

NEW JERSEY BUILDING AUTHORITY (NJBA)
Board Meeting via Conference Call
Wednesday, October 15, 2014 9:30AM
NJBA Office
28 West State Street, 6th Fl.
Trenton, NJ 08625

MINUTES OF BOARD MEETING

ATTENDEES

BOARD MEMBERS PRESENT VIA TELECONFERENCE

John H. Fisher III, Chairman

Prentis C. Nolan, III

Dennis McNerney

William Mullen

Morris Rubino

Anthony Longo, NJ Office of Public Finance, *Designee for State Treasurer*

Brian Francz, NJ Office of Management and Budget, *Designee for Director, Div. of Budget & Accounting*

BOARD MEMBER(S) ABSENT

B. Carol Molnar, Esq. - Chair, Commission on Capital Budgeting & Planning

Sean Earlen

William Sproule

OTHERS PRESENT VIA TELECONFERENCE

David Patella, NJ Office of Management and Budget

Rick Flodmand, Division of Property Management and Construction (DPMC)

OTHERS PRESENT AT NJBA OFFICE

Raymond A. Arcario, NJBA Executive Director

Kavin K. Mistry, Assistant Attorney General

Christopher Edwards, Deputy Attorney General

Guy Tassi, NJBA Asst. Treasurer

Vince Campanella, NJBA Sr. Project Manager

Phil Johnson, NJBA Project Manager

Chairman Fisher convened the meeting at 9:41 A.M.

I. ROLL CALL FOR ATTENDANCE

Raymond A. Arcario, Executive Director, proceeded with roll call and informed Chairman Fisher that the Board Member quorum requirement was met. Board Member attendees are noted above.

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1A. OTHERS PRESENT VIA TELECONFERENCE

The remaining meeting attendees via teleconference were asked to identify themselves, refer to the **OTHERS PRESENT VIA TELECONFERENCE** above. Please note no members of the public attended this meeting.

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

At the request of Chairman Fisher, Mr. 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, The Times (Trenton, NJ), The Star Ledger (Newark, NJ) and The Record (Hackensack, NJ)."

III. MATTERS REQUIRING BOARD ACTION

Chairman Fisher asked for a motion to approve the Meeting Minutes from the June 10, 2014 NJBA Board Meeting. Mr. Rubino moved the motion, Mr. McNerney seconded the motion. All seven (7) board members present voted in favor of the motion, none opposed and the motion was approved.

IV. PROJECT STATUS REPORTING

Chairman Fisher asked the Board Members for their comments, if any, on the project updates included in the Board agenda packet distributed to the Board Members prior to the meeting. There were no comments from the Board Members.

Chairman Fisher asked Mr. Arcario for an update on any project(s) which Mr. Arcario wanted to bring to the Board Members attention. Mr. Arcario responded and asked Mr. Campanella to provide updates on the Security Command Center Project/Cosey Road Improvements and Mechanical Equipment Room Relocation (MER) projects.

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Security Command Center

Mr. Campanella's updated the Board Members on the Security Command Center Project/Cosey Road Improvements as follows:

A separate Security Command Center structure was part of the original scope and a component of the new NJ Public Health Environmental Agriculture Laboratory project constructed on the NJ State Police Headquarters Campus. The NJBA has completed the construction of the Security Command Center receiving a Certificate of Occupancy from the NJ Department of Community Affairs in August 2014. The Security Command Center will be occupied by the NJ State Police and FEMA personnel. This project has been completed within budget. There is some additional fit out being finished due to the State's repurposing of some space for FEMA at the Security Command Center.

Due to project costs savings in the Security Command Center project, the NJBA was able to design/bid/build the Cosey Road Improvements project. Cosey Road serves as a second entrance to the NJ State Police Headquarters Campus. The construction cost estimate for the project is \$715,000. The project was bid out with seven (7) bids received on October 7, 2014. The lowest bid received is \$502,500 and resulting in a project cost savings of \$212,500. The project is expected to be awarded shortly.

Mr. Arcario stated that the Cosey Road Improvements project will represent NJBA's final project within the scope of the NJ Public Health Environmental Agriculture Laboratory project. The initial project was a new perimeter security fence to secure the entire campus. Mr. Arcario explained the change in the Security Command Center project scope from building a new Security Command Center to purchasing the existing Wilburtha Station building that was once leased to DPMC and converted it into the Security Command Center, with the added benefit of purchasing and securing permanent control of Trooper Drive – the main access point to the NJ State Police Headquarters Campus. Access to the NJ State Police Headquarters Campus is now improved with visitors entering the Security Command Center for badging. Mr. Arcario explained to the Board Members both the primary and secondary entrances in relationship to the NJ State Police Headquarters Campus.

