

STATE BUILDING COMMISSION MEETING

NEW EDUCATION BUILDING, SUITE 450, RALEIGH, NC

9:30 AM

August 29, 2023

MINUTES

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

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

OTHERS PRESENT (MS Teams) – Cecil Holt (DOA/DMVA), Spencer Colburn (DPS-NCNG), Erin Lawrence (DNCR), James Mancari (DNCR - NC Aquariums), Jerry Howerton (DNCR - Parks & Recreation), Nasrin Sumee (DACs), and Jordan Hannah (DOA).

OTHERS PRESENT (SCO Conference Room) – Mark Teague (DOJ), Lewis Lamar (DOJ), William Burriola (DAC), and Katie Hall (NC Department of Secretary of State)

SPECIAL GUESTS (SCO Conference Room)- Elaine Marshall (North Carolina Secretary of State) 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 9:31 AM and read the ethics statement.

2. SWEARING IN OF NEW MEMBER

Mr. Robin “Rob” McClintock was sworn in as a new member of the State Building Commission by Elaine Marshall, North Carolina Secretary of State.

3. NOMINATION/ SWEARING IN OF NEW CHAIR

Katherine Lynn was nominated for the role of Chair by Baker Glasgow. Katherine Lynn accepted the nomination and was welcomed as the Chair of the State Building Commission.

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

8= AYE Votes (Chair Katherine Lynn, Bill Aceto, Baker Glasgow, Neville Hall, Roger Woods, Rob McClintock, Jack Hargett, and Dene’ Alexander)

0 = NAY Votes

0 = Abstain

4. NOMINATION OF NEW VICE CHAIR

Baker Glasgow was nominated for the role of Vice Chair by Katherine Lynn. Baker Glasgow accepted the nomination and was welcomed as the Vice Chair of the State Building Commission.

Bill Aceto made a motion to approve, and Chair Katherine Lynn seconded the motion.

8= AYE Votes (Chair Katherine Lynn, Vice Chair Baker Glasgow, Bill Aceto, Neville Hall, Roger Woods, Rob McClintock, Jack Hargett, and Dene’ Alexander)

0 = NAY Votes

0 = Abstain

5. APPROVAL OF MINUTES (June 27, 2023)

Neville Hall made a motion to approve the June 27, 2023 Minutes. Vice Chair Baker Glasgow seconded the motion.

8= AYE Votes (Chair Katherine Lynn, Vice Chair Baker Glasgow, Bill Aceto, Neville Hall, Roger Woods, Rob McClintock,

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Jack Hargett, and Dene' Alexander)

0 = NAY Votes

0 = Abstain

6. EMERGENCY DECLARATION LETTERS

Michael J. Shumsky presented three Emergency Declarations.

- Department of Justice: Regional Crime Lab - Water Tower Repairs
July 7, 2023
- Department of Administration: Old Revenue Building - Modification and Repairs
July 11, 2023
- Department of Transportation: Division 13 Office - Structural Repairs at Front Porch
August 16, 2023

7. SELECTION OF DESIGN FIRM

Department of Military and Veterans Affairs

Western Carolina State Veterans Cemetery - Roof & Road Repairs

Black Mountain, NC

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

1. M Ramseur & Associates, PLLC (Raleigh, NC)
2. Terracon Consultants, Inc. (Raleigh, NC)
3. Wolf Trail Engineering, PLLC (Monroe, NC)

Neville Hall made a motion to approve, and Bill Aceto seconded the motion.

8= AYE Votes (Chair Katherine Lynn, Vice Chair Baker Glasgow, Bill Aceto, Neville Hall, Roger Woods, Rob McClintock, Jack Hargett, and Dene' Alexander)

0 = NAY Votes

0 = Abstain

8. SELECTION OF DESIGN FIRM

Department of Military and Veterans Affairs

Black Mountain State Veterans Home - Geothermal & HVAC Improvements

Buncombe County, NC

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

1. Engineered Designs, Inc. (Cary, NC)
2. McGill Associates, P.A. (Asheville, NC)
3. Facility Strategies Group, PLLC (Fort Mill, SC)

Jack Hargett made a motion to approve, and Roger Woods seconded the motion.

