

## STATE BUILDING COMMISSION

October 31, 2006  
11:00 a.m.  
New Education Building, Suite 450  
Raleigh, NC

### MINUTES

#### MEMBERS PRESENT

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

#### OTHERS PRESENT

David Liberatore (Schenkel & Schultz); Mark Janes (Atlas Engineering); Ken Cooper (Carter & Burgess); Lou Agnew (L.S. Agnew, Jr., P.E.); Nathan Nallainaker (ESC Carolinas); Gordon Rutherford (UNC-GA); John Lail (Department of Health & Human Services); Dolan Simmons (Department of Environment & Natural Resources); Kent Yelverton (Department of Agriculture & Consumer Services); Grover Burthey (Department of Administration-HUB); Greg Driver, Bill Davis, Zack Abegunrin, Ryan Scruggs, Chenelle Miller, Veronica Howell (State Construction Office)

#### 1. CALL TO ORDER

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

#### 2. APPROVAL OF MINUTES

John Kirkland made a motion to approve the minutes of the prior Commission meeting and the motion was seconded by Stephen Criscenzo. The September 26, 2006, minutes were approved as written.

#### 3. SELECTION OF DESIGN FIRM

Department of Environment and Natural Resources  
NC Zoological Park – Storage Building for Service Support

Dolan Simmons, on behalf of the Department of Environment and Natural Resources, presented the project. The project was advertised in the Purchase Directory on September 27, 2006. Four firms responded; none were interviewed. The Pre-selection Committee recommended the following firms in priority order:

- #1 Architect S.W. Cofer, PLLC (Asheboro, NC)
- #2 Oakley Collier Architects, PA (Rocky Mount, NC)
- #3 Schenkel & Schultz Architects, PA (Raleigh, NC)

Terry Turner's motion to approve the Committee's recommendation was seconded by Stephen Criscenzo. The selection was approved as recommended.

#### 4. SELECTION OF DESIGN FIRM

Department of Agriculture & Consumer Services  
Rollins Laboratory – Conversion of Chemistry Lab to BSL-2

Kent Yelverton, on behalf of the Department of Agriculture & Consumer Services, presented the project. The project was advertised in the Purchase Directory on September 22, 2006. Seven firms responded; none were interviewed. The Pre-selection Committee recommended the following firms in priority order:

- #1 Lord, AECK, Sargent, Inc. (Chapel Hill, NC)
- #2 Sears, Hackney Keener & Williams, Inc. (Cary, NC)
- #3 John B. Hawkins, AIA Architect (Chapel Hill, NC)

Lou Jurkowski's motion to approve the Committee's recommendation was seconded by Buren Williford. The selection was approved as recommended.

*Chairman MacNaughton inquired that because Agenda Items 5-8 were roof repairs, would there be any objection to allowing all to be presented and then be voted on as a group. Hearing no objections, Ryan Scruggs, on behalf of the Department of Administration, made the presentations.*

**5. SELECTION OF DESIGN FIRM**

Department of Administration  
Brown-Rogers Building – Roof Replacement

The project was advertised in the Purchase Directory September 20 – October 2, 2006. Ten firms responded; none were interviewed. The Pre-selection Committee recommended the following firms in priority order:

- #1 H.S. Annis Architect, AIA (Garner, NC)
- #2 L.S. Agnew, Jr., PE (Raleigh, NC)
- #3 Atlas Engineering, Inc. (Raleigh, NC)

**6. SELECTION OF DESIGN FIRM**

Department of Administration  
Personnel Training Center – Roof Replacement and Interior Renovations

The project was advertised in the Purchase Directory September 20 – October 2, 2006. Nine firms responded; none were interviewed. The Pre-selection Committee recommended the following firms in priority order:

- #1 Schenkel & Shultz Architects, PA (Raleigh, NC)
- #2 DTW Architects & Planners, Ltd. (Durham, NC)
- #3 AlphaCollier, Inc., Architecture (Raleigh, NC)

**7. SELECTION OF DESIGN FIRM**

Department of Administration  
Garner Road Complex – Roof Repairs and Roof Replacements

The project was advertised in the Purchase Directory September 20 – October 2, 2006. Ten firms responded; none were interviewed. The Pre-selection Committee recommended the following firms in priority order.

