

STATE BUILDING COMMISSION MEETING

NEW EDUCATION BUILDING, SUITE 450, RALEIGH, NC

9:30 AM

June 11, 2024

MINUTES

MEMBERS PRESENT – Chair Katherine Lynn (SCO Large Conference Room), Vice Chair Baker Glasgow (MS Teams), Roger Woods (MS Teams), Bill Aceto (MS Teams), Rob McClintock (MS Teams), Jack Hargett (MS Teams), and Dene' Alexander (MS Teams)

SCO STAFF PRESENT (SCO Large Conference Room) – Michael Shumsky, Robert Talley, Vibha Goel, Ryan Scruggs, LeaAnne Hahnel, William Robertson, Aaron Lumpe, Ralph Taylor, and Golnoosh Shakibania

OTHERS PRESENT (MS Teams) – Erin Lawrence (DNCR), Diedra McEntyre (DNCR), William Stevens (DHHS), Jessica Major (DOJ), David Varel (NCDOT), Jerry Howerton (DNCR-Parks), James Mancari (DNCR-NC Aquariums), Daniel Godwin (DAC), and Michael Kyatt (DOA)

OTHERS PRESENT (SCO Conference Room) – Lewis Lamar (DOJ)

SPECIAL GUEST (SCO Conference Room)- Mark Edwards (Chief Deputy Secretary DOA)

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 (April 30, 2024)

Roger Woods made a motion to approve the April 30, 2024, Minutes. Vice Chair Baker Glasgow seconded the motion.
7 = AYE Votes (Chair Katherine Lynn, Vice Chair Baker Glasgow, Bill Aceto, Rob McClintock, Jack Hargett, Roger Woods, and Dene' Alexander)
0 = NAY Votes
0 = Abstain

3. EMERGENCY DECLARATION LETTERS

Michael J. Shumsky presented Four Emergency Declarations.

- NC Department of Agriculture and Consumer Services: Chiller Unit Replacement - Arden Veterinary Lab, Fletcher
May 8, 2024
- NC Department of Agriculture and Consumer Services: Sewage Infrastructure Replacement - Western NC Farmers Market Campus, Asheville
May 9, 2024
- UNC Wilmington: HVAC Control Systems Refurbishments - Lab Facilities, Wilmington
May 30, 2024
- NC Department of Health and Human Services: ELC2 Structural Floor Repairs – O'Berry Neuro Medical Treatment Center, Goldsboro
May 31, 2024

4. SELECTION OF DESIGN FIRM

Department of Natural and Cultural Resources
Parks and Recreation
South Mountains State Park - Clear Creek Day-Use Area
Burke County, NC

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

1. Alfred Benesch & Company (Charlotte, NC)
2. Frank Land Design, PC (Pittsboro, NC)

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3. Kimley-Horn and Associates, Inc. (Raleigh, NC)

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

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

0 = NAY Votes

0 = Abstain

5. SELECTION OF DESIGN FIRM

Department of Natural and Cultural Resources
Parks and Recreation

Jockey's Ridge State Park - Boardwalk Repairs and Extension
Dare County, NC

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

1. Andrew Consulting Engineers, P.C. (Wilmington, NC)
2. Bowman, Murray, Hemingway Architects, PC (Wilmington, NC)
3. Kisinger Campo & Associates, Corp. (Raleigh, NC)

Rob McClintock made a motion to approve, and Roger Woods seconded the motion.

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

0 = NAY Votes

0 = Abstain

6. SELECTION OF DESIGN FIRM

Department of Natural and Cultural Resources
NC Aquariums

Roanoke Island Aquarium - ADA Toilet Renovations
Dare County, NC

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

1. MHAworks, P.A. (Greenville, NC)
2. Cahoon & Kasten Architects, PC (Nags Head, NC)
3. Bowman, Murray, Hemingway Architects, PC (Wilmington, NC)

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

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

0 = NAY Votes

0 = Abstain

7. SELECTION OF DESIGN FIRM

Department of Natural and Cultural Resources
Tryon Palace - Palace Perimeter Fence Replacement
New Bern, NC

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

1. Bowman, Murray, Hemingway Architects, PC (Wilmington, NC)
2. CD Architecture, PLLC (Raleigh, NC)
3. Lord Aeck Sargent Planning & Design, Inc. (Chapel Hill, NC)

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

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8. SELECTION OF DESIGN FIRM

Department of Natural and Cultural Resources
NC Museum of Art at Winston-Salem - Upgrades to Hanes House, Galleries, and Grounds
Forsyth County, NC

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

1. Szostak Design, Incorporated (Chapel Hill, NC)
2. Joseph K. Oppermann-Architect, P.A. (Winston-Salem, NC)
3. Studio Archibene PLLC (Durham, NC)

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

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

0 = NAY Votes

0 = Abstain

9. SELECTION OF DESIGN FIRM

Department of Adult Correction
DART Center - Exterior Envelope Repairs
Goldsboro, NC

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

1. Fleming & Associates, PA (Fayetteville, NC)
2. Raymond Engineering-Georgia, Inc. (Raleigh, NC)
3. Terracon Consultants, Inc. (Charlotte, NC)

Rob McClintock made a motion to approve, and Roger Woods seconded the motion.