8= AYE Votes (Chair Katherine Lynn, Vice Chair Baker Glasgow, Bill Aceto, Neville Hall, Roger Woods, Rob McClintock, Jack Hargett, and Dene' Alexander)

0 = NAY Votes

0 = Abstain

9. SELECTION OF DESIGN FIRM

Juvenile Justice and Delinquency Prevention

Cabarrus Youth Development Center - Security Fencing

Concord, NC

Ryan Scruggs presented the project. The following firm was recommended:

1. Timmons Group, Inc. (Raleigh, NC)

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

8= AYE Votes (Chair Katherine Lynn, Vice Chair Baker Glasgow, Bill Aceto, Neville Hall, Roger Woods, Rob McClintock, Jack Hargett, and Dene' Alexander)

0 = NAY Votes

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10. SELECTION OF DESIGN FIRM

Department of Commerce
Wanchese Marine Industrial Park - Lot 710 Building Renovations
Dare County, NC

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

1. MBF Architects, P.A. (New Bern, NC)
2. The Walker Group Architecture Incorporated (New Bern, NC)
3. Good Work Architects, PLLC (Cary, NC)

Jack Hargett made a motion to approve, and Roger Woods seconded the motion.

8= AYE Votes (Chair Katherine Lynn, Vice Chair Baker Glasgow, Bill Aceto, Neville Hall, Roger Woods, Rob McClintock, Jack Hargett, and Dene' Alexander)

0 = NAY Votes

0 = Abstain

11. SELECTION OF DESIGN FIRM

Department of Public Safety
National Guard
Raleigh USPFO Warehouse Renovation
Wake County, NC

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

1. Smith Sinnett Architecture, P.A. (Raleigh, NC)
2. LS3P Associates LTD. (Asheville, NC)
3. DJG, Inc. (Raleigh, NC)

Vice Chair Baker Glasgow made a motion to approve, and Rob McClintock seconded the motion.

8= AYE Votes (Chair Katherine Lynn, Vice Chair Baker Glasgow, Bill Aceto, Neville Hall, Roger Woods, Rob McClintock, Jack Hargett, and Dene' Alexander)

0 = NAY Votes

0 = Abstain

12. SELECTION OF DESIGN FIRM

Department of Natural and Cultural Resources
Parks and Recreation
Stone Mountain State Park - Stone Mountain Falls Stairway and Overlook Replacement
Alleghany County, NC

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

1. Finch & Associates Consulting Group, PLLC (Raleigh, NC)
2. Alpha & Omega Group, P.C. (Raleigh, NC)
3. Metropolis Architecture, PLLC (Winston-Salem, NC)

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

8= AYE Votes (Chair Katherine Lynn, Vice Chair Baker Glasgow, Bill Aceto, Neville Hall, Roger Woods, Rob McClintock, Jack Hargett, and Dene' Alexander)

0 = NAY Votes

0 = Abstain

13. SELECTION OF DESIGN FIRM

Department of Natural and Cultural Resources
NC Zoological Park
Carousel Replacement
Asheboro, NC

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

1. HH Architecture, P.A. (Raleigh, NC)
2. Biloba Architecture, PLLC (Charlotte, NC)

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3. Lindsey Architecture, PC (Greensboro, NC)

Vice Chair Baker Glasgow made a motion to approve, and Neville Hall seconded the motion.

7= AYE Votes (Chair Katherine Lynn, Vice Chair Baker Glasgow, Bill Aceto, Neville Hall, Rob McClintock, Jack Hargett, and Dene' Alexander)

0 = NAY Votes

1 = Abstain (Roger Woods)

14. SELECTION OF DESIGN FIRM

Department of Natural and Cultural Resources

NC Zoological Park

Rocky Coast Habitat Improvements

Asheboro, NC

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

1. HDR Architecture, Inc. (Charlotte, NC)

2. Szostak Design, Inc. (Chapel Hill, NC)

3. HH Architecture, P.A. (Raleigh, NC)

Bill Aceto made a motion to approve, and Neville Hall seconded the motion.

