

# STATE BUILDING COMMISSION

February 7, 2006  
11:00 a.m.  
Suite 450, NC Education Building

## MINUTES

### MEMBERS PRESENT

Paul Boney  
John Thompson  
Lou Jurkowski  
Buren Williford  
Allen Lassiter  
Kevin MacNaughton

### OTHERS PRESENT

Speros Fleggas, SCO  
Ryan Scruggs, SCO  
Philip Albano, NC Community College System  
Sharon Rosado, NC Community College System  
Bruce Garner, DENR, Parks & Rec.  
John Lail, DHHS  
Ron Collier, AlphaCollier  
Michael G. Bryant, DENR  
Kevin Williams, Ko & Associates  
Ryan V. Smith, Ko & Associates  
Mark Acuff, Ko & Associates  
Robert Gron, DENR, Forest Resources  
Peter Veit, DHHS  
Jeff Jurek, DENR  
Ed Hajnos, DENR  
Robbie Davis, SchenkelShultz  
John Lenfestey, NCSPA  
Bobby Smith, DENR – Zoo  
Joe Henderson, NCDCCR  
Terry Feravich, UNC  
Jeff Keaton, WKD  
G. Smith, Cherry Huffman  
Daren Pail, KHA  
Will Wilson, KHA  
Dave Simpson, AGC  
Nathan Nallainathan, ESC  
Zack Abegunrin, SCO  
Gordon Rutherford, UNC-OP  
Ellen Cutrone, SCO  
Shirley Faulk, SCO

1)Chairman Paul Boney called the meeting to order.

2)APPROVAL OF MINUTES –Upon a motion made by Mr. MacNaughton, seconded by Mr. Williford, the minutes of the December 6, 2005, meeting were approved.

### 3)SELECTION OF DESIGN FIRM

NC State Ports Authority  
Annual Service Agreement  
Mechanical/Electrical Engineering Services

John Lenfestey presented the project. Mr. Lenfestey stated the project was advertised in the Purchase Directory on December 9, 2005, with 8 firms responding. None were interviewed. The following firms were recommended in order of priority.

1. Cheatham and Associates, P.A., Wilmington, NC
2. Sud Associates, P.A., Durham, NC
3. The East Group, P.A., Greenville, NC

Upon a motion made by Mr. MacNaughton, seconded by Mrs. Jurkowski, the selections were approved as submitted.

### 4)SELECTION OF DESIGN FIRM

Department of Health & Human Services  
Murdoch Center  
Alpine Cottage Renovation

Mr. John Lail presented the project. Mr. Lail stated the project was advertised in the Purchase Directory on November 2 through November 17, 2005, with 11 firms responding. Five were interviewed. The following firms were recommended.

1. Clearscapes, P.A., Raleigh, NC
2. MHAworks, Chapel Hill, NC
3. Clark Nexsen Architecture and Engineering, Raleigh, NC

Upon a motion made by Mr. Thompson, seconded by Mr. Lassiter, the selections were approved as submitted.

### 5)SELECTION OF DESIGN FIRM

Department of Health & Human Services  
Annual Service Agreement  
Commissioning Services

Mr. John Lail presented the project. Mr. Lail stated the project was advertised in the Purchase Directory on from October 20 to October 31, 2005, with 14 firms responding. None were interviewed. The following firms were recommended in order of priority:

1. AEI Affiliated Engineers, Chapel Hill, NC
2. Commissioning WorCx, Jamestown, NC
3. Facility Dynamics, Columbia, MD/Greensboro, NC

The following firms are recommended as alternates:

4. RMF Engineering, Inc., Durham, NC
5. PWI, Durham, NC
6. MBP Construction Engineering, Inc., Raleigh, NC
7. United Engineering, Charlotte, NC
8. EMC Engineers, Inc., Denver, CO/Raleigh, NC

Upon a motion made by Mr. MacNaughton, seconded by Mrs. Jurkowski, the selections were approved as submitted.

#### 6)SELECTION OF DESIGN FIRM

Department of Environment & Natural Resources  
Parks and Recreation  
Lake James State Park – West End Development, Phase I

Mr. Bruce Garner presented the project. Mr. Garner stated the project was advertised in the Purchase Directory on November 1 2005, with 12 firms responding. Five were interviewed. The following firm was recommended:

1. Architectural Design Studio, P.A., Asheville, NC
2. Bulla Smith Design Engineering, P.A., Charlotte, NC
3. PBC+L Architecture, Asheville, NC

Upon a motion made by Mr. Williford, seconded by Mr. Thompson, the selections were approved as submitted.

