

## STATE BUILDING COMMISSION

December 12, 2006  
10:00 a.m.  
New Education Building, Suite 450  
Raleigh, NC

### M I N U T E S

#### MEMBERS PRESENT

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

#### OTHERS PRESENT

Gabriel Harris (Schenkel & Schultz); Dave Simpson (AGC); Nathan Nallainaker (ESC Carolinas); Sid Stone, Gordon Rutherford (UNC-GA); John Lail (Department of Health & Human Services); Dolan Simmons, Ed Hajnos-EEP (Department of Environment & Natural Resources); Tom Covington (NC Wildlife Resources Commission); John Lenfestey (NC State Ports Authority); Dane Phillips (NC Department of Justice); LeAnn Rhodes (NC Attorney General's Office) Greg Driver, 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

Ron Hinson made a motion to approve the minutes of the prior Commission meeting and the motion was seconded by John Thompson. The October 31, 2006, minutes were approved as written.

#### 3. SELECTION OF DESIGN FIRM

Department of Commerce - Wanchese Seafood Industrial Park  
Renovations & Improvements to Wastewater Treatment Plant and Equipment

Ryan Scruggs, on behalf of the Department of Commerce, presented the project. The project was advertised in the Purchase Directory on October 4-19, 2006. Three firms responded; all three were interviewed. The Pre-selection Committee recommended the following firms in priority order:

- #1 Cabanaugh & Associates, PA (Raleigh, NC)
- #2 Municipal Engineering Services Company (Garner, NC)
- #3 Trittech Civil Environment, PC (Asheboro, NC)

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

#### 4. SELECTION OF DESIGN FIRM

NC State Ports Authority  
Annual Service Agreement for Electrical/Mechanical Engineering

John Lenfestey, on behalf of the NC State Ports Authority, presented the project. The project was advertised in the Purchase Directory on October 10, 2006. Eleven firms responded; none were interviewed. The Pre-selection Committee recommended the following firms in priority order:

- #1 The Wooten Company (Raleigh, NC)
- #2 KCI Associates of North Carolina, P.A. (Raleigh, NC)
- #3 Clark Nexsen (Raleigh, NC)

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

**5. SELECTION OF DESIGN FIRM**

NC State Ports Authority  
Annual Service Agreement for Crane Maintenance Engineering

John Lenfestey, on behalf of the NC State Ports Authority, presented the project. The project was advertised in the Purchase Directory on October 10, 2006. One firm responded; none were interviewed. The Pre-selection Committee recommended the following firm:

Shaw GBB, LLC (Mobile, AL)

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

**6. SELECTION OF DESIGN FIRM**

Department of Justice - NC Justice Academy  
Gymnasium Renovation

Dana Phillips, on behalf of the NC Department of Justice, presented the project. The project was advertised in the Purchase Directory October 5-20, 2006. Thirteen firms responded; four were interviewed. The Pre-selection Committee recommended the following firms in priority order:

- #1 Smith Sinnett Architecture, PA (Raleigh, NC)
- #2 Morris-Berg Architects, Inc. (Charlotte, NC)
- #3 Design Development (Raleigh, NC)

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

**7. SELECTION OF DESIGN FIRM**

Department of Environment & Natural Resources – Wildlife Resources Commission  
Pisgah Center for Wildlife Education Classroom

Tom Covington, on behalf of the Department of Environment & Natural Resources, presented the project. The project was advertised in the Purchase Directory October 11-25, 2006. Five firms responded; none were interviewed. The Pre-selection Committee recommended the following firms in priority order.

- #1 Architectural Design Studio (Asheville, NC)
- #2 Mathews Architecture, P.A. (Asheville, NC)
- #3 Edwin Bouldin Architect, P.A. (Winston-Salem, NC)

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

**8. SELECTION OF DESIGN FIRM**

Department of Health & Human Services - Cooper Memorial Building  
Vital Records Fire Suppression Installation

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. Six firms responded; none were interviewed. The Pre-selection Committee recommended the following firms in priority order:

- #1 Stanford White Associates (Raleigh, NC)
- #2 Knott Benson Engineering Associates, PA (Durham, NC)
- #3 Schenkel Shultz Architecture (Raleigh, NC)

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

**9. SELECTION OF DESIGN FIRM**

Department of Health & Human Services - Dorothea Dix Hospital  
 Steam Plant Boiler Upgrades

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 12, 2006. Eight firms responded and four were interviewed. The Pre-selection Committee recommended the following firms in priority order:

- #1 RMF Engineering (Durham, NC)
- #2 Stanford White Associates (Raleigh, NC)
- #3 Peterson Associates (Charlotte, NC)

Ron Hinson'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 Health & Human Services - Murdoch Center  
 B&G Chiller Replacement and HVAC Upgrades

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 12, 2006. Eighteen firms responded; four were interviewed. The Pre-selection Committee recommended the following firms in priority order:

- #1 Sigma Engineered Solutions, P.C. (Morrisville, NC)
- #2 Progressive Design Collaborative, Ltd. (Raleigh, NC)
- #3 Giffels of North Carolina, PC (Raleigh, NC)

John Kirkland's motion to approve the Committee's recommendation was seconded by Steve Criscenzo. Buren Williford abstained from the vote. The selection was approved as recommended.

