

STATE BUILDING COMMISSION

September 25, 2007
10:00 a.m.
New Education Building, Suite 450
Raleigh, NC

MINUTES

MEMBERS PRESENT

Chairman John Thompson, Kevin MacNaughton, Terry Turner, Lou Jurkowski, John Kirkland, Sam Vaughan, and Jim Driscoll.

OTHERS PRESENT

Ted Kaplan, Dudley Watts (Forsyth County); Ken Carper (W.K. Dickson); Matt Smith, Kelsic Williamson (Barnhill); Ryan Lewis (Kimley-Horn); Jane Thurman, Dave Werenbo (Withers & Ravenel); Thurman Turner (Crime Control & Public Safety); Ed Hajnos (NC EEP); Bob Jones, Cecil Holt (Juvenile Justice); Ryan Smith UOO); Gordon Rutherford (UNC-GA); Susan Gentry (Department of Insurance); Rex Williams (NC National Guard); Dolan Simmons (Department of Environment & Natural Resources); Kent Yelverton (Department of Agriculture & Consumer Services); LeAnn Rhodes (Attorney General's Office); Speros Fleggas, Department of Administration; Bill Davis, Ryan Scruggs, Jennifer Ferrante, Veronica Howell (State Construction Office).

1. CALL TO ORDER AND ETHICS STATEMENT

Chairman John Thompson called the meeting to order at 10:00 a.m. and read the Ethics Statement. No members recused themselves from design firm selections.

2. SWEARING IN OF NEW MEMBERS

Chairman Thompson welcomed and introduced two new Commission members: Sam Vaughan and Jim Driscoll. Mr. Vaughan and Mr. Driscoll swore to the Oath of Office before Notary Jennifer Ferrante.

3. APPROVAL OF MINUTES

The minutes of the August 28, 2007, meeting were amended to include John Kirkland under "Members Present." Kevin MacNaughton made a motion to approve the minutes and the motion was seconded by Lou Jurkowski. The minutes were approved as amended.

Chairman Thompson informed members that Item 5 as listed on the agenda would not be presented at the meeting. Ryan Scruggs then presented the projects for Agenda Items 4 and 6-17.

4. SELECTION OF DESIGN FIRM

Department of Administration
Roanoke Island Festival Park - Pavilion Renovation

The project was advertised in the Purchase Directory August 23 through September 7, 2007. Nine firms responded; four were interviewed. The Pre-selection Committee recommended the following firms in priority order.

- #1 Cahoon and Kasten Architects, PC - Nags Head, NC
- #2 Oakley Collier Architects, PA - Rocky Mount, NC
- #3 JF Architecture, PC - Greenville, NC

5. (Removed from Agenda)

6. **SELECTION OF DESIGN FIRM**

Department of Crime Control & Public Safety
National Guard - ADA Compliance Projects at Multiple Facilities

The project was advertised in the Purchase Directory August 15-27, 2007. Seven firms responded; none were interviewed. The Pre-selection Committee recommended the following firms in priority order.

- #1 Isosceles Design - Raleigh, NC
- #2 Oakley Collier Architects - Rocky Mount, NC
- #3 MACTEC - Raleigh, NC

7. **SELECTION OF DESIGN FIRM**

Department of Agriculture & Consumer Services
NC State Fair - Fairgrounds Master Plan

The project was advertised in the Purchase Directory on July 30, 2007. Nine firms responded; four were interviewed. The Pre-selection Committee recommended the following firms in priority order.

- #1 HH Architecture, P.A. - Raleigh, NC
- #2 HOK Smith Forkner, Knoxville, TX
- #3 Teague, Freyaldenhoven, Freyaldenhoven, Architects & Planners, LLP - Greensboro, NC

8. **SELECTION OF DESIGN FIRM**

Department of Environment & Natural Resources
Division of Water Resources
Off-Channel Floodwater Storage and Wetlands for Town of Clyde, NC

The project was advertised in the Purchase Directory on June 30, 2007. Ten firms responded; four were interviewed. The Pre-selection Committee recommended the following firms in priority order.

- #1 HDR Engineering, Inc. - Raleigh, NC
- #2 McKim & Creed - Cary, NC
- #3 W.K. Dickson & Company. - Raleigh, NC

9. **SELECTION OF DESIGN FIRM**

Department of Environment & Natural Resources
Ecosystem Enhancement Program - Big Harris Creek II Stream Restoration (Royster Farm)

The project was advertised in the Purchase Directory June 1-22, 2007. Seventeen firms responded; four were interviewed. The Pre-selection Committee recommended the following firms in priority order.

- #1 Stantec Consulting Service, Inc. - Raleigh, NC
- #2 Ko & Associates, Inc. - Raleigh, NC
- #3 Kimlley-Horn & Associates, Inc. - Charlotte, NC

10. **SELECTION OF DESIGN FIRM**

Department of Juvenile Justice & Delinquency Prevention
Stonewall Jackson YDC - Roof Replacement for Kirk and McWhorter Buildings

The project was advertised in the Purchase Directory August 1-21, 2007. Eleven firms responded; three were interviewed. The Pre-selection Committee recommended the following firms in priority order.

- #1 RTD Associates, PA - Matthews, NC
- #2 Roof Engineering, Inc. - Charlotte, NC
- #3 ADC Engineering, Inc. - Hanahan, SC

11. SELECTION OF DESIGN FIRM

Department of Juvenile Justice & Delinquency Prevention
Buncombe Detention Center - Facility Repairs and Improvements

The project was advertised in the Purchase Directory May 31 through June 11, 2007. Two firms responded; none were interviewed. The Pre-selection Committee recommended the following firms in priority order.

