



Joint Legislative Oversight Committee State Capital Improvements NCDOA/SCO



NCDOA/SCO

- ❑ Agency within the Department of Administration
- ❑ Staffed with 57 Architects, Engineers, Building Code Inspectors and Admin
- ❑ Per Statute has the responsibility that can be summarized as the overall coordination and management for implementation of the State's Capital Improvement Program

GS 143-341 Powers and duties of Department

(3) Architecture and Engineering

a. To **examine and approve all plans and specifications** for the construction or renovation of:

1. **All State buildings*** or buildings located on State lands, except those buildings over which a local building code inspection department has and exercises jurisdiction; and

2. **All community college buildings** requiring the estimated expenditure of construction or repair work for which public bidding is required under G.S. 143-129 prior to the awarding of a contract for such work; and to examine and approve all changes in those plans and specifications made after the contract for such work has been awarded. (>\$500,000)

b. **To assist**, as necessary, **all agencies in the preparation of requests for appropriations for the construction or renovation** of all State buildings.

b1. **To certify that a statement of needs pursuant to G.S. 143-6 is feasible.** For purposes of this sub-division, “feasible” means that the proposed project is sufficiently defined in overall scope; building program; site development; detailed design, construction, and equipment budgets; and comprehensive project scheduling so as to reasonably ensure that it may be completed with the amount of funds requested. At the discretion of the General Assembly, advanced planning funds may be appropriated in support of this certification. This sub-division shall not apply to requests for appropriations of less than one hundred thousand dollars (\$100,000).

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- c. **To supervise the letting of all contracts for the design, construction or renovation of all State buildings and all community college buildings** whose plans and specifications must be examined and approved under a.2. of the subdivision.
 - d. **To supervise and inspect all work done and materials used in the construction or renovation of all State buildings and all community colleges** whose plans and specifications must be examined and approved under (a.2) of this subdivision; and so such work may be accepted by the State or by any State agency until it has been approved by the Department.

State Building Commission (GS 143-135.25 & 26)

- ❑ Develop procedures to direct and guide the State's capital facilities development & management program
 - ❑ Contract General Conditions, Alternate contract delivery method approval
 - ❑ Adopt guidelines on Plan reviews, Dispute Resolutions
 - ❑ Approve designer selection Capital Improvement projects
- ❑ Consists of 9 members qualified & appointed by:
 - ❑ Governor: Architect, Electrical Contractor & Employee of the UNC system
 - ❑ President Pro Tem: Engineer, Public Member of Construction & a Public Member
 - ❑ Speaker of the house: General Contractor, Mechanical Contractor & Representative local Government
 - ❑ Chairman is appointed by the Commission
 - ❑ Members are appointed for staggered 3-year terms w/ no more than 6 consecutive years

Owners

❑ **Agencies (12)**

- ❑ Administration, Agriculture, Commerce, ITS, Environmental Quality, Health & Human Services, Justice, Military & Veterans Affairs, Natural & Cultural Resources, Public Instruction, Public Safety, Transportation

❑ **Universities (17)**

- ❑ ASU, ECU, ECSU, FSU, A&T, NCCU, NCSU, UNCA, UNC-CH, UNCC, UNCG, UNCP, UNCW, NCSA, WCU, WSSU, NCSSM

❑ **Community Colleges (58)**

State Construction Office

- ❑ Provide professional architectural and engineering services and management leadership to State Agencies, Universities and Community Colleges to assure proper and efficient expenditures
- ❑ Analyze cost estimates and negotiate contracts relating to construction or renovation of state buildings
- ❑ Review and approve all plans and specifications for the construction or renovation of state buildings for NC building code compliance, life safety, NC General Statutes compliance, and good engineering practices
- ❑ Supervise the letting of all contracts for the design, construction or renovation of state buildings
- ❑ Inspect and accept all work done and materials used in the construction or renovation of state buildings
- ❑ Conduct assessments of state facilities to identify deficiencies

