

STATE BUILDING COMMISSION MEETING

NEW EDUCATION BUILDING, SUITE 450, RALEIGH, NC

9:30 AM

AUGUST 29, 2017

AGENDA

I. CALL TO ORDER AND ETHICS STATEMENT

II. APPROVAL OF MINUTES

- JUNE 27, 2017 MEETING

III. SWEARING IN OF NEW MEMBERS

IV. EMERGENCY DECLARATION LETTERS

- NC Department of Military and Veterans Affairs- NC State Veterans Home, HVAC
- NC Department of Military and Veterans Affairs- NC State Veterans Home, Geothermal Project
- NC Zoological Park- Desert Exhibit, Chiller System Failure
- Richmond Community College- Cole Auditorium, Flood damage due to ruptured Sprinkler System

V. CONSTRUCTION MANAGER AT RISK- CONNECT NC BOND PROJECT

Department of Agriculture and Consumer Services
North Carolina Agricultural Sciences Center
Raleigh, NC

VI. SELECTION OF DESIGN FIRM

Department of Public Safety
National Guard
Morrisville AASF Aircraft Taxiway/Apron Renovation
Wake County, NC

VII. SELECTION OF DESIGN FIRM

Department of Public Safety
National Guard
Commissioning for Morganton Regional Readiness Center
Burke County, NC

VIII. SELECTION OF DESIGN FIRM

Department of Public Safety
Garner Road Campus Improvements
Raleigh, NC

IX. SELECTION OF DESIGN FIRM

Department of Transportation
Durham County Maintenance Office
Durham, NC

X. SELECTION OF DESIGN FIRM

Department of Natural and Cultural Resources
Division of NC Aquariums
Fort Fisher Aquarium - Expansion and Renovation
Kure Beach, NC

XI. OLD BUSINESS

- Update from the Design Build Subcommittee

XII. NEW BUSINESS

- Meeting Calendar
- Commission Members Stipend Process

XIII. STATE CONSTRUCTION OFFICE REPORT

XIV. SCHEDULE NEXT MEETING

- September 26, 2017

XV. ADJOURNMENT

STATE BUILDING COMMISSION MEETING

New Education Building, Suite 450, Raleigh, NC

9:30 AM

June 27, 2017

MINUTES

MEMBERS PRESENT: Chairman Aaron K. Thomas, Matt Messick, Kirby Robinson, Roger Woods, William Johnson, Michael Benson, Susie Lewis

OTHERS PRESENT: Victor Stephenson, Latif Kaid, Ryan Scruggs, Melissa Dunston, Bob Talley, Jessica Ross, LeaAnne Hahnel, Jamalh Greene (SCO), Kent Caldwell (NCNG), Jason Doll (Moffatt & Nichol), Jonathan Williams (HDR), Chad Tate (Rodgers), Jennifer Curro (SIGMA), Tim Hiltbrunner (ACC), Michael Aman, Mark Cooney (NCDRCR), Anna Lucas, Dave Yensan (POND), Stuart Ryan (AQ)

I. CALL TO ORDER AND ETHICS STATEMENT

- Chairman Aaron Thomas called the meeting to order at 9:31 am and read the ethics statement.

II. APPROVAL OF MINUTES

- Kirby Robinson made a motion to approve MAY 9, 2017 minutes, Michael Benson seconded the motion. Minutes were approved as written.

III. EMERGENCY DECLARATION LETTERS

Latif Kaid, Director of the State Construction office, shared details about the Emergency Declaration Letters (request) submitted. *There were 3 additional Emergency Declarations added: NC National Guard, DOA Cooper Building and DOA Elevators*

- NC Department of Environmental Quality- Woodlake Dam Breach
- University of North Carolina School of the Arts- Capital Improvement

IV. SELECTION OF DESIGN FIRM

Department of Administration
Steam Distribution Improvements
Raleigh, NC

Ryan Scruggs presented the project. The following firms were recommended in priority order:

1. Spring Stoops McCullen Engineering, PA. (Durham, NC)
2. Stanford White, Inc. (Raleigh, NC)
3. RMF Engineering, Inc. (Raleigh, NC)

Motion by Mike Benson to approve the Committee's recommendations, Kirby Robinson seconded. The selections were approved as recommended.

V. SELECTION OF DESIGN FIRM

Department of Administration
NC Museum of Art - East Building Roof Replacement
Raleigh, NC

Ryan Scruggs presented the project. The following firms were recommended in priority order:

1. Raymond Engineering- Georgia, Inc (Raleigh, NC)
2. Atlas Engineering, Inc (Raleigh, NC)
3. REI Engineers Inc (Raleigh, NC)

Motion by Roger Woods to approve the Committee's recommendations, Kirby Robinson seconded. The selections were approved as recommended.

VI. SELECTION OF DESIGN FIRM

Department of Natural and Cultural Resources
NC Museum of Art
Museum Park Visitor Center
Raleigh, NC

Ryan Scruggs presented the project. The following firms were recommended in priority order:

1. In Situ Studio, Inc. (Raleigh, NC)
2. VINES Architecture, Inc. (Raleigh, NC)
3. Duda/ Paine Architects, P.A. (Durham, NC)

Motion by Susie Lewis to approve the Committee's recommendations, Matt Messick seconded. The selections were approved as recommended.

STATE BUILDING COMMISSION MEETING

New Education Building, Suite 450, Raleigh, NC

9:30 AM

June 27, 2017

MINUTES

VII. SELECTION OF DESIGN FIRM

Department of Natural and Cultural Resources

NC Aquariums

Roanoke Island Aquarium - Boiler, Generator, and Emergency Switch Replacement

Manteo, NC

Ryan Scruggs presented the project. The following firms were recommended in priority order:

1. Spring Stoops McCullen Engineers, PA (Durham, NC)
2. Sigma Engineered Solutions, P.C. (Morrisville, NC)
3. RMF Engineering, Inc. (Raleigh, NC)

Motion by Kirby Robinson to approve the Committee's recommendations, Roger Woods seconded.

The selections were approved as recommended.

VIII. SELECTION OF DESIGN FIRM

Department of Natural and Cultural Resources

Division of Parks & Recreation

Jockeys Ridge State Park – Sand Relocation

Dare County, NC

Ryan Scruggs presented the project. The following firms were recommended in priority order:

1. Albemarle & Associates, Ltd. - Kill Devil Hills, NC
2. Bissell Professional Group, Inc. - Kitty Hawk, NC
3. Little Environments PLLC- Raleigh, NC

Motion by Mike Benson to approve the Committee's recommendations, Kirby Robinson seconded.

The selections were approved as recommended.

IX. SELECTION OF DESIGN FIRM

Department of Natural and Cultural Resources

Division of Parks & Recreation

Carolina Beach State Park – Campground Improvements

New Hanover County, NC

Ryan Scruggs presented the project. The following firms were recommended in priority order:

1. Hipp Architecture & Development, PC- Wilmington, NC
2. Apogee Consulting Group- Cary, NC
3. Design Development- Raleigh, NC

Motion by Susie Lewis to approve the Committee's recommendations, Mike Benson seconded.

The selections were approved as recommended.

X. SELECTION OF DESIGN FIRM

Department of Transportation

Wilson County Maintenance Assembly Office

Wilson, NC

Ryan Scruggs presented the project. The following firms were recommended in priority order:

1. Anagram Studio, PA (Raleigh, NC)
2. The Wooten Company (Raleigh, NC)
3. JKF Architecture (Greenville, NC)

Motion by Roger Woods to approve the Committee's recommendations, Susie Lewis seconded.

The selections were approved as recommended.

XI. SELECTION OF DESIGN FIRM

Department of Transportation

Swan Quarter Equipment Shop

Hyde County, NC

Ryan Scruggs presented the project. The following firms were recommended in priority order:

1. The Wooten Company (Raleigh, NC)
2. JKF Architecture (Greenville, NC)
3. Anagram Studio, PA (Raleigh, NC)

Motion by Kirby Robinson to approve the Committee's recommendations, Mike Benson seconded.

The selections were approved as recommended.

