

## STATE BUILDING COMMISSION

September 26, 2006  
11:00 a.m.  
NC Education Building, Suite 450  
Raleigh, NC

### MINUTES

#### MEMBERS PRESENT

Chairman Kevin J. MacNaughton, Ronald Hinson, Lou Jurkowski, Terry F. Turner, Paul D. Boney, Stephen Criscenzo, John Kirkland, C. Buren Williford

#### OTHERS PRESENT

Nathan Nallainaker (ESC Carolinas); David Crawford (AIA); Dave Simpson (AGC); Bob Ferguson (Hunter Roberts); Bill Bagnell (East Carolina University); Sid Stone (UNC-Chapel Hill); Terry Hatcher, Lou Turner (Department of Health & Human Services); Dolan Simmons (Department of Environment & Natural Resources); Speros Fleggas, Kevin McLaughlin, Shirley Faulk, Grover Burtney (Department of Administration); Greg Driver, Bill Davis, Zack Abegunrin, Ryan Scruggs, Chenelle Miller, Brenda Partin, Veronica Howell (State Construction Office)

#### 1. CALL TO ORDER

Chairman Kevin MacNaughton called the meeting to order at 11:00 a.m.

#### 2. SWEARING IN

New Commission member, Terry F. Turner, was sworn in by Shirley Faulk.

#### 3. APPROVAL OF MINUTES

Ronald Hinson made a motion to approve the minutes of the prior Commission meeting and the motion was seconded by Stephen Criscenzo. The August 1, 2006, minutes were approved as written.

#### 4. SELECTION OF DESIGN FIRM

Department of Administration  
Downtown Government Complex Parking Deck

Ryan Scruggs, on behalf of the Department of Administration, presented the project. The project was advertised in the Purchase Directory August 15-30, 2006. Thirteen firms submitted letters of interest and six were interviewed. The Pre-selection Committee recommended the following firms in priority order:

- #1 Pearce Brinkley Cease & Lee, PA (Raleigh, NC)
- #2 LS3P/Boney (Raleigh, NC)
- #3 Sutton-Kennerly Associates, Inc. (Greensboro, NC)

Ronald Hinson made a motion to approve the Committee's recommendation and the motion was seconded by Lou Jurkowski. Paul Boney abstained from the vote. The selections were approved as recommended.

#### 5. SELECTION OF DESIGN FIRM

Department of Health & Human Services  
New Public Health laboratory and Office of Chief Medical Examiner

John Lail presented the project. The project was advertised in the Purchase Directory August 2-18, 2006. Fourteen firms submitted letters of interest and five were interviewed. The Pre-selection Committee recommended the following firms in priority order.

- #1 O'Brien Atkins (RTP, NC)
- #2 Lord, Aeck & Sargent, Inc. (Chapel Hill, NC)
- #3 Hellmuth, Obata & Kassenbaum (Atlanta, GA)

Stephen Criscenzo made a motion to approve the Committee's recommendation and the motion was seconded by Ronald Hinson. Lou Jurkowski abstained from the vote. The selections were approved as recommended.

#### 6. **SELECTION OF DESIGN FIRM**

Department of Environment and Natural Resources  
NC Zoological Park  
Architectural Annual Service Agreement

Dolan Simmons presented the project. The project was advertised in the Purchase Directory on August 31, 2006. Ten letters of interest were received. No interviews were conducted. The Pre-selection Committee recommended the following firms in priority order.

- #1 Architect S.W. Cofer, PLLC (Asheboro, NC)
- #2 MacRae-Joyce Associates, Architects, PC (Greensboro, NC)
- #3 Gomes & Staub, PLLC Architects (Raleigh, NC)

Stephen Criscenzo made a motion to approve the Committee's recommendation and the motion was seconded by Buren Williford. The selections were approved as recommended.

#### 7. **REVISIONS TO UNC PROCEDURES FOR DESIGNER SELECTION**

Gordon Rutherford stated that procedures for designer selection were presented to the Commission in 1995 and referred to subcommittee, but were never approved by the Commission. He presented revised procedures and felt it important for the Commission to vote on them because the Administrative Code requires that the procedures be approved by the Commission. Paul Boney made a motion to approve the procedures and the motion was seconded by Ron Hinson.

There was general discussion on the procedures and questions regarding the changes reflected in the revised document. Several members felt they needed time to review them prior to a vote. Others wanted a copy of the old procedures in order to compare them to the revised document. Chairman MacNaughton requested that Mr. Rutherford prepare a compendium and forward it to Greg Driver so it could be sent to all Commission members along with a copy of the old procedures. The Commission agreed to table a vote on the procedures until the next meeting.

#### 8. **REPORTS**

- a. Gordon Rutherford presented the Status Report on the CM at Risk Method of Construction for University Bond Projects.
- b. Gordon Rutherford presented the Status Report of Nineteen Original CM at Risk Projects. He stated that many of the projects are complete.
- c. Subcommittee Reports: Chairman MacNaughton stated that the Subcommittee on Designer Evaluations met before the Commission meeting and that progress was being made. They plan to have a document to present to the Commission at the November meeting.

9. **INFORMATION**

- a. Project Distribution:  
Presented by Greg Driver.
- b. Designer Selections – All Project Categories:  
Presented by Greg Driver

Mr. Driver also presented two reports to the Board (no agenda number) detailing Allocations from the 2006 Reserve for Repairs and Renovations, University and Non-University Projects.

- c. Emergency Selections:  
Greg Driver stated that there were six Emergency Letters; however, no action was required by the Commission.

10. **OLD BUSINESS**

There was no old business for discussion.

11. **NEW BUSINESS**

Retainage Study: Ronald Hinson stated that in 2004/05, a committee was formed to study the retainage issue. A report from the committee was issued to the Legislature, but no action was taken in the short session. Some committee members met with the Governor's Office and during this meeting, Franklin Freeman recommended that the State Building Commission pass a resolution endorsing Secretary Swinson's January 24, 2006, report and that the Secretary of Administration request through the office of Franklin Freeman that legislation implementing the report be drafted and introduced to the 2007 legislative session.

Greg Driver advised members that an updated organizational chart of the State Construction Office and a revised list of Commission members were included in their member packages.

12. **SCHEDULE NEXT MEETING**

The next meeting was scheduled for October 31, 2006, at 11:00 a.m.

13. **ADJOURNMENT**

Chairman MacNaughton adjourned the meeting at 11:50 a.m.

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Gregory A. Driver, P.E.  
Commission Secretary