

STATE BUILDING COMMISSION MEETING

NEW EDUCATION BUILDING, SUITE 450, RALEIGH, NC

9:30 AM
March 24, 2026
MINUTES

MEMBERS PRESENT – Chair Baker Glasgow (SCO Large Conference Room), Jack Hargett (MS Teams), Dene’ Alexander (MS Teams), Rob McClintock (MS Teams), Roger Woods (SCO Large Conference Room), Miriam Tripp (SCO Large Conference Room) and John Ogburn (MS Teams)

SCO STAFF PRESENT (SCO Large Conference Room) – Michael Shumsky, Vibha Goel, Michael Ali, Ryan Scruggs, Aaron Lumpe, Robert Talley, William Robertson and Kadisha Molyneaux

OTHERS PRESENT (SCO Large Conference Room) – Lewis Lamar (DOJ)

OTHERS PRESENT (MS Teams) – Mark Edwards (DOA Chief Deputy Secretary), Fady Wahby (SCO), Shahgol Mostashari (SCO), Rhonda Mooring (NCNG), Robert Weatherly (NCNG), Jason Sellers (WRC), Christopher Nerell (NCSPA), Erin Lawrence (DNCR), and Jerry Howerton (DNCR-Parks & Recreation)

OTHERS PRESENT (Teleconference) – None

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 (February 24, 2026)

Roger Woods motioned to approve the Minutes from February 24, 2026, and Miriam Tripp seconded the motion
7 = AYE Votes (Chair Baker Glasgow, Jack Hargett, Rob McClintock, Roger Woods, Dene’ Alexander, Miriam Tripp and John Ogburn)

0 = NAY Votes

0 = Abstain

3. EMERGENCY DECLARATION LETTER

- North Carolina Central University: Shepard Administration Building (Durham County)
February 12, 2026
- Department of Justice - NC Justice Academy: Edneyville Campus (NCJA West) - Cafeteria/Classroom Chiller Replacement (Henderson County)
March 12, 2026

4. SELECTION OF DESIGN FIRM

Department of Natural and Cultural Resources
Parks & Recreation
Dismal Swamp State Park - Equipment Storage Building
Camden County, NC

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

1. Andrew Consulting Engineers, P.C. (Wilmington, NC)
2. DJG, Inc of North Carolina (Raleigh, NC)
3. Remington & Vernick Engineers (RVE) (Durham, NC)

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

7 = AYE Votes (Chair Baker Glasgow, Jack Hargett, Rob McClintock, Roger Woods, Dene’ Alexander, Miriam Tripp and John Ogburn)

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5. SELECTION OF DESIGN FIRM

Department of Public Safety
National Guard
Salemberg Tarheel ChalleNGe Academy - New Generator
Sampson County, NC

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

1. Progressive Design Collaborative, Ltd. (Raleigh, NC)
2. NV5 Engineers and Consultants, Inc. (Cary, NC)
3. Apogee Consulting Group, P.A. (Cary, NC)

Roger Woods motioned to approve and Dene' Alexander seconded the motion.

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

0 = NAY Votes

0 = Abstain

6. SELECTION OF DESIGN FIRM

Department of Public Safety
National Guard
Joint Force Headquarters Complex - Fence Replacement
Raleigh, NC

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

1. Timmons Group, Inc. (Raleigh, NC)
2. Remington & Vernick Engineers (RVE) (Durham, NC)

Roger Woods motioned to approve and John Ogburn seconded the motion.

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

0 = NAY Votes

0 = Abstain

7. SELECTION OF DESIGN FIRM

Department of Environmental Quality
Wildlife Resources Commission
Wetland Impoundment Habitat Restoration & Protection in Pamlico Sound
Pamlico County, Beaufort County, and Hyde County, NC

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

1. Ducks Unlimited, Inc. (Hanahan, SC)
2. DRG Services, P.C. (Wilmington, NC)
3. AECOM Technical Services of North Carolina, Inc. (Raleigh, NC)

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

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

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8. SELECTION OF CONSTRUCTION MANAGER AT RISK FIRM

Department of Transportation
NC State Ports Authority
Port of Morehead City - Berth 6 & 7 Improvements
Carteret County, NC

