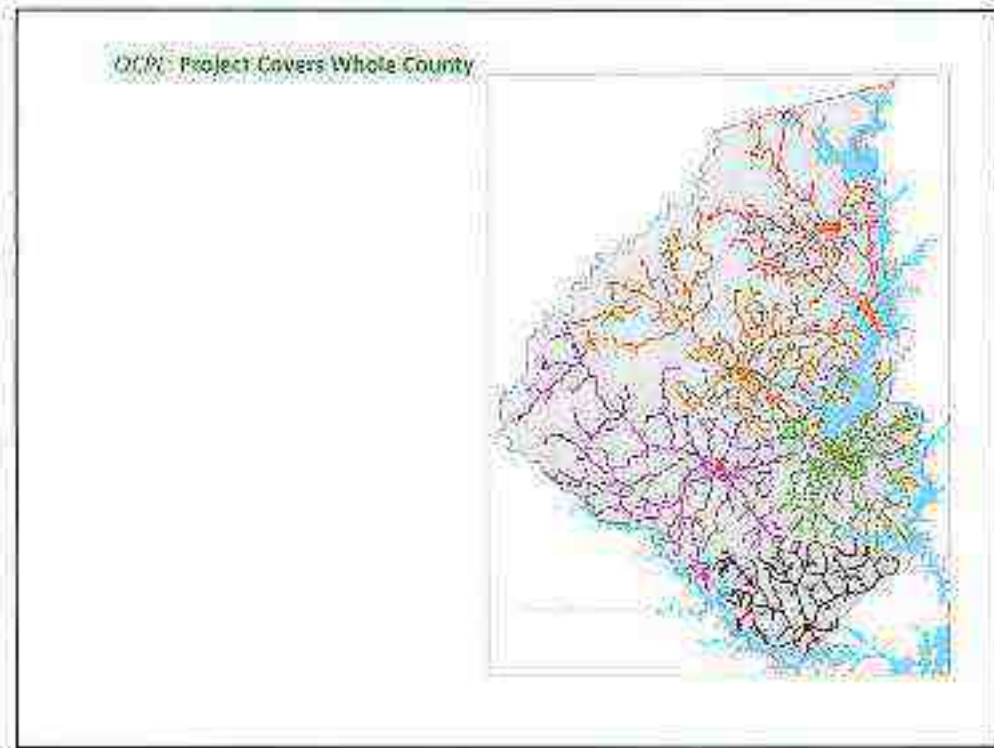
- For past 13 years, OCPL community – patrons, staff, friends, boards -- engaged in studies, surveys, design work, meetings, discussions
- All show need for more support for space and technology advances

OCPL: Project Covers Whole County

- **Fair Play Library construction and furnishing**
- **Salem Library construction and furnishing**
- **Seneca Library construction and furnishing**
- **Westminster Library addition and renovation**
- **Walhalla Library renovation**

The scope of our project would affect every area, every person in the county. Sixty % of the county has library cards NOW. Think how many people would come into new and accessible buildings. Implementation of this project would positively and dramatically affect all our communities.

Fair Play and Salem, two of the growing, most populated outlying communities, would have two new facilities. Of course, Seneca would be brought up to a standard that reflects the growth and needs of that community. Long-needed renovations in Walhalla and Westminster would enhance services for those patrons. Our bookmobile could better serve the far-flung rural areas.



This is a plan to move OCPL to a more effective and efficient system. It is not an over-the-top request. The amount reflects the LACK of support for the past 29 years. We are playing catch-up.

In fact, as you'll see in your Addendum, even with this plan, we still do not meet the basic standard for space per person.

OCPL's project is THE project under your consideration that will have the most countywide impact. Right now, there are 44,640 card-holders -- who made 308,260 visits to our branches in 2013. 50% of the county's people. With more efficient, spacious facilities, that number will increase.

The urgent needs of Oconee's popular libraries, vital to our county's economic health and quality of life for all, are met by this project.



Walhalla Library

January 29, 2:00 p.m.

Learn how to keep your computer data safe. Join us at the Walhalla Library to learn about internet safety, cybercrime, and keeping your information safe and private on your computer. This session will be led by a representative of the Oconee County Sheriff's Department.



501 W. South Broad St.
Walhalla, SC 29691
864-638-4133

OCPL
OCONEE COUNTY PUBLIC LIBRARY



JOB TRAINING

CERTIFIED NURSING ASSISTANT

Greenville and the Tri Counties Area

Earn **State Board Certification**
in Nursing Assistance.

*In partnership with
Local Colleges & Health Care Institutes*

MANUFACTURING SKILLS

*Tri Counties Area
(Anderson, Pickens & Greener)*

Earn **Manufacturing Skills
Standards Certification (SCMC)**

*In partnership with
Tri County Technical College*

FOOD SERVICE

Greenville and the Tri Counties Area

Earn Nationally Recognized
**ServSafe Certification as
Food Handler**

*Paid work experience in partnership with
BJ-LO*

RETAIL TRAINING

Greenville and the Tri Counties Area

Earn **National Retail Federation
Certification in Customer Service**

*Paid work experience in partnership
with Goodwill stores*

All Goodwill training programs include Work Readiness

30 Hours of classroom training in...

- **Attitude, Dependability, & Motivation**
- **Career Development**
- **Job Search**
- **Resume Development**

**Information Sessions will be held at Walhalla Public
Library at 501 W South Broad St Walhalla**

1pm SHARP

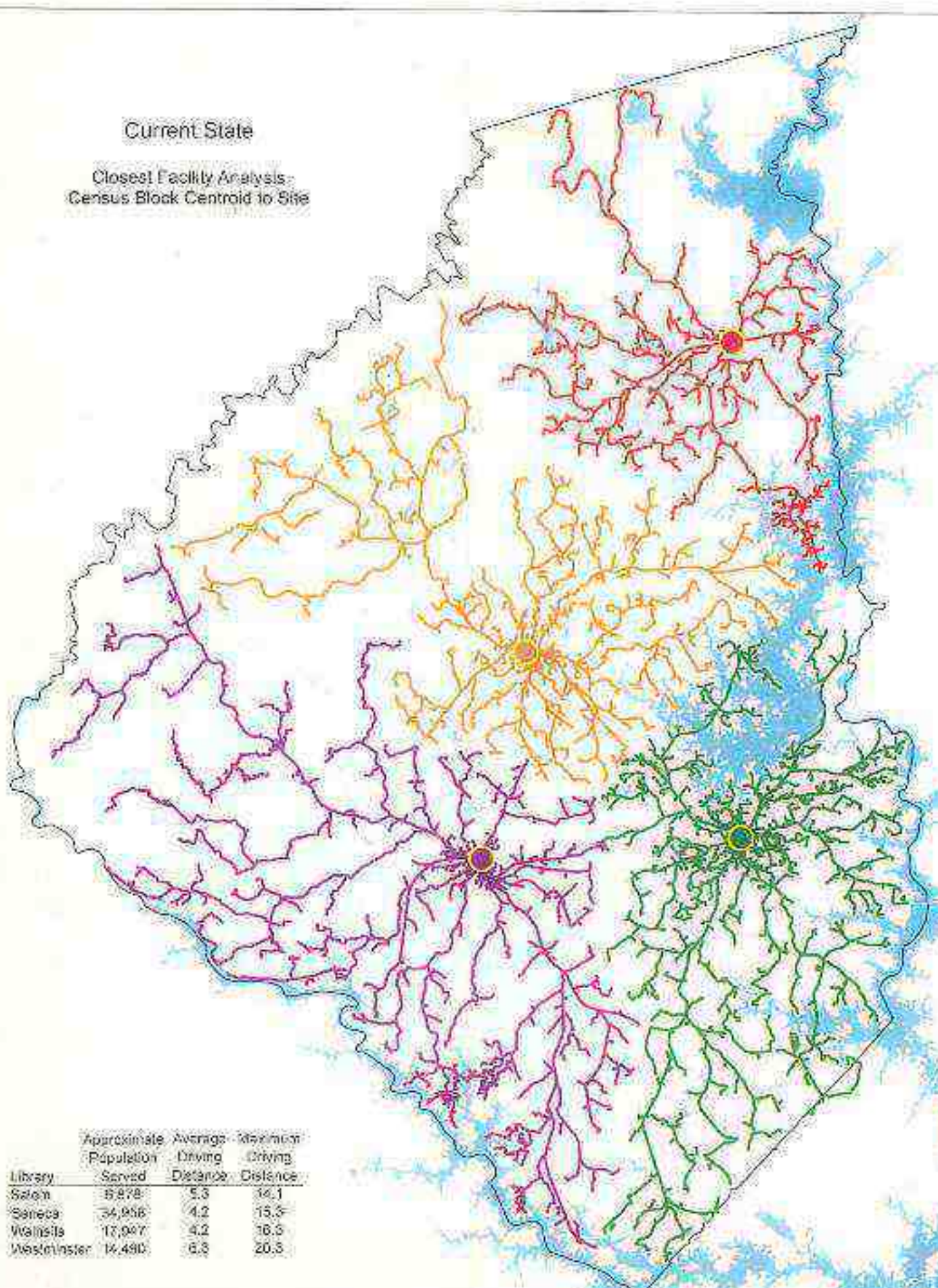
Wednesday, February 19th 2014

Mission

Goodwill Industries of Upstate / Midlands South Carolina helps people become independent through education and training leading to employment.

Current State

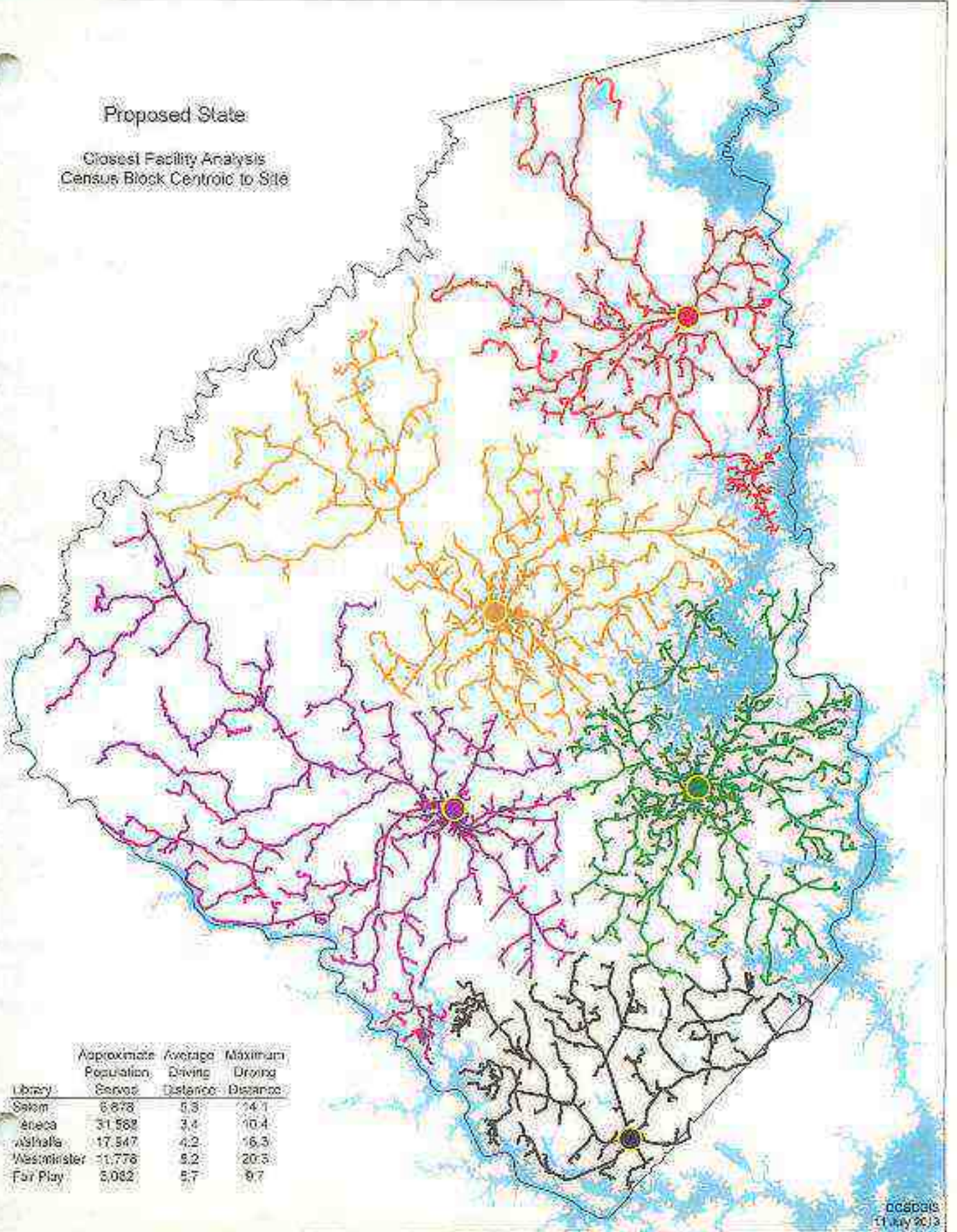
Closest Facility Analysis:
Census Block Centroid to Site



