

STATE BUILDING COMMISSION MEETING

NEW EDUCATION BUILDING, SUITE 450, RALEIGH, NC

9:30 AM

April 27, 2021

MINUTES

MEMBERS PRESENT (MS Teams) – Chair Raynor Smith (from SCO Conference Room), Vice Chair Zena Howard, Katherine Lynn, Ginger Dosier, Blair Bordeaux, Thomas Headlee, Sam Isham and Kirby Robinson

SCO STAFF PRESENT (SCO Conference Room) – Latif Kaid, Ryan Scruggs, Farouk Zaman, Golnoosh Shakibania, and Aaron Lumpe

SCO STAFF PRESENT (MS Teams) – Robert Talley and Michael Ali

OTHERS PRESENT (MS Teams) – James Bernier, Jr. (DOJ), Erin Lawrence (NCDCCR), and Brad Kleinmaier (Wildlife Resources Commission)

OTHERS PRESENT (Teleconference) – Kristen Osterlund (Osterlund Architects)

SPECIAL GUESTS (SCO Conference Room) – NCDOA Secretary Pamela Cashwell and NCDOA Deputy Secretary Mark Edwards

1. CALL TO ORDER AND ETHICS STATEMENT

Chair Raynor Smith was present in the State Construction Office Conference Room.

There were Seven members present via MS Teams: Vice Chair Zena Howard, Katherine Lynn, Ginger Dosier, Blair Bordeaux, Thomas Headlee, Sam Isham and Kirby Robinson.

Chair Raynor Smith called the meeting to order at 9.31 AM and read the ethics statement.

2. APPROVAL OF MINUTES (March 23,2021)

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

8 = AYE Votes (Chair Raynor Smith, Vice Chair Zena Howard, Katherine Lynn, Ginger Dosier, Blair Bordeaux, Thomas Headlee, Sam Isham and Kirby Robinson)

0 = NAY Votes

0 = Abstain

3. EMERGENCY DECLARATION LETTERS

None

4. SELECTION OF DESIGN FIRM

Department of Health and Human Services

Walter B. Jones, ADATC

Security Upgrades

Greenville, NC

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

1. JKF Architecture, P.C. (Greenville, NC)

2. MHAworks, P.A. (Greenville, NC)

3. Osterlund Architects, PLLC (Raleigh, NC)

Kirby Robinson made a motion to approve. Blair Bordeaux seconded the motion.

8 = AYE Votes (Chair Raynor Smith, Vice Chair Zena Howard, Katherine Lynn, Ginger Dosier, Blair Bordeaux, Thomas Headlee, Sam Isham and Kirby Robinson)

0 = NAY Votes

0 = Abstain

5. SELECTION OF DESIGN FIRM

Department of Health and Human Services

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Broughton Hospital
Vehicle Fuel Station Replacement
Morganton, NC

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

1. McGill Associates, P.A. (Asheville, NC)
2. Moore Architecture, PC (Charlotte, NC)

Zena Howard made a motion to approve. Thomas Headlee seconded the motion.

8 = AYE Votes (Chair Raynor Smith, Vice Chair Zena Howard, Katherine Lynn, Ginger Dosier, Blair Bordeaux, Thomas Headlee, Sam Isham and Kirby Robinson,)

0 = NAY Votes

0 = Abstain

6. SELECTION OF DESIGN FIRM

Department of Natural and Cultural Resources
Museum of Natural Sciences
Elevator Modernization
Raleigh, NC

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

1. RND Architects, P.A. (Durham, NC)
2. John B. Hawkins, AIA, Architect (Chapel Hill, NC)
3. HH Architecture, P.A. (Raleigh, NC)

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

8 = AYE Votes (Chair Raynor Smith, Vice Chair Zena Howard, Katherine Lynn, Ginger Dosier, Blair Bordeaux, Thomas Headlee, Sam Isham and Kirby Robinson)

0 = NAY Votes

0 = Abstain

7. SELECTION OF DESIGN FIRM

Department of Environmental Quality
Wildlife Resources Commission
Burnsville Depot
Yancey County, NC

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

1. MHAworks, P.A. (Asheville, NC)
2. Form & Function Architecture, P.C. (Asheville, NC)
3. PFA Architects, P.A. (Asheville, NC)

Thomas Headlee made a motion to approve. Zena Howard seconded the motion.

8 = AYE Votes (Chair Raynor Smith, Vice Chair Zena Howard, Katherine Lynn, Ginger Dosier, Blair Bordeaux, Thomas Headlee, Sam Isham and Kirby Robinson)

0 = NAY Votes

0 = Abstain

8. INNOVATIONS SUBCOMMITTEE UPDATE

Initial evaluation of electronic bidding in construction.

Ath the last Innovations Subcommittee meeting, INFOTECH Company invited to present their software package called Bid Express which is currently being utilized in Ohio, Oklahoma, Massachusetts, and New York as well as the NC DOT.

At the next Innovations Subcommittee, Quest CDN has been invited to present their electronic bidding system. The goal is to review at least three vendors and then make a final recommendation to the State Building Commission for review and approval. The review findings will be tabulated for comparison indicating the pros and cons of each as it applies to North Carolina construction bidding laws.

9. OLD BUSINESS

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The 40th Annual State Construction Conference will be held virtually on Thursday June 24, 2021 and registration has begun.

10. NEW BUSINESS

At the request of Chair Raynor Smith, Latif Kaid provided a status update for the New Department of Health and Human Services Campus project.

11. STATE CONSTRUCTION OFFICE REPORT

Latif Kaid provided updates for SCO.

Design Review: Workload remains steady and workload increases are anticipated later this year.

Facility Conditions Assessment Program: FCAP is on schedule to complete the report cycle.

Construction Management: Workload remains steady and workload increases are anticipated later this year.

12. NEXT SCHEDULED MEETINGS

➤ May 25, 2021

13. ADJOURNMENT

Blair Bordeaux made a motion to adjourn. Thomas Headlee seconded the motion.

Chair Raynor Smith adjourned the meeting at 10:05 AM.

8 = AYE Votes (Chair Raynor Smith, Vice Chair Zena Howard, Katherine Lynn, Ginger Dosier, Blair Bordeaux, Thomas Headlee, Sam Isham and Kirby Robinson)

0 = NAY Votes

0 = Abstain