

STATE BUILDING COMMISSION MEETING

NEW EDUCATION BUILDING, SUITE 450, RALEIGH, NC

9:30 AM

April 25, 2023

MINUTES

MEMBERS PRESENT – Vice Chair Katherine Lynn (SCO Conference Room), Dene’ Alexander (SCO Conference Room), Baker Glasgow (SCO Conference Room), Bill Aceto (MS Teams), Jack Hargett (MS Teams), and Roger Woods (MS Teams, Joined during Agenda Item #2)

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

OTHERS PRESENT (MS Teams) – Erin Lawrence (DNCR), Andrew Meier (DACs), Alicia Wright (DOT), Hanna Jordan (DOA), and LeaAnne Hahnel (SCO)

OTHERS PRESENT (SCO Conference Room) – Ken Vendel (SCO) and Mark Edwards (Chief Deputy Secretary, DOA)

1. CALL TO ORDER AND ETHICS STATEMENT

Vice Chair Katherine Lynn was present in the State Construction Office Conference Room.

Vice Chair Katherine Lynn called the meeting to order at 9:30 AM and read the ethics statement.

2. APPROVAL OF MINUTES (March 28, 2023)

Baker Glasgow made a motion to approve the March 28, 2023 Minutes. Dene’ Alexander seconded the motion.

6 = AYE Votes (Vice Chair Katherine Lynn, Roger Woods, Bill Aceto, Baker Glasgow, Jack Hargett, and Dene’ Alexander)

0 = NAY Votes

0 = Abstain

3. EMERGENCY DECLARATION LETTERS

Michael J. Shumsky presented Four (4) Emergency Declarations.

- UNC Chapel Hill: Remediation and Recovery of Marsico Hall Fire
March 28, 2023
- Department of Health and Human Services: Longleaf Neuro-Medical Treatment Center in Wilson - Alzheimer’s Wing
Nurse Call System Replacement
April 5, 2023
- Department of Public Safety- National Guard: Wilmington Field Maintenance Shop (FMS) 17 Site - Sewer Line Repair
April 10, 2023
- Bladen Community College in Dublin: Sewer Repairs
April 13, 2023

4. SELECTION OF DESIGN FIRM

Department of Natural and Cultural Resources

Museum of History

Graveyard of the Atlantic Museum - HVAC System Replacement

Dare County, NC

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

1. Atlantec Engineers, PA (Raleigh, NC)
2. BL Companies Pennsylvania, Inc. (Charlotte, NC)
3. The Wooten Company (Raleigh, NC)

Baker Glasgow made a motion to approve, and Dene’ Alexander seconded the motion.

6 = AYE Votes (Vice Chair Katherine Lynn, Roger Woods, Bill Aceto, Baker Glasgow, Jack Hargett, and Dene’ Alexander)

0 = NAY Votes

0 = Abstain

5. SELECTION OF DESIGN FIRM

Department of Natural and Cultural Resources

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Museum of History
Maritime Museum at Beaufort - HVAC System Replacement
Carteret County, NC

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

1. Atlantec Engineers, PA (Raleigh, NC)
2. RDK Engineers N.C., Inc. (Raleigh, NC)
3. Progressive Design Collaborative, Ltd. (Raleigh, NC)

Baker Glasgow made a motion to approve, and Dene' Alexander seconded the motion.

6 = AYE Votes (Vice Chair Katherine Lynn, Roger Woods, Bill Aceto, Baker Glasgow, Jack Hargett, and Dene' Alexander)

0 = NAY Votes

0 = Abstain

6. SELECTION OF DESIGN FIRM

Department of Natural and Cultural Resources
Museum of Natural Sciences
1671 Gold Star Drive Wet Lab Roof and Gutter Replacement
Raleigh, NC

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

1. Atlas Engineering, Inc. (Raleigh, NC)
2. REI Engineers, Inc. (Raleigh, NC)
3. Raymond Engineering-Georgia, Inc. (Raleigh, NC)

Roger Woods made a motion to approve, and Bill Aceto seconded the motion.

6 = AYE Votes (Vice Chair Katherine Lynn, Roger Woods, Bill Aceto, Baker Glasgow, Jack Hargett, and Dene' Alexander)

0 = NAY Votes

0 = Abstain

7. SELECTION OF DESIGN FIRM

Department of Transportation
Wilmington District Engineer/Resident Engineer Office - HVAC and Building Envelope Renovation
New Hanover County, NC

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

1. Bowman, Murray, Hemingway Architects, PC (Wilmington, NC)
2. MBF Architects, P.A. (New Bern, NC)
3. MHAworks, P.A. (Greenville, NC)

Baker Glasgow made a motion to approve, and Roger Woods seconded the motion.

