

STATE BUILDING COMMISSION MEETING

NEW EDUCATION BUILDING, SUITE 450, RALEIGH, NC

9:30 AM
October 28, 2025
MINUTES

MEMBERS PRESENT – Chair Baker Glasgow (SCO Large Conference Room), Vice Chair Kristen Hess (MS Teams), Jack Hargett (MS Teams - Joined for Agenda Item # 9), Dene' Alexander (MS Teams), Rob McClintock (MS Teams), Roger Woods (SCO Large Conference Room), Miriam Tripp (SCO Large Conference Room), John Ogburn (MS Teams), and Myron Yoder (SCO Large Conference Room)

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

OTHERS PRESENT (SCO Large Conference Room) – Dorrine Fokes (NC Community College System)

OTHERS PRESENT (MS Teams) – Aaron Lumpe (SCO), Melba Williams (SCO), Erin Lawrence (DNCR), Tony Romaine (DNCR), Jerry Howerton (DNCR-Parks & Recreation), Alicia Wright (DOT), and Kelly Page (SBI)

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 9:30 AM and read the ethics statement

2. APPROVAL OF MINUTES (September 30, 2025)

Kristen Hess motioned to approve the Minutes from September 30, 2025, and Roger Woods seconded the motion.

8 = AYE Votes (Chair Baker Glasgow, Vice Chair Kristen Hess, Dene' Alexander, Rob McClintock, Roger Woods, Miriam Tripp, John Ogburn, and Myron Yoder)

0 = NAY Votes

0 = Abstain

3. EMERGENCY DECLARATION LETTERS

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

- NC State Highway Patrol: Cafeteria Loading Dock Repairs (Wake County, NC)
October 6, 2025
- NC State Highway Patrol: Building 7 Steam Leak Repairs (Wake County, NC)
October 6, 2025
- NC Department of Transportation: DMV/SHP Building (600 Tunnel Road in Asheville) Site Repairs (Buncombe County, NC)
October 16, 2025
- NC Department of Transportation: Yancey County Maintenance Yard (Burnsville, NC)
October 22, 2025

4. SELECTION OF DESIGN FIRM

State Bureau of Investigation
SBI/SHP Building 13 - Boiler Plant Repairs
Raleigh, NC

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

1. IMEG Consultants Corp. (Raleigh, NC)
2. Crenshaw Consulting Engineers, Inc. (Raleigh, NC)
3. Apogee Consulting Group, P.A. (Cary, NC)

Roger Woods motioned to approve and Myron Yoder seconded the motion.

8 = AYE Votes (Chair Baker Glasgow, Vice Chair Kristen Hess, Dene' Alexander, Rob McClintock, Roger Woods, Miriam Tripp, John Ogburn, and Myron Yoder)

0 = NAY Votes

0 = Abstain

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5. SELECTION OF DESIGN FIRM

State Bureau of Investigation
SBI Building 9 - Roof Replacement and HVAC Improvements
Raleigh, NC

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

1. Raymond Global, Inc. (Raleigh, NC)
2. RVE, Inc. (Durham, NC)
3. Apogee Consulting Group, P.A. (Cary, NC))

Kristen Hess motioned to approve and Roger Woods seconded the motion.

8 = AYE Votes (Chair Baker Glasgow, Vice Chair Kristen Hess, Dene' Alexander, Rob McClintock, Roger Woods, Miriam Tripp, John Ogburn, and Myron Yoder)

0 = NAY Votes

0 = Abstain

6. SELECTION OF DESIGN FIRM

Department of Public Safety
Cabarrus Youth Development Center - Building Automation System Renovation
Concord, NC

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

1. RVE, Inc. (Durham, NC)
2. Salas O'Brien North Carolina, Inc. (Raleigh, NC)
3. RMF Engineering, Inc, P.C. (Charlotte, NC)

Rob McClintock motioned to approve and Myron Yoder seconded the motion.

7 = AYE Votes (Chair Baker Glasgow, Vice Chair Kristen Hess, Dene' Alexander, Rob McClintock, Miriam Tripp, John Ogburn, and Myron Yoder)

0 = NAY Votes

1 = Abstain (Roger Woods)

7. SELECTION OF DESIGN FIRM

Department of Public Safety
Chatham Youth Development Center - Building Automation System Renovation
Siler City, NC

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

- 1 RVE, Inc. (Durham, NC)
2. Salas O'Brien North Carolina, Inc. (Raleigh, NC)
3. RMF Engineering, Inc, P.C. (Raleigh, NC)

Miriam Tripp motioned to approve and Rob McClintock seconded the motion.

