

STATE BUILDING COMMISSION MEETING

NEW EDUCATION BUILDING, SUITE 450, RALEIGH, NC

9:30 AM
September 30, 2025
MINUTES

MEMBERS PRESENT – Chair Baker Glasgow (SCO Large Conference Room), Vice Chair Kristen Hess (MS Teams), Jack Hargett (MS Teams), Dene’ Alexander (MS Teams - Joined during Agenda Item #3), Rob McClintock (MS Teams), Roger Woods (MS Teams), Miriam Tripp (SCO Large Conference Room),

SCO STAFF PRESENT (SCO Conference Room) – Michael Shumsky, Vibha Goel, Will Johnson, Michael Ali, Ryan Scruggs, William Robertson, Shahgol Mostashari, and Kadisha Molyneaux

OTHERS PRESENT (SCO Large Conference Room) – None

OTHERS PRESENT (MS Teams) – Aaron Lumpe (SCO), Erin Lawrence (DNCR), Tony Romaine (DNCR), Gary Royal (DOJ), Drew Lequick (NCNG), William Stevens (DHHS), Neal Enevoldsen (DHHS), David Varel (NCDOT), Rebecca Cunningham (DAC)

1. CALL TO ORDER AND ETHICS STATEMENT

Chair Baker Glasgow was present in the State Construction Office Large Conference Room
Chair Baker Glasgow called the meeting to order at 9:32 AM and read the ethics statement

2. APPROVAL OF MINUTES (August 26, 2025)

Kristen Hess motioned to approve the Minutes from August 26, 2025, and Miriam Tripp seconded the motion.
6 = AYE Votes (Chair Baker Glasgow, Vice Chair Kristen Hess, Jack Hargett, Rob McClintock, Roger Woods, Miriam Tripp)
0 = NAY Votes
0 = Abstain

3. EMERGENCY DECLARATION LETTERS

Michael J. Shumsky presented Four (4) Emergency Declarations as Information Only:

- Department of Adult Correction: Mountain View Correctional Institution - Roof Replacement/Repairs (Mitchell County, NC)
July 1, 2025
- Department of Public Safety - NC National Guard: Jefferson Readiness Center - Erosion, Roof Leak, Sidewalk and Fence Damage Repairs (Ashe County, NC)
September 8, 2025
- Department of Public Safety - NC National Guard: Newton Readiness Center - Facility Repairs (Catawba County, NC)
September 8, 2025
- Department of Military and Veterans Affairs: Black Mountain State Veterans Home - Driveway Repairs (Buncombe County, NC)
September 25, 2025

4. SELECTION OF DESIGN FIRM

Department of Natural and Cultural Resources
Historic Bath - Exhibit Center Renovations
Beaufort County, NC

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

1. Bowman, Murray, Hemingway Architects, PC (Wilmington, NC)
2. withArchitecture, P.A. (Durham, NC)
3. Fuller Architecture, Inc. (Mocksville, NC)

Miriam Tripp motioned to approve and Roger Woods seconded the motion.

7 = AYE Votes (Chair Baker Glasgow, Vice Chair Kristen Hess, Jack Hargett, Dene’ Alexander, Rob McClintock, Roger Woods, Miriam Tripp)
0 = NAY Votes
0 = Abstain

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5. SELECTION OF DESIGN FIRM

Department of Health and Human Services
WorkSource West
Elevator Installation
Morganton, NC

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

1. C Design, Inc. (Charlotte, NC)
2. RND Architects, P.A. (Durham, NC)
3. WHN Architects, P.A. (Charlotte, NC)

Jack Hargett motioned to approve and Dene' Alexander seconded the motion.

7 = AYE Votes (Chair Baker Glasgow, Vice Chair Kristen Hess, Jack Hargett, Dene' Alexander, Rob McClintock, Roger Woods, Miriam Tripp)

0 = NAY Votes

0 = Abstain

6. SELECTION OF DESIGN FIRM

Department of Health and Human Services
Murdoch Developmental Center
Fire Alarm & Sprinkler Upgrades (Phase 2)
Butner, NC

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

1. Sigma Engineered Solutions, P.C. (Raleigh, NC)
2. Progressive Design Collaborative, Ltd. (Raleigh, NC)
3. NV5 Engineers and Consultants, Inc. (Cary, NC)

Rob McClintock motioned to approve and Roger Woods seconded the motion.