6 = AYE Votes (Vice Chair Katherine Lynn, Roger Woods, Bill Aceto, Baker Glasgow, Jack Hargett, and Dene' Alexander)

0 = NAY Votes

0 = Abstain

8. SELECTION OF DESIGN FIRM

Department of Agriculture and Consumer Services
NC State Fairgrounds
Asphalt Replacement
Raleigh, NC

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

1. WithersRavenel, Inc. (Cary, NC)
2. NV5 Engineers and Consultants, Inc. (Cary, NC)
3. Timmons Group, Inc. (Raleigh, NC)

Jack Hargett made a motion to approve, and Bill Aceto seconded the motion.

6 = AYE Votes (Vice Chair Katherine Lynn, Roger Woods, Bill Aceto, Baker Glasgow, Jack Hargett, and Dene' Alexander)

0 = NAY Votes

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0 = Abstain

9. SELECTION OF DESIGN FIRM

Department of Agriculture and Consumer Services
NC State Fairgrounds
Lunch Stand Demolition and Replacement
Raleigh, NC

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

1. HH Architecture, P.A. (Raleigh, NC)
2. Kasper Architects and Development, Inc. (Raleigh, NC)
3. Summit Design and Engineering Services, PLLC (Raleigh, NC)

Bill Aceto made a motion to approve, and Baker Glasgow seconded the motion.

5 = AYE Votes (Vice Chair Katherine Lynn, Bill Aceto, Baker Glasgow, Jack Hargett, and Dene' Alexander)

0 = NAY Votes

1 = Abstain (Roger Woods)

10. SELECTION OF DESIGN FIRM

Department of Public Safety
National Guard
Morrisville AASF 1 - Aircraft Maintenance Hangar
Wake County, NC

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

1. LS3P Associates LTD. (Raleigh, NC)
2. Smith Sinnett Architecture, P.A. (Raleigh, NC)
3. Pond & Company (Columbia, SC)

Baker Glasgow made a motion to approve, and Jack Hargett seconded the motion.

6 = AYE Votes (Vice Chair Katherine Lynn, Roger Woods, Bill Aceto, Baker Glasgow, Jack Hargett, and Dene' Alexander)

0 = NAY Votes

0 = Abstain

11. SELECTION OF DESIGN FIRM

Department of Administration
Downtown Government Complex - Steam Plant Building and System Upgrades
Raleigh, NC

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

1. Jacobs Engineering Group, Inc. (Cary, NC)
2. Wiley & Wilson, Inc. (Raleigh, NC)
3. RMF Engineering, Inc, P.C. (Raleigh, NC)

Roger Woods made a motion to approve, and Dene' Alexander seconded the motion.

6 = AYE Votes (Vice Chair Katherine Lynn, Roger Woods, Bill Aceto, Baker Glasgow, Jack Hargett, and Dene' Alexander)

0 = NAY Votes

0 = Abstain

12. SELECTION OF CONSTRUCTION MANAGER AT RISK FIRM

Department of Administration
Downtown Government Complex - Chilled Water and Steam Modifications
Raleigh, NC

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

1. New Atlantic Contracting, Inc. (Winston-Salem, NC)
2. Messer Construction Co. (Raleigh, NC)
3. LeChase Construction Services, LLC (Durham, NC)

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Bill Aceto made a motion to approve, and Jack Hargett seconded the motion.

6 = AYE Votes (Vice Chair Katherine Lynn, Roger Woods, Bill Aceto, Baker Glasgow, Jack Hargett, and Dene' Alexander)

0 = NAY Votes

0 = Abstain

13. INNOVATION SUBCOMMITTEE UPDATE

The next Innovation Subcommittee meeting is scheduled for Tuesday, May 23, 2023.

14. OLD BUSINESS

None.

15. NEW BUSINESS

None.

16. STATE CONSTRUCTION OFFICE REPORT

Mr. Shumsky provided the following update:

During the month of April, the Design Review Section received 116 plans, provided 130 responses, 18 permits, and evaluated 111 exemption projects.

A new State Electrical Inspector within the Capital Projects Management Section has been hired. His first day will be May 15th.

17. SCHEDULED NEXT MEETINGS

- May 30, 2023
- June 27, 2023
- August 29, 2023

18. ADJOURNMENT

Dene' Alexander made a motion to adjourn, and Baker Glasgow seconded the motion.

Vice Chair Katherine Lynn adjourned the meeting at 9:50 AM.

6 = AYE Votes (Vice Chair Katherine Lynn, Roger Woods, Bill Aceto, Baker Glasgow, Jack Hargett, and Dene' Alexander)

0 = NAY Votes

0 = Abstain