New Jersey Building Authority

2005 Annual Report

A Message from the Governor...

The New Jersey Building Authority serves a vital role in both preserving our State's history and building our future. While some of their historical efforts, such as renovations to the State House, the War Memorial and the Old Barracks, may be most visible to New Jersey residents, the NJBA's stewardship of some of our newer high-tech projects is equally important.

When I first took office as Governor, I promised to keep our State's health, safety and hope for the future at the forefront. The Building Authority has taken a lead in these areas, developing the State Police Complex in Hamilton which includes our cutting-edge forensic laboratories as well as the still-in-process state-of-the-art Emergency Operations Center and Laboratory facility for the Department of Health and Senior Services, Department of Agriculture and Department of Environmental Protection in West Trenton. The NJBA shows a history of success in delivering quality projects on time and within budget on behalf of New Jersey's citizens.

The accomplishments of the NJBA and their commitment to serve our state are to be applauded. I look forward to working with the NJBA. Together, we will build a better New Jersey.

Jon S. Corzine

And the State Treasurer...

The New Jersey Building Authority is responsible for the construction and financial management of many critical State building projects. As State Treasurer, I am impressed by the way the NJBA effectively manages complex multi-million dollar projects, ensuring that projects are completed on time and within budget.

It is through leadership, dedication, innovation and firm fiscal controls that the NJBA achieves success. The NJBA takes its role very seriously and is committed to delivering top quality projects to its clients.

I congratulate the Building Authority on their 2005 accomplishments and look forward to a productive affiliation with them in the coming years.

Bradley Abelow

Bradley I. Abelow

State of New Jersey
NEW JERSEY BUILDING AUTHORITY
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JON S. CORZINE
Governor

JOHN H. FISHER III
Chairman

The Honorable Jon S. Corzine
Governor of the State of New Jersey

The Honorable Richard J. Codey
President, New Jersey Senate

The Honorable Joseph J. Roberts
Speaker, New Jersey General Assembly

The Honorable Bradley I. Abelow
State Treasurer

Consistent with N.J.S.A. 52:18A-78.26, I am pleased to report on the activities of the New Jersey Building Authority for calendar year 2005.

Respectfully,

John H. Fisher III

John H. Fisher III
Chairman

NEW JERSEY BUILDING AUTHORITY

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Chairman

Executive Director

Report from the Chairman and Executive Director of the New Jersey Building Authority

On behalf of the Board of Directors, we are pleased to submit this 2005 Annual Report of the New Jersey Building Authority (NJBA). This report provides a brief history of the NJBA and descriptions of our projects and financing activity.

This year, we are excited to embark once again on another project that will help ensure the safety of New Jersey citizens. The NJBA is overseeing the construction of the new 275,000 square foot laboratory for the Departments of Health and Senior Services, Environmental Protection and Agriculture. This laboratory will consolidate operations in a highly secure and state-of-the-art facility, eliminate duplicative processes and allow State departments to share resources, resulting in greater cost savings to the State.

The new state-of-the-art State Police Emergency Management and Operations Center in Ewing is progressing as planned and is scheduled for occupancy in September 2006. This technology rich and energy efficient complex will serve as the State's command post during emergency situations.

The State Museum project is also moving ahead. New Jersey citizens will very much appreciate the renovations. Improvements will provide comfort and safety for visitors and offer a secure environment so that the Museum may confidently borrow collections from other museums and enhance the exhibits we provide to our residents and visitors.

NEW JERSEY BUILDING AUTHORITY

The Justice Complex and New Jersey Pinelands Commission projects are nearing completion. These projects speak for themselves, and anyone who works in or visits these facilities will immediately recognize and appreciate the improvements.

While all our projects are built on foundations of excellence, we believe our success is built on:

- A clear understanding of the client's needs, objectives and expectations;
- A strong professional commitment to achieve the client's objectives;
- An on-going, productive working relationship with the client characterized by an open line of communication throughout the process, and;
- A continuous focus on the philosophy that the client is the purpose of our work.

Our gratitude goes out to our many clients and colleagues, the dedicated staff of the New Jersey Building Authority, the Department of Law & Public Safety's Division of Law, and the Department of the Treasury's Office of Public Finance, Division of Property Management & Construction and Division of Administration. We are proud to be part of a team that continues to strive for excellence as we build New Jersey's future.

John H. Fisher III
Chairman

Charles Chianese
Executive Director

NEW JERSEY BUILDING AUTHORITY

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NEW JERSEY BUILDING AUTHORITY

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Bradley I. Abelow
State Treasurer
Robert Smartt served in the Treasurer's absence.

Charlene Holzbaur
Comptroller of the Treasury
Gary Brune served in the Comptroller's absence.

Carol Molnar, Esquire
Chair, Commission on Capital Budgeting and Planning
Michael Lihvarcik served in the Chairperson's absence.

Overview of the History of the Building Authority

The New Jersey Building Authority (the "Authority"), a body corporate and politic and an instrumentality of the State of New Jersey, was created in 1981 by the State Legislature for the purpose of financing, acquiring, constructing, reconstructing, rehabilitating, or improving office buildings and related facilities to meet the needs of State agencies.

In 1992, the State Legislature amended the Authority's statute to expand the types of projects the Authority can undertake. In addition to office buildings and related facilities, the Authority can now construct or renovate State correctional facilities and restore historic public buildings. The amendment also removed the $250 million bond principal limitation.

The Authority, under a master lease with amendments for individual properties, has leased to the State the buildings constructed or renovated with the funds provided from various bond offerings made by the Authority. The State is required to pay rent to the Authority at times and in amounts sufficient to pay: (1) debt service on the bonds outstanding (to the extent such debt service is not funded from bond proceeds); and (2) administrative expenses of the Authority. The lease transactions with the State are accounted for as direct financing leases.

The State is responsible for the award and monitoring of all contracts for the design, acquisition and construction of projects as well as supervision of construction work and acceptance of the completed projects. Project costs incurred by the State are paid by the Authority's bond trustee out of the construction fund after approval by an authorized Authority representative. Pursuant to the terms of the master lease, the State is responsible for the adequacy, sufficiency and suitability of the plans and specifications of any contracts or agreements with respect to the acquisition or construction of these projects. During the master lease term, the State is responsible for all costs relating to the operation, maintenance and repair of the projects. In addition, the state pays for all utilities, taxes and governmental charges during the lease term.

At any time prior to the expiration of the master term, the State has the option to purchase the projects for a price of $1 plus an amount sufficient to provide the full payment of the bonds and accrued interest in conformity with the bond resolution. If such option has not been exercised prior to the end of the lease term, the title to the projects will be transferred by the Authority to the State at that time.

The obligation of the State to make rental payments is subject to and depends upon yearly appropriations being made by the State Legislature for such purposes. In the event the State fails to make the necessary lease payments, the Authority may take possession of the projects and either lease or sell them to another party. In either case, the State is obligated to reimburse the Authority for any deficiency between the lease payments called for by the master lease and amounts paid by other parties.

Through December 31, 2005, the Authority has undertaken projects totaling in excess of $1 billion.

Construction of State Office Buildings, State Police Facilities, and Correctional Institutions

Construction of State Office Buildings, State Police Facilities, and Correctional Institutions

In April 1981, the Authority submitted its first group of project reports describing five proposed building facilities to the Commission on Capital Budgeting and Planning. Those project reports were the results of a two-year planning program by the State. The five buildings were proposed as replacements for substandard and overcrowded rented space then used by the State. By consolidating office space, the State expected lower energy consumption, improved public access and increased productivity.

