

**OCONEE COUNTY PROCUREMENT OFFICE
415 S. PINE STREET
WALHALLA, SC 29691**

Tronda C. Popham, CPPB, Procurement Director

Amber Turner, P-Card Administrator, Buyer

Telephone: 864-638-4141

Fax: 864-638-4142

ADDENDUM NO. 1

RFQ 25-101Q

Pre-Engineered Metal Building (PEMB) at Chau Ram Park

Proposals Due Date: January 22, 2026 @ 2:00pm EST.

This Addendum #1 includes answers to the following question(s) and/or clarification(s) from Oconee County.

Question 1: Existing Slab and Foundation Design

The specifications state: *“A pre-engineered metal building (PEMB) ... will be installed on an existing concrete pad at the project site, as shown on Attachment 2.”*

Are we to design this building on pre-set reactions since the concrete foundation has already been poured? If so, please provide the foundation design information for the existing slab and footings, including slab and footing details, anchor bolt layout (size, quantity, embedment, and projection), and any associated structural calculations or design criteria. Additionally, please confirm whether the existing slab, footings, and anchor bolt layout were engineered based on sealed PEMB reactions from the specified manufacturer. If not, please confirm whether the Owner will provide any required engineering and/or modifications to the slab, footings, or anchor bolts to accommodate the awarded PEMB manufacturer’s sealed reactions.

Answer 1: The foundation design is included as Attachment No. 2 of the RFQ. The existing slab was constructed to accommodate a pre-engineered steel building system, such as SteelCraft or equivalent. This RFQ is for a light-gauge tubular structure, not a red iron steel structure.

Question 2: PEMB Manufacturer Acceptability

The specifications state: *“A pre-engineered metal building (PEMB), Steelcraft or approved equivalent, will be installed...”*

Please confirm whether a PEMB manufactured by **Vulcan Steel** or by **Sunward Steel** is considered an acceptable approved equivalent to Steelcraft for this project. If additional documentation, certifications, or pre-approval is required for an “approved equivalent,” please identify those requirements.

Answer 2: The Vulcan Steel and Sunward Steel options appear to be red-iron steel buildings. However, the RFQ specifies a SteelCraft or equivalent light-gauge tubular-style structure, so these two options do not meet the required specifications. Bidders may submit Alternate Quotes clearing marking their submission as an Alternate Quote. Refer to page 2, item 5 Deviations from Specifications and item 6 Or Approved Equal.

Question 3: What is the profile for the roof and wall panels?

Answer 3: As stated in the quote specifications, the roof slope is 4/12 for the main building and 3/12 for the lean-tos. The building is fully enclosed with horizontal wall panels. Refer to pages 7 and 8 of the RFQ and Attachment No. 1 for details.

Question 4: The scope document specifies horizontal wall panels on all walls. Using horizontal wall panels will increase the overall building cost, as additional girts are required for panel support compared to a standard vertical panel system.

Answer 4: Refer to Page 2, Item 5, Deviations from Specifications. Any bidder submitting an alternate must clearly identify and state the alternate in their quote.

Question 5: The main building notes indicate a “1-foot roof overhang.” Please confirm whether this overhang applies to both endwalls and the rear sidewall. Based on the drawings, it appears there are 1-foot overhangs on both endwalls and the rear sidewall of the main building, as well as 1-foot overhangs on the front sidewall and both endwalls of the 8’ x 90’ lean-to.

Answer 5: The roof shall have a one-foot overhang on all sides, including the lean-tos. Refer to RFQ Attachment No. 1.

Question 6: Please confirm the required R-value and insulation profile for both the roof and wall insulation systems.

Answer 6: Insulation is not included in the project specifications and is therefore not part of this RFQ.

Question 7: What is the eave height of the main building?

Answer 7: The eave (leg) height of the main building is 13 feet. Refer to pages 7 and 8 of the RFQ and Attachment No. 1 for details.

END ADDENDUM NO. 1

Dated: January 14, 2026

Please acknowledge receipt of Addendum by signing and attaching to your Quote.

BY: _____ DATE: _____
(Contractor)

(Signature) _____
(Title of Signing Officer)