



30th Annual State Construction Conference

March 24th, 2011

SCO Office Overview & Change

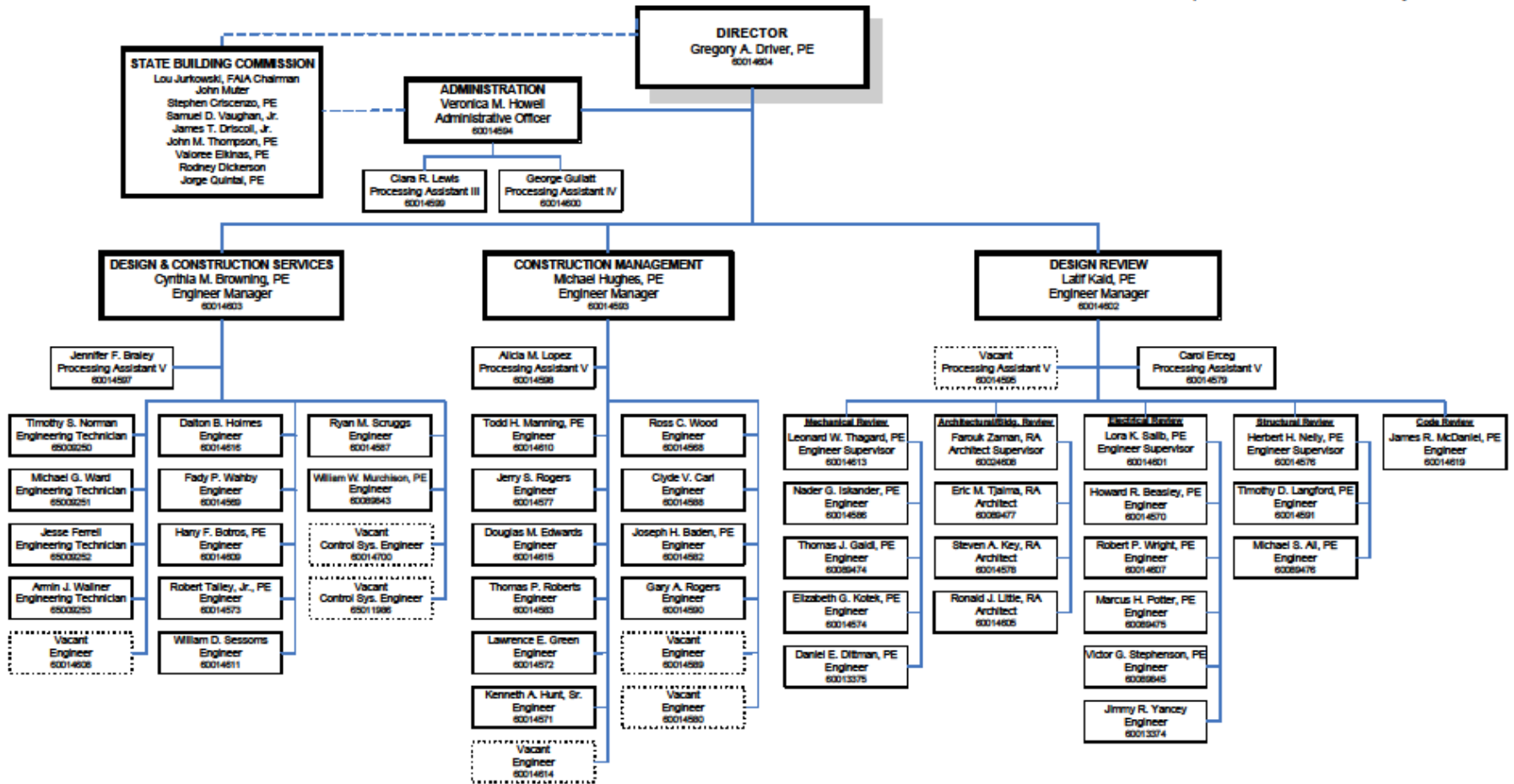
-Design and Construction Services Section -

