

STATE BUILDING COMMISSION MEETING

NEW EDUCATION BUILDING, SUITE 450, RALEIGH, NC

9:30 AM

October 25, 2022

MINUTES

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

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

OTHERS PRESENT (MS Teams) – Erin Lawrence (NCDNCR), Steven Miller (NCDNCR), Hanna Jordan (NCDOA), Neil Enevoldsen (NCDHHS), Andrew Meier (NCDACS), Peter Veit (NCDHHS), and Mark Edwards (NCDOA)

OTHERS PRESENT (SCO Conference Room) – Dorrine Fokes (NCCCS) and Angela Dorman (NCCCS).

1. CALL TO ORDER AND ETHICS STATEMENT

Vice Chair Katherine Lynn was present via MS Teams. Vice Chair Katherine Lynn called the meeting to order at 9:30 AM and read the ethics statement.

2. APPROVAL OF MINUTES (September 29, 2022)

Bill Aceto made a motion to approve the minutes from the September 29, 2022 meeting. Neville Hall seconded the motion.

5= AYE Votes (Vice Chair Katherine Lynn, Ezequiel Acosta, Baker Glasgow, Bill Aceto, and Neville Hall)

0 = NAY Votes

0 = Abstain

3. EMERGENCY DECLARATION LETTER

Michael J. Shumsky presented One (1) emergency declaration.

Appalachian State University: Sanford Hall - Roof Replacement (September 19, 2022)

4. SELECTION OF DESIGN FIRM

Department of Natural and Cultural Resources

Roanoke Island Festival Park - Roof Repairs and Outdoor Pavilion Repairs

Manteo, NC

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

1. Bowman, Murray, Hemingway Architects, PC (Wilmington, NC)

2. Atlas Engineering, Inc. (Raleigh, NC)

3. Patria Design PLLC (Raleigh, NC)

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

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0 = NAY Votes

0 = Abstain

5. SELECTION OF DESIGN FIRM

Department of Natural and Cultural Resources

Archives & History/State Library Building - Exterior Window Replacement & Interior Light Fixture Replacement

Raleigh, NC

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

1. Cannon Architects, P.C. (Raleigh, NC)

2. INNOVATIVE DESIGN, INC. (Raleigh, NC)

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3. Raymond Engineering-Georgia, Inc. (Raleigh, NC)

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

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0 = NAY Votes

0 = Abstain

6. SELECTION OF DESIGN FIRM

Department of Natural and Cultural Resources

NC Transportation Museum - Roundhouse Roof Replacement

Spencer, NC

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

1. REI Engineers, Inc. (Charlotte, NC)

2. Atlas Engineering, Inc. (Raleigh, NC)

3. SKA Consulting Engineers, Inc. (Greensboro, NC)

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

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0 = NAY Votes

0 = Abstain

7. SELECTION OF DESIGN FIRM

Department of Agriculture and Consumer Services

Piedmont Triad Farmers Market - Moose Café Renovation

Guilford County, NC

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

1. Lambert Architecture + Interiors, PA (Winston-Salem, NC)

2. Lindsey Architecture, PC (Greensboro, NC)

3. Efird Sutphin Pearce & Associates, P.A. (High Point, NC)

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

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0 = NAY Votes

0 = Abstain

8. SELECTION OF DESIGN FIRM

Department of Health and Human Services

Broughton Hospital - Avery Building Repairs

Burke County, NC

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

1. MHAworks, P.A. (Asheville, NC)

2. DLR Group of North Carolina, P.C. (Charlotte, NC)

3. DCI Design Collaborative, Inc. (Charlotte, NC)

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

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0 = Abstain

9. SELECTION OF DESIGN FIRM

Department of Public Safety

Nash Correctional Institution - Heating & Cooling Plant Distribution Loop Piping Replacement

Nashville, NC

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

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1. Sud Associates, P.A. (Durham, NC)
2. Dewberry Engineers Inc. (Raleigh, NC)
3. Wiley & Wilson, Inc. (Raleigh, NC)

