

STATE BUILDING COMMISSION

June 26, 2007
10:00 a.m.
New Education Building, Suite 450
Raleigh, NC

M I N U T E S

MEMBERS PRESENT

Chairman Kevin MacNaughton, Buren Williford, Steve Criscenzo, Terry Turner, Lou Jurkowski, John Thompson, Paul Boney, and Ron Hinson

OTHERS PRESENT

Terrance Feravich (UNC); Thurman Turner (Crime Control and Public Safety); Don Stacy, Dana Phillips (NC Justice Academy); John Lail (Department of Health & Human Services); Darren England (Department of Environment & Natural Resources); Jim Snakenberg (Department of Transportation); D. Irish (CMS); LeAnn Rhodes (Attorney General's Office); Greg Driver, Ryan Scruggs, Cindy Browning, Bill Davis, Veronica Howell (State Construction Office)

1. CALL TO ORDER

Chairman Kevin MacNaughton called the meeting to order at 10:00 a.m.

ETHICS STATEMENT

Chairman MacNaughton read the State Government Ethics Act Statement. Paul Boney recused from Agenda Item 6. Steve Criscenzo recused from Agenda Items 9, 10, 11, and 13.

2. APPROVAL OF MINUTES

There were no comments or changes to the minutes of the May 22, 2007, meeting. Lou Jurkowski made a motion to approve the minutes and the motion was seconded by Terry Turner. The minutes were approved as written.

Ryan Scruggs presented Agenda Items 3-5.

3. SELECTION OF DESIGN FIRM

Department of Administration
New Education Building
Renovation of State Board of Education Meeting Room

The project was advertised in the Purchase Directory Jun3 4-14, 2007. Eleven firms responded; none were interviewed. The Pre-selection Committee recommended the following firms in priority order.

- #1 HH Architecture, PA – Raleigh, NC
- #2 Davis Kane Architects – Raleigh, NC
- #3 Roughton Nickelson De Luca Architects, PA – Durham, NC

4. SELECTION OF DESIGN FIRM

Department of Environment and Natural Resources
Division of Water Resources
Removal of Abandoned Bridge near Clyde NC

The project was advertised in the Purchase Directory on May 7, 2007. Three firms responded; none were interviewed. The Pre-selection Committee recommended the following firms in priority order.

- #1 Vaughn & Melton, Inc. – Asheville, NC
- #2 Florence and Hutcheson – Raleigh, NC
- #3 Envision Associates, Inc. – Asheville, NC

5. SELECTION OF DESIGN FIRM

Department of Health & Human Services
Dorothea Dix Hospital
Edgerton Building Upgrades

The project was advertised in the Purchase Directory February 22 – March 12, 2007. Ten firms responded; four were interviewed. The Pre-selection Committee recommended the following firms in priority order.

- #1 Pease Associates – Charlotte, NC
- #2 The Wooten Company – Raleigh, NC
- #3 Design Development – Raleigh, NC

Ron Hinson made a motion to approve the Committees' recommendations for Items 3-5. Buren Williford seconded the motion. The selections were approved as recommended.

6. SELECTION OF DESIGN FIRM

Department of Transportation
New Hanover County DMV
SHP Complex

Ryan Scruggs presented the project. The project was advertised in the Purchase Directory on March 26, 2007. Seventeen firms responded; four were interviewed. The Pre-selection Committee recommended the following firms in priority order.

- #1 LS3P Associates, LTD – Wilmington, NC
- #2 MBAJ Architecture – Raleigh, NC
- #3 ADW Architects, PA – Charlotte, NC

Terry Turner made a motion to approve the Committee's recommendation for Item 6. John Thompson seconded the motion. *Paul Boney recused from the vote.* The selections were approved as recommended.

Ryan Scruggs presented Items 7-8.

7. SELECTION OF DESIGN FIRM

Department of Justice
NC Justice Academy in Salemburg
Royal Classroom Building Renovation

The project was advertised in the Purchase Directory April 30 – May 15, 2007. Seventeen firms responded; four were interviewed. The Pre-selection Committee recommended the following firms in priority order.

- #1 Smith Sinnett Architecture – Raleigh, NC
- #2 Oakley Collier Architects – Rocky Mount, NC
- #3 Design Development – Raleigh, NC

8. SELECTION OF DESIGN FIRM

Department of Justice
Western NC Justice Academy in Edneyville
Window Repairs for Dormitory and Administration Building

The project was advertised in the Purchase Directory May 18-29, 2007. Four firms responded; none were interviewed. The Pre-selection Committee recommended the following firms in priority order.

- #1 Harrell, Saltrick, and Hooper – Charlotte, NC
- #2 REI – Charlotte, NC
- #3 MBAJ Architecture – Charlotte, NC

Steve Criscenzo made a motion to approve the Committee's recommendations for Items 7 and 8. Lou Jurkowski seconded the motion. The selections were approved as recommended.