The facilities proposed in those initial project reports are:

Environmental Protection Building
Project Cost: $50,721,808

The Environmental Protection Building is located on 3.6 acres in Trenton on East State Street, across from the Federal Court and Office Building and near City Hall. This building provides approximately 400,000 square feet of office space and accommodates approximately 2,000 employees. The completion of this building permitted the consolidation of Department of Environmental Protection employees located in 15 separate office locations.

Mary Roebling Building
Project Cost: $50,879,841

The Mary Roebling Building is located in Trenton on a .75 acre site on West State and North Warren Streets. The building provides approximately 300,000 square feet of space and accommodates approximately 1,500 employees. The building is occupied by the Department of Banking and Insurance, Commerce and Economic Growth Commission, the Commission on Higher Education and the Bureau of Risk Management.

Community Affairs Building
Project Cost: $29,464,376

The Community Affairs Building is located in Trenton on a .75 acre site on South Broad and Front Streets. This building of approximately 160,000 square feet accommodates approximately 900 employees. The building is occupied by the Department of Community Affairs and permitted the consolidation of employees previously occupying seven separate office locations.

Department of Transportation Annex
Project Cost: $35,148,027

The Department of Transportation Annex is located in Ewing Township on a two acre site immediately to the rear of the Department's headquarters building on Parkway Avenue. The Annex provides approximately 270,000 square feet of space and accommodates an estimated 1,400 employees of the Department, permitting consolidation of employees across 14 locations in the Trenton area and eliminating overcrowding in the headquarters building.

Pest Control Laboratory
Project Cost: $4,887,050

The one-story laboratory building is located on a 5.2 acre site in Ewing Township on State Police Road, near the State Police headquarters. This facility provides approximately 22,000 square feet and includes laboratories and a greenhouse to breed beneficial insect parasites as an alternative to chemical pesticides in controlling harmful insects. The laboratory building replaced previously rented space in Trenton.

These five buildings are completed and fully occupied.

Bank Street Garage
Project Cost: $9,000,000

Due to lower than projected contract prices, the Construction Fund for the initial projects had a residual balance. At the option of the State, $9 million of this surplus was transferred to a Construction Fund account for a multi-story structural parking garage in Trenton to service State employees in the State capital area. The six-level garage accommodates approximately 1,000 vehicles.

South Woods State Prison, Bridgeton
Project Cost: $234,439,107

In June 1993, the Legislature authorized the Authority to proceed with financing and constructing several new projects. Among these projects was the construction of a medium security state prison in Bridgeton, New Jersey. Situated on an 85-acre site at South Burlington Road and Andrews Avenue, South Woods State Prison is a 3,000 bed prison with administrative, technical and vocational support units. The facility has minimum and medium security, with modern security design features. This project is the single largest construction project that the State has ever orchestrated. The design/build contracting method was used in order to expedite the design and construction process. The project was brought in $29.5 million under budget. This major project was completed in a timely manner, with only minor weather related time extensions to the schedule.

Also in Bridgeton, construction was completed on a new regional diesel fueling station on a 3.3-acre site directly across the street from the new South Woods State Prison. This station was funded out of the budget surplus of the prison. In February 1999 the construction contract was awarded $100,000 below the design estimate. Construction was completed in September 1999 and the station was opened for business on November 30, 1999. In June 2000, a Memorandum of Understanding relating to the operation and maintenance of the new facility was signed between the Department of Corrections and the Treasury Department. Closeout activities were completed in August 2000.

Division of Revenue/State Police Facility

In February 1999, planning began on a new facility to house the Department of Treasury's Division of Revenue and a State Police Troop C headquarters. A location in Hamilton Township was selected and land acquisition negotiations began. In anticipation of acquiring the land, a design consultant-architect and construction management firm were engaged and several bid packages were awarded for the Revenue facility.

In February 2000, the purchase of the land for the facility was completed. Construction for the Revenue facility was initiated for site work and exterior and interior masonry work. The pre-engineered building was scheduled for delivery in April 2000.

On April 28, 2000, Governor Whitman directed that the work on the Revenue project be halted and the facility be relocated to Trenton. All construction contracts and the construction management contract were terminated for convenience. The architect was retained to provide assistance in the redesign of the project.

After exploration of all the issues related to siting, budgeting and scheduling, a revised project report was developed and submitted to the NJBA Board in July 2000. It was requested that the proposed Division of Revenue facility be utilized as a multi-purpose facility to house State Police functions. The project report was approved by the NJBA Board, the Capital Planning Commission and the Legislature in July, August and December 2000 respectively.

State Police Technology/Multi-Purpose Building and Troop C Headquarters
Project Cost: $84,500,000

State Police Technology/Multi-Purpose Building

The Technology/Multi-Purpose facility, covering approximately 195,000 square feet, includes a forensic laboratory and offices for the Information Technology Bureau, Records and Identification Section and other investigative units. Common facilities include a kitchenette, a break room, centralized lockers, lavatories, conference centers and a 250 seat auditorium.

Three of the contracts prepared initially for the construction of the Revenue facility were reinstated in September 2000. The NJBA negotiated the redesign of the interior with the architect and the new plans were completed in December 2001. The remaining interior fit-out work for the building was awarded in April 2002.

Through the spring, the framework of the building was erected and exterior masonry walls were installed. Next, the skylights and roofing were completed. Interior corridor construction was completed by January 2003. During the course of the project, the intricate mechanical, electrical and plumbing systems were completed sections at a time. Permanent power to the facility was established by mid-summer and final grading, fencing, seeding and landscaping were completed. The building was occupied by September 2003. Throughout that fall, equipment and furniture were installed and various inspections were conducted.

On May 17, 2004, approximately 300 invited guests and law enforcement dignitaries attended the ribbon cutting ceremony officially unveiling the New Jersey Forensic Science Technology Center in Hamilton Township.

During closeout activities, design plans were developed to convert a 40,000 square foot vacant area into office space for the FBI Regional Computer Forensic Lab; the Department of Law and Public Safety, Office of Counter Terrorism; and the Department of Treasury, Office of Information Technology.

Under a separate project, the construction contract for the additional office space was awarded in November 2004 and selective demolition began in January 2005. Within nine months, the offices were occupied. This project was completed under budget.

State Police Technology/Multi-Purpose Building and Troop C Headquarters Continued

Troop C Headquarters

The Troop C Headquarters, approximately 66,000 square feet, remains essentially as originally planned, but includes an additional 15,000 square feet to consolidate communications services used by the Division of State Police and the Departments of Transportation and Environmental Protection. The site elements in the Troop C project include an enclosed firing range, a communications tower, heliport, fueling station, emergency generator, parking area and easy access to the State's highway system for police activities.

The ground breaking ceremony for Troop C was held on April 2, 2001. Project bids were received in July and the project was awarded by October.

By January 2002, most of the footings and foundation walls were in place. It took four months to complete the steel framework, and by May 2002, the foundation and stone bedding within the building footprint were constructed. The exterior masonry and most of the interior stud walls were completed by September. Mechanical, electrical and plumbing installation progressed throughout the fall.

By January 2003, the boiler units were installed and the main electrical service to the building was activated. Interior finish work including the installation of the fire alarm and HVAC systems, light fixtures, cabinetry, countertops, flooring and ceiling tile continued through the spring.

By September, the 911 Center was completed, the firing range was turned over to the State Police and occupants were able to move into the facility.

