

STATE BUILDING COMMISSION MEETING

NEW EDUCATION BUILDING, SUITE 450, RALEIGH, NC

9:30 AM

October 29, 2024

MINUTES

MEMBERS PRESENT – Chair Katherine Lynn (SCO Large Conference Room), Kristen Hess (SCO Large Conference Room), Roger Woods (SCO Large Conference Room), Bill Aceto (MS Teams), Jack Hargett (MS Teams), Dene’ Alexander (MS Teams), and Neville Hall (Telephone)

SCO STAFF PRESENT (SCO Large Conference Room) – Michael J. Shumsky, Dante Dingle, Mary Keef, Vibha Goel, Ryan Scruggs, William Johnson, Michael Ali, Bob Talley, and Aaron Lumpe

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

OTHERS PRESENT (MS Teams) – Hany Gorgui (DOT), Alicia Wright (DOT), and Fady Wahby (SCO)

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 (September 24, 2024)

Kristen Hess made a motion to approve the Minutes from September 24, 2024. Roger Woods seconded the motion.
7 = AYE Votes (Chair Katherine Lynn, Kristen Hess, Roger Woods, Bill Aceto, Jack Hargett, Dene’ Alexander, and Neville Hall)
0 = NAY Votes
0 = Abstain

3. EMERGENCY DECLARATION LETTER

Michael J. Shumsky presented seven Emergency Declarations.

- Department of Public Safety – NC National Guard: Boone Readiness Center – Emergency Facility Repairs, Boone, NC
October 9, 2024
- Isothermal Community College: Spindale Campus/ Polk Center – Emergency Facility Repairs, Spindale, NC
October 11, 2024
- Appalachian State University: Walker Hall - Emergency Facility Repairs, Boone, NC
October 11, 2024
- Appalachian State University: Rankin Science West - Emergency Facility Repairs, Boone, NC
October 11, 2024
- Appalachian State University: Varsity Gym - Emergency Facility Repairs, Boone, NC
October 11, 2024
- Department of Environmental Quality – Wildlife Resources Commission: Armstrong State Fish Hatchery - Emergency Facility Repairs, Marion, NC
October 15, 2024
- Brunswick Community College: Main Campus – Emergency Facility Repairs, Bolivia, NC
October 22, 2024

4. SELECTION OF DESIGN FIRM

Department of Transportation
Cleveland County Division 12 Office
Shelby, NC

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

1. Biloba Architecture, PLLC (Charlotte, NC)
2. MHAworks, P.A. (Asheville, NC)
3. Lambert Architecture + Interiors, PA (Winston-Salem, NC)

Roger Woods made a motion to approve and Kristen Hess seconded the motion.

7 = AYE Votes (Chair Katherine Lynn, Kristen Hess, Roger Woods, Bill Aceto, Jack Hargett, Dene’ Alexander, and Neville Hall)

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Hall)

0 = NAY Votes

0 = Abstain

5. SELECTION OF DESIGN FIRM

Department of Adult Correction

Foothills Correctional Institution - Roof Replacement

Morganton, NC

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

1. Raymond Engineering-Georgia, Inc. (Raleigh, NC)
2. Atlas Engineering, Inc. (Raleigh, NC)
3. REI Engineers, Inc. (Charlotte, NC)

Roger Woods made a motion to approve and Neville Hall seconded the motion.

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0 = NAY Votes

0 = Abstain

6. SELECTION OF DESIGN FIRM

Department of Public Safety

National Guard

Constable Laboratory Building Renovation

Raleigh, NC

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

1. Smith Sinnett Architecture, P.A. (Raleigh, NC)
2. IHR Architecture, Inc. (Durham, NC)
3. Wiley & Wilson, Inc. (Raleigh, NC)

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

7 = AYE Votes (Chair Katherine Lynn, Kristen Hess, Roger Woods, Bill Aceto, Jack Hargett, Dene' Alexander, and Neville Hall)

0 = NAY Votes

0 = Abstain

7. SELECTION OF DESIGN FIRM

Department of Administration

Downtown Government Complex - Roof Replacements

Raleigh, NC

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

1. REI Engineers, Inc. (Raleigh, NC)
2. Raymond Engineering-Georgia, Inc (Raleigh, NC)
3. Terracon Consultants, Inc. (Raleigh, NC)

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

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0 = NAY Votes

0 = Abstain

8. INNOVATION SUBCOMMITTEE UPDATE

Michael Shumsky stated the Innovations Subcommittee did not meet since the last SBC meeting, held on September 26th. The next Innovations meeting is anticipated in January 2025.