7= AYE Votes (Chair Katherine Lynn, Vice Chair Baker Glasgow, Bill Aceto, Neville Hall, Rob McClintock, Jack Hargett, and Dene' Alexander)

0 = NAY Votes

1 = Abstain (Roger Woods)

15. SELECTION OF DESIGN FIRM

Department of Agriculture and Consumer Services

NC State Fairgrounds - Roof Replacements

Raleigh, NC

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

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

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

3. Walter P. Moore and Associates, Inc. (Raleigh, NC)

Jack Hargett made a motion to approve, and Roger Woods seconded the motion.

8= AYE Votes (Chair Katherine Lynn, Vice Chair Baker Glasgow, Bill Aceto, Neville Hall, Roger Woods, Rob McClintock, Jack Hargett, and Dene' Alexander)

0 = NAY Votes

0 = Abstain

16. SELECTION OF DESIGN FIRM

Department of Administration

Parking Deck 65 - Vehicle Doors Replacement

Raleigh, NC

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

1. Osterlund Architects, PLLC (Raleigh, NC)

2. M Ramseur & Associates, PLLC (Raleigh, NC)

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

8= AYE Votes (Chair Katherine Lynn, Vice Chair Baker Glasgow, Bill Aceto, Neville Hall, Roger Woods, Rob McClintock, Jack Hargett, and Dene' Alexander)

0 = NAY Votes

0 = Abstain

17. SELECTION OF CONSTRUCTION MANAGER AT RISK FIRM

Department of Natural and Cultural Resources

NC Aquariums

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Fort Fisher Aquarium - Expansion and Renovation
New Hanover County, NC

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

1. Clancy & Theys Construction Co. (Wilmington, NC)
2. Brasfield & Gorrie + Thomas Construction Group (Raleigh, NC and Wilmington, NC)
3. Samet Corporation (Wilmington, NC)

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

7= AYE Votes (Chair Katherine Lynn, Bill Aceto, Neville Hall, Roger Woods, Rob McClintock, Jack Hargett, and Dene' Alexander)

0 = NAY Votes

1 = Abstain (Vice Chair Baker Glasgow)

18. INNOVATION SUBCOMMITTEE UPDATE

The next Innovation Subcommittee meeting is scheduled for Wednesday, September 20, 2023.

19. OLD BUSINESS

None.

20. NEW BUSINESS

None.

21. STATE CONSTRUCTION OFFICE REPORT

Mr. Shumsky, PE, provided an update.

Design Review Section: 126 plans received in the month of August; 127 responses provided, 224 YTD Exemption Projects; and 32 Tent Permits.

Mr. William Johnson, RA provided an updates:

DHHS Campus Phase 1-Update:

Project is at 40% completion of construction.

Structural Steel has reached the 8th Floor level, proceeding to level 12 by end of October 2023.

Structural Steel "topping-out" ceremony expected to be in week 3 or 4 in October 2023.

Project shop drawings & material submittals exceed 1,500, expected to reach close to 2,000.

OC-25-Update:

Received review comments from all Innovations committee members.

Expect to have final draft document to members by end of this week.

Plan to place on the Innovations Committee agenda for approval at meeting in September.

With IC approval, present to SBC for information only at September meeting.

Final OC-25 uploaded as Worksheet within Interscope in early October 2023.

Interscope programmer working on updating the OC-25 format for review/approval with final document.

Mr. Ali, PE provided an update on Executive Order 266:

AD-HOC efforts were presented. Sea level rise amounts were discussed.

The third stakeholders meeting took place on July 26, 2023.

A follow-up meeting with the governor's office took place on August 7th, 2023.

Mr. Talley, PE provided an update on Plain Old Telephone Service (POTS) and the Quality Control process in preparation for the State Electrical Inspections.

22. SCHEDULED NEXT MEETINGS

- September 26, 2023
- October 31, 2023

23. ADJOURNMENT

Roger Woods made a motion to adjourn, and Vice Chair Baker Glasgow seconded the motion.

Chair Katherine Lynn adjourned the meeting at 10:15 AM.

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