

NEW JERSEY BUILDING AUTHORITY (NJBA)  
Board Meeting via Conference Call  
Tuesday, June 10, 2014 9:30A.M.  
NJBA Office  
28 West State Street, 6<sup>th</sup> Fl.  
Trenton, NJ 08625

MINUTES OF BOARD MEETING

**ATTENDEES**

**BOARD MEMBERS PRESENT VIA TELECONFERENCE**

John Fisher III, Chairman

Prentis Nolan, III

Sean Earlen

Dennis McNerney

William Mullen

Morris Rubino

William Sproule

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., *Ex-officio* - Chair, Commission on Capital Budgeting & Planning

**OTHERS PRESENT VIA TELECONFERENCE**

Peter Siman, Governor's Authorities Unit (GAU)

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

Warren Broudy, Mercadien, P.C., Certified Public Accountants (Mercadien)

Digesh Patel, Mercadien

**OTHERS PRESENT AT NJBA OFFICE**

Raymond A. Arcario, NJBA Executive Director

Guy Tassi, NJBA Asst. Treasurer

Vince Campanella, Sr. Project Manager, NJBA

Phil Johnson, Project Manager, NJBA

Anthony Faraca, Project Manager, NJBA

Jack Anglin, Department of Treasury, Administration

Kavin K. Mistry, Assistant Attorney General, Dept. of Law & Public Safety, Division of Law

William Hannah, Deputy Attorney General, Dept. of Law and Public Safety, Division of Law

Wayne Martorelli, Acting Deputy Director, DPMC

**PUBLIC**

No public members in attendance

NEW JERSEY BUILDING AUTHORITY (NJBA)  
Board Meeting via Conference Call  
Tuesday, June 10, 2014 9:30A.M.  
NJBA Office  
28 West State Street, 6<sup>th</sup> Fl.  
Trenton, NJ 08625

MINUTES OF BOARD MEETING

Chairman Fisher convened this meeting at 9:35 a.m.

**I. ROLL CALL FOR ATTENDANCE**

Raymond A. Arcario, Executive Director, proceeded with the roll call and informed Chairman Fisher the Board Member quorum requirement has been met. Board Member attendees are noted above (Mr. Sproule called-in after start of meeting).

**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**

**A. December 10, 2013 NJBA Board Meeting Minutes**

Chairman Fisher asked for a motion to approve the "Meeting Minutes from the December 10, 2013 NJBA Board Meeting;" on motion moved by Mr. Earlen, seconded by Mr. McNerney and with roll call voting (note: Mr. Sproule not on conference call at time of voting), seven (7) board members voted in favor, one (1) member (Mr. Longo) abstained and the motion passed.

NEW JERSEY BUILDING AUTHORITY (NJBA)  
Board Meeting via Conference Call  
Tuesday, June 10, 2014 9:30A.M.  
NJBA Office  
28 West State Street, 6<sup>th</sup> Fl.  
Trenton, NJ 08625

MINUTES OF BOARD MEETING

**B. NJBA 2013 Audit Report**

Chairman Fisher opened the discussion by acknowledging the audit process was an efficient effort by all involved. Chairman Fisher asked for remarks from Board Member Mr. McNerney (NJBA Audit Committee), regarding NJBA's the 2013 audit.

Mr. McNerney directed the board members to the audit report and power-point presentation included in the agenda packet. There were no comments from the board members.

Chairman Fisher asked for remarks from representatives of Mercadien (NJBA's Auditor) whom also attended this meeting via conference call, for the comments regarding the 2013 audit process.

Mr. Broudy advised of committee meetings before and after the audit, audit results provided in April 2014, the audit results stated be an unmodified audit opinion which is known to be the highest level of audit assurance and there were no findings. No questions from the board members.

With no comments by the Board, Chairman Fisher then asked for a motion with respect to the "Resolution of the New Jersey Building Authority Accepting the 2013 Audit "; a motion to accept was moved by Mr. Rubino, seconded by Mr. Earlen and with roll call voting (note: Mr. Sproule not on conference call at time of voting) eight (8) board members voted in favor and the motion passed.

**IV. PROJECT STATUS REPORTING**

The individual project status reports were included in the agenda packet for review by the Board Members. Chairman Fisher asked Mr. Arcario for an update on the State House projects. Mr. Arcario advised in addition to the State House projects, the Project Managers are also available to discuss other projects, their stages and results.

**N.J. Executive State House Exterior Envelope Restoration & Repair Project:**

Mr. Arcario advised the following:

The exterior finishes will be restored, repaired or replaced (i.e. windows, exterior walls, roofing systems and related mechanical equipment at exterior elevations or areas. As previously

NEW JERSEY BUILDING AUTHORITY (NJBA)  
Board Meeting via Conference Call  
Tuesday, June 10, 2014 9:30A.M.  
NJBA Office  
28 West State Street, 6<sup>th</sup> Fl.  
Trenton, NJ 08625

MINUTES OF BOARD MEETING

discussed in prior meetings, the Design Consultant's efforts to date have discovered projected additional work not currently funded. There is a projected funding gap of \$25 Million and projected budget for the work is now nearing \$68 Million.

