

# STATE BUILDING COMMISSION MEETING

NEW EDUCATION BUILDING, SUITE 450, RALEIGH, NC

9:30 AM

May 30, 2023

## MINUTES

**MEMBERS PRESENT** – Chair Zena Howard (SCO Conference Room), Vice Chair Katherine Lynn (SCO Conference Room), Dene’ Alexander (SCO Conference Room), Baker Glasgow (SCO Conference Room), Bill Aceto (MS Teams), Jack Hargett (MS Teams), Honorable Neville Hall (MS Teams), and Roger Woods (MS Teams)

**SCO STAFF PRESENT (SCO Conference Room)** – Michael J. Shumsky (SCO Director), Robert Talley, Vibha Goel, Michael Ali, Will Johnson, Ryan Scruggs, Aaron Lumpe, Ralph Taylor, Brianna Terpening, and Golnoosh Shakibania

**OTHERS PRESENT (MS Teams)** – John Biggs (DAC), Steven Miller (DNCR), Daron Blount (DPS), Alicia Wright (DOT), Erin Lawrence (DNCR), Jordan Hanna (DOA), Wes Kyatt (DOA)

**OTHERS PRESENT (SCO Conference Room)** – Mark Edwards (Chief Deputy Secretary, DOA), Mark Teague (DOJ), Lewis Lamar (DOJ)

### 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 (April 25, 2023)

Baker Glasgow made a motion to approve the April 25, 2023 Minutes. Vice Chair Katherine Lynn seconded the motion.

8 = AYE Votes (Chair Zena Howard, Vice Chair Katherine Lynn, Roger Woods, Bill Aceto, Baker Glasgow, Neville Hall, Jack Hargett, and Dene’ Alexander)

0 = NAY Votes

0 = Abstain

### 3. EMERGENCY DECLARATION LETTERS

Michael J. Shumsky presented Two (2) Emergency Declarations.

- Department of Environmental Quality - Wildlife Resources Commission: Bobby N. Setzer Fish Hatchery - Lightning Damage. April 24, 2023
- UNC-Chapel Hill: Steam Tunnel Replacement and Steam Condensate Line Repairs  
May 11, 2023

### 4. SELECTION OF DESIGN FIRM

Department of Public Safety

Juvenile Justice and Delinquency Prevention

C. A. Dillon Youth Development Center - Campus Roofing Repairs

Butner, NC

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

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

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

8 = AYE Votes (Chair Zena Howard, Vice Chair Katherine Lynn, Roger Woods, Bill Aceto, Baker Glasgow, Neville Hall, Jack Hargett, and Dene’ Alexander)

0 = NAY Votes

0 = Abstain

### 5. SELECTION OF DESIGN FIRM

Department of Natural and Cultural Resources

Outer Banks History Center - Building Repairs and Fire Suppression

Manteo, NC

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

1. Bowman, Murray, Hemingway Architects, PC (Wilmington, NC)
2. CD Architecture, PLLC (Raleigh, NC)
3. DJG, Inc of North Carolina (Raleigh, NC)

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

8 = AYE Votes (Chair Zena Howard, Vice Chair Katherine Lynn, Roger Woods, Bill Aceto, Baker Glasgow, Neville Hall, Jack Hargett, and Dene' Alexander)

0 = NAY Votes

0 = Abstain

## 6. SELECTION OF DESIGN FIRM

Department of Natural and Cultural Resources

Archives & History/State Library Building - Chiller Replacement

Raleigh, NC

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

1. Spring Stoops McCullen Engineering, PA (Durham, NC)
2. Sigma Engineered Solutions, P.C. (Raleigh, NC)
3. Atlantec Engineers, PA (Raleigh, NC)

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

8 = AYE Votes (Chair Zena Howard, Vice Chair Katherine Lynn, Roger Woods, Bill Aceto, Baker Glasgow, Neville Hall, Jack Hargett, and Dene' Alexander)

0 = NAY Votes

0 = Abstain

## 7. SELECTION OF DESIGN FIRM

Department of Natural and Cultural Resources

NC Zoological Park

Zoo Parking Expansion – Phase 1

Asheboro, NC

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

1. Timmons Group, Inc. (Greensboro, NC)
2. NV5 Engineers and Consultants, Inc. (Cary, NC)
3. TranSystems Corporation (Raleigh, NC)

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

8 = AYE Votes (Chair Zena Howard, Vice Chair Katherine Lynn, Roger Woods, Bill Aceto, Baker Glasgow, Neville Hall, Jack Hargett, and Dene' Alexander)

0 = NAY Votes

0 = Abstain

## 8. SELECTION OF DESIGN FIRM

Department of Transportation

Sampson 5-Bay Salt Shed

Clinton, NC

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

1. MHAworks, P.A. (Greenville, NC)
2. Intrepid Architecture, P.A. (Greenville, NC)
3. The Walker Group Architecture Incorporated (New Bern, NC)

Vice Chair Katherine Lynn made a motion to approve, and Roger Woods seconded the motion.