Library	Approximate Population Served	Average Driving Distance	Maximum Driving Distance
Salem	5,878	5.3	14.1
Seneca	34,956	4.2	13.3
Wainsits	17,087	4.2	16.3
Westminster	14,480	6.3	20.3

Proposed State

Closest Facility Analysis
Census Block Centroid to Site



December 11, 2013

How Americans Value Public Libraries in Their Communities

By Kathryn Zickuhr, Lee Rainie, Kristen Forcell and Maeva Bugger

Summary of Findings

Americans strongly value the role of public libraries in their communities, both for providing access to materials and resources and for promoting literacy and improving the overall quality of life. Most Americans say they have only had positive experiences at public libraries, and value a range of library resources and services.

The importance of public libraries to their communities

Some 90% of Americans ages 16 and older said that the closing of their local public library would have an impact on their community, with 63% saying it would have a "major" impact. Asked about the personal impact of a public library closing, two-thirds (67%) of Americans said it would affect them and their families, including 29% who said it would have a major impact.

Moreover, the vast majority of Americans ages 16 and older say that public libraries play an important role in their communities:

- 95% of Americans ages 16 and older agree that the materials and resources available at public libraries play an important role in giving everyone a chance to succeed;
- 95% say that public libraries are important because they promote literacy and a love of reading;
- 94% say that having a public library improves the quality of life in a community;

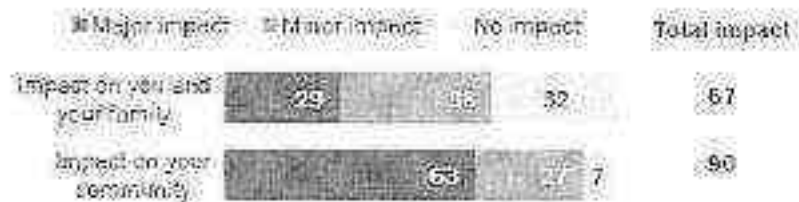
- 81% say that public libraries provide many services people would have a hard time finding elsewhere.

Meanwhile, while most Americans feel that libraries have done a good job embracing new technology, they are split on whether public libraries are as essential as they were in the past for finding information:

- Just 34% of Americans ages 16 and older say that public libraries have not done a good job keeping up with new technologies, while 55% disagree.
- 52% of Americans say that people do not need public libraries as much as they used to because they can find most information on their own, while 46% disagreed.

If your local public library closed, what impact would that have on you and your family? On your community as a whole?

Among all Americans ages 16+



Source: Pew Research Center's Library Survey, Survey of 5,524 Americans ages 16 and older conducted July 16-September 25, 2015. The margin of error for the overall results is plus or minus 3.4 percentage points. The survey was conducted in English and Spanish and on landline and cell phones.

PEW RESEARCH CENTER

Though many library services are seen as important, there are varying levels of enthusiasm for different services

Some 91% of Americans say they have had some exposure to libraries in the past, and we asked these respondents a series of questions about the importance of various library services to them and their families.

Americans strongly value library services such as access to books and media; having a quiet, safe place to spend time, read, or study; and having librarians to help people find information. Other services, such as assistance finding and applying for jobs, are more important to particular groups, including those with lower levels of education or household income.

Women, African-Americans and Hispanics, adults who live in lower-income households, and adults with lower levels of educational attainment are more likely than other groups to declare all the library services we asked about "very important." Adults ages 30-64 are also more likely than younger or older respondents to say many of the services are "very important," as are parents with minor children.

Libraries are also particularly valued by those who are unemployed, retired, or searching for a job, as well as those living with a disability and internet users who lack home internet access:

- 56% of internet users without home access say public libraries' basic technological resources (such as computers, internet, and printers) are "very important" to them and their family, compared with 33% of all respondents.
- 49% of unemployed and retired respondents say they librarian assistance in finding information to be "very important," compared with 41% of employed respondents.
- 47% of job seekers say help finding or applying for a job is "very important" to them and their families.
- 40% of those living with a disability say help applying for government services is "very important," compared with 27% of those without a disability.

Most Americans know where their local library is, but many are unfamiliar with all the services they offer.

Libraries are well known in their communities and they are usually easy to get to and relatively easy to navigate. Asked about their ability to access public libraries and public library websites:

How important are these library services to you and your family?

Among Americans ages 18+ who have ever used a public library or had a household member use a public library, the percentage who say these services are...

	Very Important	Somewhat Important	Net
Books and media	56	27	80
Librarian assistance	44	32	76
Having a quiet, safe place	51	24	79
Research resources	47	25	72
Programs for youth	45	24	69
Internet, computers, printers	33	25	58
Programs for adults	28	30	58
Help applying for govt services	43	24	63
Help finding, applying for job	30	21	51

Source: Pew Research Center's Library Use Survey of U.S. 18+ Americans ages 18 and older, conducted Jan. 18-September 30, 2012. The margin of error for the overall sample is plus/minus 4.4 percentage points. The survey was conducted in English and Spanish, and qualitative and/or other surveys.

PEW RESEARCH CENTER

- 91% of Americans say they know where the closest public library is to where they currently live; among these respondents, most said the closest public library is five miles or less away from their home.
- 93% of Americans say that it would be easy to visit a public library in person if they wanted to, with 62% saying it would be “very easy.”
- Similarly, 82% of Americans overall say it would be easy to use their local public library’s website, with 47% saying it would be “very easy.”
- 91% of Americans who have ever used a public library say it is not difficult to find what they’re looking for, including 35% who say it is “very easy.”

How well-informed do you feel about the different services your public library offers?

Do you feel like you know ...



Based on Americans ages 16+ who have ever used a public library (N=2,951)

PEW RESEARCH CENTER

Despite the fact that libraries are easily available to most, there are large numbers of Americans who say they are not sure about all the services libraries offer. Echoing the findings of our 2012 survey, 23% of those who have ever used a public library said they feel like they know all or most of the service and programs their library offers, while a plurality (47%) said that they know some of what it offers. About one in five (20%) say they don’t know very much about what is offered, and 10% say they know “nothing at all.”

54% of Americans have used a public library in the past 12 months, and 72% live in a “library household”

Over half (54%) of Americans ages 16 and older have used a public library in some way in the past 12 months, whether by visiting in person or using a public library website:

- 81% of Americans ages 16 and older have visited a public library or bookmobile at one point or another in their lives; 48% of Americans have done so in the past 12 months, down from 53% in 2012.
- 44% of those ages 16 and older have visited a public library website; 30% of Americans have done so in the past 12 months, up from 25% in 2012.

Additionally, among parents with minor children living at home, 70% say that a child in the house has visited a public library or bookmobile in the past 12 months.

Taken together, this means that 72% of all Americans ages 16 and older have either used a public library in the past 12 months or live in a household where another family member or a child is an active recent user of the library.

Most Americans who have ever used a public library have had positive experiences

Among all Americans who have ever used a public library:

- 94% said that based on their own experiences, they would say that "public libraries are welcoming, friendly place."
 - 91% said that they personally have never had a negative experience using a public library, either in person or online.
 - 67% said that the public library nearest to where they live could be described as a "nice, pleasant space to be"; another 22% say it's an "okay space, but could use some improvements."
-

1. This includes the 86% of Americans ages 16 and older who have ever visited a library or used a library website, and the 54% of Americans who say other members of their household are library users.



A New Library for Seneca



**Oconee County Public Library
South Carolina**

Providence Associates LLC

July 12, 2012



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A NEW LIBRARY FOR SENECA

Oconee County Library Mission Statement

The Oconee County Public Library System connects our diverse communities with information resources that enrich, enlighten, and entertain.

INTRODUCTION

Providence Associates, national library planning consultants with associates in South Carolina, was engaged early in 2012 in a study to evaluate proposed sites for a new Seneca Library of the Oconee County Library System. The study also included a review of previous space allocations for a new library building which incorporated library headquarters operations and an update of the earlier building program.

A new Seneca Library has been under discussion and consideration for more than twelve years with a building program completed in (2002) by Providence Associates. There have been several studies and reports regarding a new Seneca Library prepared since 2002. These include the following:

- April 2002 – *A Building Program for the Renovation and Expansion of the Seneca Library, Oconee County Library System* with 20,505 square feet for a projected twenty years.
- April, 2006 – *OCPL – Seneca Library Feasibility Study* by Trehel Corporation and McMillan Smith & Partners.
- 2009 - *OCONEE COUNTY PUBLIC LIBRARY; SCHEMATIC PRESENTATION; New Location for Seneca, South Carolina* by McMillan Smith & Partners.
- Space allocation revisions dated April 4, 2006 with 33,099 square feet and December 19, 2009 with 33,033 square feet.

On April 3, 2010 an application was approved for submittal of a USDA funds to build a new Seneca Library to be constructed on property donated by the Oconee School District. The site is located adjacent to new Blue Ridge Elementary School. The application was for funds to finance the construction of a building at a cost of \$9.1 million. Funding for the proposed building would have been a combination loan and grant made possible through \$100 million of federal stimulus money earmarked by the U.S. Department of Agriculture specifically for library construction.

To finance the building, library officials would request a \$6.1 million USDA General Obligation Bond for 40 years with fixed 4-percent interest rate. The loan would be matched with a \$2.5 million USDA library grant made available through American Recovery and Reinvestment Act funding. As part of the proposal, OCPL would commit to raise the \$500,000 balance through private donations and/or other grants to complete the balance of the \$9.1 million project.

On October 1, 2010, the Library received notification that the application had not been funded.

CURRENT STATUS OF THE SENECA LIBRARY PROJECT 2012

The Oconee County Library Board engaged Providence Associates realizing that action was necessary to move forward with the design and construction of a new Seneca Library. The urgency was recognized by the Board and staff and stated in published news releases regarding this next step in the Board's planning.

"While many counties in South Carolina, including the two neighboring counties of Anderson and Pickens, have built new library facilities in the last 15 years, the last new libraries in Oconee County were built over thirty years ago and the original portion of the Seneca Library opened in July of 1968, 44 years ago..."

"The main issue has always been capital funding with location a close second. Despite its less-than-prime location, hidden away across the (railroad) tracks from downtown, there is support from some in the community to keep the Seneca Branch Library exactly where it has been for the past 44 years. An alternative location, one and half miles away, was provided by the School District of Oconee County. Preliminary plans for this four-acre site, adjacent to the new Blue Ridge Elementary School on Oak Street, were drawn up in the last two years, but funding for this two-story facility did not materialize. There is also talk of building in downtown Seneca to take advantage of tax credits, but a site has not yet been identified."

In recent years, a new Seneca Library proposal has called for moving the Oconee County Public Library headquarters operations to a new Seneca Library. This is due to the fact that the current Walhalla Library building and site do not allow expansion. The Library Board feels it may be necessary to incorporate system headquarters spaces in the new Seneca Library.

