

STATE BUILDING COMMISSION MEETING

NEW EDUCATION BUILDING, SUITE 450, RALEIGH, NC

9:30 AM

June 14, 2022

MINUTES

MEMBERS PRESENT – Chair Zena Howard (SCO Conference Room), Vice Chair Katherine Lynn (SCO Conference Room), Baker Glasgow (SCO Conference Room), Kirby Robinson (MS Teams), Ezequiel Acosta (MS Teams), and Sam Isham (Teleconference).

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

OTHERS PRESENT (MS Teams) – Brad Kleinmaier (Wildlife Resources Commission), Ray Clark (DPS), John Biggs (DPS), Erin Lawrence (DNCR), Tony Romaine (DNCR), Fady Wahby (SCO), and Aaron Lumpe (SCO)

OTHERS PRESENT (SCO Conference Room) – James Bernier Jr. (DOJ), Dr. Kimberly Gold (NCCCS), Stephanie Fisher (NCCCS), Tawanda Artis (NCCCS), Alex Fagg (NCCCS), David Crawford (AIA), and Kyle Pittman (Dewberry Engineers).

OTHERS PRESENT (Teleconference) – Elizabeth Caliendo (HH Architecture), Steve Houser (Jenkins-Peer Architects), Nancy Allen, and Mark Miller

SPECIAL GUESTS (SCO Conference Room)- Mark Edwards (NCDOA), Donya Strong (NCDOA)

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. APPROVAL OF MINUTES (April 26, 2022)

Vice Chair Katherine Lynn made a motion to approve April 26, 2022, Minutes. Baker Glasgow seconded the motion.
6 = AYE Votes (Chair Zena Howard, Vice Chair Katherine Lynn, Baker Glasgow, Kirby Robinson, Sam Isham, and Ezequiel Acosta)

0 = NAY Votes

0 = Abstain

3. EMERGENCY DECLARATION LETTER

Michael J. Shumsky presented Two emergency declarations.

NC Department of Information Technology: Eastern Data Center - Roof Replacement

NC Department of Public Safety: NC National Guard: Morrisville AASF1 - Sanitary Sewer Repairs

4. SELECTION OF DESIGN FIRM

Department of Environmental Quality

Wildlife Resources Commission

WRC Headquarters Renovation

Raleigh, NC

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

1. Moseley Architects of North Carolina, P.C. (Raleigh, NC)

2. Williard Stewart Architects, PA (Raleigh, NC)

3. IBI Group Architects, Engineers & Landscape Architects, a New York General Partnership (Raleigh, NC)

Vice Chair Katherine Lynn made a motion to approve, and Baker Glasgow seconded the motion.

6 = AYE Votes (Chair Zena Howard, Vice Chair Katherine Lynn, Baker Glasgow, Kirby Robinson, Sam Isham, and Ezequiel Acosta)

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0 = NAY Votes

0 = Abstain

5. SELECTION OF DESIGN FIRM

Department of Transportation
Century Center Data Center - HVAC Replacements
Raleigh, NC

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

1. RDK Engineers N.C., Inc. dba NV5 (Cary, NC)
2. Dewberry Engineers Inc. (Raleigh, NC)
3. Atlantec Engineers, PA (Raleigh, NC)

Baker Glasgow made a motion to approve, and Vice Chair Katherine Lynn seconded the motion.

6 = AYE Votes (Chair Zena Howard, Vice Chair Katherine Lynn, Baker Glasgow, Kirby Robinson, Sam Isham, and Ezequiel Acosta)

0 = NAY Votes

0 = Abstain

6. SELECTION OF DESIGN FIRM

Department of Natural and Cultural Resources
Charlotte Hawkins Brown Museum - Galen Stone Hall Roof Replacement
Guilford County, NC

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

1. Atlas Engineering, Inc. (Raleigh, NC)
2. Raymond Engineering-Georgia, Inc. (Raleigh, NC)
3. REI Engineers, Inc. (Charlotte, NC)

Kirby Robinson made a motion to approve, and Vice Chair Katherine Lynn seconded the motion.