This project was completed substantially ahead of schedule.

New Jersey State Police Emergency Operations Center
Project Cost: $27,600,000

The objective of this project is to improve emergency services by constructing a new facility to accommodate the New Jersey State Police (NJSP) Emergency Management Section (EMS) and Emergency Operations Center (EOC). The EMS is responsible for planning, training and development of emergency procedures within the State. The EOC is the State's command post for assessment, decision-making and communications during times of emergency activation.

The proposed facility consists of a 47,500 square foot, two-story building and 120-car parking and service area. The building will include: an auditorium to accommodate 150 people; an executive operations room to house Governor's Office staff and key officials; and facilities for emergency representatives during EOC activation. Technology will include an uninterruptible power source, separate electrical service power feeds, special grounding techniques and state-of-the-art communication and data feeds. To conserve and protect resources, alternate energy sources will be incorporated. A geothermal system will heat, ventilate and cool the facility by utilizing ground temperature and a photovoltaic system will be used to convert sun light to electricity.

In December 2003, the NJBA board cancelled the original bids submitted because they were substantially higher than the estimated project cost. The project was released for bid again in February 2004 as a multiple prime contractor project. By the end of June, the new bids were reviewed and the prime contractors were identified.

In September, foundation excavation was under way. Most structural work, plumbing, duct work and HVAc piping were completed by summer.

Interior electrical work, dry wall installation and painting progressed through the fall 2005.

Status as of December 31, 2005

Work is proceeding. Bids for the photovoltaic system were received in late December and are being evaluated.

NJ Public Health, Environmental and Agriculture Laboratory Facilities
Project Cost: $139,000,000

The objective of this project is to construct a new 275,000 square foot laboratory for the Departments of Health and Senior Services, Environmental Protection, and Agriculture in the NJ State Police Headquarters Complex in West Trenton. The laboratory will consolidate operations in a highly secure, state-of-the-art facility, eliminate duplicative processes, and allow State departments to share resources. Approximately 180,000 square feet will be dedicated to specialized laboratories and 95,000 square feet to administrative and support space. Included in the design are a biological lab to safely handle dangerous pathogens and toxic chemicals; a necropsy lab for the detection of animal-borne diseases; a greenhouse for the evaluation and prevention of threats to the state's agricultural resources; and training facilities for personnel.

The Architect/Engineer and Construction Management Services were advertised in early February 2005. By August, negotiations were completed and the contracts for the design and management services were awarded. A project kickoff meeting was held in September to establish the pre-construction schedule. Soon after, analysis began to determine the best building configuration for the site.

Status as of December 31, 2005

Construction will begin in October 2007 and is expected to be completed by December 2009.

Renovation of State Office Buildings

Renovation of State Office Buildings

Since June 1993, the Legislature has authorized the Authority to proceed with various renovations of office buildings in Trenton. These projects, which are in varied phases of completion, are:

Department of State - Cultural Campus Renovations (Phase 1)
Project Cost: $15,789,790

The objective of this project was to renovate the former Education Building located at 225 West State Street in Trenton. The project was awarded for construction in June 1997. Demolition and renovation of the building's mechanical systems were completed in 1998. The Department of State moved into the building in late summer 1999 and a final Certificate of Occupancy was issued in September 2001.

In December 2002, a Notice to Cure was sent to the contractor to correct deficiencies outlined in the State's claim regarding the contractor's work. By August 2003, a Notice of Termination was issued to the contractor and its bonding company. Over the course of 2004 and 2005, the NJBA worked with the Attorney General's Office, the contractor and the bonding agency to rectify the deficiencies outlined in the State's claim against the contractor.

<u>Status as of December 31, 2005</u>

Negotiations with the bond company continue. As part of an art inclusion package, three granite vessels have been created for the front of the building. The sculptures will be positioned on top of existing granite planters. Plans to reinforce and convert the planters to pedestals are being drafted.

Labor Building Renovations
Project Cost: $23,837,897

Over the years, extensive upgrades have been made to the Labor Building. Early project scope included renovations to the basement through the 4th floor. Eventually, new projects were added and the scope expanded to include all thirteen floors and encompassed a variety of tasks including asbestos abatement, interior finishes and furnishings and upgrades to the HVAC, plumbing, electrical, fire, alarm, security, telecommunication and elevator systems. Modifications incorporated barrier free access and satisfied Americans with Disabilities Act (ADA) requirements. Renovations began in 1993 and it took about a year to complete each floor.

In 2000, exterior marble panels were replaced with granite panels.

In 2003, focus moved to repairing the building canopy. The project was awarded in October. Renovations progressed through December, but were suspended during the winter months. By June 2004, all exterior construction was completed. Inside concrete repairs, water proofing, and painting were completed during the summer of 2004.

During close out activities, it was determined that the air conditioning system needed to be upgraded in order to support the new high-tech data center on the 3rd floor and to meet code compliance. The NJBA will oversee this project funded by the Department of Labor.

Separate projects will address exterior repairs to meet ADA requirements and includes: restoration of handicapped access ramps; replacement of damaged walkways, steps and railings; completion of parking areas; and extras like monuments, benches and stone paving.

<u>Status as of December 31, 2005</u>

Construction bids for exterior repairs have been awarded. Funding for a granite monument, benches and stone paving has been secured and the project will be put out to bid in early 2006. Work will begin on the new HVAC design when funding options have been secured by the Department of Labor.

Taxation Building Renovations
Project Cost: $6,513,297

The objective of the project was to renovate the Taxation Building located at 50 Barrack Street in Trenton. The renovations included upgrading the building's air handler units, energy management system and fire and life-safety systems, and improving building access to meet the Americans with Disabilities Act requirements.

The project was completed and closed out in 1998.

Department of Transportation, Engineering and Operations Building Improvements
Project Cost: $8,625,000

This facility houses the Department of Transportation administrative, operational and engineering offices. The objective of this project was to bring the existing HVAC systems up to code and to upgrade communication cabling throughout the building to meet industry standards for voice and data systems.

The HVAC improvement project was awarded in October 2000 and work began immediately. Most of the renovations in the initial project were completed by 2002. The dry system fire pump was relocated in February 2003. Over the course of 2004, modifications were made to the masonry air shaft design to ensure the structures met fire rating specifications.

Status as of December 31, 2005

The project is in close-out phase.

Department of Transportation, Fire Alarm System Upgrade, Elevator Replacement, and Flooring Repairs
Project Cost: $3,500,000

The objective of this project is to upgrade the fire alarm system, replace elevators, and repair floors in various buildings throughout the DOT campus.

RFPs for the fire alarm system were drafted in the fall 2004. Composition of the new system began soon after. By April 2005, all fire alarm systems were installed and fully operational.

A kickoff meeting for the replacement elevator project was held in July 2005. By September, engineers completed an initial survey of the elevators to develop plans for the permit and bid announcement.

Status as of December 31, 2005

Repair and replacement of existing quarry tiles in the corridors and elevator lobbies of the Engineering and Operations building is on hold until the costs for the elevator project are finalized. The elevator project is expected to be put out to bid in early 2006.

Richard J. Hughes Justice Complex Renovations
Project Cost: $21,000,000

The objective of this project is to ensure that the integrity of the safety, HVAC, electrical, structural and operational components of the facility are maintained. The original project included replacement of the atrium glass, installation of a new roofing system and repairs to the first and second levels of the parking garage. The majority of those projects were completed by 2004.

