

# STATE BUILDING COMMISSION MEETING

NEW EDUCATION BUILDING, SUITE 450, RALEIGH, NC

9:30 AM  
August 31, 2021

## MINUTES

**MEMBERS PRESENT (MS Teams)** – Chair Zena Howard, Vice Chair Katherine Lynn, Raynor Smith (from SCO Conference Room), Thomas Headlee, Roger Woods, Kirby Robinson, and Blair Bordeaux

**SCO STAFF PRESENT (SCO Conference Room)** – Michael Ali (Interim Director), Ryan Scruggs, Robert Talley, Aaron Lumpe, LeaAnne Hahnel, Will Johnson and Golnoosh Shakibania

**OTHERS PRESENT (MS Teams)** – David Varel (DOT), Brad Kleinmaier (WRC), Erin Lawrence (DNCR), Steven Miller (DNCR), Kathleen Stefanick (NCCCS), and Dorrine Fokes (NCCCS)

**OTHERS PRESENT (SCO Conference Room)** – James Bernier Jr. (DOJ)

**OTHERS PRESENT (TELECONFERENCE)** - Lucas Hardy (Moseley Architects), Tim Hiltbrunner (Advanced Construction Concepts, Inc.)

**SPECIAL GUESTS (SCO Conference Room)** - Latif Kaid

### 1. CALL TO ORDER AND ETHICS STATEMENT

There were Six members present via MS Teams: Chair Zena Howard, Vice Chair Katherine Lynn, Thomas Headlee, Roger Woods, Kirby Robinson, and Blair Bordeaux

There was One member present in State Construction Office Room: Raynor Smith

Chair Zena Howard called the meeting to order at 9:30 AM.

Raynor Smith read the ethics statement.

### 2. APPROVAL OF MINUTES (July 20, 2021)

Raynor Smith made a motion to approve the Minutes from July 20, 2021. Roger Woods seconded the motion.

7 = AYE Votes (Chair Zena Howard, Vice Chair Katherine Lynn, Raynor Smith, Thomas Headlee, Roger Woods, Kirby Robinson, and Blair Bordeaux)

0 = NAY Votes

0 = Abstain

### 3. EMERGENCY DECLARATION LETTER

Michael Ali presented Seven emergency declarations.

Department of Agriculture and Consumer Services: NC State Fairgrounds - Kerr Scott Building Chiller Replacement

Department of Agriculture and Consumer Services: NC State Fairgrounds - Secondary Electrical Service Relocation

Department of Agriculture and Consumer Services: NC State Fairgrounds - Water System Connection Replacement

Department of Agriculture and Consumer Services: NC Mountain State Fair - Damaged Electrical Load Center Replacement

UNC-Chapel Hill: Cardinal/Dogwood Deck - Elevator Replacement

Wildlife Resources Commission: Bobby N. Setzer Fish Hatchery Repairs and Pisgah Center for Wildlife Education Repairs

Department of Administration: Archives & History Building – Sprinkler Repairs for 5<sup>th</sup> Floor Stacks Area of the State

Archives Library

### 4. SELECTION OF DESIGN FIRM

Department of Administration

New Department of Health and Human Services Campus - Phase I (Commissioning)

Raleigh, NC

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

1. Affiliated Engineers, Inc. (Chapel Hill, NC)

2. Facility Dynamics Engineering Corporation (Columbia, MD)

3. RMF Engineering, Inc, P.C. (Raleigh, NC)

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Roger Woods made a motion to approve, and Blair Bordeaux seconded the motion.

6 = AYE Votes (Chair Zena Howard, Vice Chair Katherine Lynn, Raynor Smith, Roger Woods, Kirby Robinson, and Blair Bordeaux)

0 = NAY Votes

1 = Abstain (Thomas Headlee)

## 5. SELECTION OF DESIGN FIRM

Department of Transportation

Transportation Complex Old Art Museum - 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. REI Engineers, Inc. (Raleigh, NC)

3. SKA Consulting Engineers, Inc. (Durham, NC)

Raynor Smith made a motion to approve, and Kirby Robinson seconded the motion.

7 = AYE Votes (Chair Zena Howard, Vice Chair Katherine Lynn, Raynor Smith, Thomas Headlee, Roger Woods, Kirby Robinson, and Blair Bordeaux)

0 = NAY Votes

0 = Abstain

## 6. SELECTION OF DESIGN FIRM

Department of Environmental Quality

Wildlife Resources Commission

Wildlife Law Enforcement Training Facility at Samarcand

Moore County, NC

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

1. Moseley Architects of North Carolina, P.C. (Raleigh, NC)

2. MHAworks, P.A. (Durham, NC)

3. Little Diversified Architectural Consulting, Inc. (Durham, NC)

Blair Bordeaux made a motion to approve, and Thomas Headlee seconded the motion.