State Construction Office

- ❑ Facilitate dispute resolutions and preside on claim arbitrations with support from the Attorney General Office
- ❑ Serve as owner and CPC for Downtown Government Complex
- ❑ Verify and maintain MBE participation requirement on state contracts
- ❑ Maintain and manage the state construction management software (INTERSCOPE)
- ❑ Provide administrative and technical support to the State Building Commission and subsequent sub-committees

Office Organization

- ❑ Design Review

 - ❑ Plan Review

- ❑ Construction Management

 - ❑ FCAP + Construction Administration (monitoring)

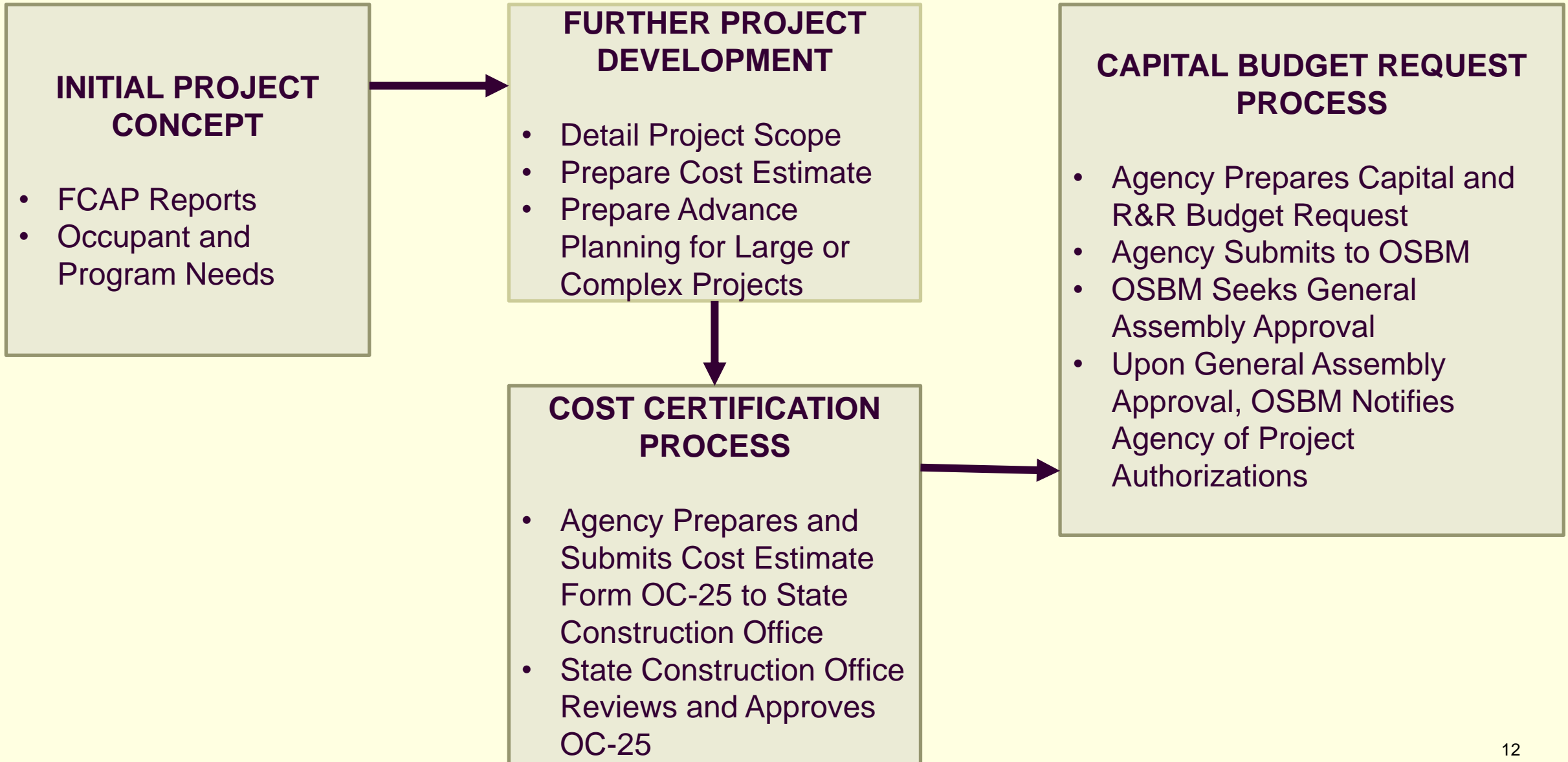
- ❑ Design & Construction Services

 - ❑ Consulting Services + Code Electrical Inspections

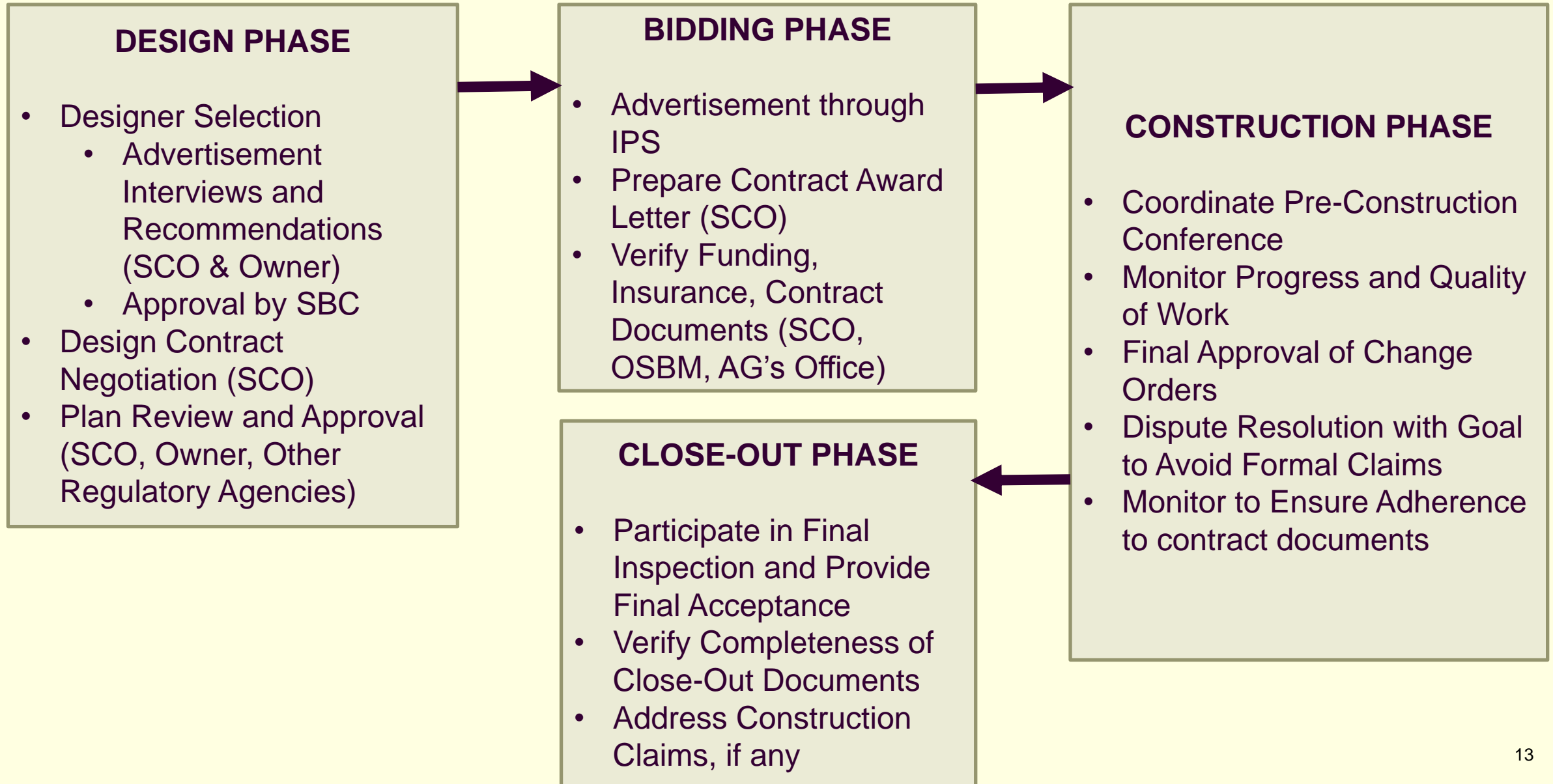
Capital Improvement Process

- ❑ OC-25 PREPARATION (from FCAP report) – SCO, Owner
- ❑ APPROPRIATION OF FUND – General Assembly, OSBM
- ❑ DESIGNER SELECTION PROCESS – SCO, Owner
- ❑ DESIGN REVIEW PROCESS – SCO, Regulatory Agencies
- ❑ AWARD OF CONSTRUCTION CONTRACT(S) – SCO, AG Office
- ❑ CONSTRUCTION ADMINISTRATION – SCO, Owner/Designer

PROCESS FOR CAPITAL PROJECT AUTHORIZATION



PROCESS FOR CAPITAL PROJECT IMPLEMENTATION



FCAP §143-341-3 (D, E, F) and §143-64.12 (B, B1, H, I)

