

STATE BUILDING COMMISSION

October 25, 2011
10:00 A.M.
New Education Building, Suite 450
Raleigh, NC

MINUTES

MEMBERS PRESENT (On-Site)

Chairman John Muter, Marshall Gurley, Katherine Peele, Sam Vaughan, Valoree Eikenas, Rodney Dickerson, William Smith

OTHERS PRESENT

Perry Safran (Safran Law Firm), Richard Kelly, Terrance Feravich (UNC), Gil Johnson, Gordon Rutherford (UNC), Carl Dawson (City of Raleigh), Erin Lawrence (DENR Parks and Recreation), William Creech (Department of Administration), Greg Driver (State Construction Office), Ryan Scruggs (State Construction Office), Alicia Lopez (State Construction Office)

1. CALL TO ORDER AND ETHICS STATEMENT

Chairman John Muter called the meeting to order at 10:14 a.m. and read the Ethics Statement. Chairman Muter recused himself from agenda item #5.

2. MINUTES

William Smith advised, after reviewing the September 27, 2011 minutes that Item #8 should reflect general discussion with no references to commentary directly from him. Sam Vaughan made a motion to approve the September 27, 2011 minutes with the corrections to Item #8. Marshall Gurley seconded the motion. The minutes were approved with the corrections made to Item #8.

Ryan Scruggs presented Items 3 and 4.

3. SELECTION OF DESIGN FIRM

Department of Environment and Natural Resources
Division of Parks and Recreation
South Mountains State Park: Jacobs Fork Section Campground Renovations

Ryan Scruggs presented the project. The project was advertised in the Purchase Directory on July 11, 2011. Twenty-nine firms responded. Five firms were interviewed. The Pre-selection Committee recommended the following firms in priority order:

- 1 – Mathews Architecture – Asheville, NC
- 2 – Edwin Bouldin, Architect, PA – Winston Salem, NC
- 3 – Wirth & Associates, Inc. – Charlotte, NC

4. SELECTION OF DESIGN FIRM

Department of Environment and Natural Resources
Division of Parks and Recreation
Haw River State Park: Church Street Development, Phase I

Ryan Scruggs presented the project. The project was advertised in the Purchase Directory July 19, 2011. Forty firms responded. Four firms were interviewed. The Pre-selection Committee recommended the following firms in priority order:

- 1 – Stewart Engineering, Inc. – Raleigh, NC
- 2 – Borum, Wade and Associates, PA – Greensboro, NC
- 3 – Woolpert North Carolina, PLLC – Charlotte, NC

Valoree Eikenas made a motion to approve the Committee's recommendations for Agenda Items 3 and 4. Jorge Quintal seconded the motion. The selections were approved as recommended.

5. UNIVERSITY OF NORTH CAROLINA – GENERAL ADMINISTRATION

Gordon Rutherford advised there isn't much money for anyone to work on projects. He said UNC is hopeful that some R&R funding will be provided. He advised that although there are construction needs present, they are experiencing a slow program period. This could be caused by reluctance to put forth packages due to funding.

6. INFORMATION

a. SCO Project Distribution Report

Gregory Driver presented this item and opened the floor for discussion. Commission members had no questions.

7. OLD BUSINESS

Carl Dawson presented a follow up report on the Raleigh Transit Operations Facility Design Build process. He advised that the Design Build method was, for this particular project, a success. He said the process helped secure funding and allowed the schedule to move at a quick pace. Carl also indicated that minority participation seemed to not work as well in this instance. He said they had 25% minority participation for this project, which exceeded their goals, but had to spend two extra weeks on the front end of the project to ensure they had adequate minority participation. The overall project worked out favorably for the City of Raleigh, who is pleased with the final product. Chairman Muter opened the floor for questions. Chairman Muter asked Carl what changes he thought could be made to the Design Build process. Carl stated that there are benefits to using a qualification based selection process. He said this process might not work for every project, but it worked well for this particular project. Rodney Dickerson asked if Raleigh would be willing to use this method again. Carl said they would if it were appropriate for the project. Marshall Gurley asked how they picked a team to work on this project. Carl said they used the usual process of RFP solicitations, proposals and a selection team. Jorge Quintal asked how much time was gained by not following the traditional design process. Carl said they gained anywhere from eight to nine months. Chairman Muter thanked Carl for his report to the Commission.

8. NEW BUSINESS

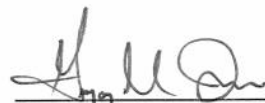
Chairman Muter opened the floor for discussion of any new business. Gordon Rutherford said he came across requests for proposals on the Wake County website for three school projects. His concern is for what the contractor is being asked to do since the Wake County school system is exempt from the qualification based selection process. Jim Driscoll said he doesn't think a change in CMR warrants coming before the Commission. Gordon said this seems to be going against the intent of the CM@Risk process. Marshall Gurley stated the best way to proceed with projects for taxpayers was to have architect design them and contractors bid on them.

9. SCHEDULE NEXT MEETING

The next meeting was scheduled for December 13, 2011 at 10:00 a.m.

10. ADJOURNMENT

Chairman Muter adjourned the meeting at 11:14 a.m.



Gregory A. Driver, PE, Secretary
State Building Commission