

STATE BUILDING COMMISSION

October 23, 2007
10:00 a.m.
New Education Building, Suite 450
Raleigh, NC

M I N U T E S

MEMBERS PRESENT

Chairman John Thompson, Steve Criscenzo, Terry Turner, Lou Jurkowski, John Kirkland, Sam Vaughan, and Jim Driscoll, and John Muter

OTHERS PRESENT

Edward Wetheril (WEI); Jeff Sheldon (Moffatt & Nichol); Jeff Merritt (Clancy & Theys); Terry Harper (Department of Cultural Resources); Dane Phillips (NC Justice Academy); Chris Ivers (NC Aquariums); Miriam Tripp (UNC-General Administration); Susan Gentry (Department of Insurance); Dolan Simmons (Department of Environment & Natural Resources); Kent Yelverton (Department of Agriculture & Consumer Services); LeAnn Rhodes (Attorney General's Office); Shirley Faulk, (Department of Administration); 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. Lou Jurkowski recused herself from Agenda Items 4 and 6.

2. SWEARING IN OF NEW MEMBERS

Chairman Thompson welcomed and introduced new Commission members John Muter. Mr. Muter swore to the Oath of Office before Notary Shirley Faulk.

3. APPROVAL OF MINUTES

Sam Vaughan made a motion to approve the minutes of the September 25 meeting and the October 8 teleconference. The motion was seconded by Lou Jurkowski. The minutes were approved as written.

4. SELECTION OF CONSTRUCTION MANAGER AT RISK

Department of Cultural Resources
Tryon Palace History Education and Visitor Center

Ryan Scruggs presented the project. The project was advertised in the Purchase Directory September 5-26, 2007. Eight firms responded; four were interviewed. The Pre-selection Committee recommended the following firms in priority order.

- #1 Clancy & Theys Construction Company - Raleigh, NC
- #2 TTA Loving Company - Goldsboro, NC
- #3 Balfour Beatty Construction - Durham, NC

John Kirkland made a motion to approve the Committee's recommendation and Terry Turner seconded the motion. The selection was approved as recommended. (Lou Jurkowski recused herself from the vote.)

5. SELECTION OF DESIGN FIRM

Department of Justice
Western NC Justice Academy - Firing Range

The project was presented by Ryan Scruggs. The project was advertised in the Purchase Directory September 4-18, 2007. Five firms responded; five were interviewed. The Pre-selection Committee recommended the following firms in priority order.

- #1 Harrell, Saltrick & Hopper - Charlotte, NC
- #2 MBAJ Architecture - Charlotte, NC
- #3 Clark Patterson Associates - Charlotte, NC

Lou Jurkowski made a motion to approve the Committee's recommendation and Sam Vaughan seconded the motion. The selection was approved as recommended.

6. SELECTION OF DESIGN FIRM

Department of Environment & Natural Resources
NC Aquariums - Jennette's Pier

Ryan Scruggs presented the project. The project was advertised in the Purchase Directory on September 13, 2007. Four firms responded; four were interviewed. The Pre-selection Committee recommended the following firms in priority order.

- #1 BMS Architects, PC - Wilmington, NC
- #2 Moffatt & Nichol - Raleigh, NC
- #3 Davenport Architecture + Design, Inc. - Manteo, NC

Steve Criscenzo made a motion to approve the Committee's recommendation and John Muter seconded the motion. The selection was approved as recommended. (Lou Jurkowski recused herself from the vote.)

Ryan Scruggs presented the projects for Agenda Items 7 and 8.

7. Selection of Design Firm

Department of Agriculture & Consumer Services
WNC Agricultural Center - Arts and Crafts Building

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

- #1 Architectural Design Studio, PA - Asheville, NC
- #2 Padgett & Freeman Architects, PA - Asheville, NC
- #3 Pease Associates - Charlotte, NC

8. SELECTION OF DESIGN FIRM

Department of Agriculture & Consumer Services
WNC Agricultural Center - Livestock Show Area

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

- #1 Pease Associates - Charlotte, NC
- #2 Architectural Design Studio, PA - Asheville, NC
- #3 MBAJ Architecture - Shelby, NC

Sam Vaughan made a motion to approve the Committees' recommendations for Agenda Items 7 and 8. Jim Driscoll seconded the motion. The selections were approved as recommended.

9. REPORTS - UNIVERSITY OF NORTH CAROLINA GENERAL ADMINISTRATION

- a. Designer Selection Report for All Projects for August and September 2007
- b. Contract Completion Report for Original CM at Risk Project Advertised Prior to 1/1/02
NCSU College of Engineering - Phase II

Miriam Tripp presented the reports. There were no questions from Commission Members.

10. INFORMATION

Project Distribution

Greg Driver presented the report informing members the State Construction Office was currently responsible for 1,890 projects totaling \$7 billion and that these figures do not include university projects under \$2 million. Mr. Driver asked members if they would like to see any other types of information or changes to the Project Distribution report. Steve Criscenzo stated that the Subcommittee would like to see a graph or report reflecting trends (numbers of projects compared to number of employees, etc.) over a twelve-month period would be helpful. Mr. Driver stated he would provide this information. Mr. Driver also advised members that State Budget was prepared to submit the R & R list, probably in November, and that these numbers would impact the Project Distribution report. Mr. Driver said although the amount of monies was not significant, it represented a lot of projects and that the paperwork would be the same as for large amounts.

11. SUBCOMMITTEE ON LEGISLATIVE STUDY COMMISSION RECOMMENDATIONS

Subcommittee Chairman, Steve Criscenzo, reported that Paul Boney's group was moving forward. Mr. Criscenzo asked Greg Driver about House Bill 73 and Senate Bill 745. Mr. Driver stated that HB 73 raised the designer selection limits and that SB 745 appeared to contradict this. He informed members that he had asked the Attorney General's office to provide a ruling on this issue.

Lou Jurkowski reported that her group had met three times and they were making progress. They are seeing some new ways of creating statistics for scheduling and quality of documentation to and from review agencies. They have three to four ways and hope to summarize this at the next meeting. The subgroup is moving from evaluations to contracts.

Mr. Criscenzo stated that the April deadline was fast approaching and the groups should start pulling things together in January.

Chairman Thompson asked Mr. Criscenzo to review the focus of both groups for the benefit of the Commission's three new members. Mr. Criscenzo explained the purpose of the subcommittee and the categories assigned to each group. He will also email a matrix showing this information to all members.

12. OLD BUSINESS

Senate Bill 320: Greg Driver informed members that every county and city in the state had their individual method of certifying HUB participants. SB 320 requires that a uniform method be developed for participation of state projects. The HUB Office will be developing this methodology. Mr. Driver asked anyone with suggestions to forward the information to him and he would send it to the HUB Office.

Ethics Training: Chairman Thompson reminded Commission Members that December was the deadline for members to attend this training.

13. NEW BUSINESS

Chairman Thompson stated that at the last meeting a presentation was made by Forsyth County to seek approval for a Design Build Process. Because there were currently no written procedures for this process, he and Greg Driver requested that LeAnn Rhodes of the Attorney General's Office develop procedures that could be distributed when needed. Lou Jurkowski offered to assist Ms. Rhodes.

John Muter asked if there had been any changes to CM at Risk contracts. Greg Driver replied that his office was working on this.

Mr. Driver reminded members of the State Construction Conference February 18-19 and asked any member interested in attending to contact Veronica Howell and she would register them for the conference.

14. SCHEDULE NEXT MEETING

The next meeting was scheduled for December 11, 2007, at 10:00 a.m.

15. ADJOURNMENT

Chairman Thompson adjourned the meeting at 10:45 a.m.