7 = AYE Votes (Chair Baker Glasgow, Vice Chair Kristen Hess, Jack Hargett, Dene' Alexander, Rob McClintock, Roger Woods, Miriam Tripp)

0 = NAY Votes

0 = Abstain

7. SELECTION OF DESIGN FIRM

Department of Health and Human Services
J. Iverson Riddle Developmental Center
Underground Piping Replacement
Morganton, NC

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

1. McGill Associates, P.A. (Asheville, NC)
2. RVE, Inc. (Asheville, NC)
3. Wiley & Wilson, Inc. (Raleigh, NC)

Roger Woods motioned to approve and Jack Hargett seconded the motion.

7 = AYE Votes (Chair Baker Glasgow, Vice Chair Kristen Hess, Jack Hargett, Dene' Alexander, Rob McClintock, Roger Woods, Miriam Tripp)

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8. SELECTION OF DESIGN FIRM

Department of Transportation
Northampton County Equipment Maintenance Shop
Jackson, NC

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

1. Oakley Collier Architects, PA (Rocky Mount, NC)
2. Davis Kane Architects, P.A. (Raleigh, NC)
3. Progressive Architecture Engineering, P.C. (Durham, NC)

Miriam Tripp motioned to approve and Kristen Hess seconded the motion.

7 = AYE Votes (Chair Baker Glasgow, Vice Chair Kristen Hess, Jack Hargett, Dene' Alexander, Rob McClintock, Roger Woods, Miriam Tripp)

0 = NAY Votes

0 = Abstain

9. SELECTION OF DESIGN FIRM

Department of Adult Correction
Caswell Correctional Center - Detention Window Replacements
Blanch, NC

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

1. SKA Consulting Engineers, Inc. (Greensboro, NC)
2. WHN Architects, P.A. (Charlotte, NC)
3. Ersoy Brake Appleyard Architects, P.A. (Winston-Salem, NC)

Roger Woods motioned to approve and Rob McClintock seconded the motion.

7 = AYE Votes (Chair Baker Glasgow, Vice Chair Kristen Hess, Jack Hargett, Dene' Alexander, Rob McClintock, Roger Woods, Miriam Tripp)

0 = NAY Votes

0 = Abstain

10. SELECTION OF DESIGN FIRM

Department of Public Safety
National Guard
Louisburg Readiness Center - Renovation/Addition
Franklin County, NC

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

1. Smith Sinnett Architecture, P.A. (Raleigh, NC)
2. Davis Kane Architects, P.A. (Raleigh, NC)
3. Wiley & Wilson, Inc. (Raleigh, NC)

Kristen Hess motioned to approve and Miriam Tripp seconded the motion.

7 = AYE Votes (Chair Baker Glasgow, Vice Chair Kristen Hess, Jack Hargett, Dene' Alexander, Rob McClintock, Roger Woods, Miriam Tripp)

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11. SELECTION OF DESIGN FIRM

NC Justice Academy
Salemberg Campus (NCJA East) - Firing Ranges Rehabilitation
Sampson County, NC

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

1. S&ME, Inc. (Raleigh, NC)
2. TRC Engineers, Inc. (Cary, NC)
3. Clark Nexsen, Inc. (Raleigh, NC)

Jack Hargett motioned to approve and Roger Woods seconded the motion.

7 = AYE Votes (Chair Baker Glasgow, Vice Chair Kristen Hess, Jack Hargett, Dene' Alexander, Rob McClintock, Roger Woods, Miriam Tripp)

0 = NAY Votes

0 = Abstain

12. INNOVATIONS SUBCOMMITTEE UPDATE

- Michael Shumsky explained the purpose of the Innovation Subcommittee for new SBC members:

"The purpose of the Innovations Committee is to research and suggest to the State Building Commission and State Construction Office ideas and action items that will improve communication and project delivery relationships between designers, owners, contractors and review agencies; bring value for construction funding; review and develop new project delivery methods; improve total project schedules; and work on potential improvements in the construction experience that may require legislative action by the NC General Assembly or action by the State Construction Office."

- The last Innovations Subcommittee was held on September 10, 2025.
- The next meeting is scheduled for December 9, 2025 at the normal time (10 AM - Noon).