6 = AYE Votes (Chair Zena Howard, Vice Chair Katherine Lynn, Baker Glasgow, Kirby Robinson, Sam Isham, and Ezequiel Acosta)

0 = NAY Votes

0 = Abstain

7. SELECTION OF DESIGN FIRM

Department of Natural and Cultural Resources
NC Transportation Museum - Powerhouse Renovation and Train Shed Renovation
Spencer, NC

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

1. Jenkins-Peer, Architects, P.A. (Charlotte, NC)
2. C Design, Inc. (Charlotte, NC)
3. Williard Stewart Architects, PA (Raleigh, NC)

Vice Chair Katherine Lynn made a motion to approve, and Baker Glasgow seconded the motion.

5 = AYE Votes (Chair Zena Howard, Vice Chair Katherine Lynn, Baker Glasgow, Kirby Robinson, and Ezequiel Acosta)

0 = NAY Votes

1 = Abstain (Sam Isham)

8. SELECTION OF DESIGN FIRM

Department of Natural and Cultural Resources
NC Museum of Art - East Building and Museum Park Improvements
Raleigh, NC

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

1. HH Architecture, P.A. (Raleigh, NC)

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2. Evoke Studio Architecture, PLLC (Durham, NC)
3. Perkins Eastman Architects, P.C. (Raleigh, NC & Charlotte, NC)

Vice Chair Katherine Lynn made a motion to approve, and Kirby Robinson seconded the motion.

6 = AYE Votes (Chair Zena Howard, Vice Chair Katherine Lynn, Baker Glasgow, Kirby Robinson, Sam Isham and Ezequiel Acosta)

0 = NAY Votes

0 = Abstain

9. ELECTION OF DESIGN FIRM

Department of Public Safety
Samarcand - Live Fire Training Building
Moore County, NC

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

1. Stewart-Cooper-Newell-Architects, P.A. (Gastonia, NC)
2. RND Architects, P.A. (Durham, NC)
3. Smith Sinnett Architecture, P.A. (Raleigh, NC)

Baker Glasgow made a motion to approve, and Vice Chair Katherine Lynn seconded the motion.

6 = AYE Votes (Chair Zena Howard, Vice Chair Katherine Lynn, Baker Glasgow, Kirby Robinson, Sam Isham, and Ezequiel Acosta)

0 = NAY Votes

0 = Abstain

10. SELECTION OF DESIGN FIRM

Department of Public Safety
Safer Schools Training Academy (Renovation of East Montgomery High School)
Montgomery County, NC

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

1. Smith Sinnett Architecture, P.A. (Raleigh, NC)
2. Moseley Architects of North Carolina, P.C. (Raleigh, NC)
3. LS3P Associates LTD. (Charlotte, NC)

Baker Glasgow made a motion to approve, and Kirby Robinson seconded the motion.

6 = AYE Votes (Chair Zena Howard, Vice Chair Katherine Lynn, Baker Glasgow, Kirby Robinson, Sam Isham and Ezequiel Acosta)

0 = NAY Votes

0 = Abstain

11. SELECTION OF DESIGN FIRM

Department of Public Safety
SHP/SBI Joint Armory and SHP Technical Services Unit
Wake County, NC

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

1. Clark Nexsen, Inc. (Raleigh, NC)
2. HH Architecture, P.A. (Raleigh, NC)
3. Smith Sinnett Architecture, P.A. (Raleigh, NC)

Vice Chair Katherine Lynn made a motion to approve, and Baker Glasgow seconded the motion.

6 = AYE Votes (Chair Zena Howard, Vice Chair Katherine Lynn, Baker Glasgow, Kirby Robinson, Sam Isham, and Ezequiel Acosta)

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12. SELECTION OF DESIGN FIRM

Department of Public Safety
SBI Headquarters Building and Building 12 Renovation
Wake County, NC

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

1. LS3P Associates LTD. (Raleigh, NC)
2. Clark Nexsen, Inc. (Raleigh, NC)
3. Duda|Paine Architects, P.A. (Durham, NC)

Kirby Robinson made a motion to approve, and Vice Chair Katherine Lynn seconded the motion.