STATE BUILDING COMMISSION MEETING

New Education Building, Suite 450, Raleigh, NC

9:30 AM

June 27, 2017

MINUTES

XII. SELECTION OF DESIGN FIRM

Department of Transportation

Division 9 District/Resident Engineers Office – Renovation & Addition

Rowan County, NC

Ryan Scruggs presented the project. The following firms were recommended in priority order:

1. Raymond Engineering-Georgia, Inc (Raleigh, NC)
2. Smith Sinnett Architecture, P.A., (Raleigh, NC)
3. HRLee Engineering and Associates, Inc. (Greensboro, NC)

Motion by Susie Lewis to approve the Committee's recommendations, Roger Woods seconded.

The selections were approved as recommended.

XIII. SELECTION OF DESIGN FIRM

Department of Public Safety

National Guard

Lakota Helicopter Storage Facility

Morrisville, NC

Ryan Scruggs presented the project. The following firms were recommended in priority order:

1. Pond & Company (Columbia, SC)
2. Gurlitz Architectural Group (Chapel Hill, NC)
3. Zapata Engineering (Charlotte, NC)

Motion by Roger Woods to approve the Committee's recommendations, Mike Benson seconded.

The selections were approved as recommended.

XIV. SELECTION OF DESIGN FIRM

Department of Environmental Quality

Division of Mitigation Services

Pamlico Sound Oyster Reef Mitigation Project

Hyde County, NC

Ryan Scruggs presented the project. The following firms were recommended in priority order:

1. Moffatt & Nichol (Raleigh, NC)
2. AECOM (Raleigh, NC)
3. HDR Engineering (Raleigh, NC)

Motion by Susie Lewis to approve the Committee's recommendations, Kirby Robinson seconded.

The selections were approved as recommended.

VII. OLD BUSINESS

- Discussed larger fees request

VIII. NEW BUSINESS

- Statement of Economic Interest (SEI) Memo
- Innovations Sub Committee-Assistance requested to change threshold for Designer Selection Process. (informal verses formal) Motion by Roger Woods to approve the Committee's recommendations, Mike Benson seconded for the committee to assist in recommendations and research.

IX. STATE CONSTRUCTION OFFICE REPORT

- Department staffing updates
- All BOND Positions filled

X. AMEND AGENDA TO INCLUDE CMR AT RISK

NC CONNECT PROJECT

NC ZOO EXHIBIT UPGRADE

Ryan Scruggs presented the project.

Motion by Roger Woods to approve the Committee's recommendations, Kirby Robinson seconded.

The selections were approved as recommended.

XI. SCHEDULE NEXT MEETING -TBD

XI. ADJOURNMENT- Mike Benson made a motion to adjourn; Roger Woods second.

Chairman Aaron Thomas adjourned the meeting at 10:45 am.



SBC MEETING

EMERGENCY DECLARATIONS

DATE 08-29-2017



NORTH CAROLINA DEPARTMENT OF MILITARY AND VETERANS AFFAIRS

Roy Cooper
GOVERNOR

Larry D. Hall
SECRETARY

August 16, 2017

Mr. Latif Kaid, Director
State Building Commission
New Education Building
301 N. Wilmington Street, Suite 450
Raleigh, NC 27601

Subject: Department of Military and Veterans Affairs Emergency Project
NC State Veterans Home – Fayetteville; Emergency HVAC Replacement Project

Dear Mr. Kaid:

Pursuant to the procedures for an emergency project, as Secretary of the NC Department of Military and Veterans Affairs, I have declared the NC State Veterans Home – Fayetteville HVAC Replacement an emergency project.

This is a Life Safety Project and the HVAC system needs to be replaced. Every year the NC Division of Veterans Affairs is funding repairs at several thousands of dollars. The total system needs new controls, cooling tower replacement, heat exchanger replacement, etc... This facility is home to 150 veterans. This year, we have found that the cooling tower needs to be replaced and can no longer be cleaned. We receive the following from Ms. Bell, Administrator, at the NC State Veterans Home in Fayetteville:

We are in an urgent situation with our HVAC units:

- *We may have to destroy the medications in the medication room on a-wing if we are not able to cool the room down.*
- *The hallway is too warm for the veterans and very uncomfortable. We are having major complaints from both the veterans and family members about the heat.*
- *The HVAC company is unable to come out to meet our needs as they stated our system is old and the new units will not interface with our old connectors.*
- *The cooling tower is in danger of shutting down.*

OSBM has awarded \$2,101,453.00 to replacement this system. Since the agency received this R&R funding, the cost has increased and a supplement has been submitted for additional R&R funds through State Construction.

If temperatures in the building rise to 81 degrees or higher and a resident is diagnosed with dehydration that would be an I-J (Immediate Jeopardy) tag for the facility. This is an emergency and the HVAC system must provide safe indoor temperatures to our residents.

Mr. Latif Kaid – Letter
August 16, 2017
Page 2

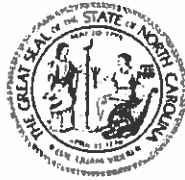
Therefore, based on the grave situation at the State Veterans Home in Fayetteville, I am declaring an emergency. The Department of Military and Veterans would like to contract a designer as soon as possible to look at the issues and submit recommendations. Please notify the State Building Commission of this project at its next scheduled meeting.

Sincerely,



Larry D. Hall
Secretary

cc: James E. Prosser, Assistant Secretary
James A. Woodard, Facilities Manager



NORTH CAROLINA DEPARTMENT OF MILITARY AND VETERANS AFFAIRS

Roy Cooper
GOVERNOR

Larry D. Hall
SECRETARY

August 8, 2017

Mr. Latif Kaid, Director, SCO
State Building Commission
New Education Building
301 N. Wilmington Street, Suite 450
Raleigh, N.C. 27601

Subject: Emergency Geothermal Project - Correction
NC State Veterans Home – Kinston

Dear Mr. Kaid:

Pursuant to the procedures for an emergency project, as Secretary for the NC Department of Military and Veterans Affairs, I have declared the NC State Veterans Home – Kinston, Geothermal Project - Correction an emergency project.

The NC State Veterans Home – Kinston opened in March 2013. This was when the first resident was admitted. The Geothermal HVAC System was installed at a cost of approximately \$3,000,000.00 and has not provided adequate heat/cooling to our veteran residents. In the fall of 2015, a chiller was added to the existing system at a cost of approximately \$605,000.00. Currently, the facility is experiencing high incoming water temperatures in the summer that could further damage the system. We are replacing pumps and other parts to keep this system up and running.

In addition, if temperatures in the building rise to 81 degrees or higher and a resident is diagnosed with dehydration that would be an I-J (Immediate Jeopardy) tag for the facility. This is an emergency and the HVAC system must provide safe indoor temperatures to our residents.

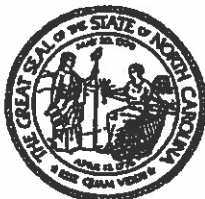
Therefore, based on the grave situation at the State Veterans Home in Kinston, I am declaring an emergency. The Department of Military and Veterans would like to contract a designer as soon as possible to look at the issues and submit recommendations. Please notify the State Building Commission of this project at its next scheduled meeting.

Sincerely,

A handwritten signature in black ink that reads "Larry D. Hall".

Larry D. Hall
Secretary

cc: James E. Prosser, Assistant Secretary for Veteran Affairs
James A. Woodard, Facilities Manager



**North Carolina Department of Natural and Cultural Resources
Office of the Secretary**

Governor Roy Cooper

Secretary Susi H. Hamilton

July 14, 2017

Mr. Latif Kaid, P.E., Secretary
N.C. State Building Commission
1307 Mail Service Center
Raleigh, North Carolina 27699-1307

RE: Emergency Declaration - North Carolina Zoological Park – Desert Exhibit Chiller System Failure

Dear Mr. Kaid:

Under the provisions of North Carolina Administrative Code 30D.0302(e), the Department of Natural and Cultural Resources (DNCR) has issued an emergency declaration for the North Carolina Zoological Park.

On July 4, 2017, the Desert Exhibit Pavilion suffered a catastrophic failure of its 200-ton MultiStack Chiller System which provides cooling to the 14,000 square-foot building. Specifically, refrigerant was lost in the system No. 3 module due to a probable heat exchanger failure which resulted in the chiller system only able to operate at 33% of its full capacity. At this status, the exhibit's temperatures and humidity posed significant hazard to the well-being of animals, plants, the public, and keepers. Immediately, the Department contracted and installed a temporary 200-ton chiller system which has returned the pavilion to normal temperatures and humidity. However, the temporary chiller system is costing \$3,500/week to operate. Therefore, the Department has declared an emergency with respect to the chiller failure.

