

STATE BUILDING COMMISSION MEETING

NEW EDUCATION BUILDING, SUITE 450, RALEIGH, NC

August 27, 2024

9:30 AM

MINUTES

MEMBERS PRESENT – Chair Katherine Lynn (SCO Large Conference Room), Vice Chair Baker Glasgow (SCO Large Conference Room), Kristen Hess (SCO Large Conference Room), Roger Woods (MS Teams), Bill Aceto (MS Teams), Rob McClintock (MS Teams), Jack Hargett (MS Teams), Dene’ Alexander (MS Teams), and Neville Hall (MS Teams, Joined After Agenda Item #7)

SCO STAFF PRESENT (SCO Large Conference Room) – Michael Shumsky, Vibha Goel, Ryan Scruggs, William Johnson, Michael Ali, and Fady Wahby

OTHERS PRESENT (SCO Large Conference Room) – Lewis Lamar (DOJ) and David Brown (NCDMVA)

OTHERS PRESENT (MS Teams) – Erin Lawrence (DNCR), David Bateman (DNCR), William Stevens (DHHS), William Stevens (DHHS), Neal Enevoldsen (DHHS), Michael Gashaw (DAC), Hany Gorgui (NCDOT), Robert Gron (DPS), Brad Morris (DPS), and Ken Pearce (NCSPA)

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 9:33 AM and read the ethics statement.

2. APPROVAL OF MINUTES (June 11, 2024)

Baker Glasgow made a motion to approve the Minutes from June 11, 2024. Kristen Hess seconded the motion.

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

0 = NAY Votes

0 = Abstain

3. EMERGENCY DECLARATION LETTERS

Michael Shumsky presented Four Emergency Declarations:

- UNC Chapel Hill: Davie Hall - Abatement of Asbestos Containing Elastomeric Wall Coating, Chapel Hill, NC
May 30, 2024
- UNC Chapel Hill: Genome Sciences - Fire Alarm Control Panel Replacement, Chapel Hill, NC
May 30, 2024
- Department of Natural and Cultural Resources: NC Museum of Art - East Building Boiler Replacement, Raleigh, NC
June 27, 2024
- Johnston Community College: LRC, Wilson Addition, and Health Addition - Chiller Replacements, Smithfield, NC
July 18, 2024

4. SELECTION OF DESIGN FIRM

Department of Natural and Cultural Resources
Museum of Natural Sciences at Whiteville
Elevator Upgrades
Columbus County, NC

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

1. WHN Architects, P.A. (Charlotte, NC)
2. RND Architects, P.A. (Durham, NC)
3. CD Architecture, PLLC (Raleigh, NC)

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

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

0 = NAY Votes

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0 = Abstain

5. SELECTION OF DESIGN FIRM

Department of Health and Human Services
Black Mountain Neuro-Medical Treatment Center - Steam Pipe Replacement
Buncombe County, NC

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

1. McKim & Creed, Inc. (Asheville, NC)
2. Wiley & Wilson, Inc. (Raleigh, NC)
3. David Sims & Associates Consulting Engineers, P.C. (Durham, NC)

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, Kristen Hess, Rob McClintock, Jack Hargett, Roger Woods, and Dene' Alexander)

0 = NAY Votes

0 = Abstain

6. SELECTION OF DESIGN FIRM

Department of Health and Human Services
O'Berry Neuro-Medical Treatment Center - Door Access Control
Goldsboro, NC

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

1. DeVon Tolson Architecture, Inc. (Raleigh, NC)
2. Quality Consulting Engineers, PLLC (Indian Land, SC)

Jack Hargett made a motion to approve and Roger Woods seconded the motion.

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

0 = NAY Votes

0 = Abstain

7. SELECTION OF DESIGN FIRM

Department of Adult Correction
Security Netting (Multiple Sites)
Statewide, NC

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

1. ms consultants, inc. (Raleigh, NC)

Baker Glasgow made a motion to approve and Rob McClintock seconded the motion.

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

0 = NAY Votes

0 = Abstain

8. SELECTION OF DESIGN FIRM

Department of Transportation
Avery County Maintenance Engineer Office
Newland, NC

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

1. Lambert Architecture + Interiors, PA (Winston-Salem, NC)
2. MHAworks, P.A. (Asheville, NC)
3. Raymond Engineering-Georgia, Inc. (Raleigh, NC)

Bill Aceto made a motion to approve and Kristen Hess seconded the motion.

8 = AYE Votes (Chair Katherine Lynn, Vice Chair Baker Glasgow, Bill Aceto, Kristen Hess, Rob McClintock, Jack Hargett,

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Dene' Alexander, and Neville Hall)

0 = NAY Votes

1= Abstain (Roger Woods)

9. SELECTION OF DESIGN FIRM

Department of Public Safety

Emergency Management

Badin Warehouse Expansion and Badin Logistics Support Center Shed

Stanly County, NC

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

1. WHN Architects, P.A. (Charlotte, NC)
2. Smith Sinnett Architecture, P.A. (Raleigh, NC)
3. Biloba Architecture, PLLC (Charlotte, NC)

Roger Woods made a motion to approve and Jack Hargett seconded the motion.

