

**NEW JERSEY STATE BUILDING AUTHORITY (NJBA)
MINUTES OF BOARD MEETING
N.J. STATE HOUSE ANNEX, COMMITTEE ROOM #12
SEPTEMBER 18, 2012 @ 9:30AM**

BOARD MEMBERS PRESENT

John Fisher, III, Chairman
Sean Earlen
Dennis McNerney
William Mullen
Prentis Nolan, III
Morris Rubino
William Sproule
David Moore, Designee for State Treasurer (attended meeting via speakerphone)
Nancy Style, Designee for Director, Division of Budget and Accounting

BOARD MEMBER(S) ABSENT

None

NJBA EXECUTIVE DIRECTOR

Raymond A. Arcario

OTHERS PRESENT

Kavin Mistry, Assistant Attorney General
Rick Flodmand, Division of Property Management and Construction (DPMC)
Thomas Solecki, Office of Management and Budget (OMB)
Joe Alessi, NJBA
Vince Campanella, NJBA
Tony Faraca, NJBA
Phil Johnson, NJBA
Mike O'Reilly, NJBA
Guy Tassi, NJBA

Chairman Fisher convened the meeting at approximately 9:47 a.m. with the "Pledge of Allegiance."

I. ROLL CALL FOR ATTENDANCE

Mr. Arcario proceeded with roll call. Mr. Arcario informed Chairman Fisher the Board Member quorum requirement has been met. Board Members, Executive Director and Others Present will be noted in these meeting minutes.

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

Chairman Fisher requested Mr. Arcario to read the following announcement:

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"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 Trenton Times, the Newark Star Ledger and the Bergen Record."

III. NEW NJBA BOARD MEMER

Chairman Fisher introduces and welcomes Mr. Sean Earlen to the NJBA Board.

IV. MATTERS REQUIRING BOARD ACTION

Chairman Fisher asked for a motion to approve the "Meeting Minutes from the May 10, 2012 NJBA Board Meeting," on motion so-moved by Ms. Style and seconded by Mr. Rubino; and with eight (8) members voting in favor, motion carries.

Chairman Fisher asked for a motion to approve the "Resolution to the NJBA Accepting and Adopting the 2011 Audit," motion so-moved by Mr. McNerney and seconded by Mr. Sproule; and with eight (8) members voting in favor, motion carries.

V. NJBA EXECUTIVE DIRECTOR UPDATES

Chairman Fisher provided opening remarks and turned over the update discussion to Mr. Arcario.

NJ Executive State House Exterior Envelope – The scope involves exterior components such as the roof, façade, windows, cornices, doors, including a limited HVAC scope, etc. The final product will result in a weather-tight building. Construction activity will be phased. The NJBA has partnered with DPMC on this project. DPMC performs all design and construction procurement services on behalf of the NJBA. In attendance today is DPMC Deputy Director Rick Flodmand, the Chair of the Architectural/Engineering (A/E) selection committee; there are six (6) A/E firms that have been short-listed for technical proposals and presentations within the next month; and A/E procurement completion is anticipated by the end of January 2013.

Questions by Mr. Mullen

Is the funding for this project approved?

Answer by Mr. Arcario: The NJBA Board approved this project as has the Joint Management Commission. The Attorney General's Office has engaged bond counsel for the project financing.. The NJBA submitted a Concurrent Resolution to the Legislature that passed and was signed by the Governor. The Office of Public

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Finance anticipates issuing the first series of bonds in December 2012 or January 2013.

Will this project be under a Project Labor Agreement (PLA)?

Answer by Mr. Arcario: All procurement for NJBA projects follow State law which requires that an analysis be performed to determine if it is the best interest of the State to have a PLA. The contracting office is the DPMC and that analysis will be performed through DPMC. It is premature to determine yet whether the analysis will be performed in-house or be an outside consultant engaged to advise the State. As the design is developed and we near putting out the RFP for construction, that examination and analysis will occur.

Question Mr. Sproule

What types of firms have been shortlisted for this project?

Answer by Mr. Arcario: Six (6) Architecture/Engineering (A/E) teams.

Question by Mr. Nolan

Can the PLA stipulation by made by the NJBA Board?

Answer by Mr. Arcario: No, the NJBA Board cannot make any such stipulation. The determination will be made through the process described during the design phase.

Comment by Ms. Style

Ms. Style extended comments on the successful handling of the concurrent resolution and legislation approval.