Under the provisions of an emergency project, the Department will hire a Mechanical Engineering Consultant to evaluate, design, and oversee the major repair or installation of a new system as determined by their evaluation and expertise. Simultaneously, a Mechanical Contractor will be placed under contract to expedite the ordering, delivery, and repairs or installation of a new chiller system.

I am requesting that you please inform the State Building Commission of this action at their next scheduled meeting. If you have any additional questions, please contact Mark Cooney, DNCR Capital Projects Coordinator, at Mark.Cooney@ncdcr.gov or (919) 807-7473.

Sincerely,

A handwritten signature in cursive script that reads "Susi H. Hamilton".

Susi H. Hamilton
Secretary

cc: Reid Wilson, DNCR Chief Deputy Secretary
Mark Cooney, Director, DNCR Capital Projects Unit
Pat Simmons, Director, NC Zoo
Gerald Parker, NC Zoo

MAILING ADDRESS:
4601 Mail Service Center
Raleigh, NC 27699-4600

Telephone: (919) 807-7250
Fax: (919) 733-1564

LOCATION:
109 East Jones Street
Raleigh, NC 27601



- SINCE 1951 -
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COMMUNITY COLLEGE

Serving Richmond and Scotland Counties

Brent Barbee
Executive Vice President
1042 West Hamlet Avenue
Post Office Box 1189, Hamlet, NC 28345
(910) 410-1809
Fax (910) 582-7028

July 3, 2017

State Construction Office

JUL 10 2017

Mr. Latif Kaid, Acting Director
NC State Construction Office
1307 Mail Service Center
Raleigh, NC 27699-1307

Re: Cole Auditorium

Dear Mr. Kaid:

This letter is to certify that Richmond Community College has declared an emergency regarding the general contractor selection process related to repairing damages to the Cole Auditorium, which occurred on June 26, 2017.

The Cole Auditorium received extensive flooding damage due to a ruptured sprinkler system pipe. We are working with the College's insurance company to repair damages. Hawks Builders has been selected as the general contractor to oversee all repairs. The repairs are expected to consist of replacing the stage flooring, replacing carpet and VCT, gypsum repair, painting, and minor electrical. No structural repairs are expected to be needed. Please let me know if we need to provide you with any additional information at this time.

Thank you,

Brent Barbee
Executive Vice President & CFO

:cm



SBC MEETING

CMR @ RISK

DATE 8.29.2017



Steven W. Troxler
Commissioner

North Carolina Department of Agriculture
and Consumer Services
Property and Construction Division

G. Kent Yelverton, P.E.
Director

August 11, 2017

Mr. Latif Kaid, P.E.
Director
State Building Commission
New Education Building
301 N. Wilmington Street, Suite 450
Raleigh, NC 27601

Subject: Department of Agriculture and Consumer Services
North Carolina Agricultural Sciences Center
Connect NC Bond Project – Construction Manager at Risk

Dear Mr. Kaid:

The above project was advertised for the selection of designer using the State of North Carolina Interactive Purchasing System website. All procedures prescribed by the State Building Commission were followed leading to a priority recommendation as follows:

1. JE Dunn/TA Loving (Goldsboro, NC)
2. Barnhill Contracting Company (Raleigh, NC)
3. Balfour Beatty/Holt Brothers (Raleigh, NC)

Thank you for your consideration.

Sincerely,

G. Kent Yelverton, P.E.
Capital Projects Coordinator

Attachments

**STATE BUILDING COMMISSION
PROJECT INFORMATION**

To Be Presented to the SBC Meeting on: Tuesday August 22, 2017

Department: Agriculture and Consumer Services

Project Title: Construction Manager at Risk for NC Agricultural Sciences Center

Project Location: NE Corner of Reedy Creek and Edwards Mill Roads, Raleigh, NC

Scope of Work: This new co-located laboratory facility, the NC Agricultural Sciences Center, will replace and house the following five labs / Divisions: Veterinary Diagnostic, Food and Drug Protection, Structural Pest Control and Pesticides, Standards and Motor Fuels. The average age of the existing labs is more than 40 years. Each of these labs struggle with inadequate ventilation, climate control and limited testing space which hinders their ability to service the needs of the citizens of North Carolina. The aging infrastructure also directly impacts their ability to utilize advanced testing equipment. A new and modern laboratory design will promote the ability to invest in advance modern technology and testing equipment, be more energy-efficient, optimize workflows plus expand programs to be in better position for the future testing needs of the citizens and industry of North Carolina.

Project Advertised on the NC Interactive Purchasing System on: June 13 2017 to July 5, 2017

Project Funding Identification: Code = 46617 Item = 4W01

Total Appropriation & Source: \$94,000,000 from Connect NC Bond

Amount for Construction: \$78,000,000

Amount for Equipment: \$0

Type Construction: New X Renovation

Number of Firms Responding: Eight (8)

Number of Firms Interviewed: Four (4)

Name and Agency of each member of the Pre-Selection Committee:

Victor Stephenson (State Construction Office)
Kent Yelverton (Agriculture & Consumer Services)
David Smith (Agriculture & Consumer Services)
Zane Hedgecock (Agriculture & Consumer Services)
Joe Reardon (Agriculture & Consumer Services)
Dave Bartone (Agriculture & Consumer Services)
Kristen Hess (HH Architecture, PA)

Three major reasons for recommendation of the Number One designer:

1. The proposed CMR team has CMR experience that include veterinary diagnostic and multi-disciplinary lab facilities.
2. The proposed CMR team has vast amounts of CMR project experience and has successfully completed many SCO projects.
3. The proposed firm presents personnel with appropriate CMR experience and qualifications that are committed solely to this project.

SCO CMR Evaluation Files Reviewed: Yes No

Capital Projects Coordinator: G. Kent Yelverton, PE, Agriculture and Consumer Services

**STATE BUILDING COMMISSION
#1 CONSTRUCTION MANAGER AT RISK INFORMATION**

To Be Presented to the SBC Meeting on: August 22, 2017

Project Title: NC Agricultural Sciences Center

Department: Agriculture and Consumer Services

Construction Manager at Risk Firm: JE Dunn / TA Loving

Make-Up of Firm (Specialties): Construction Management, Building Information Modeling,
Preconstruction Services

Proposed Organization for this Project:

Pre-Construction Phase: Peter Holst-Project Director-Primary Contract; Eric Danielson-
Laboratory Construction Planner; Scott Wynne-Estimator; Dan Koenigshofer-Preconstruction
MEP Coordinator

Construction Phase: Peter Holst-Project Director-Primary Contract; Matt Meyer-Senior Project
Manager; Justin Goodlaxson-Project Superintendent; Evia Nelson-Project Manager; David
Lewis-Site Superintendent; Tom Hudson-MEP Superintendent

Location of Working Office(s):

Prime Firm: Goldsboro, NC

Information as to experience of firm in relationship to this project:

The partnership of JE Dunn and T.A. Loving brings the expertise of two companies to the project. T.A. Loving is a local general contractor and a proven partner to the State Construction Office for over 60 years. JE Dunn is national Ranked as the 4th largest science and technology general contractor and with this brings the resources and experience from some of the most complex life science projects in the country.

Similar projects done for the State of North Carolina:

UNCC Parking Deck I, UNC-CH Medical Sciences Research Building, UNC-W Marine
Biotechnology Research Facility

Current Workload (both State of North Carolina projects and Other):

Current workload and staffing levels allow this firm to begin work immediately.

**STATE BUILDING COMMISSION
#2 CONSTRUCTION MANAGER AT RISK INFORMATION**

To Be Presented to the SBC Meeting on: August 22, 2017

Project Title: NC Agricultural Sciences Center

Department: Agriculture and Consumer Services

Construction Manager at Risk Firm: Barnhill Contracting Company

Make-Up of Firm (Specialties): Construction Management, Site Infrastructure, Transportation

Proposed Organization for this Project:

Pre-Construction Phase: Marty Moser-Executive Oversight; Dan Pruitt-Project Executive; Gail Suson-Preconstruction Leader; Tim Lovin-Lab Preconstruction Specialist; Tim Miller-Preconstruction Specialist; Jason Deans-Virtual Construction; Drew Rintelmann-Safety

Construction Phase: Marty Moser-Executive Oversight; Dan Pruitt-Project Executive; Ryan Weaver-Project Manager; Jason Swain-MEP Lab Project Manager; Denise Jessen-Project Engineer; Perry Gardner-General Superintendent; Ray Cade-Superintendent; Wayne Mayse-MEP Superintendent

Location of Working Office(s):

Prime Firm: Raleigh, NC

Information as to experience of firm in relationship to this project:

Barnhill Contracting Company has over 68 years in diverse multi-disciplinary Construction Manager at Risk projects on complex, large scale, public projects. Duke Lemur Center Habitat Enrichment (\$7.7M) and the NC Museum of Art Expansion (\$73M) are highly visible and successful projects located in NC.

