

STATE BUILDING COMMISSION MEETING

NEW EDUCATION BUILDING, SUITE 450, RALEIGH, NC

9:30 AM
February 23, 2021

MINUTES

MEMBERS PRESENT (MS Teams) – Vice Chair Zena Howard (from SCO Conference Room), Thomas Headlee, Katherine Lynn, Kirby Robinson, Ginger Dosier, Roger Wood, and Blair Bordeaux (Joined during Agenda Item #5)

SCO STAFF PRESENT (MS Teams from SCO Conference Room) – Latif Kaid, Ryan Scruggs, Golnoosh Shakibania, Lynne Gilbert, LeaAnne Hahnel and Aaron Lumpe

SCO STAFF PRESENT (MS Teams) - Robert Talley, Farouk Zaman, and Michael Ali

OTHERS PRESENT (MS Teams) – James Bernier, Jr. (DOJ)

OTHERS PRESENT (MS Teams from SCO Conference Room) – Johnny Wood (Dewberry Engineering Inc.)

OTHERS PRESENT (Teleconference) - David Crawford (AIA), Mark Blake (NCSPA), Kent Caldwell (DPS-NG), and Rachel Fleming (MBP)

1. CALL TO ORDER AND ETHICS STATEMENT

Vice Chair Zena Howard was present in the State Construction Office Conference Room.

There were Five members present via MS Teams: Thomas Headlee, Katherine Lynn, Kirby Robinson, Ginger Dosier, and Roger Woods.

Vice Chair Zena Howard called the meeting to order at 9:31 AM and read the ethics statement.

2. APPROVAL OF MINUTES (January 26, 2021)

Katherine Lynn made a motion to approve the January 26, 2021 minutes. Thomas Headlee seconded the motion.

6 = AYE Votes (Vice Chair Zena Howard, Thomas Headlee, Katherine Lynn, Kirby Robinson, Ginger Dosier, and Roger Woods)

0 = NAY Votes

0 = Abstain

3. EMERGENCY DECLARATION LETTERS

Latif Kaid presented Three emergency declarations.

North Carolina State Ports Authority - Port of Morehead City - Warehouse 8, Section B Roof Repairs

North Carolina Department of Health and Human Services - Broughton Hospital - Admissions Unit Canopy

North Carolina Department of Health and Human Services - Walter B. Jones, ADTAC - MAB Boiler Replacement

4. SELECTION OF DESIGN FIRM

Department of Administration

Parking Deck 75 - Fire Alarm System Replacement/Fire Protection Sprinkler System Replacement
and Parking Deck 76 - Fire Alarm System Replacement

Raleigh, NC

Ryan Scruggs presented the project. The following firms were recommended in priority order:

1. Sigma Engineered Solutions, P.C. (Morrisville, NC)

2. Dewberry Engineers Inc. (Raleigh, NC)

3. Stanford White, Inc. (Raleigh, NC)

Katherine Lynn made a motion to approve and Ginger Dosier seconded the motion.

5 = AYE Votes (Vice Chair Zena Howard, Thomas Headlee, Katherine Lynn, Kirby Robinson, and Ginger Dosier)

0 = NAY Votes

1 = Abstain (Roger Woods)

STATE BUILDING COMMISSION MEETING

NEW EDUCATION BUILDING, SUITE 450, RALEIGH, NC

5. SELECTION OF DESIGN FIRM

Department of Administration
Archives & History Building - Foundation Repairs & Drainage Improvements
Raleigh, NC

Ryan Scruggs presented the project. The following firms were recommended in priority order:

1. REI Engineers, Inc. (Raleigh, NC)
2. Terracon Consultants, Inc. (Raleigh, NC)
3. Osterlund Architects, PLLC (Raleigh, NC)

Roger Woods made a motion to approve and Katherine Lynn seconded the motion.

7 = AYE Votes (Vice Chair Zena Howard, Thomas Headlee, Katherine Lynn, Kirby Robinson, Ginger Dosier, Roger Woods, and Blair Bordeaux)

0 = NAY Votes

0 = Abstain

6. SELECTION OF DESIGN FIRM

Department of Public Safety
National Guard
Hamlet Readiness Center - Consolidated Repair & Renovation Project
Richmond County, NC

Ryan Scruggs presented the project. The following firms were recommended in priority order:

1. Smith Sinnett Architecture, P.A. (Raleigh, NC)
2. LaBella Associates, P.C. (Charlotte, NC)
3. WHN Architects, P.A. (Charlotte, NC)

Katherine Lynn made a motion to approve and Ginger Dosier seconded the motion.

