

# STATE BUILDING COMMISSION MEETING

NEW EDUCATION BUILDING, SUITE 450, RALEIGH, NC

9:30 AM

MAY 9, 2017

## AGENDA

### **I. CALL TO ORDER AND ETHICS STATEMENT**

### **II. APPROVAL OF MINUTES**

- MARCH 28, 2017 MEETING

### **III. EMERGENCY DECLARATION LETTERS**

- NC Department of Environmental Quality- Breach of Gables Dam
- NC DHHS- Cherry Hospital water damage to electrical equipment due to Hurricane Matthew
- UNCG- Fire Damage to the Auditorium

### **IV. SELECTION OF DESIGN FIRM**

Department of Administration  
Old Revenue Building - Interior Renovations  
Raleigh, NC

### **V. SELECTION OF DESIGN FIRM**

Department of Transportation  
Century Center Office Relocation  
Raleigh, NC

### **VI. SELECTION OF DESIGN FIRM**

Department of Public Instruction  
Western NC School for the Deaf  
Campus Water Upgrades  
Morganton, NC

### **VII. OLD BUSINESS**

### **VIII. NEW BUSINESS**

### **IX. STATE CONSTRUCTION OFFICE REPORT**

### **X. SCHEDULE NEXT MEETING**

MAY 23, 2017

### **XI. ADJOURNMENT**

# STATE BUILDING COMMISSION MEETING

NEW EDUCATION BUILDING, SUITE 450, RALEIGH, NC

9:30 AM

MARCH 28, 2017

## MINUTES

II

**MEMBERS PRESENT:** (VIA CONFERENCE CALL-IN) Chairman Aaron K. Thomas, Matt Messick, Kirby Robinson, Roger Woods, William Johnson, Michael Benson

**OTHERS PRESENT:** Kent Jackson (State Construction Office), Victor Stephenson (State Construction Office), Latif Kaid (State Construction Office), Ryan Scruggs (State Construction Office), Melissa Dunston (State Construction Office), Jamalh Greene (State Construction Office), Durwin Jones (NCDOJ), Kim Edens (Stroud Pence), Rebecca Rushton (Safran Law Offices)

### **I. CALL TO ORDER AND ETHICS STATEMENT**

Chairman Aaron Thomas called the meeting to order at 9:33am and read the ethics statement.

- Kent Jackson, Director of the State Construction office, requested that the Commission amend bylaws; Conference Call. William Johnson made a motion to approve, Matt Messick seconded the motion

### **II. APPROVAL OF MINUTES**

- Michael Benson made a motion to approve JANUARY 24, 2017 minutes, Roger Woods seconded the motion. Minutes were approved as written.

### **III. EMERGENCY DECLARATION**

Kent Jackson, Director of the State Construction office, shared details about the Emergency Declaration Letters (request) submitted.

- NORTH CAROLINA WILDLIFE RESOURCES COMMISSION- Hurricane Matthew damage to Rhodes Pond Dam and Jessup's Mill Pond Dam
- UNC PEMBROKE- Replace Natural Gas Distribution System
- NC DEPARTMENT OF AGRICULTURE- Repair to the DERA Lake Dam

### **IV. SELECTION OF DESIGN FIRM**

Department of Health and Human Services  
Central Regional Hospital  
Fire Alarm Improvements  
Butner, 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) McKim & Creed (Raleigh, NC)

Motion by Roger Woods to approve the Committee's recommendations, Kirby Robinson seconded.

The selections were approved as recommended.

### **V. SELECTION OF DESIGN FIRM**

Department of Public Safety  
National Guard  
Joint Forces Headquarters – Helicopter Landing Pad  
Raleigh, NC

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

- 1) Timmons Group (Raleigh, NC)
- 2) Pond & Company (Columbia, SC)
- 3) Parrish Partners (Charlotte, NC)

Motion by Michael Benson to approve the Committee's recommendations, Matt Messick seconded.

The selections were approved as recommended.

### **VI. SELECTION OF DESIGN FIRM**

Department of Natural and Cultural Resources  
Fort Fisher State Historic Site  
New Visitor Center  
Kure Beach, NC

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

- 1) Clark Nexsen, Inc. (Raleigh, NC)
- 2) Williard Stewart Caliendo Architects, PA (Raleigh, NC)
- 3) LS3P Associates LTD. (Wilmington, NC)

Motion by Roger Woods to approve the Committee's recommendations, Michael Benson seconded.