Similar projects done for the State of North Carolina:

Albemarle Building Renovation, ECU Student Union

Current Workload (both State of North Carolina projects and Other):

Current Workload and staffing levels allow this firm to begin work immediately.

**STATE BUILDING COMMISSION
#3 CONSTRUCTION MANAGER AT RISK INFORMATION**

To Be Presented to the SBC Meeting on: August 22, 2017

Project Title: NC Agricultural Sciences Center

Department: Agriculture and Consumer Services

Construction Manager at Risk Firm: Balfour Beatty/Holt Brothers

Make-Up of Firm (Specialties): Construction Management, Preconstruction Services

Proposed Organization for this Project:

Pre-Construction Phase: Tony Stoneking, Project Executive; Randy McNeely, Senior Project Manager; Tom Booth, Preconstruction Manager; John Katschowsky, MEP Estimator; Tom Planishek, Design Integrator

Construction Phase: Tony Stoneking, Project Executive; Randy McNeely, Senior Project Manager; Jeff Munzenmaier, Project Manager; Eric Stanley, MEP Superintendent; Greg Scheer, Superintendent

Location of Working Office(s):

Prime Firm: Raleigh, NC

Information as to experience of firm in relationship to this project:

Experience performing complex CMR projects under State Construction guidelines, substantial testing laboratory experience, and understanding of regulatory lab validation process

Similar projects done for the State of North Carolina:

NC Central University Science Building, NCSU College of Veterinary Medicine Anatomy Lab Renovation

Current Workload (both State of North Carolina projects and Other):

Current Workload and staffing levels allow this firm to begin work immediately.



SBC MEETING

DESIGNER SELECTIONS

DATE 8-29-2017



STATE OF NORTH CAROLINA
DEPARTMENT OF PUBLIC SAFETY
JOINT FORCE HEADQUARTERS
NORTH CAROLINA NATIONAL GUARD



ROY COOPER
GOVERNOR

ERIK HOOKS
SECRETARY

GREGORY A. LUSK
MAJOR GENERAL, NCNG
ADJUTANT GENERAL

NGNC-CFMO-DPM

28 July 2017

MEMORANDUM FOR Mr. Latif Kaid, State Building Commission,
New Education Building, 301 N. Wilmington Street, Suite 450, Raleigh, NC 27601

SUBJECT: Department of Public Safety, North Carolina National Guard, Morrisville
Taxiway & Apron Renovation, NGID # 3720130149

The above project was advertised for the selection of designer using the State of North Carolina Interactive Purchasing System website. All procedures prescribed by the State Building Commission were followed leading to a priority recommendation as follows:

1. Delta Airport Consultants, Inc. (Raleigh, NC)
2. Johnson, Mirmiran, & Thompson, Inc. (Raleigh, NC)
3. Michael Baker Engineering, Inc. (Cary, NC)

Thank you for your consideration. If you have any questions please contact me at phone number (984) 664-6550.

4 Encl.

1. State Building Commission
Project Information
2. State Building Commission
#1 Designer Information
3. State Building Commission
#2 Designer Information
4. State Building Commission
#3 Designer Information

RODNEY D NEWTON
NGNC, LTC, EN
Construction Facility Management Officer

STATE BUILDING COMMISSION PROJECT INFORMATION

To be presented to the SBC Meeting on: 8/29/2017

Department: Department of Public Safety - North Carolina National Guard

Project Title: Morrisville Taxiway/Apron Renovation

Project Location: Army Aviation Support Facility #1, Morrisville, NC

Scope of Work:

Replace approximately 40,000 sqft of failing asphalt with concrete and associated lighting systems for the tarmac.

Project Advertised on the NC Interactive Purchasing System on: 3/20/2017 – 4/21/2017

Project Funding Identification: Federal MILCON / Sustainment

Total Appropriation & Source: \$6,500,000

Size (Sq. Footage): 40,000

Amount for Construction: Estimated: \$6.0 Million

Amount for Equipment: None

Type Design: Architectural Engineering Planning

Type Construction: New Renovation

Number of Firms Responding: Three

Number of Firms Interviewed: Three

Agency and Name of each member of the Pre-Selection Committee:

State Construction Office: Farouk Zaman, RA, Larry Wade, PE

North Carolina National Guard: Kent Caldwell, James Wolf, Laverta Flewellen

Three major reasons for recommendation of the Number One designer:

1. Specific expertise in rotary wing concrete taxiways under Unified Facilities Criteria and requirements.
2. Past experience with RDU Authority and location near RDU.
3. Ability for close coordination with Morrisville Lakota Hangar project.

SCO Designer Evaluation Files Reviewed: Yes No

Capital Projects Coordinator: MAJ Kent Caldwell, North Carolina National Guard

STATE BUILDING COMMISSION #1 DESIGNER INFORMATION

To be presented to the SBC Meeting on: 8/29/2017

Department: Department of Public Safety - North Carolina National Guard

Project Title: Morrisville Taxiway/Apron Renovation

Design Firm: Delta Airport Consultants, Inc.

Size of Firm: 69 Total (4 in Raleigh, NC)

Make-Up of Firm:
Engineering

Proposed Organization for this Project:

Design Phase: Douglas Sander, PE

Construction Phase: Douglas Sander, PE

Location of Working Office(s):

Prime Firm: Raleigh, NC

Civil Consultant: Timmons Group (Raleigh, NC)

Information as to experience of firm in relationship to this project:

- Extensive state and federal work, several recent projects working at Oceana and Kingsville Naval Air Stations, rehabilitating rotary wing locations very similar to Morrisville.
- Delta maintains a good working relationship with the RDU Airport Authority, having executed several projects at the location over 25 years.
- Delta will be using Timmons Group for Civil and CA consulting. Timmons is also working on the Morrisville Lakota Storage Building, a project at the same location which will require close coordination.
- Their consultant, Timmons Group, has done 20+ projects for the NCARNG over the last 5 years.

Similar projects done for the State of North Carolina:

- None

Current Workload (both State of North Carolina projects and other):

Delta is currently wrapping up two large East Coast jobs and will have resources to support this project.

**STATE BUILDING COMMISSION
#2 DESIGNER INFORMATION**

To be presented to the SBC Meeting on: 8/29/2017

Department: Department of Public Safety - North Carolina National Guard

Project Title: Morrisville Taxiway/Apron Renovation

Design Firm: Johnson, Mirmira & Thompson, Inc.

Size of Firm: 1,442 Total (10 in Raleigh, NC)

Make-Up of Firm:
Architecture and Engineering

Proposed Organization for this Project:

Design Phase: Bill Jenkins, PE

Construction Phase: Bill Jenkins, PE

Location of Working Office(s):

Prime Firm: Raleigh, NC

Geotechnical/Pavement Design: ECS, Raleigh, NC

Information as to experience of firm in relationship to this project:

Extensive federal experience, having recently completed projects at the New River and Norfolk Naval Air Stations.

Similar projects done for the State of North Carolina:

- None

Current Workload (both State of North Carolina projects and other):

Available capacity highlighted in interview

**STATE BUILDING COMMISSION
#3 DESIGNER INFORMATION**

To be presented to the SBC Meeting on: 8/29/2017

Department: Department of Public Safety - North Carolina National Guard

Project Title: Morrisville Taxiway/Apron Renovation

Design Firm: Michael Baker Engineering, Inc.

Size of Firm: 116 Total (3 in Cary, NC)

Make-Up of Firm:
Engineering and Architecture

Proposed Organization for this Project:

Design Phase: Jim Farthing and Matthew Wright, PE

Construction Phase: Jim Farthing and Matthew Wright, PE

Location of Working Office(s):

Prime Firm: Cary, NC

Geotech: S&ME, Inc. (Raleigh, NC)

Surveying: MA Engineering Consultants, Inc. (Cary, NC)

Information as to experience of firm in relationship to this project:

Some work with other states' National Guard Aviation components. Aviation expertise is spread across East Coast.