- ❑ Responsible for reviewing the condition of state owned facilities and the preparation of a Facility Condition Assessment Report with prioritized recommendations and estimated costs for the correction of deficiencies.
- ❑ Basis of OC-25 used by Owners.
- ❑ State's facility inventory consists of approximately 12,000 total buildings. The smallest building is the Sentry Post at Tryon Palace at 9 sf. The largest is at the Global Transpark listed at 600,000 sf. The inventory of facilities comprises 118,145,712 total sf. The approximate insurable value, as listed by the State Property Office, is \$25.6 Billion Dollars.
- ❑ FCAP assesses all State-owned property of 3,000 gross sf & larger, which constitutes a total of 4,336 buildings out of the total 12,000 State facilities. This represents 36% of the facilities that the State owns. However, the square footage of the buildings assessed totals approximately 111,436,870 sf which represents 94 % of the total gross sf and 95% of the total insurable value of all State owned facilities.

SCO Design Reviews

- ❑ Compliance with the State Construction Manual, Budget, Design and Construction Contracts
- ❑ Statutory requirements for Public Work – MBE, 133-3, 143-128 & 129, Energy Legislation, etc.
- ❑ Procedural Issues - State Building Commission
- ❑ Technical Guidelines for State Facilities: Electrical, Roofing, Metal Building, Masonry, etc
- ❑ Ease of maintenance (50 year buildings)
