

STATE BUILDING COMMISSION MEETING

NEW EDUCATION BUILDING, SUITE 450, RALEIGH, NC

9:30 AM

March 28, 2023

MINUTES

MEMBERS PRESENT – Chair Zena Howard (SCO Conference Room), Vice Chair Katherine Lynn (SCO Conference Room), Dene’ Alexander (SCO Conference Room), Roger Woods (SCO Conference Room), Bill Aceto (SCO Conference Room), and Honorable Neville Hall (MS Teams)

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

OTHERS PRESENT (MS Teams) – James Mancari (DNCR), Erin Lawrence (DNCR), Enevoldsen Neal (DHHS), and Hanna Jordan (DOA)

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 9:30 AM and read the ethics statement.

2. APPROVAL OF MINUTES (February 28, 2023)

Vice Chair Katherine Lynn made a motion to approve February 28, 2023 Minutes. Dene’ Alexander seconded the motion.

6 = AYE Votes (Chair Zena Howard, Vice Chair Katherine Lynn, Neville Hall, Roger Woods, Bill Aceto, and Dene’ Alexander)

0 = NAY Votes

0 = Abstain

3. EMERGENCY DECLARATION LETTERS

None.

4. SELECTION OF DESIGN FIRM

Department of Justice

NC Justice Academy

Salemburg Campus - Learning Resource Center/Classroom Building HVAC System Replacement

Sampson County, NC

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

1. Progressive Design Collaborative, Ltd. (Raleigh, NC)

2. Atlantec Engineers, PA (Raleigh, NC)

3. Edmondson Engineers, PA (Durham, NC)

Roger Woods made a motion to approve, and Bill Aceto seconded the motion.

6 = AYE Votes (Chair Zena Howard, Vice Chair Katherine Lynn, Neville Hall, Roger Woods, Bill Aceto, and Dene’ Alexander)

0 = Abstain

5. SELECTION OF DESIGN FIRM

Department of Information Technology

Western Data Center - UPS Replacement

Forest City, NC

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

1. Devita & Associates, Inc. (Charlotte, NC)

2. Wiley & Wilson, Inc. (Raleigh, NC)

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

STATE BUILDING COMMISSION MEETING

NEW EDUCATION BUILDING, SUITE 450, RALEIGH, NC

6 = AYE Votes (Chair Zena Howard, Vice Chair Katherine Lynn, Neville Hall, Roger Woods, Bill Aceto, and Dene' Alexander)
0 = NAY Votes
0 = Abstain

6. SELECTION OF DESIGN FIRM

Department of Natural and Cultural Resources
NC Aquariums
Jennette's Pier - Decking Repair/Replacement
Nags Head, NC

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

1. Bowman, Murray, Hemingway Architects, PC (Wilmington, NC)
2. Alpha & Omega Group, P.C. (Raleigh, NC)

Bill Aceto made a motion to approve, and Vice Chair Katherine Lynn seconded the motion.

6 = AYE Votes (Chair Zena Howard, Vice Chair Katherine Lynn, Neville Hall, Roger Woods, Bill Aceto, and Dene' Alexander)
0 = NAY Votes
0 = Abstain

7. SELECTION OF DESIGN FIRM

Department of Health and Human Services
Caswell Developmental Center
Byrum Hall Roof Replacement
Kinston, NC

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

1. Atlas Engineering, Inc. (Raleigh, NC)
2. REI Engineers, Inc. (Wilmington, NC)
3. The Walker Group Architecture Incorporated (New Bern, NC)

Vice Chair Katherine Lynn made a motion to approve Dene' Alexander and seconded the motion.

6 = AYE Votes (Chair Zena Howard, Vice Chair Katherine Lynn, Neville Hall, Roger Woods, Bill Aceto, and Dene' Alexander)
0 = NAY Votes
0 = Abstain

8. SELECTION OF DESIGN FIRM

Department of Health and Human Services
Public Health Lab
Perimeter Security Upgrades
Raleigh, NC

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

1. Human eXperience Workshop, PA (Charlotte, NC)
2. DCI Design Collaborative, Inc. (Charlotte, NC)

Vice Chair Katherine Lynn made a motion to approve, and Bill Aceto seconded the motion.