A NEW SENECA LIBRARY FOR THE 21ST CENTURY

This report, "A New Library for Seneca," is based on input from surveys, community meetings, individual interviews with community leaders, and analysis of recent library use data along with proven 21st century public library best practices and trends.

A new Seneca Library of 27,627 square feet or 29,712 square feet if the headquarters operations are moved to Seneca is recommended. Depending on how one calculates the population to be served by the Seneca Library, the square footage comes close to meeting the newly released 2012 Standards for South Carolina Public Libraries which calls for a target building size of 1.25 square feet per capita. (It must be remembered that additional square footage must be added if the headquarters operations, now at the Walhalla Library, are included in the design of the new Seneca building.)

The square footage identified for a new library is less than that identified in previous studies. This is due to 21st century public libraries moving to smaller print on paper collections resulting from a growing increase in popularity, demand and usage of downloadable digital formats for books, music and video.

These changes reduce the amount of space required to shelve books and media. Given this major change and burgeoning expansion of digital publishing in all formats, the development of smaller and more robust technology devices and the growth of self-service technologies, the size of the new library is projected to serve the community for the next twenty to twenty-five years.

The new library building will be designed to accommodate future expansion on the site should this be necessary. The library will require some additional staff hours in order to support the services provided and maintain the same operating hours in a larger facility.

The branch library will be a bright, active and welcoming facility. Self-service including check-out and return of materials will be available. The new space will have designated "zoned" area for children ages 0 through 12 including a story hour/activity space for up to 30 children with adults, and a teen area each providing computers will be dedicated to the use by these groups.

There will be a "popular library" consisting of new titles and topic displays of books and media for adults along with lounge seating for reading magazines and newspapers. A computer area for adults and table/carrel seating will be provided to accommodate tutoring and other types of study needs. With the increased popularity of electronic books and media, there will be less space needed for books and hard copy formats requiring less shelving. There will be a much smaller print reference collection due to access via to a variety of online information databases to which the library provides access. There will be a multipurpose room with kitchenette. Staff will have appropriate and adequate work space. Highly visible customer service kiosks will replace the larger traditional service desks providing a more personal service experience for customers.

Study Process

The processes used to gather information, gain community input, and measure library use and future space needs for a new Seneca Library included the following:

- Meetings with the public, community leaders, and library staff
- Review of previously prepared studies and plans
- Evaluation of library use statistics
- Review of community growth projections for the next twenty years
- Re-evaluation of identified areas and space allocations for a new library
- Conduct a survey of citizens' preferred location for a new Seneca Library with the survey distributed and provided online to the public on the library website. In addition, copies of the survey were distributed at the library and at the 2012 Outdoor Expo.

SENECA COMMUNITY MEETINGS AND INTERVIEWS

The interviews and community meetings conducted in Seneca were very informative as the consultant became familiar with each of the sites included in the evaluation process.

The overwhelming consensus was that Seneca needs a new library. Comments regarding the present Seneca Library and the need for a new library included the following:

- "It is an embarrassment."
- "It is long overdue."
- "We needed it yesterday."
- "A new library is critical for the young people of our community."
- "If Oconee County is to continue to attract and retain new industry, it must provide a library that can help re-train workers with new skills."

No one questioned the need for a new Seneca Library. Many of those interviewed offered to help in any way possible to get a new library building project underway. The only questions about construction of a new Seneca Library came from local governmental leaders who questioned how it would be financed.

SENECA GROWTH PROJECTIONS

Seneca's growth continues to be significant as is that of Oconee County. This is due to the proximity to Clemson University, the natural beauty of the area, the outdoor recreational amenities located in the foothills of the Blue Ridge Mountains, and the designation of the area by several national rating services as one of the best places to retire in the United States.

According to local planners, the Seneca Library service area is defined by Census Tracts – 306.01, 307.01, 307.2 and 308. The 2010 U. S. Census reported a total population of 21,476 for the four census tracts. This represents a 16.6% increase in Seneca's population since the 2000 Census where the total population was 18,960. The estimated population for the 2011 population is 22,110 indicating continued growth. The consultants are aware that other area residents including some from Clemson and Pickens County may also use the Seneca library on occasion. Reciprocal borrowing privileges are extended to these out of county residents. With the movement of the population between communities in the area, the use of the Seneca Library has the potential to serve more of the Oconee County population residing outside the four census tracts.

The median age for the combined census tracts is 43.8 years. This is significantly higher than the reported 2010 U.S. median age of 37.2 years (<http://www.census.gov/prod/cen2010/briefs/c2010br-03.pdf>) and the 2010 South Carolina median age of 37.9 years, reflecting the increasing number of retirees residing and relocating to the area. The following chart illustrates the percentage breakdown by age categories. See Chart 1 on the next page.

CHART 1



Racially 79% of the population is White, 19% Black and 4.2% of the total population is of Hispanic origin. Seneca households numbered 9,098 in 2010. The 2010 median household income for Seneca was \$36,683 which is lower than the state average of \$41,769. Of the total households 27.2% (2,475) included children under the age of 18; 32.5% (2,949) of households consisted of 1-person and 35.2% (3,212) of households were comprised of 3 or more persons.

CURRENT LIBRARY USAGE DATA

Based on information provided to the consultants by the Oconee County Library system, the Seneca Library has a total of 17,643 registered borrowers. This represents approximately 80% of the 2011 service area population cited above and is a strong indicator of library usage.

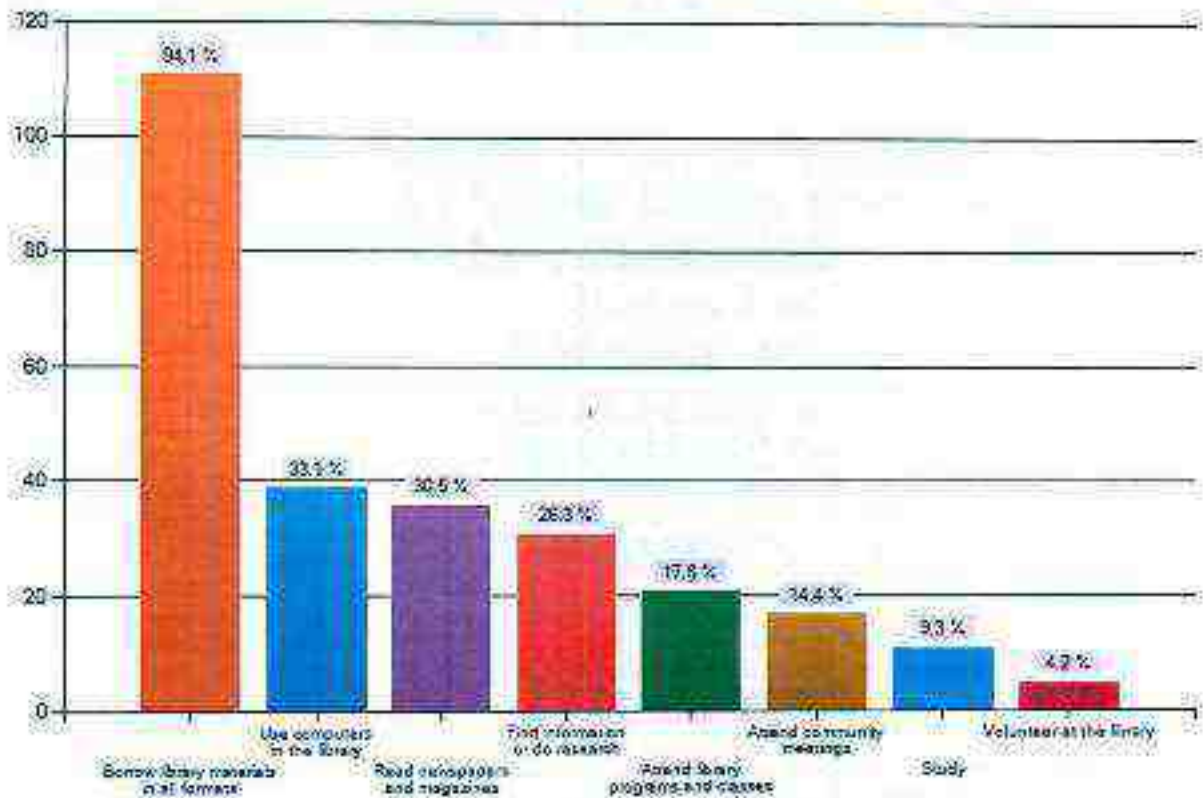
As of the end of FY 2011, the Seneca Library owned a total of 55,431 circulating items, not including non-circulating items or periodicals). Of all circulating items owned 61% are adult materials, 10% are Teen materials and the remaining 29% are Children's. FY 2011 circulation of library materials numbered 134,532, an increase of just over 6% from FY 2009. Of the FY 2011 total circulation 62.5% were adult materials, 6.5% were Teen materials and 31% were children's materials.

The average turnover rate for all circulating materials was 2.7. The turnover rate reflects the average number of times a circulating item is checked out in a year. Those turnover rates vary by type and format of item. For example, media formats tend to have the highest turnover rates. The Seneca Library's DVDs for adults had a turnover rate of almost 12 while Children's DVDs had a turnover rate of 9. New adult fiction had a turnover rate of 5.5 while older fiction has a turnover rate of 1.8. Children's print materials with the highest turnover rates were Easy Readers and Graphic novels at 3.6 and 3.4 respectively. These sample turnover rates for the Seneca Library are reflective of what the consultants see across the country in 21st century public library systems large and small.

A survey for the Seneca community was made available for completion online and at the Seneca Library between May 5 and 17, 2012. A total of 129 surveys were completed, 75 online and 54 on paper. Survey responses showed that the primary use of the library by 94% of the respondents was borrowing library materials. One-third of respondents used the library's computers and almost the same percentage read newspapers and magazines at the library. One-quarter of respondents engaged in finding information at the library and 18% attended library programs and classes. See Chart 2.

CHART 2

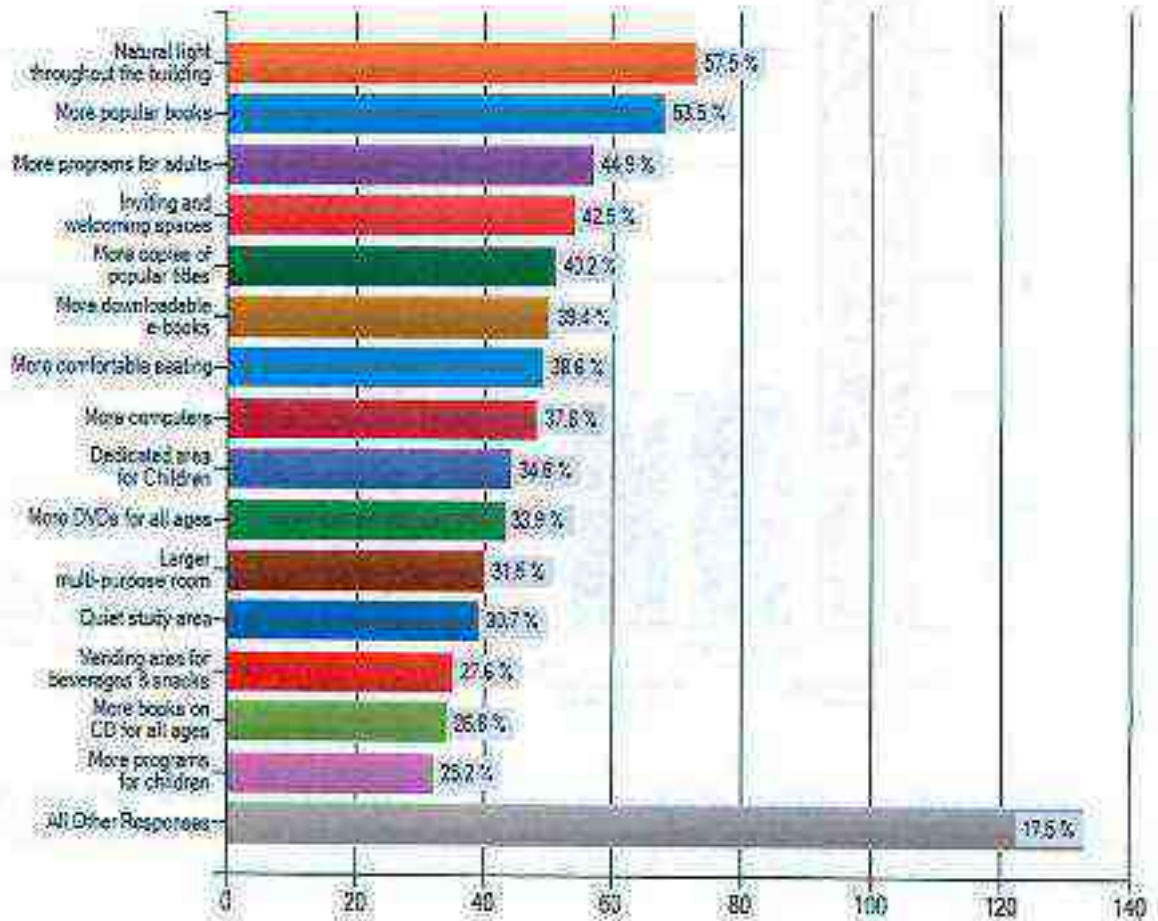
What services do you use at the Seneca Library? Check all that apply.



