

STATE BUILDING COMMISSION MEETING

NEW EDUCATION BUILDING, SUITE 450, RALEIGH, NC

9:30 AM
August 30, 2022

MINUTES

MEMBERS PRESENT – Chair Zena Howard (SCO Conference Room), Vice Chair Katherine Lynn (SCO Conference Room), Ezequiel Acosta (MS Teams), Honorable Neville Hall (MS Teams, Joined during Item #12), Roger Woods (MS Teams), Baker Glasgow (SCO Conference Room) and Bill Aceto (SCO Conference Room)

SCO STAFF PRESENT (SCO Conference Room) – Michael J. Shumsky (SCO Director), Vibha Goel, Michael Ali, Robert Talley, Will Johnson, LeaAnne Hahnel, Ryan Scruggs, Antoinette Lewis, and Golnoosh Shakibania.

OTHERS PRESENT (MS Teams) – Erin Lawrence (DNCR), Owen Daniels (NCDOT), Gary Royal (DOJ), Brad Kleinmaier (Wildlife Resources Commission), Steven Miller (DNCR), Robert Peele (NC Commerce), Hanna Jordan (DOA)

OTHERS PRESENT (SCO Conference Room) – William Stevens (DPS), Kyle Pittman (Dewberry Engineers)

OTHERS PRESENT (Teleconference) – Brittney Freeman (HH Architect), Tim Hiltbrunner (Advanced Construction Concepts, Inc.)

1. CALL TO ORDER AND ETHICS STATEMENT

Chair Zena Howard was present in the State Construction Office Conference Room.

Chair Zena Howard called the meeting to order at 9:30 AM and read the ethics statement.

2. APPROVAL OF MINUTES (July 26, 2022)

Bill Aceto made a motion to approve April 26, 2022, Minutes. Vice Chair Katherine Lyn seconded the motion.

6 = AYE Votes (Chair Zena Howard, Vice Chair Katherine Lynn, Ezequiel Acosta, Baker Glasgow, Roger Woods, and Bill Aceto)

0 = NAY Votes

0 = Abstain

3. EMERGENCY DECLARATION LETTER

Michael J. Shumsky presented Five (5) emergency declarations.

- Department of Military and Veterans Affairs: Fayetteville State Veterans Home - Roof Replacement, Moisture Intrusion Investigation, & Interior Repairs, dated August 1, 2022
- Department of Health and Human Services: Murdoch Developmental Center - Meadowview Cottage and Edgewood Cottage Fire Alarm Replacement, dated August 4, 2022
- Stanly Community College: Water Distribution Infrastructure, dated August 10, 2022
- Department of Health and Human Services: Longleaf Neuro-Medical Treatment Center - Scott Wing Elevator Upgrades dated August 19, 2022
- Johnston Community College: Health Sciences Building Roof Repairs and Truck Driver Training Building Roof Repairs, dated August 22, 2022

4. SELECTION OF DESIGN FIRM

Department of Justice

Eastern Regional Crime Laboratory - Feasibility Study

Elizabeth City, NC

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

1. RND Architects, P.A. (Durham, NC)
2. JKF Architecture, P.C. (Greenville, NC)

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Vice Chair Katherine Lynn made a motion to approve, and Bill Aceto seconded the motion.

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0 = NAY Votes

0 = Abstain

5. SELECTION OF DESIGN FIRM

Department of Environmental Quality

Wildlife Resources Commission

Mills River Depot Renovation

Transylvania County, NC

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

1. Joel Helms Architecture, PLLC (Arden, NC)

2. Form & Function Architecture, P.C. (Asheville, NC)

3. Biloba Architecture, PLLC (Charlotte, NC)

Baker Glasgow made a motion to approve, and Bill Aceto seconded the motion.

6 = AYE Votes (Chair Zena Howard, Vice Chair Katherine Lynn, Ezequiel Acosta, Baker Glasgow, Roger Woods, and Bill Aceto)

0 = NAY Votes

0 = Abstain

6. SELECTION OF DESIGN FIRM

Department of Information Technology

Western Data Center - New Chiller

Rutherford County, NC

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

1. Devita & Associates, Inc. (Charlotte, NC)

2. Sigma Engineered Solutions, P.C. (Raleigh, NC)

Baker Glasgow made a motion to approve, and Vice Chair Katherine Lynn seconded the motion.

