

STATE BUILDING COMMISSION

August 28, 2007
10:00 a.m.
New Education Building, Suite 450
Raleigh, NC

M I N U T E S

MEMBERS PRESENT

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

OTHERS PRESENT

Gordon Rutherford (UNC-GA); Susan Gentry (Department of Insurance); Terry Harper (Department of Cultural Resources); Dolan Simmons (Department of Environment & Natural Resources); Tom Covington (NC Wildlife Resources Commission); Jim Klinger (Fiscal Research-General Assembly); Don Teeter, LeAnn Rhodes (Attorney General's Office); Greg Driver, Ryan Scruggs, Veronica Howell (State Construction Office).

1. CALL TO ORDER AND ETHICS STATEMENT

Chairman John Thompson called the meeting to order at 10:05 a.m. and read the Ethics Statement.

2. APPROVAL OF MINUTES

There were no changes to the minutes of the July 31, 2007, meeting. Kevin MacNaughton made a motion to approve the minutes and the motion was seconded by Lou Jurkowski. The minutes were approved as written.

Ryan Scruggs presented the projects for Agenda Items 3, 4, 5, 6, 7, and 9.

3. SELECTION OF DESIGN FIRM

Department of Environment and Natural Resources
Wildlife Resources Commission - Chowan River Bridge Site Renovations

The project was advertised in the Purchase Directory June 29 through July 13, 2007. Three firms responded; all three were interviewed. The Pre-selection Committee recommended the following firms in priority order.

- #1 JKF Architecture - Greenville, NC
- #2 Cahoon and Kasten Architects - Nags Head, NC
- #3 TranSite Consulting Engineers, Inc. - Raleigh, NC

4. SELECTION OF DESIGN FIRM

Department of Environment and Natural Resources
Museum of Natural Sciences - Dome Roof Repairs

The project was advertised in the Purchase Directory on June 1, 2007. Nine firms responded; none were interviewed. The Pre-selection Committee recommended the following firms in priority order.

- #1 Sutton-Kennerly & Associates, Inc. - Greensboro, NC
- #2 Rooftop Systems Engineers, PC - Raleigh, NC
- #3 Roof Engineering, Inc. - Raleigh, NC

5. **SELECTION OF DESIGN FIRM**

Department of Environment and Natural Resources
Division of Forest Resources - Jordan Lake ESF Training Building

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

- #1 Davenport Architecture + Design, Inc. - Apex, NC
- #2 W.W. Kingsbury, Architect - Durham, NC
- #3 Smith Sinnett Architecture, PA - Raleigh, NC

6. **SELECTION OF DESIGN FIRM**

Department of Cultural Resources
Reed Gold Mine Visitor Center - HVAC Replacement

The project was advertised in the Purchase Directory March 9-22, 2007. Five firms responded; none were interviewed. The Pre-selection Committee recommended the following firms in priority order.

- #1 Ramsay, Burgin, Smith, Architects, Inc. - Salisbury NC
- #2 United Engineering Group, PA - Charlotte, NC
- #3 ENG Engineering, Inc. - Raleigh, NC

7. **SELECTION OF DESIGN FIRM**

Department of Cultural Resources
Somerset Place Historic Site - HVAC System Replacement

The project was advertised in the Purchase Directory March 9-22, 2007. Five firms responded; none were interviewed. The Pre-selection Committee recommended the following firms in priority order.

- #1 Engineered Designs, Inc. - Raleigh, NC
- #2 Apogee Consulting - Raleigh, NC
- #3 ENG Engineering, Inc. - Raleigh, NC

8. *(Presented separately - see below)*

9. **SELECTION OF DESIGN FIRM**

Department of Cultural Resources
Commissioning Services for Expansion of NC Museum of Art

The project was advertised in the Purchase Directory April 18, through May 4, 2007. Fifteen firms responded; four were interviewed. The Pre-selection Committee recommended the following firms in priority order.

- #1 RMF Engineering, Inc. - Durham, NC
- #2 EMC Engineers, Inc. - Raleigh, NC
- #3 Engineering Economics, Inc. - Roanoke, VA

Steve Criscenzo made a motion to approve the Committees' recommendations. The motion was seconded by Kevin MacNaughton. The selections for Item Nos. 3, 4, 5, 6, 7, and 9 were approved as recommended.

