



# BUILD UP!

## NORTH AND SOUTH CAROLINA BUILDING DIVISIONS NEWSLETTER

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CAROLINAS AGC – DECEMBER 4, 2007

### *NORTH CAROLINA GOVERNMENT RELATIONS*

**Voters Approve Nearly \$582 Million for Construction, Infrastructure Funding Gets Widespread Attention:** Voters across North Carolina last month approved a whopping \$581.6 million for construction, mostly for Mecklenburg County schools. At the same time, voters in 16 counties soundly defeated a proposal that would have raised the real estate transfer tax as a way to generate badly needed infrastructure funding. The good news is that, in addition to construction funding approved, the issue of the infrastructure crisis continues to draw widespread media attention across the state concerning transportation, building, and water and sewer needs.

For example, The News & Observer reports that without a transfer tax or other revenue source, officials struggling with growth face a tough choice: raise existing taxes or let key services lag. Alternatives include raising property taxes, having a sales-tax referendum, cutting school costs significantly or accepting more crowded schools and congested roads. "That's a real possibility, and I don't think it has dawned on enough people yet," said Ellis Hankins, executive director of the N.C. League of Municipalities. There's a disconnect, Hankins said, between the public's unease about the pains of rapid growth and its unwillingness to approve new taxes to pay for upgrades to accommodate that development. For a look at The N&O story, go to:

<http://www.newsobserver.com/politics/story/764819.html>.

In addition, some local governments are looking at putting more growth controls in place as a result of inadequate funding for infrastructure needs. A special blue-ribbon legislative task force began its work last month to make recommendations for highways and other needs for the short session of the NC General Assembly, which begins May 13, 2008. CAGC told the 21<sup>st</sup> Century Transportation Commission last week that the lack of highway funding is becoming critical. Meantime, some controlled-growth local candidates won handily at the polls recently, including in towns such as Cary and Wake Forest.

**\$581.6 Million Bond Details:** [http://www.cagc.org/advocacy/files/nov07\\_bond\\_details.pdf](http://www.cagc.org/advocacy/files/nov07_bond_details.pdf).

**Please Encourage Sen. Hoyle to Seek Re-Election:** Sen. David Hoyle, one of the strongest allies for business and construction in the NC General Assembly, still reportedly remains undecided on whether he will seek re-election next year. Hoyle, D-Gaston, is the county's longest tenured official in the state legislature and is in the middle of his eighth consecutive two-year term in the Senate. CAGC has encouraged him to seek re-election. Please take a moment, particularly if you are in the Gaston County area, to contact Hoyle, thank him for his great support of the construction industry and encourage him to seek re-election. His contact info is available here:

[www.ncleg.net/gascripts/members/viewMember.pl?sChamber=Senate&nUserID=14](http://www.ncleg.net/gascripts/members/viewMember.pl?sChamber=Senate&nUserID=14).

### *SOUTH CAROLINA LEGISLATION*

**Voters in South Carolina Reject Bond Referendums:** Voters in two different school districts recently voted against two separate school bond referendums. The voters in the Lexington-Richland 5 district rejected a school board request to borrow \$256.5 million for the construction of three new schools and a technology center. This will be the third time voters have failed to approve a bond bill to build schools in that district.

State law allows school districts to hold school construction referendums only in November, and this most recent “no” vote leaves officials trying to decide how to deal with overcrowding in one of the fastest growing areas. Meanwhile, in Florence, voters rejected a \$125 million school bond referendum designed to address growth issues in that area. The Florence referendum, which was defeated by 168 votes, would have helped the district reduce the number of portable classrooms and class sizes, meet the demands of growth in the district, and upgrade outdated facilities. If passed, some funds from the referendum would have been used to build seven new schools.

**South Carolina Legislative Session Right Around the Corner:** The South Carolina legislature convenes on Jan. 15, 2008. For the coming session, CAGC lobbyists will be focusing on several topics. At the top of the list is legislation that will address immigration reform in South Carolina. We would like to have some local pre-emption language added to the legislation that is currently pending in the legislature and will address those as soon as the legislators return to Columbia. We will also continue to work closely with the SC Civil Justice system on additional reforms to the tort and workers’ compensation systems in our state. We encourage you to keep up with the actions at the State House by reading the Governmental Affairs reports on the CAGC website and via the NewsBreak weekly.

### ***CONSENSUSDOCS***

Don’t Forget! ConsensusDOCS now are available. You can download and use the ConsensusDOCS right now. Need more information, click:

<http://www.consensusdocs.org/>.