As the initial renovations progressed, additional projects were added to the scope of work and are being addressed as funding permits.

Considerable renovations to the lobby area were completed during the course of 2004. These included installation of safety film, the construction of entrance and exit vestibules and the replacement of the escalators and spline ceiling. Throughout the building, walls were repaired and painted, and carpeting was replaced as needed.

Extensive upgrades were made to the existing security structure and include a central monitoring system, card readers and magnetometers at all entrances, additional lighting throughout the campus and closed circuit surveillance equipment to monitor activity in and around the building. Guard booths were relocated and anti-ram barriers, roll-up doors, gate arms and stop lights were installed.

The Supreme Court was redesigned to meet ADA requirements. Acoustical panels were replaced and new floor lighting strips were installed. The Supreme Court renovation was completed by the end of 2004.

External renovations included refurbishing the loading dock area, replacing the snow melting system and resurfacing the parking areas. Emergency egress walks, plaza waterproofing, and roofing on the north and west wings were replaced. The day care center playground was resurfaced and new equipment was installed. Furniture and landscaping will be upgraded as funding permits.

Early in 2005, preliminary sketches and a cost analysis for a parking garage were generated based on the feasibility study and discussions with representatives from the Justice Complex and the Departments of Health and Senior Services, Agriculture, Labor and Workforce Development and the City of Trenton.

Status as of December 31, 2005

The parking garage study is in closeout phase. A proposal for a visitors management system, preliminary drawings and a cost analysis are under review. A construction contract for bathroom remodeling was awarded in December and demolition is expected to begin in early 2006.

New Jersey State Museum
Project Cost: $15,600,000

The objective of this project is to address the aging infrastructure of the New Jersey State Museum located in Trenton; to protect the health and safety of the State Museum's constituency; and to secure its collections. The project includes enhancements to the HVAC and electrical systems; upgrades to the security structure; installation of a fire suppression system; asbestos remediation; and renovation of vestibules, windows, walls, ceilings and roof. These improvements will bring the State Museum up to code so it may borrow collections from other museums providing greater cultural opportunities for the citizens of New Jersey.

The scope of work for design was completed in May 2003 and the contract was awarded by the end of October.

The project team evaluated options for relocating and storing the existing museum collection during renovations. It was decided that most of the collection could be stored securely within the museum. The items that were too large to move safely would be protected by metal stud frames and fire rated plywood.

In September 2004, the museum collection relocation contract was awarded. The entire process was completed that month, approximately one week ahead of schedule.

A comprehensive fire safety plan was established and implemented. Soon after, the contract for a temporary security system was awarded and the installation began. This system will permit the monitoring of the museum collection while in storage and during renovations. Components of the temporary system will be utilized in the permanent installation.

Due to its complexity, the remaining project will be bid in four separate packages: general construction, HVAC, electrical and plumbing. Project drawings for renovations were submitted to the Department of Community Affairs in December 2004 and all submissions were approved by April 2005. Bids were awarded in the summer of 2005.

<u>Status as of December 31, 2005</u>

Demolition began in December after asbestos removal. HVAC, electrical and telecommunication components are being installed.

Renovation and Restoration of Historic Structures

Renovation and Restoration of Historic Structures

Since its inception, the Building Authority has financed several projects to restore historical structures including the State House, Old Barracks Museum, War Memorial, Thomas Edison State College Townhouses, and the Pinelands Commission Headquarters. Descriptions of the projects follow:

State House Complex Improvements
Project Cost: $143,993,680

In May 1987, the Building Authority Chairman was named to oversee the restoration and renovation of the legislative portion of the State House and the State House Annex.

During 1988, design work on the State House portion of the project was completed. Construction contracts for work on the Legislative State House were awarded in 1989 and 1990, with completion in the fall of 1991.

Restoration of the Annex began in late 1992 and was completed in February, 1995.

In 1991, the Legislature authorized further improvements to the State House Complex including more extensive restorations of the Annex, construction of a structural parking garage, and installation of a roof-top plaza and landscaped park at the rear of the Complex.

State House Annex

The Annex renovations were completed and closed-out in December 2002.

State House Garage, Plaza and Stacy Park

State House Annex Entablature

A design/build contract was awarded in late 1998 for the Garage Plaza. Development, structural and technical issues were investigated to ensure the successful construction of the plaza, park and fountain. During the design phase, it was decided that a granite paver system matching the existing hardscape in the Capitol Complex would be installed and that the existing garage roof system would be enhanced and reinforced by providing new flashing, replacing the roof membrane and expansion joints and installing a concrete overlay.

By August 1999, the Plaza design was approved and work began on waterproofing upgrades. By year-end the roofing modifications, concrete overlay, and forming out of the base of the main fountain were complete, and the installation of granite curbing was nearing completion. Installation of the granite pavers was initiated.

In early 2000, the granite curbing was completed. The fountain sculpture, part of a separate arts inclusion contract, was erected by summer 2000. The Plaza was landscaped by mid-summer. Work on the granite pavers and fountain was completed by the end of September 2000. The Plaza Park and Fountain were officially dedicated at a celebration in October 2000.

In December 2003, construction documents addressing repairs needed to eliminate water infiltration at the ventilation towers, elevator lobby, plaza skylights and expansion joints were prepared. In March, permit and specification plans were approved. The project was advertised and awarded that summer. In November, the team planned the demolition and reinstallation of the four ventilation towers and elevator lobby with a focus on pedestrian safety throughout the project. During 2005, new ice and water shields, and replacement roof panels were installed on all ventilation towers and elevator shafts.

<u>Status as of December 31, 2005</u>

Closeout activities continue for the roof panel replacement project. Repairs to the expansion joints are almost completed.

State House Annex Entablature

During the winter of 1996, a section of the cornice or entablature assembly on the State House Annex fell from the building. A preliminary study of the soundness of the entablature revealed that the failures were the result of the freeze-thaw process. The issue involving the entablature was not part of the original scope of the Annex renovation project. In January 1998 funding was approved by the Building Authority to perform a more detailed investigation of the cornice and to develop design drawings to complete the repairs. The estimated cost for the project was approximately $5.7 million. Due to the Authority delivering several projects under budget, this project was funded from the residual balances.

A special prequalification of the bidders for this project was completed in January 1999. The project was advertised for bid and the contract was awarded in late February 1999. Extensive scaffolding and canopies were constructed for the project by April. During removal of some cornice stones, the contractor discovered that some underlying dentil stones were also cracked. By November, all cornice and dentil stones had been replaced. Given some of the failures of the existing roof system, the replacement of the roof was added to the project. Roof replacement work was completed over the east and west wings in late fall 1999. Prior to installation of the

underlayment and roof pavers, which cover the roofing system, the design consultant was requested to further investigate the concrete roof slab.

In 2000, the consultant conducted extensive tests and took several roof cores from portions of the roof and issued a report on the condition of the roof slab. The final report indicated a possible deterioration of the existing concrete slab, particularly on the West Wing.

Consequently, completion of the roof installation was placed on hold until a plan could be developed to remediate the deficiencies in the roof slab.

A scope of work was developed to contract with an independent engineer to conduct a structural investigation and develop design documents for the Roof Slab Renovation and Replacement project. This project was funded and administered under a separate State project. Remediation repairs began in July 2001 and were completed by January 2002.

