



State of New Jersey
NEW JERSEY BUILDING AUTHORITY
28 WEST STATE STREET, 6TH FLOOR
TRENTON, NJ 08625

PHILIP MURPHY
Governor

SHEILA OLIVER
Lt. Governor

JOHN H. FISHER, III
Chairman

Teleconference Board Meeting
Friday, December 18, 2020 @ 1:03 P.M.
New Jersey Building Authority (NJBA/BA)
50 West State Street, 2nd floor
Trenton, NJ 08625

MINUTES OF BOARD MEETING

ATTENDEES

BOARD MEMBERS PRESENT VIA TELECONFERENCE

1. John H. Fisher III, Chairman
2. Prentis C. Nolan, III
3. Sean Earlen
4. Dennis McNerney
5. William C. Sproule
6. Michael Griffin, NJ Office of Management and Budget, Designee for Director, Division of Budget & Accounting
7. Michael Kanef, NJ Office of Public Finance, Designee for State Treasurer
8. James M. Rutala, PP, AICP, MBA - Chair, NJ Commission on Capital Budgeting & Planning

BOARD MEMBER(S) ABSENT

9. William T. Mullen
10. Kurt Krueger, Jr.

OTHERS PRESENT VIA TELECONFERENCE

Raymond A. Arcario, NJBA Executive Director/Secretary
Susan Wilkerson, Deputy Attorney General
Joy Johnson, Associate Counsel, Governor's Authorities Unit
Vincent Campanella, Sr. Project Manager, NJBA
Phillip Johnson, Project Manager, NJBA
Wanda L. Gibson, NJBA Administration Operations Manager
Richard Flodmand, Deputy Director, Department of Property Management & Construction
Gary Pinar, Assistant Director of Fiscal Management, Department of Treasury
Thomas Makoriwa, Department of Treasury

I. CALL MEETING TO ORDER

Chairman Fisher called the meeting to order at approximately 1:03 P.M.

Teleconference Board Meeting
Friday, December 18, 2020 @ 1:03 P.M.
New Jersey Building Authority
50 West State Street, 2nd floor
Trenton, NJ 08625
MINUTES OF BOARD MEETING

IA. THE READING OF THE NEW JERSEY OPEN PUBLIC MEETINGS ACT STATEMENT

Raymond A. Arcario, read the following statement:

“Pursuant to the New Jersey Open Public Meetings Act as amended, the New Jersey Building Authority gave notice of the time, place and date of this meeting by providing notice of time, place and date to the Secretary of State of the State of New Jersey (Trenton, NJ), The Times (Trenton, NJ), The Star Ledger (Newark, NJ) and The Record (Hackensack, NJ).

II. ROLL CALL FOR ATTENDANCE

At the request of Chairman Fisher, Mr. Arcario proceeded with roll call and informed Chairman Fisher that the Board Member quorum requirement was met. Board member attendees are noted above.

IIA. OTHERS PRESENT

Refer to the OTHERS PRESENT above. Please note no members of the public attended this teleconference meeting.

III. MATTERS REQUIRING BOARD ACTION

- a. **Resolution of the New Jersey Building Authority Approving the February 11, 2020 Board Meeting Public Session Minutes** (attached as **Exhibit A**): Chairman Fisher asked for a motion to approve the February 11, 2020 NJBA Board Meeting Minutes. William Sproule moved the motion, and Michael Kanef seconded the motion. Mr. Arcario called the roll. Seven (7) board members voted in favor of the motion with one (1) abstention, and the motion was approved.
- b. **Resolution of the New Jersey Building Authority Approving the 2021 Administrative Budget** (attached as **Exhibit B**): Chairman Fisher asked for a motion to approve the 2021 Administrative Budget. Dennis McNerney moved the motion, and Michael Kanef seconded the motion. Mr. Arcario called the roll. Eight (8) Board members voted in favor of the motion, and the motion was approved.

Chairman Fisher: Asked if there was any discussion on the budget or if Mr. Arcario had anything that he wanted to present. Mr. Arcario responded that he wanted to make the members aware that the 2021 budget is essentially an even budget to what we passed for 2020. There are some minor adjustments, however overall, it's very much on par with the 2020 budget.