#### 7)SELECTION OF DESIGN FIRM

Department of Environment & Natural Resources  
Ecosystem Enhancement Program  
Adkin Branch Stream Restoration

Mr. Edward Hajnos presented the project. Mr. Hajnos stated the project was advertised in the Purchase Directory on September 13, 2005, with 20 firms responding. Five were interviewed. The following firms were recommended in order of priority:

1. Ko & Associates, P.C., Raleigh, NC
2. W.K.Dickson & Co., Inc., Raleigh, NC
3. CH2MHill, Inc., Raleigh, NC

Upon a motion made by Mrs. Jurkowski, seconded by Mr. Thompson, the selections were approved as submitted.

#### 8)SELECTION OF DESIGN FIRM

Department of Environment and Natural Resources  
Division of Marine Fisheries  
Main Building Renovations and Stormwater/Water Quality Improvements

Mr. Anthony Nelson presented the project. Mr. Nelson stated the project was advertised in the Purchase Directory on November 7, 2005, with 3 firms responding. None were interviewed. The following firms were recommended in order of priority:

1. The Walker Group Architecture, New Bern, NC
2. Peterson Eure and Associates, New Bern, NC
3. EDA, pa, Morehead City, NC

Upon a motion made by Mr. Lassiter, seconded by Mr. Williford, the selections were approved as submitted.

#### 9)SELECTION OF DESIGN FIRM

Department of Environment and Natural Resources

Division of Marine Fisheries

Morehead Dock Facility Repairs & South River Boat Basin Maintenance Dredging

Mr. Anthony Nelson presented the project. Mr. Nelson stated the project was advertised in the Purchase Directory November 7, 2005 and re-advertised on November 29, 2005, with 3 firms responding. None were interviewed. The following firms were recommended in order of priority:

1. Criser Troutman Tanner Consulting Engineers, Wilmington, NC
2. Gary Greene Engineers, Raleigh, NC
3. Wetherill Engineering, Raleigh, NC

Upon a motion made by Mrs. Jurkowski, seconded by Mr. Thompson, the selections were approved as submitted.

#### 10)SELECTION OF DESIGN FIRM

Department of Environment and Natural Resources

Division of Forest Resources

Claridge Nursery Cooler (Goldsboro)

Mr. Robert Gron presented the project. Mr. Gron stated the project was advertised in the Purchase Directory from December 19, 2005 to January 3, 2006, with 3 firms responding. None were interviewed. The following firms were recommended in order of priority:

1. Burke Design Group, Raleigh, NC
2. H. S. Annis, Garner, NC
3. CAN Engineering, Asheville, NC

Upon a motion made by Mr. Lassiter, seconded by Mr. MacNaughton, the selections were approved as submitted.

#### 11)SELECTION OF DESIGN FIRM

Department of Environment & Natural Resources

Division of Forest Resources

District 6 Shop Improvements (Fayetteville)

Mr. Robert Gron presented the project. Mr. Gron stated the project was advertised in the Purchase Directory from November 23 to December 16, 2005, re-advertised from December 19, 2005 to January 3, 2006, with 3 firms responding. None were interviewed. The following firms were recommended in order of priority:

1. LSV Partnership, Fayetteville, NC
2. Burke Design Group, Raleigh, NC
3. KCI Associates, Raleigh, NC

Upon a motion made by Mr. Thompson, seconded by Mr. Williford, the selections were approved as submitted.

#### 12)SELECTION OF DESIGN FIRM

Department of Environment & Natural Resources

Division of Forest Resources

Dupont State Forest Visitor Center – Visitor Center Improvements (Brevard)

Mr. Robert Gron presented the project. Mr. Gron stated the project was advertised in the Purchase Directory from November 29 to December 14, 2005, with 7 firms responding. None were interviewed. The following firms were recommended in order of priority:

1. Rogers/Chenevert Architects, Asheville, NC
2. Architectural Design Studio, Asheville, NC
3. Stuart Stepp Architect, Flat Rock, NC

Upon a motion made by Mr. MacNaughton, seconded by Mr. Lassiter, the selections were approved as submitted.

