

# STATE BUILDING COMMISSION

September 27, 2011  
10:00 A.M.  
New Education Building, Suite 450  
Raleigh, NC

## MINUTES

### MEMBERS PRESENT

Chairman John Muter, Don Teeter, Jorge Quintal, Samuel Vaughan, Katherine Peele, William Smith, Marshall Gurley, Rodney Dickerson

### OTHERS PRESENT

John Thompson, David Simpson, Grover Burthey (HUB), Don Teeter (Attorney General's Office), William Creech, Gregory Driver (State Construction Office), Ryan Scruggs (State Construction Office), Carol Erceg (State Construction Office), Alicia Lopez (State Construction Office)

#### 1. CALL TO ORDER

Chairman John Muter called the meeting to order at 10:05 a.m.

#### 2. NEW MEMBER OATH

Chairman Muter welcomed and introduced three new Commission members: Katherine Peele, Marshall Gurley and William Smith. Ms. Peele, Mr. Gurley and Mr. Smith swore to the Oath of Office before Notary Carol Erceg.

#### 3. CERTIFICATE PRESENTATIONS

Chairman Muter presented certificates of appreciation to John Thompson, Lou Jurkowski and Steve Criscenzo (absent) and thanked them for their service on the Commission.

#### 4. ETHICS STATEMENT

Chairman Muter read the Ethics Statement. No members recused themselves from design firm selections.

#### 5. SELECTION OF DESIGN FIRM

Department of Administration  
State Construction Office  
Old Chiller Plant Equipment Upgrade

The project was advertised in the Purchase Directory November 8, 2010 – November 23, 2010. Six firms were interviewed. The Pre-selection Committee recommended the following firms in priority order:

- 1 - RMF Engineering, Inc. – Durham, NC
- 2 - Dewberry & Davis, Inc. – Raleigh, NC
- 3 - Sud Associates, PA – Durham, NC

Samuel Vaughan made a motion to approve the Committee's recommendations for Agenda Item 5. Rodney Dickerson seconded the motion. The selections were approved as recommended.

#### 6. INFORMATION

- a. University of North Carolina – General Administration  
Designer Selections – All Categories
- b. SCO Project Distribution

#### 7. OLD BUSINESS

Rodney Dickerson asked about the time period for award notifications. Greg Driver advised of a December 1 deadline.

**8. NEW BUSINESS**

Chairman Muter suggested the Rules Committee be reestablished. Marshall Gurley and Greg Driver agreed to oversee this Committee.

Chairman Muter opened the floor to discussion of the design-build process. Rodney Dickerson suggested looking into the cost effectiveness vs. quality of design-build projects. Another suggestion was made regarding checking into the design-build process from initial budgeting to completion. Other items mentioned regarding the design-build process: contract scheduling, deadlines due to stimulus funding and preserving the integrity of designer selection. Chairman Muter discussed firms being shut out of the process because of factors such as an expensive federal process and mentioned that the Design-Build Committee would work towards legislation that follow the processes and procedures in place that meet the intent of public bid law. Don Teeter suggested information be gathered on what projects would benefit from the design-build process. David Simpson suggested a review of House Bill 442. Chairman Muter recommended Katherine Peele head up the Design-Build Subcommittee. Katherine agreed and Marshall Gurley agreed to assist her.

Greg Driver advised everyone that he has to track all members, meeting times and minutes for all State Building Commission Subcommittees. He also established that there are three active subcommittees: Innovations, Rules, and Design Build.

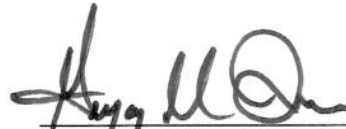
Lou Jurkowski reminded Commission of the need to revise the General Contractor evaluation forms. Jorge Quintal and Rodney Dickerson agreed to work on this.

**9. SCHEDULE NEXT MEETING**

The next meeting was scheduled for October 25, 2011 at 10:00 a.m.

**10. ADJOURNMENT**

Chairman Muter adjourned the meeting at 10:45 a.m.



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Gregory A. Driver, PE, Secretary  
State Building Commission