New Office Organization

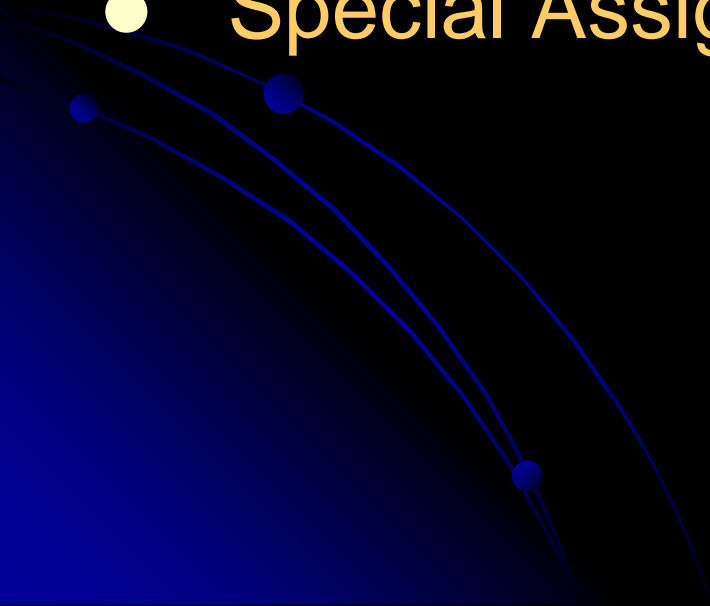
- **Design Review**
 - Plan Review + Tent permits
- **Construction Management**
 - FCAP + Construction Admin (monitoring)
- **Design & Construction Services**
 - Consulting Services + Electrical Inspections + Contract Administration

NC Department of Administration
State Construction Office

Division Head: Gregory A. Driver, PE
 Department Head: Moses Carey, Jr.



Consulting Services Responsibilities

- Capital Project Coordinator Staff for DOA
 - Staff Engineers for DOA
 - Special Assignments and Studies
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Consulting Services Responsibilities


- **Capital Project Coordinator Staff for DOA**
 - Participate in Capital Budget Request process
 - Participate in designer interviews and selection
 - Provide DOA owner comments during design process
 - If required for project, participate in contractor prequalification
 - During construction, participate in weekly site inspections and construction meeting, review and approve change orders and pay applications, involve DOA maintenance staff in process, including system training and final inspection








Consulting Services Responsibilities

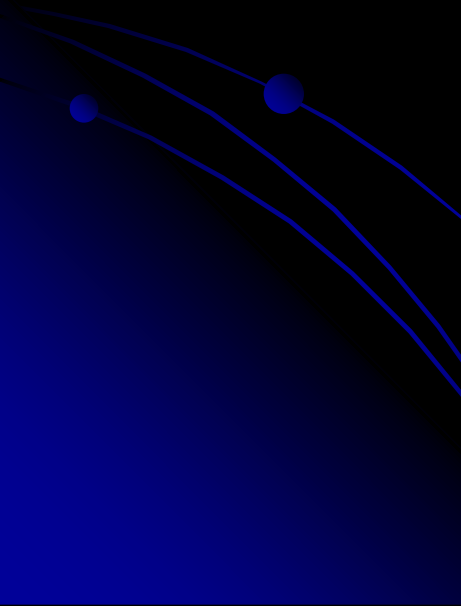
- **Staff Engineers for DOA**
 - Assist DOA Facility Management with building system operating and maintenance problems
 - Assist State Property with building system questions and problem analysis on leased buildings
 - Work with Building Coordinators on the Wake government complex concerning building system problems
 - Participate in FCAP inspections for DOA assigned buildings
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Consulting Services Responsibilities

- **Special Assignments and Studies**
 - Assist with location and retrieval of archived building plans
 - Mold, lead paint, asbestos guidance
 - Assist Veteran's Affairs with engineering projects
 - Troubleshoot building system problems for other agencies on the Downtown Government campus
 - Administer the construction component of the Access NC Program.
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ACEC

ENGINEERING
DAYS

nc state
ENGINEERING

YOU ARE

SUITABLE

TO BE

VED

How does this impact you?


