

STATE BUILDING COMMISSION

March 28, 2006
11:00 a.m.
Suite 450, NC Education Building

MINUTES

MEMBERS PRESENT

Paul Boney
John Thompson
Lou Jurkowski
Buren Williford
Kevin MacNaughton
Stephen Criscenzo
Ron Hinson
John Kirkland

OTHERS PRESENT

Greg Driver, SCO
Ryan Scruggs, SCO
John Lail, DHHS
Ron Collier, AlphaCollier
John Lenfestey, NCSPA
Dave Simpson, AGC
Nathan Nallainathan, ESC
Zack Abegunrin, SCO
Gordon Rutherford, UNC-OP
Ellen Cutrone, SCO
Mike Decker, NCDOT
Jim Snakenberg, NCDOT
Ken Sanders, NCNG/CC&PS
Roland Myrick, NCNG/CC&PS
William Davis, SCO
Dave Crawford, AIA NC
Mark Janes, Atlas Engineering
Charlie Smith, NCDVA
Charles Zidar, NC State Parks
Cindy Browning, SCO
Brenda Partin, SCO

1) Chairman Paul Boney called the meeting to order. Upon a motion made by Mr.

Hinson, seconded by Mr. Thompson, Greg Driver will replace Speros Fleggas as the Secretary for the State Building Commission. Greg Driver is Interim Director of the State Construction Office. Speros Fleggas has been appointed Chief Deputy Secretary for the NC Department of Administration. Chairman Boney expressed his appreciation for the excellent job that Mr. Fleggas did as Secretary of the State Building Commission.

2) APPROVAL OF MINUTES –One correction to be made to the February minutes on item 18b to read as follows:

b. Kevin MacNaughton reported that the Subcommittee on Evaluation Forms was in the process of including some feedback from the leadership of NC AIA and that a more complete report would be given at the next meeting. Upon a motion made by Mr. Kirkland, seconded by Mr. Thompson, the minutes of the February 7, 2006 meeting were approved.

3) SELECTION OF DESIGN FIRM

Department of Administration

Division of Veterans Affairs

Utility Improvements at VA Medical Center in Salisbury

Mr. Charles Smith presented the project. Mr. Smith stated the project was advertised in the Purchase Directory on January 26, 2006, with 11 firms responding. Four were interviewed. The following firms were recommended in order of priority:

1. Harrell, Saltrick & Hopper, PC – Charlotte, NC
2. Pease Associates, Inc. – Charlotte, NC
3. Clark-Nexsen – Charlotte, NC

Upon a motion made by Mr. Hinson, seconded by Mr. Criscenzo, the selections were approved as submitted.

4) SELECTION OF DESIGN FIRM

Department of Administration

Division of Veterans Affairs

Water/Fire Main Replacement

Garner Road SBI/Highway Patrol Complex

Ms. Cindy Browning presented the project. Ms. Browning stated the project was advertised in the Purchase Directory on November 14, 2005, with 6 firms responding. Five were interviewed. The following firms were recommended in order of priority:

1. CH Engineering, PLLC – Raleigh, NC
2. Dewberry & Davis, Inc. – Raleigh, NC
3. George Finch/Boney and Associates, Inc. - Raleigh, NC

Chairman Boney stated that he was not affiliated with this firm. Upon a motion made by Mr. Criscenzo, seconded by Mr. MacNaughton, the selections were approved as submitted.

5) SELECTION OF DESIGN FIRM

Department of Health & Human Services

Annual Service Agreements

Architectural/Civil Engineering/Mechanical Engineering/Electrical Engineering Services

5.a – Annual Architectural Service Agreement for DHHS

Mr. John Lail presented the project. Mr. Lail stated the project was advertised in the Purchase Directory on from February 15 to February 27, 2006, with 19 firms responding. None were interviewed. The following firms were recommended in order of priority:

1. MHAworks – Chapel Hill, NC
2. PBCL Architecture – Asheville, NC
3. HH Architectural, PA – Raleigh, NC

The following firms are recommended as alternates:

4. Schenkel Schultz Architecture – Raleigh, NC
5. Design Development – Raleigh, NC
6. Architectural Design Studio – Asheville, NC

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

5.b – Annual Civil Engineering Service Agreement for DHHS

Mr. John Lail presented the project. Mr. Lail stated the project was advertised in the Purchase Directory on from February 15 to February 27, 2006, with 14 firms responding. None were interviewed. The following firms were recommended in order of priority:

1. CH Engineering – Raleigh, NC
2. Mattern & Craig – Asheville, NC
3. Coulter Jewell and Thames – Durham, NC

The following firms are recommended as alternates:

4. O'Brien & Gere – Raleigh, NC
5. Taylor Wiseman & Taylor – Cary, NC
6. McGill Associates - Asheville, NC

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

5.c – Annual Mechanical Engineering Service Agreement for DHHS

Mr. John Lail presented the project. Mr. Lail stated the project was advertised in the Purchase Directory on from February 15 to February 27, 2006, with 15 firms responding. None were interviewed. The following firms were recommended in order of priority:

1. Progressive Design Collaborative - Raleigh, NC
2. Reece, Nolan & McElrath – Waynesville, NC
3. Giffels Consulting Engineers & Architects – Raleigh, NC

The following firms are recommended as alternates:

4. PWI – Durham, NC
5. Sigma Engineered Solutions – Morrisville, NC
6. Brittain Engineering, Inc. – Hickory, NC

Upon a motion made by Mr. Criscenzo, seconded by Mr. Kirkland, the selections were approved as submitted.