The selections were approved as recommended.

**VII. OLD BUSINESS- NONE****VIII. NEW BUSINESS- NONE****IX. STATE CONSTRUCTION OFFICE REPORT**

Latif Kaid shared Connect NC Bond updates/ information:

- Department has seen an increase in workload and are at maximum capacity with the current staff
- Excited that recommendations have been made for 2 of the BOND Positions and others have been posted
- Looking forward to the implementation of Bluebeam software and anticipating it will assist with time and efficiency

**X. COMMITTEE REPORTS**

No reports were shared. Members inquired on the following items and requested a work session be scheduled to review further:

- State Construction Projected timeline
- Construction Claims Proposals- Need to amend process
- Designer Agreements/ CM at Risk
- Stored Materials

**XI. SCHEDULE NEXT MEETING**

- Next meeting scheduled for April 25, 2017

**XII. ADJOURNMENT**

Roger Woods made a motion to adjourn; Michael Benson second.  
Chairman Aaron Thomas adjourned the meeting at 10:13 am.

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Kent Jackson, PE, Secretary



ROY COOPER  
*Governor*

MICHAEL S. REGAN  
*Secretary*

April 10, 2017

Mr. Kent Jackson, P.E., Secretary  
NC State Building Commission  
1307 Mail Service Center  
Raleigh, NC 27699-1307

RE: Emergency Declaration – Temporary full breach of Gables Dam that was damaged during Tropical Storms Julia and Hermine and Hurricane Matthew

Mr. Jackson:

Under the provisions of 01 North Carolina Administrative Code 30D .0302(e), the Department of Environmental Quality (NCDEQ) has issued an emergency declaration for the Gables Dam in Cumberland County (Latitude 35.1101, Longitude -78.8896). In addition, NCDEQ's Division of Energy, Mineral and Land Resources (DEMLR) plans to exercise its authority under NCGS §143-215.32(c) and NCGS §143-64.31(a) to conduct a temporary full breach of the dam due to its current deficiencies, which if left uncorrected, could result in a failure causing loss of life and significant property damage downstream.

After Tropical Storms Julia and Hermine and Hurricane Matthew, DEMLR inspections confirmed that damage had occurred to 68 dams in North Carolina. Of those 68 dams, 22 were breached and 46 were damaged and in need of repair. More than 400 inspections were conducted during a 16-day period by DEMLR staff. The Gables Dam is one such dam and is in need of immediate action to abate the risk of loss of life and significant property damage downstream.

In its current condition, with the reservoir at normal pool, it would take only 2.11 inches of rain in a 24-hour period to completely overtop the dam, which could lead to the continuation of the current head cutting of the embankment and thus cause the dam to breach.

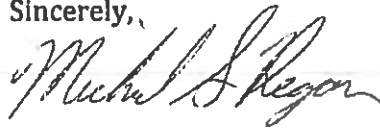
Independent breach analyses completed by North Carolina Dam Safety show that there could potentially be 86 parcels within the inundation area of the Gables Dam. North Carolina Dam Safety used the 2014 county parcel data to estimate that the total damage could be in excess of \$767,700. The total value is based on parcel data that may not have been updated lately and it should be noted that not all parcels had values associated with

them. In addition, this estimate does not take into account the value of infrastructure that could be damaged such as highways, bridges, utility lines, private septic systems, pools, etc. or county and state property that has not been assessed by the tax office.

Under this declaration, the Department intends to expedite the procurement of qualified dam engineers for the design and construction oversight for the temporary full breach of the damaged Gables Dam and which currently needs to be breached to protect life and property downstream.

I am making you aware of this course of action so that your staff can provide guidance as you deem appropriate. If you have any additional questions, please contact Mr. Michael Shelton, Capital Projects Coordinator, at Michael.shelton@ncdenr.gov or (919) 707-8527.

