

COUNTY OF OCONEE
Procurement Office
415 South Pine Street, Walhalla, SC 29691
Phone: (864) 638-4141 Fax: (864) 638-4142

REQUEST FOR QUOTE

QUOTE NUMBER: 25-104Q DATE: May 1, 2026

DEADLINE TO SUBMIT QUOTE: Tuesday, May 26, 2026 @ 2:00pm

SUBMIT QUOTE TO: Oconee County Procurement Office
415 S. Pine Street, Walhalla, SC 29691
Fax: (864) 638-4142
E-mail: tpopham@oconeesc.com

PROCUREMENT FOR: South Cove Pavilion Repairs

DIRECT ALL INQUIRES TO: Tronda C. Popham, Procurement Director
Phone: (864) 638-4141
Fax: (864) 638-4142
E-mail: tpopham@oconeesc.com

NOTICE TO BIDDERS: There will be a non-mandatory site visit on Tuesday, May 12, 2026 @ 10:00am @ South Cove Park Office, 1099 South Cove Road, Seneca, SC 29672.

Due to the importance of all bidders having a clear understanding of the scope and requirements for this contract, it is highly recommended that you attend this meeting. Any changes that may be agreed upon as a result of this meeting will be noted in an addendum to the bid invitation and emailed to all potential bidders and posted on the Oconee County Procurement website www.oconeesc.com/procurement. All amendments to and interpretations of this solicitation shall be in writing and issued by the Procurement Director of the County. Oconee County shall not be legally bound by any amendment or interpretation that is not in writing. Each bidder shall fully acquaint himself with conditions relating to the scope and restrictions attending the execution of the work under the conditions of this bid. The failure or omission of a bidder to acquaint himself with existing conditions shall in no way relieve him of any obligation with respect to this bid or to the contract

QUESTIONS: Questions submitted during the site visit and prior to the established deadline will be addressed in an Addendum. All addenda will be posted on the Oconee County procurement website at www.oconeesc.com/procurement.

Questions must be submitted via email to tpopham@oconeesc.com no later than **Tuesday, May 14, 2026 at 2:00 PM.**

Oconee County complies with all South Carolina and Federal laws that prohibit discrimination on the basis of race, sex, age, religion, color, national origin and disability.

INSTRUCTIONS AND CONDITIONS

1. **GENERAL:** By submission of a quote, the vendor is guaranteeing that all goods and services meet the requirements of the Request for Quote (hereafter referred to as RFQ) during the contract period. Unless otherwise stated, it is understood and agreed that all items shall be new and in first class condition.
2. **VENDOR'S RESPONSIBILITY:** Each vendor shall fully acquaint himself with conditions relating to the scope and restrictions attending the execution of the work under the conditions of this RFQ. It is expected that this will sometimes require on-site observation. The failure or omission of a vendor to acquaint himself with existing conditions shall in no way relieve him of any obligation with respect to this RFQ or to the contract.
3. **PAYMENT TERMS: Equipment, Goods, and Services –** Payment shall be made within 30 days after receipt of equipment, goods and services that are complete and meet all specifications of the RFQ. The County will not make “pre-payments” for any goods or services and partial payments shall be at the discretion of the Procurement Director. Electronic Payments - Oconee County may choose to utilize checks, Procurement Cards (credit card issued by Visa), E-payables or other types of electronic payment methods approved by the Oconee County Administrative Services department. The successful vendor agrees to accept electronic payment by Oconee County at no extra charge, should the County decide to use this method of payment.
4. **COMPETITION:** This solicitation is intended to promote competition. If any language, specifications, terms and conditions, or any combination thereof restricts or limits the requirements in this solicitation to a single source, it shall be the responsibility of the interested vendor to notify the Procurement Office in writing within seven (7) calendar days after receipt of RFQ. The solicitation may or may not be changed, but a review of such notification will be made prior to the award.
5. **DEVIATIONS FROM SPECIFICATIONS:** Any deviation from specifications indicated herein should be clearly pointed out; otherwise, it will be considered that items offered are in strict compliance with these specifications. Deviations should be explained in detail on separate attached sheet(s). The listing of deviations, if any, is required but will not be construed as waiving any requirements of the specifications. Deviations found in the evaluation of the quote and not listed may be cause for rejection. Vendors offering substitute or equal items should provide information sufficient enough to determine acceptability of item offered.
6. **"OR APPROVED EQUAL":** Certain processes, types of equipment or kinds of material are described in the specifications and/or on the drawings by means of trade/brand names and catalog numbers. In each instance where this occurs, it is understood and inferred that such description is followed by the words "or approved equal". Such method of description is intended merely as a means of establishing a standard of comparability. However, the County reserves the right to select the items which, in the judgment of the County, are best suited to the needs of the County based on price, quality, service, availability and other relative factors. Vendors should indicate brand name, model, model number, size, type, weight, color, etc., of the item quoted, if not exactly the same as the item specified. Vendor's stock number or catalog number is not sufficient to meet this requirement. If any vendor desires to furnish an item different from the specifications, vendor shall submit along with the quote, the information, data, pictures, designs, cuts, etc., of the item they plan to furnish so as to enable the County to compare the item specified; and, such item shall be given due consideration. The County reserves the right to insist upon, and receive items as specified if the submitted items do not meet the County's standards for acceptance.
7. **UNIT PRICES:** When applicable, unit prices will govern over extended prices unless otherwise stated in this RFQ. All quotes shall remain effective for a minimum of 60 days, unless otherwise stated.
8. **INTERPRETATIONS OR ADDENDA:** No oral changes shall be made to any vendor regarding the RFQ or any part thereof. Every request for an interpretation shall be made in writing via email or fax to the Buyer as indicated in the RFQ. Any changes to the specifications shall be in the form of a written Addendum to the RFQ. The Addendum will be posted on the Procurement web site at www.oconeesc.com/procurement. The Addendum will also be emailed to all vendors who have contacted the Procurement Office and asked to be placed on the Bidder's List. It shall be the vendor's responsibility to make inquiries as to the Addenda issued. All such Addenda shall become part of the RFQ and all vendors shall be bound by such Addenda, whether or not received by the vendors.

9. REJECTION OR ACCEPTANCE OF QUOTES; WAIVER OF TECHNICALITIES AND IRREGULARITIES: The County shall reserve the unqualified right to reject any and all quotes or accept such quotes, as appears in the County's own best interest. The County shall reserve the unqualified right to waive technicalities or irregularities of any kind in solicitations made under this Article. In all cases, the County shall be the sole judge as to whether a vendor's quote has or has not satisfactorily met the requirements to solicitations made under this Article.
10. AWARD: The contract shall be awarded to the lowest responsible and responsive vendor(s) whose quote meets the requirements and criteria set forth in the RFQ. Oconee County reserves the right to waive any technicalities and informalities, and accept or reject any quote as deemed in the best interest of the County. The County will be sole judge as to whether bids submitted meet all requirements contained in this solicitation. When so stated in the RFQ, the award can be made to one or a multiple vendors, whichever is in the best interest of the County, and quantities may vary, depending upon availability of funds, unless otherwise stated.
11. CONTRACT: This RFQ and submitted documents, when properly accepted by Oconee County along with a written purchase order, shall constitute a contract equally binding between the successful offeror and Oconee County. No different or additional terms will become a part of this contract, except through a Change Order, when applicable.
12. ASSIGNMENT: Once a contract has been executed, the Contractor shall not assign, sublet, or transfer the contract without the written consent of the Procurement Director.
13. CHANGE ORDERS: No oral statement of any person shall modify or otherwise change, or affect the terms, conditions or specifications stated in the resulting contract. All change orders to the contract will be made in writing by the Procurement Director.
14. INDEMNIFICATION: The Contractor agrees to indemnify and hold harmless the County of Oconee and all County officers, agents and employees from claims, suits, actions, damages and costs of every name and description, arising out of or resulting from the use of any materials furnished by the Contractor, provided that such liability is not attributable to negligence on the part of the County or failure of the County to use the materials in the manner outlined by the Contractor in descriptive literature or specifications submitted with the Contractor's quote.
15. FORCE MAJEURE: The Contractor shall not be liable for any excess costs if the failure to perform the contract arises out of causes beyond the control and without fault or negligence of the contractor. Such causes may include, but are not restricted to acts of God or of the public enemy, acts of the Government in either its sovereign or contractual capacity, fires, floods, epidemics, quarantine restrictions, strikes, freight embargoes, and unusually severe weather; but in every case the failure to perform must be beyond the control and without the fault or negligence of the contractor. If the failure to perform is caused by the default of a subcontractor, and if such default arises out of causes beyond the control of both the contractor and subcontractor, and without the fault or negligence of either of them, the contractor shall not be liable for any excess costs for failure to perform, unless the supplies or services to be furnished by the subcontractor were obtainable from other sources in sufficient time to permit the contractor to meet the required delivery schedule.
16. S.C. LAW CLAUSE: Upon award of a contract under this RFQ, the person, partnership, association or corporation to whom the award is made must comply with the laws of South Carolina which require such person or entity to be authorized and/or licensed to do business within the State. Notwithstanding the fact that applicable statutes may exempt or exclude the Contractor from requirements that it be authorized and/or licensed to do business in this State, by submission of this signed RFQ, the Contractor agrees to subject himself to the jurisdiction and process of the courts of the State of South Carolina as to all matters and disputes arising or to arise under the contract and the performance thereof, including any questions as to the liability for taxes, licenses, or fees levied by the State.

17. **6% SC SALES TAX:** Oconee County is subject to South Carolina Sales Tax on all purchases of goods and services, except for the mining operation of the Oconee County Rock Quarry, and the recycling operation of the Oconee County Solid Waste Department. Therefore, 6% sales tax must be added to all orders, except for the mining operation of the Rock Quarry. Lump sum bids however, shall include sales tax in quote unless otherwise noted. By submission of a signed quote, you are certifying, under penalties of perjury, that you comply with Title 12, Chapter 36, Article 1 of the SC Code of Laws 1976, as amended, relating to payment of any applicable taxes. This will certify to the County your compliance.
18. **DRUG-FREE WORKPLACE:** By submittal of this RFQ, you are certifying that you will comply with Title 44, code of Laws of South Carolina, 1976, Section 44-107-30.
19. **ILLEGAL IMMIGRATION REFORM ACT – 2008 - Title 8, Chapter 14, Act. No. 280:** By submittal of this RFQ, you are certifying that you are in compliance with Title 8, Chapter 14, or that this law is inapplicable to you and your subcontractors. An overview of this law is available at www.procurementlaw.sc.gov/immigration. This is required of all contractors and subcontractors as of January 1, 2010.
20. **LOCAL PREFERENCE:** See accompanying ordinance 2025-27 for provisions related to preferred status of local vendors and subcontractors, Attachment No. 1.

To be considered for Local Preference, bidders must submit the Affidavit Regarding Local Contractor/Vendor Preference Eligibility for Oconee County with their bid submission.

21. **INSURANCE:** The successful contractor shall procure, maintain, and provide proof of insurance coverage for injuries to persons and/or property damage as may arise from, or in conjunction with, the work performed on behalf of the County by the contractor, his agents, representatives, employees or subcontractors. Proof of coverage as contained herein shall be submitted fifteen (15) days prior to the commencement of work and such coverage shall be maintained by the contractor for the duration of the contract period; for occurrence policies.
 - A. **Commercial General Liability:** Coverage shall be as broad as: Comprehensive General Liability endorsed to include Broad Form, Commercial General Liability Form including Products/Completed Operations.

Minimum Limits:
 \$500,000 General Aggregate Limit
 \$500,000 Products & Completed Operations
 \$500,000 Personal & Advertising Injury
 \$500,000 Each Occurrence Limit
 \$50,000 Fire Damage Limit
 \$5,000 Medical Expense Limit
 - B. **Business Commercial Automobile Liability:** Coverage sufficient to cover all vehicles owned, used, or hired by the contractor, his agents, representatives, employees or subcontractors.

Minimum Limits:
 \$500,000 Combined Single Limit
 \$500,000 Each Occurrence Limit
 \$5,000 Medical Expense Limit
 - C. **Workers' Compensation:** Limits as required by the Workers' Compensation Act of SC, to include state's endorsement for businesses outside of SC. Employer's Liability, \$1,000,000.

