

Commission Meeting

of

NEW JERSEY COMMISSION ON CAPITAL BUDGETING AND PLANNING

“Capital Budgeting and Planning Teleconference Commission Meeting”

LOCATION: Conference Room
50 West State Street
Trenton, New Jersey

DATE: February 26, 1999
10:00 a.m.

MEMBERS OF COMMISSION PRESENT:

B. Carol Molnar, Chair
Senator Robert E. Littell
Senator Bernard F. Kenny Jr.
Assemblyman Francis J. Blee
Assemblyman Louis A. Romano
Michael R. Ferrara
Margaret M. Villane
Anthony F. Annese



ALSO PRESENT:

Valerie Murray
(representing James A. DiEleuterio Jr.)

Paul Shidłowski, Acting Executive Director
New Jersey Commission on Capital Budgeting and Planning

Meeting Recorded and Transcribed by
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(The New Jersey Commission on Capital Budgeting and Planning held a teleconference meeting on February 26 at 10:00 a.m. Members of the Commission present at 50 West State Street were Michael R. Ferrara; Margaret M. Villane; and Paul Shidłowski, Acting Executive Director. Members of the Commission via teleconference were B. Carol Molnar, Chair; Senator Robert E. Littell; Senator Bernard F. Kenny Jr.; Assemblyman Francis J. Bleee; Assemblyman Louis A. Romano; Anthony F. Annese; and Valerie Murray.)

B. CAROL MOLNAR (Chair): I want to wish everybody good morning and thank you for all dedicating your time for this meeting.

So we'll call the meeting to order and--

MR. SHIDŁOWSKI (Acting Executive Director): I'll read the Open Public Meeting order.

MS. MOLNAR: Good, I put one down, but I couldn't remember the exact wording. If you could read it, it would be helpful.

MR. SHIDŁOWSKI: In accordance with the Open Public Meeting law, the Commission has provided adequate public notice of this meeting by giving written notice of time, date, and location. The notice of this meeting has been filed in advance by mail with the Trenton *Times* and the Newark *Star-Ledger* and filed with the Office of the Secretary of State.

MS. MOLNAR: Thank you.

Could you do a roll call. Do you want to do another one even though the operator did one?

MR. SHIDŁOWSKI: I'll do a full roll call.

MS. MOLNAR: Full roll call, okay.

MR. SHIDŁOWSKI: Mr. Martin Davidoff. (no response)

He won't be here.

Mr. Anthony Annese.

MR. ANNESE: Here.

MR. SHIDLOWSKI: Mr. Robert Roth. (no response)
Senator Littell.

SENATOR LITTELL: Here.

TELEPHONE OPERATOR: Excuse me, Mr. Chianese, Senator Kenny Jr. is on the line.

SENATOR KENNY: Hello.

MS. MOLNAR: Senator Kenny?

SENATOR KENNY: Yes.

MS. MOLNAR: Okay, we're taking a roll call as we speak, so this is good.

SENATOR KENNY: I'm here.

MS. MOLNAR: Okay.

MR. SHIDLOWSKI: Senator Kenny.

SENATOR KENNY: Here.

MR. SHIDLOWSKI: Assemblyman Blee.

ASSEMBLYMAN BLEE: Here.

MR. SHIDLOWSKI: Assemblyman Romano.

ASSEMBLYMAN ROMANO: Here.

MR. SHIDLOWSKI: Valerie Murray, representing Treasurer DiEleuterio.

MS. MURRAY: Here.

MR. SHIDLOWSKI: Commissioner Janice Mintz. (no response)

Ms. Margaret Villane. (no response)

Mr. Michael Ferrara.

MR. FERRARA: Here.

MR. SHIDLOWSKI: Ms. Carol Molnar.

MS. MOLNAR: Here.

MR. SHIDLOWSKI: We have a quorum, Carol.

MS. MOLNAR: Thank you.

MR. SHIDLOWSKI: I'd like to make one point.

MS. MOLNAR: Sure.

MR. SHIDLOWSKI: That before anyone speaks they really have to identify themselves for purposes of the minutes.

MS. MOLNAR: Great. Okay, that's a great idea.

As Chair, should I now ask the Building Authority, Charles Chianese -- or is there anything else you want to cover prior to that?

MR. SHIDLOWSKI: No, I have no report. I thought we would get right into the presentation.