5 = AYE Votes (Chair Zena Howard, Vice Chair Katherine Lynn, Baker Glasgow, Kirby Robinson, and Ezequiel Acosta)

0 = NAY Votes

1 = Abstain (Sam Isham)

13. SELECTION OF DESIGN FIRM

Department of Administration
Dobbs Building - Roof Replacement
Raleigh, NC

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

1. Raymond Engineering-Georgia, Inc. (Raleigh, NC)
2. Terracon Consultants, Inc. (Raleigh, NC)
3. Atlas Engineering, Inc. (Raleigh, NC)

Baker Glasgow made a motion to approve, and Vice Chair Katherine Lynn seconded the motion.

6 = AYE Votes (Chair Zena Howard, Vice Chair Katherine Lynn, Baker Glasgow, Kirby Robinson, Sam Isham, and Ezequiel Acosta)

0 = NAY Votes

0 = Abstain

14. SELECTION OF DESIGN FIRM

Department of Administration
Obsolete HVAC Equipment Replacement
Raleigh, NC

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

1. Sigma Engineered Solutions, P.C. (Raleigh, NC)
2. McKim & Creed, Inc. (Raleigh, NC)
3. Dewberry Engineers Inc. (Raleigh, NC)

Vice Chair Katherine Lynn made a motion to approve, and Kirby Robinson seconded the motion.

5 = AYE Votes (Chair Zena Howard, Vice Chair Katherine Lynn, Baker Glasgow, Kirby Robinson, and Sam Isham)

0 = NAY Votes

1 = Abstain (Ezequiel Acosta)

15. INNOVATIONS SUBCOMMITTEE UPDATE

Michael J. Shumsky provided an update:

The Innovations Subcommittee meeting was held on Tuesday, June 7, 2022 and discussions included:

- Plain Old Telephone Services (POTS) termination in December of 2023.
- CMR Updates
- Stored Materials

16. OLD BUSINESS

None.

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17. NEW BUSINESS

NC Community Colleges Delegated Authority for projects between \$500,000 and \$2,000,000

Michael Shumsky stated that during their May meeting the State Board of Community Colleges approved a Construction Delegated Authority Guidelines for certain capital projects. Mr. Shumsky then read the following excerpt from said delegation: *“Rationale: G.S. 115D-9(c) requires approved guidelines be adopted by the State Board and approved by the State Building Commission and the Director of the Budget. The guidelines will govern an increased delegation for projects between \$500,000 and less than \$2,000,000, effective July 1, 2022. These guidelines will be submitted to the State Building Commission and Director of the Budget in accordance with G.S. 115D-9(c). To facilitate the transition and effective date of July 1, 2022, the State Board’s request to SCO for continued supervision will allow time for a college to request this delegated authority based on their college need. SCO will be made aware of any college that requests and receives this delegated authority moving forward.”*

Mr. Shumsky stated the language as proposed in said delegation is consistent with previous conversations between the NC Department of Administration, NC Department of Justice, State Construction Office and NC Community College System; therefore, we support approval by the State Building Commission.

Vice Chair Katherine Lynn made a motion to approve, and Baker Glasgow seconded the motion.

6 = AYE Votes (Chair Zena Howard, Vice Chair Katherine Lynn, Baker Glasgow, Kirby Robinson, Sam Isham, and Ezequiel Acosta)

0 = NAY Votes

0 = Abstain

18. STATE CONSTRUCTION OFFICE REPORT

Michael J. Shumsky provided updates for State Construction Office:

On May 17th, 2022, the SCO had its first Capital Project Coordinator (CPC) Training since 2019. Forty (40) participants, twenty-three (23) from the Community College System, eight (8) state agency participants, and nine (9) University participants.

There are seven vacancies in the State Construction Office. They have been posted and are being interviewed.

Will Johnson, RA (SCO) provided updates for the DHHS Phase I Campus:

The RFQ was advertised on June 1st for a Private Public Partnership (P3) at the Reedy Creek Site of the DHHS Phases II and III. Responses are due no later than July 13th.

19. SCHEDULED NEXT MEETING

➤ July 26, 2022

20. ADJOURNMENT

Baker Glasgow made a motion to adjourn. Vice Chair Katherine Lynn seconded the motion.

Chair Zena Howard adjourned the meeting at 10:05 AM.

6 = AYE Votes (Chair Zena Howard, Vice Chair Katherine Lynn, Baker Glasgow, Kirby Robinson, Sam Isham and Ezequiel Acosta)

0 = NAY Votes

0 = Abstain