

STATE BUILDING COMMISSION MEETING

NEW EDUCATION BUILDING, SUITE 450, RALEIGH, NC

9:30 AM

January 30, 2024

MINUTES

MEMBERS PRESENT – Chair Katherine Lynn (SCO Conference Room), Vice Chair Baker Glasgow (SCO Conference Room), Kristen M. Hess (SCO Conference Room), Dene’ Alexander (MS Teams), Honorable Neville Hall (MS Teams), Bill Aceto (MS Teams), Rob McClintock (MS Teams), and Jack Hargett (MS Teams).

SCO STAFF PRESENT (SCO Conference Room) –, Vibha Goel, Will Johnson, Ryan Scruggs, Aaron Lumpe, Ralph Taylor, Antoinette Lewis, and Golnoosh Shakibania.

OTHERS PRESENT (MS Teams) – Michael J. Shumsky (SCO Director) Robert Talley (SCO), LeaAnne Hahnel (SCO), David Bateman (DNCR), Erin Lawrence (DNCR), Jerry Howerton (DNCR), Nasrin Sumee (DACs), Roxane Waller (HUB Office), Julie Poovey, Dwayne Poovey, Tim Hiltbrunner, Ryan Mitchell, Keith Williams, Pat Perkins, Chad Humphrey, John Flood.

OTHERS PRESENT (SCO Conference Room) – Lewis Lamar (DOJ) and Jamalh Greene (Monteith Construction)

1. CALL TO ORDER AND ETHICS STATEMENT

Chair Katherine Lynn was present in the State Construction Office Large Conference Room.
Chair Katherine Lynn called the meeting to order at 9:30 AM and read the ethics statement.

2. APPROVAL OF MINUTES (November 28, 2023 and December 12, 2023)

Vice Chair Baker Glasgow made a motion to approve the November 28, 2023 Minutes and the December 12, 2023 Minutes.
Jack Hargett seconded the motion.

8 = AYE Votes (Chair Katherine Lynn, Vice Chair Baker Glasgow, Bill Aceto, Neville Hall, Rob McClintock, Jack Hargett, Dene’ Alexander, and Kristen Hess)

0 = NAY Votes

0 = Abstain

3. EMERGENCY DECLARATION LETTER

Michael J. Shumsky presented Three Emergency Declarations.

- North Carolina Department of Agriculture and Consumer Services - NC State Fair - Caretaker’s Residence Replacement
January 10, 2024
- North Carolina State University - Reynolds Coliseum Roof Replacement
January 12, 2024
- North Carolina of Administration - Green Square Generator Replacement
January 26, 2024

4. SELECTION OF DESIGN FIRM

Department of Natural and Cultural Resources
Historic Sites
House in the Horseshoe - New Visitor Center
Sanford, NC

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

1. Hobbs Architects, P.A. (Pittsboro, NC)
2. in situ studio, inc. (Raleigh, NC)
3. Clearscapes, P.A. (Raleigh, NC)

Kristen Hess made a motion to approve, and Dene’ Alexander seconded the motion.

8 = AYE Votes (Chair Katherine Lynn, Vice Chair Baker Glasgow, Bill Aceto, Neville Hall, Rob McClintock, Jack Hargett, Dene’ Alexander, and Kristen Hess)

0 = NAY Votes

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NEW EDUCATION BUILDING, SUITE 450, RALEIGH, NC

0= Abstain

5. SELECTION OF DESIGN FIRM

Department of Natural and Cultural Resources
Historic Sites
Somerset Place - New Visitor Center
Creswell, NC

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

1. Clearscapes, P.A. (Raleigh, NC)
2. Perkins + Will North Carolina, Inc. (Durham, NC)
3. in situ studio, inc. (Raleigh, NC)

Vice Chair Baker Glasgow made a motion to approve, and Jack Hargett seconded the motion.