- c. **Resolution of the New Jersey Building Authority Approving the 2021 Auditor selection** (attached as **Exhibit C**): Chairman Fisher asked for a motion to approve the 2021 Auditor Selection. William Sproule moved the motion, and Prentis Nolan, III

Teleconference Board Meeting
Friday, December 18, 2020 @ 1:03 P.M.
New Jersey Building Authority
50 West State Street, 2nd floor
Trenton, NJ 08625
MINUTES OF BOARD MEETING

seconded the motion. Mr. Arcario called the roll. Eight (8) Board members voted in favor of the motion, and the motion was approved.

Chairman Fisher read for the record:

The New Jersey Building Authority sent out an RFQ for New Jersey Building Authority audit services to 12 firms on August 25th, 2020. Proposals and quotations were received from two firms, PKF O'Connor Davies Accountants and Advisors; and Mercadien PC, Certified Public Accountants.

New Jersey Building Authority audit RFQ Evaluation Committee met on October the 14th at 10:00 a.m. to review the 2020 audit services and RFQ responses. The firm's proposals were evaluated against four criteria: (i) a proposed fee for the service; (ii) quality or response to the RFQ package; (iii) a demonstrated ability and qualifications to conduct governmental audits, including familiarity with relevant federal laws and rules and regulations; and (iv) quality of relevant service to governmental entities in previous transactions.

Although the two competing firms matched quite evenly in three of the four evaluation criteria, the decisive winning criteria for Mercadien was their proposed fee of \$18,000, compared to PKF O'Connor Davies' \$20,000 fee. The Evaluation Committee's recommendation is Mercadien, PC.

Having reviewed the recommendation of the Evaluation Committee, the Audit Committee is in agreement with the recommendation, and is therefore recommending to the members of the Board for approval to award to Mercadien the 2021 auditing services contract.

- d. **Resolution of the New Jersey Building Authority Approving the NJBA 2021 Board Meeting Schedule** (attached as **Exhibit D**): Chairman Fisher asked for a motion to accept the NJBA 2020 Board meeting schedule. Sean Earlen moved the motion, Dennis McNerney seconded the motion, and Mr. Arcario called the roll. Eight (8) Board members voted in favor of the motion, and the motion was approved.

IV. PROJECT STATUS REPORTING

Executive State House (ESH)

Chairman Fisher asked Mr. Arcario to provide a project update and Mr. Arcario provided an update on the ESH renovation which Mr. Arcario stated was the NJBA's primary focus.

A summary of Mr. Arcario's update that was provided to the Board:

**Teleconference Board Meeting
Friday, December 18, 2020 @ 1:03 P.M.
New Jersey Building Authority
50 West State Street, 2nd floor
Trenton, NJ 08625
MINUTES OF BOARD MEETING**

First, Mr. Arcario provided the background of how NJBA became involved as project manager (through an agreement with the Department of the Treasury); the project was funded by conduit financing through the New Jersey Economic Development Authority; DPMC was working with NJBA to complete the project (naming specifically: Rick Flodman and Chris Chianese, Director of DPMA); naming Nelson Architects as design consultant; naming Preservation Design Partners as lead historic architect; and naming Daniel J. Keating as construction manager. Then Mr. Arcario described the timeline of the project and its commencement in January 2020, working on a thirty-six (36) month construction schedule. He further provided information on the experience of the consultants, including Independence Hall in Philadelphia and the United States Supreme Court building in Washington, DC.

Next, Mr. Arcario provided details of the precautions being taken as a result of COVID-19, stating that in March 2020, a site-specific plan was implemented in order to deal with people coming to job sites as well as conducting day-to-day operations of the NJBA. The NJBA implemented a plan that included: monitoring information coming from the Governor's office and health officials such as the Centers for Disease Control, the World Health Organization, and OSHA; creating only one entrance and exit for each work site and issuing electronic badges for people entering and existing; screening each person entering a work site; and requiring everyone to complete a questionnaire (or answer questions from the questionnaire); staggering start times and break times to minimize in person contact; and letting everyone know that the procedures are part of a zero tolerance policy.

Regarding testing and contact tracing, Mr. Arcario stated, "We have had approximately six persons who have been on the project throughout this past year, who have tested positive. Each time there has been a test positive, we've done the contact tracing and identified who are close contacts and who are secondary contacts, and taking the appropriate action to have those persons off the job for the appropriate quarantine period of time, as well as to have two negative tests upon return to work."

