

STATE BUILDING COMMISSION MEETING

NEW EDUCATION BUILDING, SUITE 450, RALEIGH, NC

9:30 AM

July 20, 2021

MINUTES

MEMBERS PRESENT (MS Teams) – Chair Raynor Smith (via Teleconference, Joined for Items #1-6 Only), Vice Chair Zena Howard (from SCO Conference Room), Ginger Dosier, Katherine Lynn, Thomas Headlee, Sam Isham, and Blair Bordeaux.

SCO STAFF PRESENT (SCO Conference Room) – Latif Kaid, Ryan Scruggs, Robert Talley, Michael Ali, Aaron Lumpe, and Golnoosh Shakibania

SCO STAFF PRESENT (MS Teams) – Farouk Zaman

OTHERS PRESENT (MS Teams) – James Bernier Jr. (DOJ) and Erin J Lawrence (DNCR)

OTHERS PRESENT (SCO Conference Room) – Jerry Howerton (DNCR-Parks & Recreation)

1. CALL TO ORDER AND ETHICS STATEMENT

Chair Raynor Smith was present via Teleconference.

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

There were Five members present via MS Teams: Katherine Lynn, Ginger Dosier, Blair Bordeaux, Thomas Headlee, and Sam Isham.

Chair Raynor Smith called the meeting to order at 9.30 AM and read the ethics statement.

2. SWEARING IN OF NEW CHAIR

Zena Howard was welcomed as the Chair of the State Building Commission for 2021-2022.

3. APPROVAL OF MINUTES (June 22, 2021)

Katherine Lynn made a motion to approve the June 22, 2021 Minutes. Tomas Headlee seconded the motion.

7 = AYE Votes (Chair Zena Howard, Katherine Lynn, Raynor Smith, Ginger Dosier, Thomas Headlee, Sam Isham, and Blair Bordeaux.

0 = NAY Votes

0 = Abstain

4. NOMINATION OF NEW VICE CHAIR FOR 2021-2022

Chair Zena Howard announced that Katherine Lynne was nominated for the role of Vice Chair. Katherine Lynn accepted the nomination and was welcomed as the Vice Chair of the State Building Commission for 2021-2022.

Raynor Smith made a motion to approve. Blair Bordeaux seconded the motion.

7 = AYE Votes (Chair Zena Howard, Vice Chair Katherine Lynn, Raynor Smith, Ginger Dosier, Thomas Headlee, Sam Isham, and Blair Bordeaux.

0 = NAY Votes

0 = Abstain

5. EMERGENCY DECLARATION LETTER

Latif Kaid presented One emergency declaration.

Department of Public Safety - National Guard: Forest City Readiness Center - Roll Up Door Repairs & Structural Repairs

6. SELECTION OF DESIGN FIRM

Department of Natural and Cultural Resources

Parks and Recreation

William B. Umstead State Park – Campground Improvements

Wake County, NC

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

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1. Skinner Farlow Kirwan Architecture, PA (Raleigh, NC)
2. CLH Design, P.A. (Cary, NC)
3. Smith Sinnett Architecture, P.A. (Raleigh, NC)

Blair Bordeaux made a motion to approve and Raynor Smith seconded the motion.

7 = AYE Votes (Chair Zena Howard, Vice Chair Katherine Lynn, Raynor Smith, Ginger Dosier, Thomas Headlee, Sam Isham, and Blair Bordeaux.

0 = NAY Votes

0 = Abstain

7. SBC MEMBERSHIP UPDATE

Ryan Scruggs requested documentation for the renewal of terms for current members. The terms of Ginger Dosier and Thomas Headlee expired on June 30, 2020 and they will provide documentation for their term renewals. The terms for Raynor Smith, Blair Bordeaux, and Roger Woods expired on June 30, 2021 and they will follow up with their nomination contacts about the possibility of their term renewals.

8. OLD BUSINESS

None.

9. NEW BUSINESS

Latif Kaid provided an update of activities completed by the subcommittee.

- Electronic Bidding for State Funded Projects: Different electronic bidding platforms are being reviewed as well as what methods & platforms are currently being used by other nearby States. So far, two different platforms have been reviewed and the subcommittee would like to evaluate at least one more. The subcommittee will be meeting next week and an update should be provided at that next monthly meeting.

10. STATE CONSTRUCTION OFFICE REPORT

Latif Kaid provided updates for SCO.

Design Review: Workload remains steady and majority of staff are back in the office. Workload has increased over the last several months but remains manageable. A surge in workload is expected after the new 2021-2022 budget has been approved. Facility Conditions Assessment Program: FCAP is on schedule to complete the reporting cycle. Currently working at UNC Chapel Hill and other central NC campuses.

Construction Management: Workload has increased this summer as campuses work to get their buildings ready to open for the next school year. Design Review staff typically assist in with the final inspections.

Construction Consulting Section: Will oversee the DHHS Relocation Project from the Dix Campus to a new campus located on Blue Ridge Road. The project is dependent receiving additional funding for the construction of the new DHHS campus in the new 2021-2022 budget.

In addition, Bob Talley provided a brief description of current project issues associated with new UL Standards.

Also, the 2022 State Construction Conference has been scheduled for March 3, 2022 with plans for it to be an in-person meeting at the NCSU McKimmon Center. SCO staff and McKimmon Center staff are currently discussing process improvements for next year's conference in order to avoid any similar issues that occurred during last month's conference.

Also, DocuSign is in place for use on digital signatures on construction contracts and award letters issued by SCO.

Finally, SCO has requested additional positions be included in the new 2021-2022 budget associated with the DHHS Relocation Project.

11. SCHEDULED NEXT MEETING

- August 31, 2021

12. ADJOURNMENT

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

Chair Zena Howard adjourned the meeting at 10:02 AM.

6 = AYE Votes (Chair Zena Howard, Vice Chair Katherine Lynn, Ginger Dosier, Thomas Headlee, Sam Isham, and Blair Bordeaux.

0 = NAY Votes

0 = Abstain