If you are interested in attending a seminar in Charlotte on December 6 to learn more, click:

[http://www.cagc.org/edu\\_training/files/concensus\\_DOCS\\_seminar\\_120607.cfm](http://www.cagc.org/edu_training/files/concensus_DOCS_seminar_120607.cfm) to register.

### ***AGC OF AMERICA CRAFT TRAINING AWARDS PROGRAM***

AGC of America has set Dec. 6 as the deadline for receiving nominations for its 2007 Craft Awards which honors outstanding vocational and craft-training instructors as well as innovative training programs. Only programs sponsored or accredited by AGC are eligible to apply. There are two categories of awards. The first is for individual instructor awards and the second is for recognition of member firms who have implemented craft training programs. The awards range from \$500 to \$5,000 plus a plaque marking the recognition of their achievements. Applicants can nominate themselves or be nominated by a third party. For detailed information and applications, click here: <http://www.agc.org/page.wv?name=Craft+Training&section=Education+%26+Training>.

### ***LEED SEMINAR***

A LEED® **Estimating for Green Building** seminar will be held on Jan. 30, 2008 from 8 a.m. until noon at the Charlotte CAGC office. Program topics will include an overview of green construction, sustainability and LEED®; the LEED® point system and green strategies, design and preconstruction format; sustainable sites - paved, vegetated, retention and detention ponds; life cycle analysis; material and resources, recycling and waste management and safety.

This program is the first of its kind and will cover the stages involved in estimating, designing and building sustainable construction. It will document the importance of an integrated design process and review what items may be “no cost,” “minimal additional cost” and “significant additional cost.” For more information, contact Carolyn T. Milliron, Carolinas AGC, at [cmilliron@carolinasagc.org](mailto:cmilliron@carolinasagc.org), 704-372-1450, ext. 5255.

### ***BUILDING DIVISION LEADERSHIP***

Congratulations to new Building Division Chairman **Doug Allen**, J. H. Allen, Inc., and Vice Chair **Tim Kennedy**, Trident Construction Co., Inc., who began serving in that capacity on the CAGC Board of Directors on Oct. 1. Also, here are Building Division members of the CAGC Board:

**Pat Rodgers**, Rodgers Builders, Inc., Charlotte; **Mark Hood**, Hood Construction Co., Inc., Columbia; **Barry Gardner**, Shelco, Inc., Raleigh; **Dan Byers**, Good Water, Inc., Greenville, SC; **John G. Harris**, James E. Harris Construction Co., Inc., Huntersville; **Ray Rouse**, R. N. Rouse & Co., Inc., Goldsboro; **Darryl Mansel**, Mansel Contractors, LLC, Charlotte; **Jamie Kilgallen**, Hightower Construction Co., Inc., Charleston; **Mark Baucom**, Hickory Construction Co., Inc., Hickory; **Tommy Strange**, Strange Brothers Grading Co., Inc.; Taylors, SC.

Special recognition is needed for these committee members:

**AIA NC/CAGC Joint Committee:** **John Martin**, Committee Chair, Rentenbach Constructors, Inc., Greensboro; **Katherine Carter**, Graka Builders, Inc., Whiteville; **Edison Cassels**, Edison Foard, Inc., Charlotte; **Jim Edwards**, Inland Construction Co., Raleigh; **Barry Gardner**, Shelco, Inc., Raleigh; **Commie Johnson**, Johnson & Lee, LLC, Stokesdale; **Darryl Mansel**, Mansel Contractors, LLC, Charlotte; **Ron Pantuso**, Pinnix, Inc., Gastonia; **Cleve Paul**, D. S. Simmons, Inc., Goldsboro; **David Price**, McCarroll Construction, Inc., Arden; **Ray Rouse**, R. N. Rouse & Co., Inc., Goldsboro; **Bob Ruffner**, Clancy & Theys Construction Co., Wilmington; **Scott Tuttle**, Carmel Contractors, Inc., Charlotte; **David Walters**, New Atlantic Contracting, Inc., Winston-Salem; **Keith Wayne**, Wayne Brothers, Inc., Kannapolis; **Chuck Wilson**, C. T. Wilson Construction Co., Inc., Durham.

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### **QUOTE OF THE QUARTER**

*"Happiness is having a large, loving, caring, close-knit family -- in another city."*

- George Burns



# **HAPPY HOLIDAYS**

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