

## STATE BUILDING COMMISSION

May 22, 2007  
10:00 a.m.  
New Education Building, Suite 450  
Raleigh, NC

### M I N U T E S

#### MEMBERS PRESENT

Chairman Kevin MacNaughton, John Kirkland, Buren Williford, Steve Criscenzo, Terry Turner, Lou Jurkowski, and Ron Hinson

#### OTHERS PRESENT

Matt Smith (Barnhill); Gary Concelmo, Mark Moeller (Hunter Roberts); Pat Perkins (O'Brien/Atkins); Kelly Yates (DH Griffin); Johnny Martin (Moffatt & Nichol); Hal Rouse (Talowing Company); Jason Safran (Safran Law); Kevin Marthe (ESI); Gordon Rutherford (UNC); Susan Gentry (Department of Insurance); Dolan Simmons, Michael Bryant, Chris Ivers, Bill Laxton, John Morris (Department of Environment & Natural Resources); Jeff Warren (Division of Coastal Management); John Sutherland (NC DWR); Grover Burthey (HUB Office); Jim Lora (OSBM); Greg Driver, Ryan Scruggs, Cindy Browning, Veronica Howell (State Construction Office)

#### 1. CALL TO ORDER

Chairman Kevin MacNaughton called the meeting to order at 10:00 a.m.

#### ETHICS STATEMENT

Chairman MacNaughton read the State Government Ethics Act Statement. Buren Williford recused from Agenda Items 3, 5, 6, and 8.

#### 2. APPROVAL OF MINUTES

John Kirkland made a motion to approve the minutes of the April 24, 2007, Commission meeting and the motion was seconded by Lou Jurkowski. The minutes were approved as written.

#### 3. SELECTION OF CONSTRUCTION MANAGER AT RISK

Department of Health and Human Services  
Eastern Regional Psychiatric Hospital

The project was presented by Ryan Scruggs. The project was advertised in the Purchase Directory April 1-20, 2007. Six firms responded; four were interviewed. The Pre-selection Committee recommended the following firms in priority order.

- #1 R. N. Rouse & Company, Inc., - Goldsboro, NC
- #2 Bovis Lend Lease – Raleigh, NC
- #3 Barnhill Contracting Company – Tarboro, NC

#### 4. SELECTION OF CONSTRUCTION MANAGER AT RISK

Department of Administration  
Downtown Government Complex Parking Deck

The project was presented by Ryan Scruggs. The project was advertised in the Purchase Directory April 5-26, 2007. Eight firms responded; six were interviewed. The Pre-selection Committee recommended the following firms in priority order.

- #1 Hunter Roberts Construction Group – Charlotte, NC
- #2 D. H. Griffin Construction – Raleigh, NC
- #3 BE&K Building Group – Raleigh, NC

**5. SELECTION OF DESIGN FIRM**

Department of Administration  
Downtown Government Complex – Steam Repairs

The project was presented by Ryan Scruggs. The project was advertised in the Purchase Directory May 4-14, 2007. Six firms responded; none were interviewed. The Pre-selection Committee recommended the following firms in priority order.

- #1 Carter-Burgess – Raleigh, NC
- #2 Stantec Consulting Services, Inc. – Raleigh, NC
- #3 RMF Engineering, Inc. – Durham, NC

**6. SELECTION OF DESIGN FIRM**

Department of Environment and Natural Resources  
Roanoke Island Aquarium  
Replacement and Repair of Air Handling Units

The project was presented by Ryan Scruggs. The project was advertised in the Purchase Directory on March 14, 2007. Five firms responded; four were interviewed. The Pre-selection Committee recommended the following firms in priority order.

- #1 ENG Engineering, Inc. – Raleigh, NC
- #2 MCBH Engineers, PLLC – Wilmington, NC
- #3 RMF Engineering, Inc. – Durham, NC

**7. SELECTION OF DESIGN FIRM**

Department of Environment and Natural Resources  
Division of Water Resources  
NC Beach and Inlet Management Plan

The project was presented by Ryan Scruggs. The project was advertised in the Purchase Directory on January 22, 2007. Nine firms responded; four were interviewed. The Pre-selection Committee recommended the following firms in priority order.