The survey asked respondents to indicate what additions and enhancements they would like to see in a new larger Seneca Library building. The number one response was more natural light throughout the building immediately followed by more popular materials. See Chart 3.

CHART 3

What services and other elements would you like to see expanded or added in the new Seneca Library? Check all that apply.



PUBLIC LIBRARY SITE EVALUATION CRITERIA

It is critical to approach the site selection process for a new public library with care. The ultimate success of any new library facility, with success measured in terms of usage of library services, will be determined to a large degree by where it is located. Public libraries are similar to other institutions which need to be easily accessible to be used and effective. Where they are located is of prime importance.

As a successful private developer would say, the three most important ingredients of any project are location, location, and location. A bank that is poorly located will not prosper, nor a food store or an apparel shop. The same is true for a public library. Acquiring anything less than a good site will prove a false economy in terms of the life-cycle costs of the library. The community's use of this important community resource will be significantly compromised by less than a good site.

Criteria for Assessment

The criteria listed below should be taken into account as each possible site is evaluated. PROVIDENCE Associates Inc has developed these criteria based upon experience and observation.

Site Capacity, Now and Future - The site should be large enough to provide a sufficient square or rectangular library footprint, the required parking for users, staff, and volunteers, future expansion, and the necessary allowances for setbacks, zoning requirements, and suitable landscaping. The resulting building should look like it belongs on the site, not forced on a plot of ground that is too small. If future expansion of the building is anticipated, then the site should be at least five times the initial BGSF (building gross square feet), or provide capability of adding additional floors.

Parking Potential, On-site and Off-Site - This is a companion to Site Capacity. However, in addition to the pure size of the site, are there or might there be in the foreseeable future, restrictions to having an adequate number of parking spaces.

Accessibility - The site should be easily accessible by automobile and public mass transit, and within walking distance of some potential users. However, pedestrian access will always be secondary. Adequate parking is a key element of automobile accessibility.

Visibility by Passers-By - A prominent location is required to attract the largest number of people to the library. A highly visible site, along a major street with easy accessibility is ideal. If the site involves other buildings, such as a joint-use complex, the library should be able to be oriented on a portion of the site with high visibility.

Development Cost - What will it cost to develop the site? These costs could make an otherwise desirable site less than it first appears to be. The issues to consider include:

- dollar value of the site, including the potential revenue loss if income producing property is replaced by a non-taxable structure
- Demolition costs of any existing facility(ies) on the site

- Relocation costs of any existing business or residential units currently on the site
- Unusual site development costs that may occur, such as from a site with underground utilities and/or water, a buried petroleum storage tank, etc.
- Cost of providing sufficient utility service to the site
- Extra construction costs that will occur due to such things as:
 - Poor soil conditions
 - Site limitations such as underground versus above grade parking
 - Site configuration resulting in a more expensive building solution
 - Excessive drainage and/or earthwork
- Construction of driveways and roads needed to fully access the site once the building is located on the site.

Building "Fit" into Fabric of Community, Now and Future - Will the library be a good neighbor? Is the neighborhood fully developed? If so, how will the library fit into the neighborhood? If there is development in the future, will it be compatible with the mission and goals of the library?

Views, Distant and Close – What does one see from the library site looking outward, across the street, and several blocks away? Conversely, what does the library site look like from across the street and from blocks away?

Legal Matters - The existence of easements or other restrictions can serve to minimize the buildable area of a site. A site owned by several persons and/or entities that could be difficult to acquire. Zoning restrictions can hamper development, including parking and/or entrance and egress to and from the site.

Physiography - The suitability of the soil, the topography of the site, and solar orientation are important considerations in construction and operational costs. Orientation considerations include the avoidance of west sun on the books, or the necessity of a north entrance that may offer little winter sunlight and exposure to the cold northern winds. Other factors to consider include these:

- Prevailing breeze
- Solar potential (passive and active)
- Sun angles
- Trees and landscaping.

While not included the above noted site criteria, the chosen site and the building design should provide a strong sense of safety and security for library users and staff.

Once the site selection criteria have been agreed upon, the next step in the process is to assign a point value to each of the above criteria. The sum total of the nine should be 100. Within each major factor, points can be assigned to the sub-factors. The sub-factor points should equal the sum of the major factor point total.

As an example, a library site study might conclude that Site capacity, followed by Accessibility, visibility by passers-by, and Building "fit" into fabric of community were the four most important factors, worth

20, 15, 11, and 12 points respectively. Within Site Capacity, the two most important sub-factors are Usable Site Area and Expansion Capacity, worth seven and five points in order. Therefore, if the usable site area of Site A were considered to be near perfect, it would receive a ranking of six or seven points. Conversely, if Site B was considered poor in this area the ranking might be zero, one, or two. Each factor and sub-factor should be given a point value. The site that receives the most points is determined to be the best site. If two or more sites were within eight to 10 points of each other, then cost effectiveness needs to be taken into consideration.

Each area within a county, municipality, or community where a new library may be considered may have a different ranking point system. The demographics, geographic size, and potential population of the area should be considered before assigning point values.

Tie-Breaking Factors

The land cost—purchase price criteria should be dealt with last, and should be in addition to the 100 points of the other criteria. The reason for this is that pure land cost should not be the first consideration inasmuch as the cost of the site will most likely be the least of the project costs for a new (or replacement) library facility.

PROVIDENCE cannot over-emphasize the importance of an objective site selection process. There is nothing, aside from the informational content within a library building that will have a greater impact upon the overall success of a library than where it is located. Since success of a library building is measured by usage, the more a building is used, the more cost effective it is. A good site will go a long way toward insuring the success of a library facility for use by the majority of the service residents.

SENECA LIBRARY SITES FOR CONSIDERATION

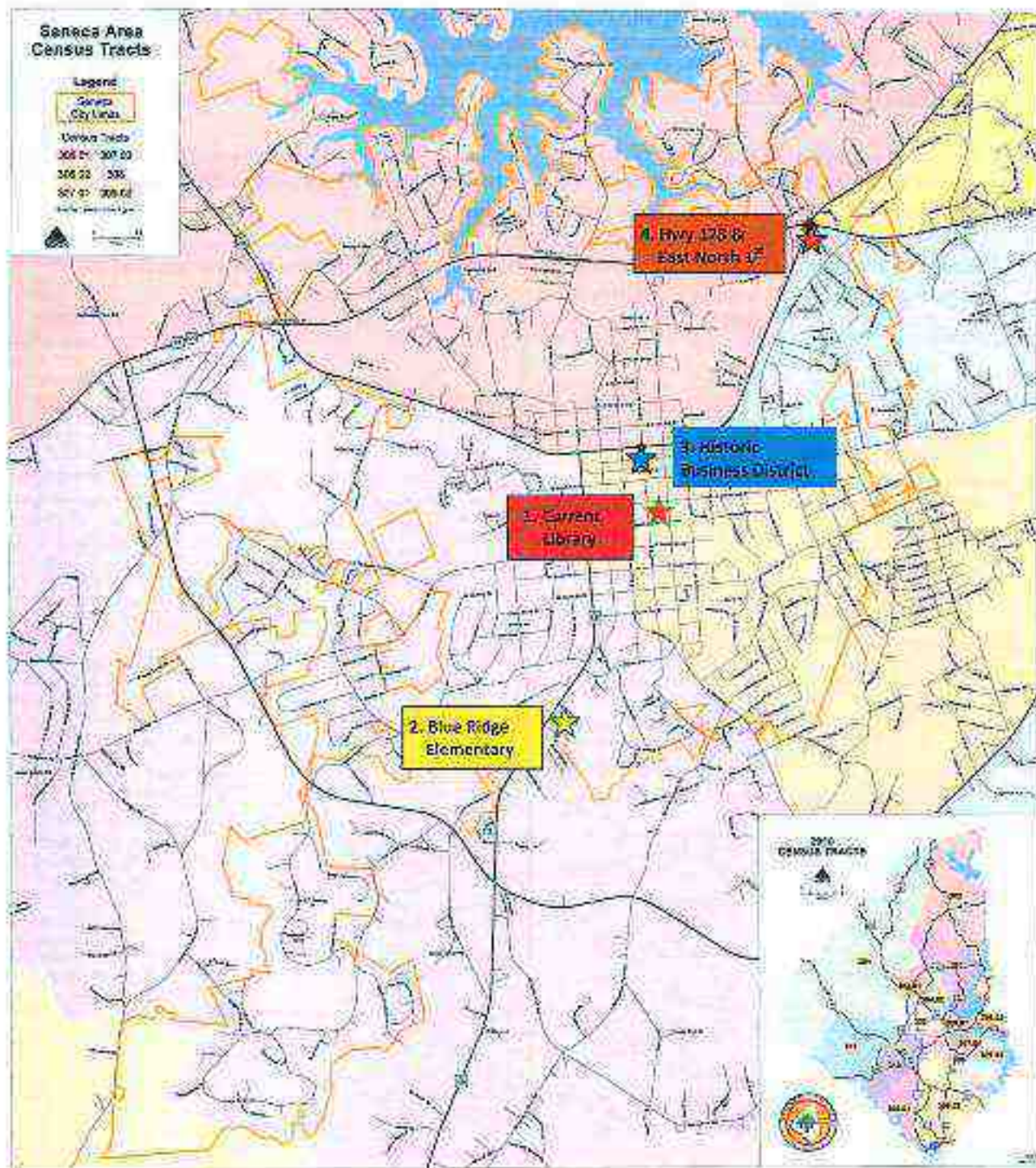
Providence Associates was asked to evaluate three sites for a new Seneca Library:

1. Current Location
2. Blue Ridge Elementary Site
3. Seneca Historic Business District

A fourth possible site was identified by the consultant during the study:

4. Site Near Highway 123 and East North 1st Street

Map of Seneca Showing the 4 Possible Library Locations:



SENECA SITE EVALUATIONS - PROS AND CONS

David Warren, Associate Principal with Providence Associates visited each site on at least two occasions. Each was observed for the site considerations.

Important Considerations:

It should be recognized that it may be less costly to operate a one-level library facility. This does not require the installation and maintenance of elevators which are required under ADA stipulations. Less staff may be required to supervise a single level building.

However, the number one site consideration is LOCATION. If obtaining the best site requires the construction of a multi-level building, this should be given strong consideration.