Coverage Provisions

1. All deductibles or self-insured retention shall appear on the certificate(s).
2. Oconee County, its' officers/ officials, employees, agents and volunteers shall be added as "additional insured" as their interests may appear. This provision does not apply to Professional Liability or Workers' Compensation/Employers' Liability.

3. The contractor's insurance shall be primary over any applicable insurance or self-insurance maintained by the County.
4. Shall provide 30 days written notice to the County before any cancellation, suspension, or void of coverage in whole or part, where such provision is reasonable.
5. All coverage for subcontractors of the contractor shall be subject to all of the requirements stated herein.
6. All deductibles or self-insured retention shall appear on the certificate(s) and shall be subject to approval by the County. At the option of the County, either; the insurer shall reduce or eliminate such deductible or self-insured retention; or the contractor shall be required to procure a bond guaranteeing payment of losses and related claims expenses.
7. Failure to comply with any reporting provisions of the policy(s) shall not affect coverage provided the County, its officers/officials, agents, employees and volunteers.
8. The insurer shall agree to waive all rights of subrogation against the County, its' officers/officials, agents, employees or volunteers for any act, omission or condition of premises which the parties may be held liable by reason of negligence.
9. The contractor shall furnish the County certificates of insurance including endorsements affecting coverage. The certificates are to be signed by a person authorized by the insurance company(s) to bind coverage on its behalf, if executed by a broker, notarized copy of authorization to bind, or certify coverage must be attached.
10. All insurance shall be placed with insurers who are lawfully authorized to do business in the state of SC, and who maintain an A.M. Best rating of no less than an A:VII. If A.M. Best rating is less than A:VII, approval must be received from the County's Risk Manager.

SPECIAL TERMS AND CONDITIONS FOR CONSTRUCTION PROJECTS

1. **LICENSES, PERMITS, INSURANCE & TAXES:** All costs for required licenses, insurance and taxes shall be borne by the contractor. It shall be the responsibility of the contractor to obtain all licenses and permits and to pay all fees associated with work performed within the jurisdictions of any city, where applicable. If work is performed in unincorporated areas of the County, a county building permit is required; however, the County will waive any fees.
2. **BUILDING CODES:** The contractor will be solely responsible for compliance with applicable Building Code requirements, all dimensions, and all conditions relating to his work under this contract.
3. **WORKMANSHIP:** Workmanship shall be first quality in every respect. All measures necessary to ensure a first-class job shall be taken.
4. **INTERFERENCE:** The construction work must be carried on in such a manner, consistent with the practical conditions involved in the erection of the new work, as to cause the least amount of interference and inconvenience to the occupants of nearby or adjoining buildings or property.
5. **PROTECTION OF ADJACENT WORK:** Protect work and adjacent work at all times with suitable covering or by other approved methods. All damage to work in place caused by the contractor shall be repaired and restored to the original good and acceptable condition using same quality and kinds of materials, as required, to match and finish with adjacent work.
6. **SITE CLEANING:** The contractor shall keep the construction site clean and free from an accumulation of debris or materials during the construction. At the completion of the work, the entire facility and premises shall be left clean. All accumulations of trash and other materials which are not to be used in the construction, must be removed from the premises on a daily basis.
7. **FINAL INSPECTION:** At the completion of the contract work, a representative of the Owner shall accompany the contractor on an inspection of the work. All defects found in the work will be corrected by the contractor before final payment will be authorized.
8. **GUARANTEE:** Upon completion of the work and before final payment is made, the contractor shall furnish the Owner a guarantee stating that the contractor shall keep his entire portion of the work in repair, without expense to the Owner, as far as concerns defects of workmanship for a period of one (1) year from the date of final Certificate (unless specified for a longer time elsewhere) and he shall be responsible for, and make good any damage to his work caused by such defect; but this clause shall not be interpreted as holding him responsible for making good any deterioration on his part of the work due to its use or abuse by the Owner.
9. **DATE OF COMMENCEMENT AND COMPLETION:** It is the intent of the County to issue a statement of award to the successful contractor on or about May 29, 2026. Contractor shall submit signed contract, performance and payment bonds, and certificate of insurance, where applicable, within ten (10) days of receiving a notice of award. Upon receipt of signed documents, a Purchase Order will be issued.

MINIMUM SPECIFICATIONS

Oconee County is requesting proposals from qualified, licensed general contractors to complete repairs to the South Cove Pavilion in accordance with the provided plans. The finished structure must be restored to match its original appearance.

BACKGROUND:

South Cove County Park

South Cove Park is comprised of three parcels of land, which is 43.18 acres and contains 9,728 feet of shoreline. The Park is located on the shores of Lake Keowee in Oconee County, South Carolina at 1099 South Cove Rd in Seneca. The Park features three boat ramps and two courtesy docks for public boat launching. The Park also contains recreation amenities including a handicap fishing pier, two tennis courts, 8 pickleball courts, basketball area, two playgrounds, shoreline picnic areas, a beach area, a recreation building, rental shelter and a total of eighty-six (86) campsites with water and electricity

SCOPE OF WORK

Repairs to the South Cove Pavilion shall include removal of the existing posts with adequate structural support maintained at all times, installation of new foundation, replacement of the posts, replacement of all post supports, and the reinstallation or replacement of any trim removed or affected to facilitate inspection and assessment of structural damage. Staining of the structure will be performed by the County. All work shall be completed in accordance with the engineer's plans and specifications.

The selected general contractor shall be responsible for obtaining a building permit; however, standard permit fees will be waived by the County. Any costs associated with re-inspections resulting from failed inspections, as well as any stop-work order fees, shall be the responsibility of the contractor and will not be waived.

GENERAL

ENGINEER: The County has retained Devita & Associates, LLC, of Greenville, South Carolina, to prepare the project plans and specifications.

PLANS: Contractors shall review all drawings, including specifications shown on the plans, prepared by Devita & Associates, included with this solicitation as Attachment #2 – Plans and Drawings.

PROJECT SCHEDULE: Contractor shall submit their proposed project schedule with quote submittal, to include start time and completion time for each location. Contractor will coordinate work schedule with the Project Manager. .

SUBCONTRACTORS: The Contractor shall be responsible to the County for acts and omissions of the Contractor's employees, subcontractors and their agents and employees, and other persons or entities performing portions of the Work for or on behalf of the Contractor or any of its subcontractors. Contractor will list any subcontractors to be utilized. Subcontractors Form, provided on page 9.

INSPECTION: Contractor shall contact Stephen Schutt, Project Manager, for final inspection. Mr. Schutt will inspect the site when installation is complete to ensure compliance with these written specifications. Payment will be made after Mr. Schutt approves the inspection.

COUNTY OF OCONEE
Procurement Office, 415 S. Pine Street, Walhalla, SC 29691
Phone: (864) 638-4141 / Fax: (864) 638-4142

QUOTE FORM

QUOTE NUMBER: 25-104Q

DATE: May 1, 2026

DEADLINE TO SUBMIT QUOTE: Tuesday, May 26, 2026 @ 2:00pm

This is a request for quote; therefore, there will not be a public opening.

SUBMIT QUOTE TO:

QUOTES MAY BE SUBMITTED VIA EMAIL,
FAX OR MAILED TO:
E-mail: tpopham@oconeesc.com
Fax: 864-638-4142
Oconee County Procurement Office
Attn: Tronda Popham
415 S. Pine Street, Walhalla, SC 29691

PROCUREMENT FOR:

South Cove Park Pavilion Repairs

LOCATION:

1099 South Cove Road, Seneca, SC 29672

Total Bid for ALL Proposed Work (Lump Sum)

(Use Words)

\$ _____
(Use Figures)

SC LLR GC License Number: _____

WARRANTY: _____

FIRM NAME: _____

ADDRESS: _____

CITY/STATE/ZIP: _____

PHONE: _____ EMAIL: _____

SIGNATURE: _____ Title: _____

Print Signature: _____ Date: _____

By signing this Bid Form, the Bidder acknowledges that he/she has read this document and understands the provisions, agrees to be bound by its terms and conditions, will adhere to scheduling requirements stated herein and is capable of providing all required services necessary for this project.

SUBCONTRACTOR INFORMATION

Name & Address	Description of work to be performed	Dollar Value of Subcontractor's Work
1.		\$
2.		\$
3.		\$
4.		\$
5.		\$
6.		\$

CERTIFICATE OF FAMILIARITY AND NON-COLLUSION

The undersigned, having fully familiarized himself with the information contained within this entire solicitation and applicable amendments, submits the attached RFQ and other applicable information to the County, which I verify to be true and correct to the best of my knowledge. I certify that this quote is made without prior understanding, agreement, or connection with any corporation, firm or person submitting a quote for the same materials, supplies or equipment, and is in all respects, fair and without collusion or fraud. I agree to abide by all conditions of this RFQ and certify that I am authorized to sign this RFQ. I further certify that this quote is good for a period of sixty (60) days, unless otherwise stated.

Company Name (as registered with the IRS)

Authorized Signature

Correspondence Address

Printed Name

City, State, Zip

Title

Date

Phone #

Fax #

E-mail Address

Mobile Phone #

S. C. CONTRACTOR'S LICENSE #

Remittance Address

City, State, Zip

Phone #

Toll-Free Phone #, if available

Federal Tax ID Number

SC Sales and Use Tax Number



STATE OF SOUTH CAROLINA
 DEPARTMENT OF REVENUE
**NONRESIDENT TAXPAYER
 REGISTRATION AFFIDAVIT
 INCOME TAX WITHHOLDING**

I-312
 (Rev. 7/28/06)
 3323

Mail to: The company or individual you are contracting with.

The undersigned nonresident taxpayer on oath, being first duly sworn, hereby certifies as follows:

1. Name of Nonresident Taxpayer: _____
2. Trade Name, if applicable (Doing Business As):

3. Mailing Address: _____
4. Federal Identification Number: _____
5. _____ Hiring or Contracting with:
 Name: _____
 Address: _____
- _____ Receiving Rentals or Royalties From:
 Name: _____
 Address: _____
- _____ Beneficiary of Trusts and Estates:
 Name: _____
 Address: _____

6. I hereby certify that the above named nonresident taxpayer is currently registered with (check the appropriate box):
 The South Carolina Secretary of State or
 The South Carolina Department of Revenue
 Date of Registration: _____

7. I understand that by this registration, the above named nonresident taxpayer has agreed to be subject to the jurisdiction of the South Carolina Department of Revenue and the courts of South Carolina to determine its South Carolina tax liability, including estimated taxes, together with any related interest and penalties.

8. I understand the South Carolina Department of Revenue may revoke the withholding exemption granted under Code Sections 12-8-540 (rentals), 12-8-550 (temporarily doing business or professional services in South Carolina), and 12-8-570 (distributions to nonresident beneficiary by trusts or estates) at any time it determines that the above named nonresident taxpayer is not cooperating with the Department in the determination of its correct South Carolina tax liability.

The undersigned understands that any false statement contained herein could be punished by fine, imprisonment or both.

Recognizing that I am subject to the criminal penalties under Code Section 12-54-44 (B) (6) (a) (i), I declare that I have examined this affidavit and to the best of my knowledge and belief, it is true, correct and complete.

 Signature of Nonresident Taxpayer (Owner, Partner or Corporate Officer, when relevant) (Seal) _____ Date

If Corporate officer state title: _____

 (Name - Please Print)

33231010

FURTHER, AFFIANT SAYETH NOT.

STATE OF SOUTH CAROLINA

COUNTY OF OCONEE

I certify that _____ personally appeared before me this day and acknowledged that he voluntarily signed the foregoing Affidavit as his free act and deed for the purposes stated therein.