7 = AYE Votes (Vice Chair Zena Howard, Thomas Headlee, Katherine Lynn, Kirby Robinson, Ginger Dosier, Roger Woods, and Blair Bordeaux)

0 = NAY Votes

0 = Abstain

7. SELECTION OF DESIGN FIRM

Department of Public Safety
National Guard
Wilmington Readiness Center - POV Parking Expansion
New Hanover County, NC

Ryan Scruggs presented the project. The following firms were recommended in priority order:

1. Timmons Group, Inc. (Raleigh, NC)
2. Wetherill Engineering, Inc. (Raleigh, NC)
3. CLH Design, P.A. (Cary, NC)

Katherine Lynn made a motion to approve and Kirby Robinson seconded the motion.

6 = AYE Votes (Vice Chair Zena Howard, Thomas Headlee, Katherine Lynn, Kirby Robinson, Ginger Dosier, Roger Woods, and Blair Bordeaux)

0 = NAY Votes

1 = Abstain (Roger Woods)

8. SELECTION OF DESIGN FIRM

Department of Environmental Quality
Reedy Creek Laboratory Complex - Interior Modifications
Raleigh, NC

Ryan Scruggs presented the project. The following firms were recommended in priority order:

1. HH Architecture, P.A. (Raleigh, NC)

STATE BUILDING COMMISSION MEETING

NEW EDUCATION BUILDING, SUITE 450, RALEIGH, NC

2. CJMW ARCHITECTURE, P.A. (Raleigh, NC)
3. JKF Architecture, P.C. (Greenville, NC)

Blair Bordeaux made a motion to approve and Thomas Headlee seconded the motion.

7 = AYE Votes (Vice Chair Zena Howard, Thomas Headlee, Katherine Lynn, Kirby Robinson, Ginger Dosier, Roger Woods, and Blair Bordeaux)

0 = NAY Votes

0 = Abstain

9. SELECTION OF DESIGN-BUILD FIRM

Department of Transportation

NC State Ports Authority

Port of Wilmington - Chiller Facility, Transit Shed 4

New Hanover County, NC

Aaron Lumpe presented the project. The following firms were recommended in priority order:

1. Balfour Beatty Construction, LLC (Wilmington, NC and Raleigh, NC)
2. J. Brady Contracting, Inc. (Wilmington, NC and Morrisville, NC)
3. Barnhill Contracting Company (Wilmington, NC and Rocky Mount, NC)

Roger Woods made a motion to approve and Blair Bordeaux seconded the motion.

7 = AYE Votes (Vice Chair Zena Howard, Thomas Headlee, Katherine Lynn, Kirby Robinson, Ginger Dosier, Roger Woods, and Blair Bordeaux)

0 = NAY Votes

0 = Abstain

10. INNOVATIONS SUBCOMMITTEE UPDATE

The most recent Innovations Subcommittee meeting was held on January 27, 2021.

Topics discussed included Design-Build Clarifications (H869), Stored Materials, and Electronic Bidding as well as proposed legislation to lower dollar thresholds for bidding.

11. OLD BUSINESS

The 2021 State Construction Conference has been scheduled for Thursday June 24, 2021 and will most likely use a virtual format.

12. NEW BUSINESS

Blair Bordeaux discussed new building code requirements for Radio Frequency Boosters in certain buildings and the potential need for SCO guidance for future projects.

David Crawford of AIA discussed the potential Federal funding relief package and its potential impacts to the State of North Carolina's budget for 2021-2022.

13. STATE CONSTRUCTION OFFICE REPORT

Latif Kaid provided updates for SCO.

Design Review: Workload has increased due to many smaller sized projects funded by the 2020-2021 Repair & Renovation Reserve.

Construction Management: Workload is busy with many ongoing construction projects.

Facility Conditions Assessment Program: Workload is steady and FCAP is on target to meet program goals.

Consulting Services: Workload is steady for projects in the Downtown Government Complex. Elevator improvement projects are now subject to new code requirements which could result in significant cost increases.

14. NEXT SCHEDULED MEETING

➤ March 23, 2021

15. ADJOURNMENT

Blair Bordeaux made a motion to adjourn and Roger Woods seconded the motion.

Vice Chair Zena Howard adjourned the meeting at 10:15AM.

7 = AYE Votes (Vice Chair Zena Howard, Thomas Headlee, Katherine Lynn, Kirby Robinson, Ginger Dosier, Roger Woods, and Blair Bordeaux)

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0 = NAY Votes

0 = Abstain