MS. MOLNAR: All right, I'd like to welcome Charles Chianese on behalf of the New Jersey Building Authority.

MR. SHIDLOWSKI: Maggie Villane just arrived.

MS. MOLNAR: Okay.

C H A R L E S C H I A N E S E: Thank you.

MS. MOLNAR: You have a speakerphone, right, in the conference room set up?

MR. SHIDLOWSKI: Yes.

MR. CHIANESE: Yes, we do.

Just bare with me a second, I'm just getting organized.

MS. MOLNAR: Okay.

MR. CHIANESE: Thank you.

As I understand it, all of the Commission members have been provided with a project report entitled Entablature Repairs/Replacement for the State House Annex and Emergency Structural Repairs for the State House.

The Building Authority Board passed a resolution moving forward with this project report, authorizing the Executive Director of the Building Authority to present this project report to the members of the Commission. The project report outlines a need of \$6.5 million -- \$6.4 million, excuse me -- for this particular initiative that includes the two components: one being the entablature repair and the second component being specific emergency repairs to the State House.

With me today is Dick LaRossa, the Executive Director of the Joint Management Commission, which I would like to ask Dick if he would give the Commission members an overview of the specifics of the project. At which time I'd be happy, or Dick would be happy, to address any specific concerns or questions members may have.

MS. MOLNAR: Okay, thank you.

RICHARD J. LaROSSA: Good morning. Dick LaRossa.

The repairs on the entablature is really the upper perimeter, if you will, the exterior building envelope of the Annex. What was discovered was, in the last year, part of the ledge, the cornice, through water penetration getting behind it freezing and expanding has actually caused pieces of the stone and exterior of the building to literally break and fall off causing a very serious issue of life safety. So if you walk out of the Annex between the Annex and the State House, you will see the enclosure of the canopy, and that's really a protective measure.

The architectural firm of the Hillier Group was hired to come in and help us do an analysis of the entire exterior perimeter of the building looking for water penetration. There have also been instances, interior to the building, where water has got inside of the building, most of it originating from difficulty in problems with the roof and the entablature.

What was discovered, and cutting to the chase, was some 53 pieces of stone and/or limestone actually have to be physically removed from the building and replaced due to the deteriorated condition. Some of the other items that were found is -- realizing that the building is limestone, which is a fairly soft and poorer stone, it has a tendency to allow water to penetrate it, and the freeze-thaw cycle has caused significant damage over time.

The extent of the repairs also required that where the stones are being replaced that the balustrade, which is the ornamental fence, if you will, around the top of the building, also has to be disassembled and taken down. It's a very labor-intensive job because of the weight, of the proximity of the building. We also found other water penetrations where there were, I think, called copingstones, which were designed to create a watertight flashing around the roof.

And what we found is that we have certain stones that were just in deplorable condition. They were photographed, infrared studies and probes were done, destructive and nondestructive probes were done all under the guidance and direction of Hillier, specifically with George Escarmay (phonetic spelling), who is their preservation architect.

And what we found was that -- where the stones were damaged we removed them and found water between the stones. We took other areas where it was damp and not damaged, pulled the stone up, there was water between the stones. And where it was perfectly dry took stones up and there was water between the stone. So obviously the system that was supposed to keep water out was not performing its job.

We are very confident that based on the amount of testing that has been done, the (indiscernible) that has been done, the infrared studies that have been done that we know the full scope of what needs to be done. There

also-- Once the work is completed, Hillier will actually create a maintenance manual for maintaining the repairs as well. The building that was built in 1927 -- or the cornerstone laid in 1927 -- there is no manual, if you will, detailing how to maintain, in a broader sense of the word, a building of that nature. So part of the repair is not just to fix and replace, but also to make sure that once it is repaired that we are able to maintain it to the standard that this building should be maintained. And that will also be part of the work that is being paid for. That's as it relates to the Annex and the entablature.

Any questions on that in terms of where it is or what is?

MS. MOLNAR: Any questions from Commission members?

ASSEMBLYMAN ROMANO: Romano here.

Good morning, Mr. LaRossa.

MR. LaROSSA: Good morning, Assemblyman.

