

# STATE BUILDING COMMISSION MEETING

NEW EDUCATION BUILDING, SUITE 450, RALEIGH, NC

9:30 AM

December 10, 2024

## MINUTES

**MEMBERS PRESENT** – Chair Katherine Lynn (SCO Large Conference Room), Vice Chair Baker Glasgow (SCO Large Conference Room), Roger Woods (SCO Large Conference Room), Bill Aceto (MS Teams), Rob McClintock (MS Teams), Neville Hall (MS Teams), and Dene’ Alexander (MS Teams)

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

**OTHERS PRESENT (SCO Large Conference Room)** – Lewis Lamar (DOJ) and Eric Turon (DEQ)

**OTHERS PRESENT (MS Teams)** – Greg Johnson (DEQ), Erin Lawrence (DNCR), Diedre McEntyre (DNCR-NCMA), and Roxane Waller (DOA-HUB)

### 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 9:31 AM and read the ethics statement.

### 2. APPROVAL OF MINUTES (October 29, 2024)

Roger Woods made a motion to approve the Minutes from October 29, 2024. Baker Glasgow seconded the motion.

7 = AYE Votes (Chair Katherine Lynn, Vice Chair Baker Glasgow, Roger Woods, Bill Aceto, Rob McClintock, Neville Hall, and Dene’ Alexander)

0 = NAY Votes

0 = Abstain

### 3. EMERGENCY DECLARATION LETTERS

Michael J. Shumsky presented two Emergency Declarations.

- Appalachian State University: Howards Creek Dam Repairs, Boone, NC  
November 8, 2024
- Department of Natural and Cultural Resources: Mountain Gateway Museum Repairs and Restoration, Old Fort, NC  
November 19, 2024

### 4. SELECTION OF DESIGN FIRM

Department of Justice  
Raleigh State Crime Lab - Roof Replacement and Minor Office Renovations  
Raleigh, NC

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

1. REI Engineers, Inc. (Charlotte, NC)
2. Raymond Engineering-Georgia, Inc. (Raleigh, NC)
3. MHAworks, P.A. (Durham, NC)

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

7 = AYE Votes (Chair Katherine Lynn, Vice Chair Baker Glasgow, Roger Woods, Bill Aceto, Rob McClintock, Neville Hall, and Dene’ Alexander)

0 = NAY Votes

0 = Abstain

### 5. SELECTION OF DESIGN FIRM

Department of Environmental Quality  
Marine Fisheries  
Main Campus Dock Repairs  
Morehead City, NC

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

1. Andrew Consulting Engineers, P.C. (Wilmington, NC)
2. Kimley-Horn and Associates, Inc. (Virginia Beach, VA)

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

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

0 = NAY Votes

0 = Abstain

## 6. SELECTION OF CONSTRUCTION MANAGER AT RISK FIRM

Department of Public Safety

State Highway Patrol

Auditorium

Raleigh, NC

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

1. Clancy & Theys Construction Co. (Raleigh, NC)
2. New Atlantic Contracting, Inc. (Winston-Salem, NC)
3. Frank L. Blum Construction Company (Raleigh, NC)

Rob McClintock made a motion to approve and Dene' Alexander seconded the motion.

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

0 = NAY Votes

1 = Abstain (Vice Chair Baker Glasgow)

## 7. SELECTION OF CONSTRUCTION MANAGER AT RISK FIRM

Department of Public Safety

State Highway Patrol

Cadet Dorm One and Training Building

Raleigh, NC

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

1. Clancy & Theys Construction Co. (Raleigh, NC)
2. Frank L. Blum Construction Company (Raleigh, NC)
3. Balfour Beatty Construction, LLC (Raleigh, NC)

Roger Woods made a motion to approve and Dene' Alexander seconded the motion.

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

0 = NAY Votes

1 = Abstain (Vice Chair Baker Glasgow)

## 8. SELECTION OF CONSTRUCTION MANAGER AT RISK FIRM

Department of Natural and Cultural Resources

NC Museum of Art - Winston-Salem

Upgrades to the Hanes House, Galleries, and Grounds

Winston-Salem, NC

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

1. The Christman Company (Greensboro, NC)
2. Frank L. Blum Construction Company (Winston-Salem, NC)
3. New Atlantic Contracting, Inc. (Winston-Salem, NC)

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

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

0 = NAY Votes

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0 = Abstain

## 9. INNOVATION SUBCOMMITTEE UPDATE

Michael Shumsky stated the last subcommittee meeting was held on November 20, 2024. The primary topic of discussion was about Builder's Risk Insurance Policies:

- Three Main Types of Builder's Risk Placements:
  - Buildings under construction (Four Wall Construction)
  - Civil Works (roads, bridges, tunnels and dams)
  - Engineered Risks (power plants, petrochemical and data centers)
- Limits of Liability and Risk
  - Association vs. Joint Venture (JV)
  - Shared Risk in a JV
- Next meeting on March 12, 2025

## 10. OLD BUSINESS

None

## 11. NEW BUSINESS

None

## 12. STATE CONSTRUCTION OFFICE REPORT

Michael Shumsky stated the 44<sup>th</sup> Annual State Construction Conference is in only 86 days. A "Call for Nominations" for the *Frank B. Turner Award* and *State Building Commission Merit Award* are forthcoming.

Recently, SCO received an inquiry from an Owner about the need to retain a designer and delivery method for a flooring project. Recommended the Owner have an accredited asbestos inspector test for the presence of Asbestos Containing Material (ACM) and lead before executing any contracts with vendors. If ACM is identified, then an abatement designer and certified industrial hygienist are required.

## 12. SCHEDULED NEXT MEETINGS

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

## 13. ADJOURNMENT

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

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

0 = NAY Votes

0 = Abstain

Chair Katherine Lynn adjourned the meeting at 9:51 AM.