

NEW JERSEY STATE BUILDING AUTHORITY
MINUTES OF BOARD MEETING
December 19, 2006

MEMBERS PRESENT

John Fisher, Chairman
Charles Marciante
John Pehlivanian
Prentis Nolan
Dennis McNerney
Morris Rubino
Robert Smartt, State Treasurer's Designee
Gary Brune, Comptroller Designee

OTHERS PRESENT

Charles Chianese	Ed Jenkins
Kavin Mistry	Steven Sutkin
Carl Costantino	Raymond Arcario
John DiGiorgio	Richard Flodmand
Joseph Alessi	Sharon Price-Cates
Anthony Faraca	Mark Kaminski
Phillip Johnson	Wayne Martorelli
Michael O'Reilly	

Chairman Fisher convened the meeting at 9:40 AM and read the following announcement:

"Pursuant to the New Jersey Open Public Meetings Act, 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 Newark Star Ledger, the Trenton Times, and the Bergen Record."

I. ROLL CALL FOR ATTENDANCE

Mr. Chianese proceeded with roll call. Members and others present are noted above.

II. MOTION TO APPROVE THE MINUTES OF OCTOBER 17, 2006

On motion by Mr. Pehlivanian, seconded by Mr. McNerney with all members voting in favor, the minutes of October 17, 2006 were approved.

III. MOTION TO APPROVE THE EXECUTIVE SESSION MINUTES OF OCTOBER 17, 2006

On motion by Mr. Pehlivanian, seconded by Mr. Marciante with all members voting in favor, the executive session minutes of October 17, 2006 were approved.

IV. MOTION TO APPROVE THE MEETING SCHEDULE FOR CALENDAR YEAR 2007

On motion by Mr. Rubino, seconded by Mr. Pehlivanian with all members voting in favor, the schedule for calendar year 2007 was approved.

V. PROJECT STATUS REPORT

Mr. Costantino gave a 6-month update on all projects.

Regarding the State Police Troop C Headquarters, Mr. Marciante asked what was the original cost of the project and what did the project come in at? Mr. Chianese stated that the original cost of the Troop C project was \$84.5M and the total projected cost to completion is \$83.332M. Mr. Marciante asked if future 6-month reports could reflect a presentation showing the projects that are coming in under budget. Mr. Costantino stated that he will incorporate that into his report.

Mr. Chianese made the board aware of several other projects that came in under budget. He noted that part of this surplus was used to repair the State House Dome. Also part of this surplus was returned to the General Fund to help with the budget deficit.

With respect to the State Museum, Mr. Chianese asked Mr. Costantino to bring the board up-to-date on the issues arising with this project. Mr. Costantino stated that the main issue is the plaza waterproofing that surrounds the buildings between the auditorium, museum and library. Water is infiltrating through the plaza into the basement and lower levels of the auditorium, museum and library.

Mr. Chianese stated that the Treasury Department through DPMC is working on getting funding together for this repair. Mr. Brune stated that funding will be provided in FY 08. Mr. Brune asked how much it will cost. Mr. Costantino stated that they are looking into that now; both short term and long term repair.

Mr. Costantino stated the other issue is the caulking and grout between the granite of the building in the library and museum. This issue needs to be addressed immediately because the cabinetry cannot be installed for storage of the artifacts for the Museum.

Regarding the Pinelands Commission Headquarters, Mr. Brune asked if the second floor of the barn was in the project scope. Mr. Costantino stated that the Pinelands Commission is funding this part of the project and the Building Authority will oversee the project. Mr. Brune asked what the cost is of the second floor. Mr. Alessi stated that it is \$279,000.

Chairman Fisher asked why this was not included in Phase I of the project. Mr. Costantino stated that there wasn't enough funding.

Regarding the State House Parking Garage, Mr. Nolan asked for a status of the flooding issue regarding the utilities that are located there. Mr. Jenkins stated that the DPMC have proactively moved the units to higher ground when there is a threat of flooding. The DPMC is entertaining the idea of permanently moving the units to higher ground, but that will be an expensive move.

Mr. Marciante asked if there are any plans for the renovation/replacement of the windows in the State House. Mr. Chianese stated that there have been ongoing discussions, but no word as to when the Legislature wants to move forward with this project.

Mr. Costantino also mentioned that consistent with the Board's direction and need to ensure that when the Building Authority delivers a completed project, that the client understands how to operate and maintain the facility to prolong the useful life and integrity of the building infrastructure, the Building Authority completed the operating and maintenance plan for the Old Barracks Museum.

Chairman Fisher stated that the Department of Law and Public Safety and the Governor's Office are working on the official opening of the Emergency Operation Center late winter, early spring. Chairman Fisher will advise the board when this will take place.

VI. EXECUTIVE SESSION

Chairman Fisher asked for a motion to move into Executive Session to discuss certain contractual matters relating to the Hamilton State Police Technology Complex project and the State Police Emergency Management and Operations Center, the Cultural Campus, the Thomas Edison State College project and the 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 by Mr. Pehlivanian, seconded by Mr. Marciante the Board moved into Executive Session. On motion by Mr. Marciante, seconded by Mr. Rubino the Board returned to Regular Session.

VII. ADJOURNMENT

There being no other business, on motion by Mr. Pehlivanian, seconded by Mr. Rubino, the meeting was adjourned at 10:40 AM.

The next Authority meeting is scheduled for February 20, 2007 at 9:30 AM at a location to be determined.

Respectfully submitted,

Charles Chianese
Secretary

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