- DOA Capital Projects

- Formal projects require the SCO review by Design Review Section and Owner review by Design & Construction Services Section
- Requires submission of two sets of plans to our office with identification of the Owner copy
- Informal projects may require only review by DCS Section and will be determined at start of project

Electrical Inspection Responsibilities

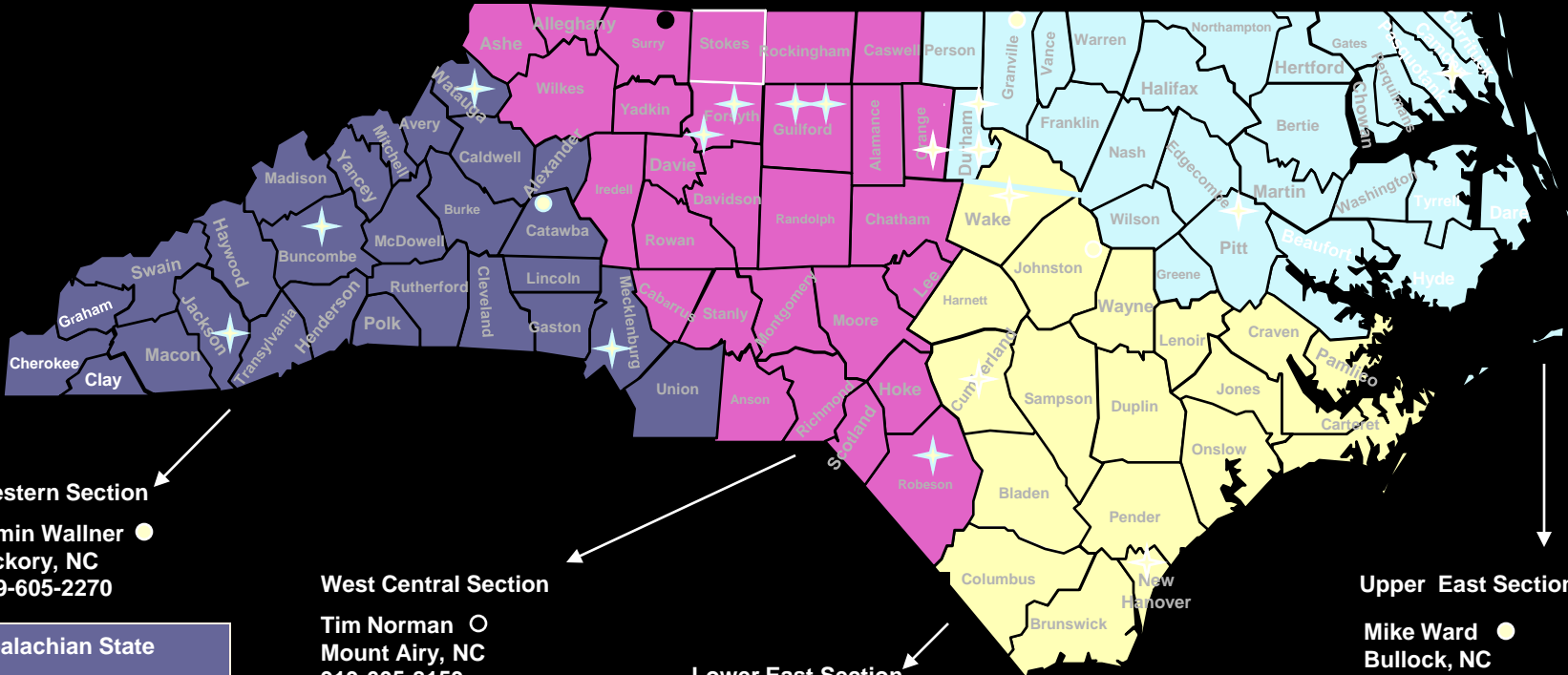
- State Building Electrical Inspectors work under SCO. DOI responsible for non-building inspections, such as traffic signals and equipment.
- Electrical inspections required for all electrical work in state buildings, including University downloads and informal contracts.
- Electrical inspections also required for in-house work by maintenance staff.