- #1 United Engineering Group, Inc. - Asheville, NC
- #2 Sims Group - Asheville, NC

12. SELECTION OF DESIGN FIRM

Department of Juvenile Justice & Delinquency Prevention
Group Homes (Hertford, Chowan, Craven, Wayne, and Robeson) - Septic and Stormwater Drainage Improvements

The project was advertised in the Purchase Directory May 31 through June 11, 2007. Two firms responded; none were interviewed. The Pre-selection Committee recommended the following firms in priority order.

- #1 MHAworks - Greenville, NC
- #2 Mactec - Raleigh, NC

13. SELECTION OF DESIGN FIRM

Department of Juvenile Justice & Delinquency Prevention
Stonewall Jackson YDC - Road Repairs and Fence Relocation

The project was advertised in the Purchase Directory May 31 through June 11, 2007. Four firms responded; none were interviewed. The Pre-selection Committee recommended the following firms in priority order.

- #1 Woolpert, Inc. - Charlotte, NC
- #2 TranSite Consulting Engineers, Inc. - Raleigh, NC
- #3 Mactec - Raleigh, NC.

14. SELECTION OF DESIGN FIRM

Department of Juvenile Justice & Delinquency Prevention
Detention Centers (Pitt, Cumberland, New Hanover & Gaston) - Electrical Repairs and Improvements

The project was advertised in the Purchase Directory May 31 through June 11, 2007. Four firms responded; none were interviewed. The Pre-selection Committee recommended the following firms in priority order.

- #1 Dibble & Pledger, P.A. - Washington, NC
- #2 United Engineering Group, Inc. - Raleigh, NC
- #3 PWI - Durham, NC

15. SELECTION OF DESIGN FIRM

Department of Juvenile Justice & Delinquency Prevention
Dobbs YDC - Dobbs Cafeteria Roof Replacement and Road Repairs

The project was advertised in the Purchase Directory May 31 through June 11, 2007. Six firms responded; none were interviewed. The Pre-selection Committee recommended the following firms in priority order.

- #1 Rooftop Systems Engineers, PC - Raleigh, NC
- #2 Mactec. - Raleigh, NC
- #3 ADC Engineering, Inc. - Hanahan, SC

16. SELECTION OF DESIGN FIRM

Department of Juvenile Justice & Delinquency Prevention
Richmond Detention Center - Roof Replacement and Site Improvements

The project was advertised in the Purchase Directory May 31 through June 11, 2007. Four firms responded; none were interviewed. The Pre-selection Committee recommended the following firms in priority order.

- #1 Woolpert, Inc. - Charlotte, NC
- #2 Bree & Associates, Inc. - Durham, NC
- #3 Mactec. - Raleigh, NC

17. SELECTION OF DESIGN FIRM

Department of Juvenile Justice & Delinquency Prevention
Samarkand YDC - Nordan Cottage HVAC Replacement

The project was advertised in the Purchase Directory August 6-16, 2007. Five firms responded; none were interviewed. The Pre-selection Committee recommended the following firms in priority order.

- #1 Progressive Design Collaborative - Raleigh, NC
- #2 United Engineering Group, Inc. - Raleigh, NC
- #3 Engineered Designs, Inc. - Raleigh, NC

Kevin MacNaughton made a motion to approve the Committee's recommendations for Agenda Items 4 and 6-17. John Kirkland seconded the motion. The selections were approved as recommended.

18. APPLICATION FOR ALTERNATIVE CONTRACTING METHOD

Forsyth County
Tanglewood Park Maintenance Facilities

Ryan Scruggs presented the project. Ted Kaplan and Forsyth County Manager Dudley Watts presented the County's reasons for requesting the Design Build Contracting Method and responded to Commission members' questions regarding the project. The Commission stipulated prior to motion that the County must report to the Commission before letting the contract by emailing the bid method and bid tabs to the State Construction Office. Mr. Watts stated that Forsyth County accepted this provision. Kevin MacNaughton made a motion to approve the Design Build request as amended. Terry Turner seconded the motion. The application was approved by Commission members.

19. REPORTS – UNIVERSITY OF NORTH CAROLINA GENERAL ADMINISTRATION

- a. Status of CM at Risk Projects Advertised After January 1, 2002
- b. Three Contract Completion Reports for Original CM at Risk Projects Advertised Prior to January 1, 2002

Gordon Rutherford presented the reports. Commission members had no questions.

20. INFORMATION

Project Distribution

Chairman Thompson presented the report in Greg Driver's absence. There were no questions from members.

21. SUBCOMMITTEE ON LEGISLATIVE STUDY COMMISSION RECOMMENDATIONS

Lou Jurkowski reported her Group had met twice. They were focusing on how to be accountable, when to be accountable, and the range of projects that should be focused on. She stated they were moving forward.

Kevin MacNaughton informed the Commission that the University System Facilities Staff Leadership Committee was meeting next week. A panel discussion would include DOI, SCO, and others from Stakeholders Group, but would not include state agencies. There would also be a panel discussion on performance contracting. Lou Jurkowski asked if the Commission would receive feedback from the meeting. Mr. MacNaughton said he would try to video the meeting.

22. OLD BUSINESS

No old business was presented.

23. NEW BUSINESS

Chairman Thompson informed members that Senate Bill 320 had passed but he would defer discussion until the next meeting because he wanted to discuss the issue with Greg Driver. Lou Jurkowski asked that he mention to Mr. Driver that it would be beneficial if the AIA and AGC could have input on this as well.

24. SCHEDULE NEXT MEETING

The next meeting was scheduled for October 23, 2007, at 10:00 a.m. The Subcommittee on the Legislative Study Committee Recommendations was also scheduled to meet October 23 at 9:00 a.m.

16. ADJOURNMENT

Chairman Thompson adjourned the meeting at 10:55 a.m.