

STATE BUILDING COMMISSION MEETING

NEW EDUCATION BUILDING, SUITE 450, RALEIGH, NC

9:30 AM
September 29, 2026
MINUTES

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

MEMBERS NOT PRESENT – None

SCO STAFF PRESENT (SCO Large Conference Room) – Michael Shumsky, Ryan Scruggs, Vibha Goel, Bob Talley, Aaron Lumpe, Azim Sabouri, and Kadisha Molyneaux

OTHERS PRESENT (SCO Large Conference Room) – Gary Teague (Attorney General’s Office), Angela Dorman (NCCCS), Sona Nyaichyai (NCCCS), Bethany Wagner (DHHS), Paul Boney (Innovations Subcommittee Chair), and Jeff Elliott (Dewberry Engineers)

OTHERS PRESENT (MS Teams) – Jordan Etters (DOA), Erin Lawrence (DNCR), Shannon Riley (DNCR), David Varel (NCDOT), David Ciancio (ENCSD), Shahgol Mostashari (SCO), Jason Mabraten (Raymond Global), and Victor Vines (VINES Architecture)

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, took SBC Member attendance and read the ethics statement.

2. APPROVAL OF MINUTES (August 25, 2026)

Vice Chair Kristen Hess motioned to approve the Minutes from August 25, 2026 and Rob McClintock 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 Tammi Thurm)

0 = NAY Votes

0 = Abstain

3. EMERGENCY DECLARATION LETTERS

Michael Shumsky presented Two (2) Emergency Declarations as Information Only:

- Durham Technical Community College: Orange County Campus - Rooftop HVAC Units Replacement (Hillsborough, NC)
August 31, 2026
- Department of Agriculture and Consumer Services: Butner Food Distribution Warehouse - Floor & Under Slab Repairs
(Granville County, NC)
September 18, 2026

4. SELECTION OF DESIGN FIRM

Department of Natural and Cultural Resources

Level 3 Electric Vehicle Charging Stations at Multiple Sites

Statewide, NC

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

1. DLR Group of North Carolina, P.C. (Durham, NC)
2. Wiley & Wilson, Inc. (Raleigh, NC)
3. IMEG Consultants Corp. (Raleigh, NC)

Roger Woods motioned to approve and Tammi Thurm seconded the motion.

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5. SELECTION OF DESIGN FIRM

Department of Natural and Cultural Resources
DNCR Western Office - Chiller & HVAC Replacement
Asheville, NC

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

1. Remington & Vernick Engineers II, LLC (Asheville, NC)
2. McGill Associates, P.A. (Asheville, NC)
3. Apogee Consulting Group, P.A. (Cary, NC)

Vice Chair Kristen Hess motioned to approve and Jack Hargett seconded the motion.

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0 = Abstain

6. SELECTION OF DESIGN FIRM

Department of Transportation
Renovations for Division 5 DMV in Fuquay-Varina
Wake County, NC

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

1. Progressive Architecture Engineering, P.C. (Durham, NC)
2. Davis Kane Architects, P.A. (Raleigh, NC)
3. INNOVATIVE DESIGN, INC. (Raleigh, NC)

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

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0 = Abstain

7. SELECTION OF DESIGN FIRM

NC Department of Transportation
Castle Hayne Traffic Services - Roof Replacement
New Hanover County, NC

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

1. SKA Consulting Engineers, Inc. (Wilmington, NC)
2. Raymond Global, Inc. (Raleigh, NC)
3. Atlas Engineering, Inc. (Raleigh, NC)

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

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8. INNOVATIONS SUBCOMMITTEE UPDATE

- Michael Shumsky, Director provided an update of the September 15th, 2026 Meeting:
 - Innovations Subcommittee Survey Results Ranking
 - #1 Preliminary Guaranteed Maximum Price versus Final Guaranteed Maximum Price
 - #2 CM Contingency
 - #3 Legislatively approved construction delivery methods plus early procurement

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- #4 Off-site prefabrication
- #5 Design coordination versus constructability
- #6 Builders Risk Insurance - Chair Baker Glasgow and Paul Boney, Innovations Subcommittee Chair: discussed a need to establish a standard Master Builders Risk Program for State Construction projects.
- State Building Commission Merit Awards - (Refer to Old Business)
- Next scheduled meeting: December 15, 2026 at 10:00 AM