8 = AYE Votes (Chair Katherine Lynn, Vice Chair Baker Glasgow, Bill Aceto, Neville Hall, Rob McClintock, Jack Hargett, Dene' Alexander, and Kristen Hess)

0 = NAY Votes

0= Abstain

6. SELECTION OF DESIGN FIRM

Department of Natural and Cultural Resources
Historic Sites
Historic Stagville - New Visitor Center
Durham, NC

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

1. Perkins + Will North Carolina, Inc. (Durham, NC)
2. Clearscapes, P.A. (Raleigh, NC)
3. Hobbs Architects, P.A. (Pittsboro, NC)

Jack Hargett made a motion to approve, and Bill Aceto seconded the motion.

8 = AYE Votes (Chair Katherine Lynn, Vice Chair Baker Glasgow, Bill Aceto, Neville Hall, Rob McClintock, Jack Hargett, Dene' Alexander, and Kristen Hess)

0 = NAY Votes

0= Abstain

7. SELECTION OF DESIGN FIRM

Department of Natural and Cultural Resources
Historic Sites
Town Creek Indian Mound - Visitor Center & Exhibit Improvements
Mt. Gilead, NC

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

1. in situ studio, inc. (Raleigh, NC)
2. Hobbs Architects, P.A. (Pittsboro, NC)
3. Clearscapes, P.A. (Raleigh, NC)

Vice Chair Baker Glasgow made a motion to approve, and Kristen Hess seconded the motion.

8 = AYE Votes (Chair Katherine Lynn, Vice Chair Baker Glasgow, Bill Aceto, Neville Hall, Rob McClintock, Jack Hargett, Dene' Alexander, and Kristen Hess)

0 = NAY Votes

0= Abstain

8. SELECTION OF DESIGN FIRM

Department of Natural and Cultural Resources
Parks and Recreation
Jordan Lake State Recreational Area - Parkers Creek Campground Shower House Renovations
Chatham County, NC

STATE BUILDING COMMISSION MEETING

NEW EDUCATION BUILDING, SUITE 450, RALEIGH, NC

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

1. Hobbs Architects, P.A. (Pittsboro, NC)
2. RND Architects, P.A. (Durham, NC)
3. Stitch Design + Development, PLLC (Winston-Salem, NC)

Rob McClintock made a motion to approve, and Bill Aceto seconded the motion.

8 = AYE Votes (Chair Katherine Lynn, Vice Chair Baker Glasgow, Bill Aceto, Neville Hall, Rob McClintock, Jack Hargett, Dene' Alexander, and Kristen Hess)

0 = NAY Votes

0 = Abstain

9. SELECTION OF DESIGN FIRM

Department of Administration

New Revenue Building - Security Improvements

Raleigh, NC

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

1. DTW Architects & Planners, Ltd. (Durham, NC)
2. RND Architects, P.A. (Durham, NC)
3. Smith Sinnett Architecture, P.A. (Raleigh, NC)

Kristen Hess made a motion to approve, and Vice Chair Baker Glasgow seconded the motion.

8 = AYE Votes (Chair Katherine Lynn, Vice Chair Baker Glasgow, Bill Aceto, Neville Hall, Rob McClintock, Jack Hargett, Dene' Alexander, and Kristen Hess)

0 = NAY Votes

0 = Abstain

10. SELECTION OF DESIGN FIRM

Department of Administration

Parking Deck - Wilmington Street

Raleigh, NC

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

1. CJMW ARCHITECTURE, P.A. (Raleigh, NC)
2. Clark Nexsen, Inc. (Raleigh, NC)
3. Gensler Architecture, Design, & Planning, P.C. (Raleigh, NC)

Vice Chair Baker Glasgow made a motion to approve, and Bill Aceto seconded the motion.

