

STATE BUILDING COMMISSION MEETING

NEW EDUCATION BUILDING, SUITE 450, RALEIGH, NC

9:30 AM

December 9, 2025

MINUTES

MEMBERS PRESENT – Chair Baker Glasgow (SCO Large Conference Room), Vice Chair Kristen Hess (MS Teams), Rob McClintock (MS Teams), Roger Woods (MS Teams), Miriam Tripp (SCO Large Conference Room), Dene' Alexander (MS Teams), John Ogburn (MS Teams - Joined for Agenda Item # 10), and Myron Yoder (SCO Large Conference Room)

SCO STAFF PRESENT (SCO Conference Room) – Michael J. Shumsky, Michael Ali, Aaron Lumpe, William Robertson, Ryan Scruggs, Ralph Taylor, and Kadisha Molyneaux

OTHERS PRESENT (SCO Large Conference Room) - None

OTHERS PRESENT (MS Teams) – Lewis Lamar (DOJ), Vibha Goel (SCO), Robert Talley (SCO), Shahgol Mostashari (SCO), Alicia Wright (DOT), William Stevens (DHHS), Kristie Corson (DEQ-DMS), Tony Romaine (DNCR), and Greg Driver (ENCSD & GMS)

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 9:31 AM and read the ethics statement.

2. APPROVAL OF MINUTES (October 28, 2025)

Rob McClintock motioned to approve the Minutes from October 28, 2025, and Myron Yoder seconded the motion.
7 = AYE Votes (Chair Baker Glasgow, Vice Chair Kristen Hess, Rob McClintock, Roger Woods, Miriam Tripp, Dene' Alexander and Myron Yoder)
0 = NAY Votes
0 = Abstain

3. EMERGENCY DECLARATION LETTERS

- Durham Technical Community College: Wynn Center Building (Bldg. 10) HVAC Replacement (Durham County)
August 8, 2025
- UNC Chapel Hill: South Building Roof Repairs (Orange County)
November 14, 2025
- NC Department of Public Safety: Cellular Communicators for Fire Alarm Systems (Wake County)
November 21, 2025
- NC State Highway Patrol: Cellular Communicators for Fire Alarm Systems (Wake County)
November 21, 2025
- NC State Bureau of Investigation: Cellular Communicators for Fire Alarm Systems (Wake County)
November 26, 2025

4. SELECTION OF DESIGN FIRM

Department of Health and Human Services
Caswell Developmental Center
Facility-Wide HVAC Controls Upgrades
Kinston, NC

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

1. Salas O'Brien North Carolina, Inc. (Raleigh, NC)
2. TMG - Consulting Engineers, Inc. (Charlotte, NC)
3. Apogee Consulting Group, P.A. (Cary, NC)

Vice Chair Kristen Hess motioned to approve the Minutes from October 28, 2025, and Myron Yoder seconded the motion.
7 = AYE Votes (Chair Baker Glasgow, Vice Chair Kristen Hess, Rob McClintock, Roger Woods, Miriam Tripp, Dene' Alexander and Myron Yoder)
0 = NAY Votes
1 = Abstain (Roger Woods)

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5. SELECTION OF DESIGN FIRM

Department of Transportation
Division 7 McLeansville Equipment Shop - Roof Replacement
Guilford County, NC

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

1. Atlas Engineering, Inc. (Raleigh, NC)
2. REI Engineering, Inc. (Raleigh, NC)
3. SKA Consulting Engineers, Inc. (Greensboro, NC)

Rob McClintock motioned to approve and Vice Chair Kristen Hess seconded the motion.

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

0 = NAY Votes

0 = Abstain

6. SELECTION OF DESIGN FIRM

Department of Transportation
Division 6 Cumberland County Multi Unit Office & Fuel Canopy - Roof Replacement
Fayetteville, NC

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

1. Fleming & Associates, PA (Fayetteville, NC)
2. Raymond Global, Inc. (Raleigh, NC)
3. Terracon Consultants, Inc. (Raleigh, NC)

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

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

0 = NAY Votes

0 = Abstain

7. SELECTION OF DESIGN FIRM

Department of Natural and Cultural Resources
Charlotte Hawkins Brown Museum - Sitewide Repairs and Renovations
Sedalia, NC

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

1. Skinner Farlow Kirwan Architecture, PA (Raleigh, NC)
2. in situ studio, inc. (Raleigh, NC)
3. Stitch Design + Development, PLLC (Winston-Salem, NC)

Miriam Tripp motioned to approve and Dene' Alexander seconded the motion.