- ❑ Life Safety Codes and Insurability:
- ❑ NC State Building Codes – General, Electrical, Plumbing, Mechanical, Accessibility, Fire & Energy
- ❑ Economy of design and materials
- ❑ Clear and sufficient bid documents

Types of Reviews

Entity/Funding	SCO						HUB Doc	Local AHJ Code Insp	Other Requirement
	Code Review	Review	Forms/Doc	Elect Insp	Full oversight	Bonds			
State Agencies <\$500,000 Informal	✓	✓	✓	✓		✓	✓		Note 1 & 3
State Agencies >\$500,000 Formal	✓	✓	✓	✓	✓	✓	✓		Note 2
University <\$500,000 - Informal	✓		✓	✓					Note 1 & 3
University <\$2M Download	✓		✓			✓	✓		
University >\$2M Formal	✓	✓	✓	✓	✓	✓	✓		Note 2
Community College <\$500,000 Informal							✓	✓	Note 1 & 3
Community College >\$500,000 Formal		✓	✓		✓	✓	✓	✓	Note 2
Fed Funded DOT Visit Ctr/Rest Stop	✓			✓					Note 3
UNC Hospital	✓			✓			✓		
Global TransPark	✓			✓					Note 3
Privately Funded on State Land	✓	✓	✓	✓	✓		✓		Note 2 & 3
Privately Funded on Private Land (Courtesy review oversight)	✓	✓			✓			✓	Consider design to State std if project is turned over to State at completion. Notes 2, 3 & 4
Privately Funded on Comm. Co. Land		✓			✓		✓	✓	Notes 3 & 4
Energy Performance Contract	✓	✓		✓	✓				
Emergency Declared	✓	✓	✓	✓	✓	✓	✓		Note 3, reviews required when available
Design Built	✓	✓	✓	✓	✓	✓	✓		
CMR / CM	✓	✓	✓	✓	✓	✓	✓		Note 2
Exempt Projects				✓					Note 3 & 5