The Design Consultant was tasked to advise the Building Authority on how to proceed and presented the following options:

1. Proceed to complete the scope that is approved by the NJBA Board, signed by Legislature and approved by the Governor; or
2. Conduct both an interior and exterior renovation of the entire N.J. Executive State House.

The discussions are on-going with Building Authority, DPMC, the Attorney General's Office, Treasurer's office and members of the N.J. Executive Branch on the direction this project should take. An update will be given to the Board Members for consideration at a later time.

Chairman Fisher remarked the importance of addressing the critical work items included in the scope of work identified by the Design Consultant.

Mr. Arcario commented that the Design Consultant's experience for these types of project is well respected in the industry. The N.J. State House is now this Design Consultant's eighth project type addressing national and historic properties.

No comments were made by the Board Members.

**State House Garage Mechanical Equipment Room Relocation (MER) Project:**

Mr. Arcario stated that this project involves addressing the flooding of the mechanical equipment room currently located in the State House Garage during weather events and storms, by relocating the mechanical equipment back to the State House Building mechanical area.

Mr. Campanella updated the Members of the Board as follows:

The Contractor is mobilizing on Wednesday, June 10, 2014 beginning with access roads and protection work. In the end, mechanical equipment will be relocated above a 100 year flood

NEW JERSEY BUILDING AUTHORITY (NJBA)  
Board Meeting via Conference Call  
Tuesday, June 10, 2014 9:30A.M.  
NJBA Office  
28 West State Street, 6<sup>th</sup> Fl.  
Trenton, NJ 08625

MINUTES OF BOARD MEETING

plain level with some relocated above a 500 year flood plain level. Submittals are progressing and work will be phased and ready for utility cut-over. The project team including DPMC Building Management and the end-users has worked well to date. The projected substantial completion date is mid-June 2015.

No comments were made by the Board Members.

**State House Garage Structural Repair Project:**

Mr. Arcario remarked that flooding issues and age-related problems necessitated repair to maintain this structure in good repair.

**R. J. Hughes Justice Building – Vertical Transportation (Elevator) Project:**

Mr. Arcario remarked that the elevator modernization was completed as it was identified to be the priority work and that escalator modernization work was not addressed due to limited amount available funding.

**NJ State Police Security Command Center**

Mr. Arcario remarked the project change from an independent small building structure to the State acquiring an adjoining and private single story building once leased by the State. The Building Authority renovated part of the space to serve as the Security Command Center. At this project's end, the Building Authority will have completed new perimeter security fencing at the entire NJSP Campus, a new Security Command Center and two (2) roadway security entrance improvements. Mr. Arcario's final remark mentioned the effort of the Building Authority to keep pace with the Public Health Laboratory's end-users and their new technology demands from design phase through construction.

In addition, Mr. Faraca provided the Members of the Board the following update:

Due to recent State changes (FEMA related dollars utilized to renovate space for State staff) for partial use of interior space, the Security Command Center renovation project is behind

NEW JERSEY BUILDING AUTHORITY (NJBA)  
Board Meeting via Conference Call  
Tuesday, June 10, 2014 9:30A.M.  
NJBA Office  
28 West State Street, 6<sup>th</sup> Fl.  
Trenton, NJ 08625

MINUTES OF BOARD MEETING

schedule with a new projected substantial completion date of August 2014. Trooper Drive will now open the week of June 16, 2014 including the new guard booth. Due the purchasing savings and new FEMA dollars which off-set and reduced overall original project construction costs, the Cosey Road entrance scope will be completed.

No comments were made by the Board Members.

V. **PUBLIC COMMENT** - No public members in attendance.

VI. **EXECUTIVE SESSION** – None

VII. **GENERAL**

A. Mr. Arcario thanked the the board members for completing their New Jersey State Ethics Commission 2014 on-line financial disclosure statement by the required date of May 15, 2014.

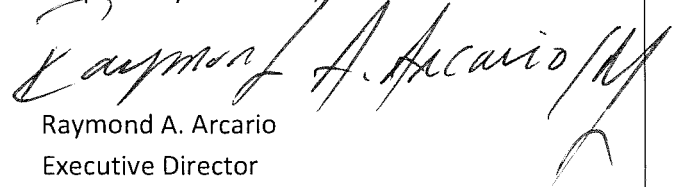
B.

Chairman Fisher reminded attendees of the next scheduled Building Authority board meeting which will be Tuesday, August 12, 2014, 9:30 A.M.

VIII. **ADJOURNMENT**

Chairman Fisher asked if there being no other business the meeting can be adjourned; on motion by Mr. McNerney and seconded by Mr. Earlen and with nine (9) members voting in favor, the motion passed. The meeting adjourned at approximately 10:05 A.M.

Respectfully submitted,

  
Raymond A. Arcario  
Executive Director

RAA/pj

Date: June 12, 2014