6 = AYE Votes (Chair Zena Howard, Vice Chair Katherine Lynn, Ezequiel Acosta, Baker Glasgow, Roger Woods, and Bill Aceto)

0 = NAY Votes

0 = Abstain

7. SELECTION OF DESIGN FIRM

Department of Transportation

Iredell County Maintenance Office

Iredell County, NC

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

1. CBSA Designs, Inc. (Hickory, NC)

2. Biloba Architecture, PLLC (Charlotte, NC)

3. A.L.R. Architecture, PC (Charlotte, NC)

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

6 = AYE Votes (Chair Zena Howard, Vice Chair Katherine Lynn, Ezequiel Acosta, Baker Glasgow, Roger Woods, and Bill Aceto)

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0 = Abstain

8. SELECTION OF DESIGN FIRM

Department of Commerce

Wanchese Marine Industrial Park - Lot 28A Waterfront Improvements

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Dare County, NC

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

1. Moffatt & Nichol, Inc. (Raleigh, NC)
2. Gary Greene Engineers (Raleigh, NC)
3. Clark Nexsen, Inc. (Virginia Beach, VA)

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

6 = AYE Votes (Chair Zena Howard, Vice Chair Katherine Lynn, Ezequiel Acosta, Baker Glasgow, Roger Woods, and Bill Aceto)

0 = NAY Votes

0 = Abstain

9. SELECTION OF DESIGN FIRM

Department of Natural and Cultural Resources
Historic Halifax - Visitor Center Renovation
Halifax County, NC

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

1. Clearscapes, P.A. (Raleigh, NC)
2. in situ studio, inc. (Raleigh, NC)
3. HH Architecture, P.A. (Raleigh, NC)

Bill Aceto made a motion to approve, and Baker Glasgow seconded the motion.

5 = AYE Votes (Chair Zena Howard, Vice Chair Katherine Lynn, Ezequiel Acosta, Baker Glasgow, and Bill Aceto)

0 = NAY Votes

1 = Abstain (Roger Woods)

10. SELECTION OF DESIGN FIRM

Department of Public Instruction
Western NC School for the Deaf
Museum Renovation
Burke County, NC

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

1. Nverse Architects, PLLC (Morganton, NC)
2. CBSA Designs, Inc. (Hickory, NC)
3. Form & Function Architecture, P.C. (Asheville, NC)

Baker Glasgow made a motion to approve, and Bill Aceto seconded the motion.

6 = AYE Votes (Chair Zena Howard, Vice Chair Katherine Lynn, Ezequiel Acosta, Baker Glasgow, Roger Woods, and Bill Aceto)

0 = NAY Votes

0 = Abstain

11. SELECTION OF DESIGN FIRM

Department of Public Instruction
NC Center for the Advancement of Teaching (Cullowhee)
New Residence Hall and Conference Center Renovation
Jackson County, NC

This designer selection has been moved to the agenda for September 27, 2022 meeting of the SBC.

12. SELECTION OF DESIGN FIRM

Department of Health and Human Services
O'Berry Neuro-Medical Treatment Center
ELC2 Air Handler Replacement

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Wayne County, NC

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

1. Spring Stoops McCullen Engineering, PA (Durham, NC)
2. Progressive Design Collaborative, Ltd. (Raleigh, NC)
3. Sigma Engineered Solutions, P.C. (Raleigh, NC)

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

7 = AYE Votes (Chair Zena Howard, Vice Chair Katherine Lynn, Ezequiel Acosta, Neville Hall, Baker Glasgow, Roger Woods, and Bill Aceto)

0 = NAY Votes

0 = Abstain

13. SELECTION OF DESIGN FIRM

Department of Health and Human Services

J. Iverson Riddle Developmental Center

Spruce Cottage Renovation

Burke County, NC

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

1. MHAworks, P.A. (Asheville, NC)
2. Little Diversified Architectural Consulting, Inc. (Charlotte, NC)
3. CBSA Designs, Inc. (Hickory, NC)

Baker Glasgow made a motion to approve, and Vice Chair Katherine Lynn seconded the motion.

7 = AYE Votes (Chair Zena Howard, Vice Chair Katherine Lynn, Ezequiel Acosta, Neville Hall, Baker Glasgow, Roger Woods, and Bill Aceto)

0 = NAY Votes

0 = Abstain

14. SELECTION OF DESIGN FIRM

Department of Health and Human Services

Murdoch Developmental Center

Ridgeway Cottage Renovation

Granville County, NC

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

1. Clearscapes, P.A. (Raleigh, NC)
2. MHAworks, P.A. (Durham, NC)
3. Osterlund Architects, PLLC (Raleigh, NC)

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

7 = AYE Votes (Chair Zena Howard, Vice Chair Katherine Lynn, Ezequiel Acosta, Neville Hall, Baker Glasgow, Roger Woods, and Bill Aceto)

0 = NAY Votes

0 = Abstain

0 = Abstain

15. SELECTION OF DESIGN FIRM

Department of Administration

Governor's Western Residence - Site Structures Renovation

Asheville, NC

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

1. Form & Function Architecture, P.C. (Asheville, NC)
2. C Design, Inc. (Charlotte, NC)

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

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0 = Abstain

16. SELECTION OF DESIGN FIRM

Department of Administration
Electric Vehicle (EV) Charging Stations at Parking Deck 75
Raleigh, NC

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

1. Sigma Engineered Solutions, P.C. (Raleigh, NC)
2. Devita & Associates, Inc. (Durham, NC)
3. RDK Engineers N.C., Inc. (d.b.a. NV5) (Cary, NC)

Baker Glasgow made a motion to approve, and Bill Aceto seconded the motion.

