

STATE BUILDING COMMISSION MEETING

NEW EDUCATION BUILDING, SUITE 450, RALEIGH, NC

9:30 AM
September 27, 2022

MINUTES

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

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

OTHERS PRESENT (MS Teams) – Erin Lawrence (DNCR), Brad Kleinmaier (Wildlife Resources Commission), Meier Andy (DACs), Rebecca Cunningham (DPS), Jordan Hannah (DOA), Aaron Lumpe (SCO)

OTHERS PRESENT (SCO Conference Room) – Jerry Howerton (DNCR-Parks & Recreation), Bill Stevens (DPS), Seth Poole (Stantec)

1. CALL TO ORDER AND ETHICS STATEMENT

Chair Zena Howard was present via MS Teams. Vice Chair Katherine Lynn was present in the State Construction Office Conference Room.

Vice Chair Katherine Lynn called the meeting to order at 9:30 AM and read the ethics statement.

2. APPROVAL OF MINUTES (August 30, 2022)

Roger Woods made a motion to approve the August 30, 2022, Minutes. Neville Hall seconded the motion.

7 = AYE Votes (Chair Zena Howard, Vice Chair Katherine Lynn, Ezequiel Acosta, Baker Glasgow, Roger Woods, Neville Hall, and Bill Aceto)

0 = NAY Votes

0 = Abstain

3. EMERGENCY DECLARATION LETTER

Michael J. Shumsky presented Four emergency declarations.

- Department of Health and Human Services: Broughton Hospital - Kitchen Water Heaters Replacement - dated September 8, 2022
- Johnston Community College: Public Safety Building - Roof Repairs - dated September 1, 2022
- NC State University: Jordan Hall - Exterior Brick Repairs - September 8, 2022
- North Carolina State Ports Authority: Port of Wilmington – Warehouse 3 Roof - September 23, 2022

4. SELECTION OF DESIGN FIRM

Department of Public Instruction

NC Center for the Advancement of Teaching - Cullowhee

New Residence Hall and Conference Center Renovation

Jackson County, NC

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

1. Little Diversified Architectural Consulting, Inc. (Charlotte, NC)
2. McMillan Pazdan Smith, PLLC (Asheville, NC)
3. Clark Nexsen, Inc. (Asheville, NC)

Baker Glasgow made a motion to approve, and Neville Hall seconded the motion.

7 = AYE Votes (Chair Zena Howard, Vice Chair Katherine Lynn, Ezequiel Acosta, Baker Glasgow, Roger Woods, Neville Hall, and Bill Aceto)

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5. SELECTION OF DESIGN FIRM

Department of Environmental Quality
Wildlife Resources Commission
Gull Rock Game Land - Outfall Canal Bridge Replacement
Hyde County, NC

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

1. Vaughn & Melton Consulting Engineers, Inc. (New Bern, NC)
2. Wetherill Engineering, Inc. (Raleigh, NC)
3. Stantec Consulting Services Inc. (Raleigh, NC)

Baker Glasgow made a motion to approve, and Chair Zena Howard seconded the motion.

7 = AYE Votes (Chair Zena Howard, Vice Chair Katherine Lynn, Ezequiel Acosta, Baker Glasgow, Roger Woods, Neville Hall, and Bill Aceto)

0 = NAY Votes

0 = Abstain

6. SELECTION OF DESIGN FIRM

Department of Natural and Cultural Resources
Parks & Recreation
Merchants Millpond State Park - Campground Improvements
Gates County, NC

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

1. Finch & Associates Consulting Group, PLLC (Raleigh, NC)
2. Intrepid Architecture, P.A. (Greenville, NC)
3. Albemarle & Associates, Ltd. (Kill Devil Hills, NC)

Neville Hall made a motion to approve, and Baker Glasgow seconded the motion.

7 = AYE Votes (Chair Zena Howard, Vice Chair Katherine Lynn, Ezequiel Acosta, Baker Glasgow, Roger Woods, Neville Hall, and Bill Aceto)

0 = NAY Votes

0 = Abstain

7. SELECTION OF DESIGN FIRM

Department of Agriculture and Consumer Services
NC Forest Service
DuPont State Recreational Forest - Master Recreational Facility Plan
Transylvania County & Henderson County, NC

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

1. Mattern & Craig, Inc. (Asheville, NC)
2. Alta Landscape Architecture SE, PLLC (Durham, NC)
3. Design Workshop, Inc. (Raleigh, NC)

Bill Aceto made a motion to approve, and Baker Glasgow seconded the motion.

