

STATE BUILDING COMMISSION MEETING

NEW EDUCATION BUILDING, SUITE 450, RALEIGH, NC

9:30 AM

January 31, 2023

MINUTES

MEMBERS PRESENT – Chair Zena Howard (SCO Conference Room), Vice Chair Katherine Lynn (SCO Conference Room), Jack D. Hargett (SCO Conference Room), Dene’ V. Alexander (SCO Conference Room), Ezequiel Acosta (MS Teams), Honorable Neville Hall (MS Teams), Baker Glasgow (MS Teams) and Bill Aceto (MS Teams)

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

OTHERS PRESENT (MS Teams) – LeaAnne Hahnel (SCO), Hanna Jordan (DOA)

SPECIAL GUESTS (SCO Conference Room)- Elaine Marshall (NC Secretary of State), Pamela Cashwell (Secretary, DOA), and Mark Edwards (Chief Deputy Secretary, DOA),

1. CALL TO ORDER AND ETHICS STATEMENT

Chair Zena Howard was present in the State Construction Office Conference Room.

Chair Zena Howard called the meeting to order at 9:30 AM and read the ethics statement.

2. SWEARING IN OF NEW MEMBERS

Jack D. Hargett and Dene’ V. Alexander were sworn in as new members of the State Building Commission by Elaine Marshall, North Carolina Secretary of State.

3. APPROVAL OF MINUTES (November 29, 2022)

Vice Chair Katherine Lynn made a motion to approve the November 29, 2022, Minutes. Neville Hall seconded the motion.
8 = AYE Votes (Chair Zena Howard, Vice Chair Katherine Lynn, Ezequiel Acosta, Baker Glasgow, Neville Hall, Bill Aceto, Jack Hargett, and Dene’ Alexander)

0 = NAY Votes

0 = Abstain

4. EMERGENCY DECLARATION LETTER

Michael J. Shumsky presented Four emergency declarations.

➤ Elizabeth City State University: Underground Chilled Water Distribution System Repairs

December 1, 2022

➤ Department of Military and Veterans Affairs: Black Mountain State Veterans Home - Water Pipes and Mold

January 4, 2023

➤ UNC Greensboro: Jefferson Suites Residence Hall - Exterior Stucco Replacement

January 12, 2023

➤ Department of Administration: Parking Deck 17 - Sprinkler System Repairs

January 13, 2023

5. SELECTION OF DESIGN FIRM

Department of Public Safety

State Highway Patrol - Helicopter Fuel Relocation

Raleigh, NC

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

1. Pond & Company (Atlanta, GA)

2. Robert and Company (Atlanta, GA)

3. Roundtable Engineering Solutions, PLLC (Spring Hill, FL)

Vice Chair Katherine Lynn made a motion to approve, and Neville Hall seconded the motion.

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0 = NAY Votes

0 = Abstain

6. SELECTION OF DESIGN-BUILD FIRM

Department of Public Safety

National Guard

Joint Force Headquarters - Building Automation System and HVAC Modernization

Raleigh, NC

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

1. Piedmont Service Group, LLC (Raleigh, NC)

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

8 = AYE Votes (Chair Zena Howard, Vice Chair Katherine Lynn, Ezequiel Acosta, Baker Glasgow, Neville Hall, Bill Aceto, Jack Hargett, and Dene' Alexander)

0 = NAY Votes

0 = Abstain

7. INNOVATIONS SUBCOMMITTEE UPDATE

The next Innovation Subcommittee meeting is scheduled for Tuesday, February 21, 2023.

8. OLD BUSINESS

None.

9. NEW BUSINESS

None.

10. STATE CONSTRUCTION OFFICE REPORT

Mr. Shumsky, PE provided the following updates:

The 42nd Annual State Construction Conference will be held on Thursday, March 2, 2023, at the NCSU McKimmon Center and will be a hybrid conference (in person with a virtual option).

During January 2023, the Design Review Section received 112 plans, provided 108 responses, and evaluated 32 Exemption Projects. Mr. Shumsky thanked NCDOA Leadership for supporting a reclassification of the State Construction Office Electrical Inspectors from Engineering Technician III to Engineer II. Mr. Shumsky stated, *"As the Authority Having Jurisdiction, the State Construction Office Electrical Inspectors, Level III are responsible for enforcing the State Building Code and State Electrical and Fire Codes pertaining to electrical systems. Therefore, for building owner(s) to receive a construction permit and beneficial occupancy, the Electrical Inspectors are responsible for reviewing and approving electrical system plans prepared by other licensed professionals."*

Mr. William Johnson, RA provided:

Preview of the State Construction Conference Break-Out Session: *Cost Estimation and Current Bid Environment*. Discussion topics included: Best Practices, Bid Package Performance Experience, and Escalation/Inflation Impacts on the Construction Industry.

Mr. Ali, PE provided the following updates:

The State Construction Office is the floodplain manager for State property. SCO currently enforces Executive Order ("EO") 123, much like NC communities enforce their own local floodplain ordinances. Proper enforcement ensures NC's continued participation in the NFIP. Governor Cooper signed Executive Order 226 in July 2022, which asks SCO, in conjunction with NCDEQ, NCDOT, NCEM, and NCORR (the "Team"), to update EO123. The updated policy shall minimize flood damage to state-owned assets, consider the impacts of sea level rise and climate change, analyze the effect of expanding the policy beyond State-owned construction to also include State-funded construction, and support natural hydrologic conditions and the beneficial services provided by the natural infrastructure. The update shall be developed with public stakeholder input. As such, SCO and NCEM will present the requirements of, and likely approaches towards compliance with, EO266 at the upcoming 2023 State Construction Conference. The session topic will present a brief history of EO123, why EO266 was introduced, how the "Team" will manage the task and potential policy changes that will affect State-owned construction and potentially State-funded construction projects.

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11. SCHEDULED NEXT MEETINGS

- February 28, 2023
- March 28, 2023
- April 25, 2023

12. ADJOURNMENT

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

Chair Zena Howard adjourned the meeting at 10:22 AM.

8 = AYE Votes (Chair Zena Howard, Vice Chair Katherine Lynn, Ezequiel Acosta, Baker Glasgow, Neville Hall, Bill Aceto, Jack Hargett, and Dene' Alexander)

0 = NAY Votes

0 = Abstain