*Formal Bids and contracts are required on construction projects that cost \$500,000 (Informal bidding may be used for projects of less than \$500,000).

SCO Code Review - Building Code review by the State Construction Office- required for all State and University projects.

SCO Review - review for energy efficiency and State Construction Guidelines by the State Construction Office.

Local AHJ Code Review - Permitting and code reviews are required to be performed by the local authority having jurisdiction.

Notes:

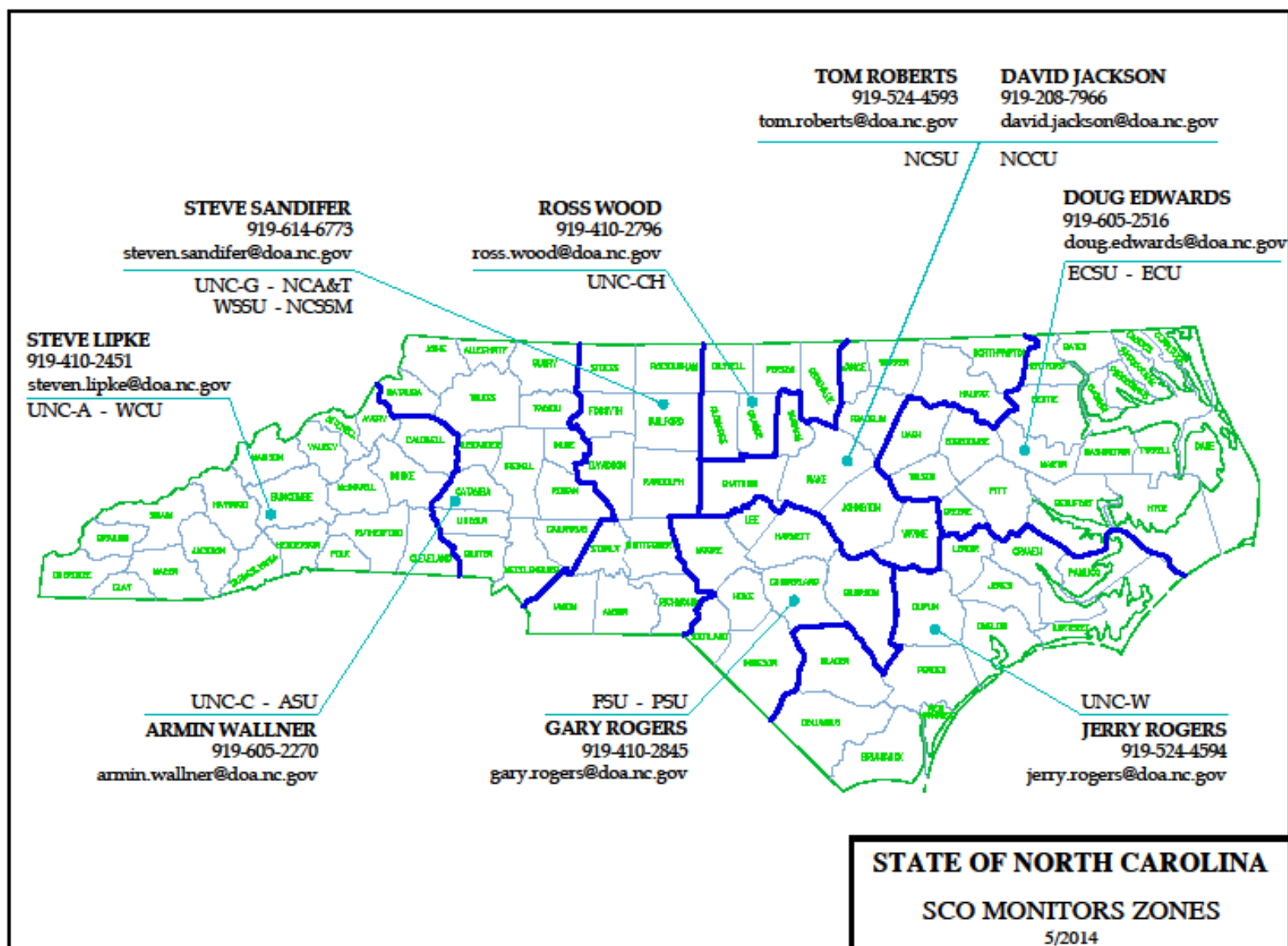
1. Bond not req'd but optional
2. Full oversight
3. MBE Compliance is required by owner
4. Courtesy oversight
5. Minor code review