Date: _____, 2026

By: _____

Print Name: _____

Notary Public for South Carolina

[SEAL OR STAMP] My Commission Expires:

LOCAL PREFERENCE SUBCONTRACTOR FORM

Subcontractor Name & Physical Address	Description of work to be preformed	Direct labor costs of subcontractor's work	Percentage of total bid price based on direct labor costs
1.			
		\$	%
2.			
		\$	%
3.			
		\$	%
4.			
		\$	%
5.			
		\$	%
6.			
		\$	%

**STATE OF SOUTH CAROLINA
COUNTY OF OCONEE
ORDINANCE 2025-27**

**AN ORDINANCE TO REVISE AND EXPAND THE
LOCAL CONTRACTOR / VENDOR PREFERENCE
PROVISIONS CONTAINED IN THE OCONEE COUNTY
PROCUREMENT CODE**

WHEREAS, Oconee County, South Carolina (the "County"), a body politic and corporate and a political subdivision of the State of South Carolina, acting by and through its governing body, the Oconee County Council (the "County Council"), has adopted multiple ordinances for the effective, efficient governance of the County, which, subsequent to adoption, are codified in the Oconee County Code of Ordinances (the "Code of Ordinances");

WHEREAS, the Council recognizes the importance of supporting local businesses and promoting economic development within the County;

WHEREAS, enhancing opportunities for qualified local vendors helps retain economic value within the community and strengthens the County's business environment;

WHEREAS, the County desires to amend Section 2-438(e), entitled "Local Preference," of the County's Procurement Code, as contained in Article V of Chapter 2 of the Code of Ordinances, in order to establish a structured and transparent local preference policy that encourages participation by businesses physically located within Oconee County without compromising competition or responsible stewardship of public funds;

WHEREAS, the Council finds that establishing a local vendor preference for purposes of bid evaluation, coupled with a price-matching option, serves the public interest while ensuring fairness in procurement; and

WHEREAS, the Council further finds that procurement preferences must be applied in a manner consistent with applicable state and federal laws, grant requirements, and competitive procurement standards.

NOW, THEREFORE, it is hereby ordained by the Oconee County Council, in meeting duly assembled, that:

1. Section 2-438(e), entitled "Local Preference," of the County's Procurement Code, as contained in Article V of Chapter 2 of the Code of Ordinances, is hereby revised, rewritten, and amended to read as set forth in Exhibit A, which is attached hereto and incorporated herein by reference. Attached hereto as Exhibit B, is a copy of the former provisions contained in Section 2-438(e). Exhibit B is for illustrative purposes only and shall not be codified hereafter.

2. Should any part or provision of this Ordinance be deemed unconstitutional or unenforceable by any court of competent jurisdiction, such determination shall not affect the rest and remainder of this Ordinance, all of which is hereby deemed separable.
3. All ordinances, orders, resolutions, and actions of County Council inconsistent herewith are, to the extent of such inconsistency only, hereby repealed, revoked, and rescinded.
4. All other terms, provisions, and parts of the Code of Ordinances not amended hereby, directly or by implication, shall remain in full force.

ATTEST:



Jennifer C. Adams
Clerk to Oconee County Council

Matthew Durham
Chair, Oconee County Council

First Reading:	December 19, 2025
Second Reading:	January 06, 2026
Third Reading:	January 20, 2026
Public Hearing:	January 20, 2026

EXHIBIT A

Sec. 2-438. - Qualifications and duties of bidders and offerors.

...

(c) LOCAL PREFERENCE.

Section 1. Definitions

1. *Evaluation Price Reduction* or *evaluation preference* means a downward adjustment to a bidder's bid or offered price, which is used for evaluation purposes only and which does not alter the actual bid or offered price.
2. *Labor Cost* means salary and fringe benefits.
3. *Local Subcontractor* means a subcontractor meeting all criteria of a Local Vendor.
4. *Local Vendor* means a business that (a) currently maintains a non-mobile physical office within Oconee County that it has used as a place for, or as a base from, which it regularly conducts at least fifty percent (50%) of its primary business, and for which it did so for at least one (1) year prior to the respective bid opening; (b) possesses valid business and operational licenses, as applicable; and (c) is authorized to transact business in South Carolina.
5. *Procurement Officer* means the Oconee County Procurement Director or the other County official(s) / employee(s) designated to oversee the respective procurement evaluations and awards.

Section 2. Local Preference Structure

When evaluating bids or proposals, the Procurement Officer shall apply the following evaluation preferences:

1. **Local Vendor Preference:** A Local Vendor shall receive a seven percent (7%) Evaluation Price Reduction to its bid.
2. **Local Subcontractor Preference:**
 - A. A four percent (4%) Evaluation Price Reduction shall be applied when Local Subcontractor(s) are used to perform work equating to at least forty percent (40%) of the total bid price based on direct labor costs.
 - B. A six percent (6%) Evaluation Price Reduction shall be applied when Local Subcontractors perform work equating to at least sixty percent (60%) of the total bid price based on direct labor costs.
3. **Maximum Evaluation Preference:** Combined evaluation preferences shall not exceed ten percent (10%) per line-item, lot, or total contract.

4. **Effect on Bid / Award:** Evaluation Price Reductions are for comparison purposes only and do not alter the Local Vendor's actual bid.

Section 3. Local Vendor Price-Match Option

1. **No Automatic Award:** A Local Vendor shall not receive a contract award solely due to evaluation preferences.
2. **Right to Match the Lowest Bid:** If, however, after applying all allowable evaluation preferences, a Local Vendor becomes the highest-ranked evaluated bidder but did not submit the lowest actual bid, the Local Vendor shall have the option to match the lowest responsible and responsive bid.
3. **Procedure:**
 - A. The Procurement Officer shall notify the eligible Local Vendor in writing of its option to price match.
 - B. The Local Vendor must accept the price match option in writing within three (3) business days of the date of the Procurement Officer's notice of option to price match, unless a different deadline is stated in the solicitation.
 - C. Failure to timely accept constitutes a rejection of the price match option, and the contract shall be awarded to the lowest responsible and responsive bidder.
4. **Conditions of Matching:** A Local Vendor electing to price match must:
 - A. Match the lowest bid price in full and in all respects;
 - B. Agree to all terms, conditions, and specifications; and
 - C. Accept all obligations associated with the award.

Section 4. Claiming Evaluation Preferences

1. Bidders must provide documentation of local status, including proof of physical address, business license (if applicable), and verification of subcontractor labor percentages.
2. The County may request additional documentation or perform audits at any time.

Section 5. Limitations and Exclusions

1. This Ordinance does not apply where state or federal law prohibits geographic preferences or where restricted by grant or other contractual requirements.
2. The evaluation preferences set forth in this section shall only be applied to responses to procurement solicitations in excess of Twenty-Five Thousand and 00/100 Dollars (\$25,000.00).
3. The evaluation preferences set forth in this section may be excluded from and rendered inapplicable to a solicitation if County Council, in meeting duly assembled and by majority vote, determines it is in the County's best interest to omit the preferences contained herein

from a particular solicitation.

4. Exclusions include, but are not limited to:
 - A. Emergency procurements;
 - B. Federally restricted procurements; and
 - C. Procurements excluded under state law.
5. If there are multiple responsible and responsive bidders who meet the evaluation preference(s) set forth in this section, the County shall use standard procurement practices and procedures, as set forth in this Article, to determine the priority of selection. The local evaluation preference set forth in this section does not waive or otherwise abrogate the County's unqualified right to reject any and all bids or proposals or accept such bids or proposals, as appears in the County's best interest.
6. Misrepresentation of eligibility may result in debarment, disqualification, termination, or suspension from future procurements.

Section 6. Implementation

1. Subject to Section 5, the Procurement Officer shall incorporate this policy into all eligible solicitations.
2. All solicitations subject to this policy shall contain a "**Local Preference – Notice to Bidders**" clause.

Exhibit B

Sec. 2-438. - Qualifications and duties of bidders and offerors.

(e) Local preference. The lowest local responsible and responsive bidder who is within two percent of the lowest non-local responsible and responsive bidder, may match the bid submitted by the non-local responsible and responsive bidder and thereby be awarded the contract. The local preference as set forth in this section shall only be applied to responses to solicitations of written quotes and invitations to bid in excess of \$10,000.00. The local preference as set forth in this section shall only be given to local responsible and responsive bidders who have a physical business address located and operating within Oconee County and who have met all other requirements of the solicitations of written quotes or the invitation to bid, including, without limitation, payment of all duly assessed state and local taxes. If state or federal guidelines prohibit or otherwise limit local preference, then the county shall not use local preference in awarding the contract. If there are multiple responsible and responsive bidders who meet the local preference guidelines as set forth in this section, the county shall use standard procurement practice and procedure as set forth in this article to determine the priority of selection. The local preference as set forth in this section does not waive or otherwise abrogate the county's unqualified right to reject any and all bids or proposals or accept such bids or proposals, as appears in the county's own best interest.

DESIGN INPUT

DEAD LOAD

THE WEIGHT OF THE STRUCTURAL MEMBERS THEMSELVES AND ALL PERMANENT CONSTRUCTION INCLUDING WALLS, FLOORS, CEILINGS, ROOF CLADDING AND FIXED EQUIPMENT

LIVE LOAD	
FLOOR	100 PSF
ROOF	20 PSF

ROOF LIVE LOAD REDUCTION WAS IN ACCORDANCE WITH IBC SECTION 1607.12

RAIN LOAD	
15-MINUTE RAIN INTENSITY	6.42 IN/HR
60-MINUTE RAIN INTENSITY	3.38 IN/HR

SNOW LOAD	
GROUND SNOW LOAD (P _g)	10 PSF

WIND LOAD	
ULTIMATE DESIGN WIND SPEED	107 MPH
NOMINAL DESIGN WIND SPEED	83 MPH
RISK CATEGORY	II
WIND EXPOSURE	C
INTERNAL PRESSURE COEFFICIENTS	0.00 (OPEN)
COMPONENTS AND CLADDING WIND PRESSURES	SEE TABLE

SEISMIC LOAD	
SEISMIC IMPORTANCE FACTOR	1.0
RISK CATEGORY	II
S _e	0.383
S _r	0.102
SITE CLASS	D (ASSUMED)
S _{cs}	0.381
S _{ps}	0.164
SEISMIC DESIGN CATEGORY	C
BASIC SEISMIC FORCE RESISTING SYSTEM	CANTILEVERED COLUMN SYSTEMS DETAILED TO CONFORM TO THE REQUIREMENTS FOR TIMBER FRAMES
R _s	1.5
C _s	0.254
DESIGN BASE SHEAR	6 KIPS
ANALYSIS PROCEDURE USED	EQUIVALENT LATERAL FORCE PROCEDURE

- DESIGN CRITERIA - CODES AND SPECIFICATIONS**
- 2021 INTERNATIONAL BUILDING CODE WITH SOUTH CAROLINA MODIFICATIONS
 - AC308-19 - BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
 - AC308-20 - SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS
 - ASCE/SEI 7-16 MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES
 - AWC NDS-2018 NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION
 - AWC SDPWS 2021 SPECIAL DESIGN PROVISIONS FOR WIND AND SEISMIC

GENERAL

- ALL REFERENCES AND ASTM SPECIFICATIONS NOTED ON THESE DRAWINGS PERTAIN TO THE EDITIONS REFERENCED IN THE DESIGN BUILDING CODE.
- DRAWINGS SHALL NOT BE SCALED.
- WHERE A SECTION OR DETAIL IS SHOWN FOR ONE CONDITION, IT SHALL APPLY TO ALL LIKE AND SIMILAR CONDITIONS.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO FABRICATION/CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY STRUCTURAL ENGINEER BY THE RFI SYSTEM OF ANY DISCREPANCIES PRIOR TO FABRICATION/CONSTRUCTION, ALONG WITH A RECOMMENDED SOLUTION.
- THE CONTRACT STRUCTURAL DRAWINGS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE A METHOD OF CONSTRUCTION. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES.
- THE CONTRACTOR SHALL PROVIDE ALL MEANS NECESSARY TO PROTECT WORKMEN AND OTHER PERSONS DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE BUT NOT LIMITED TO TEMPORARY BRACING, SHORING, FORMING, SCAFFOLDING, PLANKING, AND SAFETY NETS. ERECTION PROCEDURES SHALL CONFORM TO OSHA STANDARDS.
- THE CONTRACTOR SHALL ENSURE THAT STRUCTURAL MEMBERS ARE NOT LOADED IN EXCESS OF DESIGN LIVE LOADS DURING CONSTRUCTION. STRUCTURAL MEMBERS HAVE NOTE BEEN DESIGNED FOR EXCESS CONSTRUCTION LIVE LOADS. CONSTRUCTION MATERIALS SHALL BE SPREAD OUT WHEN PLACED ON ROOF.