13. OLD BUSINESS

None

14. NEW BUSINESS

None

15. STATE CONSTRUCTION OFFICE REPORT

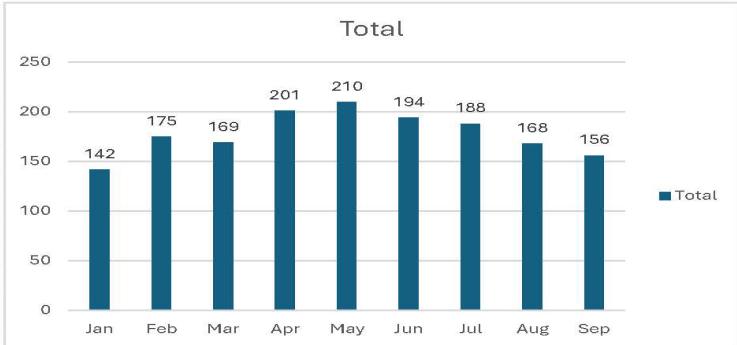
- Michael Shumsky (Director for State Construction Office) stated SCO was reviewing and approving OC-25's of State Agencies for the FY 2025-26 Repairs and Renovations (R&R) requests in advance of the OSBM October 10, 2025 deadline.
- The 45th Annual State Construction Conference is scheduled for March 5, 2026 at the McKimmon Training Center in Raleigh.
- William Johnson provided current DHHS Campus project (Phase I) schedule status: NC DHHS move-in is anticipated to be completed by October 15, 2025. This is ahead of the contractual completion date of December 22, 2025. The number of employees relocated was approximately 1,800, which included 300 from the Greater Triangle area.
- Michael Ali (Assistant Director of Construction Management / FCAP) informed the committee of a previous (5+ years ago) change to the "State Construction Office - Contractor Evaluation Matrix" form. The form's scoring scale was changed to 0 - 300. Part 01 30F .0305 of the NC Administrative Code was never modified and uses single digit scoring scale like 1, 2, 3, etc. An example of the form was presented, and commission members were informed that the form is essentially unusable without proper harmonization. The Contractor Evaluation Matrix applies to all Construction Contracts and is the primary contractor accountability tool available to State owners. The form's scoring scale will be made to align with the NC Administrative Code. A complete update form will be presented to the SBC for approval at the next scheduled normal meeting on October 28, 2025.
- Vibha Goel (Assistant Director - Design Review Section) provided a report with an overview of key activities within the Design Review Section, including submittals received, responses issued, and exemption requests processed and tent permits processed from January 1, 2025 through August 25, 2025.

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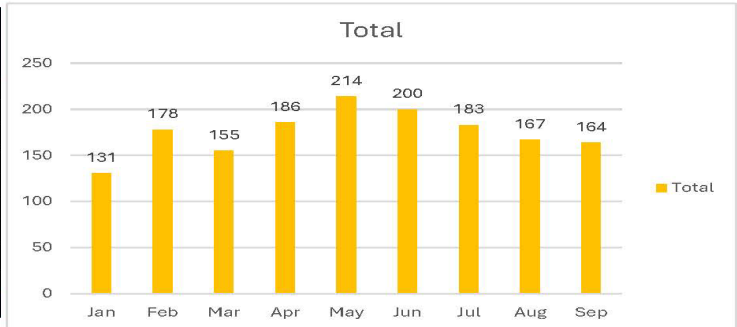
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DESIGN REVIEW REPORT: JANUARY- SEPTEMBER 29TH, 2025

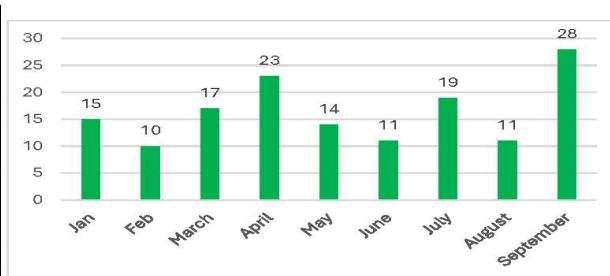
MONTH	Count of PLANS_RECVD_8/29/2025
Jan	142
Feb	175
Mar	169
Apr	201
May	210
Jun	194
Jul	188
Aug	168
Sep	156
Grand Total	1603



MONTH	Count of RESPONSE_8/29/2025
Jan	131
Feb	178
Mar	155
Apr	186
May	214
Jun	200
Jul	183
Aug	167
Sep	164
Grand Total	1578



MONTH	Count of EXEMPTION Projects Processed
Jan	15
Feb	10
March	17
April	23
May	14
June	11
July	19
August	11
September	28
Grand Total	148



TENT PERMITS
PROCESSED: 23

16. SCHEDULED MEETINGS

- October 28, 2025
- December 9, 2025
- January 27, 2026
- February 24, 2026

17. ADJOURNMENT

Kristen Hess motioned to approve and Miriam Tripp seconded the motion.

7 = AYE Votes (Chair Baker Glasgow, Vice Chair Kristen Hess, Jack Hargett, Dene' Alexander, Rob McClintock, Roger Woods, Miriam Tripp)

0 = NAY Votes

0 = Abstain

Chair Baker Glasgow adjourned the meeting at 10:02 AM