Construction Administration – Bidding & Contract

- ❑ Responsible for ensuring design has been approved prior to bidding.
- ❑ Monitor bid openings for General Statute requirements. Address and resolve any bid disputes.
- ❑ Issue Contract Award Letter and work with OSBM to confirm adequate funding is in place, including construction contingency funds.
- ❑ Verify insurance documents, MBE documents, bonds, and contracts for accuracy and completeness, prior to releasing executed contracts.

Construction Administration – Project Management

- ❑ Assign project monitor to participate in the preconstruction meeting.
- ❑ Establish schedule, verify safety procedures and establish inspection milestones.
- ❑ Conduct as minimum monthly progress meetings to be attended by all parties, contractors, owner, designer and SCO monitor.
- ❑ Administer and approve Proposed Change Orders.
- ❑ Verify compliance with contract documents.
- ❑ Preside over potential disputes to avoid construction claims.
- ❑ Conduct inspections of work, including all life safety inspections.
- ❑ Perform the final inspection for acceptance into the State system.
- ❑ Review and approve close-out documents



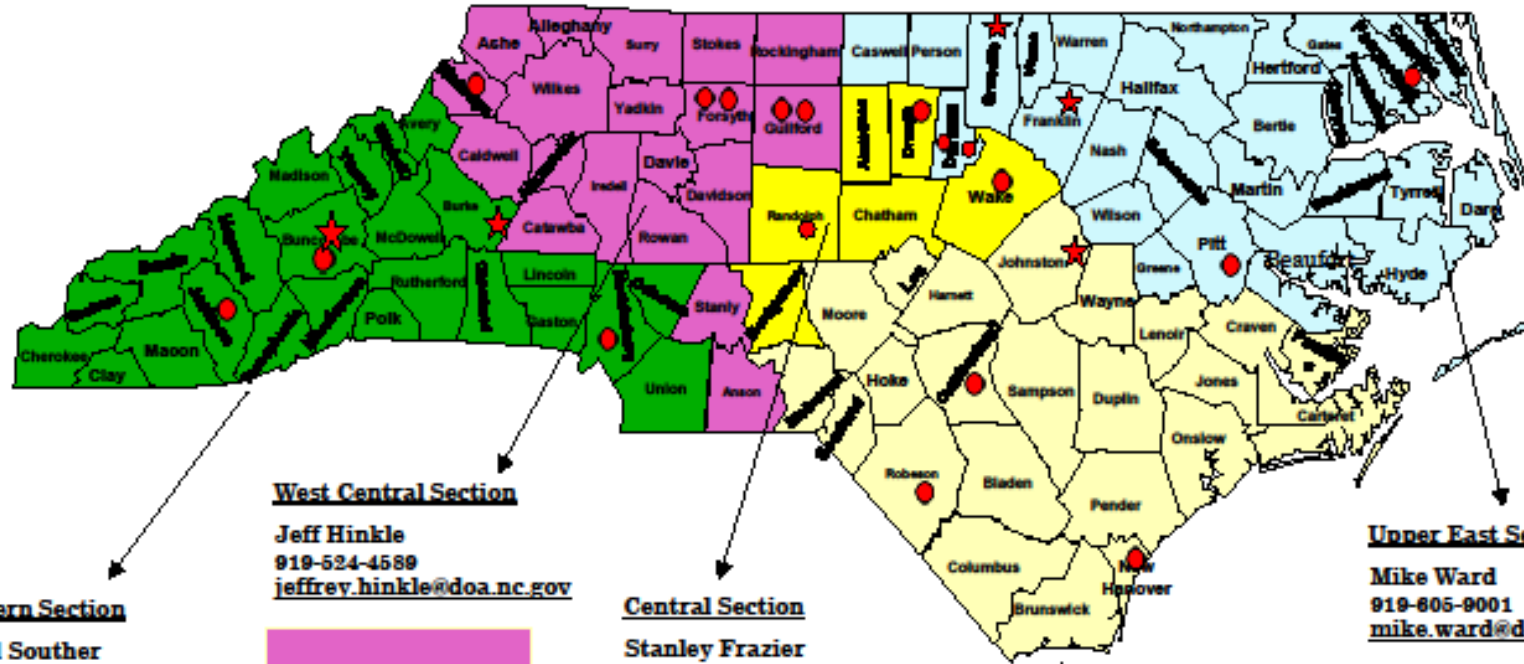
Design & Construction Services

❑ Consulting Services

- ❑ Architectural and Engineering services for the Government Complex buildings and infrastructure.
- ❑ Maintain and manage Government Complex Building Automation System (BAS)
- ❑ Administer and manage all construction projects for the Government Complex – Act as the owner and CPC for NCDOA
- ❑ Provide technical expertise to NCDOA Facility Management

❑ Electrical Inspections

- ❑ Conduct required electrical inspections on all State property projects
- ❑ Provide support and interpretation related to electrical code enforcement
- ❑ Total of 5 inspectors cover the State of NC



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08/09/12 Territory Plan

INTERSCOPE

(Internet State Construction Office Project Environment)