Mr. Arcario then stated that despite the COVID-19 pandemic, work was continuing on the project and the timeline was expected to remain the same, stating, "To date, we haven't lost any time in the last 10 months against our completion schedule. And we're maintaining ourselves under our budget. We are diligent in not taking our eye off of the fact that there's many moving pieces that still need to come together and it's a continual focus to look for what can we advance. Anticipating that we will somewhere run into a road bump due to the pandemic. Yet we are looking out as far as we can, and trying to orchestrate the work so that any potential impact is addressed as early as possible."

**Teleconference Board Meeting
Friday, December 18, 2020 @ 1:03 P.M.
New Jersey Building Authority
50 West State Street, 2nd floor
Trenton, NJ 08625
MINUTES OF BOARD MEETING**

Finally, Mr. Arcario concluded with construction-specific details of the project, stating: During the past year, the work that's gone on in the field, on site, has been from underneath the building, through the attic. In the attic, the contractor is working at shoring up the structure. There are trusses that support the roof in the attic, and they didn't have adequate support. Therefore the contractor is working in the attic to provide structural support to the trusses there. The most dramatic work that's going on is underpinning the foundation of the building. The building itself is very fragile, and our investigative work over three years before we started construction, has revealed that those areas of great fragility and the inability of the building to really support itself, because the foundations were inadequate. Underpinning is the term used for, in a very systematic way, the workers are digging in three-foot wide sections, literally digging underneath the building by hand down to suitable soils. Then, in three-foot sections, building proper foundations to meet what are the existing foundations. This is done in a pattern where we don't have any workers working in close proximity to each other from a structural.

We have very sophisticated electronic laser monitors that are monitoring the movement of the building, and some are on the annex. Some are on buildings across the street from state house. The contractor built a foundational piece in order to mount the monitoring devices, because while we expect there to be some movement in the building because of the digging that goes on underneath the building, the engineers do not want to see the building move any more than a quarter of an inch. If it does, the structural engineer is called to the site to provide direction on how to address any of that movement.

The work is being done on two shifts, because the second shift is able to do a lot of preparatory work, so that the productivity during the day is increased literally twofold. There's micro piles, which are piles that are driven into the earth, and those piles will provide structural support for foundation slabs that will be poured. There will be over 700 micro piles driven by the time that work is completed. We're seeing openings created inside the building to accommodate new stairs. As you will recall, the building dates back to the late 1790s, and we added onto the building, 18 different times, but we never modernized the building. One of the renovation parts of this project is making the building safe from the standpoint of the life safety of human beings that will be in the building. So we will have proper stairs so that anybody working on upper floors, have readily accessible stairs to egress the building in an emergency. We're adding an elevator and the work to open up and create a new elevator shaft is underway. There's a lot of masonry walls in the building that lacked structural integrity, and the mason is filling in holes so that

**Teleconference Board Meeting
Friday, December 18, 2020 @ 1:03 P.M.
New Jersey Building Authority
50 West State Street, 2nd floor
Trenton, NJ 08625
MINUTES OF BOARD MEETING**

if 100 years from now we just decide we need to put a door somewhere, we just opened up a wall without concern for its structural integrity. That work continues throughout the building. There is a process of filling in the void inside those rubble walls, and that's been going on throughout much of this year. That work will continue for the next two years.

The building has 360 windows. And all of - almost all of those have been removed and replaced with temporary windows, and temporary windows will allow light to still enter the building. However, the removal of the windows allows the contractor to go forward and provide all of the repairs necessary to the openings of the windows. There are probably seven or eight different types of repairs that need to be made, depending on the era that the window opening was created. When the contractor is completed with that work, there will be openings for each one of the 360 windows that will be able to receive a window that is secure in that frame and opening, such that it's able to withstand a bomb blast from the outside. They will be blast resistant and ballistic resistant in a number of areas, again, to provide safety and security for the people who are in the building. The window manufacturer is working very closely with the general contractor, and in the next month or two, we expect they'll enter into fabrication on those windows.