Similar projects done for the State of North Carolina:

- None

Current Workload (both State of North Carolina projects and other):

Workload capacity available was mentioned in interview.



STATE OF NORTH CAROLINA
DEPARTMENT OF PUBLIC SAFETY
JOINT FORCE HEADQUARTERS
NORTH CAROLINA NATIONAL GUARD



ROY COOPER
GOVERNOR

ERIK HOOKS
SECRETARY

GREGORY A. LUSK
MAJOR GENERAL, NCNG
ADJUTANT GENERAL

NGNC-CFMO-DPM

16 August 2017

MEMORANDUM FOR Mr. Latif Kald, State Building Commission,
New Education Building, 301 N. Wilmington Street, Suite 450, Raleigh, NC 27601

SUBJECT: Department of Public Safety, North Carolina National Guard, Morganton
Regional Readiness Center Commissioning, NGID # 3720160125

The above project was advertised for the selection of designer using the State of North Carolina Interactive Purchasing System website. All procedures prescribed by the State Building Commission were followed leading to a priority recommendation as follows:

1. McCracken & Lopez, P.A. (Charlotte, NC)
2. System WorCx (Charlotte, NC)
3. EBI Engineering, P.C. (Raleigh, NC)

Thank you for your consideration. If you have any questions please contact me at phone number (984) 664-6550.

- 4 Encl.
1. State Building Commission
Project Information
 2. State Building Commission
#1 Designer Information
 3. State Building Commission
#2 Designer Information
 4. State Building Commission
#3 Designer Information


RODNEY D NEWTON
LTC, EN, USA
Construction Facility Management Officer

STATE BUILDING COMMISSION PROJECT INFORMATION

To be presented to the SBC Meeting on: 8/29/2017

Department: Department of Public Safety - North Carolina National Guard

Project Title: Morganton Regional Readiness Center - Commissioning

Project Location: Morganton, NC

Scope of Work:

Conduct Enhanced Commissioning of an approx. 64,000 sq ft readiness center, and an 8,000 sq ft onsite maintenance facility. Commissioning will comply with Senate Bills 668 and 1947 and LEED v4.0 Fundamental and Enhanced Commissioning guidelines.

Commissioning will involve HVAC/BAS, Lighting Controls, Domestic Hot Water, Renewable Energy Systems, Building Envelope, and other systems.

Project Advertised on the NC Interactive Purchasing System on: 6/05/2017 – 6/19/2017

Project Funding Identification: NC Connect Bond

Total Appropriation & Source: \$25,000,000

Size (Sq. Footage): 64,000

Amount for Construction: Estimated: \$23.4 Million

Amount for Equipment: None

Type Design: Architectural Engineering Planning

Type Construction: New Renovation

Number of Firms Responding: Fifteen

Number of Firms Interviewed: Four

Agency and Name of each member of the Pre-Selection Committee:

State Construction Office: Farouk Zaman, RA, Michael Aji, PE

North Carolina National Guard: Kent Caldwell, Matt Dobson, Michael Mitchell, PE

Three major reasons for recommendation of the Number One designer:

1. Very familiar with commissioning regulations and methodologies. Sited specific industry standards such as ASHRAE, LEED, and Senate Bill 668 as a part of their testing practices.
2. Specific knowledge of Design/Construction phasing and interfacing plan to integrate throughout the project.
3. Size and workload of firm and its impacts on ability to conduct this project.

SCO Designer Evaluation Files Reviewed: Yes No

Capital Projects Coordinator: MAJ Kent Caldwell, North Carolina National Guard

STATE BUILDING COMMISSION #1 DESIGNER INFORMATION

To be presented to the SBC Meeting on: 8/29/2017

Department: Department of Public Safety - North Carolina National Guard

Project Title: Morganton Regional Readiness Center - Commissioning

Design Firm: McCracken & Lopez, P.A.

Size of Firm: 19

Make-Up of Firm: Engineering/Commissioning

Proposed Organization for this Project:

Design Phase: Kevin Richey and James Currie, PE

Construction Phase: Kevin Richey and James Currie, PE

Location of Working Office(s):

Prime Firm: McCracken & Lopez, P.A. (Charlotte, NC)

Information as to experience of firm in relationship to this project:

- Extensive experience with large, multi-use facilities involving state, local, and military installations.
- LEED compliant commissioning for multiple facilities of similar size to Morganton.
- McCracken's work on the Multi-Modal Transportation Center at Fayetteville, Chatham County Law Enforcement and Detention Center in Pittsboro, and the Health and Wellness Center at UNC Charlotte are very similar in size and scope to Morganton.

Similar projects done for the State of North Carolina:

- Primary has commissioned a New Health and Wellness Center of the University of North Carolina at Charlotte, and various other state projects for UNC-Charlotte

Current Workload (both State of North Carolina projects and other):

McCracken stated they can currently perform the work for the timeframe we intend to start design.

STATE BUILDING COMMISSION #2 DESIGNER INFORMATION

To be presented to the SBC Meeting on: 8/29/2017

Department: Department of Public Safety - North Carolina National Guard

Project Title: Morganton Regional Readiness Center - Commissioning

Design Firm: System WorCx, PLLC

Size of Firm: 9 Total (5 in Charlotte, NC)

Make-Up of Firm:
Engineering/Commissioning

Proposed Organization for this Project:

Design Phase: Mark Kohler, PE

Construction Phase: Mark Kohler, PE

Location of Working Office(s):
Prime Firm: Charlotte, NC

Information as to experience of firm in relationship to this project:
Multiple readiness centers including East Flat Rock, Greensboro, Jacksonville CIP (In-Progress), and Elizabeth City (In-Progress)

Similar projects done for the State of North Carolina:

- East Flat Rock Readiness Center Commissioning, Flat Rock NC
- Gorges State Park Visitor Center Commissioning, Sapphire NC
- NC DOT Locomotive Facility, Charlotte NC

Current Workload (both State of North Carolina projects and other):
Available capacity was stated to be a non-issue.

**STATE BUILDING COMMISSION
#3 DESIGNER INFORMATION**

To be presented to the SBC Meeting on: 8/29/2017

Department: Department of Public Safety - North Carolina National Guard

Project Title: Morganton Regional Readiness Center - Commissioning

Design Firm: EBI Engineering, P.C.

Size of Firm: 480 Total (20 in Raleigh, NC)

Make-Up of Firm:
Engineering/Commissioning, Architecture

Proposed Organization for this Project:

Design Phase: Alexander Boucher, PE

Construction Phase: Alexander Boucher, PE

Location of Working Office(s):
Prime Firm: Raleigh, NC

Information as to experience of firm in relationship to this project:
National Guard experience with several facilities such as the OH Air National Guard Alter Intel Ops Facility and the GA Air National Guard Air Support Operation.

Similar projects done for the State of North Carolina:

- None

Current Workload (both State of North Carolina projects and other):
EBI stated they had the capacity to conduct the project during the desired timeframe.



North Carolina Department of Public Safety
Central Engineering

Roy Cooper, Governor
Eric A. Hooks, Secretary

W. David Guice, Chief Deputy Secretary
William N. Stovall, Director

June 29, 2017

Mr. Latif, Kaid PE, Director State Construction Office
Secretary, State Building Commission
New Education Building
301 N. Wilmington Street, Suite 450
Raleigh, NC 27601

Subject: Department of Public Safety, Central Engineer
Garner Road Infrastructure & Campus Improvements
3318 Garner Road, Raleigh, NC 27610

Mr. Latif:

The above project was advertised for the selection of designer using the State of North Carolina Interactive Purchasing System website. All procedures prescribed by the State Building Commission were followed leading to a priority recommendation as follows:

1. Stewart, Raleigh NC
2. Timmons Group, Raleigh NC
3. Alpha & Omega, Raleigh

Thank you for your consideration.

Cordially,

James "Chris" Ivers, Project Manager

MAILING ADDRESS:
4216 Mail Service Center
Raleigh, NC 27699-4216
www.ncdps.gov

OFFICE LOCATION:
2020 Yonkers Road
Raleigh, NC 27604
Telephone: (919) 716-3400
Fax: (919) 716-3978

STATE BUILDING COMMISSION
PROJECT INFORMATION

To Be Presented to the SBC Meeting on: Tuesday August 29, 2017 at 9:30 AM.