5.d – Annual Electrical Engineering Service Agreement for DHHS

Mr. John Lail presented the project. Mr. Lail stated the project was advertised in the Purchase Directory on from February 15 to February 27, 2006, with 13 firms responding. None were interviewed. The following firms were recommended in order of priority:

1. Sigma Engineered Solutions – Morrisville, NC
2. Dibble & Pledger – Washington, NC
3. Brittain Engineering – Hickory, NC

The following firms are recommended as alternates:

4. PWI – Durham, NC
5. Progressive Design Collaborative – Raleigh, NC
6. Reece, Nolan & McElrath – Waynesville, NC

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

6) SELECTION OF DESIGN FIRM

NC State Ports Authority
Annual Service Agreement
Land & Hydrographic Surveying – 2006/2007
All NCSPA Terminals

Mr. John Lenfestey presented the project. Mr. Lenfestey stated the project was advertised in the Purchase Directory on February 14, 2006, with 6 firms responding. None were interviewed. The following firms were recommended in order of priority:

1. ESP Associates, PA – Wilmington, NC
2. Gahagan & Bryant Associates, Inc. – Wilmington, NC
3. McKim & Creed, PA – Wilmington, NC

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

7) SELECTION OF DESIGN FIRM

NC State Ports Authority
Port of Wilmington
EA/EIS for River Road Property Development

Mr. John Lenfestey presented the project. Mr. Lenfestey stated the project was advertised in the Purchase Directory on January 9, 2006, with 19 firms responding. Five were interviewed. The following firms were recommended in order of priority:

1. Catlin Engineers and Scientists – Wilmington, NC
2. Parsons, Brinckerhoff, Quade & Douglas, Inc. – Morrisville, NC
3. Kimley-Horn and Associates - Raleigh, NC

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

8) SELECTION OF DESIGN FIRM

Department of Transportation

New Division of Motor Vehicles/State Highway Patrol Facility

Cumberland County

Mr. James Snakenberg presented the project. Mr. Snakenberg stated the project was advertised in the Purchase Directory on January 10, 2006, with 14 firms responding. Four were interviewed. The following firms were recommended in order of priority:

1. MBAJ Architecture – Raleigh, NC
2. LVS Partnership Architects/Planners – Fayetteville, NC
3. ADW Architects, pa – Charlotte, NC

Upon a motion made by Ms. Jurkowski, seconded by Mr. MacNaughton, the selections were approved as submitted. Mr. Williford abstained from voting.

9) SELECTION OF DESIGN FIRM

Department of Crime Control & Public Safety

National Guard

Roof Replacement for Mount Olive and Red Springs Armories

Mr. Roland Myrick presented the project. Mr. Myrick stated the project was advertised in the Purchase Directory from December 13, 2005 through December 26, 2005, with 13 firms responding. None were interviewed. The following firms were recommended in order of priority:

1. Atlas Engineering, Inc. – Raleigh, NC
2. L. S. Agnew, Jr., PE – Raleigh, NC
3. Roof Engineering, Inc. – Raleigh, NC

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

10) SELECTION OF DESIGN FIRM

Department of Crime Control & Public Safety

National Guard

Roof Replacement for Burlington, Oxford & Sylva Armories

Mr. Roland Myrick presented the project. Mr. Myrick stated the project was advertised in the Purchase Directory from December 13, 2005 through December 26, 2005, with 11

firms responding. None were interviewed. The following firms were recommended in order of priority:

1. Roof Engineering, Inc. - Raleigh, NC
2. Atlas Engineering, Inc. - Raleigh, NC
3. Rooftop System Engineers, PC – Raleigh, NC

Upon a motion made by Mr. Criscenzo, seconded by Mr. Kirkland, the selections were approved as submitted.

11) SELECTION OF DESIGN FIRM

Department of Crime Control & Public Safety

National Guard

Roof Replacement for Morrisville Armory

Mr. Roland Myrick presented the project. Mr. Myrick stated the project was advertised in the Purchase Directory from December 13, 2005 through January 6, 2006, with 15 firms responding. Four were interviewed. The following firms were recommended in order of priority:

1. Rooftop System Engineers, PC – Raleigh, NC
2. Roof Engineering, Inc. - Raleigh, NC
3. AlphaCollier - Raleigh, NC

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

12) SELECTION OF DESIGN FIRM

Department of Cultural Resources

Repairs and Restorations to Structures

Horne Creek Farm State Historic Site in Pinnacle, NC

Mr. Ryan Scruggs will be presenting the Department of Cultural Resources projects for Mr. Joe Henderson due to illness. Mr. Scruggs stated the project was advertised in the Purchase Directory from February 8, 2006 through February 21, 2006, with 4 firms responding. None were interviewed. The following firms were recommended in order of priority:

1. DCF Engineering, Inc. – Cary, NC
2. Efrid Sutphin & Associates, PA - Greensboro, NC
3. Wesley M. Coble, Architect and Planner – Raleigh, NC

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

13) SELECTION OF DESIGN FIRM

Department of Cultural Resources

Archaeological Ruins Stabilization

Brunswick Town State Historic Site in Winnabow, NC

Mr. Ryan Scruggs presented the project. Mr. Scruggs stated the project was advertised in the Purchase Directory from February 8, 2006 through February 21, 2006, with 5 firms responding. None were interviewed. The following firms were recommended in order of priority:

1. DCF Engineering, Inc. – Cary, NC
2. John Milner Associates, Inc. – West Chester, PA
3. Isosceles Design - Raleigh, NC

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

14) SELECTION OF DESIGN FIRM

Department of Cultural Resources
Collins Mansion Foundation Repair
Somerset Place State Historic Site in Columbia, NC

Mr. Ryan Scruggs presented the project. Mr. Scruggs stated the project was advertised in the Purchase Directory from November 10, 2005 through November 29, 2005, with 3 firms responding. Three were interviewed. The following firms were recommended in order of priority:

1. MACTEC – Raleigh, NC
2. Sutton-Kennerly & Associates, Inc. – Raleigh, NC
3. Engineering Consulting Services, LTD – Raleigh, NC

Upon a motion made by Mr. Thompson, seconded by Mr. Kirkland, the selections were approved as submitted. Mr. Criscenzo abstained from voting.

15) SELECTION OF DESIGN FIRM

Department of Cultural Resources
Building Repairs and Signers Memorial
Historic Edenton State Historic Site

Mr. Ryan Scruggs presented the project. Mr. Scruggs stated the project was advertised in the Purchase Directory from November 10, 2005 through November 28, 2005, with 3 firms responding. Three were interviewed. The following firms were recommended in order of priority:

1. Gurlitz Architectural Group – Durham, NC
2. Hager Smith Design – Raleigh, NC
3. Stephens Architecture – New Bern, NC

Upon a motion by Mr. Criscenzo, seconded by Mr. Hinson, the selections were approved as submitted.

16) SELECTION OF DESIGN FIRM

Department of Cultural Resources
Elliot Hall and Kimball Hall Renovations
Charlotte Hawkins Brown Memorial State Historic Site in Sedalia, NC

Mr. Ryan Scruggs presented the project. Mr. Scruggs stated the project was advertised in the Purchase Directory from November 10, 2005 through November 30, 2005, with 11 firms responding. Five were interviewed. The following firms were recommended in order of priority:

1. Hager Smith Design – Raleigh, NC
2. Gurlitz Architectural Group – Durham, NC
3. Roughton, Nickelson, De Luca - Durham, NC

Upon a motion by Mr. Hinson, seconded by Ms. Jurkowski, the selections were approved as submitted.

17) 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 “Summary – CM@Risk/Single Prime Bid, Welborn Cafeteria Replacement – Appalachian State University, March 2, 2006.”

b. Mr. Kevin MacNaughton reported that the Subcommittee on Evaluation Forms met on March 2nd and today. Revising and simplifying forms should make evaluation easier. Recommendations are due to come in on June 1st.

18) INFORMATION

Mr. Gordon Rutherford presented Project Distribution sheet and designer selections for University projects.

There were six (6) emergency projects:

1. North Carolina Central University
Steam Line Repairs to Various Buildings
Durham, NC
2. University of North Carolina at Chapel Hill
Repair to North Chiller Plant
Chapel Hill, NC
3. University of North Carolina at Chapel Hill
Repair Cogeneration Steam Tunnel
Chapel Hill, NC
4. State Ports Authority
Repair Dock Structure Berth #2 at Port of Wilmington
Wilmington, NC
5. State Ports Authority
Repair to Concrete Support Piles at Berth #8 at Port of Wilmington
Wilmington, NC
6. NC Office of Technology Services
Backup Data Center
Raleigh, NC

Chairman Boney stated that no vote was needed on these projects. This was for information purposes only.

19) OLD BUSINESS

Mr. Kevin MacNaughton said that Central Piedmont Community College had requested and been approved for an alternative contracting method approximately one year ago. It would be nice to hear from them at the next meeting on the progress. Mr. Greg Driver said he will contact them.

Mr. MacNaughton asked if there are any major changes in the Legislative Capital Project Planning Committee. Mr. Driver said he would report this information at the next meeting.

A Retainage Study Committee report will be heard at the next State Building Commission meeting.

Mr. Steve Criscenzo stated that the Code Council has formed an AdHoc Committee that includes Bert Neily with the State Construction Office, himself, along with others, to come up with statewide guidelines for special inspections that will give some guidance on when special inspections are needed and what the process would be for their use.

20) NEW BUSINESS

Mr. Ron Hinson said that ABC Plumbing Company won a National Craft Guild Award at the National Convention.

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

22) The meeting was adjourned by the Chairman at 12:04 p.m.