

STATE BUILDING COMMISSION

July 22, 2008
10:00 a.m.
New Education Building, Suite 450
Raleigh, NC

MINUTES

MEMBERS PRESENT

Chairman John Thompson, Kevin MacNaughton, Terry Turner, Steve Criscenzo, Lou Jurkowski, and John Muter.

OTHERS PRESENT

Dolan Simmons, Erin Lawrence, Peter Doovin, D. Alexander (Department of Environment & Natural Resources); Susan Gentry (Department of Insurance); Peter Veit, (Department of Health & Human Services); Mark Cooney (DCR); Terrance Feravich (UNC); Genna Olson, Gabe Arges (ATC); David Crawford (AIA); Dave Simpson (Carolinas AGC); Brad Woodell (M&N); Greg Driver, Ryan Scruggs, Veronica Howell (State Construction Office).

1. CALL TO ORDER

Chairman John Thompson called the meeting to order at 10:00 a.m.

a. Ethics Statement

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

b. New Officers

Chairman Thompson asked Kevin MacNaughton, Chairman of the Nominating Committee, to report on nominations. Mr. MacNaughton informed members that John Kirkland was the nominee for chairman and Steve Criscenzo was the nominee for vice chairman. Lou Jurkowski made a motion to approve the recommendations and John Muter seconded the motion. The nominations were approved.

c. New Appointments

Greg Driver informed members that a letter was included in the meeting materials reappointing Lou Jurkowski to the Commission. He also distributed a copy of House Bill 2788, which included the reappointment of John Thompson and Steve Criscenzo.

2. APPROVAL OF MINUTES

Kevin MacNaughton made a motion to approve the minutes of the June 3, 2008, meeting. The motion was seconded by Terry Turner. The minutes were approved as written.

Ryan Scruggs presented Agenda Items 3-10.

3. SELECTION OF DESIGN FIRM

Department of Administration
Museum of History - Security Improvements and Door Repairs

The project was advertised in the Purchase Directory April 8-30, 2008. Four firms responded; three were interviewed. The Pre-selection Committee recommended the following firms in priority order.

- #1 Stanford White, Inc. - Raleigh, NC
- #2 Gomes + Staub Architects - Raleigh, NC
- #3 Swanson + Stewart Architects, PA - Raleigh, NC

4. SELECTION OF DESIGN FIRM

Department of Commerce
Wanchese Seafood Industrial Park Authority
Environmental Assessment, Permitting and Planning for New Perquimans County Marine Industrial Park

The project was advertised in the Purchase Directory May 14-23, 2008. Thirteen firms responded; four were interviewed. The Pre-selection Committee recommended the following firms in priority order.

- #1 Moffatt & Nichol - Raleigh, NC
- #2 URS Corporation-North Carolina - Morrisville, NC
- #3 Albemarle & Associates, LTD - Kill Devil Hills, NC

5. SELECTION OF DESIGN FIRM

Department of Cultural Resources
Charlotte Hawkins Brown State Historic Site - Infrastructure Improvements

The project was advertised in the Purchase Directory on May 13-29, 2008. Eight firms responded; four were interviewed. The Pre-selection Committee recommended the following firms in priority order.

- #1 Cavanaugh & Associates, PA - Winston-Salem, NC
- #2 Dewberry & Davis, Inc. - Raleigh, NC
- #3 Davis, Martin, Powell and Associates, Inc. - High Point,, NC

6. SELECTION OF DESIGN FIRM

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

The project was advertised in the Purchase Directory April 24 through May 8, 2008. Twelve firms responded; four were interviewed. The Pre-selection Committee recommended the following firms in priority order.

- #1 Roof Engineering, Inc. - Charlotte, NC
- #2 RTD Associates, PA - Monroe, NC
- #3 Atlas Engineering, Inc. - Raleigh, NC

7. SELECTION OF TWO DESIGN FIRMS

Department of Health & Human Services
Annual Services Agreements for Commissioning Services

The project was advertised in the Purchase Directory on April 16-28, 2008. Ten firms responded; none were interviewed. The Pre-selection Committee recommended the following firms in priority order.

- #1 RMF Engineering - Durham, NC
 - #2 System WorCx, LLC - Charlotte, NC
- Alternates:
- #3 Facility Dynamics - Greensboro, NC
 - #4 Commissioning WorCx - Jamestown, NC

8. SELECTION OF DESIGN FIRM

Department of Environment & Natural Resources
Parks & Recreation - Gorges State Park
Commissioning Services for Phase 1-B (Visitor Center, Maintenance Compound, and Picnic Shelter)

The project was advertised in the Purchase Directory on April 14, 2008. Five firms responded; four were interviewed. The Pre-selection Committee recommended the following firms in priority order.