State House Dome Restoration
Project Cost: $9,078,421

The New Jersey State House is the second oldest State House in continuous legislative use in the United States. The cupola and lantern, which sit on top of the gilded dome, rise 145 feet from ground level. This makes the State House dome the most visible structure in Trenton as well as the most important symbol of the State's capital. Since its reconstruction in 1889, the dome had not undergone any significant structural repairs. Exterior caulking was done in 1989 as a temporary attempt to prevent leaking and water penetration. The most recent gilding and painting of the dome and drum had occurred in 1972, but inadequate surface preparation and inferior materials resulted in the initial flaking of the surface within ten years.

The State House dome was in obvious need of repair. The gold gilding had failed, leaving an unsightly discolored surface, paint on the cast iron was chipped and rust was prevalent throughout. Water leaking form the dome ruined the rotunda walls.

A consultant was hired to investigate the causes of the dome problems, recommend solutions and estimate the cost of repairs. A final report of findings, recommendations and cost was issued in December 1996. The report recommended, among other repair and restorations items, the complete disassembly, repair and reassembly of the exterior cast iron of the drum and cupola, structural reinforcement of the 24 webbed columns of the dome's frame, replacement of all copper cladding on the dome and cupola roofs, the regilding of all copper cladding, repainting and regilding of all of the interior finishes of the rotunda, and the repair of stained glass windows. The project report and Legislative approval for the project was received in June 1997.

Due to the magnitude of the dome and the necessary repairs, a complex network of scaffolding was required. Placement of the scaffolding footings were completed in the fall of 1997. Once the scaffolding footings were in place, the steel structure took approximately three months to assemble and remained in place for the duration of the project.

Removal of existing copper on the Dome was completed in July and the cast iron removal was completed in August 1998. The cast iron pieces were transported to a foundry in Alabama for refinishing. By late February 1999, the cast iron pieces were reinstalled and the wood sheathing under the copper dome was replaced. New copper replaced the old, worn copper and the regilded cupola was reinstalled on top of the dome.

The interior finishes were repaired and refinished including the plastering, painting, regilding of the metal railings and refinishing of the stone work. The stained glass windows were restored at an off-site location and reinstalled.

In May 1999, the gilding of the exterior dome and the refinishing of the Great Seal were complete. Disassembly of the scaffolding began in June. The Dome Dedication Celebration was held on July 8th.

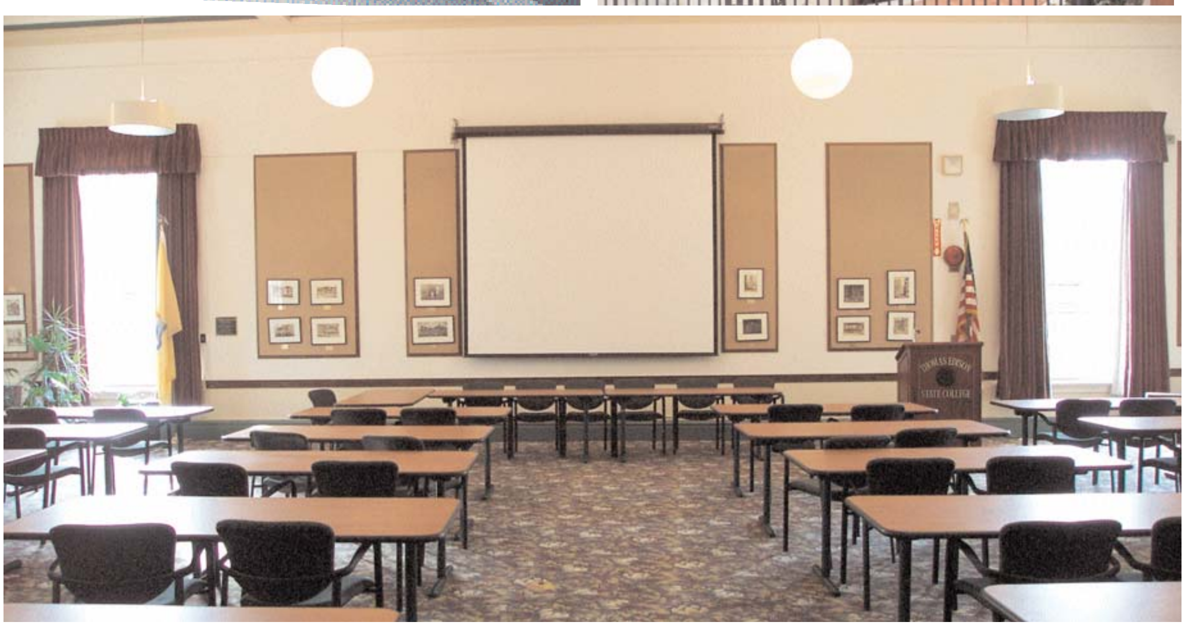
The project was completed significantly under budget and on schedule.

Thomas Edison State College Townhouses
Restoration and Renovation
Project Cost: $14,447,000

This project included renovating six historic townhouses located at 105-115 West State Street, adjacent to Thomas Edison State College. The 19th Century building exteriors were restored to their "near original" appearance and the interiors were converted to modern office space for Thomas Edison State College personnel. A new addition connects the townhouses and the Kelsey Building.

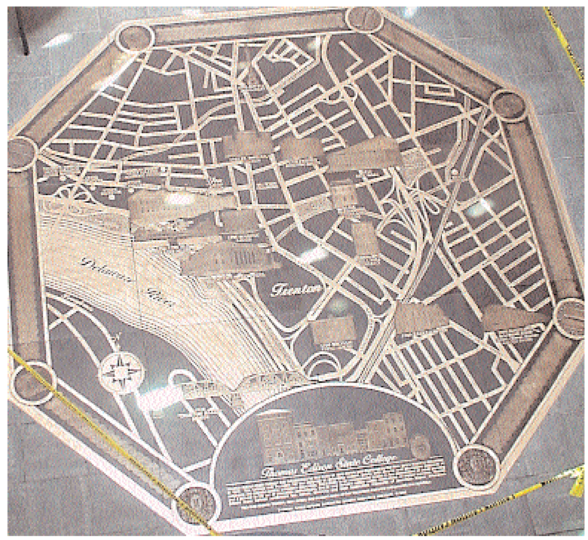
The project was substantially completed in October 1999. College personnel moved into the facility in November 1999. By late 2002, all DCA code requirements were satisfied and Certificates of Approval were received.

The NJBA had initiated repairs to the antique wood clock at the Kelsey Building because of its severe state of deterioration and potential hazard to passing pedes-



trians. The clock was refurbished by an antique clock consultant to its original detail and splendor and, once again, proudly adorns the Kelsey Building facade.

The NJBA pursued several art initiatives for the college through the New Jersey Council of the Arts. In September 2003, a vibrant glass sculpture was suspended from the atrium ceiling. Another project included the fabrication of bronze floor inlays depicting significant structures, landmarks and personalities of historic Trenton. These beautiful plaques and tiles were set in the atrium and great hall in the spring of 2004.



In 2005, three problematic conditions were addressed. The first project included refinishing the exterior windows and doors and was completed by spring.

Other projects focused on water infiltration into the basement and ice formation on the power conduits and in the gutters, downspouts and storm drains during the winter months. To alleviate these problems, new sewer lines were installed and deicing methods were researched. In September, the project was put out to bid and was awarded shortly thereafter.

<u>Status as of December 31, 2005</u>

Plans for heat tracing equipment were submitted in December. The project is expected to be completed by February 2006.

Old Barracks Museum Restoration
Project Cost: $6,713,964

The objective of this project was to complete the restoration of the Old Barracks Museum including archeological investigation and work on the interior of the Barracks, the roof, porches, parade ground and stockade fence.

