

NEW JERSEY BUILDING AUTHORITY (NJBA or Authority)
Board Meeting
Tuesday, November 24, 2015 @ 9:30AM
NJ State House Annex
145 W. State St, 4th fl., Committee Rm #12
Trenton, NJ 08625

MINUTES OF BOARD MEETING

ATTENDEES

BOARD MEMBERS PRESENT

1. John H. Fisher III, Chairman
2. William T. Mullen
3. Dennis McNerney
4. Sean W. Earlen
5. William C. Sproule
6. Ryan Feeney, NJ Office of Public Finance, *Designee for State Treasurer*
7. Brian Francz, NJ Office of Management and Budget, *Designee for Director of OMB*

BOARD MEMBERS PRESENT VIA TELECONFERENCE

8. Prentis C. Nolan, III

BOARD MEMBER(S) ABSENT

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

OTHERS PRESENT

Amy Herbold, Assistant Counsel, Governor's Authorities Unit
Richard Flodmand, Division of Property Management and Construction (DPMC)
Raymond A. Arcario, NJBA Executive Director
Kavin Mistry, NJ Assistant Attorney General
Guy Tassi, NJBA Asst. Treasurer
Jack Anglin, NJ Treasury Administration
Phil Johnson, NJBA Project Manager
Anthony Faraca, NJBA Project Manager
Vincent Campanella, NJBA Sr. Project Manager

I. CALL MEETING TO ORDER

Chairman Fisher called the meeting to order at approximately 9:40 A.M.

IA. 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 (Trenton, NJ), The Times (Trenton, NJ), The Star Ledger (Newark, NJ) and The Record (Hackensack, NJ).

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II. ROLL CALL FOR ATTENDANCE

Raymond A. Arcario, Executive Director, proceeded with roll call and informed Chairman Fisher 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 meeting.

III. MATTERS REQUIRING BOARD ACTION

Chairman Fisher asked for a motion to approve the 2014 Annual Report. Mr. Mullen moved the motion, Mr. Sproule seconded the motion; and Mr. Arcario with the roll call, eight (8) board members voted in favor of the motion, none opposed and the motion was approved.

Chairman Fisher asked for a motion to approve the Meeting Minutes from the June 9, 2015 NJBA Board Meeting. McNerney moved the motion, Mr. Earlen seconded the motion; and Mr. Arcario with the roll call, seven (7) board members voted in favor of the motion, Mr. Sproule abstained from voting and the motion was approved.

Chairman Fisher asked for a motion to approve the NJBA's 2016 Annual Administrative Budget. Mr. Mullen moved the motion, Mr. Sproule seconded the motion; and Mr. Arcario with the roll call, eight (8) board members voted in favor of the motion, none opposed and the motion was approved.

Chairman Fisher asked for a motion to approve the NJBA's 2016 Board Meeting Schedule. Mr. Earlen moved the motion, Mr. McNerney seconded the motion; and Mr. Arcario with the roll call, eight (8) board members voted in favor of the motion, none opposed and the motion was approved.

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IV. **PROJECT STATUS REPORTING**

A. Executive State House Exterior Envelope Renovation and Repair Project

Chairman Fisher provided brief remarks on the Executive State House Exterior Envelope Renovation and Repair Project and stated there remains project support by the State Government. Chairman Fisher referenced the significance of continued early education learning by the State's primary and secondary school systems whom regularly schedule field trips to the State House. Updates on this project are forthcoming.

Mr. Arcario expanded on this project's goal by re-mentioning to the Board the deferred comprehensive repairs to this historic structure that has given rise to the current plan to renovate the exterior envelope and make committed major mechanical improvements. Over the years DPMC and the NJBA have been involved with smaller projects addressing immediate needs, but we now have the opportunity with a highly rated Design Consultant to properly perform the needed major renovations of the entire Executive State House. The Design Consultant of record has submitted early design phase comments with cost information that supports a comprehensive renovation of the entire Executive State House, both exterior and interior. Either renovation project will require temporary relocation of staff. There are cost savings if a comprehensive renovation of the entire Executive State House is undertaken. While we await a final decision from the State's Administration, both the NJBA and the DPMC have moved forward with available funding for several smaller emergent projects; these tasks would have been part of either of the larger projects and will address and/or mitigate life safety issues.

Mr. Arcario asked Mr. Mistry to explain the required protocols to advance to a larger comprehensive restoration/renovation project. The steps are:

1. Project Report- includes project details, submitted to the Board for resolution approval
2. Submission of Project Report along with the Board's resolution to the NJ Commission on Capital Budgeting & Planning for their resolution approval
3. Concurrent Resolution approving the project by both houses of the Legislature
4. Pursue additional bond financing with Board approval involving Bond Counsel and the NJ Office of Public Finance
5. NJBA/DPMC Procurement of additional services and construction contracts

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Mr. Mistry asked the Board Members to express any questions they may have.

Mr. Mullen: Are the emergency projects funded?

Answer: Mr. Arcario advised the projects are currently funding with existing bond funds from the current project.

Mr. Sproule: With the steps given, what is the timeline to get through all of the required approvals?

Answer – *With legislative schedules beyond our control, it can take anywhere from two (2) months to nine (9) months. Note the current project scope approval cycle took approximately 2.5 months.*

B. Mechanical Equipment Room (MER) Relocation Project

Mr. Arcario provided opening remarks on the project reminding the Board of the MER's current location in the State House Garage, the garage's flood design intent and today's reasons to relocate the mechanical equipment back to the State House Powerhouse Building.

Mr. Arcario invited Mr. Campanella to provide an update. At the last meeting it was reported to the Board an existing roof unforeseen condition such as water leak over the planned electrical equipment re-location thus requiring the Design Consultant's evaluation and new design recommendations which have been implemented and the project now has an anticipated substantial complete date of mid-January 2016. Mr. Campanella advised the new equipment relocation is designed to be placed on elevated framing and will be categorically designated at a 500 year flood plain an increase from the current 100 year flood plain. Board members are invited to visit the construction site after their ethics training to gain a more physical understanding and importance of the project scope. There were no comments from the Board.

C. Other Projects – No discussions

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V. EXECUTIVE SESSION

None

VI. PUBLIC COMMENTS

Mr. Mistry advised the Board Members that there were no public members in attendance.

VII. GENERALCOMMENTS/OTHER BUSINESS

Board Member Ethics training will follow this meeting.

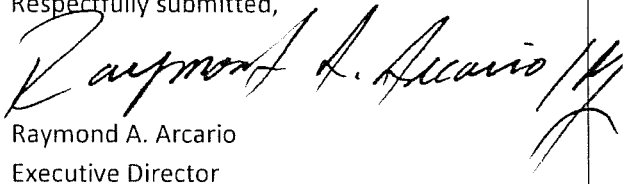
VIII. NEXT MEETING

Chairman Fisher asked if there is no other business for this year, the scheduled Tuesday, December 8, 2015 board meeting is cancelled, no exceptions taken.

IX. ADJOURNMENT

Chairman Fisher asked if there being no other business that the meeting can be adjourned; on motion by Mr. McNerney and seconded by Mr. Earlen and with eight (8) members voting in favor, the motion passed. The meeting adjourned at approximately 10:20 A.M.

Respectfully submitted,


Raymond A. Arcario
Executive Director

RAA/pj

Date: November 27, 2015