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

0 = NAY Votes

0 = Abstain

8. SELECTION OF DESIGN FIRM

Department of Information Technology
Eastern Data Center - UPS Battery Replacement
Raleigh, NC

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

1. Wiley & Wilson, Inc. (Raleigh, NC)
2. Devita & Associates, Inc. (Charlotte, NC)
3. IMEG Consultants Corp. (Raleigh, NC)

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

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

0 = NAY Votes

0 = Abstain

9. SELECTION OF THREE (3) DESIGN FIRMS

Department of Environmental Quality

Division of Mitigation Services

2025 On-Call Design Services

Statewide, N

Ryan Scruggs presented the project. The following Three (3) firms were recommended:

1. KCI Associates of North Carolina, P.A. (Raleigh, NC)
2. Ecosystem Planning and Restoration, PLLC (Cary, NC)
3. RES Environmental Operating Company, LLC (Raleigh, NC)

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

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

0 = NAY Votes

0 = Abstain

10. SELECTION OF DESIGN-BUILD FIRM

Eastern North Carolina School for the Deaf

Massey Building - Roof Replacement

Wilson, NC

Aaron Lumpe presented the project. The following firm was recommended:

1. Curtis Construction Company, Inc. (Kinston, NC)

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

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

0 = NAY Votes

0 = Abstain

11. SELECTION OF DESIGN-BUILD FIRM

Governor Morehead School for the Blind

Lineberry HVAC and Security Upgrades

Raleigh, NC

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

1. Balfour Beatty Construction, LLC (Raleigh, NC)
2. C.T. Wilson Construction Co., Inc (Durham, NC)
3. Brady Trane Service, Inc. (Morrisville, NC)

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

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

0 = NAY Votes

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12. INNOVATIONS SUBCOMMITTEE UPDATE

- 12/9/2025 meeting was cancelled due to a scheduling conflict
- Next meeting will be scheduled in January 2026
Paul Booney (Chair) will provide a purpose in history of the Innovations Subcommittee

13. OLD BUSINESS

- Modified State Construction - Office Contractor Evaluation Matrix Form
Michael Ali (Assistant Director) talked about what's been changed.
 - a. Harmonize the rule and with InterScope form to make it viable tool for all owners.
 - b. The evaluation matrix form is now on a scale of 1 to 5 (i.e. 1 = unacceptable, 5 = excellent, and NA = Not Applicable)

Michael Ali will follow up to confirm the definitions are in InterScope for the *Description of Performance* (excellent, good, average, etc.) to distinguish what makes sense in terms of owners selecting a rating on evaluations.

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

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

0 = NAY Votes

0 = Abstain

14. NEW BUSINESS

- None

15. STATE CONSTRUCTION OFFICE REPORT

- Michael Shumsky reminded SBC Members of the upcoming State Construction Conference scheduled for March 5, 2026. The conference postcard was provided as a handout. There were 11,000+ mailings of the postcard to past conference attendees.
- The Eastern NC School for the Deaf, Governor Morehead School for the Blind and NC School for the Deaf have contracted a Capital Projects Coordinator from a third-party firm due to lack of human resources.
- Selection of the 2026 Frank B. Turner Award recipient will occur in mid-January 2026. The award is presented by AIA North Carolina, the North Carolina Chapter of the American Society of Landscape Architects, the Consulting Engineers Council of North Carolina, and the Professional Engineers Council of North Carolina during the luncheon at the annual State Construction Conference. The award purpose is to recognize a state employee who has made an outstanding professional contribution to the built environment, as exemplified by the professional life of Frank B. Turner.
- Michael Shumsky, (SCO Director) reported on behalf of Vibha Goel

Month	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Total to date (12/8/2025)
Submittals Received	142	175	169	201	210	194	188	169	162	161	131	47	1949
Responses Issued	131	178	155	186	214	200	183	167	177	166	152	36	1945
Exemption Request processed	15	10	17	23	14	11	19	11	30	7	17	5	179
Tent Permits Issued	0	3	6	5	2	0	3	1	4	5	2	0	31

16. SCHEDULED MEETINGS

- January 27, 2026
- February 24, 2026
- March 24, 2026

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- April 28, 2026

17. ADJOURNMENT

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

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

0 = NAY Votes

0 = Abstain

Chair Baker Glasgow adjourned the meeting at 10:06 AM.