Through October, Keating has worked a total of 83,000 work hours. We ask Keating to monitor, of that 83,000 work hours, 26,000 have been performed by persons identified as minorities, and 2,200 has been performed by persons that are identified as female. That translates to 31% of the work has been performed by minorities, and 2.6% by females. Again, we have a great relationship with the Building Trades Council, and we work closely with them so that the general contractor is getting qualified people out of the respective halls. Phillip Johnson has been keeping track of this.

Chairman Fisher replied that was a remarkable update on a remarkable project. He hopes there's been some other recording of all of this unique work that's being done.

Mr. Arcario then provided the Board with a short synopsis of the documentation of the project's progression, with the NJBA working in collaboration with the Governor's office and the Treasurer's office. He stated, "We have a wealth of documentation that is both academic research that was done by the historic architects and historic photographs. From the investigation of the building and currently while in construction, have and are being taken. And we've started work recently with the governor's office and the treasurer's office, on the development of what will be a public website. We will continue to produce photographs of progress, and put them up on the website. We expect to have the before and after the

**Teleconference Board Meeting
Friday, December 18, 2020 @ 1:03 P.M.
New Jersey Building Authority
50 West State Street, 2nd floor
Trenton, NJ 08625
MINUTES OF BOARD MEETING**

renovation and restoration pictures along with interviews of people that are working on the project.”

Mr. Kanef asked if Mr. Arcario could walk the Board through the expectations around finishing the project as compared to the original timeline. And then also just where we are with respect generally to the budget versus expectations at this point in time, and how we think it will go forward.

Mr. Arcario explained that despite the stay implemented as a result of a challenge to the construction award (see February minutes for details), the construction duration has always been 36 months and remains as such. However, Mr. Arcario stated, “Since we started the pandemic in February, March, through till today is, we don't know what's going to happen that will ultimately have an impact on our project. Therefore, we're trying to anticipate where there could be slow ups and address those proactively. We will continue to work to make sure we don't see an impact, however we realize the pandemic could affect the schedule by affecting a manufacturer.” He further stated that NJBA continues to operate within the original budget and he anticipates to complete the project within budget.

Chairman Fisher stated that Mr. Arcario also mentioned in one of our previous conversations, a slight advantage that has occurred with the design firms not having to come on site, and being able to communicate in a different fashion, and how that's worked pretty efficiently.

Mr. Arcario concurred.

VI. PUBLIC COMMENTS

No members of the public appeared in person, nor identified on the teleconference call meeting.

VII. EXECUTIVE SESSION

None

VIII. GENERALCOMMENTS/OTHER BUSINESS

Mr. Arcario thanked the Board for their flexibility throughout the year, citing to the fact that many dates had to be moved.

Mr. Sproule shared that training directors that are based here in New Jersey at both the Edison Training Center and the Mullica Training Center, got together and developed a safety protocol COVID-19 educational certification that is very comprehensive and includes a test at the end. He stated, “It has been shared with Building Trades. It is on our

**Teleconference Board Meeting
Friday, December 18, 2020 @ 1:03 P.M.
New Jersey Building Authority
50 West State Street, 2nd floor
Trenton, NJ 08625
MINUTES OF BOARD MEETING**

internationals platform where there are hundreds of thousands of construction workers, as well as we shared it with other external entities such as ACCNJ, and GBCA from Philadelphia Contractors Associations. There are a lot of the good things happening on the construction sites, better unionized around the region where the spread of the COVID-19 has been limited. And every single one of our apprentices, as they re-entered the apprentice schools when we opened the schools back up, it was mandatory that that was the first thing they did, was log on and get that certification.”

At the request of Chairman Fisher, Mr Sproule offered to share the accessible web link. He reiterated that not only have Building Trades have adopted it, but even non-union entities.

Chairman Fisher concluded that to be able to adapt quickly to a change in circumstance like that and be successful with it, is really remarkable. Hats off to everybody that was involved.


IX. NEXT SCHEDULED BOARD MEETING DATES

The next scheduled board meeting is Tuesday, February 9, 2021.

X. ADJOURNMENT

Chairman Fisher asked if there being no other business, the meeting could be adjourned. Mr. McNerney moved to adjourn the meeting, Mr. Sproules seconded the motion, eight (8) members voted in favor, and the motion passed. The meeting adjourned at approximately 2:00 P.M.

Respectfully submitted,



Raymond A. Arcario
Executive Director/Secretary

RAA/wlg

Date: December 23, 2020