Organization of Electrical Inspectors

- Four inspectors assigned across the state
 - Inspectors have identified locations within their area and have established the day of week they will be working at that location
 - Inspectors prefer direct contact by Electrical Contractor to schedule inspections
- 

Campuses - ✨

Duty Stations - ●



Western Section

Armin Wallner ●
Hickory, NC
919-605-2270

- Appalachian State
- Western Carolina
- UNC Asheville
- UNC Charlotte

West Central Section

Tim Norman ○
Mount Airy, NC
919-605-8153

- Pembroke
- UNC Greensboro
- NC A & T
- School of the Arts
- WSSU
- UNC Chapel Hill

Lower East Section

Jessie Ferrell ●
Kenly, NC
919-605-6690

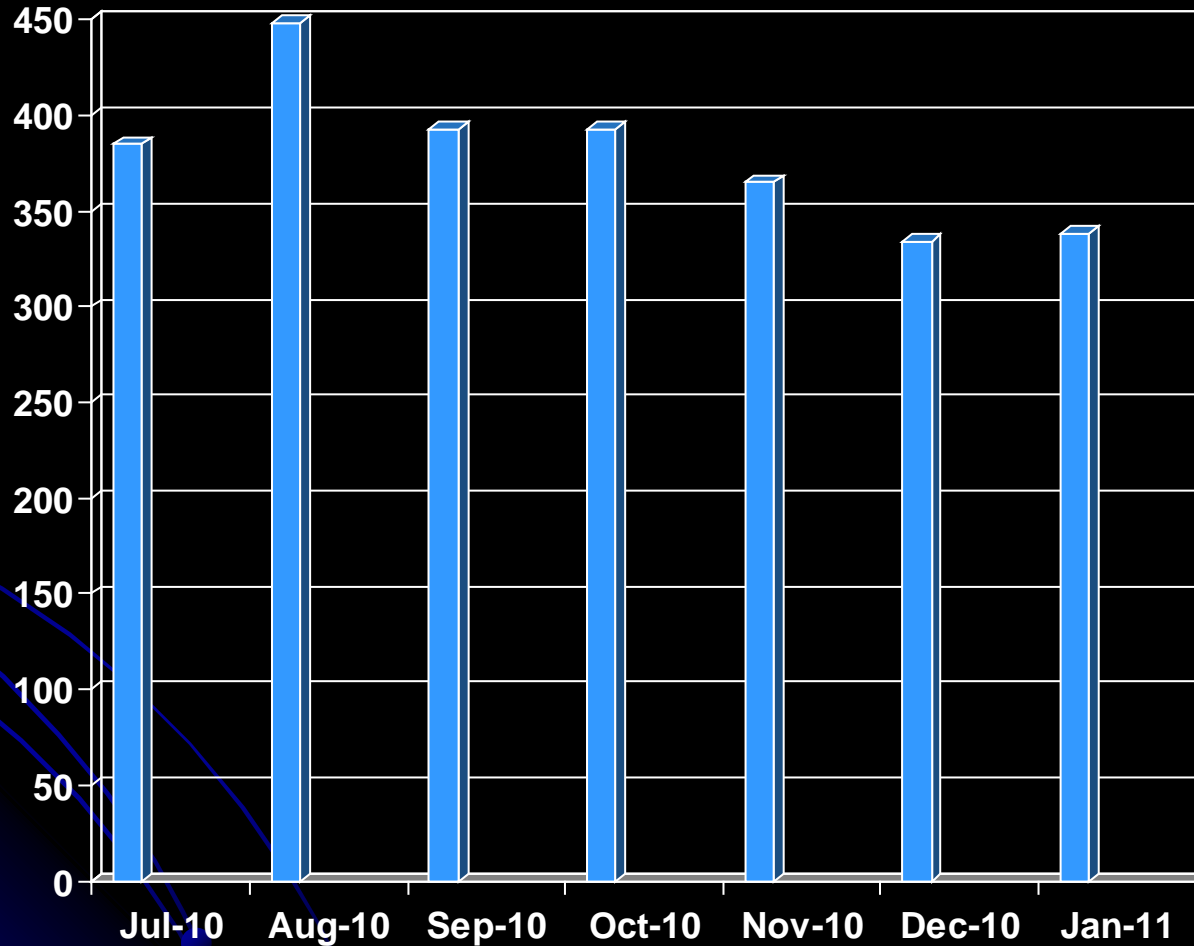
- NC State
- Fayetteville State
- UNC Wilmington
- Wake County South of 540 (Raleigh)