Department: Public Safety

Project Title: Garner Road Infrastructure and Campus Improvements, Raleigh NC

Project Location: 3318 Garner Road, Raleigh, NC 27610

Scope of Work:

Perimeter Security Fence & Partial Site Infrastructure Improvements: This location houses State Highway Patrol (SHP), State Bureau of Investigation (SBI), Alcohol License Enforcement (ALE) and the Focus Group (ISSAC, Homeland Security and the FBI). The site activities include vehicle storage, ammunition storage, warehouse facilities and administrative offices. The security fence will satisfy the requirement for the first line of defense dictated by Homeland Security. Further, the campus was established in 1863 and much of the infrastructure needs repair, replacement and upgrading. As funding allows, sidewalks will be repaired or replaced; lights will be replaced or added to improve visibility and security; storm water and drainage issues will be addressed; the existing fire protection system will be replaced; and cross streets and parking areas will be paved.

Project Advertised on the NC Interactive Purchasing System on: May 4, 2017 through May 25, 2017

Project Funding Identification:

Code = 41607 Item = 4617; Code = 41607 Item = 4616; Code = 41607 Item = 4615

Total Appropriation & Source: \$5,400,260 DPS Capital Fund, Repair and Renovation

Size (Sq. Footage): NA

Amount for Construction: \$4,483,600

Amount for Equipment: NA

Type Design: Architectural X Engineering X Planning

Type Construction: New X Renovation X

Number of Firms Responding: 3

Number of Firms Interviewed: 3

Name and Agency of each member of the Pre-Selection Committee:

- 1) Don Hanks RA, NCARB, Architectural Services Manager, Department of Public Safety
- 2) James "Chris" Ivers, Sr. Project Manager, Department of Public Safety
- 3) Farouk Zaman, RA Architectural Review, State Construction Office
- 4) *Larry Wade, PE, State Construction Office*

Three major reasons for recommendation of the Number One designer:

1. Number and types of similar projects.
2. Personnel and Resources sufficient to support project.
3. Familiarity with project arena and agencies to be supported by project.

SCO Designer Evaluation Files Reviewed: Yes No

Capital Projects Coordinator: James "Chris" Ivers

**STATE BUILDING COMMISSION
#1 DESIGNER INFORMATION**

To Be Presented to the SBC Meeting on: Tuesday August 29, 2017 at 9:30 AM.

Department: Public Safety

Project Title: Gamer Road Infrastructure and Campus Improvements, Raleigh NC

Design Firm: Stewart

Size of Firm: 166 personnel at 4 locations in North Carolina

Make-Up of Firm (Specialties): Administration: 17, Civil Engineers:24, Inspectors: 15, Draftsmen: 10, Landscape Architects: 30, Planners (urban/regional): 7, Structural Engineers: 32, Surveyors:18, Transportation Engineers: 13, Geotechnical Engineer: 1, Geologist:1.

Proposed Organization for this Project: Stewart Inclusive

Design Phase: John T. Jenkins, PE, Stewart

Joe Puckett, PE, Stewart

Jennifer Wagner PLA, AP

Construction Phase: Joe Puckett, PE, Stewart

Roy Lorenzen, PE, Stewart

Ryan Davenport, Survey

Location of Working Office(s): Raleigh, NC (2 locations), Durham, NC, Charlotte, NC.

Prime Firm: Stewart

MEP Engineer: NA

Civil Engineer: Stewart (Raleigh, NC)

Structural Engineer: Stewart (Raleigh, NC)

Other Consultant(s): WK Dickson, Environmental.

Information as to experience of firm in relationship to this project:

Stewart completed a 2012, Department of Administration requested, new master plan study for the North Carolina Highway Patrol Training Academy which encompassed 94,800 square feet of the existing training academy infrastructure and space. Their in-depth knowledge of the area and owning agencies will provide synergy to the project and project team as the civil engineering requirements of this project moves forward.

Similar projects done for the State of North Carolina:

North Carolina State University, Greek Village, Raleigh NC

Wake Tech Community College, Infrastructure Improvements, Morrisville NC

Wake Tech Community College, Montague Hall / Admin Building, Raleigh NC

Department of Administration, Master Plan Study (2012) *for State Highway Patrol*

Current Workload (both State of North Carolina projects and Other):

3 project noted during interview. Current workload and staffing levels allow this firm to begin work immediately.

**STATE BUILDING COMMISSION
#2 DESIGNER INFORMATION**

To Be Presented to the SBC Meeting on: Tuesday August 29, 2017 at 9:30 AM.

Department: Public Safety

Project Title: Garner Road Infrastructure and Campus Improvements, Raleigh NC

Design Firm: Timmons Group

Size of Firm: 401 Personnel at 11 locations: Raleigh Office has 41 employees.

Make-Up of Firm (Specialties): Administration: 2, Civil Engineers:12, Landscape Architects: 3, GIS Specialist 2, Surveyors:15, Transportation Engineers: 2, Geotechnical Engineer: 1, CAD Technicians:3, Environmental Engineers:3.

Proposed Organization for this Project: Timmons Group Inclusive

**Design Phase: Blake Hall, PE
Frank Slinsky. PE: Project Manager
Christopher Glass, PLA
Brandon McLamb, PE. (Civil).**

**Construction Phase: Frank Slinsky. PE: Project Manager
Christopher Glass, PLA
Brandon McLamb, PE. (Civil).**

Location of Working Office(s): Raleigh, NC

Prime Firm: Timmons Group

**MEP Engineer: NA
Civil Engineer: Timmons Group, Raleigh NC
Structural Engineer: Timmons Group, Raleigh NC
Other Consultant(s): NA**

Information as to experience of firm in relationship to this project:

**Firm has experience with Department of Public Safety projects in North Carolina.
Firm has completed planning projects for the North Carolina National Guard and Wake County.**

Similar projects done for the State of North Carolina:

NCNG CBTC Maneuver Training Area West, Granville County.

**Current Workload (both State of North Carolina projects and Other):
Current workload and staffing levels allow this firm to accept this project.**

**STATE BUILDING COMMISSION
#3 DESIGNER INFORMATION**

To Be Presented to the SBC Meeting on: Tuesday August 29, 2017 at 9:30 AM.

Department: Public Safety

Project Title: Garner Road Infrastructure and Campus Improvements, Raleigh NC

Design Firm: Alpha & Omega

Size of Firm: 14 Personnel

Make-Up of Firm (Specialties): Administrative 3, CAD operators 2, Civil Engineers 3, Construction Inspectors 1, Structural Engineers 5.

Proposed Organization for this Project:

Design Phase: Glenn Zeblo, PE Alpha & Omega PM
Ted Bartelt, PE Alpha & Omega QA/QC Manager

Construction Phase: Glenn Zeblo, PE Alpha & Omega, PM
Ted Bartelt, PE Alpha & Omega, QA/QC Manager

Location of Working Office: Raleigh NC

Prime Firm: Alpha & Omega

Architect: Davis Kane Architects, Raleigh NC

MEP Engineer: NA

Civil Engineer: Alpha & Omega, Raleigh NC

Structural Engineer: Alpha & Omega, Raleigh NC

Other Consultant(s): Geotechnical Services: Testing

SEPI Engineering: Surveying

SEARS Design Group: Landscape

Information as to experience of firm in relationship to this project:

Alpha & Omega is a civil engineering firm specializing in service to local city and private agencies. The firm has successful civil site planning and improvement projects in the Raleigh NC area.

Similar projects done for the State of North Carolina:

Not noted during submittals or interview.

Current Workload (both State of North Carolina projects and Other):

Current workload and staffing levels allow this firm to accept project quickly.



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER
GOVERNOR

JAMES H. TROGDON, III
SECRETARY

August 18, 2017

Latif Kaid, PE, Secretary
State Building Commission
New Education Building
301 N. Wilmington Street, Suite 450
Raleigh, NC 27601

Subject: NC Department of Transportation
Durham County Maintenance Office
Durham, NC

Mr. Kaid,

The above project was advertised for the selection of designer using the State of North Carolina Interactive Purchasing System website. All procedures prescribed by the State Building Commission were followed leading to a priority recommendation as follows:

1. Alabi Architecture, PLLC (Durham, NC)
2. Smith-Sinnett Architecture, PA (Raleigh, NC)
3. Summit Design and Engineering Services, PLLC (Durham, NC)

Thank you for your consideration.

