

DRAFT

MEMORANDUM

To: Wes Kyatt
NCDOA Legislative Liaison

From: Michael J. Shumsky, PE
Director of State Construction Office

Subject: JLOC Gen Gov Committee Follow-Up Questions

Date: March 22, 2024

Below are follow-up questions and corresponding responses noted during the February 27, 2024 Joint Legislative Oversight Committee (JLOC) on General Government:

1. What was the earliest FCAP report which indicated a moisture issue in the Fayetteville State Veterans Home?

Response: In a November 6, 2018 FCAP Report, the following reference is made regarding the roofing membrane: *"The single-ply adhered roof over part of the building (1500 SF) leaks badly and needs replacement."*

2. What was the timeline of the work which attempted to divert water from the building after Hurricane Florence?

Response: DMVA as the Owner would be responsible for determining the scope of work and schedule for any needed repairs to divert water from the Fayetteville State Veterans Home after Hurricane Florence (September 2018).

3. Who was the original builder and engineering firm in the construction of the Fayetteville State Veterans Home? Have they worked on any other State buildings?

Response: The General Contractor for the construction of the Fayetteville State Veterans Home was Miles C. Campbell Co. and the Designer of Record was FreemanWhite Architects, Inc.

According to the SCO Interscope database, Miles C. Campbell Co. performed work for Central Piedmont Community College on two projects which were completed in 1997 and 2002 respectively.

4. Who installed the sprinkler system at the Fayetteville State Veterans Home. Who inspected it?

Response: For the original construction the fire sprinkler contractor was Precision Sprinkler Co., Inc. In 1999, the Authority Having Jurisdiction (AHJ) for code review was the NC Department of Insurance; therefore, inspections were under their purview. FreemanWhite Architects, Inc., as the Designer of Record, was responsible for construction oversight of the approved plans and sprinkler shop drawings.

In 2019, the dry sprinkler system only was replaced by ABL Fire Protection, LLC. Since 2009, the State Construction Office (SCO) has been the Authority Having Jurisdiction (AHJ) for code review of State Buildings; therefore, inspections are provided by SCO and Designer of Record.

5. How do other states handle maintenance of State buildings? How many staff would it take for DOA to centralize the maintenance of all State buildings?

Response: Currently, no evaluation of the NCDOA staff resources required to centralize the maintenance of all State Buildings has been performed. Currently, North Carolina has 11,000+ State Buildings.

Other states across the U.S. utilize a model that ranges from centralized maintenance and control of state buildings to decentralized—North Carolina, it is safe to say, is on the far side of the decentralized end of the spectrum. In NC, agencies that control their own buildings are generally responsible for the maintenance of those buildings; to centralize the maintenance of these facilities would necessitate that the control of them be centralized as well. This is to ensure accountability.

Since Agencies currently control and maintain their own buildings (with the exception of the notable handful controlled by DOA in Wake County), they also have maintenance FTE tasked with maintenance. Therefore, centralizing those FTE would require minimal creation of new positions. They would simply be transferred from one Agency to another.

Please let me know should there be any further questions. Thank you.

cc: Mark Edwards, Chief Deputy Secretary, NCDOA