

STATE BUILDING COMMISSION MEETING

NEW EDUCATION BUILDING, SUITE 450, RALEIGH, NC

9:30 AM
March 25, 2025
MINUTES

MEMBERS PRESENT– Chair Katherine Lynn (SCO Large Conference Room), Rob McClintock (MS Teams), Bill Aceto (MS Teams), Jack Hargett (MS Teams), Dene’ Alexander (MS Teams), and Neville Hall (MS Teams)

SCO STAFF PRESENT (SCO Large Conference Room) - Michael Shumsky, Vibha Goel, Ryan Scruggs, Will Johnson, Aaron Lumpe, Ralph Taylor, Dante Dingle, William Robertson, Shahgol Mostashari, Michael Ali, and Mary Stevenson Keef

OTHERS PRESENT (SCO Large Conference Room) - Lewis Lamar (DOJ), Bill Stevens (NC DHHS)

OTHERS PRESENT (MS Teams) – Bob Talley (SCO), Jordan Eters (DOA), Barb Watkins (DNCR-Zoo), Jerry Howerton (DNCR-Parks & Recreation), Erin Lawrence (DNCS), Andrew Meier (DACS), Nasrin Sumee (DACS), and YP Lee (NC DHHS)

1. CALL TO ORDER AND ETHICS STATEMENT

Chair Katherine Lynn was present in the State Construction Office Large Conference Room
Chair Katherine Lynn called the meeting to order at 9:30 AM and read the ethics statement

2. APPROVAL OF MINUTES (February 25, 2025)

Bill Aceto made a motion to approve the Minutes from February 25, 2025. Rob McClintock seconded the motion.
6 = AYE Votes (Chair Katherine Lynn, Rob McClintock, Bill Aceto, Jack Hargett, Dene’ Alexander, and Neville Hall)
0 = NAY Votes
0 = Abstain

3. EMERGENCY DECLARATION LETTER

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

- Department of Health and Human Services: J. Iverson Riddle Development Center - Houses 40 & 41 Tropical Storm Helene Damage Repairs (Burke County, NC)
March 20, 2025
- Department of Transportation: Beryl Road Warehouse and Office - Roof Repair (Raleigh, NC)
March 20, 2025
- Department of Transportation: Yancey County Maintenance Office (Burnsville, NC)
and Buncombe County Roadside Environment Unit Storage Building (Woodfin, NC)
March 20, 2025
- Department of Transportation: Southport and Fort Fisher Ferry Ramp Backup System
(Brunswick County and New Hanover County)
March 21, 2025

4. SELECTION OF DESIGN FIRM

Department of Public Safety
National Guard
Fort Liberty - RTI Training Pavilion
Cumberland County, NC

Ryan Scruggs presented the project. The following firm was recommended:

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

Neville Hall made a motion to approve, and Rob McClintock seconded the motion.

6 = AYE Votes (Chair Katherine Lynn, Rob McClintock, Bill Aceto, Jack Hargett, Dene’ Alexander, and Neville Hall)
0 = NAY Votes
0 = Abstain

5. SELECTION OF DESIGN FIRM

Department of Health and Human Services
Broughton Hospital
Penthouse Roof Replacement
Morganton, NC

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

1. Walter P. Moore and Associates, Inc. (Charlotte, NC)
2. Atlas Engineering, Inc. (Raleigh, NC)
3. Raymond Global, Inc. (Raleigh, NC)

Jack Hargett made a motion to approve, and Dene' Alexander seconded the motion.

6 = AYE Votes (Chair Katherine Lynn, Rob McClintock, Bill Aceto, Jack Hargett, Dene' Alexander, and Neville Hall)

0 = NAY Votes

0 = Abstain

6. SELECTION OF DESIGN FIRM

Department of Agriculture and Consumer Services

Raleigh State Farmers Market - Improvements (Site Development)

Raleigh, NC

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

1. Timmons Group, Inc. (Raleigh, NC)
2. The John R. McAdams Company, Incorporated (Raleigh, NC)
3. Clearscapes, P.A. (Raleigh, NC)

Rob McClintock made a motion to approve, and Bill Aceto seconded the motion.

6 = AYE Votes (Chair Katherine Lynn, Rob McClintock, Bill Aceto, Jack Hargett, Dene' Alexander, and Neville Hall)

0 = NAY Votes

0 = Abstain

7. SELECTION OF DESIGN FIRM

Department of Natural and Cultural Resources

NC Zoological Park

Desert Pavilion Repairs

Asheboro, NC

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

1. RND Architects, P.A. (Durham, NC)
2. Raymond Global, Inc. (Raleigh, NC)
3. Biloba Architecture, PLLC (Charlotte, NC)

Bill Aceto made a motion to approve, and Jack Harnett seconded the motion.

