

# STATE BUILDING COMMISSION MEETING

NEW EDUCATION BUILDING, SUITE 450, RALEIGH, NC

9:30 AM

June 27, 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), Honorable Neville Hall (SCO Conference Room), Bill Aceto (Teleconference, Joined during Agenda Item#2), Jack Hargett (MS Teams, Joined during Agenda Item#2).

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

**OTHERS PRESENT (MS Teams)** – Greg Johnson (NCDNCR), Erin Lawrence (NCDNCR), Randy Pipkin (NCDHHS), Neal Enevoldsen (NCDHHS), Nasrin Sumee (NCDACS), Kenneth Pearce (NC State Ports), Mark Blake (NC State Ports), Chevon Moore (Hobbs Architects), and Rusty Long (Good Work Architects).

**OTHERS PRESENT (SCO Conference Room)** – 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 (May 30, 2023)

Vice Chair Katherine Lynn made a motion to approve the May 30, 2023 Minutes. Baker Glasgow seconded the motion.

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

0 = NAY Votes

0 = Abstain

### 3. EMERGENCY DECLARATION LETTERS

Michael J. Shumsky presented One Emergency Declaration.

- Johnston Community College: Smith Building - Roof Replacement. June 8, 2023

### 4. SELECTION OF DESIGN FIRM

Department of Health and Human Services

Cherry Hospital

Freezer & Generator Addition at Building W

Goldsboro, NC

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

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

2. Atlantec Engineers, PA (Raleigh, NC)

3. Peak Systems Engineering, PC (Cary, NC)

Vice Chair Katherine Lynn made a motion to approve, and Dene' Alexander seconded the motion.

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### 5. SELECTION OF DESIGN FIRM

Department of Natural and Cultural Resources

Southeastern Center for Contemporary Art (SECCA)

Gallery Building and Site Repairs

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Winston-Salem, NC

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

1. Szostak Design, Inc. (Chapel Hill, NC)
2. Lambert Architecture + Interiors, PA (Winston-Salem, NC)
3. Ersoy Brake Appleyard Architects, P.A. (Winston-Salem, NC)

Neville Hall made a motion to approve, and Vice Chair Katherine Lynn seconded the motion.

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## 6. SELECTION OF DESIGN FIRM

Department of Agriculture and Consumer Services

NC State Fairgrounds - Holshouser Building Renovation

Raleigh, NC

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

1. in situ studio, inc. (Raleigh, NC)
2. Hobbs Architects, P.A. (Pittsboro, NC)
3. Williard Stewart Architects, PA (Raleigh, NC)

Vice Chair Katherine Lynn made a motion to approve, and Dene' Alexander seconded the motion.

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## 7. SELECTION OF DESIGN-BUILD FIRM

Department of Transportation

NC State Ports Authority

Port of Morehead City

Bulk-Handling Infrastructure Improvements

Carteret County, NC

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

1. Industrial Turn Around Corporation (ITAC), Greenville, SC
2. Balfour Beatty Construction, LLC, Raleigh, NC
3. L. F. Jennings, Inc., Cary, NC

Neville Hall made a motion to approve, and Vice Chair Katherine Lynn seconded the motion.

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## 8. INNOVATION SUBCOMMITTEE UPDATE

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

## 9. OLD BUSINESS

None.

## 10. NEW BUSINESS

None.

## 11. STATE CONSTRUCTION OFFICE REPORT

Mr. Shumsky provided an update on State Construction Office's 2023 Mid-Year Accomplishments:

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- State Construction Conference  
The 42nd Annual State Construction Conference was held on March 2, 2023, at NC State University's McKimmon Conference and Training Center.
- Consulting Services Section
  - Advertised, interviewed, and awarded a contract to a Designer and a Construction Manager at Risk (CMR) for the NCDOA Consolidation effort that will relocate all staff currently working in the Administration Building. Design drawings were approved for the renovation of the Albemarle Building 3rd floor to support the relocation effort and construction is expected to be underway by July 1st.
  - Identified and obtained the services of a retired Level III State Electrical Inspector to support a workload shift to address another staff inspector being out on medical leave.
  - Reclassification of SCO Electrical Inspector positions from Engineering Technician III to Engineer II. The reclassification resulted in a higher salary range, a pay increase for the existing inspectors, and recognition of the job duties and responsibilities of the work said inspectors are required to perform by NC General Statute. This reclassification will assist with the retention and recruitment of electrical inspectors.
- Capital Project Management Section  
STAFFING:  
Permanent Hire -State Electrical Inspector (Engineer II), (05/09/2023).  
Interview for Permanent Hire - Program Manager II (06/20/2023).  
DHHS CAMPUS PHASE I:  
Total Project Cost - \$277,700,000  
Construction is approximately 24% complete.  
DEQ REEDY CREEK CAMPUS EXPANSION AND RENOVATION:  
Total Project Cost - \$68,390,000  
Schematic Design submitted 05/23/2023.  
Construction Manager at Risk agreement finalized with SKANSKA and DEQ.  
BATH BUILDING DEMOLITION:  
Total Project Cost - \$7,000,000  
Project on schedule to bid November 2023 with construction start February 2024.
- Facilities Condition Assessment Program (FCAP)/Construction Management  
FCAP has completed its current State asset inspection cycle. This effort began in 2018 and involved visiting every State asset greater than 3,000 gross-square-feet. This equates to over 111,000,000 gross-square-feet, distributed between 4,700 buildings, spread across 98 of North Carolina's 100 counties. The group finished on schedule with zero safety incidents.  
The Construction Management group has processed 92 construction projects worth over \$185 Million Year-To-Date.
- Design Review  
886 submittals were logged in Interscope, 832 responses sent out and 158 exempt projects processed in addition to issuing 23 tent permits. Compared with data from the past 10 years for the first two quarters, said volumes have surpassed the previous year's numbers.

## 12. SCHEDULED NEXT MEETINGS

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

## 13. ADJOURNMENT

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

Chair Zena Howard adjourned the meeting at 9:49 AM.

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