- #1 Rooftop Systems Engineers, PC (Raleigh, NC)
- #2 Roof Engineering, Inc. (Raleigh, NC)
- #3 L.S. Agnew, Jr., PE (Raleigh, NC)

**8. SELECTION OF DESIGN FIRM**

Department of Administration  
New Revenue Building – Roof Replacement

The project was advertised in the Purchase Directory September 20 – October 2, 2006. Thirteen firms responded and four were interviewed. The Pre-selection Committee recommended the following firms in priority order:

- #1 L.S. Agnew, Jr., PE (Raleigh, NC)
- #2 Roof Engineering, Inc. (Raleigh, NC)
- #3 Rooftop Systems Engineers, PC (Raleigh, NC)

John Kirkland's motion to approve the Committee's recommendations for Items 5-8 was seconded by Ron Hinson. The selections were approved as recommended.

**9. SELECTION OF DESIGN FIRM**

Department of Administration  
New Education Building – Interior Renovations

Ryan Scruggs, on behalf of the Department of Administration, presented the project. The project was advertised in the Purchase Directory September 21 – October 2, 2006. Three firms responded; none were interviewed. The Pre-selection Committee recommended the following firms in priority order:

- #1 Angerio Design, PLLC (Raleigh, NC)
- #2 Roughton Nickelson De Luca Architects, PA (Durham, NC)
- #3 Wesley M. Coble, Architect & Planner (Raleigh, NC)

Stephen Criscenzo's motion to approve the Committee's recommendation was seconded by John Kirkland. The selection was approved as recommended.

**10. SELECTION OF DESIGN FIRM**

Department of Administration  
Downtown Government Complex – ADA Improvements

Ryan Scruggs, on behalf of the Department of Administration, presented the project. The project was advertised in the Purchase Directory September 21 – October 2, 2006. Seven firms responded; none were interviewed. The Pre-selection Committee recommended the following firms in priority order:

- #1 Davis Kane Architects, PA (Raleigh, NC)
- #2 BJAC, PA (Raleigh, NC)
- #3 Wesley M. Coble, Architect & Planner (Raleigh, NC)

Paul Boney's motion to approve the Committee's recommendation was seconded by Stephen Criscenzo. Lou Jurkowski recused from the vote. The selection was approved as recommended.

**11. SELECTION OF DESIGN FIRM**

Department of Administration  
Albemarle Building – Interior Renovations

Ryan Scruggs, on behalf of the Department of Administration, presented the project. The project was advertised in the Purchase Directory September 20 – October 5, 2006. Ten firms responded and four were interviewed. The Pre-selection Committee recommended the following firms in priority order:

- #1 Roughton Nickelson De Luca Architects, PA (Durham, NC)
- #2 AlphaCollier Inc. Architecture (Raleigh, NC)
- #3 HH Architecture (Raleigh, NC)

Ron Hinson's motion to approve the Committee's recommendation was seconded by Lou Jurkowski. The selection was approved as recommended.

**12. SELECTION OF DESIGN FIRM**

Department of Administration  
Dobbs Building – Elevator Replacement

Ryan Scruggs, on behalf of the Department of Administration, presented the project. The project was advertised in the Purchase Directory September 20 to October 5, 2006. Twelve firms responded and three were interviewed. The Pre-selection Committee recommended the following firms in priority order:

- #1 The Wooten Company (Raleigh, NC)
- #2 Roughton Nickelson De Luca Architects, PA (Durham, NC)
- #3 HH Architecture (Raleigh, NC)

Stephen Criscenzo's motion to approve the Committee's recommendation was seconded by Buren Williford. The selection was approved as recommended.

**13. SELECTION OF DESIGN FIRM**

Department of Administration  
Administration Building – Interior Renovations and HVAC Improvements

Ryan Scruggs, on behalf of the Department of Administration, presented the project. The project was advertised in the Purchase Directory September 20 – October 5, 2006. Ten firms responded and four were interviewed. The Pre-selection Committee recommended the following firms in priority order:

- #1 Sears, Hackney, Keener & Williams, Inc. (Cary, NC)
- #2 Roughton Nickelson De Luca Architects, PA (Durham, NC)
- #3 AlphaCollier Inc. Architecture (Raleigh, NC)

Lou Jurkowski's motion to approve the Committee's recommendation was seconded by Terry Turner. The selection was approved as recommended.

**14. SELECTION OF DESIGN FIRM**

Department of Administration  
Veterans' Affairs - Spring Lake Veterans' Cemetery – Site and Building Improvements

Ryan Scruggs, on behalf of the Department of Administration, presented the project. The project was advertised in the Purchase Directory September 20 – October 2, 2006. Five firms responded; none were interviewed. The Pre-selection Committee recommended the following firms in priority order:

- #1 Wesley M. Coble, Architect & Planner (Raleigh, NC)
- #2 Milone & MacBroom, Inc. (Raleigh, NC)
- #3 Timmons Group (Greensboro, NC)

John Thompson's motion to approve the Committee's recommendation was seconded by John Kirkland. The selection was approved as recommended.