Sincerely,



Michael S. Regan

MSR/td/bsc

Cc: John A. Nicholson, Deputy Secretary  
Rex A. Whaley, Chief Financial Officer  
Tracy E. Davis, PE, CPM, Director, Division of Energy, Mineral, and Land Resources  
Brian Shane Cook, PE, LSIT, State Dam Safety Engineer, DEMLR  
Tommy Kirby, CPIM, CPM, Director, Purchasing



STATE OF NORTH CAROLINA  
DEPARTMENT OF HEALTH AND HUMAN SERVICES

ROY COOPER  
GOVERNOR

MANDY COHEN, MD, MPH  
SECRETARY

LUKE O. HOFF, PE  
DIRECTOR

Via mail and email

April 7, 2017

Mr. Kent Jackson, PE  
Secretary, State Building Commission  
Director, State Construction Office  
1307 Mail Service Center  
Raleigh, North Carolina 27699-1307

Re: Cherry Hospital – Royster Building Electrical Repairs Emergency Declaration

Dear Mr. Jackson:

The Royster Building on the original Cherry Hospital campus was flooded and sustained water damage to its electrical equipment during Hurricane Matthew. Royster is a 103,000 SF four-story building with a basement and was built in 1962. The building houses administrative and facility maintenance support functions which are critical to the effective operation of the New Cherry Hospital. The Department of Health and Human Services (DHHS) obtained the services of a design firm, Sigma Engineering, to complete a study to evaluate the extent of the flood damage and to develop a project scope of work and corresponding construction cost estimate for completing all recommended restoration work. After allowing time for the equipment to sufficiently dry out, Sigma Engineering visited the site to start their inspection and evaluation of the electrical equipment. Based on the findings of Sigma Engineering, the electrical equipment needs to be replaced to ensure that the building is being provided with reliable electrical power. The Royster Building had to be evacuated since the water damaged electrical equipment has resulted in an unreliable fire alarm system for the building creating an unsafe condition for building occupants. The water damaged electrical equipment is also unable to provide reliable power for the existing heating, ventilation, and air conditioning (HVAC) systems serving the building. The existing air handling unit located in the basement provides the first and second floors with HVAC. This air handling unit suffered water damage from the hurricane, and it is not operational. Without sufficient HVAC, the humidity of the air inside the building cannot be maintained at a proper level. High humidity levels create the potential for mold growth inside the building resulting in an unhealthy environment for building occupants. Insufficient HVAC will also damage the building materials including the interior finishes. The work to restore the basement air handling unit is being completed under separate contract from the work to replace the electrical equipment of the building.

Pursuant to the Administrative Code NCAC 30D.0302(e) for Special Procedures for Emergency Projects and for the reasons stated above, DHHS has declared the need to expedite replacing the electrical equipment of the Royster Building as an emergency project to avoid a hazard to persons or property and to allow the Royster Building to be occupied for the purpose of providing critical administrative and facility maintenance support services required for the effective operation of the New Cherry Hospital.

WWW.NCDHHS.GOV

TEL 919-855-4800 • FAX 919-715-4645

LOCATION: 101 BLAIR DRIVE • ADAMS BUILDING • RALEIGH, NC 27603

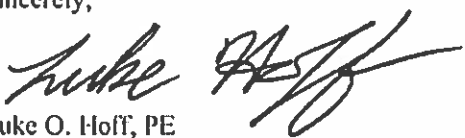
MAILING ADDRESS: 2001 MAIL SERVICE CENTER • RALEIGH, NC 27699-2001

AN EQUAL OPPORTUNITY / AFFIRMATIVE ACTION EMPLOYER

State Building Commission  
April 7, 2017  
Page 2 of 2

I am requesting that you inform the State Building Commission of this action. DHHS appreciates your assistance regarding this matter. Please contact me at (919) 855-4870 or [luke.hoff@dhs.nc.gov](mailto:luke.hoff@dhs.nc.gov) if you have any questions or need any additional information.

Sincerely,



Luke O. Hoff, PE  
Director DHHS Division of Property & Construction

Cc: Mandy Cohen, MD, MPH, DHHS Secretary (via email)  
Rod Davis (via email)  
Neal Enevoldson (via email)  
Ryan Scruggs (via email)



THE UNIVERSITY of NORTH CAROLINA  
**GREENSBORO**

*Office of the Chancellor*

303 Mossman Building  
PO Box 26170, Greensboro, NC. 27402-6170  
336.334.5266 Phone 336.256.0408 Fax

President Margaret Spellings  
UNC General Administration  
PO Box 2688  
Chapel Hill, NC 27514

April 12, 2017

RE: Emergency Project Declaration at University of North Carolina at  
Greensboro

Dear President Spellings:

On April 4, 2017, a fire occurred in the stage area of the UNCG Auditorium (Complex 1-41-6, Asset 6). The fire was contained promptly with fire extinguishers. However, the fire burned curtains, exposed rigging and electrical systems to high heat, and caused smoke damage in the facility. In addition, the fire suppression chemical discharged by the fire extinguishers spread over finishes and electronic equipment in the building.