Mr. Arcario thanked Ms. Style for her thanks on behalf of all who worked diligently to make this occur so rapidly. Mr. Solecki (who was in attendance) was recognized specifically.

Relocation of the New Jersey State House Garage Mechanical & Electrical Equipment Room – This scope involves relocating the existing Mechanical & Electrical Equipment Room to a higher location or floor level to eliminate potential equipment flood prevention activities and preservation of equipment. Again, DPMC's Deputy Director, Rick Flodmand is the Chair of the A/E selection committee; technical proposals are due by the end of September 2012 with a projected A/E procurement completion by the end of January 2013 as well.

VI. PROJECT STATUS REPORTING

Mr. Arcario offered the Board Members with any questions on current projects included in the agenda packet to contact the NJBA and information can be provided directly by the NJBA Project Management staff. Mr. Arcario requested specific project updates from the NJBA Project Managers Mike O'Reilly on the NJ Public

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Health Environmental Agriculture Laboratory project and by Tony Faraca on the Security Command Center/Hardening of the Cosey Road and Trooper Drive Entrances project. These projects are located on the NJ State Police Headquarters Campus in West Trenton.

Mike O'Reilly – NJ Public Health Environmental Agriculture Laboratory The NJBA is addressing elevator and building management system controls warranty issues with Building Management and the Using Agencies; the Contractor and its respective Subcontractors have been responsive. The NJBA is currently progressing through the final phase of new work defined as “Day 2”, the final phase of this work includes a new perchloric hood (\$200K) in the Department of Health and Senior Services section at the new laboratory; permits are expected in October 2012; after receipt of permits the work is expected to be completed in two (2) months or December 2012/January 2013.

Question by Ms. Style

Who funds the new work associated with the any State program changes or technology changes?

Answer by Mr. Arcario: Using Agencies will fund new work and in this case, the Department of Health and Senior Services.

Tony Faraca – Security Command Center/Hardening of the Cosey Road and Trooper Drive Entrances This project involves reconfiguring a 3000 square feet portion of the existing and former State Trooper building (Wilburtha Station) to include a Security Command Center (SCC) and the hardening of both Cosey Road and Trooper Drive entrances to the campus. Total project design is approximately 95% complete, note: the security equipment portion of the design is 100% complete. Construction duration is twelve (12) months. NJ State Police has secured additional dollars to perform renovations beyond the 3000 square feet construction activity by the NJBA.

Question by Mr. Sproule

What is the construction cost of this project?

Answer by Mr. Faraca: \$2.4 million

VII. EXECUTIVE SESSION

Chairman Fisher asked for motion to move from Public or Open Session to Executive or Closed Session to discuss certain pending or anticipated litigation or contractual matters relating to South Woods State Prison, motion so-moved Mr. Rubino and seconded by Ms. Style, and with nine (9) members voting in favor, motion carries.

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This meeting in Executive or Closed Session at approximately 10:30am. Chairman Fisher asked for motion to move back into the Public or Open Session; motion so-moved by Mr. Rubino and seconded by Ms. Style; and with eight (8) members voting in favor, motion carries. This meeting back in Public or Open Session at approximately 10:43am.

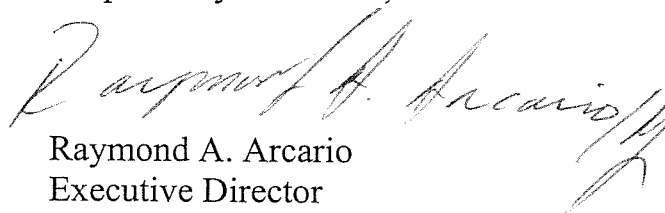
VIII. GENERAL

Ray Arcario reminded Board Members and attendees of the next board meeting scheduled for Tuesday, November 27, 2012; at this meeting the NJBA will also review the NJBA's proposed Board Meeting Calendar for Year 2013.

IX. ADJOURNMENT

Chairman Fisher asked if there being no other business the meeting can be adjourned; on motion so-moved by Mr. Rubino and seconded by Ms. Style, and with nine (9) members voting in favor, motion carries. This meeting was adjourned at approximately 10:45am.

Respectfully submitted,


Raymond A. Arcario
Executive Director

RA/pj

Attachments:

- a. Sign-in Sheet (note: Board Members and NJBA Executive Director did not sign this sheet, see page 1 of these minutes for all meeting attendees)
- b. Board Member Attendance/Voting Summary Sheet and Voting Sheets

Cc: Board Members
Governor's Authorities Unit (GAU) – J. Cascarano & Nicole Crifo