#### 13)SELECTION OF DESIGN FIRM

Department of Environment & Natural Resources

Division of Forest Resources

District 9 Headquarter Complex (Sylva)

Mr. Robert Gron presented the project. Mr. Gron stated the project was advertised in the Purchase Directory December 1 – 29, 2005, with 9 firms responding. Four were interviewed. The following firms were recommended in order of priority:

1. PBC+L Architecture, Asheville, NC
2. MBAJ Architecture, Shelby, NC
3. Architectural Design Studio, Asheville, NC

Upon a motion made by Mrs. Jurkowski, seconded by Mr. MacNaughton, the selections were approved as submitted.

#### 14)SELECTION OF DESIGN FIRM

Department of Environment & Natural Resources

NC Zoological Park

The Treehouse Exhibit

Mr. Bobby Smith presented the project. Mr. Smith stated the project was advertised in the Purchase Directory from November 30, 2005 to January 4, 2006, with 10 firms responding. Five were interviewed. The following firms were recommended in order of priority:

1. Frank Harmon Architect, Raleigh, NC
2. Laughing Dog Studio Architecture, Charlotte, NC

### 3. Cherry Huffman Architects, Raleigh, NC

Mr. Fleggas raised the question as to whether NCSU listed as a consultant on the project would be in violation of the Umstead Act.

Upon a motion made by Mrs. Jurkowski, seconded by Mr. Thompson, the selections were approved as submitted.

### 15) SELECTION OF CONSTRUCTION MANAGER AT RISK

Department of Cultural Resources  
NC Museum of Art Renovation & Expansion

Mr. Joe Henderson presented the project. Mr. Henderson stated the project was advertised in the Purchase Directory from October 27, 2005 to November 30, 2005, with 5 firms responding. Four were interviewed. The following firms were recommended in order of priority.

1. Barnhill Contracting/Centex Construction
2. Bovis Lend Lease, Inc.
3. BE&K Building Group

Upon a motion by Mr. Thompson, seconded by Mrs. Jurkowski, the selections were approved as submitted. Mr. Buren Williford abstained.

### 16) APPROVAL OF COMMUNITY COLLEGE'S OPEN END DESIGN AGREEMENT SELECTION PROCESS

Mr. Phil Albano presented the procedures adopted by the State Board of Community Colleges to enter into open-end design agreements as prescribed in G.S. 143-64.34. Mr. Fleggas explained the legislation enacted by the 2005 Session of the General Assembly. After a period of discussion, Mr. Albano asked State Building Commission to approve the procedures.

Upon a motion by Buren Williford, seconded by John Thompson, the rule was approved as requested.

### 17) STATE BUILDING COMMISSION ANNUAL REPORT TO THE GENERAL ASSEMBLY.

Mr. Fleggas gave a report to the Commission regarding the activities of the State Building Commission through July, 2005. By consensus the report will be forwarded to the General Assembly. A copy of the report will be mailed to each member of the State Building Commission.

### 18) REPORTS

a. Mr. Gordon Rutherford presented a status report on the Construction Manager at Risk method of construction for University bond projects. He distributed a document entitled "UNC Bond Report to the Higher Education Bond Oversight Committee – December 2005.

b. Kevin MacNaughton reported that the Subcommittee on Evaluation Forms was in the process of including some feedback from individuals and that a more complete report would be given at the next meeting.

#### 19) INFORMATION

Speros Fleggas presented Project Distribution sheet and designer selections for University projects.

There were two emergency projects:

1. Winston Salem State University  
Underground Steam Line Replacement  
Winston-Salem, NC
2. Larry T. Justus Western Justice Academy  
Roof Repair, Administration Building  
Edneyville, NC

Mr. Fleggas announced that the Commission had approved a Certificate of Merit to Clancy and Theys for a project at N. C. State University, which was presented at the 25<sup>th</sup> Annual State Construction Conference.

Mr. Fleggas congratulated Kevin MacNaughton on having received the Frank Turner Award for 2006. He noted that it was good to have Gordon Rutherford and Terry Feravich as UNC-GA as contacts.

20) There was no Old Business.

#### 21) NEW BUSINESS

Chairman Paul Boney congratulated the State Construction Office for a great State Construction Conference, recognizing the coordination and hard work required in order to present a successful conference. Thanks to Bob Fraser and Gordon Rutherford for the informative afternoon session on CM at Risk.

16) SCHEDULE NEXT MEETING – The next meeting is scheduled for March 28, 2006 at 11:00 a.m., with subcommittee meeting at 10:00 a.m.

17) The meeting was adjourned by the Chairman at 12:05 p.m.