Sincerely,

Michael Mountcastle, PE
NCDOT Facilities Management Unit
Capital Projects Manager

Attachment

Mailing Address:
NC DEPARTMENT OF TRANSPORTATION
FACILITIES MANAGEMENT UNIT
1525 MAIL SERVICE CENTER
RALEIGH, NC 27699-1525

Telephone (919) 707-4540
Fax (919) 715-0399
Customer Service 1-877-368-4968

Website: www.ncdot.gov

Location
1 SOUTH WILMINGTON STREET
RALEIGH, NC 27601

PROJECT INFORMATION

To Be Presented to the SBC Meeting on: Tuesday August 29, 2017

Department: NC Department of Transportation

Project Title: Durham County Maintenance Office

Project Location: Durham, NC

Scope of Work:

Design and construction administration of a new Maintenance Assembly Office located in Durham, NC.

Project Advertised on the NC Interactive Purchasing System on: May 30-June 16, 2017

Project Funding Identification: Code = TBD Item = TBD

Total Appropriation & Source: \$740,000

Size (Sq. Footage): approximately 3,500

Amount for Construction: \$523,760

Type Design: Architectural Engineering Planning

Type Construction: New Renovation

Number of Firms Responding: 9

Number of Firms Interviewed: 3

Name and Agency of each member of the Pre-Selection Committee:

Eric Tjalma, RA, State Construction Office

Ray Clark, RA, State Construction Office

Mark Gibson, NC Department of Transportation

Mike Mountcastle, NC Department of Transportation

Three major reasons for recommendation of the Number One designer:

1. Firm has experience working with public agencies as well as experience working with their consultants to fulfill project goals while efficiently utilizing available project resources.
2. Firm's consultant engineers all have a great deal of SCO experience.
3. Firm is located in close proximity to project site.

SCO Designer Evaluation Files Reviewed: Yes No

Capital Projects Coordinator: Lindsey Riddick

**STATE BUILDING COMMISSION
#1 DESIGNER INFORMATION**

To Be Presented to the SBC Meeting on: August 29, 2017

Department: Transportation

Project Title: Durham County Maintenance Office

Design Firm: Alabi Architecture, PLLC

Size of Firm: 4

Make-Up of Firm (Specialties): Architecture

Proposed Organization for this Project:

Design Phase: Mayowa Alabi, AIA

Construction Phase: Mayowa Alabi, AIA

Location of Working Office(s):

Prime Firm:	Alabi Architecture, PLLC, Durham, NC
MEP Engineer:	Atlantec Engineers, PA, Raleigh, NC
Civil Engineer:	CLH Design, PA, Cary, NC
Structural Engineer:	Ross Linden Engineers, PC, Raleigh, NC
Cost Consultant:	Capital Building Consultants, Winston-Salem NC

Information as to experience of firm in relationship to this project:

Firm is intentionally small company built around the idea that projects of limited scope are best serviced by a firm that can approach each task as a primary charge during the entire process. Principal of firm has a wide range of experience on public projects while working for other design firms. Previous experience includes projects at RDU International Airport, NC Zoological Park, and Cliffs of Neuse State Park.

Similar projects done for the State of North Carolina.

None

Current Workload (both State of North Carolina projects and Other):

Firm has available capacity to complete the project.

**STATE BUILDING COMMISSION
#2 DESIGNER INFORMATION**

To Be Presented to the SBC Meeting on: August 29, 2017

Department: Transportation

Project Title: Durham County Maintenance Office

Design Firm: Smith-Sinnett Architecture, PA, Raleigh, NC

Size of Firm: 19

Make-Up of Firm (Specialties): Architecture

Proposed Organization for this Project:

Design Phase: Scott McConnell, AIA

Construction Phase: Scott McConnell, AIA

Location of Working Office(s):

Prime Firm:	Smith-Sinnett Architecture, PA, Raleigh, NC
MEP Engineer:	Progressive Design Collaborative, Raleigh, NC
Civil Engineer:	CLH Design, PA, Cary, NC
Structural Engineer:	Lynch Mykins, Raleigh, NC

Information as to experience of firm in relationship to this project:

The company has completed numerous projects for state and local governments.

Similar projects done for the State of North Carolina:

Randolph Community College projects including Photography Building Renovation, Health Sciences & Cosmetic Arts Building, and Continuing Education & Industrial Center

Current Workload (both State of North Carolina projects and Other):

Current workload and staffing levels allow firm to begin work immediately

**STATE BUILDING COMMISSION
#3 DESIGNER INFORMATION**

To Be Presented to the SBC Meeting on: August 29, 2017

Department: Transportation

Project Title: Durham County Maintenance Office

Design Firm: Summit Design and Engineering Services, PLLC, Durham, NC

Size of Firm: 265 Total (7 in Durham, NC)

Make-Up of Firm (Specialties): Architect, Engineering, Geotechnical, Testing

Proposed Organization for this Project:

Design Phase: Eric Olsen, PE

Construction Phase: Eric Olsen, PE

Location of Working Office(s):

**Prime Firm: Summit Design and Engineering Services, PLLC, Durham, NC
MEP Engineer: Apogee, Raleigh, NC**

Information as to experience of firm in relationship to this project:

Multiple NCDOT and NCDMV projects and familiar with Roadway side of NCDOT.

Similar projects done for the State of North Carolina.

None

Current Workload (both State of North Carolina projects and Other):

Firm has available capacity to complete the project.



**North Carolina Department of Natural and Cultural Resources
Office of the Secretary**

Governor Roy Cooper

Secretary Susi H. Hamilton

August 22, 2017

**Mr. Latif Kaid, PE, Secretary
State Building Commission
New Education Building
301 N. Wilmington Street, Suite 450
Raleigh, NC 27601**

**Subject: Department of Natural and Cultural Resources
Fort Fisher Aquarium
Expansion and Renovation**

Dear Mr. Kaid:

The above project was advertised for the selection of designer using the State of North Carolina Interactive Purchasing System website. All procedures prescribed by the State Building Commission were followed leading to a priority recommendation as follows:

- 1. Szostak Design, Inc. (Chapel Hill, NC)**
- 2. Bowman, Murray, Hemingway Architects, PC (Wilmington, NC)**
- 3. Peckham Guyton Albers & Viets, Inc. (St. Louis, MO)**

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Mark E. Cooney".

**Mark E. Cooney
Capital Projects Unit**

**CC: David Bateman, North Carolina Aquariums
Michael Aman, PE, DNCR Capital Projects Unit**

**MAILING ADDRESS:
4601 Mail Service Center
Raleigh, NC 27699-4600**

**Telephone: (919) 807-7250
Fax: (919) 733-1564**

**LOCATION:
109 East Jones Street
Raleigh, NC**

**STATE BUILDING COMMISSION
PROJECT INFORMATION**

To Be Presented to the SBC Meeting on: Tuesday August 29, 2017

Department: Natural and Cultural Resources

Project Title: Fort Fisher Aquarium – Expansion and Renovation

Project Location: Kure Beach, NC

Scope of Work: Includes design, permitting, bidding, and construction administration services for the expansion and renovation of the 93,000 square foot Fort Fisher Aquarium. Some of the aspects of the expansion and renovation include creation of new animal exhibits, renovation of existing animal and interactive exhibit galleries and enhancement of its educational content and programming.

Project Advertised on the NC Interactive Purchasing System on: March 23, 2017 to April 13, 2017

Total Appropriation & Source: \$10,000,000 Total (from Aquarium Society and Receipts)

Amount for Construction: \$8,605,000

Amount for Equipment: \$0

Type Design: Architectural Engineering Planning

Type Construction: New Renovation

Number of Firms Responding: Seven (7)

Number of Firms Interviewed: Four (4)

Name and Agency of each member of the Pre-Selection Committee:

Farouk Zaman, RA & Vibha Goel, RA (State Construction Office)

Michael Aman (DNCR)

David Bateman, Peggy Sloan and Brian Dorn (NC Aquariums)

Three major reasons for recommendation of the Number One designer:

1. Szostak Design approach and philosophy is centered around conservation, animal welfare and engrossing the visitor in the environment of the animals. The Aquarium share these beliefs and believe they are fundamental to this project.
2. Szostak Design confirmed their unyielding commitment to understand and collaborate with the Aquarium to achieve the goals placed in this project. Szostak has prior experience with Department of Natural and Cultural Resources and with the State Construction Office process.
3. Szostak has teamed with Eskew + Dumez + Ripple, who has designed many world renown aquarium facilities across the United States. Szostak and Eskew + Dumez + Ripple have worked together on several projects in the past.

