

STATE BUILDING COMMISSION MEETING

NEW EDUCATION BUILDING, SUITE 450, RALEIGH, NC

9:30 AM
November 29, 2022

MINUTES

MEMBERS PRESENT – Chair Zena Howard (SCO Conference Room), Vice Chair Katherine Lynn (SCO Conference Room), Baker Glasgow (SCO Conference Room), Bill Aceto (MS Teams), Honorable Neville Hall (MS Teams), and Roger Woods (MS Teams)

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

OTHERS PRESENT (MS Teams) – LeaAnne Hahnel (SCO)

OTHERS PRESENT (SCO Conference Room) – Eric Turon (NCDEQ), Valerie Bono (Barnhill Contracting), Jenny Sowerter (DPR), and Jamal Green (Monteith Construction)

1. CALL TO ORDER AND ETHICS STATEMENT

Chair Zena Howard was present SCO Conference Room, called the meeting to order at 9:31 AM, and read the ethics statement.

2. APPROVAL OF MINUTES (October 25, 2022)

Vice Chair Katherine Lynn made a motion to approve the minutes from the October 25, 2022 meeting. Baker Glasgow seconded the motion.

6 = AYE Votes (Chair Zena Howard, Vice Chair Katherine Lynn, Baker Glasgow, Bill Aceto, Neville Hall, & Roger Woods)

0 = NAY Votes

0 = Abstain

3. EMERGENCY DECLARATION LETTER

Michael J. Shumsky presented Three (3) emergency declarations.

- North Carolina Department of Justice - Main Lobby Restrooms, Regional State Crime Lab, Raleigh November 2, 2022
- Edgecombe Community College - HVAC System Replacement, Cosmetology Building (Tarboro Campus) November 4, 2022
- North Carolina Wildlife Resources Commission – Necropsy Facility Wilkes Depot in Wilkes County November 21, 2022

4. SELECTION OF DESIGN FIRM

Department of Agriculture and Consumer Services
NC State Fair Maintenance Building Restoration
Raleigh, NC

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

1. Terracon Consultants, Inc. (Raleigh, NC)
2. Williard Stewart Architects, PA (Raleigh, NC)
3. The Walker Group Architecture Incorporated (New Bern, NC)

Baker Glasgow made a motion to approve, and Vice Chair Katherine Lynn seconded the motion.

6 = AYE Votes (Chair Zena Howard, Vice Chair Katherine Lynn, Baker Glasgow, Bill Aceto, Neville Hall, & Roger Woods)

0 = NAY Votes

0 = Abstain

5. SELECTION OF DESIGN FIRM

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Department of Justice - NC Justice Academy
Edneyville Campus - Residence Hall Building Envelope Improvements
Henderson County, NC

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

1. REI Engineers, Inc. (Charlotte, NC)
2. Terracon Consultants, Inc. (Charlotte, NC)
3. Raymond Engineering-Georgia, Inc. (Raleigh, NC)

Baker Glasgow made a motion to approve, and Vice Chair Katherine Lynn seconded the motion.

6 = AYE Votes (Chair Zena Howard, Vice Chair Katherine Lynn, Baker Glasgow, Bill Aceto, Neville Hall, & Roger Woods)

0 = NAY Votes

0 = Abstain

6. SELECTION OF DESIGN FIRM

Department of Justice - NC Justice Academy
Salemberg Campus - Repairs and Renovations
Sampson County, NC

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

1. TRC Engineers, Inc. (Cary, NC)
2. REI Engineers, Inc. (Charlotte, NC)

Vice Chair Katherine Lynn made a motion to approve, and Baker Glasgow seconded the motion.

6 = AYE Votes (Chair Zena Howard, Vice Chair Katherine Lynn, Baker Glasgow, Bill Aceto, Neville Hall, & Roger Woods)

0 = NAY Votes

0 = Abstain

7. SELECTION OF DESIGN FIRM

Department of Natural and Cultural Resources
NC Aquariums
Pine Knoll Shores Aquarium - Exterior Repairs
Carteret County, NC

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

1. The Walker Group Architecture Incorporated (New Bern, NC)
2. Bowman, Murray, Hemingway Architects, PC (Wilmington, NC)
3. Good Work Architects, PLLC (Cary, NC)

Vice Chair Katherine Lynn made a motion to approve, and Baker Glasgow seconded the motion.

6 = AYE Votes (Chair Zena Howard, Vice Chair Katherine Lynn, Baker Glasgow, Bill Aceto, Neville Hall, & Roger Woods)

0 = NAY Votes

0 = Abstain

8. SELECTION OF DESIGN FIRM

Department of Natural and Cultural Resources
NC Aquariums
Roanoke Island Aquarium - HVAC Renovations
Dare County, NC

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

1. Springs Stoop McCullen Engineering, PA (Durham, NC)
2. Progressive Design Collaborative, Ltd. (Raleigh, NC)
3. Bowman, Murray, Hemingway Architects, PC (Wilmington, NC)

Baker Glasgow made a motion to approve, and Vice Chair Katherine Lynn seconded the motion.