8 = AYE Votes (Chair Zena Howard, Vice Chair Katherine Lynn, Roger Woods, Bill Aceto, Baker Glasgow, Neville Hall, Jack Hargett, and Dene' Alexander)

0 = NAY Votes

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0 = Abstain

## 9. SELECTION OF DESIGN FIRM

Department of Agriculture and Consumer Services  
NC State Fairgrounds - Bathrooms  
Raleigh, NC

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

1. Davis Kane Architects, P.A. (Raleigh, NC)
2. The Walker Group Architecture Incorporated (New Bern, NC)
3. The Wooten Company (Raleigh, NC)

Roger Woods made a motion to approve, and Vice Chair Katherine Lynn seconded the motion.

8 = AYE Votes (Chair Zena Howard, Vice Chair Katherine Lynn, Roger Woods, Bill Aceto, Baker Glasgow, Neville Hall, Jack Hargett, and Dene' Alexander)

0 = NAY Votes

0 = Abstain

## 10. SELECTION OF DESIGN FIRM

Department of Public Instruction  
Eastern NC School for the Deaf - Campus Repairs & Renovations  
Wilson, NC

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

1. Osterlund Architects, PLLC (Raleigh, NC)
2. Oakley Collier Architects, PA (Rocky Mount, NC)
3. MHAworks, P.A. (Durham, NC)

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

8 = AYE Votes (Chair Zena Howard, Vice Chair Katherine Lynn, Roger Woods, Bill Aceto, Baker Glasgow, Neville Hall, Jack Hargett, and Dene' Alexander)

0 = NAY Votes

0 = Abstain

## 11. SELECTION OF DESIGN FIRM

Department of Administration  
Downtown Government Complex - Steam Plant Building and System Upgrades  
Raleigh, NC

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

1. RND Architects, P.A. (Durham, NC)
2. The Wooten Company (Raleigh, NC)
3. Raymond Engineering-Georgia, Inc. (Raleigh, NC)

Vice Chair Katherine Lynn made a motion to approve and Jack Hargett seconded the motion.

8 = AYE Votes (Chair Zena Howard, Vice Chair Katherine Lynn, Roger Woods, Bill Aceto, Baker Glasgow, Neville Hall, Jack Hargett, and Dene' Alexander)

0 = NAY Votes

0 = Abstain

## 12. SELECTION OF CONSTRUCTION MANAGER AT RISK FIRM

Department of Public Safety  
New SBI Headquarters and Building 12 Renovation  
Raleigh, NC

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

1. HITT Contracting Inc. (Raleigh, NC)
2. Clancy & Theys | The Daniele Company Joint Venture (Raleigh, NC)

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## 3. Frank L. Blum Construction – TA Loving Construction Company, a Joint Venture (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, Roger Woods, Bill Aceto, Neville Hall, Jack Hargett, and Dene' Alexander)

0 = NAY Votes

1 = Abstain (Baker Glasgow)

## 13. INNOVATION SUBCOMMITTEE UPDATE

Mr. Ali, PE provided the following update on Innovations subcommittee:

The leaders of the Design-Build subcommittee distributed a draft General Provisions document to the entire group for review. Comments are due by June 16, 2023. Michael Ali, Aaron Lumpe, Greg Driver, and Ryan Strickland will review all comments and generate a working document which will then be presented to the entire subcommittee for final edits.

The next Innovation Subcommittee meeting is scheduled for Wednesday, September 20, 2023.

## 14. OLD BUSINESS

None.

## 15. NEW BUSINESS

None.

## 16. STATE CONSTRUCTION OFFICE REPORT

Mr. Shumsky, PE provided the following update:

The Design-Build Approval LOG (Updated 5/25/2023): Eight approved, One approved for Design Build Bridging, and One Request Withdrawn.

Design Review Section- 731 plans received Year-To-Date (YTD); 643 responses provided YTD; Exemption Projects- 135 YTD; and Tent Permits- 22 YTD.

Mr. William Johnson, RA provides an update on OC-25 Form (Cost Estimate):

The sub-committee of the Innovations Committee is considering the update of the OC-25 Form has been sent both a draft revised OC-25 Form as well as the Tab Requirements for Development that frames the process of modifying the OC-25 for review and comment.

A new OC-25 Worksheet is scheduled to be completed by the end of this summer for use by state agencies in preparation of their capital priority projects they will request funding from the 2024 short session of the General Assembly.

SCO has utilized an existing NCDIT contract to hire a new programmer (May 2023 to May 2024) to work on needed changes to Interscope to facilitate the OC-25 Form revisions. Said programmer has previously worked for the NCDOA Non-Public Education Division on their software platform, which is the same platform as Interscope.

Mr. Ali, PE provides an update on Executive Order 266:

The ad-hoc groups continue to work. The ad-hoc effort concludes in early July 2023, at which point all research and recommendations must be presented to the EO266 Primary Committee. The primary committee will use the ad-hoc's data to craft a working policy document. In other news, SCO, NC Office of Recovery and Resiliency (NCORR) and Bailey Recktenwald (Governor's Office, Climate Change Policy Advisor) participated in a roundtable discussion at day 2 of the NC Oyster Summit on May 11 (organized by the North Carolina Coastal Federation). The roundtable topic was nature-based solutions for stormwater management as it relates to flooding outside of the defined floodplain (i.e., urban pluvial flooding). Approximately 100 people participated, with discussion of many good ideas.

## 17. SCHEDULED NEXT MEETINGS

- June 27, 2023
- August 29, 2023
- September 26, 2023
- October 31, 2023

## 18. ADJOURNMENT

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

Chair Zena Howard adjourned the meeting at 9:58 AM.

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0 = Abstain