Upper East Section

Mike Ward ●
Bullock, NC
919-605-9001

- Elizabeth City State
- NCCU
- ECU
- NCSSM
- Wake County North of 540

Electrical Inspections per Month







⚠ DANGER
⚡
Exposed wiring
will shock you
or cause death.
Stand back.
If you are not
qualified, call
a professional.
Always wear
proper PPE and
follow safety
rules.

⚠ CAUTION
High Voltage
Warning

F1 F2 F3

H1A

H1B

H2A

H2B

H3A

H3B

MAX
100V

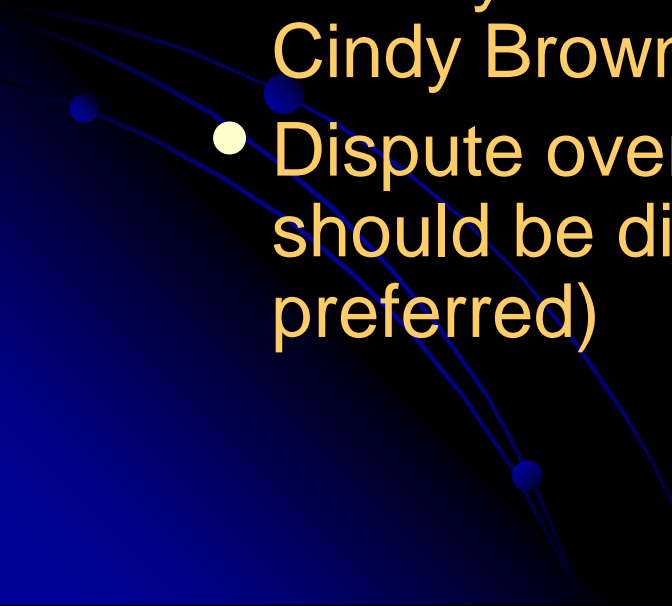
X1

X3


X2



How does this impact you?

- Encourage participation by electrical contractor, general contractor, and project electrical engineer at initial meeting with electrical inspector
 - Scheduling issues that cannot be resolved directly with inspector should be directed to Cindy Browning (email preferred)
 - Dispute over ruling by electrical inspector should be directed to Cindy Browning (email preferred)
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Design Contract Services

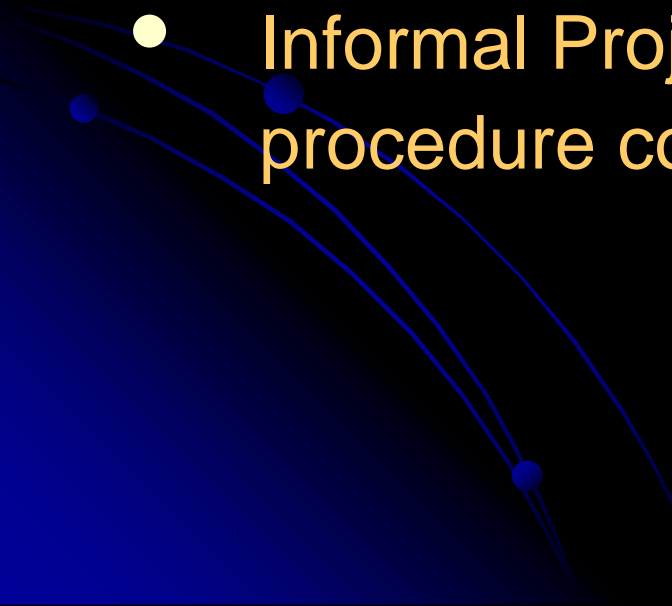
- Assist state agencies in designer selection
 - Review, negotiate, and prepare design contracts, letter agreements, and commissioning services contacts
 - Review, negotiate, and prepare design amendments
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How does this impact you?