A representative from the Department of Insurance visited the site on April 5<sup>th</sup>, 2017 and the State Electrical Inspector will assess the electrical distribution systems exposed to high heat today. Rigging inspections have been scheduled. Arrangements are being made with specialty contractors to address the smoke damage and removal of the fire extinguisher chemical.

The UNCG Auditorium is an essential facility for a number of programs in the College of Visual and Performing Arts; therefore, it is critical to restore it to use as soon as possible.

This letter is to inform you that I am invoking emergency procedures in accordance with Article VII, Paragraph F of the University of North Carolina Design and Construction Guidelines and as allowed by G.S. 143-129, to address the necessary health and safety repairs and restore operation of the facility.



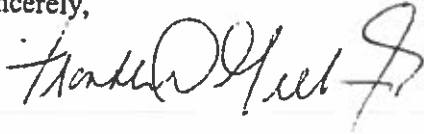
April 12, 2017

Page two

UNCG will identify funds to complete these repairs and will seek reimbursement from the State Insurance Fund.

If you have any questions, please contact Charles Maimone by phone at 336-334-5200 or via email to [camaimon@uncg.edu](mailto:camaimon@uncg.edu).

Sincerely,



Franklin D. Gilliam, Jr.  
Chancellor

cc: Charles Maimone  
Kent Jackson, PE/ State Construction Office



North Carolina  
Department of Administration

Roy Cooper, Governor

Machelle Sanders, Secretary

State Construction Office

Kent Jackson, P.E., Director

April 21, 2017

Kent Jackson, PE, Secretary  
State Building Commission  
New Education Building  
301 N. Wilmington Street, Suite 450  
Raleigh, NC 27601

**Subject:** Department of Administration  
Old Revenue Building – Interior Renovations  
Raleigh, NC

Mr. Jackson:

The above project was advertised for the selection of designer using the State of North Carolina Interactive Purchasing System website. All procedures prescribed by the State Building Commission were followed leading to a priority recommendation as follows:

1. Swanson + Stewart Architects, PA (Durham, NC)
2. Smith Sinnett Architecture, PA. (Raleigh, NC)
3. Davis Kane Architects, PA (Raleigh, NC)

Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink that reads "R. Talley".

Robert L. Talley, PE  
Assistant Director, Design & Construction Services  
State Construction Office

Attachments

**Mailing Address:**  
1307 Mail Service Center  
Raleigh, N.C. 27699-1307

**Telephone (919) 807-4100**  
Fax (919) 807-4110  
State Courier #56-02-01  
*An Equal Opportunity/Affirmative Action Employer*

**Location:**  
301 N. Wilmington St., Ste. 450  
Raleigh, North Carolina 27601

**STATE BUILDING COMMISSION**

**PROJECT INFORMATION**

To Be Presented to the SBC Meeting on: April 25, 2017

Department: Administration

Project Title: Old Revenue Building – Interior Renovations

Project Location: 2 S. SALISBURY ST, Raleigh NC

Scope of Work: The Old Revenue Building was renovated in the 1990's. Sheet carpeting was glued to the existing tile floors during the renovation. The carpet needs to be replaced and abatement of the floor tile and mastic is required as part of the project due to asbestos in the mastic. Phased demolition and construction are required to limit disruption of the normal activities and services provided by staff working in the building.

Project Advertised on NC Interactive Purchasing System: 3/10/17 to 3/30/17 and 3/30/17 to 4/13/17

Project Funding Identification: Code = TBD Item = TBD

Total Appropriation & Source: \$750,000 (2016-2017 Repair and Renovation Reserve)

Size (Sq. Footage): 50,000

Amount for Construction: \$635,000

Amount for Equipment: N/A

Type Design: Architectural  Engineering  Planning

Type Construction: New  Renovation

Number of Firms Responding: 9

Number of Firms Interviewed: 4

Name and Agency of each member of the Pre-Selection Committee:

Robert L Talley, PE (DOA / State Construction Office)

Alan Eaton, RA (DOA / State Construction Office)

Dalton Holmes (DOA / State Construction Office)

Three major reasons for recommendation of the Number One designer:

1. Firm has just completed Caswell Building Renovation which is a very similar project with similar abatement, demolition, phasing and coordination requirements.
2. Firm has the workload capacity to help SCO quickly move forward with this project
3. The principals of the firm will be involved in both the design and the construction monitoring.