7 = AYE Votes (Chair Baker Glasgow, Vice Chair Kristen Hess, Dene' Alexander, Rob McClintock, Miriam Tripp, John Ogburn, and Myron Yoder)

0 = NAY Votes

1 = Abstain (Roger Woods)

8. SELECTION OF DESIGN FIRM

Department of Transportation
Division 4 Wayne County Bridge Maintenance Office - Roof Replacement
Goldsboro, 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. Novus Architects Inc. (Rocky Mount, NC)

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Rob McClintock motioned to approve and Miriam Tripp seconded the motion.

8 = AYE Votes (Chair Baker Glasgow, Vice Chair Kristen Hess, Dene' Alexander, Rob McClintock, Roger Woods, Miriam Tripp, John Ogburn, and Myron Yoder)

0 = NAY Votes

0 = Abstain

9. SELECTION OF DESIGN FIRM

Department of Natural and Cultural Resources

Brunswick Town/Fort Anderson Historic Site - Shoreline Stabilization

Brunswick County, NC

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

1. Andrew Consulting Engineers, P.C. (Wilmington, NC)

2. KCI Associates of North Carolina, P. A. (Raleigh, NC)

3. Colliers Engineering & Design, Architecture, Landscape Architecture, Surveying CT, P.C. (Wilmington, NC)

Roger Woods motioned to approve and Kristen Hess seconded the motion.

9 = AYE Votes (Chair Baker Glasgow, Vice Chair Kristen Hess, Jack Hargett, Dene' Alexander, Rob McClintock, Roger Woods, Miriam Tripp, John Ogburn, and Myron Yoder)

0 = NAY Votes

0 = Abstain

10. SELECTION OF DESIGN FIRM

Department of Natural and Cultural Resources

Tryon Palace - History Center HVAC Replacement

New Bern, NC

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

1. The Walker Group Architecture Incorporated (New Bern, NC)

2. Spring Stoops McCullen Engineering, PA (Durham, NC)

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

Miriam Tripp motioned to approve and Myron Yoder seconded the motion.

9 = AYE Votes (Chair Baker Glasgow, Vice Chair Kristen Hess, Jack Hargett, Dene' Alexander, Rob McClintock, Roger Woods, Miriam Tripp, John Ogburn, and Myron Yoder)

0 = NAY Votes

0 = Abstain

11. SELECTION OF DESIGN FIRM

Department of Natural and Cultural Resources

Parks and Recreation

Stone Mountain State Park - New Visitor Center

Wilkes County, NC

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

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

2. Smith Sinnett Architecture, P.A. (Raleigh, NC)

3. Little Diversified Architectural Consulting, Inc. (Charlotte, NC)

Miriam Tripp motioned to approve and Rob McClintock seconded the motion.

7 = AYE Votes (Chair Baker Glasgow, Jack Hargett, Dene' Alexander, Rob McClintock, Miriam Tripp, John Ogburn, Myron Yoder)

0 = NAY Votes

2 = Abstain (Vice Chair Kristen Hess and Roger Woods)

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12. INNOVATIONS SUBCOMMITTEE UPDATE

- Michael Shumsky stated the last Innovations Subcommittee was held on September 10, 2025.
- The next meeting is scheduled for December 9, 2025 at 10 AM - Paul Boney (Innovations Committee Chair) will discuss the committee purpose and history.

13. OLD BUSINESS

- Modified State Construction Office - Contractor Evaluation Matrix Form - Michael Ali was not available to discuss/answer questions. Miriam Tripp, Will Johson and Michael Shumsky, answered questions regarding the purpose/need of the modified form.

14. NEW BUSINESS

- NC Community Colleges FY2024-2025 Annual Report to the State Building Commission for community colleges which hold full delegated construction authority. Dorrine Fokes, NC Community College System provided a summary of the report (per NC GS 115D-9, *Powers of State Board regarding certain fee negotiations, contracts, and capital improvements.*)
- Michael Shumsky stated there are 58 community colleges in NC. Of those, the State Board of Community Colleges has requested SCO supervision at 30 community colleges, 24 have been approved for \$2M Delegated Authority; and 4 have been approved for \$4M Delegated Authority.