6 = AYE Votes (Chair Katherine Lynn, Rob McClintock, Bill Aceto, Jack Harnett, Dene' Alexander, and Neville Hall)

0 = NAY Votes

0 = Abstain

8. SELECTION OF DESIGN FIRM

Department of Natural and Cultural Resources

NC Zoological Park

Restroom Renovations

Asheboro, NC

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

1. Lambert Architecture + Interiors, PA (Winston-Salem, NC)
2. Biloba Architecture, PLLC (Charlotte, NC)
3. open studio design, inc. (Raleigh, NC)

Dene' Alexander made a motion to approve, and Jack Harnett seconded the motion.

6 = AYE Votes (Chair Katherine Lynn, Rob McClintock, Bill Aceto, Jack Harnett, Dene' Alexander, and Neville Hall)

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9. SELECTION OF DESIGN FIRM

Department of Natural and Cultural Resources
Parks and Recreation
Hanging Rock State Park - Campground Improvements
Stokes County, NC

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

1. HH Architecture, P.A. (Raleigh, NC)
2. Hobbs Architecture, P.A. (Raleigh, NC)
3. Osterlund Architects, PLLC (Raleigh, NC)

Dene' Alexander made a motion to approve, and Neville Hall seconded the motion.

6 = AYE Votes (Chair Katherine Lynn, Rob McClintock, Bill Aceto, Jack Harnett, Dene' Alexander, and Neville Hall)

0 = NAY Votes

0 = Abstain

10. INNOVATION SUBCOMMITTEE UPDATE

Michael Shumsky, PE (Director of State Construction Office)

- The last subcommittee meeting was held on March 12, 2025
- Builders' Risk Insurance was an agenda item with a presentation from Eric Reichard, PE (Rodgers Builders). The presentation covered the following key topics:
 - Overview of Builder's Risk Insurance
 - Distinctive Exposures associated with NC Coastal projects
 - Key Challenges in Securing Comprehensive Coverage
- At the request of a SBC Member, a copy of the PPT presentation was subsequently provided (via e-mail) to the entire State Building Commission post-meeting.
- The next meeting is scheduled for Wednesday, May 21, 2025, at 10:00 am in the SCO Offices.

11. OLD BUSINESS

None

12. NEW BUSINESS

Michael Shumsky reminded SBC Members about the 2025 Statement of Economic Interest (SEI) filing and bi-annual ethics education requirements, both due on April 15th.

13. STATE CONSTRUCTION OFFICE REPORT

Michael Shumsky, PE (Director of State Construction Office)

- A pre-State Construction Conference Tour was held on Wednesday, March 6, 2025 at the NC Department of Health & Human Services Campus' future headquarters building, located at 3905 Reedy Creek Road, Raleigh, NC. Michael thanked the Tour Planning Committee Members who represented the following agencies/firms: NC Department of Administration, Barnhill Contracting, Balfour Beatty, LS3P and Newcomb-Boyd.
- The 2025 State Construction Conference registrations were 1,162 (1,004 in-person, 158 virtual). Governor Josh Stein made an appearance as the "Special Guest Speaker" during the morning session. In-person conference registrations were full as of February 7, 2025, which coincided with the "Early Bird" reduced registration fees. The next State Construction Conference is scheduled for March 5, 2026.
- The 2025 *Frank B. Turner Award* recipient was **Lisa H. Johnson, AIA**, Assistant Vice Chancellor, University Architect, Campus Planning and Strategic Investment, NC State University
- The State Building Commission Certificate of Merit Awards recipients were:
 - *Excellence in Construction* - **Heartland Contracting, LLC** for the UNC-Charlotte Remembrance Memorial
 - *Excellence in Design* - **Osterland Architects, PLLC** for the NC DHHS W. Building Renovations – Phase One at Cherry Hospital

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Vibha Goel, RA (Assistant Director - Design Review Section, SCO)

- This report provides an overview of key activities within the design review process, including submittals received, responses issued, and exemption requests processed from January 1, 2025, to March 24, 2025.

Month	January	February	March	Total to date
Submittals Received	142	175	119	436
Responses Issued	131	178	116	425
Exemption Requests	15	10	9	34
Tent Permits Issued	1	1	4	6

14. SCHEDULED NEXT MEETINGS

- April 29, 2025
- June 10, 2025
- August 26, 2025
- September 30, 2025
- October 28, 2025
- December 9, 2025

15. ADJOURNMENT

Dene' Alexander made a motion to approve, and Neville Hall seconded the motion.

6 = AYE Votes (Chair Katherine Lynn, Rob McClintock, Bill Aceto, Jack Harnett, Dene' Alexander, and Neville Hall)

0 = NAY Votes

0 = Abstain

Chair Katherine Lynn adjourned the meeting at 9:51 A.M.