

## STATE BUILDING COMMISSION

October 28, 2008  
10:00 a.m.  
New Education Building, Suite 450  
Raleigh, NC

### M I N U T E S

#### MEMBERS PRESENT

Chairman John Kirkland, Terry Turner, Steve Criscenzo, Lou Jurkowski, Sam Vaughan, Kevin MacNaughton, John Thompson, and John Muter.

#### OTHERS PRESENT

Amy Simes (Department of Health & Human Services); Susan Gentry (Department of Insurance); Nancy Lowe (Department of Justice); Gordon Rutherford (UNC-GA); Dave Simpson (Carolinas AGC); Mark Janes (Atlas Engineering); John Lail (Department of Health & Human Services); Kent Yelverton (Department of Agriculture & Consumer Services); Paul Boney (LS3P); Lou Agnew (LSAPC); Peter Avetta (Stantec); Jeff Jurek, Ed Haynes (Ecosystem Enhancement Program); D.S. Pratt, G. Key (Forsyth County); LeAnn Martin, (Attorney General's Office); Greg Driver, Ryan Scruggs, Tommy Harrill, Veronica Howell (State Construction Office).

#### 1. CALL TO ORDER AND ETHICS STATEMENT

Chairman John Kirkland called the meeting to order at 10:00 a.m. and read the Ethics Statement. There were no recusals from agenda items.

#### 2. APPROVAL OF MINUTES

Chairman Kirkland asked if there were any corrections to the September 23, 2008, minutes. Sam Vaughan made a motion to approve the minutes. The motion was seconded by John Muter. The minutes were approved as written.

#### 3. SELECTION OF DESIGN FIRM

Department of Health & Human Services  
Western NC School for the Deaf - Roof Replacement for House 12

Ryan Scruggs presented the project. The project was advertised in the Purchase Directory September 23 - October 7, 2008. Eleven firms responded; none were interviewed. The Pre-selection Committee recommended the following firms in priority order.

- #1 CBSA Architects - Hickory, NC
- #2 Atlas Engineering, Inc. - Raleigh, NC
- #3 Talley & Smith Architecture. - Greenville, NC

John Thompson made a motion to approve the Committee's recommendation. John Muter seconded the motion. The selection was approved as recommended.

#### 4. SELECTION OF DESIGN FIRM

Department of Agriculture & Consumer Services  
WNC Agricultural Center - Renovation of McGough Arena

Ryan Scruggs presented the project. The project was advertised in the Purchase Directory on June 16, 2008. Seven firms responded; five were interviewed. The Pre-selection Committee recommended the following firms in priority order.

- #1 Architectural Design Studio, PA - Asheville, NC
- #2 Clark Patterson Lee - Charlotte, NC
- #3 Calloway Johnson Moore West - Asheville, NC

Lou Jurkowski made a motion to approve the Committees' recommendations. Terry Turner seconded the motion. The selection was approved as recommended.

**5. REPORTS - UNIVERSITY OF NORTH CAROLINA GENERAL ADMINISTRATION**

- a. Status of CM at Risk Projects Advertised After January 1, 2002
- b. Designer Selections - All Project Categories

Gordon Rutherford presented the reports. He informed members that the bond program was winding down, and that only one CM at Risk project remained to be closed out. There followed a general discussion on the current budget problems and the impact on projects.

**6. INFORMATION.**

- a. Project Distribution Report
- b. Emergency Selection
  - NC Department of Cultural Resources
  - Southeastern Center for Contemporary Art - Boiler Repair

After a brief discussion of the above, Greg Driver distributed the following additional Emergency Selection, received just prior to the meeting:

Office of Information Technology Services  
Upgrade Electrical Infrastructure

**7. PROGRAM STATUS REPORT AND UPDATE**

Department of Environment & Natural Resources  
Ecosystem Enhancement Program  
On-Call Lists for Wetland, Stream and Riparian Buffer Restoration Projects (2002, 2004, 2005 and 2006)

Jeffrey Jurek, Assistant Operations Manager of the Ecosystem Enhancement Program, presented a background on the Program to Commission members and answered their questions on the on-call procedures.

**8. OLD BUSINESS**

Forsyth County Tanglewood Park Project - Follow-up

As stipulated by the Commission on 9/25/07 when the above design-build project was approved, representatives from Forsyth County (D.S. Pratt and G. Key), along with the Architect from Stantec (Peter Avetta) appeared to present the bid tabulations on the project to the Commission before making a recommendation to the Forsyth County Board of Commissioners. The representatives responded to Commission Members' questions regarding design fees, total costs, and the alternate selection process. John Muter stated he felt the Commission should address the alternate issue with regard to all projects. Other members agreed this was needed. Greg Driver asked Forsyth County to email Ryan Scruggs a report of the design fee, total costs, and the alternate selection after project completion

**9. NEW BUSINESS**

No new business was introduced.

**10. SCHEDULE NEXT MEETING**

The Commission canceled the November 18 meeting and scheduled a meeting for December 16.

## **11. SUBCOMMITTEES**

### Subcommittee on Legislative Study Commission Recommendations

Greg Driver gave a brief report on the Quarterly Stakeholders Group. Steve Criscenzo stated that December 4 was the draft due date. Paul Boney informed members that the Innovations Group would be addressing Bonding Requirements on State Projects as their first issue. Mr. Driver stated that the group would be meeting with DOI on November 7 and invited any interested members to attend this meeting.

John Muter informed members of a meeting of the Legislative Joint Select Committee on the Potential Impact of Major Hurricanes on the NC Insurance Industry (Hurricane Committee) on October 29 at 2:00 at the LOB, 6th floor, room 643. Dave Simpson of the Carolinas AGC said he and the Rutherford Company would be making a presentation and recommending that state specifications be changed to require contractors to carry wind and flood insurance on state projects. Mr. Muter said he felt the outcome of the Hurricane Committee would be the introduction of legislation requiring the coverage. The next step would be to work with DOI to determine how to buy the insurance.

## **12. ADJOURNMENT**

Chairman Kirkland adjourned the meeting at 11:10 a.m.