- ❑ Interscope was originally created in 1999 for the State Construction Office for internal use in tracking projects as they moved through the office.
- ❑ In 2012, the decision was made to incorporate the functionality of the University System's "CAPSTAT" Capital Project Status software into Interscope, and then further to create a state-wide Capital Improvement Project System that would be used by the University System, Community College System, and all State Agencies.
- ❑ Interscope+ is now that system. It is designed to track the life cycle of Capital Projects from the time they are authorized until they are closed out, including funding sources and HUB data collection.
- ❑ Interscope+ initiated on July 2015, web based system accessible via any browser.
- ❑ As a result: Elimination of duplicate entries, improved quality of data, interoperability with different technology platforms.

State Construction Conference

- ❑ Annual event sponsored/conducted by NCDOA, SBC and SCO; Hosted by NCSU McKimmon Center.
- ❑ Largest event hosted by McKimmon Center (> 1,000 professionals)
- ❑ Provides the latest technical information on State Capital Improvement Program
- ❑ Presentation of leading topics and innovations
- ❑ Presentation of Certificate of Merit of Awards in the construction industry
- ❑ Continuing Education for both Engineers and Architects

The future looks bright

- ❑ Upcoming Bond Project.
- ❑ Further development of INTERSCOPE and merging with industry standard Primavera.
- ❑ Continue developing and implementing the newest contract delivery methods: Design Build, Design Build w/ Bridging and Public Private Partnership.
- ❑ Further improvement to contract documents and guidelines.
- ❑ Continue to streamline and improve efficiency with the construction process, main focus is digital such as electronic plan review process.
- ❑ Continued involvement by one member of SCO with the NC Building Code Council.



Thank you



 Nothing Compares 