

## STATE BUILDING COMMISSION

December 11, 2007  
10:00 a.m.  
New Education Building, Suite 450  
Raleigh, NC

### M I N U T E S

#### MEMBERS PRESENT

Chairman John Thompson, Kevin MacNaughton, Terry Turner, Lou Jurkowski, John Kirkland, Sam Vaughan, and Jim Driscoll, and John Muter

#### OTHERS PRESENT

Ken Cooper (W.K. Dickson); John Lenfestey (NC State Ports Authority); Steve Panchan (MBP); J. Safin, Ken Hart (Department of Correction); Dolan Simmons, Darren England (Department of Environment & Natural Resources); Terrance Feravich (UNC); Kent Yelverton ( Department of Agriculture & Consumer Services); Jim Klinger (Fiscal Research-General Assembly); Peter Veit (Department of Health & Human Services); Janie Sutton (Department of Insurance); Greg Driver, Ryan Scruggs, Ralph Taylor, Veronica Howell (State Construction Office).

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

Chairman John Thompson called the meeting to order at 10:00 a.m. and read the Ethics Statement. Chairman Thompson recused himself from Agenda Item 9.

#### 2. APPROVAL OF MINUTES

Sam Vaughan made a motion to approve the minutes of the October 23 meeting. The motion was seconded by Lou Jurkowski. The minutes were approved as written.

*Ryan Scruggs presented projects 3-8 and 10-11.*

#### 3. SELECTION OF DESIGN FIRM

Department of Correction  
Statewide UST Closure/Removal

The project was advertised in the Purchase Directory June 19, - July 7, 2006. Twenty-nine firms responded; none were interviewed. The Pre-selection Committee recommended the following firms in priority order.

- #1 Mid-Atlantic Associates, Inc. - Raleigh, NC
- #2 GEL Engineering of NC, Inc. - Research Triangle Park, NC
- #3 Catlin Engineers and Scientists - Wilmington, NC

#### 4. SELECTION OF DESIGN FIRM

Department of Agriculture & Consumer Services  
Senator Bob Martin Eastern Agricultural Center - Barn Unit 3

The project was advertised in the Purchase Directory September 6, 2007. Eight firms responded; four were interviewed. The Pre-selection Committee recommended the following firms in priority order.

- #1 Oakley Collier Architects, PA - Rocky Mount, NC
- #2 MBAJ Architecture - Raleigh, NC
- #3 JKF Architecture, PC - Greenville, NC

**5. SELECTION OF DESIGN FIRM**

NC State Ports Authority  
Port of Wilmington - Command and Control Center

The project was advertised in the Purchase Directory on October 10, 2007. Six firms responded; four were interviewed. The Pre-selection Committee recommended the following firms in priority order.

- #1 Giffels of North Carolina, PC - Raleigh, NC
- #2 EDA, PA - Wilmington, NC
- #3 URS Corporation-North Carolina - Morrisville, NC

**6. SELECTION OF DESIGN FIRM**

Department of Environment and Natural Resources  
NC Zoological Park - African Plains Barns

The project was advertised in the Purchase Directory on August 15, 2007. Ten firms responded; four were interviewed. The Pre-selection Committee recommended the following firms in priority order.

- #1 Gomes and Staub Architecture - Raleigh, NC
- #2 Cherry Huffman Architects, PA - Raleigh, NC
- #3 Edwin Bouldin Architect, PA - Winston-Salem, NC

**7. SELECTION OF DESIGN FIRM**

Department of Environment and Natural Resources  
Forest Resources - Ashe County and Buncombe County Headquarters

The project was advertised in the Purchase Directory on September 18, 2007. Eight firms responded; four were interviewed. The Pre-selection Committee recommended the following firms in priority order.

- #1 Architectural Design Studio, PA - Asheville, NC
- #2 Masters Gentry Architects, PA - Asheville, NC
- #3 2H Design Services, PA - Charlotte, NC

**8. SELECTION OF DESIGN FIRM**

Department of Environment and Natural Resources  
Water Resources - Flood By-Pass Channel for Town of Newland NC

The project was advertised in the Purchase Directory on September 10, 2007. Ten firms responded; four were interviewed. The Pre-selection Committee recommended the following firms in priority order.