1. Current Seneca Library Location

<u>Pros:</u>	<u>Cons:</u>
<ul style="list-style-type: none">- The property is jointly owned by the city and the county. It would be necessary for the city to "gift" its portion to the county. The location should not require expenditures for land acquisition.- The site is in the New Market Tax District.- The size of the property is adequate for the building, parking and future expansion of both.- The site is in close proximity to some residential areas, making it possible for those residents to walk to a library on this site.- Site is on the new electric bus line managed by CAT.- Some long-time citizens of Seneca have an attachment to the property since it has been the library location for more than four decades and prior to that time was the location of a public school which many of them attended.- Current users know where the library is located.	<ul style="list-style-type: none">- Some site development would be required since it is not a level site.- Present building must be demolished at a cost. Demolition might have to occur before construction in order to provide proper orientation of a new building which would require relocation of library while construction takes place.- It is off "the beaten path" with very limited visibility unless driving down one of the four streets surrounding the block on which the library is located. None of these are high traffic streets. It is a residential area.- There is no other commercial development or any community services in the adjacent areas to this site from which to draw library users or allow citizens to combine visiting the library with going to other destinations they visit on a regular basis.- There are no other public service facilities in the proximity that attract regular traffic from which the library would attract additional users.- Currently, many first-time library users have to stop and ask directions to the Library.- The site has not been tested for environmental issues.- The location is cut off from the redeveloping historic downtown district by the railroad tracks.

2. Site Adjacent to the Blue Ridge Elementary School

<u>Pros:</u>	<u>Cons:</u>
<ul style="list-style-type: none">- Site donated by the Oconee School District- Level, building-ready site- Tested environmentally for construction- Provides visibility although not on highly traveled traffic artery- Site is on the new electric bus line managed by CAT.- More convenient to South County residents	<ul style="list-style-type: none">- This is not a central location in Seneca.- Site of 5 acres which includes a retention pond- Site is too small for recommended building size unless designed and constructed on more than one level making it more costly to construct and operate.- No space for future building expansion and parking needs.- Location is not compatible with school use based on school security concerns.- High traffic around school days and special events, making the library less accessible to library users at times- Location would make library subject to after-school "childcare" role which is contrary to role library should play and opens it to public criticism and liability for children left there after school.

3. City Block in Seneca Historic Business District on East North 1st Street Across from City Hall

<u>Pros:</u>	<u>Cons:</u>
<ul style="list-style-type: none">- Located in the New Market Tax District providing incentive for using funds to construct a new Library- Property could be acquired by City of Seneca for a Library site- Location is central to "old Seneca" where rejuvenation is already occurring- Site is easily accessible and a library would be highly visible on this city block- Recent meeting with City Planner and Library Board members indicates this site is favored by the City- Timely acquisition of the properties on the block would be for the "public good"- Site would attract more people to the "old" business district, encouraging commercial redevelopment while increasing the commercial tax base- Close proximity to residential areas making it possible to walk to the library- Site is located on planned Streetscape corridor- Site is on the new electric bus line managed by CAT- The adjacency of the City Police Department department aids in heightened library security- Library would be seen as a community center for civic activities in this location	<ul style="list-style-type: none">- A new library would have to be carefully orientated to the site and carefully designed in order to insure it could be expanded in the future.- The footprint of the site would be more limited than other locations.- Parking should be adequate initially, but if other development takes place in the area, more public parking near the library would have to be made available- Environmental issues not tested for preparing the site for construction, and building demolition- No plan yet in place to identify how long it might take for the City to acquire all the individual properties

4. Site Near Highway 123 and East North 1st Street

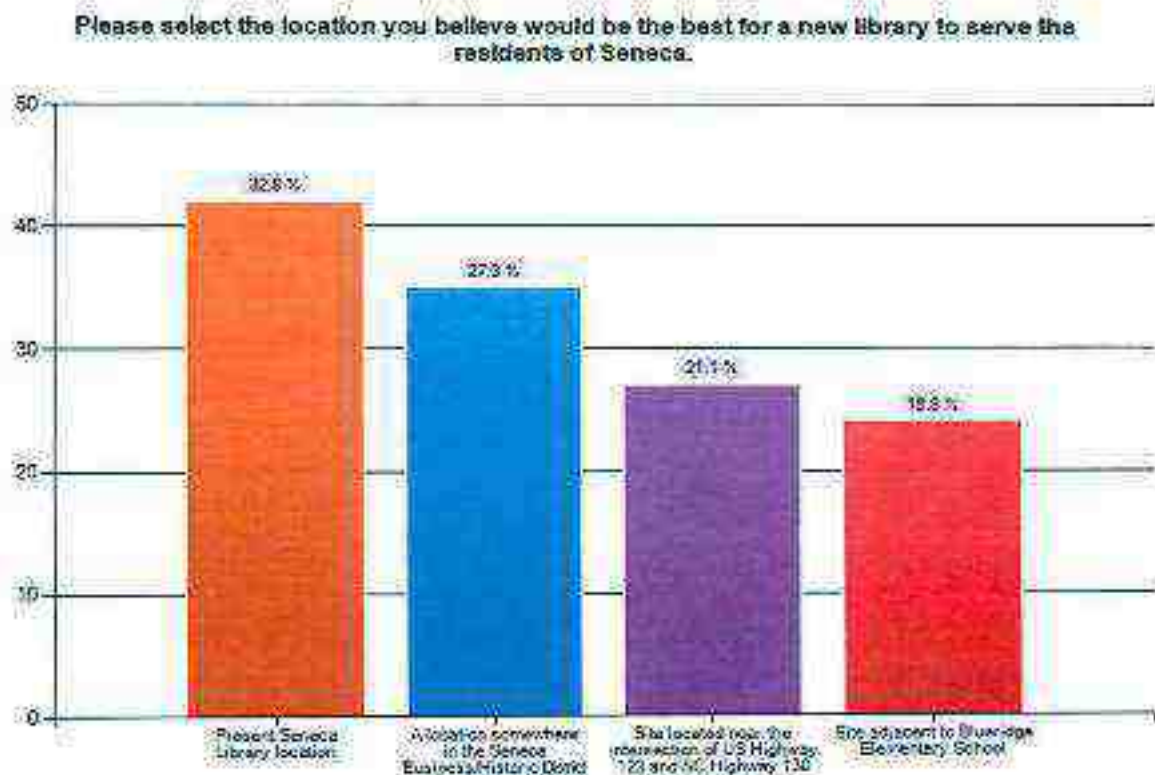
<u>Pros:</u>	<u>Cons:</u>
<ul style="list-style-type: none">- Located near heavily travelled traffic artery and nearer to the center of the community- Provides site opportunity to be highly visible- Meeting of Board members with the City Planner indicated a degree of possibility for the 4.3 acre trailer site behind the pharmacy at the intersection which is included in the New Tax Credit District- Proposed streetscape plan would enhance location of library in this area.- Location of the Library in this area will stimulate commercial development.- Centrally located to the majority of the residential areas comprising today's Seneca- Highly accessible- Site is on the new electric bus line managed by CAT.- Available tracts of land of which some are level and ready for construction- This location could present a development opportunity for sharing a site for multiple use and shared parking- Locations here could provide possibilities of partnerships with developers who would like to realize the high traffic generated by a public library.- A site here could allow the pursuit of financing alternatives to the cost associated in constructing a new library if part of a joint use development.- Some of the properties here have been approved environmentally for construction.	<ul style="list-style-type: none">- There could be limitations to how the library might be expanded if needed in the future if part of a commercial development.- Cost of a site which is unknown at this time.- No knowledge of any environmental impact study of the 4.3 acreage site adjacent to the pharmacy

Community Survey Site Preference Responses

Survey participants were asked to indicate their preferred location for a new library in Seneca.

There is no location that is overwhelmingly preferred by more than 50% of the respondents. The site of the current library was thought best by about one third of the participants, followed by a location in the Seneca Historic Business district by 27% of respondents. The location in the area of US Highway 123 and SC Highway 130 was identified by 21% of respondents, with the Blue Ridge Elementary school site coming in last with almost 19%. See Chart 4 on the next page.

Chart 4



Site Evaluation Matrix

Providence Associates completed a standard objective library site criteria evaluation matrix for the four library sites identified in the survey using information from the consultant's visit to each potential site along with information made available at the time. Based on the scores illustrated in Chart 5 on the following page, the optimal sites for locating a new Seneca Library are at US Highway 123 & SC Highway 130 (score= 85 out of 100) and a block in Historic Downtown Seneca (score = 75 out of 100).

Chart 5

New Seneca Library Site Evaluation Chart				Present Library Site	Glile Ridge Elementary Site	Downtown Seneca Grey Block on North St across from City Hall	US 102-8 ECC
Prepared by Providence Associates 6-3-12							
Ranking Categories	Total Points per Category	Criteria Value	Scores	Scores	Scores	Scores	
Site Capacity	25						
Present Building Area		9	9	0	9	9	
Future Building Area		7	3	0	1	3	
Present Parking Area		9	0	0	9	9	
Future Parking Area		4	3	0	1	4	
Subtotal		25	24	0	20	25	
Accessibility	21						
Vehicle Access		10	10	2	10	10	
Pedestrian Access		4	4	1	4	1	
Easy Parking		9	8	3	8	9	
Event Parking		8	8	0	3	4	
Subtotal		21	28	6	25	24	
Image and Visual Quality	15						
Compatibility		2	0	0	2	2	
Complementarity		3	0	0	3	3	
Identity (Aesthetics)		5	0	1	2	5	
Subtotal		10	0	1	7	10	
Visibility	8						
For way		3	0	0	3	3	
Up close		5	0	2	0	0	
Subtotal		8	0	2	3	0	
Demographic Patterns	8						
Convenience		8	1	1	0	8	
Subtotal		8	1	1	0	8	
Development / Physiography	20						
Ownership		12	12	12	0	0	
Site Physiography		8	3	2	3	0	
Subtotal		20	15	14	3	0	
TOTAL SITE SCORES	100		66	24	70	88	

(out of possible 100)

Current Library would need to be dismantled and a temporary location would need to be found for essential library services for at least 12 to 18 months

Not currently located. One or two small for size public support center plans for major addition. Not integrated with school or community centers.

Transfer in New Market for Center. City needs to acquire property, could take this Center of field. Services and in neighborhood area and on new electric CAT bus line. Could become hub for civic activities.

Highly involved interested. Highly visible - Central to majority of nearby bus lines and highly accessible. Available levels of land used and ready for construction, especially for developer partnership.

CONSULTANT SITE RECOMMENDATIONS

Identifying a clear-cut first choice site for a new Seneca Library requires that a number of extenuating circumstances be further evaluated. These include site availability and the time frame in which the sites might be acquired for the construction of a new Seneca Library. Careful and thorough discussion with all parties that must be involved in the site acquisition process is required.

Taking the sites individually and in the order previously identified, these considerations are critical.

Site 1 – Present Location of the Seneca Library

The major concern, and it is crucial, is the location. It is not visible and, after more than four decades in this location, many people still have to seek directions to the Library. The site is not central to the historic business or other development in the community. There are concerns in this location for the security of users and staff. In order to locate a new building on this site, the library must be temporarily relocated and the current building demolished before construction of a new building can occur. This represents an additional cost and delay.

Site 2 – Next to the Blue Ridge Elementary School

The consultants consider this location rated last of those evaluated. It is too distant from the majority of community residents, major traffic arteries and community activity. There are school and park incompatibility issues.

Site 3 – The relocation of the Library to the block across East North 1st Street from Seneca City Hall would be better than the two previously noted sites. It provides excellent visibility in a central location on a major traffic artery. However, in order to select this site, there would need to be a firm commitment from the City of Seneca to insure the speedy acquisition and title of the properties comprising the location in order that construction of a new building might commence in three years.

