

STATE BUILDING COMMISSION

May 22, 2012
10:00 A.M.
New Education Building, Suite 450
Raleigh, NC

MINUTES

MEMBERS PRESENT

William Smith, Valoree Eikenas, Rodney Dickerson, Marshall Gurley, Katherine Peele

OTHERS PRESENT

Mitch Becker, Mark Blake (State Ports), Holly Safi, William Creech (DOA), Grover Burtney (DOA HUB), Gregory Driver (State Construction), Alicia Lopez (State Construction), Ryan Scruggs (State Construction)

1. CALL TO ORDER AND ETHICS STATEMENT

Greg Driver called the meeting to order at 10:06 a.m. Rodney Dickerson read the Ethics Statement. There were no recusals. Jorge Quintal was acting Chairman for this meeting.

2. APPROVAL OF MINUTES

Rodney Dickerson made a motion to approve the March 27, 2012 and April 24, 2012 minutes. Valoree Eikenas seconded the motion. The minutes were approved as written.

3. REQUEST FOR AUTHORIZATION TO USE ALTERNATIVE CONTRACTING METHOD

Mark Blake presented this request to use a design-build method for a project involving the receipt, storage and loading of dry bulk products on to ocean vessels. He stated that the design-build process would help the Ports Authority to meet a deadline of July 2013 to begin shipments overseas while finding the most qualified and experienced Designer and Builder for this particular project. He also stated this would be beneficial for the state economy in terms of job creation and being able to meet the needs of the market. The Commission discussed how the lowest qualified bidder would still have to be chosen, but that the design-build process will allow for more flexibility with this particular project. Jorge Quintal asked if the schedule to have this completed by July 2013 was viable if the Commission approved this. Mark said yes and that there would be no problem with the timeframe as presented. Katherine Peele made a motion to approve this request for an alternative contracting method. Valoree Eikenas seconded the motion. The design-build request was approved as recommended.

4. DESIGN-BUILD RESOLUTION

Katherine Peele presented item 4 on the agenda. She advised that this resolution was drafted to educate those interested in the design-build option to work within the statutes. The Commission discussed the risks with quality of design and construction when using this method and verified that anyone interested in design-build would have to come before the Commission for approval. William Smith made a motion to pass the resolution. Rodney Dickerson seconded the motion. The resolution was approved as recommended.

5. UNIVERSITY OF NORTH CAROLINA GENERAL ADMINISTRATION

Greg Driver presented the UNC-GA report. Board members had no questions or comments.

6. SCO PROJECT DISTRIBUTION REPORT

Greg Driver advised there was no report since the Interscope database cleanup is still taking place.

7. OLD BUSINESS

The proposal for Construction Manager at Risk Contractor Evaluation Instructions was presented. Greg Driver advised that he received no comments about the new format. William

Smith advised that he liked the format and that it appeared consistent with the contractor evaluations approved by the Commission in February 2012. Rodney Dickerson made a motion to approve the Instructions. William Smith seconded the motion. Marshall Gurley opposed the motion. The selections were approved as recommended.

8. NEW BUSINESS

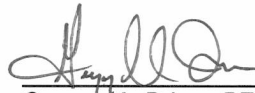
Marshall presented item 8 on the agenda. The Commission discussed competitive bidding and how bids are submitted a few minutes before the bid opening. They also discussed the issue of there being no accountability in regards to fraudulent bids and people not meeting quotes. It was agreed by the Commission that the Notice to Bidders should be revised to include language that says bids are due by a certain time.

9. SCHEDULE NEXT MEETING

The next meeting was scheduled for June 26 at 10:00 a.m.

10. ADJOURNMENT

Jorge Quintal adjourned the meeting at 11:25 a.m.



Gregory A. Driver, PE
State Building Commission