SCO Designer Evaluation Files Reviewed: Yes  No

Capital Projects Coordinator: Robert L. Talley, PE

**STATE BUILDING COMMISSION**

**#1 DESIGNER INFORMATION**

To Be Presented to the SBC Meeting on: April 25, 2017

Department: Administration

Project Title: Old Revenue Building – Interior Renovations

Design Firm: Swanson + Stewart Architects, PA (Durham, NC)

Size of Firm: 2

Make-Up of Firm (Specialties): Architects

Proposed Organization for this Project:

Design Phase: Leigh Stewart, RA

Construction Phase: Leigh Stewart, RA

Location of Working Office(s): Durham, NC

Prime Firm: 1612 Mason Rd, Durham, NC

Consultant: Matrix Health and Safety Consultants, 2900 Yonkers Rd, Raleigh, NC

Information as to experience of firm in relationship to this project:

Firm and the principal architects have extensive SCO experience as the prime designer. Principal architects consciously choose to focus their efforts on projects under \$2,000,000 thereby allowing them to have more of a "hands on" approach to project management. Firm recently completed the renovation of the Caswell Building which had many of the same problems regarding the demolition of carpet and abatement of mastic in an occupied renovation area.

Similar projects done for the State of North Carolina:

Dept. of Administration – Caswell Building Renovation

DENR – DEQ HQ Security Improvements

NCSU – NCSU IES Research III Second Floor

Current Workload (both State of North Carolina projects and Other):

Current workload and staffing levels allow this firm to begin work immediately.

**STATE BUILDING COMMISSION**

**#2 DESIGNER INFORMATION**

To Be Presented to the SBC Meeting on: April 25, 2017

Department: Administration

Project Title: Old Revenue Building – Interior Renovations

Design Firm: Smith Sinnett Architecture, PA. (Raleigh, NC)

Size of Firm: 19

Make-Up of Firm (Specialties): Architects, Designers, Construction Administration, Administration

Proposed Organization for this Project:

Design Phase: Rhonda Angerio, RA

Construction Phase: Rhonda Angerio, RA

Location of Working Office(s): Raleigh, NC

Prime Firm: 4600 Lake Boone Trail, Suite 205, Raleigh, NC

Consultant: OLM Environmental, LLC, Raleigh NC

Information as to experience of firm in relationship to this project:

Firm and the principal architects have worked on many public projects.

Similar projects done for the State of North Carolina:

Dept. of Administration – Old Revenue ADA Upgrades

Dept. of Labor – Carpet Replacement and Painting

Dept. of Justice – SBI Building 9 Renovation

Current Workload (both State of North Carolina projects and Other):

Majority of current projects are in construction and firm is looking for more design work.

**STATE BUILDING COMMISSION**

**#3 DESIGNER INFORMATION**

To Be Presented to the SBC Meeting on: April 25, 2017

Department: Administration

Project Title: Old Revenue Building – Interior Renovations

Design Firm: Davis Kane Architects, PA (Raleigh, NC)

Size of Firm: 16

Make-Up of Firm (Specialties): Architects, Architect Interns, Interior Designers

Proposed Organization for this Project:

Design Phase: Kevin Kane, RA

Construction Phase: Sarah Burnette

Location of Working Office(s):

Prime Firm: 503 Oberlin Road, Suite 300, Raleigh, NC

Consultant: EEC, Inc. Raleigh NC

Information as to experience of firm in relationship to this project:

Firm and the principal architect have SCO experience as the prime designer.

Similar projects done for the State of North Carolina:

ECU – Brody Auditorium Expansion

ECSU – Griffin Hall Renovation

NCSU – Carmichael Gymnasium Locker Room Renovation

Current Workload (both State of North Carolina projects and Other):

Current workload and staffing levels allow room for this size of project.

V



STATE OF NORTH CAROLINA  
DEPARTMENT OF TRANSPORTATION

ROY COOPER  
GOVERNOR

JAMES H. TROGDON, III  
SECRETARY

April 18, 2017

Kent Jackson, PE, Secretary  
State Building Commission  
New Education Building  
301 N. Wilmington Street, Suite 450  
Raleigh, NC 27601

Subject: NC Department of Transportation  
Century Center Office Relocation  
Raleigh, NC

Mr. Jackson,

The above project was advertised for the selection of designer using the State of North Carolina Interactive Purchasing System website. All procedures prescribed by the State Building Commission were followed leading to a priority recommendation as follows:

1. MHA Works (Durham, NC)
2. Andre Johnson Architect (Raleigh, NC)
3. Wesley M. Coble (Raleigh, NC)

Thank you for your consideration.