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

1. Balfour Beatty Construction, LLC (Wilmington, NC)
2. Muter Construction, LLC (Zebulon, NC)

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

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

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0 = Abstain

9. INNOVATIONS SUBCOMMITTEE UPDATE

• Michael Shumsky, PE, Director of State Construction Office reported the main topics discussed at the meeting held on March 17, 2026:

1. Builder Risk Insurance - A "white" paper will be presented to SBC Members once it is developed within the subcommittee.
2. Artificial Intelligence (AI) is of interest for use within the design/ construction industry

• Next scheduled meeting on June 16, 2026 at 10:00 am

10. OLD BUSINESS

• Michael Shumsky, PE, Director of State Construction Office referred to the March 18, 2026 Memorandum which informed Owner Representatives for agencies, universities and community colleges about changes to design review times conducted by the State Construction Office. These proposed changes were introduced to the design and construction industry at the Annual State Construction Conference on March 5th. Initial feedback from industry participants was positive.

1. Advanced Planning (AP) reviews remain at 15 days, but SCO will provide an option for a 1-day review meeting conducted in-person or virtually.
2. Schematic Design (SD) reviews remain at 30 days, but SCO will provide an option for 1-day review meetings conducted in-person or virtually.
3. Projects costing less than 10 million dollars will be allowed to combine SD and Design Development (DD) submittals into a single submittal with a 30-day review period.
4. Construction Document (CD) reviews periods will change from 60 days to 45 days.
5. CD reviews for Agency projects costing less than 4 million dollars will have a documented review time of 45 days but SCO will establish an internal review time goal of 15 days. Data will be collected and the practicality of implementing this goal will be presented to the SBC in a year during a normally scheduled meeting.
6. Final Document (FD) reviews will remain at 15 days except FD reviews required beyond FD1 (initial review) will be conducted during a 1-day in person review meeting.

These changes will facilitate improved response times from the State Construction Office and minimize multiple plan review submittals.

11. NEW BUSINESS

• SBC agreed that further discussion is needed regarding the State Building Commission Merit Awards. Michael Shumsky will add this item to the Innovations Subcommittee meeting agenda as an action item.

- How to increase interest, better track or if the awards should continue.
- Dene' Alexander requested 5-year data be pulled to show the process and number of awards were given. This will help to make an informed decision

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12. STATE CONSTRUCTION OFFICE REPORT

- Michael Shumsky, PE, Director of State Construction Office reported a successful Annual Conference held on March 5, 2026 had 1,206 registrants (1,126 attendees 194 virtual) and 80 “no shows”.
- Frank B. Turner Award - recipient was Alan Boyett, PE, NC State University Assistant Vice Chancellor of Campus Operations
- SBC Merrit Award: *Excellence in Project Implementation category*: Kimberly-Horn and D.H. Griffin for The North Carolina University at Pembroke University’s Village Apartment Live-Burn Demolition Initiative.
- NC DHHS Campus Phase I Project was the recipient of the 2026 West Raleigh Alliance Development Project of the Year Award. The award will be presented on Wednesday, 4/15/26 at the NC State University Club.
- Vibha Goel, RA, 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, 2026 through March 23,2026.
- The Design Review Comparison Report 1st Quarter (2020–2026) was presented.

Design Review Monthly Report

Month	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Total to date
Submittals Received	140	193	147										480
Responses Issued	134	161	142										437
Exemption Request processed	12	20	15										47
Tent Permits Issued	1	0	3										4

SCO currently have the following vacancies: one Architect Supervisor, two Architects, one Structural Engineer, and one Mechanical Engineer.

Design Review Comparison Report 1st Quarter (2020 - 2026)

Year	2020	2021	2022	2023	2024	2025	2026
Plans Received	373	339	298	450	468	486	482
Count of Responses	388	300	275	397	454	464	438

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13. SCHEDULED MEETINGS

- April 28, 2026
- June 9, 2026
- August 25, 2026
- September 29, 2026

14. ADJOURNMENT

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

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

0 = NAY Votes

0 = Abstain

Chair Baker Glasgow adjourned the meeting at 9:48 am.