- #1 W.K. Dickson & Company - Raleigh, NC
- #2 McKim & Creed - Cary, NC
- #3 HDR Engineering, Inc. - Raleigh, NC

**9. (see below)**

**10. SELECTION OF DESIGN FIRM**

Department of Health and Human Services  
Commissioning Agent for New Public Health Laboratory and Medical Examiner's Office

The project was advertised in the Purchase Directory October 29 through November 13, 2007. Twelve firms responded; four were interviewed. The Pre-selection Committee recommended the following firms in priority order.

- #1 Facility Dynamics Engineering - Columbia Maryland
- #2 EMC Engineers, Inc. - Raleigh, NC
- #3 KLG Jones, LLC - Greer, SC

**11. SELECTION OF DESIGN FIRM**

Department of Health and Human Services  
 Commissioning Agent for New Eastern Region Hospital

The project was advertised in the Purchase Directory October 29 through November 13, 2007. Twelve firms responded; four were interviewed. The Pre-selection Committee recommended the following firms in priority order.

- #1 Facility Dynamics Engineering - Columbia, Maryland
- #2 EMC Engineers, Inc. - Raleigh, NC
- #3 KLG Jones, LLC - Greer, SC

*Kevin MacNaughton made a motion to approve the Committees' recommendations for Agenda Items 3-8 and 10-11. John Kirkland seconded the motion. The selections were approved as recommended.*

**9. SELECTION OF DESIGN FIRM**

Department of Health and Human Services  
 Dorothea Dix Campus - Harvey Building Upgrades

The project was advertised in the Purchase Directory September 13 through October 2, 2007. Fifteen firms responded; none were interviewed. The Pre-selection Committee recommended the following firms in priority order.

- #1 Angerio Design - Raleigh, NC
- #2 EDI Engineered Designs, Inc. - Raleigh, NC
- #3 Sigma Engineered Solutions - Morrisville, NC

*Kevin MacNaughton made a motion to approve the Committee's recommendation. Terry Turner seconded the motion. (John Thompson recused himself from the vote.) The selection was approved as recommended.*

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

- a. Designer Selection Report for All Projects for October and November 2007
- b. Status of CM at Risk Projects Advertised after January 1, 2002
- c. Status of Original CM at Risk Projects Advertised Prior to January 1, 2002
- d. CM at Risk Contract Completion Report - UNC-Chapel Hill Science Complex, Phase 1

Terrance Feravich presented the reports. There was general discussion on various university projects.

**13. INFORMATION**

Project Distribution

Greg Driver presented the report informing members the State Construction Office was currently responsible for 1,000 projects totaling \$6.8 billion. Mr. Driver informed members that the State Construction Conference scheduled for February 18-19, 2007, had been expanded to include a full day on the 18th. The morning session would deal with typical problems encountered on projects and how to resolve these problems. He also stated that the format had changed this year to include various break-out sessions. He asked all members to let Veronica Howell know as soon as possible if they were planning to attend the conference so she could complete their registrations.

Mr. Driver stated that his office is working on the graph of SCO trends members requested and it would be completed soon.

**14. SUBCOMMITTEE ON LEGISLATIVE STUDY COMMISSION RECOMMENDATIONS**

Lou Jurkowski reported that Paul Boney's group had met. Also, that her group had split into two smaller groups: one to deal with contracts and the other evaluations. She hoped to have more information to present at the January meeting.

**15. OLD BUSINESS**

Kevin MacNaughton asked Greg Driver is he had received a response from the Attorney General's Office regarding the conflict in designer selection limits between *House Bill 73 and Senate Bill 745*. Mr. Driver stated that due to an on-going court case, the attorney had not yet responded on this issue.

Chairman Thompson asked Ryan Scruggs if he had received any response from Forsyth County on their *design/build project*. Mr. Scruggs stated that he had forwarded the minutes detailing the Commissions' requirements to the County, but he had not received any response to date.

**16. SCHEDULE NEXT MEETING**

The next meeting was scheduled for January 29, 2008, at 10:00 a.m.

**17. NEW BUSINESS**

Terry Turner made a motion to go into closed session as authorized by NC General Statute 143-318.11(2) for the purpose of selecting the 2008 Certificate of Merit recipients. The motion was seconded by Lou Jurkowski. The Commission went into closed session at 10:35. (*Minutes of the Closed Session will be attached as Addendum 1 following the State Construction Conference on February 18-19, 2008, in order to maintain confidentiality of award recipients.*)

**18. ADJOURNMENT**

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