

# STATE BUILDING COMMISSION

May 16, 2006  
11:00 a.m.  
Suite 450, NC Education Building

## MINUTES

### MEMBERS PRESENT

Paul Boney  
John Thompson  
Lou Jurkowski  
Buren Williford  
Kevin MacNaughton  
Allen Lassiter  
Ron Hinson  
John Kirkland

### OTHERS PRESENT

Greg Driver, SCO  
Ryan Scruggs, SCO  
John Lail, DHHS  
Ron Collier, AlphaCollier  
Nathan Nallainathan, ESC  
Zack Abegunrin, SCO  
Gordon Rutherford, UNC-OP  
Ellen Cutrone, SCO  
William Davis, SCO  
Dave Crawford, AIA NC  
J. D. Solana, CH2M Hill, Inc.  
David Griffin, URS Corp.  
Chris Ivers, NC Aquariums  
Joanne Hardee, NC Aquariums  
Ron Hairr, Kimley-Horn Associates  
Joe Henderson, CR  
Edgar Carr, RWC, Inc.  
Mickie Elmore, PTAA  
Dolan Simmons, DENR  
Wendee Smith, Mulkey, Inc.  
Matt Ryan, HDR, Inc.  
Scott Hunt, Mulkey, Inc.  
Gab Smith, Cherry-Huffman  
Ed Hajnos, NCEEP  
Lin Xu, NCEEP  
Don Teeter, AG's Office  
LeAnn Rhodes, AG's Office  
David Putney, SCO  
Brenda Partin, SCO

1) Chairman Paul Boney called the meeting to order.

2) APPROVAL OF MINUTES – Upon a motion made by Mr. Kirkland, seconded by Mr. Hinson, the minutes of the March 28, 2006, meeting were approved.

3) SELECTION OF DESIGN FIRM

Department of Administration

Revenue Building Interior Repairs, Painting & Carpet Replacement

Mr. Ryan Scruggs presented the project. Mr. Scruggs stated the project was advertised in the Purchase Directory on March 22, 2006 through April 11, 2006, with 9 firms responding. Four were interviewed. The following firms were recommended in order of priority:

1. Angerio Design, PLLC – Raleigh, NC
2. Gomes + Staub, PLLC – Raleigh, NC
3. Wesley M. Coble, Architect & Planner – Raleigh, NC

Upon a motion made by Ms. Jurkowski, seconded by Mr. Thompson, the selections were approved as submitted.

4) SELECTION OF MULTIPLE DESIGN FIRMS

Department of Health & Human Services

Annual Service Agreement

Hazardous Material Assessment Services

Mr. John Lail presented the project. Mr. Lail stated the project was advertised in the Purchase Directory on April 11, 2006 through April 25, 2006, with 5 firms responding. None were interviewed. The following firms were recommended in order of priority:

1. Alpha Environmental Sciences, Inc. – Waynesville, NC
2. EEC, Inc. - Raleigh, NC
3. Engineering Consulting Services, Ltd. - Raleigh, NC

Alternate recommendations in ranked order:

4. Froehling & Robertson, Inc. – Raleigh, NC
5. Weston Solutions, Inc. – Raleigh, NC

Upon a motion made by Mr. MacNaughton, seconded by Ms. Jurkowski, the selections were approved as submitted.

5) SELECTION OF DESIGN FIRM

Department of Cultural Resources

New Capital Area Visitor Center

Mr. Joe Henderson presented the project. Mr. Henderson stated the project was advertised in the Purchase Directory on February 23, 2006 through March 16, 2006, with 13 firms responding. Six were interviewed. The following firms were recommended in order of priority:

1. Cannon Architects – Raleigh, NC
2. Cherry Huffman, Architects, PA – Raleigh, NC
3. The Freelon Group, Inc. – Durham, NC

Upon a motion made by Mr. Hinson, seconded by Mr. Lassiter, the selections were approved as submitted.

#### 6) SELECTION OF DESIGN FIRM

Department of Environment and Natural Resources  
Ecosystem Enhancement Program  
South Muddy Creek Stream Restoration

Mr. Ed Hajnos presented the project. Mr. Hajnos stated the project was advertised in the Purchase Directory on February 15, 2006, with 17 firms responding. Six were interviewed. The following firms were recommended in order of priority:

1. Buck Engineering – Cary, NC
2. Mulkey, Inc. – Raleigh, NC
3. Withers & Ravenel – Cary, NC

Upon a motion made by Mr. Kirkland, seconded by Mr. Thompson, the selections were approved as submitted.