FOUNDATION

- NO GEOTECHNICAL REPORT OR RECOMMENDATIONS WERE PROVIDED AT THE TIME OF STRUCTURAL DESIGN.
- THE SHALLOW FOUNDATIONS WERE DESIGNED WITH A MAXIMUM ASSUMED BEARING CAPACITY OF 1500 PSF. A GEOTECHNICAL ENGINEER SHALL VERIFY THAT SOILS OF THE DESIGN BEARING CAPACITY HAVE BEEN ENCOUNTERED PRIOR TO CONSTRUCTION.
- FOOTINGS SHALL BEAR A MINIMUM OF 12" BELOW ADJACENT FINISHED EXTERIOR GRADES.
- FOUNDATION SIDES MY BE EARTH FORMED IF APPROVED BY THE GEOTECHNICAL ENGINEER.
- SUBGRADE PREPARATION SHALL BE IN ACCORDANCE WITH DESIGN ASSUMPTIONS AND CONFIRMED BY A GEOTECHNICAL ENGINEER.

CONCRETE (CAST-IN-PLACE)

- DESIGN OF CONCRETE IS BASED ON ACI 318. ALL CONCRETE CONSTRUCTION SHALL BE IN ACCORDANCE WITH ACI 301.
- CONCRETE SHALL BE NORMAL WEIGHT AND SHALL DEVELOP A MINIMUM 28 DAY COMPRESSIVE STRENGTH AS FOLLOWS:
 - ALL CONCRETE..... 4000 PSI
- CONCRETE MATERIALS SHALL CONFORM TO THE FOLLOWING:
 - PORTLAND CEMENT..... ASTM 150 TYPE III
 - NORMAL WEIGHT AGGREGATES..... ASTM C33
 - FLY ASH..... ASTM C618 CLASS F OR C
 - FLY ASH SHALL NOT EXCEED 25 PERCENT OF THE TOTAL CEMENT + FLY ASH
- CONCRETE REINFORCING SHALL BE DETAILED, FABRICATED AND PLACED IN ACCORDANCE WITH ACI 315 AND ACI 318. REINFORCING SHALL CONFORM AS FOLLOWS:
 - REINFORCING STEEL..... ASTM A615 GRADE 60
 - WELDED WIRE REINFORCING (WWR)..... ASTM A185
- ALL REINFORCEMENT SPLICES INCLUDING THOSE BARS NOTED AS CONTINUOUS SHALL BE CLASS B IN ACCORDANCE WITH ACI 318. SPLICES SHALL BE STAGGERED WHERE POSSIBLE.
- UNLESS INDICATED OTHERWISE, CONCRETE COVER OVER REINFORCEMENT SHALL BE AS FOLLOWS:
 - CONCRETE NOT EXPOSED TO EARTH OR WEATHER
 - SLABS AND WALLS..... 3/4"
 - BEAM STRIPPUS AND COLUMN TIES..... 1-1/2"
 - CONCRETE EXPOSED TO EARTH OR WEATHER
 - #5 BARS OR SMALLER (INCLUDING WWR)..... 1-1/2"
 - #6 BARS OR LARGER..... 2"
 - CONCRETE CAST DIRECTLY AGAINST EARTH..... 3"
- ALL REINFORCING STEEL, ANCHOR BOLTS, DOWELS AND OTHER INSERTS AND EMBEDS SHALL BE SECURED IN POSITION, INSPECTED AND APPROVED PRIOR TO PLACING CONCRETE. REINFORCEMENT IN SLABS AND SLAB ON GRADE SHALL BE PLACED ON CHAIRS SPACED AT 36" MAX IN EACH DIRECTION. DOWELS SHALL NOT BE INSERTED INTO FRESHLY PLACED CONCRETE.
- REINFORCING BARS AND ACCESSORIES SHALL NOT BE IN CONTACT WITH ANY PIPE, PIPE FLANGE OR METAL PARTS EMBEDDED IN CONCRETE. A MINIMUM OF 2 INCHES CLEARANCE SHALL BE PROVIDED.
- ADDITIONAL REINFORCING SHALL BE PROVIDED AT THE FOLLOWING - SEE TYPICAL DETAILS:
 - GRADE BEAM INTERSECTIONS AND CORNERS
- MAXIMUM WATER/CEMENT RATIO SHALL BE 0.5.
- MAXIMUM SLUMP IN CONCRETE SHALL NOT EXCEED 8"
- MAXIMUM AIR CONTENT SHALL BE 4.5 PERCENT +/- 15 PERCENT AT POINT OF DELIVERY.
- WATER FOR CONCRETE SHALL MEET ASTM C94 AND BE POTABLE.
- CONCRETE MIX SHALL BE DESIGNED BY A QUALIFIED REGISTERED ENGINEER. STRENGTH TEST RESULTS SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER WITH THE MIX DESIGN.
- MIXING, TRANSPORTATION, AND PLACING OF CONCRETE SHALL CONFORM TO AC301
- DO NOT ADD WATER TO CONCRETE DURING DELIVERY OR PLACEMENT. ADD WATER TO CONCRETE AT THE JOBSITE ONLY AS NOTED ON THE DELIVERY TICKET.
- ALL EXPOSED CONCRETE EDGES SHALL BE CHAMFERED 3/4"
- FRESHLY PLACED CONCRETE SHALL BE PROTECTED FROM PREMATURE DRYING OR EXCESSIVE COLD OR HOT TEMPERATURES. GC TO COMPLY WITH AC301.1, AC305, AC308, AND AC308.1
- CONCRETE CURING SHALL BE IN ACCORDANCE WITH ACI 308.1 AND/OR THOSE METHODS SPECIFIED IN AC301
- REINFORCING BAR SUPPORTS SHALL BE MANUFACTURED FROM PLASTIC OR PRECAST CONCRETE OF GREATER COMPRESSIVE STRENGTH THAN THE CONCRETE. CONTROL JOINTS (SAW CUT) IN THE SLAB ON GRADE SHALL BE PLACED AT A MAXIMUM SPACING OF 12'-0" IN EACH DIRECTION AND AT INTERMEDIATE LOCATIONS SHOWN ON THE FOUNDATION PLAN.

TIMBER FRAMING

- ALL PLAN DIMENSIONS, OPENINGS THROUGH FRAMING, BLOCKOUTS, ETC. SHALL BE COORDINATED WITH ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING REQUIREMENTS.
- WORKMANSHIP: ALL MEMBERS SHALL BE FRAMED, ANCHORED, TIED, AND BRACED SO AS TO DEVELOP THE STRENGTH AND RIGIDITY NECESSARY FOR THE PURPOSES FOR WHICH THEY ARE USED. WORK SHALL BE PERFORMED BY EXPERIENCED ERECTORS.
- DUE TO VARIATION AND DIFFERENT CONSTRUCTION PRACTICES, IN PLACE WOOD FRAMING IS SUBJECT TO REVIEW BY THE STRUCTURAL ENGINEER OF RECORD.
- WOOD FRAMING MATERIALS:
 - VISUALLY GRADED LUMBER CONFORMING TO THE "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" SHALL BE USED FOR ALL SAWN LUMBER FRAMING.
 - UNLESS NOTED OTHERWISE, USE SOUTHERN YELLOW PINE MINIMUM GRADES WITH 19% MAX. MOISTURE CONTENT AS FOLLOWS:
 - STRUCTURAL POSTS (6X6)..... NO.3
 - BLOCKING, PLATES..... NO.3
 - ANY WOOD IN CONTACT WITH CONCRETE, MASONRY, STONE, OR SOIL, OR ANY EXPOSED WOOD SHALL BE PRESURE TREATED IN ACCORDANCE WITH AWPA U1 USE CATEGORY UC2 OR UC3B.
- CONNECTIONS:
 - THE FRAMING CONTRACTOR SHALL FURNISH ALL HARDWARE REQUIRED TO MAKE CONNECTIONS BETWEEN VARIOUS ELEMENTS.
 - REFER TO TABLE 2304.10.1 IN IBC 2018 FOR MINIMUM NAILED CONNECTIONS.
 - ALL BOLTED CONNECTIONS SHALL HAVE WASHERS AT BOLT HEAD AS WELL AS AT NUT.
 - BOLTS SHALL COMPLY WITH ASTM A307 GRADE WITH ASTM A563 HEX NUTS.
 - NAIL DESIGNATIONS REFER TO COMMON WIRE NAILS AS FOLLOWS:

PENNY WEIGHT	DIAMETER	LENGTH
8d	0.131"	2-1/2"
10d	0.148"	3"
12d	0.148"	3-1/4"
16d	0.162"	3-1/2"
20d	0.192"	4"

NAILS SHALL HAVE A MINIMUM PENETRATION OF 10 TIMES THEIR WIRE DIAMETER
NAILS SHALL HAVE A MINIMUM EDGE DISTANCE OF 4 TIMES THEIR WIRE DIAMETER

- ALL NAILS AT NON AIR CONDITIONED/HEATED AREAS SHALL BE GALVANIZED.
- TOE NAILS SHALL BE DRIVEN AT AN ANGLE OF 30 DEGREES TO THE PIECE AND BE STARTED AT 1/3 THE NAIL LENGTH FROM THE END OF THE PIECE.
- CUN NAILS MAY BE USED IN LIEU OF HAND NAILING.
- WHERE MEMBERS ARE EXPOSED TO WEATHER, IN GROUND CONTACT, PRESSURE TREATED, OR IN AREAS OF HIGH HUMIDITY, FASTENERS SHALL BE HOT-DIP GALVANIZED PER ASTM A153.

ADHESIVE-ANCHORED REBAR

- ADHESIVE ANCHORING FOR CONCRETE SHALL BE HILTI RE-503 V CARTRIDGE SYSTEM, SIMPSON STRONG-TIE SET-30, DEWALT PURE 110+ (OR EQUIVALENT ACRYLIC AC208+, HY-200, OR ATXP) OR APPROVED EQUAL. UON EMBEDMENT DEPTH SHALL BE AT LEAST 12 TIMES THE INSERT DIAMETER. UON HOLE DIAMETER SHALL BE NO GREATER THAN RECOMMENDED BY THE MANUFACTURER. THE HOLE SHALL BE CLEANED PER MANUFACTURER'S RECOMMENDATIONS BY BRUSHING OUT WITH WIRE BOTTLE BRUSH AND BLOWN OUT WITH AIR USING A COMPRESSOR WITH A FUNCTIONAL OIL TRAP (EXCEPT WHERE PERMITTED WHEN USING A DUST EXTRACTION SYSTEM IN ACCORDANCE WITH MANUFACTURER'S PRINTED INSTALLATION INSTRUCTIONS).
- ANCHORS SHALL MEET THE REQUIREMENTS OF ACI 308.4. INSTALLATION SHALL BE IN STRICT ACCORDANCE WITH MANUFACTURER'S PRINTED INSTRUCTIONS AND PERFORMED BY AN INSTALLER TRAINED BY THE MANUFACTURER. INSTALLATION OF ADHESIVE ANCHORS HORIZONTALLY OR VERTICALLY, WHICH SUPPORT SUSTAINED TENSION LOADS SHALL BE PERFORMED BY A CERTIFIED ADHESIVE ANCHOR INSTALLER IN ACCORDANCE WITH ACI318 AND CONTINUOUSLY INSPECTED PER AC318. PROOF OF CURRENT CERTIFICATION SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL.
- CAPACITIES: UON, DESIGN BOND STRENGTH OF ANCHORS HAVE BEEN BASED ON CRACKED CONCRETE, AC308.4 TEMPERATURE CATEGORY B, AND INSTALLATIONS INTO DRY HOLES DRILLED WITH A ROTARY IMPACT DRILL OR ROCK DRILL INTO CONCRETE THAT HAS CURED AT LEAST 21 DAYS AND HAS A CONCRETE TEMPERATURE OF AT LEAST 50 DEGREES F AT TIME OF ANCHOR INSTALLATION.