*Chairman MacNaughton asked if there was any objection to allow Item Nos. 15-17, all roof repairs, to be presented and then voted on as a group. Hearing no objections, the presentation was made by John Lail, on behalf of the Department of Health & Human Services, accordingly.*

**15. SELECTION OF DESIGN FIRM**

Department of Health & Human Services  
Caswell Center – Campus Roofing

John Lail, on behalf of the Department of Health & Human Services, presented the project. The project was advertised in the Purchase Directory September 25 – October 6, 2006. Nine firms responded; none were interviewed. The Pre-selection Committee recommended the following firms in priority order:

- #1 Peterson, Eure & Associates, PA (New Bern, NC)
- #2 Roof Engineering, Inc. (Greenville, NC)
- #3 JKF Architecture (Greenville, NC)

**16. SELECTION OF DESIGN FIRM**

Department of Health & Human Services  
 Eastern NC School for the Deaf – Alford and Mayfield Roof Replacement

John Lail, on behalf of the Department of Health & Human Services, presented the project. The project was advertised in the Purchase Directory September 25 – October 6, 2006. Eleven firms responded; none were interviewed. The Pre-selection Committee recommended the following firms in priority order:

- #1 Roof Engineering, Inc. (Greenville, NC)
- #2 Rooftop Systems Engineers, PC (Raleigh, NC)
- #3 Atlas Engineering, Inc. (Raleigh, NC)

**17. SELECTION OF DESIGN FIRM**

Department of Health & Human Services  
 NC Special Care Center – Replacement of Porch and Canopy

John Lail, on behalf of the Department of Health & Human Services, presented the project. The project was advertised in the Purchase Directory September 25 – October 6, 2006. Four firms responded; none were interviewed. The Pre-selection Committee recommended the following firms in priority order:

- #1 Oakley Collier Architects, PA (Rocky Mount, NC)
- #2 JKF Architecture (Greenville, NC)
- #3 MHAworks (Greenville, NC)

Ron Hinson's motion to approve the Committee's recommendation for Item Nos. 15-17 was seconded by Terry Turner. The selections were approved as recommended.

**18. SELECTION OF DESIGN FIRM**

Department of Health & Human Services  
 Cherry Hospital – High Temperature Hot Water System Modifications

John Lail, on behalf of the Department of Health & Human Services, presented the project. The project was advertised in the Purchase Directory September 25 – October 6, 2006. Nine firms responded; none were interviewed. The Pre-selection Committee recommended the following firms in priority order:

- #1 Stanford White Associates (Raleigh, NC)
- #2 Dibble & Pledger, PC (Washington, NC)
- #3 United Engineering Group, Inc. (Raleigh, NC)

Lou Jurkowski's motion to approve the Committee's recommendation was seconded by Paul Boney. The selection was approved as recommended.

**19. SELECTION OF DESIGN FIRM**

Department of Health & Human Services  
 Black Mountain Center – Emergency Generator Repairs

John Lail, on behalf of the Department of Health & Human Services, presented the project. The project was advertised in the Purchase Directory September 25 – October 6, 2006. Eleven firms responded; none were interviewed. The Pre-selection Committee recommended the following firms in priority order:

- #1 Pease Associates (Charlotte, NC)
- #2 Stanford White Associates (Raleigh, NC)
- #3 Elm Engineering (Charlotte, NC)

Steve Criscenzo's motion to approve the Committee's recommendation was seconded by John Kirkland. Ron Hinson recused from the vote. The selection was approved as recommended.

**20. UPDATE ON ALTERNATIVE CONTRACTING METHOD PROJECT**

This item was withdrawn to the next meeting.

**21. 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 on Nineteen Original CM at Risk Projects.
- c. Chairman MacNaughton reported that the subcommittee on Designer Evaluations was working diligently to have a draft to present to the Commission by the December meeting.

**22. INFORMATION**

Greg Driver presented two emergency selections.

**23. OLD BUSINESS**

- a. Revisions to UNC Procedures for Designer Selection  
Chairman MacNaughton stated that this issue was tabled until the next meeting.
- b. Retainage Study Committee Report  
Greg Driver briefly discussed the attachments. He also stated that there was no record that former DOA Secretary Swinson sent the Committee's report to the General Assembly. Lou Jurkowski stated that she would check with Senator Nesbitt's office to ask if they had received the report.

**24. NEW BUSINESS**

No new business was presented.

**25. SCHEDULE NEXT MEETING**

The next meeting was scheduled from December 12, 2006, at 10:00

**26. ADJOURNMENT**

Chairman MacNaughton adjourned the meeting at 11:15 a.m.