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Mr. Nolan then asked asked Mr. Campanella for the bid amount of the second lowest bidder on the Cosey Road project. Mr. Campanella indicated that the second lowest bid was \$549,000.00.

Mechanical Equipment Room Relocation (MER)

Mr. Campanella provided the Board Members with an updated to the State House Mechanical Equipment Room Relocation project. Mr. Campanella stated that over the recent years, severe weather storms flooded the mechanical equipment that operates the major systems in the State House, as they were located in the State House Garage in an area susceptible to flooding. The work on this project is approximately 30%-35% complete. Mr. Campanella indicated that the contractor was required to turn on the new building heat supply on October 15, 2014, and therefore, the contractor's hot water systems will be energized to supply the steam generators. The mechanical room's new roof is near completion, interior masonry work is progressing well. Equipment support steel, new mechanical and electrical equipment installations in progress as well as all related rough-in work in preparation of equipment switch-over. The project is on schedule for a June 2015 completion.

Mr. Arcario added that part of the funds for this project is provided by FEMA due to a recent pattern of floods impacting the mechanical equipment that operates major systems in the State House Capitol Complex. This project's complexity and its dynamics have been well noted with a final design based on a 500 year flood plain. Chairman Fisher remarked what conditions we could have had if the State lost its argument with the Capital City Redevelopment Corporation which was insisting on placing the State House Garage completely underground. Mr. Arcario further remarked the States of New York, New Jersey and Pennsylvania evaluated potential causes of severe flooding of the Delaware River and stated that it was determined that New York's reservoir management was a major contributing factor to the flooding. As a result of the results of the study conducted by New Jersey, Pennsylvania and New York, New York has revamped its upper Delaware River Basin reservoir management so that reservoir levels will be lowered when an impending weather storm is forecasted. New York will lower their reservoir levels to 92% of capacity, which should mitigate the flooding in Trenton, as well as other New Jersey areas along the Delaware River.

There were no further comments from the Board Members.

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Proposed Executive State House Renovation and Repair Project

Chairman Fisher stated that there are financial and governmental issues that have not been resolved but that the project is expected to move forward.

Other Projects

Chairman Fisher also stated that there are potential new NJBA projects regarding implementing energy strategies. Chairman Fisher indicated that he may have an update at our next scheduled board meeting.

- V. **PUBLIC COMMENT** – Mr. Arcario advised the Board Members that there were no public members in attendance.

VI. **EXECUTIVE SESSION**

Chairman Fisher asked for a motion to move into an executive session to discuss pending litigation in the matter of State v. Perini Corporation, relating to South Woods State Prison Project and resolving that minutes of the executive session shall be disclosed to the public at such time as the Authority determines that the matters discussed can be disclosed. On motion moved by Mr. McNerney, seconded by Mr. Rubino and with roll call voting, all seven (7) Board Members voted in favor of entering into executive session and the motion passed.

The Board Members entered into executive session.

Chairman Fisher asked for a motion to move back into public session on motion moved by Mr. Nolan, seconded by Mr. Mullen and with roll call voting, all seven (7) board members voted in favor and the motion passed.

The Board Members re-entered into public session.

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VII. GENERAL

- A. Mr. Arcario reminded the board members to complete their New Jersey State Ethics Commission on-line training by the required date of November 10, 2014.
- B. Mr. Arcario stated that a polling of the board members will take place following this meeting for each Board Member's availability regarding a potential meeting via a conference call during the week of November 17, 2014.
- C. Mr. Arcario reminded attendees of the next currently scheduled Building Authority board meeting will be Tuesday, December 9, 2014, 9:30 A.M.

VIII. ADJOURNMENT

Chairman Fisher asked if there being no other business that the meeting can be adjourned; on motion by Mr. Mullen and seconded by Mr. Nolan and with seven (7) members voting in favor, the motion passed. The meeting adjourned at approximately 10:20 A.M.

Respectfully submitted,



Raymond A. Arcario
Executive Director

RA/pj

Date: October 21, 2014