



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

CHRIS CHRISTIE
Governor

KIM GUADAGNO
Lt. Governor

JOHN H. FISHER
Chairman

Teleconference Board Meeting
Thursday, November 16, 2017 @ 9:30A.M.
New Jersey Building Authority (NJBA/BA)
28 West State Street, 6th 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. Dennis McNerney
4. William T. Mullen
5. William C. Sproule
6. Anthony Longo, NJ Office of Public Finance, Designee for State Treasurer
7. Brian Francz, NJ Office of Management and Budget, Designee for Director, Division of Budget & Accounting

BOARD MEMBER(S) ABSENT

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

OTHERS PRESENT VIA TELECONFERENCE

Craig Ambrose, Governor's Authorities Unit
Kyle Paul, NJ Treasury Administration
Richard Flodmand, Deputy Director, Division of Property Mgt. and Construction (DPMC)

OTHERS PRESENT AT THE NJBA OFFICE

Kavin Mistry, Assistant Attorney General
Raymond A. Arcario, NJBA Executive Director/Secretary
Phil Johnson, NJBA Project Manager

I. CALL MEETING TO ORDER

Chairman Fisher called the meeting to order at approximately 9:33A.M.

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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).

II. ROLL CALL FOR ATTENDANCE

Mr. Arcario 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 teleconference meeting.

III. MATTERS REQUIRING BOARD ACTION

a. Chairman Fisher asked for a motion to approve the May 11, 2017 NJBA Board Meeting Minutes. Mr. Sproule moved the motion, Mr. Mullen second the motion; and Mr. Arcario with the roll call, seven (7) board members voted in favor of the motion, and the motion was approved.

b. Chairman Fisher asked for a motion to approve the May 22, 2017 NJBA Board Meeting Executive Session Meeting Minutes. Mr. McNerney moved the motion, Mr. Nolan second the motion; and Mr. Arcario with the roll call, seven (7) board members voted in favor of the motion, and the motion was approved.

c. Chairman Fisher asked for a motion to approve the September 12, 2017 NJBA Board Meeting Minutes. Mr. Mullen moved the motion, Mr. Nolan second the motion; and Mr. Arcario with the roll call, seven (7) board members voted in favor of the motion, and the motion was approved.

d. Chairman Fisher asked for a motion to approve the resolution approving the NJBA’s 2018 Annual Administration Budget. Mr. Mullen moved the motion, Mr. Sproule second the motion. Chairman Fisher asked Mr. Arcario to review the proposed budget with the Board. Mr. Arcario remarked that the Building Authority’s budget had been reduced in recent years as staff reductions were made through attrition and transfer. The proposed 2018 budget reflects an increase for payroll expenses attributable to Anthony Faraca and himself accepting fulltime positions with the Building Authority as well as the projection to add two fulltime staff positions in 2018. Mr. Arcario invited questions by the Board, no comments or questions from the Board. Mr. Arcario with the roll call, seven (7) board members voted in favor of the motion, and the motion was approved.

e. Chairman Fisher asked for a motion to approve the resolution approving the Appointment of an Independent Auditor for FY 2017. Mr. Nolan moved the motion, Mr. McNerney second the motion. Chairman Fisher briefly explained the process to procure the Auditor and acknowledged the members of the Auditor Evaluation Committee for their diligent efforts. Mr. McNerney remarked expressing his confidence in the procurement process as well. Mr. Arcario with the roll call, seven (7) board members voted in favor of the motion, and the motion was approved.

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f. Chairman Fisher asked for a motion to approve the NJBA's 2018 Board Meeting Calendar. Mr. Sproule moved the motion, Mr. Longo second the motion; and Mr. Arcario with the roll call, seven (7) 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.

Design Update: The Design Consultant's schematic phase is scheduled to end in December 2017. The early bid packages along with the Design Consultant's destructive probes and investigations have informed the Design Consultant of existing construction assemblies to facilitate schematic phase design.

Early Bid Packages Update: NJBA continues to partner with DPMC in overseeing the ESH project in the areas of contract administration, contract compliance and project management. Emergency Repairs #2, Site Security including overhead protection along State Street/east side of the Legislative State House and Asbestos Abatement are substantially complete with official certificates of substantial completion being finalized. Selective Removals & Demolition package has progressed well with the east lightwell selective demolition complete, demolition of the west lightwell in progress with completion projected by the end of this month and bulk mechanical/electrical removals are complete. The NJBA, working with DPMC, anticipates additional early bid packages such as a 2nd Phase Asbestos Abatement Package and a Final Interior Demolition Package to ready the building for the renovation/new work.

Construction Management Firm (CMF) Services RFP for the Comprehensive Renovation and Restoration of the NJ Executive State House Update: DPMC is in the process of procuring construction management services. The selection committee make-up includes both DPMC and NJBA staff. It is anticipated that an award will be made before the end of this year.

Chairman Fisher and Mr. Arcario asked the Board Members for any comments regarding the updates.

Board Member Questions

Mr. Sproule asked if the top ranked CMF's could be identified.

Mr. Flodmand responded, due to procurement confidentiality matters the top ranked CMF's cannot be identified. Chairman Fisher remarked that as soon as the Building Authority knows what firm has been awarded the CMF contract by DPMC, the Building Authority will notify the Board members.

VI. EXECUTIVE SESSION

None

VII. PUBLIC COMMENTS

No public members identified on the teleconference call meeting.

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VIII. GENERAL COMMENTS/OTHER BUSINESS

Mr. Arcario remarked:

- All board member ethics training receipts due November 2017 have been received and forwarded to the State's Ethics Office.
- The Building Authority has issued its Transition Report to the Governor's Authorities Unit.
- The Building Authority's main office will relocate to 50 West State Street beginning December 2017.

IX. NEXT SCHEDULED BOARD MEETING DATES

There is no planned board action for the rest of the year and therefore the Tuesday, December 5, 2017 has been cancelled. The next board meeting will be Tuesday, February 13, 2018.

X. ADJOURNMENT

Chairman Fisher asked if there being no other business that the meeting can be adjourned; on motion by Mr. Mullen and second by Mr. Nolan and with seven (7) members voting in favor, the motion passed. The meeting adjourned at approximately 10:02A.M.

Respectfully submitted,



Raymond A. Arcario
Executive Director/Secretary

RAA/pj

Date: November 16, 2017