

STATE BUILDING COMMISSION MEETING

NEW EDUCATION BUILDING, SUITE 450, RALEIGH, NC

9:30 AM

September 24, 2024

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), Neville Hall (MS Teams), and Dene’ Alexander (MS Teams)

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

OTHERS PRESENT (MS Teams) – Lewis Lamar (MS Teams), Mark Overby (DAC), William Stevens (DHHS), Neal Enevoldsen (DHHS), Robert Gron (DPS), Brad Morris (DPS), Ray Clark (DPS), Spencer Colburn (NCNG), LTC Kent Caldwell (NCNG), Nasrin Sumee (DACS), Andrew Meier (DACS), and Frankie Sykes (DPI)

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 9:38 AM and read the ethics statement.

2. APPROVAL OF MINUTES (August 27, 2024)

Kristen Hess made a motion to approve the Minutes from August 27, 2024. Baker Glasgow seconded the motion.
9 = AYE Votes (Chair Katherine Lynn, Vice Chair Baker Glasgow, Kristen Hess, Roger Woods, Bill Aceto, Rob McClintock, Jack Hargett, Neville Hall, and Dene’ Alexander)
0 = NAY Votes
0 = Abstain

3. EMERGENCY DECLARATION LETTER

Michael J. Shumsky presented one Emergency Declaration.

- Elizabeth City State University: Central Utility Plant – Transformer Replacement, Elizabeth City, NC
September 9, 2024

4. SELECTION OF DESIGN FIRM

Department of Health and Human Services
Julian F. Keith ADATC
Split System Replacements for Six Buildings
Black Mountain, NC

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

1. McKim & Creed, Inc. (Asheville, NC)
2. Devita & Associates, Inc. (Charlotte, NC)
3. Loring Consulting Engineers, Inc. (Durham, NC)

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

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

5. SELECTION OF DESIGN FIRM

Department of Adult Correction
Eastern Correctional Institution
Chiller, Boiler, and Water Heater Replacement
Maury, NC

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

1. Wiley & Wilson, Inc. (Raleigh, NC)
2. Salas O'Brien North Carolina, Inc. (Raleigh, NC)

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3. Atlantec Engineers, PA (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, Kristen Hess, Bill Aceto, Rob McClintock, Jack Hargett, Neville Hall, and Dene' Alexander)

0 = NAY Votes

1 = Abstain (Roger Woods)

6. SELECTION OF DESIGN FIRM

Department of Public Instruction

NC School for the Deaf (Morganton)

Campus Repair & Renovation Project

Burke County, NC

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

1. McGill Associates, P.A. (Hickory, NC)
2. Morris-Berg Architects, Inc. (Charlotte, NC)
3. MHAworks, P A (Asheville, NC)

Bill Aceto made a motion to approve and Neville Hall seconded the motion.

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

0 = NAY Votes

0 = Abstain

7. SELECTION OF DESIGN FIRM

Department of Agriculture and Consumer Services

NC State Fairgrounds

Flower Show Building Replacement

Raleigh, NC

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

1. HH Architecture, P.A. (Raleigh, NC)
2. 310 Architecture & Interiors, PA (Raleigh, NC)
3. Biloba Architecture, PLLC (Charlotte, NC)

Baker Glasgow made a motion to approve and Neville Hall seconded the motion.

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

0 = NAY Votes

2 = Abstain (Roger Woods and Kristen Hess)

8. SELECTION OF DESIGN FIRM

Department of Public Safety

National Guard

NC National Guard Museum

Raleigh, NC

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

1. Szostak Design, Incorporated (Chapel Hill, NC)
2. Studio Archibene PLLC (Durham, NC)
3. Smith Sinnett Architecture, P.A. (Raleigh, NC)

Kristen Hess made a motion to approve and Rob McClintock seconded the motion.

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

0 = NAY Votes

0 = Abstain

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9. SELECTION OF DESIGN FIRM

Department of Public Safety
State Highway Patrol
New Auditorium
Raleigh, NC

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

1. Smith Sinnett Architecture, P.A. (Raleigh, NC)
2. Davis Kane Architects, P.A. (Raleigh, NC)
3. HH Architecture, P.A. (Raleigh, NC)

Baker Glasgow 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, Neville Hall, and Dene' Alexander)

0 = NAY Votes

2 = Abstain (Roger Woods and Kristen Hess)

10. SELECTION OF DESIGN FIRM

Department of Public Safety
State Highway Patrol
Cadet Dorm One and Training Building
Raleigh, NC

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

1. Davis Kane Architects, P.A. (Raleigh, NC)
2. HH Architecture, P.A. (Raleigh, NC)
3. LS3P Associates LTD. (Wilmington, NC)

Bill Aceto made a motion to approve and Dene' Alexander seconded the motion.

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

0 = NAY Votes

2 = Abstain (Roger Woods and Kristen Hess)

11. INNOVATION SUBCOMMITTEE UPDATE

Michael Shumsky stated the next subcommittee meeting is anticipated to be held after the election.

12. OLD BUSINESS

None

13. NEW BUSINESS

Michael Shumsky identified the following potential SBC meeting dates for Q1 and Q2 of 2025:

- January 28, 2025
- February 25, 2025
- March 25, 2025
- April 29, 2025
- June 10, 2025

14. STATE CONSTRUCTION OFFICE REPORT

1. Michael Shumsky stated that there are currently six vacancies:

- a. Business Systems Analyst I
- b. Construction Engineer (Engineer II)

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- c. (2) Administrative Specialist I
- d. (2) Architect II
- 2. The 2025 State Construction Conference is scheduled for March 6, 2025 (163 days).
- 3. Michael Shumsky stated that year to date, SCO had approved a total of 170 OC-25's; 45 of which were approved since the August 27, 2024 SBC meeting.
- 4. Michael Ali discussed a few special inspections being conducted by the FCAP Section.
- 5. Vibha Goel stated that the Design Review Section received 166 submittals and processed 125 responses in September. Year to date, a total of 1,493 projects have been received, with 1,377 responses released, 211 exemption requests processed, and 16 tent permits issued. The numbers listed here differ from those presented at the meeting, as there were still a few days in September to be accounted for before the end of the third quarter.

DESIGN REVIEW REPORT – 2024 FIRST THREE QUARTERS

MONTH	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER
PLANS RECEIVED	139	177	153	201	204	141	158	154	166
RESPONSES ISSUED	137	159	157	195	213	142	162	164	125
EXEMPTION REQUESTS ISSUED	13	19	32	39	23	23	25	14	23
TENT PERMITS ISSUED	-	-	-	6	3	1	1	4	1

DESIGN REVIEW REPORT – Q1-Q3 COMPARISON (2020-2024)

YEAR	2020	2021	2022	2023	2024
PLANS RECEIVED	964	948	905	1332	1493
RESPONSES ISSUED	902	903	902	1287	1454
EXEMPTION REQUESTS ISSUED	92	114	159	247	211
TENT PERMITS ISSUED					16

15. SCHEDULED NEXT MEETINGS

- October 29, 2024
- December 10, 2024

16. ADJOURNMENT

Kristen Hess made a motion to adjourn. Baker Glasgow seconded the motion.

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

0 = NAY Votes

0 = Abstain

Chair Katherine Lynn adjourned the meeting at 9:57 AM.