Sincerely,

Thomas Lindsey Riddick  
NCDOT Facilities Management Unit  
Business and Operations Manager

Attachments

Mailing Address:  
NC DEPARTMENT OF TRANSPORTATION  
FACILITIES MANAGEMENT UNIT  
1525 MAIL SERVICE CENTER  
RALEIGH, NC 27699-1525

Telephone: (919) 707-4540  
Fax: (919) 715-0399  
Customer Service: 1-877-368-4968

Website: [www.ncdot.gov](http://www.ncdot.gov)

Location:  
1 SOUTH WILMINGTON STREET  
RALEIGH, NC 27601

**STATE BUILDING COMMISSION  
PROJECT INFORMATION**

To Be Presented to the SBC Meeting on: Tuesday April 25, 2017

Department: NC Department of Transportation

Project Title: Century Center Office Relocation

Project Location: Raleigh, NC

Scope of Work:

Prepare designs for office space for a series work unit relocations within the NCDOT Century Center Building Complex. NCDOT is preparing to restructure multiple work units housed in Century Center Buildings A and B. The Designer will need to utilize a recently completed Work Space Analysis to design the space for each work unit according to State Property Office guidelines. The Designer will also need to develop a phased construction schedule to accomplish the relocation of all work units in the most efficient and cost effective manner.

Project Advertised on NC Interactive Purchasing System: February 7, 2017 to February 24, 2017

Project Funding Identification: Code = TBD Item = TBD

Total Appropriation & Source: \$1,050,000 (NCDOT Funds)

Size (Sq. Footage): approximately 222,000

Amount for Construction: \$937,500

Type Design: Architectural  Engineering  Planning

Type Construction: New  Renovation

Number of Firms Responding: 5

Number of Firms Interviewed: 3

Name and Agency of each member of the Pre-Selection Committee:

Farouk Zaman, RA, State Construction Office

Kimberly Jackson, PE, State Construction Office

Lindsey Riddick, NC Department of Transportation

Mike Mountcastle, NC Department of Transportation

Three major reasons for recommendation of the Number One designer:

1. Familiarity with the Building Complex
2. Size and resources of the selected firm
3. History of work with NCDOT

SCO Designer Evaluation Files Reviewed: Yes  No

Capital Projects Coordinator: Lindsey Riddick



**STATE BUILDING COMMISSION  
#1 DESIGNER INFORMATION**

To Be Presented to the SBC Meeting on: April 25, 2017

Department: Transportation

Project Title: Century Center Office Relocations

Design Firm: MHA Works

Size of Firm: 38 Total (24 in Durham, NC)

Make-Up of Firm (Specialties): Architecture, Interior Design

Proposed Organization for this Project:

Design Phase: Bill McCaffery, Bill Gardner, AIA, and Jennifer Turner

Construction Phase: Bill McCaffery and Bill Gardner, AIA

Location of Working Office(s):

Prime Firm: Durham, NC

MEP Engineer: Spring Stoops McCullen Engineering (Durham, NC)

Structural Engineer: Gardner & McDaniel Consulting Engineers (Durham, NC)

Information as to experience of firm in relationship to this project:

MHA Works provided the Space Analysis for the Century Center Building Complex. Also completed numerous large scale office upfits for a private company in RTP.

Similar projects done for the State of North Carolina:

Multiple office buildings and office upfits for NCDOT in Greenville, Sanford, and Sampson NC.

Current Workload (both State of North Carolina projects and Other):

Current workload and staffing levels allow firm to begin work immediately



**STATE BUILDING COMMISSION  
#2 DESIGNER INFORMATION**

To Be Presented to the SBC Meeting on: April 25, 2017

Department: Transportation

Project Title: Century Center Office Relocations

Design Firm: Andre Johnson Architect

Size of Firm: 5

Make-Up of Firm (Specialties): Architecture, Interior Design

Proposed Organization for this Project:

Design Phase: Leroy Ali-Osman, Andre Johnson, AIA, and Blake Talbott, RA

Construction Phase: Andre Johnson, AIA and Blake Talbott, RA

Location of Working Office(s):

Prime Firm: Raleigh, NC

MEP Engineer: RMF Engineering, Raleigh, NC

Cost Consultant: Mulford Cost Management, Wilmington, NC

Information as to experience of firm in relationship to this project:

One small scale project for NC School of Science & Math (Physics Lab and Office Suite Interior Renovation) where upfits were performed while building was occupied.