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

0 = NAY Votes

0 = Abstain

10. SELECTION OF DESIGN FIRM

Department of Adult Correction
Eastern Correctional Institution - Drainage and Paving Improvements
Maury, NC

Roger Woods made a motion to approve, and Rob McClintock seconded the motion.

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

0 = NAY Votes

0 = Abstain

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

1. REI Engineers, Inc. (Wilmington, NC)
2. TRC Engineers, Inc. (Cary, NC)
3. Wetherill Engineering, Inc. (Raleigh, NC)

11. SELECTION OF DESIGN FIRM

Department of Health and Human Services
WorkSource East - Security/Perimeter Fence
Goldsboro, NC

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

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

1. Studio Archibene PLLC (Durham, NC)
2. Frank Land Design, PC (Pittsboro, NC)

12. SELECTION OF DESIGN FIRM

Department of Public Instruction
NC School for the Deaf (Morganton) - Chapel Renovation
Burke County, NC

Rob McClintock made a motion to approve, and Roger Woods seconded the motion.

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

0 = NAY Votes

0 = Abstain

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

1. CBSA Designs, Inc. (Hickory, NC)
2. MHAworks, P.A. (Asheville, NC)
3. Integra Architecture, PLLC (Charlotte, NC)

13. SELECTION OF DESIGN FIRM

Department of Transportation
Ferry Division
Manns Harbor Shipyard - Paint Booth Rehab
Dare County, NC

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

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

0 = NAY Votes

0 = Abstain

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

1. Oakley Collier Architects, PA (Rocky Mount, NC)
2. CD Architecture, PLLC (Raleigh, NC)
3. Bowman, Murray, Hemingway Architects, PC (Wilmington, NC)

14. INNOVATION SUBCOMMITTEE UPDATE

The subcommittee met on May 29, 2024. The next meeting has been scheduled for September 10, 2024.

15. OLD BUSINESS

None.

16. NEW BUSINESS

None.

17. STATE CONSTRUCTION OFFICE REPORT

Mr. Shumsky, PE, provided the following updates:

Senate Bill 166 (2024 Bldg. Code Regulatory Reform) was referred to the Committee on Rules and Operations of the Senate on May 13, 2024.

Part V. REORGANIZE BUILDING CODE COUNCIL, of this bill would restructure the current 17-member body of the Building Code Council to 13 members. As currently written, this bill eliminates the one licensed engineer on the engineering staff of a State Agency charged with approval of plans of State-owned buildings. Michael Ali, PE (SCO Assistant Director Construction Management & FCAP) currently serves in this role.

Said bill also eliminates the two architect appointments to the Council leaving no architect on the body.

As information, there was an elevator provision included in SB542 which was signed into law (SL 2024-3) on June 3, 2024.

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The following language was added to **N.C.G.S. 133-3. Specifications to carry competitive items; substitution of materials;**

- (b) Specifications for the purposes of competitively bidding components, systems, construction services, or maintenance services that relate to elevators pursuant to subsection (a) of this section:
- (1) Shall not list preferred brands as an alternate to the base bid.
 - (2) Shall not require a specified time greater than five years that a bidder must have conducted business within this State.
 - (3) Shall include the statement, "Cited examples are used only to denote the quality standard of product desired and do not restrict bidders to a specific brand, make, manufacturer or specific name.", when utilizing brand name specification.
 - (4) Shall include a reference to G.S. 143-59

Vibha Goel, Provided the following updates:

The Design Review Section has received 46 plans and provided 33 responses so far in June; year-to-date there have been a total of 919 projects received and 894 responses provided; 134 Exemption Projects; and 13 Tent Permits.

18. SCHEDULED NEXT MEETINGS

- August 27, 2024
- September 24, 2024
- October 29, 2024
- December 10, 2024

19. ADJOURNMENT

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

Chair Katherine Lynn adjourned the meeting at 9:55 AM.

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

0 = NAY Votes

0 = Abstain