6 = AYE Votes (Chair Zena Howard, Vice Chair Katherine Lynn, Baker Glasgow, Bill Aceto, Neville Hall, & Roger Woods)

0 = NAY Votes

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0 = Abstain

9. SELECTION OF DESIGN FIRM

Department of Natural and Cultural Resources
Parks and Recreation
Statewide Water and Sewer Repairs & Improvements
Statewide, NC

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

1. Finch & Associates Consulting Group, PLLC (Raleigh, NC)
2. Thomas & Hutton Engineering Co. (Charlotte, NC)
3. ESP Associates, Inc. (Charlotte, NC)

Vice Chair Katherine Lynn made a motion to approve, and Baker Glasgow seconded the motion.

6 = AYE Votes (Chair Zena Howard, Vice Chair Katherine Lynn, Baker Glasgow, Bill Aceto, Neville Hall, & Roger Woods)

0 = NAY Votes

0 = Abstain

10. SELECTION OF DESIGN FIRM

Department of Administration
Bath Building - Demolition and Site Stabilization
Raleigh, NC

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

1. RND Architects, P.A. (Durham, NC)
2. KCI Associates of North Carolina, P. A. (Raleigh, NC)
3. AECOM Technical Services of North Carolina, Inc. (Raleigh, NC)

Baker Glasgow made a motion to approve, and Vice Chair Katherine Lynn seconded the motion.

6 = AYE Votes (Chair Zena Howard, Vice Chair Katherine Lynn, Baker Glasgow, Bill Aceto, Neville Hall, & Roger Woods)

0 = NAY Votes

0 = Abstain

11. SELECTION OF DESIGN FIRM

Department of Administration
Downtown Government Complex - Consolidation and Renovation
Raleigh, NC

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

1. O'Brien / Atkins Associates, P.A. (Research Triangle Park, NC)
2. RND Architects, P.A. (Durham, NC)
3. Duda|Paine Architects, P.A. (Durham, NC)

Vice Chair Katherine Lynn made a motion to approve, and Baker Glasgow seconded the motion.

6 = AYE Votes (Chair Zena Howard, Vice Chair Katherine Lynn, Baker Glasgow, Bill Aceto, Neville Hall, & Roger Woods)

0 = NAY Votes

0 = Abstain

12. SELECTION OF CONSTRUCTION MANAGER AT RISK FIRM

Department of Environmental Quality
Reedy Creek Laboratory Campus - Expansion and Renovation
Raleigh, NC

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

1. Skanska USA Building Inc. (Durham, NC)
2. HITT Contracting, Inc. (Raleigh, NC)
3. Samet Corporation (Raleigh, NC)

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

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0 = NAY Votes

1 = Abstain (Baker Glasgow)

13. INNOVATIONS SUBCOMMITTEE UPDATE

Mr. Ali, provided updates:

- The State Construction Office (SCO) acts as the floodplain manager for projects located on state land. SCO currently enforces Executive Order (EO) 123 which is meant to minimize flood damage to state owned assets. Governor Cooper issued EO 226 in July 2022, instructing NCDOA through SCO, in consultation with NCDOT, NCDEQ, NCEM, and NCORR, to update the North Carolina Uniform Floodplain Management Policy. This effort must be completed by January 2024. SCO has completed preliminary research, reviewing the policies and similar efforts undertaken by neighboring States. In November 2022, the EO 226 Primary Committee, which is comprised of representatives from the above mentioned agencies, met and discussed efforts moving forward. Ad-hoc groups are being organized. These groups will research the topics, and propose policy change, indicated by EO 226. These efforts include, in part, revising the existing policy, considering/implementing sea level rise and climate change, and extending the policy to include all state funded projects.

14. OLD BUSINESS

None

15. NEW BUSINESS

None

16. STATE CONSTRUCTION OFFICE REPORT

Mr. Shumsky, provided the following updates:

- Plans received as of (11/29/2022) were 1,149, responses as of (11/28/2022) were 1,069, Exemption Request projects were 186, and Tent Permits were 31.
- July 25, 2022; Executive Order No 266 Updating the North Carolina Uniform Floodplain Management Policy for State Construction.
- 93 days until the 42nd Annual State Construction Conference (March 2, 2023)
- The Frank B. Turner 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 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. The Award Selection Committee is comprised of representatives from the North Carolina Design Professional Associations', as well as past award recipients. Frank B. Turner earned his BS and MS in Mechanical Engineering from NCSU. He also worked at the Newport News Shipyard, taught engineering at NC State College, was superintendent of the UNC Power Plant, assistant superintendent for the Moncure Power Plant, combustion engineer for CP&L's operations, and contributed to the WWI effort by teaching Aeronautical Engineering to Navy pilot trainees at NC State College. In North Carolina State Government Mr. Turner held a position at the NC Budget Bureau before retiring as director of the Property Control and Construction Division of the Department of Administration.

17. SCHEDULED NEXT MEETING

January 31, 2023

18. ADJOURNMENT

Baker Glasgow made a motion to adjourn. Vice Chair Katherine Lynn seconded the motion.

Chair Zena Howard adjourned the meeting at 9:58 AM

6 = AYE Votes (Chair Zena Howard, Vice Chair Katherine Lynn, Baker Glasgow, Bill Aceto, Neville Hall, & Roger Woods)

0 = NAY Votes

0 = Abstain