

STATE BUILDING COMMISSION

January 29, 2008
10:00 a.m.
New Education Building, Suite 450
Raleigh, NC

M I N U T E S

MEMBERS PRESENT

Chairman John Thompson, Kevin MacNaughton, Terry Turner, Lou Jurkowski, Sam Vaughan, Steve Criscenzo, Jim Driscoll, and John Muter

OTHERS PRESENT

Brandon Ives (RMF Engineering); Dave Simpson (Carolinas AGC); Glenn Sheppard, Lance White (Parks and Recreation); Dolan Simmons, (Department of Environment & Natural Resources); Sid Stone, Gordon Rutherford (UNC); Susan Gentry (Department of Insurance); Greg Driver, Ryan Scruggs, Veronica Howell (State Construction Office).

1. CALL TO ORDER AND ETHICS STATEMENT

Chairman John Thompson called the meeting to order at 10:00 a.m. and read the Ethics Statement. There were no recusals.

2. APPROVAL OF MINUTES

Terry Turner made a motion to approve the minutes of the December 11, 2007, meeting. The motion was seconded by Sam Vaughan. The minutes were approved as written.

3. SELECTION OF DESIGN FIRM

Department of Environment & Natural Resources
Commissioning Services for Green Square Complex

Ryan Scruggs presented the project. The project was advertised in the Purchase Directory on December 13, 2007. Eighteen firms responded; five were interviewed. The Pre-selection Committee recommended the following firms in priority order.

- #1 EMC Engineers, Inc. - Raleigh, NC
- #2 System Worcx, PLLC - Charlotte, NC
- #3 Carter & Burgess, Inc. Raleigh, NC

Steve Criscenzo made a motion to approve the Committee's recommendation. Kevin MacNaughton seconded the motion. The selection was approved as recommended.

4. SELECTION OF DESIGN FIRM

Department of Environment & Natural Resources
Parks and Recreation - Pettigrew State Park
New Maintenance Area, Minor Office Improvements, and Pocosin Natural Area Improvements

Ryan Scruggs presented the project. The project was advertised in the Purchase Directory on November 19, 2007. Six firms responded; three were interviewed. The Pre-selection Committee recommended the following firms in priority order.

- #1 Davenport Architects - Manteo, NC
- #2 Cahoon & Kasten Architects - Nags Head, NC
- #3 Swanson + Stewart Architects - Raleigh, NC

Kevin MacNaughton made a motion to approve the Committee's recommendation. Jim Driscoll seconded the motion. The selection was approved as recommended.

5. SELECTION OF DESIGN FIRM

Department of Environment & Natural Resources
Parks and Recreation Morrow Mountain State Park
Boathouse and Shoreline Improvements

Ryan Scruggs presented the project. The project was advertised in the Purchase Directory on November 19, 2007. Twelve firms responded; four were interviewed. The Pre-selection Committee recommended the following firms in priority order.

- #1 Hobbs Architects, PC - Pittsboro, NC
- #2 Smith Sinnett Architecture, PA - Raleigh, NC
- #3 HH Architecture, PA - Raleigh, NC

Sam Vaughan made a motion to approve the Committee's recommendation. Kevin MacNaughton seconded the motion. The selection was approved as recommended.

6. SELECTION OF DESIGN FIRM

Department of Environment & Natural Resources
Parks and Recreation - Kerr Lake State Recreation Area
Henderson Point Campground Improvements

The project was advertised in the Purchase Directory on November 19, 2007. Seven firms responded; four were interviewed. The Pre-selection Committee recommended the following firms in priority order.

- #1 Smith Sinnett Architecture, PA - Raleigh, NC
- #2 Swanson & Stewart Architects, PA - Raleigh, NC
- #3 HH Architecture, PA - Raleigh, NC

John Muter made a motion to approve the Committee's recommendation. Sam Vaughan seconded the motion. The selection was approved as recommended.

12. REPORTS - UNIVERSITY OF NORTH CAROLINA GENERAL ADMINISTRATION

- a. Designer Selection Report for All Projects for October and November 2007
- b. Status of CM at Risk Projects Advertised after January 1, 2002
- c. Status of Original CM at Risk Projects Advertised Prior to January 1, 2002
- d. CM at Risk Contract Completion Report - UNC-Chapel Hill Science Complex, Phase 1

Gordon Rutherford presented the reports. There was general discussion on various university projects.

13. INFORMATION

- a. Project Distribution

Greg Driver presented the report and informed members that final reports were current in December for the first time. Staff is still working on the graph requested by members. Steve Criscenzo requested a list of Repair and Renovation projects. Mr. Driver said he would send the list to all members.

Mr. Driver reported that the Attorney General's Office had ruled on SB745 and HB73. HB 73 overrules SB745 because of the effective date. SB745 allowed universities flexibility (\$500,000) but still kept the annual service agreements in place. HB 73 did away with that and kept it at \$500,000 (Total Project Cost) for everyone with no exceptions. Mr. Driver stated that after the Subcommittee was finished, there were a lot of rule changes that would have to be made.

- b. Emergency Selection - Catawba Valley Community College Exterior Wall Repairs
Although no action was required on this Emergency Selection, several members expressed that they would like more information on this project. Mr. Driver stated that he would have this by the next meeting.

14. SUBCOMMITTEE ON LEGISLATIVE STUDY COMMISSION RECOMMENDATIONS

Subcommittee Chair, Steve Criscenzo, reported that Paul Boney's group had provided a status report and they were making progress. Lou Jurkowski reported that her group was also making progress. They had developed evaluation forms and revised contracts in draft form and were meeting later in the day to compile everything before meeting with Paul Boney's group. Mr. Criscenzo stated that they would need a draft report by the next Commission meeting in order to release the draft report by April 8. The final report was due in December.

Mr. Criscenzo asked about the staffing issue in the Department of Insurance and the State Construction Office (SCO). Greg Driver responded that of the four positions the SCO received, the package for the architect position was in Personnel for approval and the other three were being advertised. Mr. Criscenzo asked about the status of the Market Study by State Personnel. Mr. Driver stated that State Personnel was banding engineers and architects and this was to go before the State Personnel Commission in February. The Market Study would have to be completed by then. Mr. Driver stated that funding for SCO vacant positions continued to be a significant problem - they were borrowing from some vacancies in order to fill other positions.

Mr. Criscenzo said that perhaps the Subcommittee should include a narrative regarding this issue in their report. Kevin MacNaughton stated that this was not only a state agency problem; universities were also cannibalizing positions.

Kevin MacNaughton informed members that he had now had the videos of the University's panel discussion on "Agency Reviews and Moving Projects Along."

15. OLD BUSINESS

Greg Driver stated that four members had signed up for the State Construction Conference on February 18-19, 2008. If anyone else was interested in attending they should see Veronica Howell.

16. SCHEDULE NEXT MEETING

The next meeting was scheduled for March 12, 2008, at 10:00 a.m.

17. NEW BUSINESS

Kevin MacNaughton stated that with the completion of the bond program, the university's focus was on closing projects out. They were feeling a great deal of frustration due to the inability to receive material from designers in order to do this; nothing they tried seemed to work. Perhaps this is an issue the Commission could look at in the future.

18. ADJOURNMENT

Chairman Thompson adjourned the meeting at 10:40 a.m.