#### 7) SELECTION OF DESIGN FIRM

Department of Environment and Natural Resources  
Aquarium Division  
Oyster Hatchery Facility

Mr. Dolan Simmons presented the project. Mr. Simmons stated the project was advertised in the Purchase Directory on April 5, 2006, with 4 firms responding. Four were interviewed. The following firms were recommended in order of priority:

1. Frank Harmon Architect, FAIA – Raleigh, NC
2. BMS Architects – Wilmington, NC
3. Robert Winston Carr, Inc. – Durham, NC

Upon a motion made by Mr. Hinson, seconded by Ms. Jurkowski, the selections were approved as submitted.

#### 8) SELECTION OF DESIGN FIRM

NC State Ports Authority  
Air Quality Permit Updates

Mr. Bill Bennett presented the project. Mr. Bennett stated the project was advertised in the Purchase Directory on March 21, 2006, with 13 firms responding. None were interviewed. The following firms were recommended in order of priority:

1. EarthTech – Raleigh, NC
2. O'Brien & Gere – Raleigh, NC
3. Trigon Engineering Consulting, Inc. – Raleigh, NC

Upon a motion made by Mr. Lassiter, seconded by Mr. MacNaughton, the selections were approved as submitted.

#### 9) SELECTION OF DESIGN FIRM

NC State Ports Authority

Development of the New NC International Port

Mr. Bill Bennett presented the project. Mr. Bennett stated the project was advertised in the Purchase Directory on February 17, 2006, with 3 firms responding. Three were interviewed. The following firms were recommended in order of priority:

1. CH2M Hill, Inc. - Raleigh, NC
2. Moffatt & Nichol - Raleigh, NC
3. TranSystems Corporation – Norfolk, VA

Upon a motion made by Mr. MacNaughton, seconded by Mr. Kirkland, the selections were approved as submitted.

#### 10) APPLICATION FOR ALTERNATIVE CONTRACTING METHOD

Piedmont Triad Airport Authority

Runway 32 Medium Intensity Approach Lighting System

Piedmont Triad International Airport (Greensboro, NC)

Mr. Mickie Elmore presented the project and requested permission from the commission to use the design-build alternative method of contracting. They are working within very specific time restraints. Funding was made available in April 2006 and they must have their grant application in place by the August 1<sup>st</sup> deadline. Upon a motion made by Mr. Hinson, seconded by Mr. Lassiter, the approval was given. Discussion was held to make sure that qualified bidders get a chance to bid the project, even though the work is very specialized. Mr. Elmore said they are planning to advertise for the project, short list all the qualified bidders for the design-build contract and then set bid date. They will award the project to the lowest qualified bidder unless federal guidelines/regulations supersede this process. Mr. Hinson made a motion that an amendment be added to his original motion and that a report must be given on the progress of this project at the next commission meeting on August 1, 2006. This was seconded by Mr. Kirkland. Motion was voted on and approved.

#### 11) REPORTS

a. Mr. Gordon Rutherford presented a status report on the Construction Manager at Risk method of construction for University bond projects. He distributed a document entitled "Status of Nineteen Original CM at Risk Projects Authorized by the State Building Commission and Advertised Prior to January 1, 2002."

b. Mr. Kevin MacNaughton presented a report on the Subcommittee on Evaluation Forms.

## 12) INFORMATION

Mr. Gordon Rutherford presented Project Distribution Sheet and Designer Selections for University projects.

There was one (1) emergency project:

1. Office of Information Technology Services  
UPS Battery Replacement  
Raleigh, NC

Chairman Boney stated that no vote was needed on this project. This was for information purposes only.

## 19) OLD BUSINESS

Mr. Dan Spinicci presented a report on the Central Piedmont Community College Design-Build Project for the Independence Parking Deck.

Mr. Greg Driver presented a report on the Joint Legislative Oversight Committee on Capital Improvements.

Ms. Jurkowski presented a report on the Retainage Study Committee. Three handouts were given to the board.

## 20) NEW BUSINESS

A Nominations Committee was formed to submit names for replacing out going officers on the State Building Commission. Ron Hinson, Kevin MacNaughton, and Greg Driver will serve on committee.

Chairman Boney asked Lou Jurkowski, Kevin MacNaughton and Bill Davis (SCO) to serve on a committee to look into the process of reviews in regards to Senate Bill 914. They will also check to see if a previous State Building Commission panel reviewed this process.

21) SCHEDULE NEXT MEETING – The next meeting is scheduled for August 1, 2006, at 11:00 a.m., with subcommittee meeting at 10:00 a.m., but a telephone conference may be scheduled for June so that new board members can be installed.

22) The meeting was adjourned by the Chairman at 12:28 p.m.