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

0 = NAY Votes

0= Abstain

10. SELECTION OF DESIGN FIRM

Department of Public Safety

New NC Alcoholic Beverage Control (ABC) Campus - Advance Planning Phase

(Location To Be Determined)

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

1. McMillan Pazdan Smith, PLLC (Charlotte, NC)
2. KSS Architects, LLP (Princeton, NJ)
3. LS3P Associates LTD. (Greensboro, NC)

Baker Glasgow made a motion to approve and Rob McClintock seconded the motion.

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

0 = NAY Votes

0= Abstain

11. SELECTION OF DESIGN FIRM

Department of Military and Veterans Affairs

State Veterans Cemetery Expansions

Statewide, NC

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

1. RND Architects, P.A. (Durham, NC)
2. Wiley & Wilson, Inc. (Raleigh, NC)
3. Atriax, P.L.L.C. (Hickory, NC)

Kristen Hess made a motion to approve and Neville Hall seconded the motion.

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

0 = NAY Votes

0= Abstain

12. SELECTION OF DESIGN FIRM

Department of Administration

Bicentennial Plaza Renovation (Planning)

Raleigh, NC

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

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1. Bolton & Menk, Inc. (Raleigh, NC)
2. Clearscapes, P.A. (Raleigh, NC)
3. Perkins + Will North Carolina, Inc. (Durham, NC)

Baker Glasgow made a motion to approve and Roger Woods seconded the motion.

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

0 = NAY Votes

0 = Abstain

13. SELECTION OF DESIGN FIRM

Department of Administration

Parking Deck and Parking Lot Repairs & Improvements

Raleigh, NC

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

1. Kimley-Horn and Associates, Inc. (Raleigh, NC)
2. Walter P. Moore and Associates, Inc. (Raleigh, NC)
3. REI Engineers, Inc. (Wilmington, NC)

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

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

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0 = Abstain

14. SELECTION OF CONSTRUCTION MANAGER AT RISK FIRM

Department of Transportation

North Carolina State Ports Authority

Port of Wilmington

North Gate Relocation and Access Optimization

New Hanover County, NC

Michael Ali presented the project. The following firms were recommended in priority order:

1. Balfour Beatty Construction, LLC (Wilmington, NC)
2. Ragnar Benson, LLC (Rockford, IL)
3. Barnhill Building Group, LLC (Wilmington, NC)

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

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

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0 = Abstain

15. INNOVATION SUBCOMMITTEE UPDATE

Michael Shumsky stated the Innovations Subcommittee had not met since the June 11, 2024 State Building Commission Meeting.

16. OLD BUSINESS

None

17. NEW BUSINESS

None

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18. STATE CONSTRUCTION OFFICE REPORT

Michael Shumsky provided the following updates:

- a. Golnoosh Shakibania, Antoinette Lewis and LeaAnne Hahnel have left SCO for other job opportunities. Dante Dingle will be the Administrative Staff working with the State Building Commission.
- b. There are currently six vacancies in SCO: (2) Architect II, (2) Administrative Specialist I, Business System Analyst I, and Construction Engineer II.
- c. The Construction Contract Award Letters processed by the SCO year to date is 158. As compared with 184 in 2022 and 181 in 2023 it is anticipated that SCO will process more than 200 Construction Award Contracts by year's end.
- d. The next State Construction Conference is scheduled for March 6, 2025, which is only 196 days away.

Vibha Goel provided the following updates:

- a. The Design Review Section has received 1,304 plans year to date, as compared to 1,198 during 2023.
- b. The Design Review Section has issued 1,299 permits year to date, as compared to 1,115 during 2023.
- c. The Design Review Section has processed 187 Exemption Projects year to date, as compared to 227 during 2023.
- d. The Design Review Section has issued 12 Tent Permits year to date.

William Johnson provided the following updates:

- a. Capital Project Management Section (CPMS) presented AGC and US Bureau of Labor Statistics data regarding national, regional, and local construction workforce negative revisions for 2023-2024 issued in July 2024.
- b. CPMS project listing and construction values of both regional (Tennessee, South Carolina, and Virginia), local (North Carolina, Raleigh) large projects that have either been placed on long-term (>4 years) or cancelled.
- c. Discussion of "funded" projects sourced from both media and government versus the above status regarding any impact to the subcontractor bidding environment on State capital projects.

19. NEXT SCHEDULED MEETINGS

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

20. ADJOURNMENT

Baker Glasgow made a motion to adjourn. Roger Woods seconded the motion.

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

0 = NAY Votes

0 = Abstain

Chair Katherine Lynn adjourned the meeting at 10:12 AM.