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

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0 = NAY Votes

0 = Abstain

10. SELECTION OF DESIGN FIRM

Department of Public Safety

National Guard

Rocky Mount Regional Readiness Center

Edgecombe County, NC

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

1. Smith Sinnott Architecture, P.A. (Raleigh, NC)
2. LS3P Associates LTD. (Raleigh, NC)
3. WHN Architects, P.A. (Charlotte, NC)

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

5 = AYE Votes (Vice Chair Katherine Lynn, Ezequiel Acosta, Baker Glasgow, Bill Aceto, and Neville Hall)

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0 = Abstain

11. SELECTION OF DESIGN FIRM

Department of Public Safety

National Guard

Salisbury AASF 2 Aviation Maintenance Hangar

Rowan County, NC

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

1. LS3P Associates LTD. (Charlotte, NC)
2. WHN Architects, P.A. (Charlotte, NC)
3. Pond & Company (Columbia, SC)

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

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12. STATE BOARD OF COMMUNITY COLLEGES

Annual Report of the Community Colleges holding Special Construction Delegation Authority for the Fiscal Year of 2021-2022 per G.S. 115D-9(g). Dorrine Fokes (North Carolina Community College System) provided a brief narrative of the report provided.

13. INNOVATIONS SUBCOMMITTEE UPDATE

Mr. Ali, provided updates:

Since January 2022, the Design Review section has received 1,020 plans, provided 945 responses, 170 exemption projects and 25 tent permits.

- The Design Build subcommittee submitted a final draft of the Design-Build Construction Contract and Form OC-15DB (General Conditions of the Contract) to the entire Innovation Committee via email on Tuesday, October 4th. The Innovations Committee met on Tuesday, October 11th at which time a couple committee members requested additional time to review the recently submitted documents. The Design Build Subcommittee is awaiting review comments and will incorporate as appropriate.

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14. OLD BUSINESS

None

15. NEW BUSINESS

None

16. STATE CONSTRUCTION OFFICE REPORT

Mr. Shumsky, provided the following updates:

The State Construction Office (SCO) was involved with review and approval of OC-25's (Cost Estimates) for state agencies in preparation for their submittals.

- FY 2022-2023 Repairs and Renovation allocation requests to the Office of State Budget & Management. The OSBM submittal deadline was October 18th.
- SCO has been working with the NCDOA Division of Purchase and Contract for a new statewide term contract for Electric Vehicle Charging; Station Equipment, Accessories, Installation & Infrastructure.
- Mr. Johnson provided an update on the DHHS Campus (Phase 2 and 3) Private Public Partnership (P3). Based on their qualifications, Highwoods Properties has been selected as the Developer.
- Mr. Shumsky provided excerpts from The Associated General Contractors of America (AGC) monthly publication (Vol. 22, No. 36 – October 10-18, 2022) related to bid prices and supply chain issues. AGC is the leading association for the construction industry with over 27,000 member firms. The excerpts were: *“Significant declines occurred last month in the producer price index (PPI) for steel mill products, -6.7%; lumber and plywood -4.3%; and aluminum mill shapes -1.6%. Prices jumped by 11.7% from August for diesel fuel and increased by 1.1% each for copper and brass mill shapes and ready-mixed concrete and by 1.0% for cement. Barges on the Mississippi River have been sidelined by drought-caused low water levels, limiting movements of cement and other heavy construction materials. Damage from Hurricane Ian has worsened an existing shortage of transformers. Costs have skyrocketed from \$3,000 to \$4,000 per transformer before the shortage, to more than \$20,000 each now.”*

17. SCHEDULED NEXT MEETING

November 29, 2022

18. ADJOURNMENT

Bill Aceto made a motion to adjourn. Baker Glasgow seconded the motion.

Vice Chair Katherine Lynn adjourned the meeting at 9:52 AM

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0 = NAY Votes

0 = Abstain