

## STATE BUILDING COMMISSION

March 16, 2010  
10:00 a.m.  
New Education Building, Suite 450  
Raleigh, NC

### MINUTES

#### MEMBERS PRESENT

Steve Criscenzo, Lou Jurkowski, Jim Driscoll, John Thompson, Rodney Dickerson, John Muter, Jorge Quintal, and Sam Vaughan.

#### OTHERS PRESENT

Perry Safran, (Safran Law Offices); Grover Burthey (DOA HUB Office); Paul Boney (Innovations Subcommittee); Thomas Hunter (NC Community Colleges); Peter Veit (DHHS-Property & Construction); Pete Doorn (DENR); Miriam Tripp (University of North Carolina); LeAnn Martin (Attorney General's Office); Greg Driver, Tommy Harrill, Ryan Scruggs, and Veronica Howell (State Construction Office).

#### 1. CALL TO ORDER

Chairman Steve Criscenzo called the meeting to order at 10:00 a.m.

#### 2. ETHICS STATEMENT

Chairman Criscenzo read the Ethics Statement. There were no recusals.

#### 3. APPROVAL OF MINUTES

Lou Jurkowski made a motion to approve the minutes of the March 2, 2010, meeting. Jorge Quintal seconded the motion. The minutes were approved as written.

Ryan Scruggs presented Agenda Items 4 and 5.

#### 4. SELECTION OF DESIGN FIRM

Department of Administration  
Caswell Building - Energy Improvements Retro-Commissioning Analysis

The project was advertised in the Purchase Directory January 15-19, 2010. Twenty firms responded; six were interviewed. The Pre-selection Committee recommended the following firms in priority order.

- # 1 EMC Engineers – Raleigh, NC
- # 2 Griffin Engineering & Technical Services – Durham, NC
- # 3 Engineered Designs, Inc. – Raleigh, NC

#### 5. SELECTION OF DESIGN FIRM

Department of Health & Human Services  
John Umstead Campus – New Steam Plant

The project was advertised in the Purchase Directory January 25 – February 11, 2010. Twenty firms responded; four were interviewed. The Pre-selection Committee recommended the following firms in priority order.

- #1 O'Brien/Atkins Associates – Research Triangle Park, NC
- #2 RMF Engineering – Durham, NC
- #3 HIPP Engineering & Consulting, Inc. – Raleigh, NC

Jim Driscoll made a motion to approve the Pre-selection Committees' recommendation. Sam Vaughan seconded the motion. The selections were approved as recommended.

**6. UNIVERSITY OF NORTH CAROLINA GENERAL ADMINISTRATION**

No reports were presented.

**7. INFORMATION**

a. SCO Project Distribution Report

Greg Driver presented the report. He informed members that SCO was working on the requested trending report and should have it completed soon.

b. Emergency Requests

Greg Driver presented the following three emergency projects.

Department of Transportation – Replace Three Roofs at Dallas Maintenance Yard

Department of Transportation – Replace Roof at Sandy Ridge Maintenance Yard

UNC Greensboro – Repair Terra Cotta Cornices at Quad Residence Hall

**8. OLD BUSINESS**

Tommy Harrill, Design Review Manager, reported that an additional administrative support position for the past month has been very helpful. They have also begun to email owners when projects are received. He stated that Design Review has seen some reduction in projects, but not a lot. They currently have 75 in the cue, compared to 125 a year ago.

Chairman Criscenzo reminded members that Tommy Harrill would be retiring the end of March. He thanked Mr. Harrill for his contributions and hard work in Design Review over the past year.

**10. NEW BUSINESS**

Ryan Scruggs introduced the issue of special permission from the Board to allow DENR-Dry Cleaning Solvent Program to conduct the interviews for designers. He stated they would need six designers, which would involve eighteen interviews. All other procedures would remain the same: after selection, the recommendations would be sent to the State Construction Office for submittal to the Board. Greg Driver commented that these projects were not capital improvement projects. LeAnn Martin said that the Board does not have to approve these. After general discussion, Chairman Criscenzo tabled this item for the next meeting.

**11. SUBCOMMITTEES**

Innovations

Subcommittee Chair Paul Boney gave an update on subcommittee activities. He stated that the current issue they were examining was combined bidding. Perry Safran made a presentation with two handouts (Attachments 1 and 2). There was general discussion and questions from members. Attorney LeAnn Martin said she would review the material with Don Teeter and have input for the next meeting.

Rules

Subcommittee Chair John Thompson gave an update on this subcommittee. He stated they did not have any information to present at this time.

Pre-qualification

Subcommittee Lou Jurkowski distributed a draft Prequalification for Single Prime Contractors form to the Commission for their review (Attachment 3). She asked that questions or comments be emailed to her by February 15, 2010. They would like to present a final version to the Commission for a vote at the next meeting. The goal is to present this document at the State Construction Conference. Attorney LeAnn Martin said she would review this document and respond by the next meeting.

**12. SCHEDULE NEXT MEETING**

The next meeting was scheduled for March 16, 2010, at 10:00 am.

**13. CLOSED SESSION**

Valoree Eikinas made a motion that the Commission enter into closed session for the purpose of determining the 2010 recipients of the State Building Commission Certificates of Merit. Lou Jurkowski seconded the motion. The motion was approved by the Commission.

Greg Driver presented the list of recommendations (Attachment 13) for 2010 Certificates of Merit. There was general discussion on the nominees and questions about the number of awards and the criteria. Chairman Criscenzo stated that in the fall a subcommittee would be asked to address these issues. John Muter made a motion to accept the recommendations and Sam Vaughan seconded the motion. (John Thompson recused himself from the vote). The recommendations were approved.

Jim Driscoll made a motion to end the Closed Session and Valoree Eikinas seconded the motion. The motion to end the closed session was approved and Chairman Criscenzo announced the Commission was again in Open Session.

**11. ADJOURNMENT**

Chairman Criscenzo adjourned the meeting at 11:00 a.m.

Attachments



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Gregory A. Driver, PE, Secretary  
State Building Commission