



**Project:** Butts County Senior Center Addition  
**Meeting Minutes:** Pre-Bid Conference  
July 24, 2024

**Goodwyn Mills Cawood**

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Atlanta, GA 30339

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**Attendees:**

Renfroe Construction Co., LLC  
Mackenzie Gaston

McLeroy, Inc.  
Mark Sollenberger

Headley Construction  
Andrea Reese

Diversified Construction of Georgia  
Richard Murrah

Ward-Humphrey  
Brandon Blount

Thomas Turnkey, LLC  
Sean Thomas

McWright, LLC  
Michael McMillian

Ace Technologies, LLC  
Micheal Heaton

Goodwyn Mills Cawood (GMC)  
Jim Currier  
Tony Van De Ryt

Butts County  
Brad Johnson  
Tina Lunsford  
Morgan Morris

**Topics Discussed and Responses:**

Note: ■ Indicates responses to questions.

1. Announcement was made concerning the requirement to add an automatic sprinkler system to the Senior Center Building. Butts County Ordinance requires all buildings exceeding 10,000 sq. ft. area to have an automatic sprinkler system as well as Assembly occupancy buildings exceeding 5000 sq. ft. area. Given these requirements, the Architect and their consultants are presently revising the construction drawings and specifications to include an automatic sprinkler system to the new addition as well as the existing building. Since the building will be sprinklered, there will be no need to separate the addition with a fire wall and it will be deleted from the project. The building construction type will also be reclassified as Type V-B, S1 (Sprinklered One Story); the occupancy classification will still be Group A-3. Revised drawings and specification incorporating these changes will be issued in an Addendum in approximately two weeks.
2. One of the attending contractors in the meeting requested that the bid date be extended due to the added scope of work. Butts County was agreeable to extending the bid date. We tentatively extended the date to September 19, 2024, however once the Addendum for the sprinkler system is issued and the Bidders have a better understanding of the scope of work involved, we may make an adjustment to the date if needed and will finalize it by an Addendum.
3. Question was asked concerning the Davis Bacon Act about the prevailing wage rates not being found in the Project Manual.



- A copy of Davis-Bacon Act current wage determinations will be included in an Addendum.
4. Inquiry was made about the water service fee if contractors would be required to pay cost. Butts county will contact their water department to see if the fee could be waived for their project.
    - Morgan Morris with Butts County contacted the water department after the meeting and received the following answer: Butts County/CAA is waiving their fee, and the City of Jackson is willing to work with the contractors on the fee. The City of Jackson Water Authority also stated that the vault will need to meet their specification requirements and the delivery takes about 6-8 weeks after the order is placed.
  5. Inquiry was made about the normal operating hours of the Senior Center. Operating hours of the facility are Monday thru Friday from 8:00 a.m. to 4:00 p.m. Afterhours and weekend work will be permitted subject to owner's approval and scheduling requirements. Refer to specification section 015000 Temporary Facilities and Controls for building access and security requirements.
  6. Question was asked if the existing fire alarm system will need to be replaced.
    - The existing fire alarm system control for the existing building shall be interconnected with the new fire alarm control panel so all components function as one system.

End of Meeting Minutes.