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9. OLD BUSINESS

None

10. NEW BUSINESS

None

11. STATE CONSTRUCTION OFFICE REPORT

Michael Shumsky provided the following updates:

- a. Effective October 30th, Mary Keef will assume the Administrative Associate II position in the Design Review Section.
- b. Effective November 4th, Samantha Farrington will assume the Construction Engineer II position in the Consulting Services Section.
- c. Effective November 4th, Azim Sabouri will assume the Business Systems Analyst I position. He will be managing the SCO Interscope program.
- d. The State Building Commission Merit Award Program call for nominations is forthcoming. Recipients will be announced at the Annual State Construction Conference, scheduled for March 6, 2025.
- e. As reported in the North Carolina Office of the State Fire Marshal (OSFM) Fourth Quarter 2024 newsletter, OSFM has deployed 865+ personnel, dispatched over 140 apparatus, and coordinated the movement of more than 490 resources to assist with response and recovery from Hurricane Helene. OSFM has deployed more than 80 inspectors for building assessments who have completed approximately 8,000 evaluations across eight counties.
- f. OSFM is coordinating with the North Carolina Building Inspectors Association to select Code Official responders on Disaster Assistance Response Teams (DART).
- g. Robert Talley provided the following update on how SCO assisted with building inspections following Hurricane Helene:
 - i. Jeff Hinkle (Standard Certificate as a Level 3 Inspector in Building, Fire, Mechanical, Electrical and Plumbing) served on DART from October 10th - 13th. Evaluated 780 structures in 4 days, working 13 hours each day in Buncombe County/Town of Black Mountain.
 - ii. Michael Caudle (Standard Certificate as a Level 3 Inspector in Building, Fire, Mechanical, Electrical and Plumbing) served on DART from October 13th - 17th. Deployed in Madison and Yancey Counties inspecting residential and commercial buildings.
 - iii. David Souther (Standard Certificate as a Level 3 in Electrical) lives in Asheville and has been providing electrical inspections to assist NCDOT emergency response.

DESIGN REVIEW REPORT – 10/29/2024

MONTH	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER
PLANS RECEIVED	139	177	153	201	204	141	158	154	166	154
RESPONSES ISSUED	137	159	157	195	213	142	162	164	125	165
EXEMPTION REQUESTS ISSUED	13	19	32	39	23	23	25	14	23	11
TENT PERMITS ISSUED	-	-	-	6	3	1	1	4	1	6

DESIGN REVIEW REPORT – Q1-Q4 COMPARISON (2020-2024)- 10/29/2024

YEAR	2020	2021	2022	2023	2024 (JAN-OCTOBER)
PLANS RECEIVED	1240	1166	1257	1761	1647
RESPONSES ISSUED	1197	1113	1242	1726	1619
EXEMPTION REQUESTS ISSUED	123	148	198	308	222
TENT PERMITS ISSUED					22

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12. SCHEDULED NEXT MEETINGS

- **December 10, 2024**
- **January 28, 2025**
- **February 25, 2025**
- **March 25, 2025**
- **April 29, 2025**
- **June 10, 2025**

13. ADJOURNMENT

Kristen Hess made a motion to adjourn. Roger Woods seconded the motion.

7 = AYE Votes (Chair Katherine Lynn, Kristen Hess, Roger Woods, Bill Aceto, Jack Hargett, Dene' Alexander, and Neville Hall)

0 = NAY Votes

0 = Abstain

Chair Katherine Lynn adjourned the meeting at 10:00 AM.