

STATE BUILDING COMMISSION MEETING

NEW EDUCATION BUILDING, SUITE 450, RALEIGH, NC

9:30 AM
February 22, 2022

MINUTES

MEMBERS PRESENT – Chair Zena Howard (SCO Conference Room), Vice Chair Katherine Lynn (MS Teams), Baker Glasgow (SCO Conference Room), Roger Woods (MS Teams), Thomas Headlee (MS Teams), Ginger Dosier (MS Teams), and Kirby Robinson (MS Teams - Joined during Agenda Item #7).

SCO STAFF PRESENT (SCO Conference Room) – Michael J. Shumsky (SCO Director), Michael Ali, Ryan Scruggs, Robert Talley, Ralph Taylor, Will Johnson, Antoinette Lewis, LeaAnne Hahnel, and Golnoosh Shakibania.

OTHERS PRESENT (MS Teams) – Aaron Lumpe (SCO), Jeff Cole (WRC), Peter Veit (DHHS), Neal Enevoldsen (DHHS), Andrew Meier (DACs), Larry Wade (DACs), Erin Lawrence (DNCR), and David Hoffelt (DEQ)

OTHERS PRESENT (SCO Conference Room) – James Bernier Jr. (DOJ), Jerry Howerton (DNCR-P&R), Eric Turon (DEQ), Kristen Hess (HH Architecture), Johnny Wood (Dewberry Engineering)

OTHERS PRESENT (Teleconference) – Ross Massey (McAdams), Lindsay Vittek (HH Architecture), Alma Montemayor (Flad Architects), and Tim Hiltbrunner (Advanced Construction Concepts, Inc.)

1. CALL TO ORDER AND ETHICS STATEMENT

Chair Zena Howard was present in the State Construction Office Conference Room.

Chair Zena Howard called the meeting to order at 9:31 AM and read the ethics statement.

2. APPROVAL OF MINUTES (January 25, 2022)

Vice Chair Katherine Lynn made a motion to approve the January 25, 2022 Minutes. Roger Woods seconded the motion.

6= AYE Votes (Chair Zena Howard, Vice Chair Katherine Lynn, Baker Glasgow, Roger Woods, Ginger Dosier, and Thomas Headlee)

0 = NAY Votes

0 = Abstain

3. EMERGENCY DECLARATION LETTER

Michael J. Shumsky presented one emergency declaration.

UNC-Chapel Hill: Medical Biological Research Building (MBRB) & Neurosciences Research Building (NRB) Fire Alarm Control Panel Replacement

4. SELECTION OF DESIGN FIRM

Department of Administration

State Government Complex Chiller Plant

Raleigh, NC

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

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

2. McKim & Creed, Inc. (Raleigh, NC)

3. Dewberry Engineers Inc. (Raleigh, NC)

Roger Woods made a motion to approve, and Vice Chair Katherine Lynn seconded the motion.

6 = AYE Votes (Chair Zena Howard, Vice Chair Katherine Lynn, Baker Glasgow, Roger Woods, Ginger Dosier, and Thomas Headlee)

0 = NAY Votes

0 = Abstain

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5. SELECTION OF DESIGN FIRM

Department of Environmental Quality
Wildlife Resources Commission
WRC Headquarters - 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)

Baker Glasgow made a motion to approve, and Vice Chair Katherine Lynn seconded the motion.

6 = AYE Votes (Chair Zena Howard, Vice Chair Katherine Lynn, Baker Glasgow, Roger Woods, Ginger Dosier, and Thomas Headlee)

0 = NAY Votes

0 = Abstain

6. SELECTION OF DESIGN FIRM

Department of Natural and Cultural Resources
Parks and Recreation
Grandfather Mountain State Park – New Maintenance Area
Watauga County, NC

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

1. Biloba Architecture, PLLC (Charlotte, NC)
2. Form & Function Architecture, P.C. (Asheville, NC)
3. Summit Design and Engineering Services, PLLC (Asheville, NC)

Baker Glasgow made a motion to approve, and Thomas Headlee seconded the motion.

6 = AYE Votes (Chair Zena Howard, Vice Chair Katherine Lynn, Baker Glasgow, Roger Woods, Ginger Dosier, and Thomas Headlee)

0 = NAY Votes

0 = Abstain

7. SELECTION OF DESIGN FIRM

Department of Health and Human Services
New Broughton Hospital
New Maintenance Facility
Morganton, NC

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

1. Human eXperience Workshop, PA (Charlotte, NC)
2. CBSA Designs, Inc. (Hickory, NC)
3. Morris-Berg Architects, Inc. (Charlotte, NC)

Roger Woods made a motion to approve and Ginger Dosier seconded the motion.