EXISTING WOOD STRUCTURE NOTES

- THE STRUCTURAL REMEDIATION DESIGN IS BASED UPON OBSERVATIONS & ASSUMPTIONS MADE FOR AN EXISTING STRUCTURE DESIGNED AND BUILT BY OTHERS.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD IF ACTUAL FIELD CONDITIONS DEVIATE FROM THE CONDITIONS SHOWN IN THE CONTRACT DRAWINGS. THESE CONDITIONS INCLUDE, BUT ARE NOT LIMITED TO:
 - FRAMING CONNECTIONS/COMPONENTS THAT DEVIATE FROM THOSE DEPICTED IN THE CONTRACT DRAWINGS
 - EVIDENCE OF WATERPROOFING FAILURE OR INFILTRATION OF WATER INTO STRUCTURE
 - EVIDENCE OF STRUCTURAL COMPONENTS/CONNECTION FAILURES
 - EVIDENCE OF TERMITE OR PEST ACTIVITY THAT COMPROMISES STRUCTURAL MEMBERS

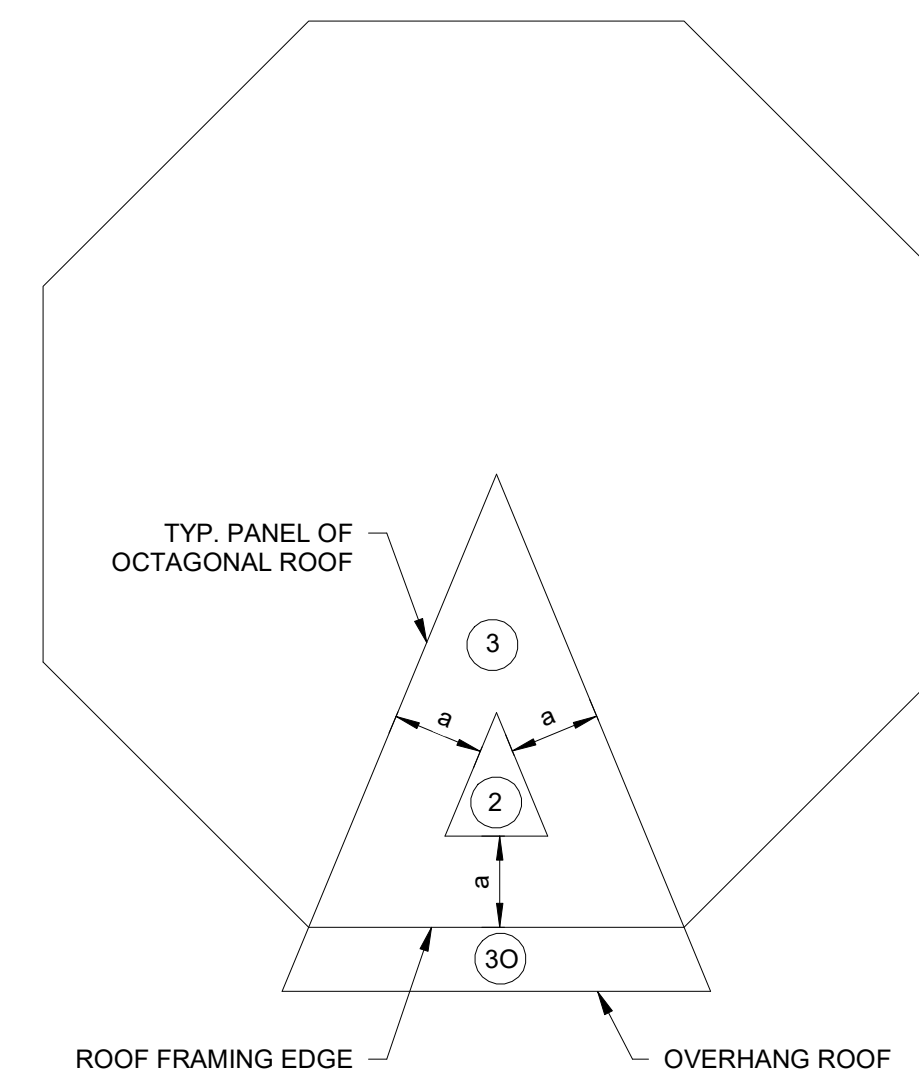
DEMOLITION & SHORING NOTES

- PARTIAL DEMOLITION OF EXISTING STRUCTURAL MEMBERS/COMPONENTS IS REQUIRED IN ORDER TO COMPLETE THE STRUCTURAL REMEDIATION.
- CONTRACTOR SHALL DEMOLISH ONLY MEMBERS/COMPONENTS THAT ARE NOTED ON THE CONTRACT DRAWINGS. ANY ADDITIONAL DEMOLITION SHALL BE EXPRESSLY COMMUNICATED AND APPROVED BY THE ENGINEER OF RECORD PRIOR TO DEMOLITION ACTIVITIES.
- SINCE DEMOLITION OF IN-PLACE STRUCTURAL MEMBERS/COMPONENTS IS REQUIRED, THE EXISTING STRUCTURE MUST BE ADEQUATELY SHORED PRIOR TO DEMOLITION ACTIVITIES:
 - THE DESIGN AND SEQUENCING OF SHORING SYSTEMS SHALL BE PERFORMED BY OTHERS, AND APPROVED BY THE ENGINEER OF RECORD PRIOR TO DEMOLITION ACTIVITIES.
 - NEW STRUCTURE MAY BE LOADED ONCE NEWLY PLACED CONCRETE REACHES 70% OF TARGET 28-DAY COMPRESSIVE STRENGTH.

SHOP DRAWINGS

- CERTIFIED SHOP DRAWINGS FOR ALL STRUCTURAL ELEMENTS SHOWN ON THE CONTRACT DOCUMENTS MUST BE SUBMITTED BY THE CONTRACTOR FOR REVIEW BY THE ENGINEER. IF A CONTRACTOR OR OWNER FAILS TO SUBMIT THE SHOP DRAWINGS, DEVITA & ASSOCIATES, INC. WILL NOT BE RESPONSIBLE FOR THE STRUCTURAL CERTIFICATION AND DESIGN OF THE PROJECT. A REVIEWED COPY OF SHOP DRAWINGS SHALL BE KEPT AT SITE FOR REVIEW BY THE INSPECTOR.
- SHOP DRAWING ARE REVIEWED BY THE ENGINEER AS A CONVENIENCE TO THE CONTRACTOR AND ARE NOT CONTRACT DOCUMENTS.
- AT THE TIME OF SHOP DRAWING SUBMISSION, THE CONTRACTOR SHALL INFORM THE ENGINEER IN WRITING OF ANY DEVIATIONS OR OMISSIONS FROM THE CONTRACT DOCUMENTS.
- THE CONTRACTOR SHALL REVIEW AND STAMP ALL SHOP DRAWINGS BEFORE SUBMITTING TO THE ENGINEER, AND MAKE ALL REQUIRED CORRECTIONS AS DEEMED NECESSARY.
- REPRODUCTION OF STRUCTURAL DRAWINGS FOR USE AS SHOP DRAWINGS SHALL NOT BE PERMITTED.
- CONTRACTOR SHALL ALLOW A MINIMUM PERIOD OF TWO (2) WEEKS FOR THE REVIEW OF STRUCTURAL SHOP DRAWINGS.

1 ISOMETRIC
S001 SCALE: NTS



2 COMPONENTS & CLADDING LOAD DIAGRAM
S001 SCALE: NTS

COMPONENTS & CLADDING DESIGN WIND PRESSURES (PSF)					
EFFECTIVE WIND AREA	ZONE 30	ZONE 3		ZONE 2	
≤ 23 SF	± 56.2	+43.2	-35.9	+33.3	-27.8
23 SF < A ≤ 92 SF	± 40.5	+33.3	-27.8	+33.3	-27.8
≥ 92 SF	± 31.7	+21.6	-17.9	+21.6	-17.9

NOTES:

- TABLE PRESSURES ARE FOR THE SQUARE FOOT (SF) TRIBUTARY AREA SHOWN. FOR OTHER TRIBUTARY AREAS, LINEARLY INTERPOLATE BETWEEN VALUES SHOWN ABOVE.
- POSITIVE PRESSURES ACT TOWARD THE BUILDING. NEGATIVE PRESSURES ACT AWAY FROM THE BUILDING.
- SEE DIAGRAM FOR LOCATION OF ZONES.
- PRESSURES SHOWN ARE ULTIMATE PRESSURES. MULTIPLY VALUES BY 0.6 FOR NOMINAL PRESSURES.

a = 4'-9"

3 REBAR LAP AND SPLICE SCHEDULE
S001 SCALE: NTS

BAR SIZE	SPLICE/LAP LENGTH
#3	15"
#4	19"
#5	24"

- NOTES:**
- ALL SPLICES SHALL BE CLASS B IN ACCORDANCE WITH AC318
 - TABULATED LENGTHS ARE FOR UNCOATED REBAR.

SHEET LIST	
SHEET NUMBER	SHEET NAME
S001	GENERAL NOTES
S101	STRUCTURAL PLANS AND DETAILS

ABBREVIATIONS	
ABBREVIATION	TERM
A.B.	ANCHOR BOLT
BRG	BEARING
B.O.D	BOTTOM OF DECK
B/	BOTTOM OF
CONT.	CONTINUOUS
CANT.	CANTILEVER
C.J.	CONTROL JOINT
CLR	CLEAR
CONC.	CONCRETE
CONN.	CONNECTION
CTR.	CENTER
DBL	DOUBLE
DIA.	DIAMETER
DIM.	DIMENSION
E.F.	EACH FACE
EXP. JT.	EXPANSION JOINT
EXIST.	EXISTING
E.W.	EACH WAY
ELEV.	ELEVATION
EXT.	EXTERIOR
E.O.D	EDGE OF DECK
FTG	FOOTING
F.F.E.	FINISHED FLOOR ELEVATION
FDN.	FOUNDATION
GB	GRADE BEAM
GALV.	GALVANIZED
GA.	GAUGE
HORIZ.	HORIZONTAL
HT	HIP TRUSS
INT.	INTERIOR
I.F.	INSIDE FACE
JT.	JOINT
LG	LONG
MFR	MANUFACTURER
MIN.	MINIMUM
MAX.	MAXIMUM
NTS	NOT TO SCALE
O.C	ON CENTER
PERP.	PERPENDICULAR
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
REQ'D	REQUIRED
REINF.	REINFORCEMENT
SIM.	SIMILAR
S.O.G.	SLAB ON GRADE
STL	STEEL
THK	THICK
TYP.	TYPICAL
T&B	TOP & BOTTOM
T/	TOP OF
THK.	THICK
TS	THICKENED SLAB
UON	UNLESS OTHERWISE NOTED
VERT.	VERTICAL
w	WITH
WWF	WELDED WIRE FABRIC
WP	WORK POINT
WS	WATERSTOP

SEALS

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corp@devita.com
DeVita & Associates, Inc. Project : 25509
No. C00415

PROJECT NUMBER:
CONSULTANT

PROJECT INFORMATION:

SOUTH COVE PARK PAVILION STRUCTURAL REMEDIATION

1099 South Cove Road
Seneca, SC 29672

REVISIONS

NO.	DATE	DESCRIPTION
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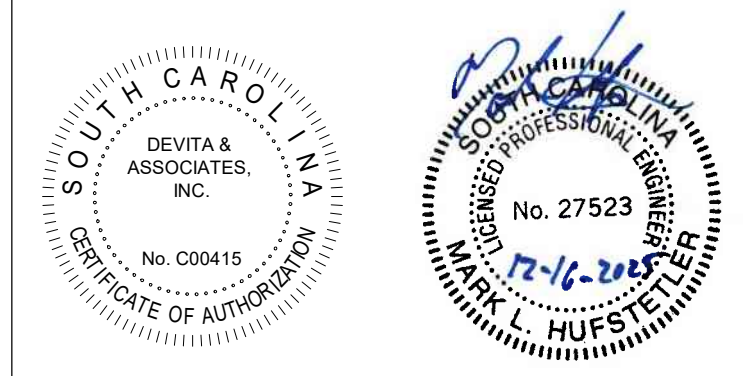
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DRAWING NAME
GENERAL NOTES