8 = AYE Votes (Chair Katherine Lynn, Vice Chair Baker Glasgow, Bill Aceto, Neville Hall, Rob McClintock, Jack Hargett, Dene' Alexander, and Kristen Hess)

0 = NAY Votes

0 = Abstain

11. SELECTION OF CONSTRUCTION MANAGER AT RISK FIRM

Department of Natural and Cultural Resources

NC Museum of Art - East Building & Museum Park Improvements

Raleigh, NC

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

1. Consigli Construction Co., Inc. (Raleigh, NC)
2. Barnhill Building Group, LLC (Raleigh, NC)
3. Balfour Beatty Construction, LLC (Raleigh, NC)

Rob McClintock made a motion to approve, and Neville Hall seconded the motion.

7 = AYE Votes (Chair Katherine Lynn, Vice Chair Baker Glasgow, Bill Aceto, Neville Hall, Rob McClintock, Jack Hargett, and Dene' Alexander)

0 = NAY Votes

1 = Abstain (Kristen Hess)

STATE BUILDING COMMISSION MEETING

NEW EDUCATION BUILDING, SUITE 450, RALEIGH, NC

12. SELECTION OF CONSTRUCTION MANAGER AT RISK FIRM

Department of Agriculture and Consumer Services
NC State Fairgrounds - Midway Center
Raleigh, NC

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

1. Clancy & Theys Construction Co. (Raleigh, NC)
2. T. A. Loving Company (Raleigh, NC)
3. Balfour Beatty Construction, LLC (Raleigh, NC)

Jack Hargett made a motion to approve, and Neville Hall seconded the motion.

6 = AYE Votes (Chair Katherine Lynn, Bill Aceto, Neville Hall, Rob McClintock, Jack Hargett, and Dene' Alexander,)

0 = NAY Votes

2 = Abstain (Vice Chair Baker Glasgow and Kristen Hess)

13. INNOVATION SUBCOMMITTEE UPDATE

The next meeting has been scheduled for February 8, 2024.

14. OLD BUSINESS

None.

15. NEW BUSINESS

None.

16. STATE CONSTRUCTION OFFICE REPORT

Mr. Shumsky, PE, provided the following updates:

The 43rd Annual State Construction Conference will be held on Thursday, March 7, 2024. As of Monday, January 29, 2024, there were 744 registrants for the conference. SCO received three State Building Commission Certificate of Merit Award nomination packages, two in the category of “*Excellence in Construction*”, and one in the category of “*Excellence in Project Implementation*”.

Mr. Shumsky thanked Michael Ali, PE (SCO) and Raffaele Esposito, PE (SCO) for their work with updating the *Uniform Floodplain Management Policy for State Property*. This policy was developed in response to Governor Cooper’s Executive Order No. 266 issued in July 2022 which directed the NC Department of Administration (NCDOA) to work with stakeholders to update the state’s Uniform Floodplain Management Policy. The NCDOA State Construction Office led the process in consultation with the NC Department of Transportation, NC Department of Environmental Quality, NC Emergency Management and the Office of Recovery and Resiliency. The policy was signed by NCDOA Secretary Pamela B. Cashwell on January 24, 2024. A link to the new policy is located on the State Construction Office website.

Vibha Goel, RA provided an update on the Design Review Section: 121 plans received in the month of January; 65 responses provided, 11 Exemption Projects; and no Tent Permit. The SCO Design Review Section received a record 1,756 design submittals during 2023. The team successfully processed 1,714 of those submittals, which was on average 42% more than the previous three years.

17. SCHEDULED NEXT MEETING

➤ February 27, 2024

18. ADJOURNMENT

Kristen Hess made a motion to adjourn, and Vice Chair Baker Glasgow seconded the motion.

Chair Katherine Lynn adjourned the meeting at 9:49 AM.

8 = AYE Votes (Chair Katherine Lynn, Vice Chair Baker Glasgow, Bill Aceto, Neville Hall, Rob McClintock, Jack Hargett, Dene' Alexander, and Kristen Hess)

0 = NAY Votes

0 = Abstain