7 = AYE Votes (Chair Zena Howard, Vice Chair Katherine Lynn, Baker Glasgow, Roger Woods, Ginger Dosier, Kirby Robinson, and Thomas Headlee)

0 = NAY Votes

0 = Abstain

8. SELECTION OF DESIGN FIRM

Department of Agriculture and Consumer Services
Eaddy Building - HVAC & Lab Exhaust Upgrades & Repairs
Raleigh, NC

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

1. RMF Engineering, Inc, P.C. (Raleigh, NC)
2. Dewberry Engineers Inc. (Raleigh, NC)

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3. Salas O'Brien North Carolina, Inc. (Raleigh, NC)

Baker Glasgow made a motion to approve, and Vice Chair Katherine Lynn seconded the motion.

6 = AYE Votes (Chair Zena Howard, Vice Chair Katherine Lynn, Baker Glasgow, Ginger Dosier, Kirby Robinson, and Thomas Headlee)

0 = NAY Votes

1 = Abstain (Roger Woods)

9. SELECTION OF DESIGN FIRM

Department of Environmental Quality

DEQ Reedy Creek Laboratory Campus Expansion & Renovation

Raleigh, NC

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

1. HH Architecture, P.A. (Raleigh, NC)

2. Lord Aeck Sargent Planning & Design, Inc. (Chapel Hill, NC)

3. O'Brien / Atkins Associates, P.A. (Research Triangle Park, NC)

Vice Chair Katherine Lynn made a motion to approve, and Kirby Robinson seconded the motion.

7 = AYE Votes (Chair Zena Howard, Vice Chair Katherine Lynn, Baker Glasgow, Roger Woods, Ginger Dosier, Kirby Robinson, and Thomas Headlee)

0 = NAY Votes

0 = Abstain

10. INNOVATIONS SUBCOMMITTEE UPDATE

Michael J. Shumsky provided an update:

The most recent Innovation Subcommittee meeting was held on February 8, 2022. Topics discussed included the special delivery method to facilitate the SCIF funding program that was recently approved by Senate Bill 105 and Design-Build updates for the SCO Manual. A new subcommittee was created for Escalation to be headed by Chair Zena Howard with Vice Chair Katherine Lynn. The next meeting will be held in April.

11. OLD BUSINESS

None.

12. NEW BUSINESS

Chair Zena Howard provided an update:

Five nominations were received for the SBC Certificate of Merit Award Program. There were Two nominees for Excellence in Design, Two nominees for Excellence in Construction, and One nominee for Excellence in Project Implementation. The winners will be announced at the State Construction Conference.

13. STATE CONSTRUCTION OFFICE REPORT

Michael J. Shumsky provided updates for State Construction Conference:

The 41st annual State Construction Conference will be held on Thursday, March 3, 2022, at the NCSU McKimmon Center and will be a hybrid conference for in-person or virtual attendance. As of Monday, February 21, 2022, there were 932 total registrants with 735 registered for in-person and 197 registered for virtual.

The Association of Community College Business Officers Conference (ACCBO) will be held in March 2022 at Pinehurst, NC and Michael J. Shumsky and LeaAnne Hahnel from SCO and James Bernier from DOJ will participate.

The State Construction Office is working on a memorandum for the NC Community Colleges System Office that provides clarifications on recent changes for SCO Oversight identified in Senate Bill 105.

LeaAnne Hahnel provided some updates for Interscope: The Community Colleges and NC DOT thresholds have been changed related to Senate Bill 105 in Interscope and it's ready to be used.

Consulting Services Section: Bob Talley provided a brief update on unacceptable equipment discovered by Electrical Inspectors related to supply chain equipment shortages.

14. SCHEDULED NEXT MEETING

➤ March 29, 2022

15. ADJOURNMENT

Roger Woods made a motion to adjourn. Thomas Headlee seconded the motion.

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Chair Zena Howard adjourned the meeting at 9:53 AM.

7 = AYE Votes (Chair Zena Howard, Vice Chair Katherine Lynn, Baker Glasgow, Roger Woods, Ginger Dosier, Kirby Robinson, and Thomas Headlee)

0 = NAY Votes

0 = Abstain