Site 4 – This site has emerged as a top contender for the new Seneca Library. It is located south of the intersection of Highway 123 and East North 1st Street. This location would provide the highest visibility and access to the most residents of Seneca. It is understood that property on both sides of North East 1st Street is for sale and available for development. The construction of a new Library could occur in conjunction with commercial development being proposed. The location of a new library here could generate a large amount of traffic and positive commercial development. The site is adjacent to the planned streetscaping of East North 1st Street and the new CAT electric bus route. Current library users not accustomed to having to engage with the heavy traffic along Highway 123 would not have to do so since entry could be from East North 1st Street. This location should be given high priority for consideration as the best site for a new Seneca Library.

Refer to PROS AND CONS and the SITE EVALUATION MATRIX regarding evaluation points for each site.

PROJECTED COSTS

The latest costs for new public library buildings in South Carolina is from FY 2009-10 as reported in Library Journal in its annual December 15, 2010 Library Architecture issue (<http://c0003264.cdn2.cloudfiles.rackspacecloud.com/Arch2010PublicNew.pdf>), reports three new libraries were constructed in Johnsonville, Olanta and Timmonsville, South Carolina in the previous year. Each of these buildings was 6,500 SF. The average cost per square foot breakdown (not including land acquisition) follows:

5. Construction: \$200.00 per SF increased from 168 to \$180 after discussion with Board
6. Equipment: \$34.00 per SF
7. Other Costs: \$16.00 per SF
8. Total Project: \$250.00 per SF increased from \$238 to \$250 after discussion with Board

Using the Total Project cost per square foot, a 27,527 square foot new Seneca Library without headquarters services would be estimated at \$6,881,750. If the headquarter functions were to be included, the square footage would be 29,712 with an estimated cost of \$7,428,000.

As the figures quoted are the latest construction costs to which Providence has access, we strongly recommend that the Oconee Public Library seek current estimates from the architect to be engaged for the design of the new library. It should be noted that this is a reduction in the previously recommended square footage. This is due to technological advances incorporated in the delivery of information and most all aspects of library services.

FUNDING:

Funding for a new library building has been the principal stumbling block in the realization of a new library for Seneca. Past efforts to obtain federal grants have been unsuccessful. Such funding is virtually non-existent in the current economy. The community should not wait for the possibility of such funding in the future unless tied to the New Market Tax Credits that have been mentioned as a possible funding means to finance a portion of the program. This should be given serious consideration and study.

The ideal funding option is to obtain approval from the five members of the Oconee County Council (all of whom are fairly new in their governance roles) to approve the issue of capital bonds for the construction of the new Seneca Library. Speaking with two members of Council members during the consultant's visits to Seneca and with the county administrator, revealed that necessary bond indebtedness is currently available to cover the construction of a new library. However, it was stated that there are other county projects that may be need to be addressed. The Library Board and its friends must convince the County Council that no greater need exists than the long-standing request for library capital funding.

It will take a strong show of public support for a new Seneca Library to obtain the monies necessary for a building program. The Library Board is leading the way in this effort, but it may be advisable to form a library citizens' committee to lead the way in this effort. This is in addition to the Library's Friends

group. The citizen's committee which should be representative of a cross section of the community leadership should be appointed by the Library Board. This group should speak with a strong, united voice with the funding authorities in Oconee County and Seneca along with the Library Board. There are excellent examples of the roles of such groups in other similar South Carolina communities where new libraries have been realized.

The Chamber of Commerce should be involved and on record of supporting the funding for a new Seneca Library. It is recommended that the Library system join the Chamber of Commerce, possibly with the low annual membership paid by the Friends of the Oconee Library. Library officials should take active roles in the Chamber's activities. **IT IS RECOMMENDED THAT NO CONCEPTUAL OR SCHEMATIC DESIGN FOR A NEW LIBRARY DESIGN BE PREPARED UNTIL AFTER A SITE HAS BEEN CHOSEN AND APPROVED.**

The consultant's visits and meetings in Seneca showed a strong level of community support for a new Seneca Library. The same was indicated by the leaders at the local, county and state governmental levels. This sentiment must be translated into actual funding. If the county does not feel it can use its available bond indebtedness (indicated to be approximately \$22M), it should consider a bond referendum where only the library is under consideration for the sale of capital bonds. Such bond referenda throughout the country have shown a very high level of approval.

The Library Board may wish to consider a capital fundraising campaign to cover a portion of the new building cost. This might provide funds for enhancements to a new building that might be more difficult to fund with public dollars. This might also provide "naming opportunities" for spaces in a new building. There may, also, be opportunities for donations such as site development from locally owned companies.

ATTACHMENTS

- A. Seneca Library Space Needs Requirements: 2002 and 2012**
 - B. 21st Century Public Library**
 - C. Community Survey Questions**
-

A. Insert Fold-out Copy (Legal Size Paper) of Space Needs Requirements Here



B. The 21st Century Public Library: Article Citations

Mueller, Charles. "The Once and Future Library," *American Libraries Online*,
Posted Tue, 03/06/2012 - 22:36

<http://americanlibrariesmagazine.org/features/03062012/once-and-future-library>

CRITICAL ELEMENTS OF 21ST CENTURY LIBRARIES

- Customer-focused and driven
- Library as "Destination" the place for the community to connect
- Inviting, comfortable, spacious, attractive, colorful and bright facility
- Functional, flexible and adaptive spaces for all ages
- Convenient access to and delivery of services
- Core resource for lifelong learning and literacy
- Interactive place for children ages 0- to age 12, encouraging and supporting Imagination, love of reading, learning, and discovery
- The "happening" place for teenagers inspiring and supporting learning and social networking needs
- A place for family-focused learning, activities, programs, and events
- A vital resource for active adults (55+), engaging them through programs, technology, and volunteer opportunities
- Collections (in all formats) that are current and responsive to the popular interests of the community as well more specialized in-depth collections and unique resources
- Up-to-date and plentiful technology access and virtual services e.g. Wi-Fi, laptops, tablets, self-service, downloadable e-content, up-to-date robust and dynamic easy-to-use website, classes to enhance general technology skills, digital creativity spaces, small business incubators, workforce development, ESOL
- Building layout and adjacencies that enhance the customer's experience and ease of use
- Buildings designed and constructed with future flexibility in mind in order to continuously re-purpose spaces to meet the needs and expectations of an ever changing community
- Service models that maximize customer satisfaction, foster staff interaction with users, and streamline operations



inTouch Interactive Table
Photo Courtesy of Agati Furniture www.agati.com



C. Copy of Online and Paper Community Survey Instrument

New Seneca Library Survey

The need for a new Seneca public library is well documented and has been under discussion for more than a decade. Key to the success of a new library is the determination of the best site for this new facility which should be planned to serve the growing community for at least the next twenty years and beyond.

A national library consulting firm has been engaged by the Board of the Oconee County Library to help determine the best location for a new Seneca Library. The consultant would like your input on this important issue.

Most everyone would like for a new Seneca Library to be close and convenient to where they reside. However, any such taxpayer investment must be in a location that is central to the majority of the population and on a site that is highly visible and accessible. The size of the site for a new Seneca Library needs to be approximately six (6) acres in order to provide for the building, parking and future expansion when necessary.

We appreciate your taking several minutes of your time to respond to the following questions related to the new Seneca Library.

*** 1. Do you live inside the city limits or within five (5) miles of the town of Seneca?**

- Yes
 No

*** 2. If you do not reside in or live within a 5 mile radius of the town of Seneca, in what area do you reside?**

3. Do you use the current Seneca Library?

- Yes
 No

IF YOU ANSWERED "YES" TO QUESTION #3, PLEASE SKIP TO QUESTION #5 NOW. IF "NO," CONTINUE.

4. Why don't you use the Seneca Library? Check all that apply.

- I get all the information I need from the internet.
- I buy the books I want to read.
- I only read things on my Kindle, Nook, iPad or other e-reader.
- I don't have time to use the library.
- I don't know what the library has to offer.
- The library location is not convenient.
- I use another public library.

Please specify other public libraries used.

PLEASE SKIP TO QUESTION # 7 NOW.

5. How often do you use the Seneca Library?

- Once a week
- Once a month
- 3 to 6 times a year
- About once year
- Other

Other (please specify)

6. What services do you use at the Seneca Library? Check all that apply.

- Borrow library materials in all formats
- Use computers in the library
- Attend library programs and classes
- Read newspapers and magazines
- Find information or do research
- Study
- Attend community meetings
- Volunteer at the library

Other (please specify)

7. What services and other elements would you like to see expanded or added in the new Seneca Library? Check all that apply.

- | | |
|--|--|
| <input type="checkbox"/> More popular books | <input type="checkbox"/> Larger multi-purpose room |
| <input type="checkbox"/> More copies of popular titles | <input type="checkbox"/> More programs for adults |
| <input type="checkbox"/> More books on CD for all ages | <input type="checkbox"/> More programs for children |
| <input type="checkbox"/> More downloadable e-books | <input type="checkbox"/> More programs for teens |
| <input type="checkbox"/> More downloadable audiobooks | <input type="checkbox"/> Quiet study area |
| <input type="checkbox"/> More DVDs for all ages | <input type="checkbox"/> Dedicated area for Children |
| <input type="checkbox"/> More Music on CD for all ages | <input type="checkbox"/> Dedicated area for Teens |
| <input type="checkbox"/> More computers | <input type="checkbox"/> Inviting and welcoming spaces |
| <input type="checkbox"/> More computer classes | <input type="checkbox"/> Natural light throughout the building |
| <input type="checkbox"/> More comfortable seating | <input type="checkbox"/> Vending area for beverages & snacks |
| <input type="checkbox"/> Group study areas | |

Other (please specify)



***8. Please select the location you believe would be the best for a new library to serve the residents of Seneca.**

- Present Seneca Library location
- A location somewhere in the Seneca Business/Historic District
- Site adjacent to Blue Ridge Elementary School
- Site located near the intersection of US Highway 123 and SC Highway 130

Please tell us why you feel this location is best.

Thank you for providing your input on this important community issue.

Area	SF	Notes
5,375		
493		Office of Project Administration (project & job management)
184		Administrative (1000 sq ft)
48		Office of Project Administration (1000 sq ft)
34		Office of Project Administration (1000 sq ft)
24		Office of Project Administration (1000 sq ft)
676		Office of Project Administration (1000 sq ft)
1500		Office of Project Administration (1000 sq ft)
300		Office of Project Administration (1000 sq ft)
100		Office of Project Administration (1000 sq ft)
454		Office of Project Administration (1000 sq ft)
558		Office of Project Administration (1000 sq ft)
2,800		Office of Project Administration (1000 sq ft)
10,590		Office of Project Administration (1000 sq ft)

Area	SF	Notes
6,458		
832		
2		
2		
2		
2		
850		
4,400		
122		
102		
400		
2		
2,859		
13,212		

Area	SF	Notes
54	20	6
48	0	4
48	0	1
34	0	1
24	0	1
54	0	1
Student Main Computing Area SF		
16	1	100
166	1	1
100	1	1
58	30	33
640	2	1
Student Study Rooms SF		
Total Adult Services SF		
6,020	1,000	6,520
100	0	0
12	1	1
34	0	0
28	0	4
22	0	3
22	0	0
Subtotal Teen Area SF		
700		

Area	SF	Notes
6,458		
832		
2		
2		
2		
2		
850		
4,400		
122		
102		
400		
2		
2,859		
13,212		

Adult - Computing Area

Child Space (Adult Measurements)

General Board's Entry, Game County, SC

Adult public computer workstation

Adult Adaptive PC Workstations

Computing service point

Printer Station

PC Workstation Station

Meeting Rooms

Flexi-Workspaces (community meeting room)

Meeting Room Storage

Kitchen

Conference room

Technology Training room

Public Space - Teen Services (Young Adult)

Collection

Teen Periodicals

CPSC on Check Ends

Teen Guidance Workstations

Teen Lounge Chairs

Teen Bag Check

Teen Staffing Area (17' x 120' Screen)

Additional Square Footage Required for Headquarters Staff and Functions

Ass't/level	150	1	1	100	200	100
Executive Area						
Library/Book	250	1	1	200	200	200
Assistant Director	150	1	1	150	150	150
Assistant/Assistant	120	1	1	120	120	120
Principal Services Librarian	150	1	1	150	150	150
Cataloging Assistant	45	2	2	200	200	200
Assistant	45	2	2	90	90	90
Area Storage	150	1	1	200	200	200
Control and File Room	250	1	1	250	250	250
Storage Room	150	0	0	0	0	150
				1,510		1,482
			Total Net SF	23,748		15,874
			Total Assignable SF	27,308		22,858
			Total Building Gross SF	35,543		29,712

New Building Project Cost Estimate @ \$250/SF without site acquisition costs \$8,890,765 \$7,420,057

Project/Program/Policy/SES
 Headquarters - 810



**OCONEE COUNTY
CAPITAL PROJECT SALES TAX COMMISSION**

Council Chambers, Oconee County Administrative Offices
415 South Pine Street, Walhalla, SC

PROJECT SUBMITTAL FORM

Due no later than January 15, 2014

The Capital Project Sales Tax Commission has established a minimum project value for submission in the amount of \$250,000.