15. STATE CONSTRUCTION OFFICE REPORT

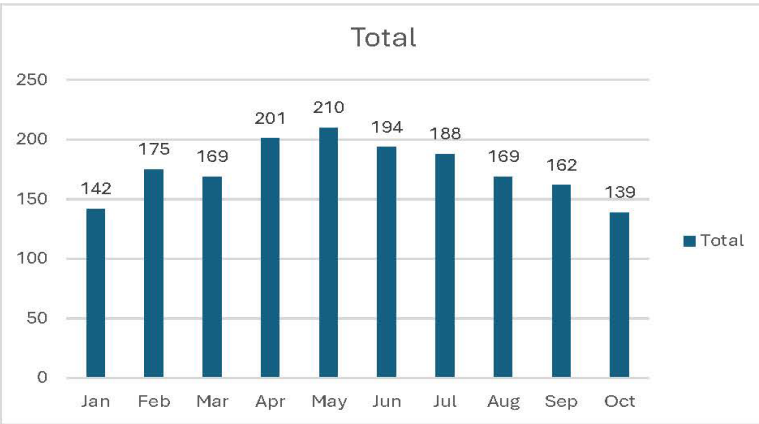
- William Johnson stated the Dorethea Dix Project to relocate NC DHHS staff to the new NC DHHS Headquarters Building was complete and went smoothly.
- Michael Shumsky stated that William C. Johnson, RA was a recipient of the NCDOA Secretary's Award for Excellence (Efficiency & Innovation category) for his management of the NC DHHS Campus (Phase I) project. This \$277 Million project was delivered on time and within budget. Mr. Johnson will be retiring from State Service effective December 1, 2025.
- Postcards for the March 5, 2026 Annual State Construction Conference will be sent in early January 2026.
- Michael Shumsky stated the NC Senate introduced a conference report for a third "mini budget." This bill included two directed property conveyances, but aside from that, there was no specific impact to NCDOA. Unless something changes, it appears as if any type of funding bill won't be forthcoming until spring of 2026.
- 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 October 27, 2025.

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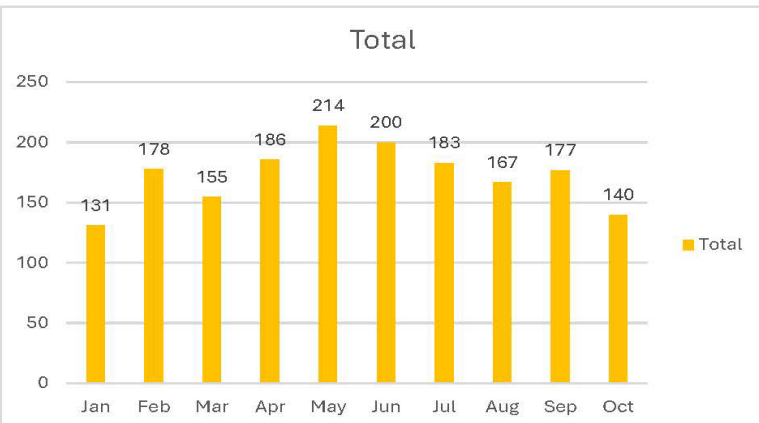
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DESIGN REVIEW REPORT: JANUARY- OCTOBER 27TH, 2025

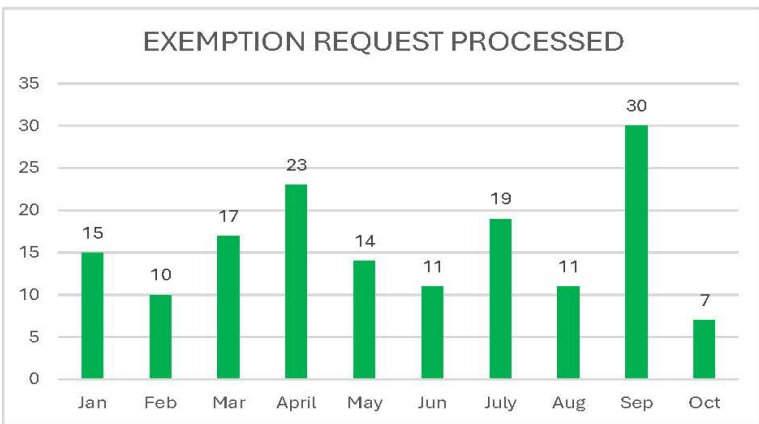
MONTH	Count of PLANS RECVD 10/27/2025
Jan	142
Feb	175
Mar	169
Apr	201
May	210
Jun	194
Jul	188
Aug	169
Sep	162
Oct	139
Grand Total	1749



MONTH	Count of RESPONSE 10/27/2025
Jan	131
Feb	178
Mar	155
Apr	186
May	214
Jun	200
Jul	183
Aug	167
Sep	177
Oct	140
Grand Total	1731



MONTH	EXEMPTION REQUEST PROCESSED
Jan	15
Feb	10
Mar	17
April	23
May	14
Jun	11
July	19
Aug	11
Sep	30
Oct	7
Grand Total	157



TOTAL TENT PERMITS PROCESSED: 28

SCHEDULED MEETINGS

- December 9, 2025
- January 27, 2026
- February 24, 2026
- March 24, 2026
- April 28, 2026

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16. ADJOURNMENT

Roger Woods motioned to approve and Kristen Hess seconded the motion.

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0 = NAY Votes

0 = Abstain

Chair Baker Glasgow adjourned the meeting at 10:10 AM