This project was completed on time and under budget in December 1998. Contract closeout was completed in early 2001.

War Memorial
Restoration and Renovation
Project Cost: $33,855,977

The objective of this project was to renovate and historically restore the War Memorial as a multi-use auditorium/performing arts theater and center.

All the major interior and exterior work was completed in 1998.

A Temporary Certificate of Occupancy was issued in early December 1998 and four "trial run" concerts were held.

The Authority sponsored "Hard Hat" concert was the first concert held in the refurbished theater. Craftsmen and their families and other individuals from the private and public sector who assisted in completing the renovation of the War Memorial attended this free concert.

The Governor's State of the State message was held in mid-January 1999 after which the building was rededicated to all war veterans. The grand reopening was held in March 1999.

In early 2001, an additional balcony rail-

ing was added in the auditorium as requested by the Building Authority Board for public safety. The Building Authority approved sound and lighting upgrades for the theater in mid-2001. The design contract was advertised and awarded to sound and lighting consultants in late 2002. The first set of design plans were developed by February 2003. Plan modifications continued through 2003 to address issues related to the safeguarding of seating areas already compliant with the Americans with Disabilities Act (ADA) during construction of the new sound monitoring and mixing stations. By March 2004, the plans were approved and included new speakers throughout the theater, a permanent in-house sound mixing station and a system to control lighting from both the balcony and stage areas. Rewiring for the new sound and light systems began in July and the entire project was completed by October.

Status as of December 31, 2005

Options to upgrade remaining auditorium seating not meeting ADA requirements are being investigated. Designs will depict historical authenticity.

Pinelands Commission Renovations
Project Cost: $2,060,000

The objective of this project is to renovate and repair the Pinelands Commission Headquarters located in Pemberton Township while maintaining its historical value. The project entails interior and exterior renovations to Fenwick Manor, the carriage house, barn and outhouse. Improvements will address code, safety and environmental issues and update all utilities and building systems including heating, air conditioning, electrical, plumbing and telecommunications.

The design contract was awarded in February 2003. Structural and environmental investigations began in April. Findings were reported to the Quality Review Board the following month. A limited scope of work for project management scheduling and cost analysis was developed for the project.

Additional funding for construction was authorized and approved by the Legislature so that the structures would be fully utilized and barrier free to meet ADA requirements.

By April 2004, construction documents and all permits were approved and the project was put out to bid. The construction contract was awarded in July and construction began that September.

<u>Status as of December 31, 2005</u>

The Department of Community Affairs issued the Certificate of Acceptance on December 12, 2005. Closeout activities are in process. Two new projects, sidewalks and a new roof for the barn, will be initiated once the scope is approved by the Pinelands Commission.

Acquisition of State Office Buildings

Acquisition of State Office Buildings

Up until 1999, all of the Building Authority's financing activities involved the construction, renovation and restoration of various office buildings, historical structures and correctional facilities. In late 1999, the Building Authority financed the acquisition of an existing building, the Richard J. Hughes Justice Complex.

Richard J. Hughes Justice Complex
Project Cost: $80,682,136

On January 1, 1978, the State of New Jersey and the Mercer County Improvement Authority (MCIA) entered into a lease agreement for the Richard J. Hughes Justice Complex to be constructed in Trenton, pursuant to which the State was responsible for the planning, construction, installation and maintenance of the complex. The Justice Complex consists of an eight-story L-shaped office building, a four-story Supreme Court structure and a two-story below-grade parking garage. The combined gross building space is approximately one million square feet.

The cost of acquisition and construction of the complex was financed through the issuance of bonds by the MCIA consisting of $50 million State Justice Complex Revenue Bonds, 1978 Series A, $60.2 million State Justice Complex Revenue Bonds, 1979 Series A, and $2.175 million State Justice Complex Revenue Bonds, 1985 Series A. The MCIA Bonds were defeased to maturity with proceeds from the secondary offering of the Custody Receipts. Pursuant to the MCIA Lease, the State paid the MCIA an amount of rent equal to the sum of (1) the debt service on the Custody Receipts outstanding; (2) payments in lieu of taxes due to the City of

Richard J. Hughes Justice Complex, continued

Trenton; and (3) the administrative fees and expenses of the MCIA, the Custodian and the MCIA Lease Trustee. The State's payment obligations under the MCIA Lease were subject to, and dependent upon, appropriations being made by the State Legislature, from time to time, for such purpose. During the term of the MCIA Lease, the State was responsible for, and paid all costs of, operating the Justice Complex and making all necessary repairs and replacements to the Justice Complex.

Pursuant to the MCIA Lease, the State had the option to purchase the Justice Complex by depositing with the Custodian an amount sufficient to pay the remaining principal component and accrued interest component of Basic Rent under the MCIA Lease, together with any other amounts then due and owing under the MCIA Lease, if any. On October 1, 1999, the Building Authority issued $134.9 million of New Jersey Building Authority Revenue Bonds, 1999 Series. From the proceeds, $80.7 million was used to acquire the Richard J. Hughes Justice Complex.

Upon defeasance of the Custody Receipts, the MCIA Lease was terminated and the MCIA conveyed the Justice Complex to the State which then ground leased it to the Authority pursuant to an amendment to the Ground Lease.

Building Authority Financing Activities

Building Authority Financing Activities

Initial Project Financing

Construction of the Environmental Protection Building, Mary Roebling Building, Community Affairs Building, Department of Transportation Annex, Pest Control Laboratory, and Bank Street Garage

To maximize investment earnings during the construction period, the Authority designed a two and one-half year temporary bond issue with interest capitalized for the life of the loan. On December 23, 1981, the Authority sold $129 million of Revenue Bonds, secured by a lease agreement with the State and rated "Aa" by Moody's and "AA-" by Standard and Poor's, at a coupon rate of 10.5%. The bonds were due on August 1, 1984. The reinvestment of proceeds, according to a projected cash draw-down schedule, was made at a very favorable average return of approximately 14 percent.

Preparation for the long-term financing of the initial project began in September of 1982 but a planned November bond sale was postponed when interest rates moved upward. The sale was eventually consummated on January 13, 1983 when an issue of $157.1 million refunding bonds was underwritten at a net interest cost of 9.83%. In December 1985, the Authority refinanced its outstanding debt at an interest cost of 9.39%. In May, 1987, the Authority refinanced a portion of the 1985 bonds to achieve debt service savings of $13 million over the life of the bonds. In September, 1997, a portion of the 1987 bonds were refunded with the 1997 Bond Series.

State House Complex Improvements Financing

Restoration and Renovation of the State House and State House Annex
Construction of the State House Garage, State House Plaza and Stacy Park

The Authority issued $49.7 million of Revenue Bonds, 1989 Series to finance the first phase of the project. The bonds were issued at an interest cost of 7.518%. In January, 1994, a portion of these bonds were refunded with the 1994 Series Bonds.

In September, 1991, the Authority issued $74.9 million of bonds to finance the second phase of the improvements. The 1991 Series Bonds were issued as capital appreciation bonds (CABS). These bonds are also a series of Garden State Savings Bonds.

During 1990 and 1993 the Authority applied for and received two Historic Preservation Grants from the New Jersey Historic Trust. The grants, which were $530,450 and $64,000 respectively, were used to help fund the State House improvements.