9. OLD BUSINESS

- State Building Merit Awards Update: The Innovations Subcommittee discussed how to generate more interest in submissions. Chair Baker Glasgow provided change recommendations (to be provided to all SBC Members).
 - Change the three (3) existing categories: Excellence in Design, Excellence in Construction and Project Implementation
 - Same project can be submitted for both categories Excellence in Design and Excellence in Construction
 - Excellence in Design for projects below/above \$30 million
 - Excellence in Construction for projects below/above \$30 million
 - Roger Woods requested clarification on the proposed Beneficial Occupancy (BO) and occupancy submission deadline.
 - Allow a 2-year submission window after Beneficial Occupancy (BO) and subsequent Owner/Tenant occupancy ending on August 31st of the current year.
 - Change criteria from Final Completion to: Beneficial Occupancy and Occupied (Owner/Tenant).
 - Change the submission date deadline to first week of February to allow Construction Manager's, Capital Project Coordinators and State Building Commissions Members timely review of submissions prior to the Annual State Construction Conference in March.
 - Submittal form updates: Changes made will not require changes of any statute(s) or NC Administrative Code(s).
 - Michael Shumsky, Director proposed to revise the submittal form, provide to SBC members for additional comments and place said form on the State Construction Office website.
- Michael Shumsky will inform all CPCs by email of the proposed changes and will use the Interscope platform to identify projects that meet the award criteria. A draft will be submitted to SBC for review. Miriam Tripp and Dene' Alexander agreed.
 - Dene' Alexander recommended all proposals be sent to the SBC members and then discussion to allow Michael Shumsky to move forward with the changes and then the commission will approve. Baker Glasgow confirmed the intent to ask for SBC approval of proposed changes during the October 27, 2026 SBC meeting.
 - Rob McClintock inquired about previous monetary amounts for award recipients. Baker Glasgow advised there were no monetary amounts. The Project Implementation will create a tangible reaching goal for designer and contractor lead projects.
 - There was a general discussion about shifting the initial "heavy lifting" for an award submittal to the CM/Contractor/Designer and instituting page limits. Communications with the CPCs should continue, as well as increasing contact with designers and contractors. Engineers, architects, and contractors may perform the initial award submission work, a CPC may have a specific project of interest to prompt a submission.
- Paul Boney mentioned that designers and contractors have the resources to advertise and may be able to assist.
- Vibha Goel will provide other threshold data

10. NEW BUSINESS

- State Board of Community Colleges Annual Report: Michael Shumsky informed the commission it is a general statute requirement for community colleges. Angela Dorman, NCCCS advised colleges with \$4 million Delegated Authority in process of completion during the past year with vendor delegations. This is the last year for Historical Underutilized Business (HUB). The form has been updated and will not include HUB. The report is for information only and does not require any action from SBC. Ms. Dorman advised the report may be helpful to the commission (i.e. number and size of projects, and which community colleges have significant projects).

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11. STATE CONSTRUCTION OFFICE REPORT

- Michael Shumsky reported that the Office of State Budget and Management (OSB&M) is asking for state agencies to submit their FY2026-27 Repairs and Renovations (R&R) requests by Friday, October 16, 2026. He and Robert Talley, Assistant Director, Consulting Services Section will be working on the R&R request on behalf of the NC Department of Administration.
- Robert Talley advised of the retirement of Ralph Taylor, PE. Mr. Talley presented photos of current and former SCO Electrical Inspectors volunteering to provide electrical services at a home in Kimberly Rock, NC.
- Azim Sabouri, Business Systems Analyst, provided an update on the Interscope platform.
 - Capital Project Coordinator (CPC) training is scheduled in October 2026 with 70+ participants having signed up.
- The 2026 Appropriations Act, which became law as Session Law 2026-41 on July 7, 2026, eliminated the Office of Historically Underutilized Businesses; therefore, post July 7th all references to HUB are in the process of being removed from Interscope.
 - Programming code was successfully released last week - Ralph Taylor, PE was helpful with testing and verifying
 - Michael Shumsky clarified all HUB data, prior to July 7, 2026, will be retained in Interscope. NCDOA is evaluating the structure for the Small Business Enterprise (SBE) moving forward.
 - Interscope Manual Update (In Process)
 - Working with State Property Office to synchronize updated building information with Interscope
- 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 September 28, 2026.
 - The Design Review Comparison Report (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	212	194	209	186	170	148	120				1572
Responses Issued	134	161	208	210	192	205	171	164	123				1567
Exemption Request processed	12	20	15	60	15	21	24	19	14				157
Tent Permits Issued	1	0	5	10	3	2	5	2	3				31

Design Review Comparison Report (2020 - 2026)

Year	2020	2021	2022	2023	2024	2025	2026
Plans Received	964	946	903	1332	1490	1608	1572
Count of Responses	963	903	902	1288	1454	1588	1567
Sum of Exemption Request Processed	92	115	159	247	211	150	157

- As a result of the 2026 Appropriations Act (Session Law 2026-41); NCDOA Leadership have permanently eliminated three SCO positions - Architect II and Structural Engineer III (Design-Review) and Architect II (Consulting Services).
- SCO currently has 6 vacancies: (1) Architect, (2) Mechanical Engineers (Design Review), (1) Mechanical Engineer III (Consulting Services), (1) Engineering Manager II (Assistant Director - CM/FCAP), and (1) Engineering Manager II (Assistant Director - Capital Projects Management)

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- Michael Shumsky informed the commission of upcoming interviews for the Engineering Manager II (Capital Projects Management), Mechanical Engineer III (Consulting Services) and Mechanical Engineer III (Design Review) positions.
 - Michael Shumsky announced that the Engineering Manager II (Assistant Director - FCAP/CM) will start on October 5, 2026.

12. PROPOSED FUTURE MEETING DATES

- January 26, 2027
- February 23, 2027
- March 23, 2027
- April 27, 2027
- June 8, 2027

13. SCHEDULED MEETINGS

- October 27, 2026
- December 8, 2026

14. ADJOURNMENT

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

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Chair Baker Glasgow adjourned the meeting at 10:11 am.