DRAWING NO.
S001

Drawn By: SAG Checked By: MLH





PROJECT NUMBER:
CONSULTANT

PROJECT INFORMATION:

**SOUTH COVE PARK
PAVILION
STRUCTURAL
REMEDATION**

1099 South Cove Road
Seneca, SC 29672

REVISIONS

NO.	DATE	DESCRIPTION

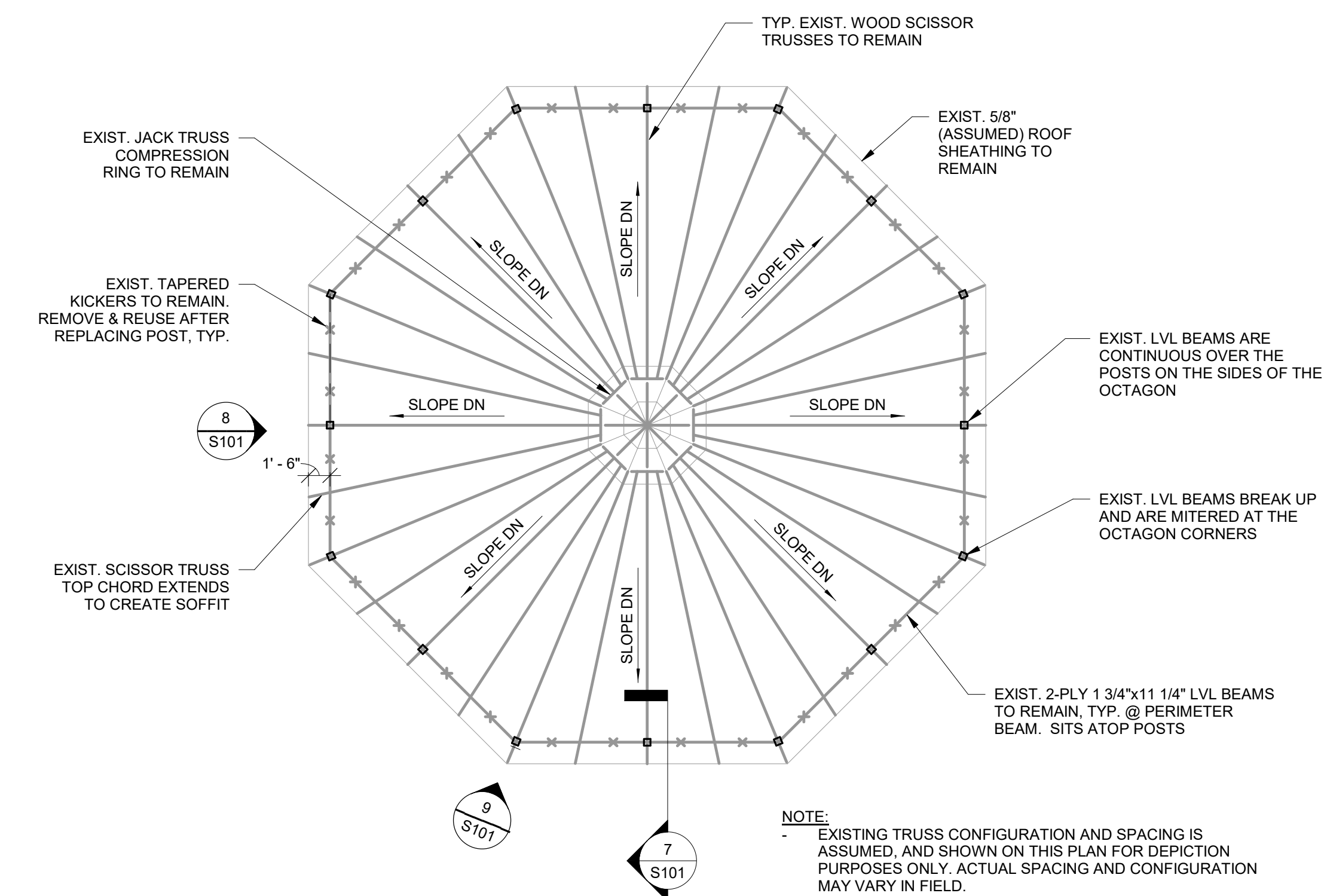
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DRAWING NAME
**STRUCTURAL PLANS
AND DETAILS**

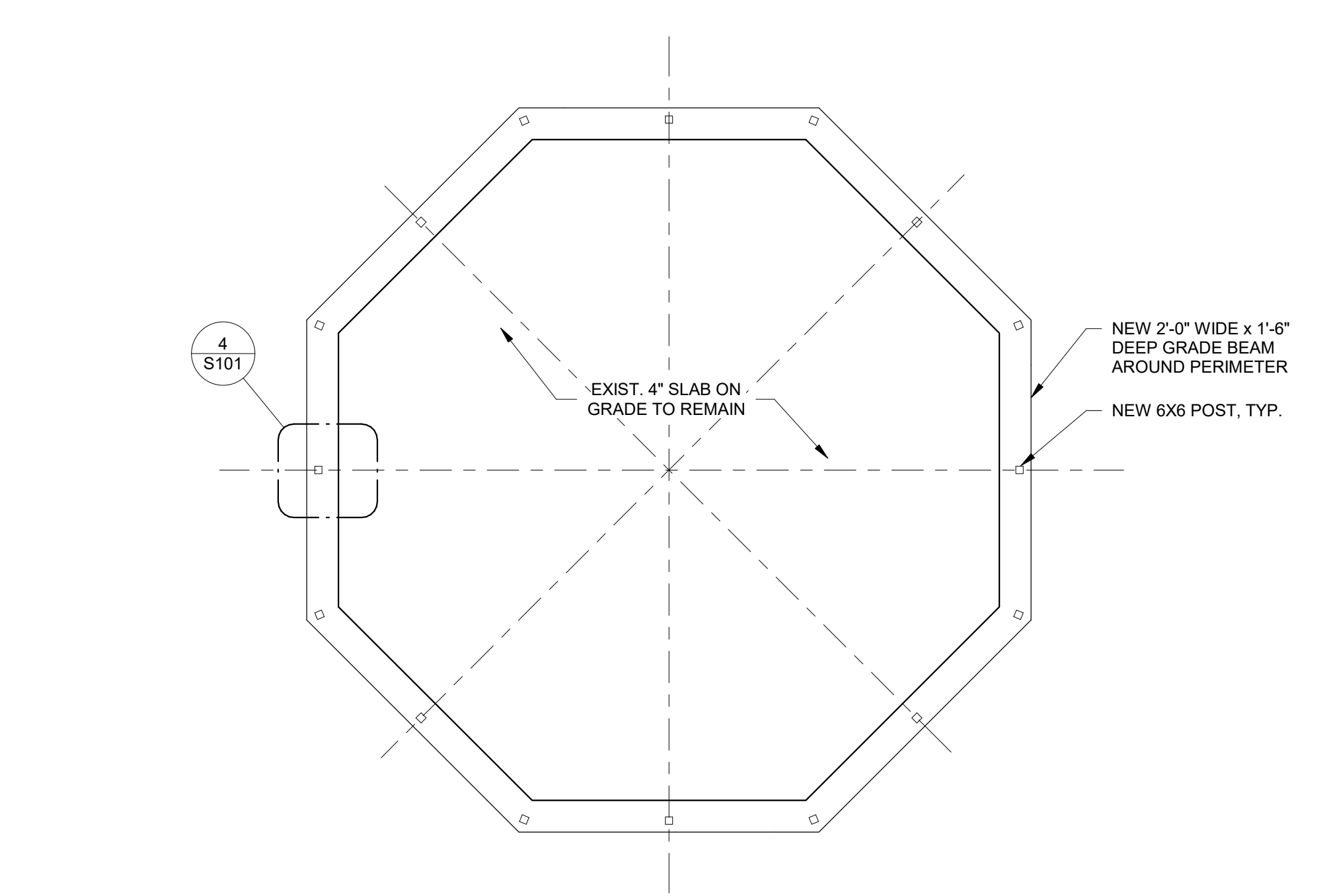
DRAWING NO.