**11. SELECTION OF DESIGN FIRM**

Department of Health & Human Services - Caswell Center  
 Building Systems Upgrades for Cypress Cottage

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 12, 2006. Twelve firms responded and four were interviewed. The Pre-selection Committee recommended the following firms in priority order:

- #1 Schenkel Shultz Architecture (Raleigh, NC)
- #2 Stanford White Associates (Raleigh, NC)
- #3 JKF Architecture (Greenville, NC)

Terry Turner's motion to approve the Committee's recommendation was seconded by John Thompson. Buren Williford abstained from the vote. The selection was approved as recommended.

**12. SELECTION OF DESIGN FIRM**

Department of Health & Human Services - Governor Morehead School  
Building Systems Upgrades to Cole, Fisher, Cooke and IV Building

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 12, 2006. Seventeen firms responded and four were interviewed. The Pre-selection Committee recommended the following firms in priority order:

- #1 I.E.S. Engineers (Chapel Hill, NC)
- #2 Devon Tolson Architecture, Inc. (Raleigh, NC)
- #3 Dewberry and Davis, Inc. (Raleigh, NC)

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

**13. SELECTION OF DESIGN FIRM**

Department of Health & Human Services - O'Berry Center  
New Heating Plant

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 12, 2006. Twelve firms responded and four were interviewed. The Pre-selection Committee recommended the following firms in priority order:

- #1 RMF Engineering, Inc. (Durham, NC)
- #2 Progressive Design Collaborative (Raleigh, NC)
- #3 United Engineering Group (Raleigh, NC)

Steve Criscenzo's motion to approve the Committee's recommendation was seconded by John Thompson. Buren Williford abstained from the vote. The selection was approved as recommended.

**14. SELECTION OF DESIGN FIRM**

Department of Environment & Natural Resources - NC Zoological Park  
African Amphitheater Renovation

Dolan Simmons, on behalf of the Department of Environment & Natural Resources, presented the project. The project was advertised in the Purchase Directory on September 29, 2006. Ten firms responded; four were interviewed. The Pre-selection Committee recommended the following firms in priority order:

- #1 Laughing Dog Studio Architecture, PLLC (Charlotte, NC)
- #2 Duda Paine Architects, LLP (Durham, NC)
- #3 HH Architecture, PA (Raleigh, NC)

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

**15. SELECTION OF MULTIPLE DESIGN FIRMS AND CONSULTANTS**

Department of Environment & Natural Resources - Ecosystem Enhancement Program  
On-Call List for Designers and Consultants (12/12/06 – 12/11/08)

Dolan Simmons, on behalf of the Department of Environment & Natural Resources, presented the project. The project was advertised in the Purchase Directory August 17 - September 8, 2006. Fifty firms (38 designers, 12 consultants) responded; none were interviewed. The Pre-selection Committee recommended the following firms in priority order:

#### Design Services

- #1 Arcadis G&M of North Carolina, Inc. (Raleigh, NC)
- #2 Baker Engineering of NY, Inc. (Cary, NC)
- #3 CHWMHill, Inc. (Raleigh, NC)
- #4 ECOScience Corporation (Raleigh, NC)
- #5 Estes Design Group, Inc. (Charlotte, NC)
- #6 Jordan Jones & Goulding (Charlotte, NC)
- #7 KCI Associates of North Carolina, PA (Raleigh, NC)
- #8 Kimley-Horn & Associates, Inc. (Raleigh, NC)
- #9 Ko & Associates, PC (Raleigh, NC)
- #10 HW Lochner, Inc. (Raleigh, NC)
- #11 Mulkey, Inc. (Raleigh, NC)
- #12 Natural Systems Engineering, PC (Raleigh, NC)
- #13 Sepi Engineering Group (Raleigh, NC)
- #14 Stantec Consulting Services, Inc. (Raleigh, NC)
- #15 Sungate Design Group, PA (Raleigh, NC)
- #16 URS Corporation-North Carolina (Morrisville, NC)
- #17 Ward Consulting Engineers, PC (Raleigh, NC)
- #18 Withers & Ravenel Engineering & Surveying, Inc. (Cary, NC)
- #19 WK Dickson & Company, Inc. (Raleigh, NC)