7 = AYE Votes (Chair Zena Howard, Vice Chair Katherine Lynn, Ezequiel Acosta, Neville Hall, Baker Glasgow, Roger Woods, and Bill Aceto)
0 = NAY Votes
0 = Abstain

17. SELECTION OF DESIGN FIRM

Department of Administration
Downtown Government Complex - Electrical Lighting Efficiency Upgrades
Raleigh, NC

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

1. Devita & Associates, Inc. (Durham, NC)
2. Dewberry Engineers Inc. (Raleigh, NC)
3. Atlantec Engineers, PA (Raleigh, NC)

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

7 = AYE Votes (Chair Zena Howard, Vice Chair Katherine Lynn, Ezequiel Acosta, Neville Hall, Baker Glasgow, Roger Woods, and Bill Aceto)
0 = NAY Votes
0 = Abstain

18. INNOVATIONS SUBCOMMITTEE UPDATE

Michael Ali, PE provided updates:

Several subcommittees provided updates at the last Innovations Committee meeting such as Building Integration / Systems Opportunities & Vulnerability to Cyber Attacks, Deregulation of Plain Old Telephone Service, Improvements to the Construction Manager at Risk (CMR) Delivery Method, and Improvements to the Design-Build Delivery Method. Regarding CMR, the subcommittee has completed its review of the General Conditions of the Contract document. A final draft is being created. The Design-Build subcommittee has completed its review of the Design-Build Contract and the General Conditions of the Contract document. A final draft of each has been created. Final edits are underway.

19. OLD BUSINESS

William Johnson, RA provided information regarding the escalation of construction bids on office building projects as reported by the U.S. Bureau of Labor Statistics.

From July 2020 through August 2021, the escalation of construction costs rose 7.19%.

From September 2021 through July 2022, the escalation of construction costs rose 20.76%

This represents a 24-month escalation of 27.95%.

This data will be part of the Dept. of Administration's submittal to the Office of State Budget and Management to request SCIF Flex Funds for the DHHS Campus Phase I capital project.

Based on the expiration of Executive Order 143, Ryan Scruggs requested removal of references to Executive Order 143 in future designer selection documentation submitted to the SBC and the request was granted with no objections.

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20. NEW BUSINESS

None.

21. STATE CONSTRUCTION OFFICE REPORT

Mr. Shumsky, PE provided the following updates:

The Design Review section has received 1,943 projects for review, 135 exemption projects, and 19 tent permits.

State Construction Office is working with the Department of Public Safety on Performance Contracting and HVAC projects at multiple Correctional Institutions:

DPS Performance Contracting:

- In Person meeting scheduled for Thursday, September 8, 2022.
- Schneider Electric is under contract for an Investment Grade Audit (IGA) phase of a Guaranteed Energy Saving Performance Contract (GESPC) with the Department of Public Safety at the following Correctional Institutions (Alexander, Bertie, Brown Creek, Maury, Scotland, and Tabor)

DPS HVAC Projects

- SCO has received "Caswell Correctional Institution-AC Installation" DD submittal. It was logged in on 7/29/22 and is due on 8/28/22.
- SCO received an email inquiry on "Harnett Correctional Center HVAC Addition" for permission to forego DD submittal and go straight to CD submittal by Atlantic Engineers. SCO is fine with that approach.
- Below is DD submittal timeline discussed on 7/28/22:

Facility	Anticipated Submittal Date
Harnett	August 18, 2022
Caswell	August 21, 2022
Dan River	August 26, 2022
Albemarle	August 31, 2022

DHHS Campus (Phase 2 and Phase 3) Private Public Partnership (P3) Request for Developer Qualifications

- Evaluation Committee short-listed (4) teams.
- Interviews are scheduled for September 15th at the OSBM Blue Ridge Training Room
- Structured interview 40-minute presentation, 15-minute Q&A, 5-minutes between interviews

22. SCHEDULED NEXT MEETINGS

- September 27, 2022
- October 25, 2022

23. ADJOURNMENT

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

Chair Zena Howard adjourned the meeting at 10:20 AM.

7 = AYE Votes (Chair Zena Howard, Vice Chair Katherine Lynn, Ezequiel Acosta, Neville Hall, Baker Glasgow, Roger Woods, and Bill Aceto)

0 = NAY Votes

0 = Abstain