Similar projects done for the State of North Carolina:

None of this magnitude.

Current Workload (both State of North Carolina projects and Other):

Current workload allows for immediate start date, but size of firm and available resources is a concern for a project of this size and complexity.

**STATE BUILDING COMMISSION  
#3 DESIGNER INFORMATION**

To Be Presented to the SBC Meeting on: April 25, 2017

Department: Transportation

Project Title: Century Center Office Relocations

Design Firm: Wesley M. Coble, Architect & Planner

Size of Firm: 2

Make-Up of Firm (Specialties): Architecture

Proposed Organization for this Project:

Design Phase: Wesley Coble, AIA

Construction Phase: Wesley Coble, AIA

Location of Working Office(s): Raleigh

Prime Firm: Raleigh

MEP Engineer: Atlantec Engineers, Raleigh, NC

Civil Engineer: BRL Engineering, Four Oaks, NC

Structural Engineer: LHC Structural Engineers, Raleigh, NC

Constructability Consultant: Callis Contractors, Inc., Durham, NC

Information as to experience of firm in relationship to this project:

Firm has completed a number of projects that are similar to this proposed facility including the shop for the truck driving school at Johnston Community College and the shop for the maintenance department at Johnston Community College.

Similar projects done for the State of North Carolina:

None recently.

Current Workload (both State of North Carolina projects and Other):

Significant concerns about size and available resources to complete this project.



# PUBLIC SCHOOLS OF NORTH CAROLINA

DEPARTMENT OF PUBLIC INSTRUCTION | Mark Johnson, *Superintendent of Public Instruction*

WWW.NCPUBLICSCHOOLS.ORG

April 19, 2017

Kent Jackson, PE, Secretary  
State Building Commission  
New Education Building  
301 N. Wilmington Street, Suite 450  
Raleigh, NC 27601

**Subject:** NC Department of Public Instruction  
WNCSD – Campus Water Upgrades  
Western NC School for the Deaf – Morganton, NC

Mr. Jackson:

The above project was advertised for the selection of designer using the State of North Carolina Interactive Purchasing System website. All procedures prescribed by the State Building Commission were followed leading to a priority recommendation as follows:

1. McGill Associates, P.A. (Asheville, NC)
2. Davis Martin Powell & Associates, Inc. (High Point, NC)
3. Mattern & Craig, Inc. (Asheville, NC)

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink that reads "Raucollier" with a long horizontal flourish extending to the right.

Ronald L. Collier, AIA  
Architect / NCDPI  
Capital Projects Coordinator

Attachments

**STATE BUILDING COMMISSION  
PROJECT INFORMATION**

To Be Presented to the SBC Meeting on: April 25, 2017

Department: NC Department of Public Instruction

Project Title: WNCSD – Campus Water Upgrade

Project Location: Western NC School for the Deaf – Morganton, NC

Scope of Work: The NC Department of Public Instruction intends to engage an engineering firm to perform Design, Construction Documents, Bidding, Construction Administration and Closeout services for the Campus Water Upgrades. The existing water system is over 50 years old. Deposits in the piping partially block the flow of water and reduce pressure to the buildings. The existing elevated water storage tank is old and leaking. This project is to replace the existing water system with a new campus-wide distribution piping, booster pump, and backflow preventer. The existing water tank will be removed.

Project Advertised on the NC Interactive Purchasing System on: January 17, 2017 to February 17, 2017

Project Funding Identification: Code = 41658 Item = 4LW1

Total Appropriation & Source: \$775,000 (2016-2017 R&R Funds)

Size (Sq. Footage): N/A

Amount for Construction: \$624,000

Type Design: Architectural  Engineering  Planning

Type Construction: New  Renovation

Number of Firms Responding: Five (5)

Number of Firms Interviewed: Three (3)

Name and Agency of each member of the Pre-Selection Committee:

Farouk Zaman, RA	SCO
Howard Beasley, PE	SCO
Suzanne Levan	Business Manager, NCSD
Steve Watts	Facility Director, NCSD
Drew Pollard	Technology Service Manager, NCSD
Ronald Collier, AIA	CPC, NCDPI
Dennis Hilton, PE	PM, NCDPI

Three major reasons for recommendation of the Number One designer:

1. Expertise as Engineer of Record for wide range of Water Utility Projects.
2. Firm has successful experience with SCO Projects including recent projects located on the Western NC School for the Deaf site; as well as the City of Morganton water public works projects.
3. Firm location is in close proximity to the WNCSD.