1994 Project Financing

Construction of South Woods State Prison,
Renovation of the Education, Labor and Taxation Buildings,
Restoration and Renovation of the Old Barracks, War Memorial, and Edison Townhouses
Completion financing for the State House Complex Improvements

On January 13, 1994, the Building Authority issued $314.9 million of New Jersey Building Authority Building Revenue Bonds, 1994 Series. A portion of these bonds were issued as capital appreciation bonds (CABS).

From the proceeds, $38.8 million was used to advance refund certain outstanding debt; $249.2 million was used to pay project construction costs. The balance of the proceeds were used to fund accrued and capitalized interest and pay the costs of issuance. The 1994 Series bonds were issued at a yield of 5.0326%.

1995 Financing

The Authority issued no new bonds in 1995.

On July 20, 1995, the Authority entered into a collateralized flexible repurchase agreement.

1996 Financing

The Authority issued no new bonds in 1996.

1997 Project Financing

Completion financing for the 1994 Projects
Replacement of Labor Building Exterior Panel
Repair and Restoration of the State House Dome

On September 17, 1997, the Building Authority issued $224.6 million of New Jersey Building Authority Revenue Bonds, 1997 Series. $103.2 million of the proceeds were used to refund a portion of the 1987 Series; $102.5 million was used to complete the costs of the 1994 projects; $12.3 million was used to finance the Labor Building Exterior Panel Replacement project; and $9 million was used to pay for the cost of the repair and restoration of the State House Dome. The balance of the proceeds were used to fund accrued and capitalized interest and pay the costs of issuance. The bonds were issued at a yield of 5.0286%.

Additional funding for the State House Dome project was provided through other sources. $1 million in State appropriations were made available through the Joint Management Commission and approximately $2 million through private donations and fundraising initiatives. One such fundraising initiative was *"Dimes for the Dome".* During the week of May 5 - 9 1997, New Jersey school children voluntarily participated in a week-long fundraising drive to raise money for the dome repair and restoration. These students collected dimes and other coins by hosting varied events. They raised over $48,000, the exact amount needed to gold leaf the dome.

1998 Financing

The Authority issued no new bonds in 1998.

1999 Project Financing

Acquisition of the Richard J. Hughes Justice Complex
Construction of the Division of Revenue/State Police Facility

On October 1, 1999, the Building Authority issued $134.9 million of New Jersey Building Authority Revenue Bonds, 1999 Series.

From the proceeds, $80.7 million was used to acquire the Richard J. Hughes Justice Complex; $55 million will be used to pay for the construction of a new State Police Multi-Purpose Building and Troop C Headquarters. The balance of the proceeds will be used to fund accrued and capitalized interest and pay the costs of issuance. The bonds were issued at a yield of 5.3150%.

2000 Project Financing

Renovation of the Richard J. Hughes Justice Complex
Construction of the Improvements to the Department of Transportation E & O Building

On August 1, 2000, the Building Authority issued $29.0 million of New Jersey Building Authority Revenue Bonds, 2000 Series A.

From the proceeds, $21.0 million will be used to finance the renovations of the Richard J. Hughes Justice Complex; $7.5 million will be used to finance the construction of the improvements to the Department of Transportation Engineering & Operations Building. The balance of the proceeds will be used to fund accrued and capitalized interest and pay the costs of issuance. The bonds were issued at a yield of 5.1023%.

2001 Financing

The Authority issued no new bonds in 2001.

2002 Project Financing

Construction of the State Police Office of
Emergency Management and Emergency Operations Center
Renovation of the State Museum and the Pinelands Commission Headquarters
Completion Funding for the State Police Technology/Multi-Purpose Building and
Troop C Headquarters

On November 15, 2002, the Building Authority issued $65 million of NJBA Revenue Bonds, 2002 series A.

From the proceeds, $26.8 million will be used to finance the construction of the State Police Emergency Management and Emergency Operations Center; $14.1 million will be used to finance the renovation of the State Museum; $23.2 million will be used to finance the completion of the construction of the State Police Technology/Multi-Purpose Building and Troop C Headquarters; $1 million of existing Building Authority proceeds will be used to finance the renovations of the Pinelands Commission Headquarters. The balance of the 2002 A proceeds will be used to fund accrued and capitalized interest and pay the costs of issuance. The bonds were issued at a variable rate yield.

On November 15, 2002, the Building Authority issued $210 million of NJBA Revenue and Refunding Bonds, 2002 series B. Those bonds represent a partial refunding of previous issues. The bonds were issued at a variable rate yield.

2003 Project Financing

On August 15, 2003, the Building Authority issued $190 million of NJBA Revenue Bonds, 2003 Series A.

The 2003 Bonds were issued by the Authority to provide proceeds to refund all or a portion of the 1994 Series Bonds, the 1999 Series Bonds, the 2000 Series A Bonds and the 2002 Series A Bonds (the “Bonds to be Refunded”) and to pay for costs of issuance of the 2003 Bonds.

2004 Project Financing

New Jersey Department of Transportation
Elevator Renovations, Limited Floor Re-Tiling and Fire Alarm System Upgrade

On December 1, 2004, the Authority issued $4.08 million of New Jersey Building Authority Revenue Bonds, 2004 Series A.

The 2004 Series A proceeds will be used to finance the (i) renovation of the elevators in the New Jersey Department of Transportation Engineering and Operations Building, the New Jersey Department of Transportation Main Office Building and the New Jersey Department of Transportation Finance and Administration Building, (ii) re-tiling work in the main lobby and one stairway of the New Jersey Department of Transportation Engineering and Operations Building and (iii) upgrading the fire alarm systems in the New Jersey Department of Transportation Engineering and Operations Building, the New Jersey Department of Transportation Main Office Building and the New Jersey Department of Transportation Finance and Administration Building.

On December 7, 2004, the Authority issued $48.8 million of New Jersey Building Authority Revenue Bonds, 2004 Series B.

The 2004 Series B Bonds were issued to refund certain maturities of the Outstanding 1991 Series Bonds, 1999 Series Bonds, 2000 Series A Bonds and 2002 Series A Bonds of the Authority in the aggregate original principal amount of $34,629,816.60 and to pay costs of issuance of the 2004 Series B Bonds.

2005 Project Financing

The Authority issued no new bonds in 2005.

Financial Statements

See Appendix A for the combined financial statements for the years ended December 31, 2005 and 2004 along with the report of the independent public accountants.

New Jersey Building Authority

Past and Present Board of Directors
1981 - Present

Name	**Affiliation**	**Years Served**
Nancy Beer	*Program Associate, The Woodrow Wilson School, Princeton University*	*1981-1985*
William I. Blanchard	*Assistant Treasurer, Wm. Blanchard Co.*	*1996-2004*
Jerry Della Salla	*Business Manager, Bricklayers & Allied Craftworkers*	*2004*
Stephen R. Ehrlich, Chairman	*President, Windemere Associates*	*1996-2005* *Chairman 1996-2001*
Bernard Ekelchick	*School Teacher, Edison, New Jersey*	*1981-1982*
Alfred L. Faiella	*Executive Director, Newark Economic Development Corporation*	*1981-1982*
John H. Fisher III, Chairman	*County Administrator, Gloucester County Courthouse*	*1990-present* *Chairman 2001-present and 1990-1993*
Dale Florio	*Partner, Princeton Public Affairs Group*	*1991-1994*
Michael Hartsough, Chairman	*Attorney, Hartsough, Kenny & Chase*	*1986-1994* *Chairman 1994*
William Hiering, Jr., Esquire	*Attorney, Hiering, Hoffman & Gannon Law Firm*	*1996-2001*
Edward L. Hoffman	*Publisher, The Trentonian*	*1981-1988*
James Kearney	*President, BCC Construction LLSC*	*2004-present*
Donald J. Kennedy	*Business Manager, IBEW, Local 269*	*1986-1995*
Karen Kominsky, Acting Chair	*Associate, Policy Management & Communications, Inc.*	*1993-1996* *Acting Chairwoman 1995*
Aladar G. Komjathy	*Director, The Stewart Agency*	*1989-1998*
John R. Lacy, Jr.	*Publisher*	*1986-1988*
Joseph Lazur	*President, National Siding Co.*	*1984-1985*
William Maer	*Partner, Public Strategy Impact*	*2005-present*