S101

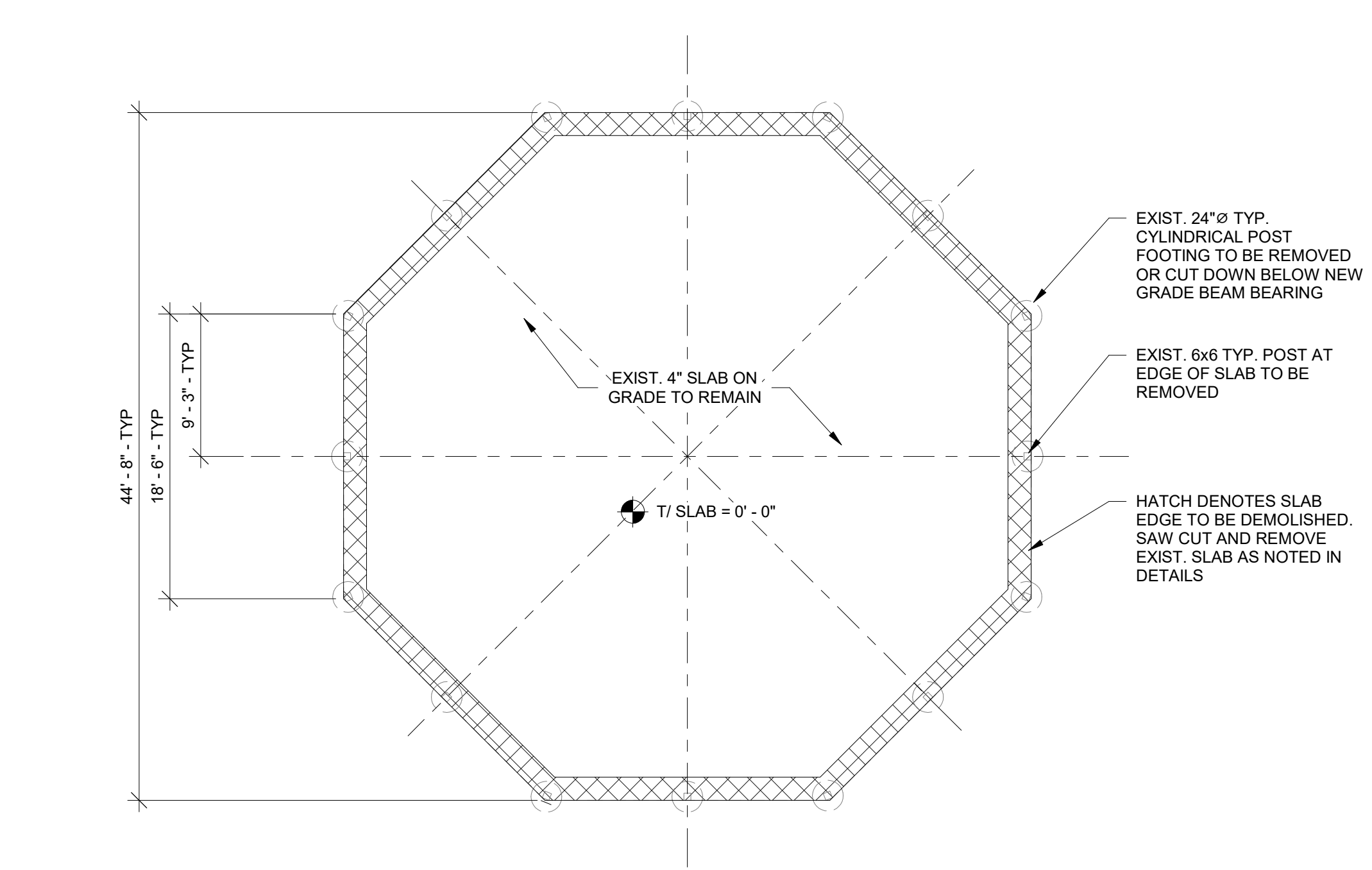
Drawn By: SAG Checked By: MLH



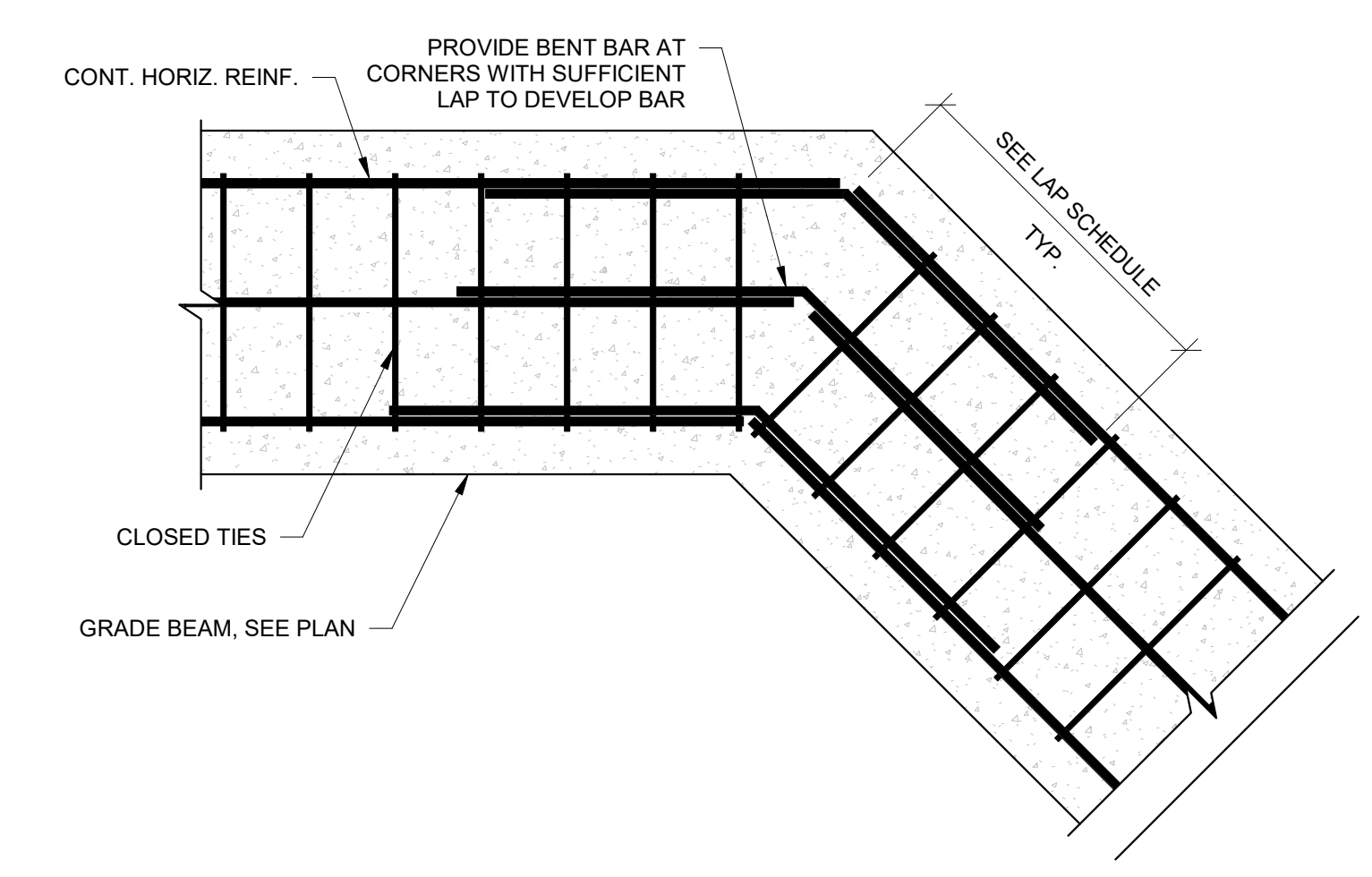
3 EXISTING ROOF PLAN
S101 / 1/8" = 1'-0"



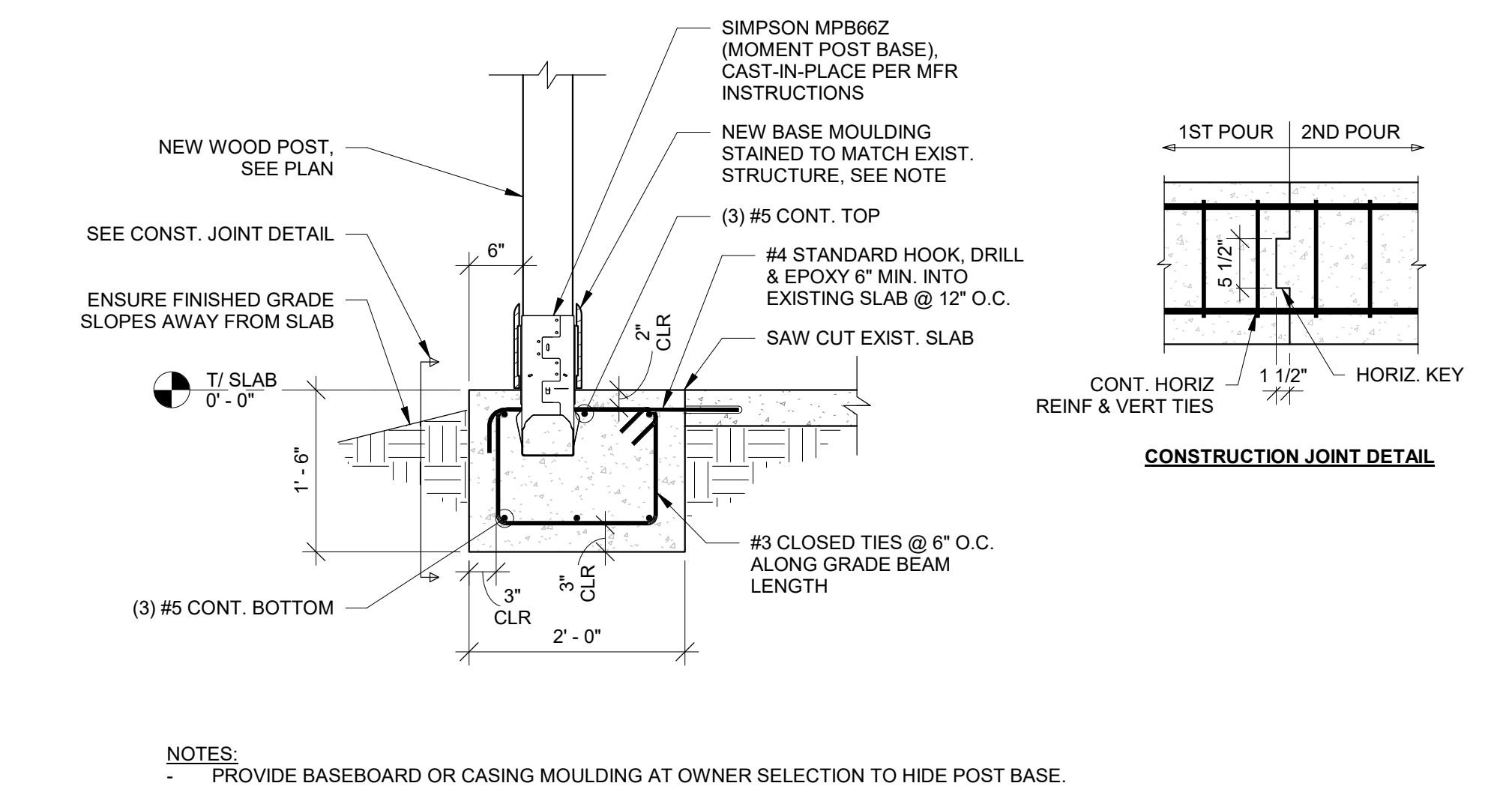
2 NEW E.O.S. & FOUNDATION PLAN
S101 / 1/8" = 1'-0"



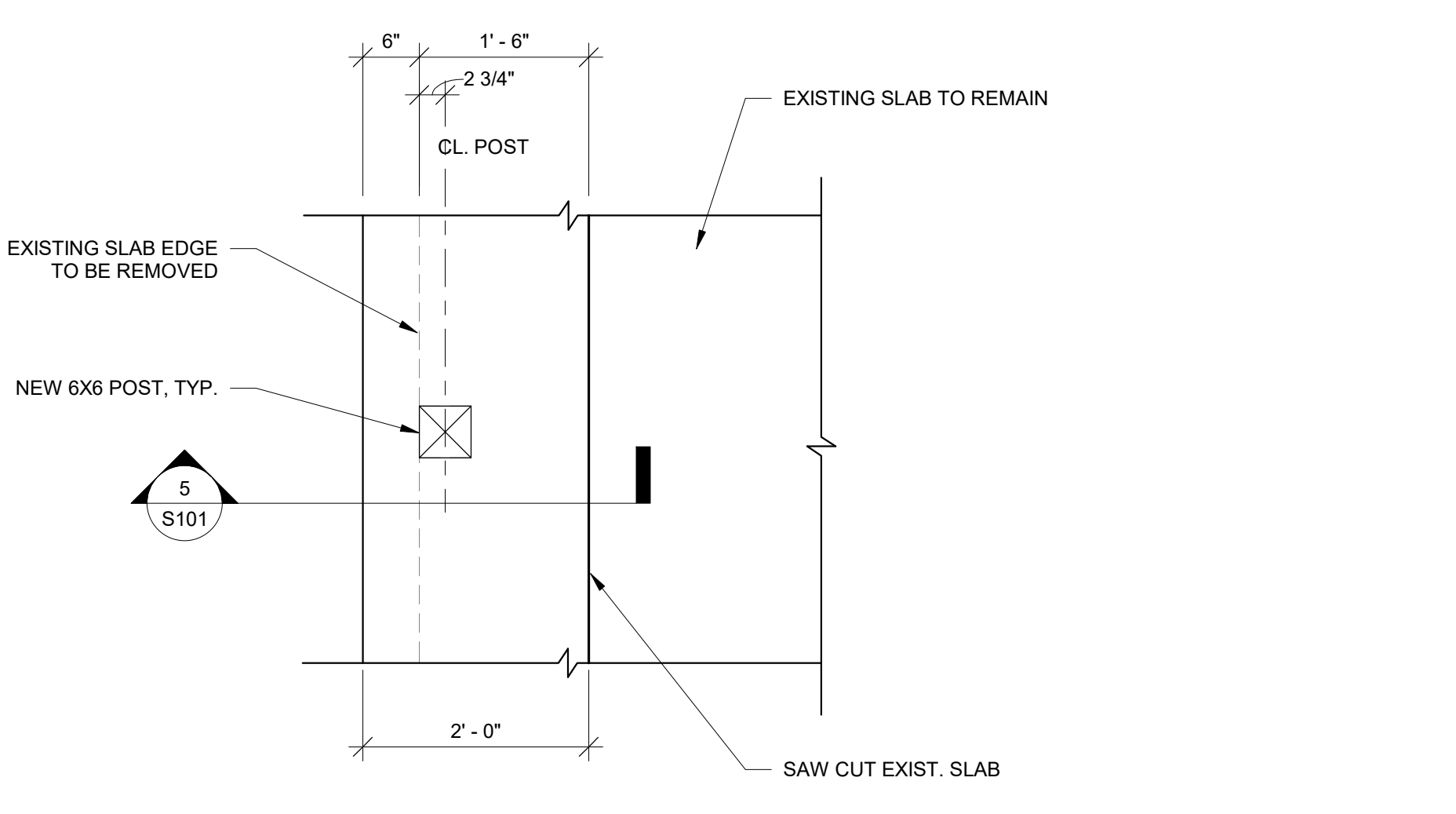
1 EXISTING E.O.S. & FOUNDATION DEMO PLAN
S101 / 1/8" = 1'-0"