- #1 System WorCx, PLLC - Charlotte, NC
- #2 Elm Engineering, Inc. - Charlotte, NC
- #3 The Wooten Company - Hickory, NC

9. SELECTION OF DESIGN FIRM

Department of Environment & Natural Resources
Museum of Natural Sciences - Prairie Ridge Ecostation – Phase 2

The project was advertised in the Purchase Directory on April 16, 2008. Seven firms responded; four were interviewed. The Pre-selection Committee recommended the following firms in priority order.

- #1 Frank Harmon Architect - Raleigh, NC
- #2 HH Architecture, PA - Raleigh, NC
- #3 Swanson+Stewart Architects, PA - Raleigh, NC

10. SELECTION OF TWO DESIGN FIRMS

Department of Environment & Natural Resources
Division of Waste Management
Dry Cleaning Solvent Clean-up Program

The project was advertised in the Purchase Directory on March 27, 2008. Twenty-three firms responded; six were interviewed. The Pre-selection Committee recommended the following firms in priority order.

- #1 ATC Associates of NC, PC - Raleigh, NC
- #2 Withers and Ravenel Engineering and Surveying, Inc. - Cary, NC

Alternates:

- #3 URS Corporation-North Carolina - Charlotte, NC
- #4 AMEC Earth & Environmental, Inc. - Raleigh, NC
- #5 Solutions-IES, Inc. - Raleigh, NC
- #6 Marshall Miller & Associates, Inc. - Raleigh, NC

Lou Jurkowski made a motion to approve the Committees' recommendations for Agenda Items 3-10. Kevin MacNaughton seconded the motion. The selections were approved as recommended.

11. REPORTS - UNIVERSITY OF NORTH CAROLINA GENERAL ADMINISTRATION

- a. Designer Selections - Projects Over and Under \$2,000,000
- b. Status of CM at Risk Projects Advertised After January 1, 2002
- c. Open-end Designer Agreements

In Gordon Rutherford's absence, Terry Feravich presented the reports. There were no questions.

Mr. Feravich reported that the 2000 Higher Education Bond Program was coming to an end. The program had \$2.4 billion in expenditures and there were currently thirty-two projects in construction. Beyond August 1 there would be fourteen projects left in the program. There most important issue now was the administrative close-out of the projects.

Mr. Feravich reported that the General Assembly was generous to the University System as evidenced by \$840 million dollars in appropriations and COP's. He also reported that the NC

Research Campus in Kannapolis will be opening the first university-associated building in the next several months. This was a public/private venture that would benefit all North Carolinians.

Steve Criscenzo introduced the issue of the impact of these appropriations. A discussion followed on the impact to the University System, the Department of Insurance, and the State Construction Office.

12. **UPDATE ON NCSU LEGISLATION - UTILITY INFRASTRUCTURE PROJECT - Kevin MacNaughton**
Kevin MacNaughton reported that the legislation did not pass; however, they feel it is a worthwhile project and will continue to pursue it.
13.
 - a. **Project Distribution**
Greg Driver presented the reports. He informed members that Tommy Harrill was the Assistant Director of the Design Review Section and he was doing a great job as evidenced by the fact that reviews had been up to 75 days but were now down to 35-40 days. The goal was 30 days.
 - b. **Interim Report on Implementation of the Study Commission on State Construction Inspection Recommendations**

Mr. Driver informed members that a copy of the Interim Report was included in member materials and that the final report was due December 31, 2008. The Subcommittee would meet following the Commission meeting.
 - c. **Emergency Selections**
 - Department of Juvenile Justice & Delinquency Prevention - Samarkand Manor Heating Fuel Clean-up
 - Department of Agriculture & Consumer Services - Storm Damage at Piedmont Triad Farmers Market
 - Winston-Salem State University - C.E. Gaines Center Roof Repairs
Mr. Driver presented the emergency selections. No action was required by the Commission.
 - d. **InterScope Update**
Mr. Driver introduced Mike Gioielli, the programmer who is updating InterScope. Mr. Gioielli gave an overview of the ongoing updates including a detailed explanation of the electronic designer and contractor evaluation forms. Mr. Gioielli answered questions by Commission members and there was a general discussion on training, accessibility, accountability, prequalification, the needed rule changes and setting up a subcommittee to address this issue.
14. **OLD BUSINESS**
No old business was introduced.
15. **NEW BUSINESS**
No new business was introduced.
16. **SCHEDULE NEXT MEETING**
The next meeting was scheduled for August 26, 2008. Lou Jurkowski recommended the Commission set meeting dates for the remainder of the year. Meeting dates are: September 23, 2008; October 28, 2008; November 18, 2008; and January 27, 2009.

Greg Driver reminded members that the State Construction Conference is scheduled for March 24-25, 2009.
17. **SUBCOMMITTEES**
There were no subcommittee reports. Greg Driver reminded members that the Subcommittee on the Legislative Study Commission Recommendations would be held following the Commission meeting.
18. **ADJOURNMENT**
Chairman Thompson thanked members for their hard work during his tenure as chairman. He adjourned the meeting at 11:05 a.m.