7 = AYE Votes (Chair Zena Howard, Vice Chair Katherine Lynn, Raynor Smith, Thomas Headlee, Roger Woods, Kirby Robinson, and Blair Bordeaux)

0 = NAY Votes

0 = Abstain

## 7. SELECTION OF DESIGN FIRM

Department of Natural and Cultural Resources

Maritime Museum of Beaufort – Gallants Channel Site Master Plan

Carteret County, NC

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

1. Clark Nexsen, Inc. (Raleigh, NC)

2. Perkins Eastman Architects, P.C. (Raleigh, NC)

3. LS3P Associates LTD; (Wilmington, NC)

Roger Woods made a motion to approve, and Raynor Smith seconded the motion.

6 = AYE Votes (Vice Chair Katherine Lynn, Raynor Smith, Thomas Headlee, Roger Woods, Kirby Robinson, and Blair Bordeaux)

0 = NAY Votes

1 = Abstain (Chair Zena Howard)

## 8. STATE BOARD OF COMMUNITY COLLEGES

Special Construction Delegation Guidelines (Revised August 2021):

Ms. Kathleen Stefanick from NCCCS presented an update for the recently revised Special Construction Delegation

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Guidelines for the State Board of Community Colleges. The Revised Guidelines require approval by the Director of the Budget and the State Building Commission.

Blair Bordeaux made a motion to approve, and Thomas Headlee seconded the motion.

7 = AYE Votes (Chair Zena Howard, Vice Chair Katherine Lynn, Raynor Smith, Thomas Headlee, Roger Woods, Kirby Robinson, and Blair Bordeaux)

0 = NAY Votes

0 = Abstain

In addition, the Annual Report for Special Construction Delegation Authority for FY 2019-2020 was provided. The Annual Report for Special Construction Delegation Authority for FY 2020-2021 will be provided at the October meeting.

## 9. INNOVATIONS SUBCOMMITTEE UPDATE

Michael Ali provided an update of activities completed by the subcommittee.

A meeting of the Innovations Subcommittee was held on July 28, 2021. Representative Dean Arp gave a budget update and a brief order of magnitude of the construction dollars that could be expected over the next two years.

Electronic Bidding Process: Still ongoing.

CM At Risk Process Streamlining: Currently revisiting the General Provisions and marking it up among the group.

## 10. OLD BUSINESS

SBC Membership Updates:

Raynor Smith's term as Licensed Mechanical Contractor expired on June 30, 2021. Blair Bordeaux's term as Licensed Building Contractor expired on June 30, 2021. Both have continued to serve until their replacement is appointed.

If approved, Senate Bill 733 would reappoint Roger Woods for a second term in the role of Registered Engineer and appoint a new member to serve in the role of Licensed Building Contractor.

The Governor will nominate a new member to serve in the role of Licensed Mechanical Contractor.

Prime Contractor Prequalification Form Revisions:

Vice Chair Katherine Lynn asked questions about the minimum number of points to be prequalified and the reallocation of points within the ratings matrix for the revised version. Latif Kaid explained that according to the ratings matrix 80 points were needed to be prequalified. Blair Bordeaux provided information about the reallocation of points within the ratings matrix from the previous version to this revised version.

Raynor Smith made a motion to approve the Revisions to the Prequalification Form for Prime Contractor. Blair Bordeaux seconded the motion.

7 = AYE Votes (Chair Zena Howard, Vice Chair Katherine Lynn, Raynor Smith, Thomas Headlee, Roger Woods, Kirby Robinson, and Blair Bordeaux)

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0 = Abstain

## 11. NEW BUSINESS

Latif Kaid was recognized for his recent retirement after a long career of public service. Raynor Smith presented him with a retirement/appreciation gift on behalf of the State Building Commission.

## 12. STATE CONSTRUCTION OFFICE REPORT

Michael Ali provided updates for SCO.

Design Review: Workload remains steady, only with a slight slowdown from previous years. In July, Design Review achieved 100% participation in the electronic submittal process.

Construction Management: Workload remains very busy. Over the last month, there has been an uptick in COVID cases at job sites and some associated delays. Sourcing concerns remain but they don't seem to be having much effect on their projects.

Facility Conditions Assessment Program: The current cycle started in October 2018 and will extend through October 2023. FCAP fell behind schedule earlier in the cycle because of COVID related restrictions and delays but they are currently back on schedule. FCAP recently completed inspections for UNC Chapel Hill and NC State University and will move on to Burke County next.

Construction Consulting Section: Bob Talley provided a brief update regarding the Department of Labor elevator standard ASME A17.1 and his recent effort to encourage DOL to harmonize that standard with requirements of the current NC Building Code.

In addition, the State Construction Office is monitoring legislation in the General Assembly including House Bill 602, House

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Bill 366, and Senate Bill 105 (2021 Budget). Section 40.6 of SB105 would increase the threshold for SCO oversight of Community College projects from \$500,000 to \$2,000,000.

## 13. SCHEDULED NEXT MEETING

➤ September 28, 2021

## 14. ADJOURNMENT

Raynor Smith made a motion to adjourn. Roger Woods seconded the motion.

Chair Zena Howard adjourned the meeting at 10:25 AM.

7 = AYE Votes (Chair Zena Howard, Vice Chair Katherine Lynn, Raynor Smith, Thomas Headlee, Roger Woods, Kirby Robinson, and Blair Bordeaux)

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0 = Abstain