

STATE BUILDING COMMISSION MEETING

NEW EDUCATION BUILDING, SUITE 450, RALEIGH, NC

9:30 AM
February 28, 2023

MINUTES

MEMBERS PRESENT – Chair Zena Howard (SCO Conference Room), Vice Chair Katherine Lynn (SCO Conference Room), Dene’ Alexander (SCO Conference Room), Honorable Neville Hall (MS Teams), Jack Hargett (MS Teams)

SCO STAFF PRESENT (SCO Conference Room) – Michael J. Shumsky (SCO Director), Vibha Goel, Michael Ali, Robert Talley, Will Johnson, Ryan Scruggs, Aaron Lumpe, Antoinette Lewis, LeaAnne Hahnel, Ralph Taylor, and Golnoosh Shakibania

OTHERS PRESENT (MS Teams) – Erin Lawrence (DNCR), James Mancari (NC Aquariums), Neal Enevoldsen (DHHS), Hanna Jordan (DOA)

OTHERS PRESENT (SCO Conference Room)- Greg Driver (Muter Construction)

SPECIAL GUESTS (SCO Conference Room)- Mark Edwards (Chief Deputy Secretary, DOA)

1. CALL TO ORDER AND ETHICS STATEMENT

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

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

2. APPROVAL OF MINUTES (January 31, 2023)

Vice Chair Katherine Lynn made a motion to approve January 31, 2023 Minutes. Dene’ Alexander seconded the motion.

5 = AYE Votes (Chair Zena Howard, Vice Chair Katherine Lynn, Neville Hall, Jack Hargett, and Dene’ Alexander)

0 = NAY Votes

0 = Abstain

3. EMERGENCY DECLARATION LETTERS

Michael J. Shumsky presented Two emergency declarations.

➤ UNC Chapel Hill: Neurosciences Research Building - Heat Exchanger Replacement
February 7, 2023

➤ Department of Military and Veterans Affairs: Salisbury State Veterans Home - Chiller Replacement
February 10, 2023

4. SELECTION OF DESIGN FIRM

Department of Natural and Cultural Resources

NC Aquariums

Roanoke Island Aquarium - Shingle Roof Replacement

Manteo, NC

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

1. Atlas Engineering, Inc. (Raleigh, NC)

2. Bowman, Murray, Hemingway Architects, PC (Wilmington, NC)

3. Raymond Engineering-Georgia, Inc. (Raleigh, NC)

Vice Chair Katherine Lynn made a motion to approve, and Neville Hall seconded the motion.

5 = AYE Votes (Chair Zena Howard, Vice Chair Katherine Lynn, Neville Hall, Jack Hargett, and Dene’ Alexander)

0 = NAY Votes

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5. SELECTION OF DESIGN FIRM

Department of Natural and Cultural Resources

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NC Aquariums
Roanoke Island Aquarium - Exterior Painting
Manteo, NC

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

1. Bowman, Murray, Hemingway Architects, PC (Wilmington, NC)
2. Raymond Engineering-Georgia, Inc. (Raleigh, NC)
3. REI Engineers, Inc. (Virginia Beach, VA)

Vice Chair Katherine Lynn made a motion to approve, and Dene' Alexander seconded the motion.

5= AYE Votes (Chair Zena Howard, Vice Chair Katherine Lynn, Neville Hall, Jack Hargett, and Dene' Alexander)

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0 = Abstain

6. SELECTION OF DESIGN FIRM

Department of Health and Human Services
Julian F. Keith, ADATC
Dorm 3-4-5 Building Upgrades
Black Mountain, NC

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

1. CBSA Designs, Inc. (Hickory, NC)
2. Form & Function Architecture, P.C. (Asheville, NC)
3. Little Diversified Architectural Consulting, Inc. (Charlotte, NC)

Vice Chair Katherine Lynn made a motion to approve, and Dene' Alexander seconded the motion.

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0 = Abstain

7. SELECTION OF CONSTRUCTION MANAGER AT RISK FIRM

Department of Administration
Downtown Government Complex - Consolidation and Renovation
Raleigh, NC

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

1. Muter + CT Wilson, a Joint-Venture Partnership (Zebulon, NC)
2. Shelco, LLC (Raleigh, NC)
3. Bordeaux Construction Company, Inc. (Morrisville, NC)

Vice Chair Katherine Lynn made a motion to approve, and Jack Hargett seconded the motion.

5 = AYE Votes (Chair Zena Howard, Vice Chair Katherine Lynn, Neville Hall, Jack Hargett, and Dene' Alexander)

0 = NAY Votes

0 = Abstain

8. INNOVATIONS SUBCOMMITTEE UPDATE

Mr. William Johnson, RA provided:

A condensed version of the breakout session: Cost Estimation and Current Bid Environment, the larger version will be presented at the 2023 State Construction Conference. The session will feature the story of the 2022 inflationary impacts on capital project budgets and a user's guide to creating an OC-25 cost estimate.

9. OLD BUSINESS

Mr. Talley, PE provided an update on Plain Old Telephone Service (POTS)

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Mr. Ali, PE provided an update on Design-Build General Conditions and Design-Build Contract:
The documents have gone through the Innovation Subcommittee for Design-Build.

Neville Hall made a motion to approve, and Jack Hargett seconded the motion.

5 = AYE Votes (Chair Zena Howard, Vice Chair Katherine Lynn, Neville Hall, Jack Hargett, and Dene' Alexander)

0 = NAY Votes

0 = Abstain

10. NEW BUSINESS

None.

11. STATE CONSTRUCTION OFFICE REPORT

Mr. Shumsky provided the following updates:

The 42nd annual State Construction Conference will be held on Thursday, March 2, 2023, at the NCSU McKimmon Center and will be a hybrid conference for in-person or virtual attendance. As of Monday, February 27, 2023, there were 1115 total registrants with 974 registered for in-person and 141 registered for virtual.

During February 2023, the Design Review Section received 136 plans, provided 103 responses, 3 permits, and evaluated 54 Exemption Projects.

Mr. Shumsky provided updates on the 2023 Navy Federal Credit Union National Hockey League Stadium Series Game:

As the first NHL Carolina Hurricanes regular-season outdoor game, there were numerous challenges to overcome, such as the event magnitude, schedule, and accelerated construction activities. However, this did not impede the State Construction Office's Design Review and Consulting Services Sections from completing, expediting, and reviewing plans and drawings submitted by the NHL Production Team. Effective coordination and communication with North Carolina State University was also imperative.

In the last two weeks, the State Construction Office (SCO) performed final inspections to ensure that temporary structures complied with all life safety, structural and electrical requirements. Inspections included egress path, signage structures, tent permits, temporary bleachers, temporary scaffoldings, relocatable score board structure, and camera platforms.

SCO also provided a team of electrical inspectors to review temporary electrical installations, who verified the electrical wiring systems powered by large temporary diesel generators were properly selected, sized, installed, grounded, bonded, connected, and protected to provide a safe and code compliant installation. This included verification of ground fault protection installation on receptacles and that emergency pathways were clearly identified with proper illumination.

12. SCHEDULED NEXT MEETINGS

➤ March 28, 2023

➤ April 25, 2023

13. ADJOURNMENT

Vice Chair Katherine Lynn made a motion to adjourn, and Dene' Alexander seconded the motion.

Chair Zena Howard adjourned the meeting at 10:07 AM.

5 = AYE Votes (Chair Zena Howard, Vice Chair Katherine Lynn, Neville Hall, Jack Hargett, and Dene' Alexander)

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0 = Abstain