

STATE BUILDING COMMISSION MEETING

NEW EDUCATION BUILDING, SUITE 450, RALEIGH, NC

9:30 AM

October 27, 2020

MINUTES

MEMBERS PRESENT (MS Teams) – Chair Raynor Smith (from SCO Conference Room), Vice Chair Zena Howard, Ginger Dosier, Sam Isham, Katherine Lynn, and Kirby Robinson

MEMBERS PRESENT (Teleconference) – Blair Bordeaux

SCO STAFF PRESENT (MS Teams from SCO Conference Room) – Latif Kaid, Ryan Scruggs, Farouk Zaman, LeaAnne Hahnel, Lynne Gilbert, Will Johnson, Aaron Lumpe, Jeff Schmadeke, and Golnoosh Shakibania

SCO STAFF PRESENT (MS Teams) – Robert Talley and Michael Ali

OTHERS PRESENT (MS Teams) – James Bernier, Jr. (DOJ)

OTHERS PRESENT (Teleconference) – Donovan Everett (DA Everett Construction Group), Chad Humphrey (Balfour Beatty Construction), Mark Collins (Skanska USA Building), Terrence Holt (Holt Brothers Construction), Robert Graham (George Finch/Boney and Associates), Kelly Monroe (Skanska USA Building), Caroline Smith (HH Architecture) Bob Ferguson (T. A. Loving Company), Tammy Hall (Department of Administration - HUB Office)

1. CALL TO ORDER AND ETHICS STATEMENT

Chair Raynor Smith was present in the State Construction Office Conference Room.

There were Five members present via MS Teams: Zena Howard, Ginger Dosier, Sam Isham, Katherine Lynn, and Kirby Robinson. Blair Bordeaux was present via Teleconference.

Chair Raynor Smith called the meeting to order at 9:33 am and read the ethics statement.

2. APPROVAL OF MINUTES (September 29, 2020)

Katherine Lynn made a motion to approve the September 29, 2020 minutes. Zena Howard seconded the motion.

7 = AYE Votes (Raynor Smith, Zena Howard, Ginger Dosier, Sam Isham, Katherine Lynn, Kirby Robinson, and Blair Bordeaux)

0 = NO Votes

0 = Abstain

3. EMERGENCY DECLARATION LETTERS

Department of Administration – Downtown Complex COVID-19 Building Modifications

Department of Health and Human Services - Public Health Lab/Office of Chief Medical Examiner - Cooling Tower Replacement

Department of Health and Human Services - Public Health Lab - Lab Modifications to Support COVID-19 Testing

4. SELECTION OF DESIGN FIRM

Department of Natural and Cultural Resources

Division of Parks and Recreation

Pettigrew State Park – Campground and Park Office Improvements

Washington County, NC

Blair Bordeaux made a motion to approve and Ginger Dosier seconded the motion.

7 = AYE Votes (Raynor Smith, Zena Howard, Ginger Dosier, Sam Isham, Katherine Lynn, Kirby Robinson, and Blair Bordeaux)

0 = NO Votes

0 = Abstain

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5. SELECTION OF CONSTRUCTION MANAGER AT RISK FIRM

Department of Administration

New Department of Health & Human Services (DHHS) Campus – Phase I

Raleigh, NC

Sam Isham made a motion to approve and Kirby Robinson seconded the motion.

7 = AYE Votes (Raynor Smith, Zena Howard, Ginger Dosier, Sam Isham, Katherine Lynn, Kirby Robinson, and Blair Bordeaux)

0 = NO Votes

0 = Abstain

6. OLD BUSINESS

The Innovations Subcommittee is working on multiple items including digitizing signatures for construction contracts and award letters. Hoping for a budget approval in next six months and putting us on the agenda with the legislature. The construction market will slow down from lack of funding without the budget approval.

7. NEW BUSINESS

SCO staff is working on the agenda of the upcoming 2021 State Construction Conference needed to be submitted to McKimmon Center by the end of year. A few internal topics have been discussed. Raynor Smith mentioned he would email a couple of ideas to Latif.

8. STATE CONSTRUCTION OFFICE REPORT

Design Review is slowing down and is close to levels in 2014. Construction remains strong and inspectors are busy, but we anticipate a slow down by Summer 2021. FCAP sections are catching up for the loss times due to covid-19 impact since now has permission to travel for overnight stays. Current Construction Administration is full speed ahead. Renovation of fifth floor of the Administration Building has been completed. Hoping it will be a showcase for what \$5,000,000 can do. The Administration Building was set to be demolished but now hoping funding can be assigned to renovate the remaining 4 floors and basement.

9. SCHEDULED NEXT MEETING

➤ December 15, 2020

10. ADJOURNMENT

Katherine Lynn made a motion to adjourn and Zena Howard seconded the motion. Chair Raynor Smith adjourned the meeting at 10:10 am.