SCO Designer Evaluation Files Reviewed: Yes  No

Capital Projects Coordinator: Ronald L. Collier, AIA, Architect, NCDPI

**STATE BUILDING COMMISSION  
#1 DESIGNER INFORMATION**

To Be Presented to the SBC Meeting on: April 25, 2017

Department: NC Department of Public Instruction

Project Title: WNCSD – Campus Water Upgrade

Design Firm: McGill Associates, PA

Size of Firm: 108 Total (53 in Asheville, NC)

Make-Up of Firm (Specialties): Civil Site, Civil Utility, Mechanical and Electrical Engineering

Proposed Organization for this Project:

Design Phase: Keith Webb, PE and Mike Dowd, PE

Construction Phase: Ben Cathey, PE and Bob Wiggins, Jr., PE

Location of Working Office(s):

Prime Firm: McGill Associates, PA (Asheville, NC)

Other Consultants: None

Information as to experience of firm in relationship to this project:

McGill Associates have extensive experience with water line replacement projects for State of NC universities and NC cities and counties. Their work is similar to the project at WNCSD. They are familiar with the WNCSD campus and have provided successful service for that campus. McGill Associates presented 20 water utility projects in the Western part of NC.

Similar projects done for the State of North Carolina:

Appalachian State University - Campus-wide Water System Evaluation and Report  
UNC Charlotte – East Village Utilities Improvements  
NCCAT Cullowhee – Fire Alarm System Upgrade  
WNCSD – Major Historic Renovation to the Main Building

Current Workload (both State of North Carolina projects and Other):

Current workload and staffing levels allow this firm to begin work immediately.

**STATE BUILDING COMMISSION  
#2 DESIGNER INFORMATION**

To Be Presented to the SBC Meeting on: April 25, 2017

Department: NC Department of Public Instruction

Project Title: WNCSD – Campus Water Upgrade

Design Firm: Davis-Martin-Powell & Associates, Inc.

Size of Firm: 41 Total (38 in High Point, NC)

Make-Up of Firm (Specialties): Civil Site and Civil Utility Engineering

Proposed Organization for this Project:

Design Phase: Michael Goliber, PE and Michael Slusher, PE

Construction Phase: William Beardslee, PE

Location of Working Office(s):

Prime Firm: Optima Engineering, PA (Raleigh, NC)

Other Consultant(s): None

Information as to experience of firm in relationship to this project:

Firm has successful experience with water system upgrades for the military, cities and counties.  
Firm has completed utility projects for City of High Point and Yadkin County in Western NC.

Similar projects done for the State of North Carolina:

UNC Greensboro – Spartan Village Phase 1 – Utilities

Current Workload (both State of North Carolina projects and Other):

Current workload and staffing levels allow this firm to accept this project.  
No current State of NC projects.

**STATE BUILDING COMMISSION  
#3 DESIGNER INFORMATION**

To Be Presented to the SBC Meeting on: April 25, 2017

Department: NC Department of Public Instruction

Project Title: WNCSD – Campus Water Upgrade

Design Firm: Mattern & Craig, Inc.

Size of Firm: 67 Total (11 in Asheville, NC)

Make-Up of Firm (Specialties): Civil Site and Civil Utility Engineering

Proposed Organization for this Project:

Design Phase: James Voso, PE and Dana Bolden, PE

Construction Phase: James Voso, PE and Dana Bolden, PE

Location of Working Office(s):

Prime Firm: Mattern & Craig, Inc. (Asheville, NC)

Other Consultant(s): None

Information as to experience of firm in relationship to this project:

Mattern & Craig is a civil engineering and surveying firm specializing in service to local and state agencies. The firm has successful water line replacement projects in NC, VA and TN. Experience with State of NC projects are mainly sewer line projects at Julian Keith Alcohol and Drug Abuse Treatment Center (Black Mountain) and Black Mountain Neuro-Medical Center Sewer Replacement.

Similar projects done for the State of North Carolina:

DHHS – Julian Keith Alcohol and Drug Abuse Treatment Center Replacement  
DHHS – Black Mountain Neuro-Medical Center Sewer Replacement

Current Workload (both State of North Carolina projects and Other):

Current workload and staffing levels allow this firm to begin work immediately.