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0 = Abstain

8. SELECTION OF DESIGN FIRM

Department of Agriculture and Consumer Services
Tidewater Research Station - Swine Unit Replacements
Washington County, NC

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

1. The Walker Group Architecture Inc. (New Bern, NC)

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2. CPL Architects and Engineers, P.C. (Raleigh, NC)
3. Williard Stewart Architects, PA (Raleigh, NC)

Neville Hall made a motion to approve, and Roger Woods seconded the motion.

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0 = Abstain

9. SELECTION OF DESIGN FIRM

Department of Public Safety

Central Prison - Guard Tower Roof and Envelope Repairs

Raleigh, NC

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

1. Atlas Engineering, Inc. (Raleigh, NC)
2. Terracon Consultants, Inc. (Raleigh, NC)
3. REI Engineers, Inc. (Raleigh, NC)

Bill Aceto made a motion to approve, and Chair Zena Howard seconded the motion.

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0 = Abstain

10. SELECTION OF Four (4) DESIGN FIRMS

Department of Public Safety

Arc Flash Studies for Prison Facilities (Statewide)

Statewide, NC

Ryan Scruggs presented the project. The following Four (4) firms were recommended for contracts, in priority order:

1. Devita & Associates, Inc. (Durham, NC)
2. Utility Technology Engineers-Consultants, PLLC (Asheboro, NC)
3. Wiley & Wilson, Inc. (Raleigh, NC)
4. Dewberry Engineers Inc. (Raleigh, NC)

Bill Aceto made a motion to approve, and Roger Woods seconded the motion.

7 = AYE Votes (Chair Zena Howard, Vice Chair Katherine Lynn, Ezequiel Acosta, Baker Glasgow, Roger Woods, Neville Hall, and Bill Aceto)

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11. INNOVATIONS SUBCOMMITTEE UPDATE

Michael Ali, PE provided updates:

- The next Innovation subcommittee has been scheduled for October 11th
- Eight Active Subcommittees
- Streamlined Delivery Methods
- Design Build SCO Manual Updated
- Plain old telephone service and its effects on building systems
- Inflation and Escalation considerations for small contractors
- Construction Manager at Risk Delivery Method
- Building system Integration and Vulnerability to Cyber Attacks
- Elevator Contracts
- Stored Materials

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- Design Build finishing contract document and general conditions
- CMR waiting for Design Build to catch up
- Cyber Security meeting soon

12. OLD BUSINESS

None.

13. NEW BUSINESS

Chair Zena Howard: Ginger Dossier (Governor Appointee) offered her resignation last week. The Governor's Office has been notified and is working on a new appointment

14. STATE CONSTRUCTION OFFICE REPORT

Michael J Shumsky, PE provided the following updates:

- Since the beginning of the year, the Design-Review section has received 888 projects, and the number of response letters sent out has been 831, 156 exemption projects, and 25 tent permits.
- The 2023 State Construction Conference is scheduled for March 2, 2023. Solicitation for the State Building Commission Certificate of Merit Awards Program will be sent within the next month. Based on the criteria, nominations will be due by December 31, 2022. Award winners will be announced during the State Construction Conference.
- The State Construction Office is working on Office State Budget Management for the Fiscal Year 2022-2023 Repair and Renovations (R&R) request for NCDOA projects. SCO is also reviewing and approving OC-25's (Cost Estimates) for other state agencies. The R&R request submission deadline for all agencies is October 14th.
- The State Construction Office has partnered with the NCDOT Aviation Division for drone training. SCO purchased a drone for use by the Facilities Condition Assessment Program (FCAP) and Electrical Inspectors.

Robert Tally, PE provided an update:

- Agencies can resubmit a Repair and Renovation request from January 2022 (provided there are no changes in the scope of the project) that was not funded in the last round of R&R with an increase of up to 12% for construction and an additional 12% for escalation without needing to get the OC-25 (Cost Estimate) updated by the State Construction Office.

William Johnson, RA provided an update:

- Updated the DHHS Campus Phases 2 and 3 projects: DOA Evaluation Committee interviewed four (4) developer teams last week, and selected Highwoods Properties of Raleigh to be our Private Public Partnership (P)3 developer partner for Phases 2 & 3 of the 34-acre site, which is anticipated to be 2.2 million square feet of mixed-use development on Blue Ridge Road in Raleigh.
- DOA advertised for design firms on September 26, 2022, for the demolition and site stabilization of the Bath Building in Raleigh. Proposals are due to the State Construction Office on Monday, October 17, 2022.

15. SCHEDULED NEXT MEETINGS

- October 25, 2022
- November 29, 2022

16. ADJOURNMENT

Bill Aceto made a motion to adjourn. Roger Woods seconded the motion.

Chair Zena Howard adjourned the meeting at 10:15 AM.

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