- Provide contact name, phone number, and email address for all persons to be copied on design contract information
- Provide OC-25 cost estimate showing breakout of all project costs and identify cost center for funding
- Provide signed hard copy of contract back to our office
- For design amendment requests, provide updated project funding information and cost estimates

Construction Contract Services

Prepare Contract Award Letters

- Formal Projects – Require compliance with MBE procedures and certification by OSBM
 - Informal Projects – Owner responsible for MBE procedure compliance. OSBM does not certify.
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Construction Contract Services

Construction Contract Review

- Formal Contracts -- Review contract documents (including insurance certificates and bonds) and obtain AG approval
- Informal Contracts – Our office does not review but does require Owner to provide signed copy for our files


Construction Contract Services

Construction Manager Projects

- “NEW” CMR Forms revised October 2010 .
 - General Conditions now include a number of items that were previously included in the Cost of Work, such as clean-up
 - General Conditions & Fee are now combined into Construction Management Fee. This fee is lump sum and not adjusted with exception of actual insurance costs.
 - Only adjustment to PGMP is actual cost of work following bidding of packages
- SCO Web Link for CMR Forms :
<http://www.nc-sco.com/cmrfoms.aspx>

Construction Contract Services

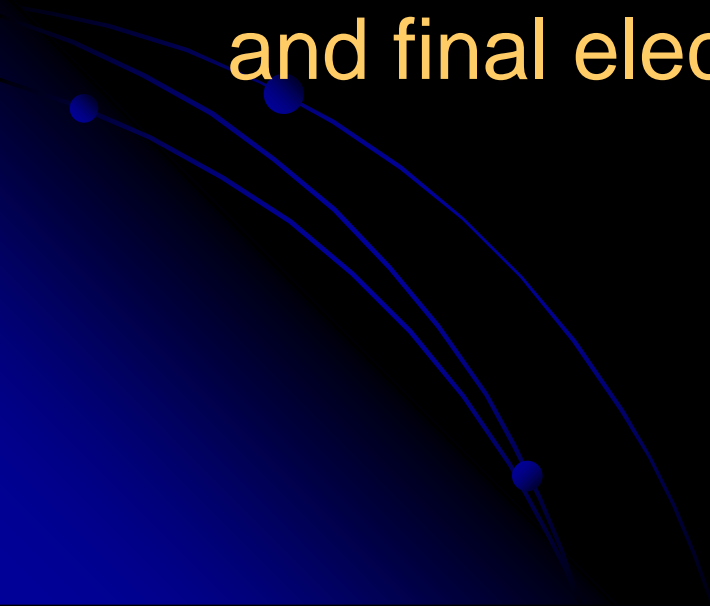
Construction Manager Projects

- Negotiate pre-construction services contracts
 - Assist State Agencies with selection of Construction Managers
 - Negotiate CMR contract, review contract documents, and get AG approval
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How does this impact you?

- Provide contact name, phone number, and email address for all persons to be copied on construction contract information
- For contract award request, please identify all bid items to be awarded, including alternates and unit prices
- Check to see that all MBE documentation is included with award request
- When preparing contract documents, review the SCO checklist

Recent Interscope Features

- For change order approval, allows designers and owners to assign different project managers at construction contract level
 - Direct input of electrical inspection forms and final electrical certificates
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Questions?

Contact: cindy.browning@doa.nc.gov

<http://www.nc-sco.com/documents/contactus/OfficeStaffP.pdf>