Ryan Scruggs presented Items 9-11.

9. SELECTION OF DESIGN FIRM

Department of Crime Control & Public Safety
National Guard
Rockingham Readiness Center Targeted Renovations

The project was advertised in the Purchase Directory April 17-30, 2007. Four firms responded; none were interviewed. The Pre-selection Committee recommended the following firms in priority order.

- #1 RTD Associates, PA – Matthews, NC
- #2 Efirid Sutphin Pearce & Associates, PA – Greensboro, NC
- #3 MACTEC Engineering and Consulting, Inc. – Raleigh, NC

10. SELECTION OF DESIGN FIRM

Department of Crime Control & Public Safety
National Guard
Farmville Readiness Center Roof Replacement

The project was advertised in the Purchase Directory April 17-30, 2007. Nine firms responded; none were interviewed. The Pre-selection Committee recommended the following firms in priority order.

- #1 MACTEC Engineering and Consulting, Inc. – Raleigh, NC
- #2 Roof Engineering, Inc. – Greenville, NC
- #3 Atlas Engineering, Inc. – Raleigh, NC

11. SELECTION OF DESIGN FIRM

Department of Crime Control & Public Safety
National Guard
Winston-Salem Readiness Center Roof Replacement

The project was advertised in the Purchase Directory April 17-30, 2007. Ten firms responded; none were interviewed. The Pre-selection Committee recommended the following firms in priority order.

- #1 Roof Engineering, Inc. – Raleigh, NC
- #2 Rooftop Systems Engineers, PC – Raleigh, NC
- #3 MACTEC Engineering and Consulting, Inc. – Raleigh, NC

Ron Hinson made a motion to approve the Committee's recommendations for Items 9-11. Lou Jurkowski seconded the motion. *Steve Criscenzo recused from Items 9-11.* The selections were approved as recommended.

12. **SELECTION OF DESIGN FIRM**

Department of Crime Control & Public Safety
National Guard
Parking Lot Renovations for Lincolnton, Morganton and Marion Readiness Centers

Ryan Scruggs presented the project. The project was advertised in the Purchase Directory April 17-30, 2007. Ten firms responded; none were interviewed. The Pre-selection Committee recommended the following firms in priority order.

- #1 Timmons Group – Greensboro, NC
- #2 Stewart Engineering, Inc. – Charlotte, NC
- #3 Mattern & Craig, Inc. – Asheville, NC

Paul Boney made a motion to approve the Committee's recommendation for Item 12. John Thompson seconded the motion. The selection was approved as recommended.

13. **SELECTION OF DESIGN FIRM**

Department of Crime Control & Public Safety
National Guard
Asheboro Readiness Center Targeted Renovations and Roof Replacement

Ryan Scruggs presented the project. The project was advertised in the Purchase Directory April 17-30, 2007. Seven firms responded; none were interviewed. The Pre-selection Committee recommended the following firms in priority order.

- #1 Alpha Collier Architecture, Inc. – Raleigh, NC
- #2 MACTEC Facilities Design, PLLC – Raleigh, NC
- #3 Efird Sutphin Pearce & Associates, PA – Greensboro, NC

Ron Hinson made a motion to approve the Committee's recommendation. Lou Jurkowski seconded the motion. *Steve Criscenzo recused from the vote.* The selection was approved as recommended.

14. **REPORTS – UNIVERSITY OF NORTH CAROLINA GENERAL ADMINISTRATION**

- a. Status of CM at Risk Projects Advertised After January 1, 2002
- b. Designer Selections – All Project Categories

Terry Feravich presented the above reports. There were no questions from Commission members.

15. **INFORMATION**

- a. Project Distribution

Greg Driver presented the report stating that the State Construction Office currently had 1,863 projects with a cost of approximately \$6.9 billion. Mr. Driver asked if members found the information in the report useful and if they needed any additional statistics. Steve Criscenzo stated he thought a report or graph showing trends in project numbers would be helpful when looking at staffing requirements for the State Construction Office. Mr. Driver stated that the number of projects was the important figure because the paperwork was the same regardless of the cost. He will provide additional information to members showing trends.

- b. Emergency Selections

- (1) Department of Juvenile Justice & Delinquency Prevention
 - Swannanoa Valley Youth Development Center
 - Sweatt Cottage Security and Maintenance Upgrades
- (2) University of North Carolina
 - Elizabeth City State University
 - Mitchell-Lewis Residence Hall Repairs

Chairman MacNaughton stated that although emergency selections did not require an approval process by the Commission, he and Greg Driver had some concerns about agencies' and universities' understanding of what constitutes an emergency selection. To address these concerns, Chairman MacNaughton requested that Mr. Driver collaborate with Terry Feravich and Gordon Rutherford to draft a letter to agencies and universities detailing the General Statute requirements for declaring a project an emergency.