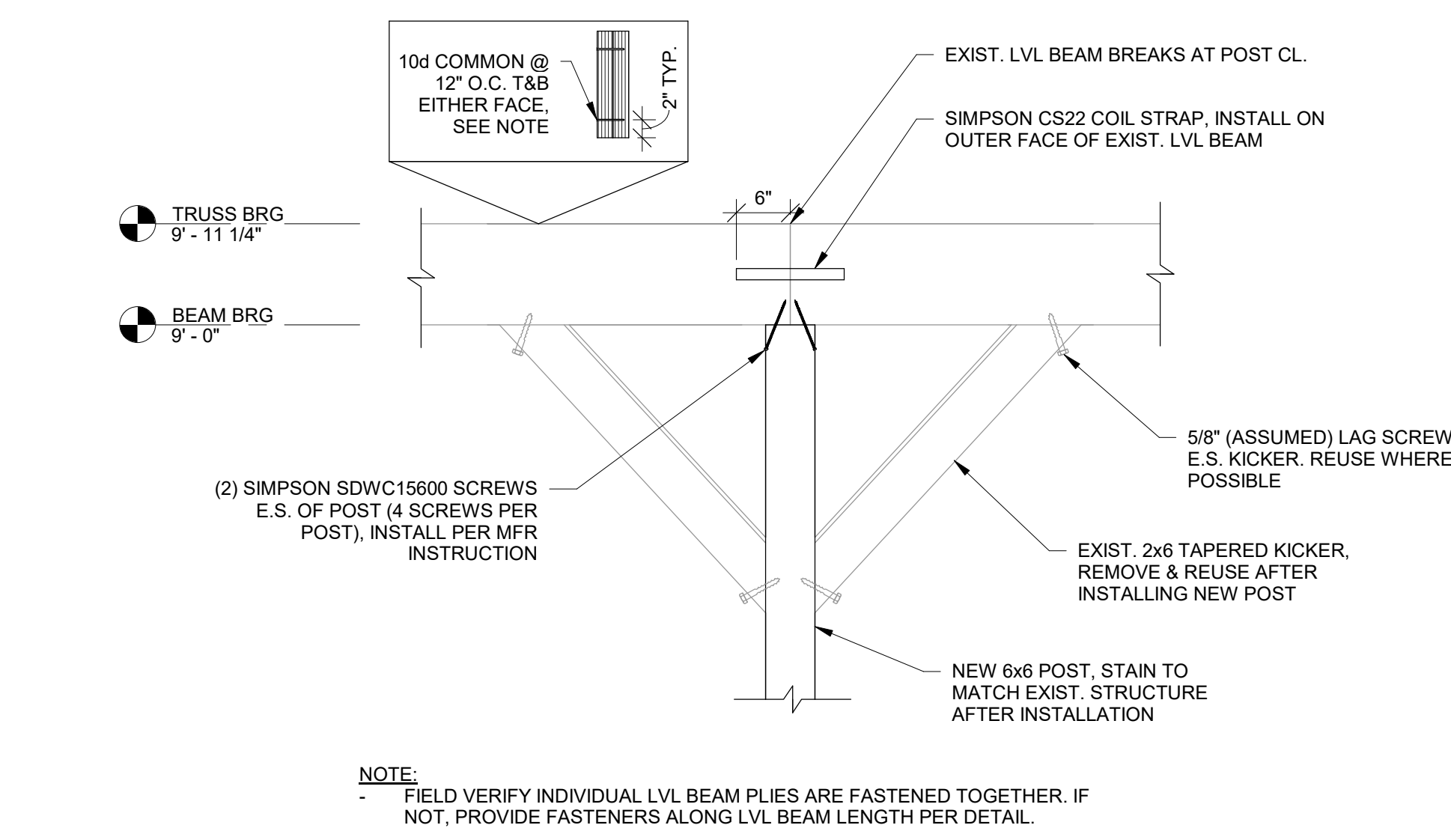
6 TYPICAL GRADE BEAM CORNER DETAIL
S101 / SCALE: 1" = 1'-0"



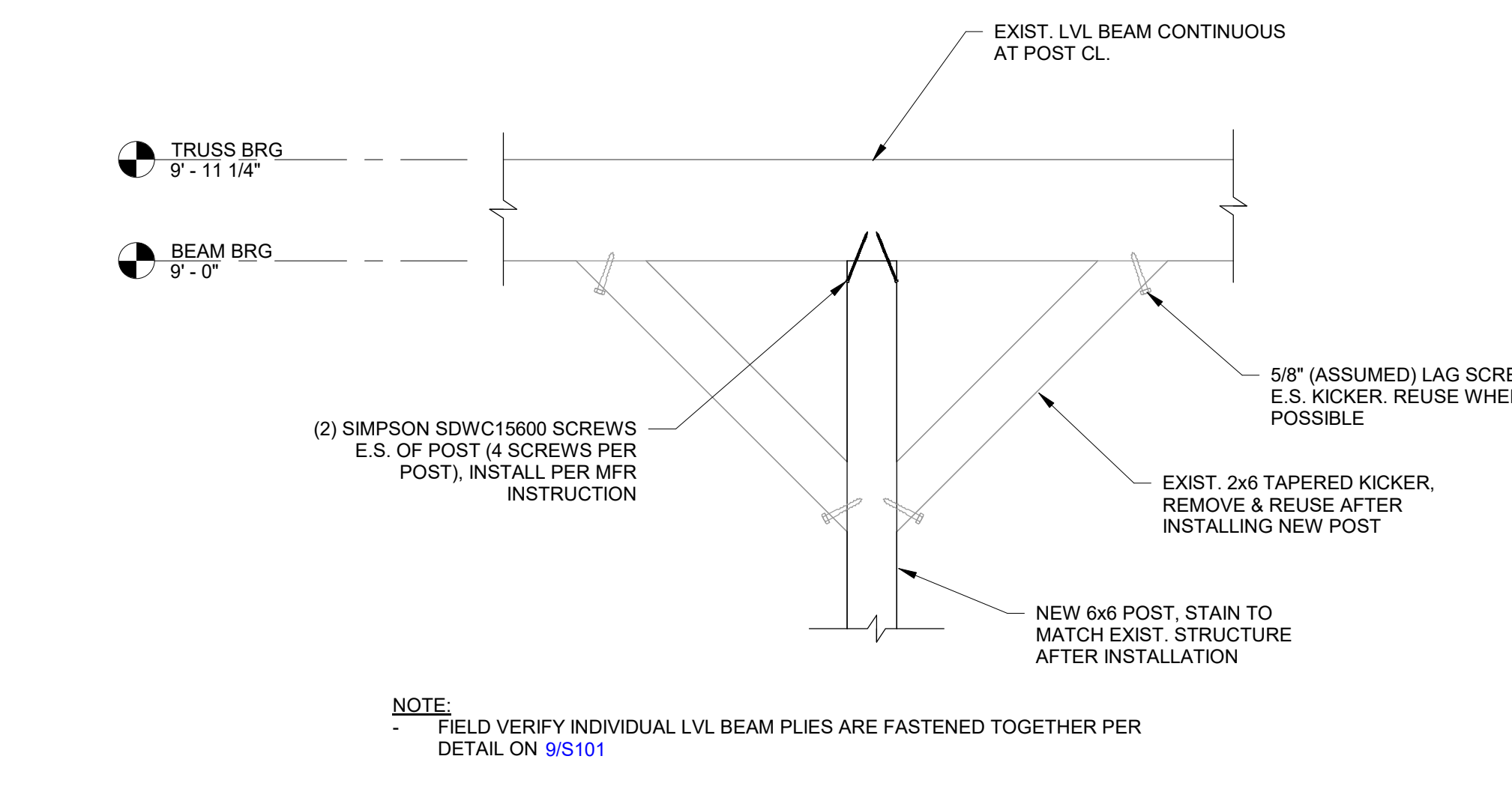
5 NEW PERIMETER GRADE BEAM SECTION
S101 / 3/4" = 1'-0"



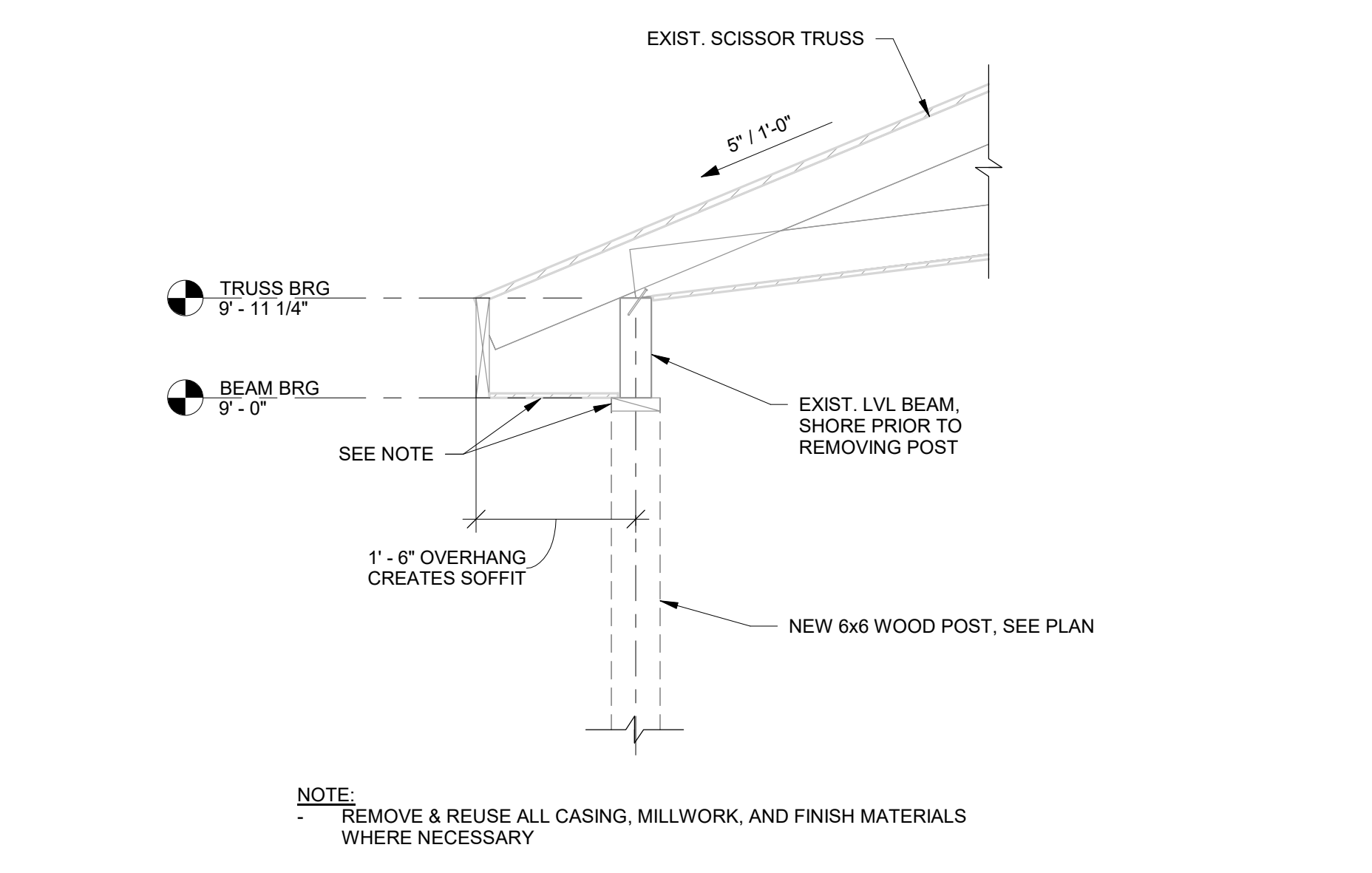
4 NEW POST AT GRADE BEAM PLAN DETAIL
S101 / 3/4" = 1'-0"



9 POST TO BEAM CONNECTION AT CORNER
S101 / 3/4" = 1'-0"



8 POST TO BEAM CONNECTION AT SIDE
S101 / 3/4" = 1'-0"



7 TYPICAL ROOF TRUSS BEARING DETAIL
S101 / 3/4" = 1'-0"