1. **PROJECT NAME:** Oconee County Indoor Recreation/Aquatics Center
2. **Entity Name:** Oconee County
3. ****Project Description:** Approximately 40,000 sq. foot indoor recreation and aquatics facility on 22 acres located behind the Oconee Medical Center. The three main areas of the facility will be an indoor aquatic center, a fitness center and multi-purpose open spaces for programming, recreation and wellness programs.
4. **Estimated Project Cost:** \$ 11,000,000
5. **Funding for this project from other source[s]:** (\$ 0.00)
6. **Net Amount Applied For:** \$ 11,000,000
7. ****Benefits of Project:** The mission of the project will be to promote health, wellness, fitness and aquatics. Primary focus will be life-long wellness, aquatic education for all elementary students, aquatic recreation, recreational programming and physical/cardio rehabilitation.
8. **Entity Contact Information:**
 Name: SCOTT MOULDER
 Telephone Number[s]: 864-638-4245
 Email: smoulder@oconeesc.com
9. **Submitted by [name/title]:** SCOTT MOULDER / COUNTY ADMINISTRATOR
10. **Other Comments/Notes:**

**You may provide supporting material with this form to include but not limited to plans, studies, maps, brochures, artist renderings, cost estimates, photographs, etc. Submitted material should not exceed 20 pages *(in addition to this form)*.

Please be advised that the Commission may *(at the Commission's discretion)* schedule a meeting with the Entity submitting the project to obtain additional information.

Questions regarding this process and/or this form should be directed to bburke@oconeesc.com.

COMMISSION USE	
CPSTC ID#	<u>4</u>
Date Recvd:	<u>1-8-14</u>
Recommended:	Y / N



Oconee County, South Carolina

Capital Project Sales Tax Commission

Project Criteria Questionnaire

Project Name/Description: Oconee County Indoor Recreation/Aquatics Center

The purpose of this document is to assist the Capital Project Sales Tax Commission (CPSTC) in understanding your proposed capital projects.

Please provide a brief summary of the overall project below:

Oconee County seeks to construct an approximately 40,000 sq. foot recreation and aquatics facility on 22 acres located behind the Oconee Medical Center. The mission of the project will be to promote health, wellness, fitness and aquatics and the three main areas of the facility will be an indoor aquatic center, a fitness center and multi-purpose open spaces for programming, recreation and wellness programs. The proposed aquatics center will have three main concentrations to include an 8-lane lap pool for open and competitive swimming, programming and water safety education to all of our elementary school students. Also proposed in the aquatic center is a warm water therapy pool for rehabilitation and a small indoor water park with slides, water toys and a zero depth entry. The fitness area will include a multitude of fitness and work out components including cardio equipment, free and machine weight options and an indoor walking track. The multi-purpose open space will focus on programming items such as aerobics, fitness classes, recreational programming and provide classroom educational space. Other support components of the facility will include administrative space, child watch area, locker rooms, outdoor green space and possibly racquetball courts. Final design has not yet been completed and is subject to minor modifications based on needs assessments.

The purpose of this questionnaire is to gather additional information regarding the project. Please provide as much information as you wish for each question. The Commission is not requesting that you provide any information not already in your possession regarding this project.

SUBMISSION OF THIS FORM:

Please return this form to the staff liaison either via email or US Mail:

bhulse@oconeesc.com

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

Please be advised that individual Commission members will not accept questionnaires.

1. Does the proposed project directly address a health and/or safety needs in Oconee County?

YES X NO N/A

If YES provide the following information in the space indicated below.

- 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?

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

The facility will focus on improving the overall quality of life for participants through fitness, wellness and recreational opportunities. Extensive focus will be on water safety, obesity, cardio rehabilitation and life-long health/wellness. Secondary benefits will include partnerships with the Oconee Medical Center and the School District of Oconee County for on-site physical and cardio rehabilitations, swim lessons and health education. A similar project was proposed during the 2006 capital campaign and has been a consistent topic of priority.

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

YES NO X N/A

If YES provide the following information in the space indicated below.

- a. What agency is mandating the project (note specific section of law/regulation)?
- b. Has the project been reviewed by an attorney, and if so who?
- 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?

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

3. Is the proposed project consistent with adopted strategic plans for either the county or one or more of the municipalities?

YES NO N/A

If YES provide the following information in the space indicated below.

- a. What strategic plans reference the proposed project (note any timelines, responsible parties, etc.)?
- b. What agency sponsored the strategic plan?
- c. How was the plan developed?
- d. Has the plan been adopted/endorsed by County Council, City Council or other governing bodies?

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

This type facility has been a recommendation in the 2002 Oconee County Recreation Master Plan completed by Clemson University PRTM and adopted by Oconee County, the Vision 2028 plan sponsored by Oconee Alliance and adopted by Oconee County and the 2010 Tourism action plan completed by Clemson University and adopted by Oconee County. All plans followed acceptable methodologies of development.

4. Does the proposed project implement the recommendations of a previous study?

YES NO N/A

If YES provide the following information in the space indicated below.

- 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:

5. Has the proposed project been included in previous Capital Improvement Plans for the County or another organization?

YES X NO _____ N/A _____

If YES provide the following information in the space indicated below.

- 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:

This type project was first proposed in 2002 and has been listed by Oconee County as a priority in previous Council strategic planning sessions as well as previous capital campaign efforts. Property has been acquired by Oconee County for such a facility. The project has not yet been approved for any construction dates or funding. The Foothills YMCA also has proposed such a project and a long term operational partnership is possible.

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

YES X NO _____ N/A _____

If YES provide the following information in the space indicated below.

- 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:

It is estimated that 8-10 full time positions will be created as well as numerous part time and seasonal positions for programming. The full time positions will be professional management, health/wellness professionals for programming and operations, as well as maintenance/custodial staff. Salaries will depend on qualifications.

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

YES X NO _____ N/A _____

If YES provide the following information in the space indicated below.

- 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:

It is anticipated that user fees and sponsorships generated through programming and affordable memberships will be used for sustainable operations.

8. Will the proposed project enhance the County's image, thereby attracting potential investors?

YES X NO _____ N/A _____

If YES provide the following information in the space indicated below.

- a. How will the proposed project be viewed by the 'average' citizen?
- b. How 'visible' will the proposed project (or its benefits) be?
- c. What type(s) of, and how much, private investment is the proposed project anticipated to attract?
- d. 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:

Project will improve the overall quality of life of those citizens who choose to take advantage of the facility and programming opportunities. The site location has been strategically picked to be in the population center of Oconee County providing access to all citizens. It is anticipated that long term partnerships with community partners, industry, Oconee County and Oconee Medical Center will generate a mix of public and private investment. Marketing the facility will be key to building a sustainable operation.

9. 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** **X**

If **YES** provide the following information in the space indicated below.

- 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:

10. Will the proposed project facilitate acquisition of grants and/or other outside funding?

YES **X** **NO** _____ **N/A** _____

If **YES** provide the following information in the space indicated below.

- a. What types of grants and/or other outside funding sources are expected to be made available by construction/acquisition of the proposed project?
- b. 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:

A facility such as this will have regular opportunities to participate in grants, sponsorships and outside funding for recreational, aquatic and wellness programming. It is proven through similar projects in other jurisdictions that these opportunities exist.

11. **Will the project be economically sustainable?**
YES NO N/A

If **YES** provide the following information in the space indicated below.

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

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

An operations plan will be developed to seek enough memberships, sponsorships, grants and operating partnerships to make this project sustainable.

12. **Is the proposed project supported by available or previously designated funding?**
YES NO N/A

If **YES** provide the following information in the space indicated below.

- a. What funding sources are designated for the proposed project?
- b. 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:

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

YES X NO N/A

If **YES** provide the following information in the space indicated below.

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

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

Anticipated costs in delaying will be construction costs and lost partnership opportunities.

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

YES NO N/A X

If **YES** provide the following information in the space indicated below.

- 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:

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

YES NO N/A

If YES provide the following information in the space indicated below.

- 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:

It is the goal for this project to be sustainable as previously mentioned. As with any new project, it is anticipated to take a couple of years after completion to reach full sustainability. The amount will be determined by the amount of capital debt that has to be carried after completion.

16. Will the proposed project improve levels of service provided?

YES NO N/A

If YES provide the following information in the space indicated below.

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

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

While this project is new to Oconee County, it will compliment that existing work of the Foothills YMCA and our community recreation departments through additional programming opportunities.

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

YES X NO _____ N/A _____

If YES provide the following information in the space indicated below.

- a. What other projects may be impacted by the decision to construct/acquire the proposed project at this time?
- b. 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:

Improving quality of life, enhancing recreational and life-long programming and aquatics has been a goal of multiple agencies including the County, municipalities, recreation departments and the Foothills YMCA. Unfortunately, resources of funding have not been readily available to address such needs.

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

YES X NO _____ N/A _____

If YES provide the following information in the space indicated below.

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

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

This project will impact all citizens and agencies of Oconee County and provide multiple avenues for improving quality of life.

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

YES _____ NO N/A _____

If YES, provide the following information in the space indicated below:

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

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



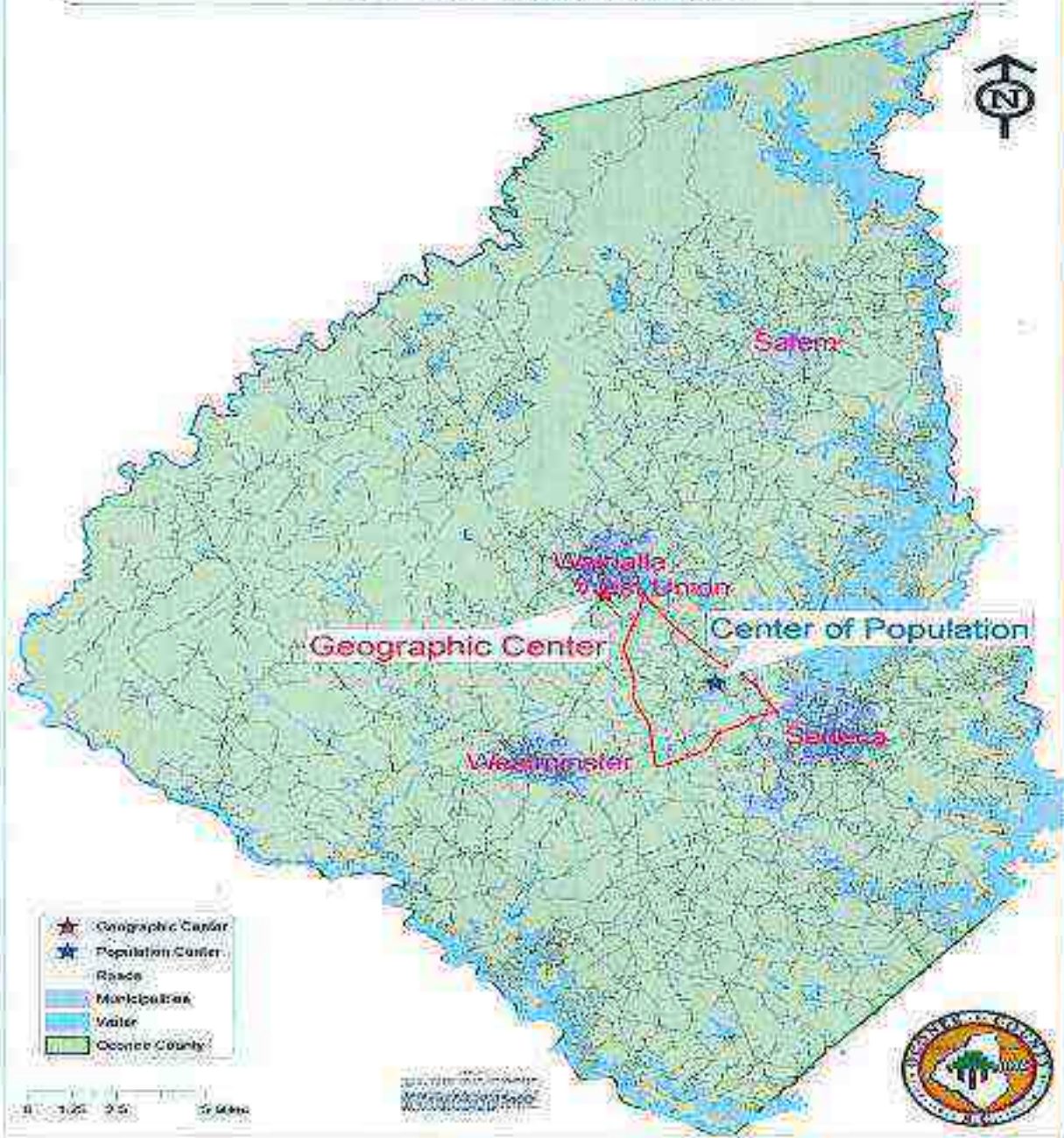
Oconee County Recreation/Aquatic Complex

Creating Community through People, Parks and Programs

Goals

1. Full Service Recreation/Aquatic facility
2. Improve quality of life through active participation in fitness, wellness, aquatics and programming.
3. Community partnerships for aquatic education, wellness, rehabilitation and programming
4. Financially sustainable

Center of Population and Geographic Center Oconee County, SC



Location?



Sheep Farm Rd

Memorial Dr

76 129

Hospital Dr

Lia Doyle Dr

Memorial Dr

28

Focus Areas

◆ Aquatics

- Lap Pool
- Heated Therapy Pool
- Kids Splash Zone

◆ Fitness

- Exercise Facility
- Multi-Purpose Programming
- Indoor Walking

◆ Multi-Purpose Gym/Programming Space

Aquatic Space



Lap pool (8 Lane-25 meters)

- ◆ Recreation swimming
- ◆ Competitive swimming (Swim Meets)
- ◆ Aquatic Aerobics Curriculum
- ◆ Swim Curriculum (ex. **Teach every 3rd grader how to swim**)
- ◆ South Carolina High School League Swimming



Aquatics

Heated Therapy Pool

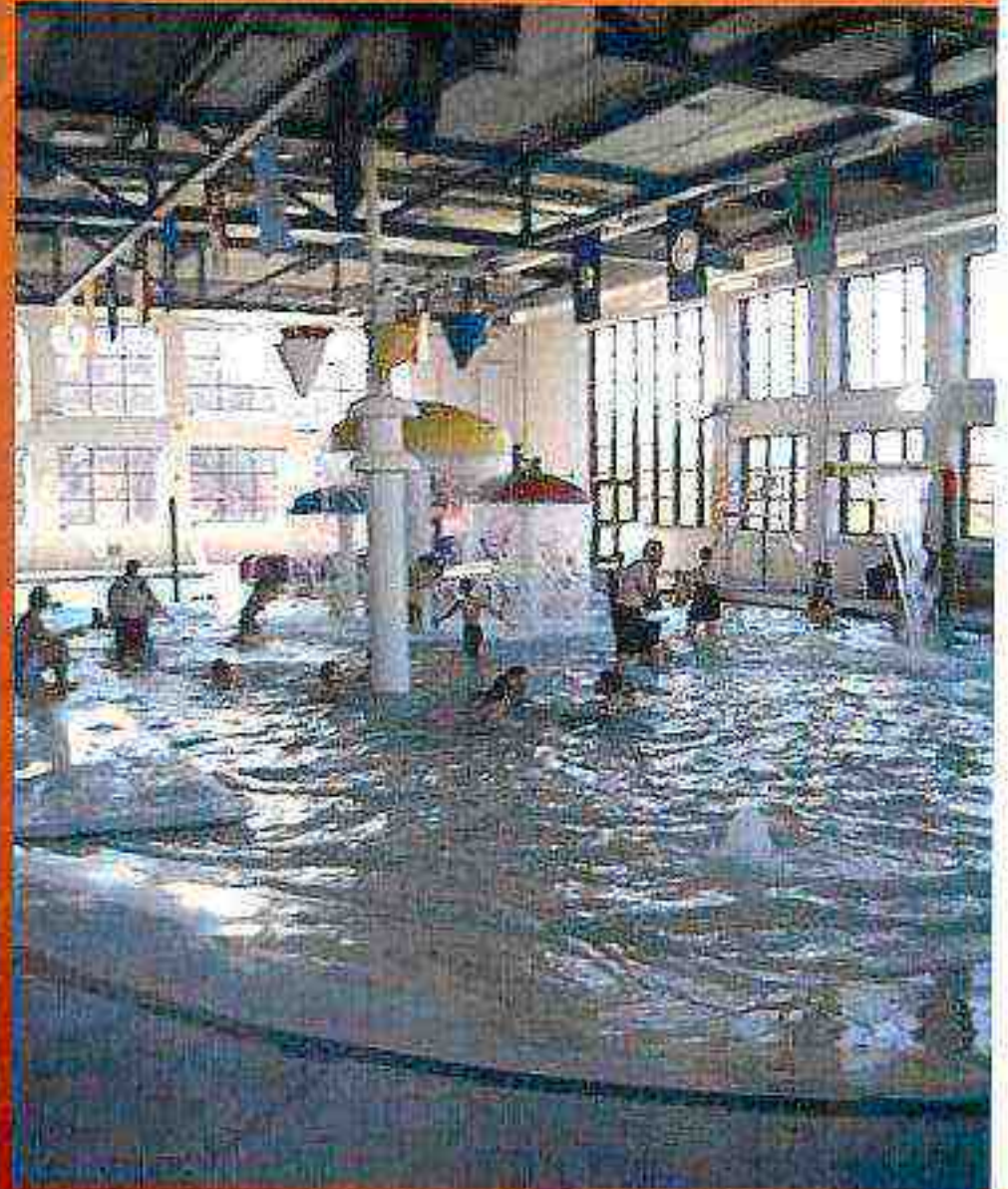
- ◆ Warm Water Therapy Curriculum
- ◆ Physical Rehabilitation and Therapy
- ◆ Physical Therapy post care Rehab/Referrals



Aquatics

Kids Splash Zone

- ▶ Zero depth entry
- ▶ Large Slide feature
- ▶ Indoor spray features
- ▶ Party Room for year round revenue



Fitness

4,000-6,000 sq. ft. Cardio/Fitness



Fitness/Wellness

8,000 sq. ft. Gym/Multi-Purpose

- Corporate Fitness Programs

- Group exercise

- Health fair

- Lunch and learn

- Marathon training

- Nutrition

- Weight management

- Osteoporosis exercise

- Personal training

- Zumba classes

- Senior fitness classes

- Spinning classes

- Strength training

- Stress management, etc



Fitness

Indoor Walking

- ◆ 2-3 lanes for walking and jogging
- ◆ Cushioned surface
- ◆ Year round accessibility



Fitness Racquetball Courts



Specialty Areas

- ◆ Child Care Space (2 hour blocks)
- ◆ Concession area for events and machined concessions
- ◆ General Support Space (offices, locker rooms, mechanical, etc)



Oconee County
Council Office

T. Scott Moulder
Administrator

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

Phone: 864 718 1023
Fax: 864 718 1024

E-mail:
tmh@occonee.org

Paul Corbett
Vice Chairman
District I

Wayne McCall
District II

Archie Barton
District III

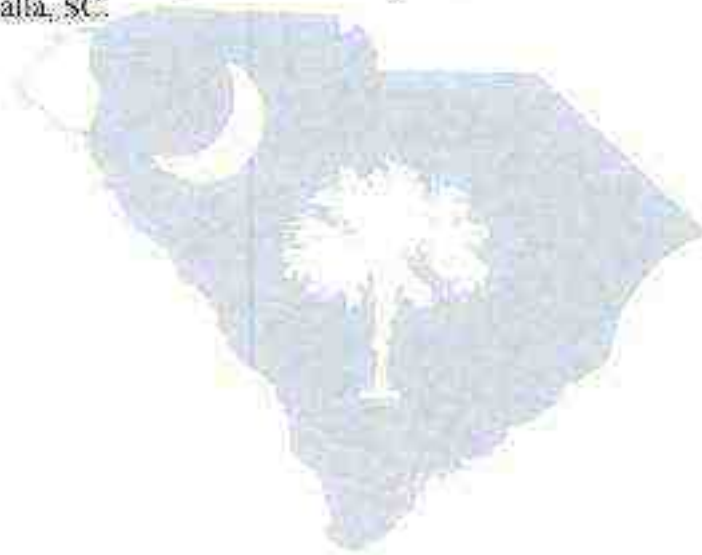
Joel Thrift
District IV
Chairman

Reginald T. Dexter
District V

.....LEGAL AD.....

**PLEASE ADVERTISE IN THE NEXT ISSUE
OF YOUR NEWSPAPER**

The Oconee County Capital Project Sales Tax Commission will hold meetings on Wednesday, January 22, 2014 and Thursday, January 30, 2014 at 6:30 p.m. and again on Thursday, February 13, 2014 at 7:00 p.m. All meetings will be held in Council Chambers, Oconee County Administrative Offices, 415 S. Pine Street, Walhalla, SC.



Beth Hulse

From: Beth Hulse
Sent: Monday, December 16, 2013 10:01 AM
To: Beth Hulse; classadmgr@upstatetoday.com
Subject: CPSTC Jan-Feb 2014 Meetings
Attachments: 121613 - CPSTC meeting Jan-Feb-14.doc

Please run at your earliest convenience.
Thanks.

Elizabeth G. Hulse
Clerk to County Council
Oconee County Administrative Offices
415 South Pine Street
Walhalla, SC 29691
864-718-1023
864-718-1024 [fax]
bhulse@oconeesc.com
www.oconeesc.com/council

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Beth Hulse

From: Beth Hulse
Sent: Monday, December 16, 2013 10:03 AM
To: Beth Hulse; Carlos Galarza; Chad Dorsett, DJM News Editor, Greenville News (localnews@greenvillenews.com); Kevin; Norman Cannada (ncannada@upstatetoday.com); Ray Chandler, Westminster News / Keowee Courier (westnews@bellsouth.net); WGOG (dickmangrum@wgo.com); WSPA TV - Channel 7 (assignmentdesk@wspa.com); Brenda Davis; Don Fuller; Glen McPheeters; Mollie Smith; Russell Price; Thelma Miller
Subject: CPSTC January & February 2014 Meeting Schedule

The **Oconee County Capital Project Sales Tax Commission** will hold meetings on Wednesday, January 22, 2014 and Thursday, January 30, 2014 at 6:30 p.m. and again on Thursday, February 13, 2014 at 7:00 p.m. All meetings will be held in Council Chambers, Oconee County Administrative Offices, 415 S. Pine Street, Walhalla, SC.

Elizabeth G. Hulse

Clerk to County Council

Oconee County Administrative Offices

415 South Pine Street

Walhalla, SC 29691

864-718-1023

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