#### Consulting Services

- #1 Axiom Environmental, Inc. (Willow Springs, NC)
- #2 Carter Burgess, Inc. (Raleigh, NC)
- #3 Earth Tech of North Carolina, Inc. (Raleigh, NC)
- #4 Entrix, Inc. (Charlotte, NC)
- #5 Environmental Services, Inc. (Raleigh, NC)
- #6 Equinox Environmental (Asheville, NC)
- #7 Fish and Wildlife Associates, Inc. (Whittier, NC)
- #8 Land Management Group, Inc. (Wilmington, NC)
- #9 Robert J. Goldstein & Associates, Inc. (Raleigh, NC)
- #10 Rummel, Klepper & Kahl, LLP (Raleigh, NC)
- #11 Tetra Tech, Inc. (Research Triangle Park, NC)
- #12 The Catena Group, Inc. (Hillsborough, NC)

Ron Hinson's motion to approve the Committee's recommendations was seconded by John Thompson. Steve Criscenzo abstained from the vote. The selections were approved as recommended.

#### 16. 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. Mr. Rutherford also distributed a report on CM Project Distribution (Attachment 1).
- c. Subcommittee on Designer Evaluations: Chairman MacNaughton asked for members' comments on the evaluation forms. Greg Driver stated that the *Contractor Evaluation Form* should be corrected at the wording: "Section 322-A" to read "Section 507." A motion to approve this document, with Mr. Driver's change, was made by John Kirkland and seconded by Terry Turner. The motion was approved

The Designer Evaluation Form was then reviewed and formatting changes were recommended. There was some concern about the terminology "standard level of care." It was decided that a sub-group would meet to address these issues and present a revised form prior to the next

meeting to allow consideration for approval. The *Construction Manager Evaluation Form* will be modified to reflect changes made to the *Designer Evaluation Form* and also be submitted for approval at the next meeting. Interest in automating these forms and ability to retrieve information via the web continues to be a goal expressed by Commission members.

Mr. Driver stated that the *CM at Risk Evaluation Form* should be revised to include the web address to [www.nc-sco.com](http://www.nc-sco.com). Sid Stone recommended that this form be revised to resemble the Designer Evaluation cover sheet.

Chairman MacNaughton distributed a revised *Designer Evaluation Form* at the meeting (Attachment 2). Greg Driver stated that the Matrix should be corrected as follows: The Schematic Design section at the wording "Section 306.1.1-4" should be changed to read "Section 306." The Design Development section at the wording "Section 307.D.1-14" should be changed to read ""Section 307." At the Construction Administration section, paragraph 3, the word "observations" should be replaced with "inspections." He also stated the web address [www.nc-sco.com](http://www.nc-sco.com) should be added to the cover sheet.

There was much discussion by members regarding this form. Most expressed concern that it was lengthy and completing it would be time consuming. There was much support for automating the form and also that entry of ratings on the matrix would carry the scoring to the cover sheet.

Chairman MacNaughton stated that further revisions would be made to these two forms and he would email them to members for review prior to the next meeting.

#### 17. INFORMATION

- a. Project Distribution: Greg Driver presented this report.
- b. Designer Selections – All project categories: Mr. Driver presented the report.
- c. Emergency Selection: Greg Driver presented one emergency request from Elizabeth City State University, Repairs to Mitchell-Lewis Residence Hall. No action was required of the Commission.

#### 18. OLD BUSINESS

- a. Designer Selection Procedures for the University of North Carolina and its Constituent Institutions: A motion to approve this document as presented by Gordon Rutherford was tabled at the September meeting to allow members time to review the document. A vote to accept the procedures was approved.
- b. Retainage Study Committee Report: Mr. Driver stated that apparently this report was never forwarded to the General Assembly by former Secretary Swinson. He stated he would request that Secretary Cobb forward this document.

#### 19. NEW BUSINESS

Greg Driver informed members that the State Construction Conference was scheduled for February 26-27 at McKimmon Center and that additional information would be forwarded to them later.

He also stated that he would arrange for a presentation by the Ethics Board to update the Commission on changes in ethics laws if there was an interest. Chairman MacNaughton stated that he would poll the members to determine interest in this presentation.

Chairman MacNaughton requested that any members interested in serving on a Subcommittee on Rule Changes contact him.

#### 20. SCHEDULE NEXT MEETING

The next meeting was scheduled for February 20, 2007, at 10:00 a.m.

**21. ADJOURNMENT**

Chairman MacNaughton adjourned the meeting at 12:55 p.m.

Attachments

- 1: CM Project Distribution (Item 16b)
- 2: Designer Evaluation Forms (Item16c)