SCO Designer Evaluation Files Reviewed: Yes No

Capital Projects Coordinator: Mark Cooney, DNCR

**STATE BUILDING COMMISSION
#1 DESIGNER INFORMATION**

To Be Presented to the SBC Meeting on: Tuesday August 29, 2017

Project Title: Fort Fisher Aquarium – Expansion and Renovation

Department: Natural and Cultural Resources

Design Firm: Szostak Design, Inc.

Size of Firm: 12

Make-Up of Firm (Specialties): Architecture

Proposed Organization for this Project:

Design Phase: Philip Szostak, FAIA

Construction Phase: Philip Szostak. FAIA

Location of Working Office(s):

Prime Firm: 310 ½ W. Franklin St., Chapel Hill, NC 27516

Associate Architect:	Eskew + Dumez + Ripple (New Orleans, LA)
Exhibit Planning & Design:	Lyons/Zaremba Inc. (Boston, MA)
Aquatic Life Support System Engineer:	TJP, Inc. (Imperial Beach, CA)
Civil/Structural Engineer & Landscape Architect:	Stewart (Raleigh, NC)
MEP Engineer:	Stanford White, Inc. (Raleigh, NC)

Information as to experience of firm in relationship to this project:

Szostak Design has over 40 years of experience in a broad range of architectural design projects. Southeastern Center for Contemporary Art (SECCA) Renovations and the North Carolina Museum of Art – Renovations to Art Collections and Education Center are recent Department of Natural and Cultural Resources successful projects.

Szostak Design's consultant, Eskew + Dumez + Ripple has over 20 years of experience in intense exhibit focused projects. Audubon Institute Aquarium of the Americas – Phase I and Phase II and the Santa Barbara Museum of Natural History Sea Center are recent successful projects.

Similar projects done for the State of North Carolina:

DNCR - Southeastern Center for Contemporary Art (SECCA) Renovations

DNCR - NC Museum of History – Strategic Plan

UNC School of the Arts – Old Library Renovation

Current Workload (both State of North Carolina projects and Other):

Current workload and staff available allow this firm to begin work immediately.

**STATE BUILDING COMMISSION
#2 DESIGNER INFORMATION**

To Be Presented to the SBC Meeting on: Tuesday August 29, 2017

Project Title: Fort Fisher Aquarium – Expansion and Renovation

Department: Natural and Cultural Resources

Design Firm: Bowman, Murray, Hemingway Architects, PC

Size of Firm: 15

Make-Up of Firm (Specialties): Architecture

Proposed Organization for this Project:

Design Phase: George C. Hemingway, AIA

Construction Phase: George C. Hemingway, AIA

Location of Working Office(s):

Prime Firm: 514 Market Street, Wilmington NC 28401

Exhibit Design:	MIG/PORTICO (Seattle, WA)
Life Support Engineer:	Satchell Engineering & Associates, Inc. (San Marcos, CA)
Civil Engineer & Landscape Architect:	CLH Design (Cary, NC)
Structural Engineer:	LHC Structural Engineers, PC (Raleigh, NC)
Mechanical/Plumbing Engineer:	CBHF Engineers (Wilmington, NC)
Electrical Engineer:	McFadyen Engineers (Wilmington, NC)

Information as to experience of firm in relationship to this project:

BMH has over 30 years of experience in designing coastal facilities throughout the Carolinas. BMH was the architectural designer for the project that included the installation of the original conservatory roof system.

Similar projects done for the State of North Carolina:

Multiple Projects at the Fort Fisher Aquarium for DENR.

Current Workload (both State of North Carolina projects and Other):

Current workload and staff available allow this firm to begin work immediately.

**STATE BUILDING COMMISSION
#3 DESIGNER INFORMATION**

To Be Presented to the SBC Meeting on: Tuesday August 29, 2017

Project Title: Fort Fisher Aquarium – Expansion and Renovation

Department: Natural and Cultural Resources

Design Firm: Peckham Guyton Albers & Viets, Inc.

Size of Firm: 123 Total (98 in St. Louis, MO)

Make-Up of Firm (Specialties): Architecture

Proposed Organization for this Project:

Design Phase: John Kemper and Michael F. Konzen, RA

Construction Phase: John Kemper and Michael F. Konzen, RA

Location of Working Office(s):

Prime Firm: 200 North Broadway St. Louis, MO 63102

MEP Engineer: Stanford White, Inc. (Raleigh, NC)
Local Architect: Hipp Architecture & Development, PC (Wilmington, NC)
Civil Engineer & Landscape Design: CLH Design (Cary, NC)
Aquatic Life Support System Engineer: TJP, Inc. (Imperial Beach, CA)
Structures Consultant: MLA Engineering, PLLC (Seattle, WA)

Information as to experience of firm in relationship to this project:

PGVA Destinations, Inc. has almost 50 years of experience of designing zoos, aquariums, and entertainment destinations.

Similar projects done for the State of North Carolina:

None

Current Workload (both State of North Carolina projects and Other):

Current workload and staff available allow this firm to begin work immediately.



SBC MEETING

NEW BUSINESS

DATE 8-29-2017

2017

August							September							October							November							December						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	5						1	2	1	2	3	4	5	6	7														
6	7	8	9	10	11	12	3	4	5	6	7	8	9	8	9	10	11	12	13	14	NO SCHEDULED MEETING	NO SCHEDULED MEETING	NO SCHEDULED MEETING	NO SCHEDULED MEETING	NO SCHEDULED MEETING	NO SCHEDULED MEETING	NO SCHEDULED MEETING	3	4	5	6	7	8	9
13	14	15	16	17	18	19	10	11	12	13	14	15	16	15	16	17	18	19	20	21	12	13	14	15	16	17	18	10	11	12	13	14	15	16
20	21	22	23	24	25	26	17	18	19	20	21	22	23	22	23	24	25	26	27	28	19	20	21	22	23	24	25	17	18	19	20	21	22	23
27	28	29	30	31			24	25	26	27	28	29	30	29	30	31					26	27	28	29	30			24	25	26	27	28	29	30

2018

January							February							March							April							May						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	6					1	2	3					1	2	3														
7	8	9	10	11	12	13	4	5	6	7	8	9	10	4	5	6	7	8	9	10	8	9	10	11	12	13	14	6	7	8	9	10	11	12
14	15	16	17	18	19	20	11	12	13	14	15	16	17	11	12	13	14	15	16	17	15	16	17	18	19	20	21	13	14	15	16	17	18	19
21	22	23	24	25	26	27	18	19	20	21	22	23	24	18	19	20	21	22	23	24	22	23	24	25	26	27	28	20	21	22	23	24	25	26
28	29	30	31				25	26	27	28				25	26	27	28	29	30	31	22	23	24	25	26	27	28	27	28	29	30	31		

June							July							August						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
					1	2	NO SCHEDULED MEETING	NO SCHEDULED MEETING	NO SCHEDULED MEETING	NO SCHEDULED MEETING	NO SCHEDULED MEETING	NO SCHEDULED MEETING				1	2	3	4	
3	4	5	6	7	8	9	8	9	10	11	12	13	14	5	6	7	8	9	10	11
10	11	12	13	14	15	16	15	16	17	18	19	20	21	12	13	14	15	16	17	18
17	18	19	20	21	22	23	22	23	24	25	26	27	28	19	20	21	22	23	24	25
24	25	26	27	28	29	30	29	30	31					26	27	28	29	30	31	

PROPOSED DATES FOR SBC MEETINGS 2017-2018			
AUGUST	29	2017	
SEPTEMBER	26	2017	
OCTOBER	24	2017	
NOVEMBER	NONE	2017	
DECEMBER	12	2017	
JANUARY	30	2018	
FEBRUARY	27	2018	
MARCH	27	2018	
APRIL	24	2018	
MAY	29	2018	
JUNE	26	2018	
JULY	NONE	2018	
AUGUST	28	2018	