ASSEMBLYMAN ROMANO: I have in my possession some of the materials that were provided to the State Capitol Joint Management Commission, and there are sketches of the various types of metal copings. Let me say from the outset, I'm a firm believer that the building envelope should always be safe and secure.

I just have a question. Are we now going to see a different look at the top of the building on the cornice work? I see from some of the sketches here with the flashing, and the way it's described -- it's not fully described-- Or will this be hidden from view? Is this going to have a blind sort of attachment to the stones at the very top?

MR. LaROSSA: Well, again, the stones that are inside the parapet -- and that work will not be seen. The exterior stuff is the 53 stones that will be replaced are the cornice. That's the ledge that runs around the perimeter of the building which is visible. Those stones will be cut out of a quarry, which

I think is in Indiana, and, also, as much as humanly possible will, in fact, be color matched to the building.

But if you take a look at the building, you will notice in certain instances some of the stones are lighter in shade and darker. So in terms of every stone being the same exact color, it's just the nature of the material that unless every single stone was cut out of the same slab, which just simply doesn't happen, every stone will not be the exact same color. But it is designed to be color matched as much as is possible, so you are not going to have these tremendous discrepancies between light and dark.

ASSEMBLYMAN ROMANO: What I am referring to actually is the metal copings. I mean this will not be seen from the outside.

MR. LaROSSA: No.

ASSEMBLYMAN ROMANO: From what I gather now, wherever we have these flashings and copings there would be an interior on the roof which you possibly couldn't see. My concern is outside the building, looking up will you see metal flashing?

MR. LaROSSA: No, they will not be seen from the ground.

ASSEMBLYMAN ROMANO: All right, thank you very much.

MS. MOLNAR: Any other questions or comments so far? (no response)

If not, you can continue proceeding.

MR. LaROSSA: Okay. The second issue are the emergency repairs in the State House itself. We were looking at again water penetration, stucco. There was also an area between the second and third floor where there was an overstressed area roughly near the staircase between the Governor's wing and the executive wing. What was discovered very recently with again

some forensic testing and some other work that Hillier done -- or had done in extending their work was that--

Originally, we were just going to the roof as the primary repair for water penetration, but subsequently to that, we found that some of the trusses, which by the way are the original trusses going back to 1792 in the building, are so overstressed that it was actually causing part of the floor to sag in parts of the original State House, which is only the area that's over the Governor's wing right now.

That emergency repair will probably cost about \$1.1 million to take care of both reinforcing and/or replacing the trusses, as well as doing the roof repair. Those are the two most emergent areas that we have because there is potentially a life safety issue. However, those repairs will be done in a permanent fashion so that when and if the front half of the State House does move forward relative to its renovation and restoration, there will not be a need to go back and redo this simply because it will be done as a permanent repair in the first place. It's something that is desperately needed.

And, again, we also have--

George help me with a word in terms of the penetrations that are beginning to pull the pieces of the wood -- the testing on the wood. Woodpathology, thank you.

Is also being tested to determine not just the condition of the wood, but also what might have caused it, whether it was water, whether it was insect infestation, and so on.

But keep in mind that these trusses have gone to the point where rather than the truss is supporting the building, the building is now supporting the trusses, which is just the opposite. And those are the two primary areas that will be covered by the emergency repairs.

Anyone else? (no response)

MS. MOLNAR: That's it?

MR. LaROSSA: That's it.

Don't make it anymore complicated than it needs to be.

MS. MOLNAR: I had one question -- I'm sorry, this is Carol Molnar speaking -- on the work being done on the State House Annex. Will that require some of the entrances to be closed off for a short period of time or a long period of time?

MR. LaROSSA: No, we don't expect it to be. What's happened is that the construction companies are well aware of the legislative calendar. They are all too well aware of if, in fact, there is any day or time of day where they may be using some materials that may cause dust and/or fumes that part of their contract requires them to do it at a time where the buildings are not occupied. If it is needed to be closed, it will not be closed at a time when the building is in use.

MS. MOLNAR: Terrific.

Is there any other questions or comments from Commission members on either renovation? (no response)

Gee, everybody is agreement.

MS. VILLANE: Cut to the chase, call a vote. (laughter)

MS. MOLNAR: That's awesome.

SENATOR LITTELL: Bob Littell here.

MS. MOLNAR: Okay.

SENATOR LITTELL: You want a motion to approve the two projects? So moved.