- #1 Moffatt and Nichol – Raleigh, NC
- #2 PBS&J – Raleigh, NC
- #3 Gahagan & Bryant Associates, Inc. – Wilmington, NC

**8. SELECTION OF DESIGN FIRM**

Department of Environment and Natural Resources  
Green Square Complex

The project was presented by Ryan Scruggs. The project was advertised in the Purchase Directory on March 30, 2007. Nineteen firms responded; six were interviewed. The Pre-selection Committee recommended the following firms in priority order.

- #1 O'Brien/Atkins Associates, PA – Research Triangle Park, NC
- #2 Pearce, Brinkley, Cease & Lee, PA – Raleigh, NC
- #3 LS3P/Boney – Raleigh, NC

Terry Turner made a motion to approve the Committee's recommendations on Items 3-8. Lou Jurkowski seconded the motion. Buren Williford recused from Agenda Items 3, 5, 6, and 8. The selections were approved as recommended.

**9. REPORTS – UNIVERSITY OF NORTH CAROLINA GENERAL ADMINISTRATION**

- a. Status of CM at Risk Projects Advertised After January 1, 2002
- b. Designer Selections – All Project Categories

Gordon Rutherford presented the reports, informing members that there had been no significant changes and no new selections since the previous meeting.

**10. INFORMATION**

- a. Project Distribution
- b. Emergency Selection  
NC Wildlife Resources Commission  
Emergency Bulkhead and Stabilization Repairs

Greg Driver presented the reports. He also distributed copies of HB 73 (State Construction Process) and SB 1245 (Retainage Bill) informing members that both bills were very much alive in the Legislature. Steve Criscenzo asked about the status of the State Construction Office's positions. Mr. Driver stated that the positions were in the House's budget. There was general discussion on the bills.

**11. SUBCOMMITTEE ON LEGISLATIVE STUDY COMMISSION RECOMMENDATIONS**

Chairman MacNaughton asked for a report from the Subcommittee Chairman, Steve Criscenzo. Mr. Criscenzo informed members he had briefed ACEC and PENC on the recommendations. He had been asked to attend a meeting of an ACEC subcommittee that deals with state construction and UNC issues next week because they had asked to be included in the process. He plans to reach out to AIA and try to meet with them in a couple of weeks. Chairman MacNaughton asked about the spreadsheet discussed in the prior meeting. Mr. Criscenzo stated that he had prepared the spreadsheet, but had not received concurrence from everyone. He would try to email it to members before the next meeting.

Greg Driver informed members that the next Stakeholder Meeting was scheduled for June 13. He had also contacted some agencies to participate in the Agency Stakeholder Group, but they had not met yet.

**12. OLD BUSINESS**

Chairman MacNaughton asked members for feedback on the new methodology for web-based review. Some members had requested earlier that the documentation of designer selections be retained on their confidential site indefinitely. Mr. Driver stated that all approved minutes are maintained on the State Construction Office's website for several years and members can visit that site if they needed to refer to prior meeting agenda items. Veronica Howell informed members that in the event of another teleconference, she would mail packages to Commission members.

Ron Hinson asked for the status of the Triad Design/Build Project in Greensboro. He understood they were going to report to the Commission on how the process went. Ryan Scruggs stated he had been in touch with them and they were having problems. Each time he scheduled them for the meeting, they had cancelled.

**13. NEW BUSINESS**

Greg Driver informed the Commission that three members' terms expired June 30, 2007. There was general discussion of replacements. A nominating committee for the new slate of officers was formed for July 1, 2007, consisting of Lou Jurkowski, Buren Williford, and John Kirkland.

14. **SCHEDULE NEXT MEETING**

The next Commission meeting was scheduled for June 26 at 10:00. Steve Criscenzo also scheduled a Subcommittee meeting for June 26 at 9:00.

15. **ADJOURNMENT**

Chairman MacNaughton adjourned the meeting at 10:30.