

STATE BUILDING COMMISSION

July 31, 2007
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, Steve Criscenzo, Terry Turner, Lou Jurkowski, Paul Boney, and Ron Hinson

OTHERS PRESENT

Matt Smith (Barnhill); Chris Brasier (Smith Group); Hal Rouse (TA Loving Company); Nathan Nallaintan (ECS Limited); Philip Jacobs (PPSI); David Liberatore (Schenkel & Shultz); Melissa Radcliff (Our Children's Place); Gordon Rutherford (UNC-GA); Chris Noles, Susan Gentry (Department of Insurance); Terry Harper (Department of Cultural Resources); Neal Enevoldsen (Department of Health & Human Services); Kent Yelverton, Department of Agriculture & Consumer Services); LeAnn Rhodes (Attorney General's Office); Ryan Scruggs, Bill Davis, Jennifer Ferrante, Veronica Howell (State Construction Office)

1. CALL TO ORDER

Chairman John Thompson called the meeting to order at 10:00 a.m.

2. APPROVAL OF MINUTES

There were no comments or changes to the minutes of the May 22, 2007, meeting. Paul Boney made a motion to approve the minutes and the motion was seconded by Lou Jurkowski. The minutes were approved as written.

3. SELECTION OF DESIGN FIRM

Department of Administration

John Umstead Hospital - Deerfield Cottage Renovation for Our Children's Place

Ryan Scruggs presented the project. The project was advertised in the Purchase Directory June 18 through July 5, 2007. Twenty-three firms responded; four were interviewed. The Pre-selection Committee recommended the following firms in priority order.

- #1 Angerio Design PLLC - Raleigh, NC
- #2 Schenkel & Shultz Architects, PA - Raleigh, NC
- #3 MHA Works, PA - Durham, NC

Ron Hinson made a motion to approve the Committee's recommendation. Terry Turner seconded the motion. The selection was approved as recommended.

4. SELECTION OF DESIGN FIRM

Department of Health & Human Services

Eastern Region Vocational Rehabilitation Facility – New Storage Building

Ryan Scruggs presented the project. The project was advertised in the Purchase Directory June 26 through July 11, 2007. Nine firms responded; none were interviewed. The Pre-selection Committee recommended the following firms in priority order.

- #1 DeVon Tolson Architecture - Raleigh, NC
- #2 Peterson Eure & Associates, PA - New Bern, NC
- #3 Alpha Collier Architecture - Raleigh, NC

Paul Boney made a motion to approve the Committee's recommendation. Lou Jurkowski seconded the motion. The selection was approved as recommended.

5. SELECTION OF DESIGN FIRM

Department of Agriculture & Consumer Services
Plant Industry - Greenhouse Repairs

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

- #1 MACTEC Facilities Design, PLLC - Raleigh, NC
- #2 ADA Delta, PLLC - Raleigh, NC

Ron Hinson 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 Cultural Resources
Mattamuskeet Lodge Repair and Renovation

Ryan Scruggs presented the project. The project was advertised in the Purchase Directory June 28 through July 19, 2007. Twenty firms responded; six were interviewed. The Pre-selection Committee recommended the following firms in priority order.

- #1 Williard Fern Architects, PA - Raleigh, NC
- #2 HH Architecture, PA - Raleigh, NC
- #3 HagerSmith Design, PA - Raleigh, NC

Kevin MacNaughton made a motion to approve the Committee's recommendation. Terry Turner seconded the motion. *Paul Boney and Lou Jurkowski recused from the vote.* The selection was approved as recommended.

7. SELECTION OF CONSTRUCTION MANAGER AT RISK

Department of Cultural Resources
Mattamuskeet Lodge Repair and Renovation

Ryan Scruggs presented the project. The project was advertised in the Purchase Directory June 28 through July 19, 2007. Six firms responded; four were interviewed. The Pre-selection Committee recommended the following firms in priority order.

- #1 Barnhill Contracting Company - Raleigh, NC
- #2 Clancy & Theys - Raleigh, NC
- #3 TA Loving - Goldsboro, NC

Terry Turner made a motion to approve the Committee's recommendation. Kevin MacNaughton seconded the motion. *Paul Boney and Lou Jurkowski recused from the vote.* The selection was approved as recommended.

8. REPORTS – UNIVERSITY OF NORTH CAROLINA GENERAL ADMINISTRATION

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

c. Status of Nineteen Original CM at Risk Projects Advertised Prior to January 1, 2002

Gordon Rutherford presented the reports and there was general discussion of CM at Risk.

9. **INFORMATION**

Project Distribution

Chairman Thompson presented the above report on behalf of Greg Driver. He also directed members' attention to the following additional items distributed to the Commission.

- A graph showing the number of projects handled by the State Construction Office and the number of employees. This information was requested by the Commission at their meeting on June 26, 2007.
- Copies of Senate Bill 1245, Senate Bill 668, House Bill 73, along with a summary of the bills and a copy of Capital Appropriations.

There was general discussion on the handouts.

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

Lou Jurkowski presented an update on the Subcommittee on behalf of Steve Criscenzo. She informed members that the following workgroups had been formed.

Subgroup 1: Review and Accountability (Paul Boney)

Members: To be announced after contacts made.

Focus of Group:

- Examine the design process and establish/modify/reiterate guidelines and expectations for the design of State facilities and plan review.
- Consider other vehicles for establishing clear expectations in the process, such as memoranda of understanding between owning agencies and review agencies.
- Examine the State Construction Manual for opportunities to increase accountability for all parties.
- Determine whether agencies have sufficiently formalized and documented their review standards and processes. Oversee any improvements by State agencies in this area of concern.
- Work with owning agencies and review/inspection agencies to develop standard sets of time measurements for the design and construction processes.

Subgroup 2: Evaluation and Design Contract (Lou Jurkowski)

Members: Chris Noles (DOI), Ryan Scruggs (SCO), Marian Tripp (UNC-GA), Sid Stone (UNC-CH), Terry Hatcher (DHHS), Sharon Rosido (Com. Col.), ACEC Member (to be named)

Ms. Jurkowski stated that the subgroup would meet monthly beginning in August or September.

Focus of Group:

- Establish an evaluation system for owning agencies and review agencies similar to that for designers and general contractors.
- Look at the State's standard design contract for opportunities to strengthen accountability between the owning agencies and design firms.

Subgroup 3: Quarterly Stakeholders Group (Steve Criscenzo)

Members: SCO, UNC, and DOI will be meeting to expand membership and determine focus.

11. **OLD BUSINESS**

Ron Hinson requested that the State Construction Office contact the Piedmont Triad Airport Authority regarding their design build status.

12. **NEW BUSINESS**

Chairman Thompson informed members that by the next meeting he should have the new appointments for the three members whose terms are expiring.

13. **SCHEDULE NEXT MEETING**

The next meeting was scheduled for August 28, 2007, at 10:00 a.m. The Subcommittee on the Legislative Study Committee Recommendations was scheduled to meet August 28 at 9:00 a.m.

14. **ADJOURNMENT**

Chairman Thompson adjourned the meeting at 10:30 a.m.