ASSEMBLYMAN BLEE: This is Frank Blee. I will second Senator Littell.

MS. MOLNAR: Terrific.

MR. SHIDLOWSKI: I was going to request a vote on a resolution, Madam Chair, that I had sent to all the Commission members--

MS. MOLNAR: Okay.

MR. SHIDLOWSKI: --which I will read into the record first--

MS. MOLNAR: Okay.

MR. SHIDLOWSKI: --before we call for a vote.

Whereas, pursuant to the New Jersey Building Authority Act, the New Jersey Building Authority is authorized to undertake projects as defined in the Act; and

Whereas, the Authority, prior to undertaking any project whose cost is estimated to exceed \$100,000, shall comply with the provision of the Act, including the preparation of a project report and the submission of the report to the Commission on Capital Budgeting and Planning for its review and findings;

Whereas, the New Jersey Building Authority decided that it's desirable and in the best interest of the Authority to undertake the Annex entablature repair/replacement and emergency structural repairs of the State House to preserve valuable State assets; and,

Whereas, the New Jersey Building Authority prepared the Annex entablature repair/replacement and emergency structural repair for the State House project report approved it by resolution and presented it and the associated materials to the Commission for its review and findings; and,

Whereas, the Commission finds the Annex entablature repair/replacement and emergency structural repairs for the State House to be necessary and convenient to meet the needs of State agency's to utilize the project; and,

Whereas, the project is consistent with the purpose and intent of the capital improvement plan and meets the criteria established by the Commission for its approval of State capital projects; now, therefore,

Be it resolved that the New Jersey Commission on Capital Budgeting and Planning recommends approval of the Annex entablature repair/replacement and emergency structural repairs for the State House project report and recommends to the Governor and the Legislature.

MS. MOLNAR: Terrific, thank you.

SENATOR LITTELL: So moved.

ASSEMBLYMAN BLEE: Second.

MS. MOLNAR: Okay, take a roll call.

MR. SHIDLOWSKI: Mr. Annese.

MR. ANNESE: Yes.

MR. SHIDLOWSKI: Senator Littell.

SENATOR LITTELL: Yes.

MR. SHIDLOWSKI: Senator Kenny.

SENATOR KENNY: Yes.

MR. SHIDLOWSKI: Assemblyman Blee.

ASSEMBLYMAN BLEE; Yes.

MR. SHIDLOWSKI: Assemblyman Romano.

ASSEMBLYMAN ROMANO: Yes.

MR. SHIDLOWSKI: Valerie Murray.

MS. MURRAY: Yes.

MR. SHIDLOWSKI: Margaret Villane.

MS. VILLANE: Yes.

MR. SHIDLOWSKI: Michael Ferrara.

MR. FERRARA: Yes.

MR. SHIDLOWSKI: Carol Molnar.

MS. MOLNAR: Yes.

MR. SHIDLOWSKI: So moved.

MS. MOLNAR: Terrific.

MR. CHIANESE: Madam Chair, this is Chuck Chianese.

MS. MOLNAR: Yes.

MR. CHIANESE: On behalf of the Building Authority we would like to thank you and the Commission members for your support of this project.

MS. MOLNAR: Thank you.

MR. LaROSSA: I just wanted to also thank the Commission members as well, but also the project team that has put this together. And also, specifically, when you are dealing with a building of this age, the expertise that Hillier has provided has been extraordinary. And just as a side-bar they were recently awarded a contract to do the restoration of the U.S. Supreme Court building in Washington. So I think we have--

MS. MOLNAR: That's fantastic.

MR. LaROSSA: --the best working with us on this one.

MS. MOLNAR: Congratulations.

Paul, I see there is other business. Is there anything? It says "action may be taken" on mine.

MR. SHIDLOWSKI: No, I had no actual items, Madam Chair, we just always put that on the agendas--

MS. MOLNAR: Okay.

MR. SHIDLOWSKI: --in case you all have something you want to bring up.

MS. MOLNAR: All right, if there is nothing else anyone wants to brings up--

SENATOR LITTELL: Move for adjournment.

ASSEMBLYMAN BLEE: Seconded.

MS. MOLNAR: Okay, we'll see you guys in a couple of months.
Meeting is adjourned. I don't have my gavel, bang bang.
Thank you so much.

(MEETING CONCLUDED)