6 = AYE Votes (Chair Zena Howard, Vice Chair Katherine Lynn, Neville Hall, Roger Woods, Bill Aceto, and Dene' Alexander)
0 = NAY Votes
0 = Abstain

9. SELECTION OF DESIGN FIRM

Department of Health and Human Services

STATE BUILDING COMMISSION MEETING

NEW EDUCATION BUILDING, SUITE 450, RALEIGH, NC

J. Iverson Riddle Developmental Center
Cedar Cottage Renovation
Morganton, NC

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

1. LS3P Associates LTD. (Greensboro, NC)
2. Little Diversified Architectural Consulting, Inc. (Charlotte, NC)
3. MHAworks, P.A. (Durham, NC & Asheville, NC)

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

6 = AYE Votes (Chair Zena Howard, Vice Chair Katherine Lynn, Neville Hall, Roger Woods, Bill Aceto, and Dene' Alexander)

0 = NAY Votes

0 = Abstain

10. SELECTION OF DESIGN FIRM

Department of Public Safety
National Guard
Rocky Mount Regional Readiness Center - Commissioning
Edgecombe County, NC

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

1. RMF Engineering, Inc, P.C. (Raleigh, NC)
2. CMTA of Kentucky, Inc. (Charlotte, NC)
3. Engineered Designs, Inc. (Cary, NC)

Bill Aceto made a motion to approve, and Roger Woods seconded the motion.

6 = AYE Votes (Chair Zena Howard, Vice Chair Katherine Lynn, Neville Hall, Roger Woods, Bill Aceto, and Dene' Alexander)

0 = NAY Votes

0 = Abstain

11. SELECTION OF DESIGN FIRM

Department of Administration
Court of Appeals Building and Justice Building - Indoor Air Quality Repairs and Upgrades
Raleigh, NC

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

1. Sigma Engineered Solutions, P.C. (Raleigh, NC)
2. Wiley & Wilson, Inc. (Raleigh, NC)
3. Summer Consultants, 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, Neville Hall, Roger Woods, Bill Aceto, and Dene' Alexander)

0 = NAY Votes

0 = Abstain

12. SELECTION OF CONSTRUCTION MANAGER AT RISK FIRM

Department of Public Instruction
NC Center for the Advancement of Teaching – Cullowhee
New Residence Hall and Conference Center Renovation
Jackson County, NC

Aaron Lumpe presented the project. The following firms were recommended in priority order:

STATE BUILDING COMMISSION MEETING

NEW EDUCATION BUILDING, SUITE 450, RALEIGH, NC

1. Frank L. Blum Construction Company (Asheville, NC)
2. James R. Vannoy & Sons Construction Company, Inc. (Asheville, NC)
3. The Harper Corporation-General Contractors (Asheville, NC)

Vice Chair Katherine Lynn made a motion to approve, and Bill Aceto seconded the motion.

6 = AYE Votes (Chair Zena Howard, Vice Chair Katherine Lynn, Neville Hall, Roger Woods, Bill Aceto, and Dene' Alexander)

0 = NAY Votes

0 = Abstain

13. INNOVATIONS SUBCOMMITTEE UPDATE

The next Innovation Subcommittee meeting is scheduled for Tuesday, May 23, 2023.

14. OLD BUSINESS

None.

15. NEW BUSINESS

None.

16. STATE CONSTRUCTION OFFICE REPORT

Mr. Shumsky provided the following updates:

The State Construction Conference was held on March 2, 2023, with 1,146 attendees 970 in person and 176 virtual at the NCSU McKimmon Center. Next State Construction Conference will be held on March 7, 2024.

In the first quarter of this year the Design Review Section received 423 plans and provided 316 responses while for the month of March, it received 146 plans, provided 132 responses, 5 permits, and evaluated 82 Exemption Projects.

17. SCHEDULED NEXT MEETINGS

➤ April 25, 2023

18. ADJOURNMENT

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

Chair Zena Howard adjourned the meeting at 9:49 AM.

6 = AYE Votes (Chair Zena Howard, Vice Chair Katherine Lynn, Neville Hall, Roger Woods, Bill Aceto, and Dene' Alexander)

0 = NAY Votes

0 = Abstain