8. **SELECTION OF DESIGN FIRM**

Department of Cultural Resources
Museum of Cape Fear Visitor Center Repairs

Ryan Scruggs presented the project. The project was advertised in the Purchase Directory March 9-22, 2007. Six firms responded; none were interviewed. The Pre-selection Committee recommended the following firms in priority order.

- #1 The LSV Partnership - Fayetteville, NC
- #2 Davenport Architecture and Design - Apex, NC
- #3 MACTEC - Raleigh, NC

Terry Turner made a motion to approve the Committee's recommendation. John Kirkland seconded the motion. *Steve Criscenzo recused himself from the vote.* The selections were approved as recommended.

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

- a. Designer Selections – All Project Categories
- b. Status of CM at Risk Projects Advertised After January 1, 2002
- c. Original CM at Risk Projects Advertised Prior to January 1, 2002
Six of Thirteen Contract Completion Reports

Gordon Rutherford presented the reports saying there were not many changes in the CM at Risk except that completion reports were received for six of thirteen projects.

11. **INFORMATION**

Project Distribution

Greg Driver presented the report informing members that the "total projects" should decrease significantly since SCO's file room position has been filled and a number of final reports will be forthcoming. John Kirkland inquired about the new SCO positions. Mr. Driver responded that he was proceeding to fill the four Design Review positions, but the three FCAP positions, and the Life Cycle Cost position, although approved, were not funded.

12. **SUBCOMMITTEE ON LEGISLATIVE STUDY COMMISSION RECOMMENDATIONS**

Steve Criscenzo informed members there were two groups working on various issues; one headed by Paul Boney and the second by Lou Jurkowski. Mr. Criscenzo asked Ms. Jurkowski to report on her Subgroup meeting earlier in the morning. Mr. Jurkowski stated that her group was looking at the evaluation for review and owning agencies, and the design contract to reflect more accountability for all agencies. She reported they had set the schedule of meetings through April and talked about the schedule of the project, which is the driving force for these changes. Everyone is to come to the next meeting prepared to discuss how their own agency works. Ms. Jurkowski stated she understood the Governor had signed HB 73 and asked Greg Driver if they could get a copy. Mr. Driver agreed to send this to members.

Mr. Driver stated that current State Building Commission Administrative Code directs that for projects under \$100,000., owners select the design without advertisement. SBC rules require that projects from \$100,000. to \$500,000. be advertised but not interviewed. HB 73 changed that - projects under \$500,000., you select. Until we change our rules, you will not see anything not interviewed. Projects under \$500,000., owners select. We are continuing to work through Ryan Scruggs to ensure we do not select the same firms. Mr. Driver stated that a subcommittee will need to be set up to deal with the necessary changes to the Administrative Code. He is keeping a list of needed changes.

Mr. Criscenzo discussed his concerns that the various groups working on changes could possibly be focusing on the same issues. There was general discussion on the membership of the various groups and how to prevent this redundancy.

13. OLD BUSINESS

Ryan Scruggs reported that he had contacted the Piedmont Triad Airport Authority regarding their design build status in response to Ron Hinson's question at the July meeting. Mr. Scruggs reported that the FAA had halted the project for an environmental assessment and that it probably would be the end of the end before this process was complete.

14. NEW BUSINESS

Ryan Scruggs informed members that Forsyth County had submitted a design build request, which would be considered at the September 25 meeting. (Note: A copy of the application and the Administrative Code "State Building Commission's Procedures and Criteria for Authorization to use an Alternative Contracting Method" were emailed to members on August 30, 2007).

Don Teeter addressed the design build method and the Commission's authority to approve alternative contracting methods.

Chairman Thompson presented Kevin MacNaughton a Certificate of Appreciation for his work as Chairman during the previous twelve months and his continuing efforts with the Commission. He informed members that certificates would be mailed to former members Buren Williford, Ron Hinson, and Paul Boney.

15. SCHEDULE NEXT MEETING

The next meeting was scheduled for September 25, 2007, at 10:00 a.m. The Subcommittee on the Legislative Study Committee Recommendations was also scheduled to meet September 25 at 9:00 a.m.

16. ADJOURNMENT

Chairman Thompson adjourned the meeting at 10:50 a.m.

The State Building Commission Meeting Minutes for August 28, 2007 were amended on September 25, 2007 to include John Kirkland under Members Present.