16. **SUBCOMMITTEE ON LEGISLATIVE STUDY COMMISSION RECOMMENDATIONS (LSCR)**

Chairman MacNaughton asked for a report from Steve Criscenzo, the LSCR Subcommittee Chairman. Mr. Criscenzo reported that the subcommittee met prior to today's Commission meeting. He distributed a matrix listing all the recommendations, effort required, comment field, and a status field. Mr. Criscenzo stated that although the main focus of the subcommittee will be Accountability; all twenty-six recommendations were categorized under Accountability, Communications, Owning Agency Flexibility, Training, Resource Needs, or Reports. Three subgroups were formed to address the recommendations regarding Accountability: Subgroup 1, led by Paul Boney; Subgroup 2, led by Lou Jurkowski; and Subgroup 3, led by Steve Criscenzo. Mr. Criscenzo said the first task was to decide who the stakeholders of each subgroup should be. He asked that anyone interested in working on a subgroup should contact the subgroup leader. Mr. Criscenzo stated that he will update the matrix to reflect the recommendations assigned to each subgroup and he will also update the Status column of the matrix and present it at each Commission meeting. Mr. Criscenzo informed members that a conference call has been scheduled for July 10 at 3:00 to discuss make-up of the subgroups, goals, and schedules.

Steve Criscenzo asked Greg Driver to give an update on the bills before the Legislature. Mr. Driver stated that House Bill 73 had passed the House and was currently in the Senate Commerce Committee. Recommendation 17, increasing the bonding limit, was struck from the bill and he sees no movement to put this back in the bill. Subsequently, the bonding limit will remain at \$300,000. Recommendation 22, requiring a market study of engineer and architect position classifications, remains in HB 73. Therefore, recommendations 16, 17, 18, and 22 require no action by the LSCR Subcommittee. He informed members that if the bills passed, many updates to the State Building Commission's Administrative Code (NCAC) would be necessary in areas such as designer selection numbers, and designer and contractor evaluations would need to be updated. Mr. Driver stated he did not believe we were at a point to address NCAC updates. There was general discussion on this process and the consensus was to form a separate Subcommittee on NCAC Updates after Legislative action was complete.

Mr. Criscenzo asked members to look at recommendations 11-15 under Communications. He stated that these do not require action, only coordination between the Department of Insurance, the State Construction Office, and agencies and universities. The LSCR Subcommittee decided that a letter should be sent from the Commission with "guidelines for improved communication." Greg Driver will send the memo to staff, agencies, universities, AIA, and ACEC before the September Commission meeting. The State Building Commission will then only need to follow-up to determine if communication has improved or if the guidelines need to be revisited.

Addressing the training category, Mr. Criscenzo informed members that Greg Driver would be contacting the Department of Insurance to obtain more information about recommendation 20.

Under the Resource Needs category, Mr. Driver stated that recommendation 21 was in progress in the Department of Insurance, and recommendation 22 is included in legislation. Steve Criscenzo informed Chairman MacNaughton that the subcommittee wanted to address recommendation 23 under New Business. Mr. Driver stated that recommendations 24 and 25 are moving in the Legislature.

17. **OLD BUSINESS**

Commission Members' Terms Expiring

Chairman MacNaughton informed members that although terms expired on June 30, 2007, for Paul Boney, Ron Hinson and Buren Williford, notifications had not been received for their replacements. All three agreed to serve until new members were appointed.

Nominating Committee for New Officers

Lou Jurkowski and John Kirkland were appointed as the Nominating Committee at the May 22 meeting. As Chair, Ms. Jurkowski made a motion to seat John Thompson as Chairman and John Kirkland as Vice Chair. Paul Boney seconded the motion. (*John Thompson recused from the vote*). The nominations were approved.

18. **NEW BUSINESS**

As Chair of the LSCR Subcommittee, Steve Criscenzo asked that the Commission address recommendation 23 dealing with the impact of large capital improvement authorizations on the review/inspection agencies. The LSCR Subcommittee felt the criticality of this recommendation warranted input from the Commission. Specific issues to address are: How does the impact get conveyed to the Budget Office and what is the State Building Commission's role in this? There was general discussion on this issue and what Commission members could do in the short term. Mr. Criscenzo expressed the Subcommittee's recommendation that the Commission's report in April include a methodology for quantifying the needs of the review/inspection agencies, and that the process be one that the Budget Office and Fiscal Research will support. The Commission agreed that a process would be a part of their report.

19. **SCHEDULE NEXT MEETING**

The next Commission meeting was scheduled for July 31 at 10:00. Steve Criscenzo also scheduled a Subcommittee meeting for July 31 at 9:00.

20. **ADJOURNMENT**

Chairman MacNaughton adjourned the meeting at 11:30.