New Jersey Building Authority

Past and Present Board of Directors
1981 - Present

Name	Affiliation	Years Served
Charles Marciante	Business Manager, IBEW, Local 269	1996-present
Arthur Maurice	Associate, New Jersey Business and Industry Association	1994-1995
Edward F. Meara, III, Chairman	Executive Director, Mercer County Chamber of Commerce	1981-1992 Chairman 1981-1982
Peter J. McDonough, Jr.	Partner, Princeton Public Affairs Group	1989-1990
Dennis McNerney	Bergen County Executive	2004-present
Dean Munley	Howard Savings Bank	1983-1985
Prentis C. Nolan, III	President, PC Nolan & Associates, Inc.	1999-present
John S. Pehlivanian, Esquire	Attorney, Pehlivanian & Braaten, LLC	1996-present
Maurice T. Perilli	Executive Vice President and Board Chairman, Roma Savings Bank	1992-1994
Edward Pulver	Secretary/Treasurer, New Jersey AFL-CIO	1981-1985
Ramon Rivera	Executive Director, La Casa de Don Pedro	1981-1983
Richard Rowson	Business Agent, IBEW, Local 351	1997-2002
Morris Rubino	Manger/Financial Secretary and Treasurer Ironworkers Local Union No. 68	2005-present
W. Harry Sayen	Board Chairman Emeritus, Mercer Rubber Co.	1981-1992
Leonard Sendelsky	Builder	1986-1991
Morton A. Siegler, Chairman	President, Morton A. Siegler Associates	1983-1987 Chairman 1983-1987
Charles E. Stapleton	President, Impact Government Relations	1986-1990
John H. Walther	Board Chairman, New Jersey National Bank	1981-1985
Kim Whelan	Managing Director, Public Financial Mgmt.	1998-2005

NEW JERSEY BUILDING AUTHORITY

Past and Present
Ex-Officio Board Directors
1981 - Present

Name	State Office Held	Years Served
Bradley I. Abelow	State Treasurer	2006-present
Douglas Berman	State Treasurer	1989-1990
Kenneth R. Biederman	State Treasurer	1981-1982
Brian W. Clymer	State Treasurer	1993-1997
Samuel Crane	State Treasurer	1991-1992
William R. DeLorenzo, Jr.	Chairman, Commission on Capital Budgeting & Planning	1989-1993
James A. DiEleuterio, Jr.	State Treasurer	1997-1999
Michael Ferrara	Acting Comptroller of the Department of the Treasury	1993
Edward G. Hofgesang	Comptroller of the Department of the Treasury	1981-1982
Charlene Holzbaur	Comptroller of the Department of the Treasury	1999-present
Michael Horn	State Treasurer	1983-1985
Eugene Jacobson	Chairman, Commission on Capital Budgeting & Planning	1981-1985
Richard Keevey	Comptroller of the Department of the Treasury	1989-1992
Peter R. Lawrance	Acting State Treasurer	2001
Roland M. Machold	State Treasurer	1999-2001
John McCormac	State Treasurer	2002-2005
Benedict T. Marino	Chairman, Commission on Capital Budgeting & Planning	1986-1988
Carol Molnar	Chairman, Commission on Capital Budgeting & Planning	1994-present
Feather O'Connor	State Treasurer	1986-1988
Elizabeth Pugh	Comptroller of the Department of the Treasury	1994-1999
Richard Standiford, III	Comptroller of the Department of the Treasury	1983-1988

NEW JERSEY BUILDING AUTHORITY

Past and Present Executive Directors
1981 - 2005

Name	***Years Served***
David T. Beale	*1981-1995*
Charles Chianese	*1995-present*

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NEW JERSEY BUILDING AUTHORITY

(A Component Unit of the State of New Jersey)

Financial Statements

Years Ended December 31, 2005 and 2004

NEW JERSEY BUILDING AUTHORITY

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Years Ended December 31, 2005 and 2004

MERCADIEN, P.C.
Certified Public Accountants
A Mercadien Group Company

INDEPENDENT AUDITORS' REPORT

To the Board of Directors of
NEW JERSEY BUILDING AUTHORITY

We have audited the accompanying financial statements of the New Jersey Building Authority (the "Authority"), a component unit of the State of New Jersey, as of December 31, 2005 and 2004, as listed in the table of contents. These financial statements are the responsibility of the Authority's management. Our responsibility is to express an opinion on these financial statements based on our audits.

We conducted our audits in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audits to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audits provide a reasonable basis for our opinion.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the New Jersey Building Authority as of December 31, 2005 and 2004, and the changes in its financial position for the years then ended in conformity with accounting principles generally accepted in the United States of America.

In accordance with *Government Auditing Standards*, we have also issued our report dated March 23, 2006 on our consideration of **NEW JERSEY BUILDING AUTHORITY'S** internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, and contracts. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* and should be read in conjunction with this report in considering the results of our audit.

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INDEPENDENT AUDITORS' REPORT (CONTINUED)

The management's discussion and analysis on pages 5 and 6 is not a required part of the basic financial statements but is supplementary information required by accounting principles generally accepted in the United States of American. We have applied certain limited procedures, which consisted principally of inquiries of management, regarding the methods of measurement and presentation of the required supplementary information. However, we did not audit the information and express no opinion on it.

Mercadien, P.C.
Certified Public Accountants

March 23, 2006

MERCADIEN, P.C.
Certified Public Accountants
A Mercadien Group Company

INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

To the Board of Directors of
NEW JERSEY BUILDING AUTHORITY

We have audited the financial statements of **NEW JERSEY BUILDING AUTHORITY** as of and for the year ended December 31, 2005, and have issued our report thereon dated March 23, 2006. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States.

Pennsylvania Office:
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Holland, PA 18966
215-355-4860

Internal Control over Financial Reporting

In planning and performing our audit, we considered **NEW JERSEY BUILDING AUTHORITY'S** internal control over financial reporting in order to determine our auditing procedures for the purpose of expressing our opinion on the financial statements and not to provide assurance on the internal control over financial reporting. Our consideration of the internal control over financial reporting would not necessarily disclose all matters in the internal control over financial reporting that might be material weaknesses. A material weakness is a condition under which the design or operation of one or more of the internal control components does not reduce to a relatively low level the risk that misstatements in amounts that would be material in relation to the financial statements being audited may occur and not be detected within a timely period by employees in the normal course of performing their assigned functions. We noted no matters involving the internal control over financial reporting and its operation that we consider to be material weaknesses.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether **NEW JERSEY BUILDING AUTHORITY'S** financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, and contracts, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance that are required to be reported under *Government Auditing Standards*.

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INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

This report is intended solely for the information and use of the finance committee, management, and others within the Authority and the State of New Jersey, and is not intended to be and should not be used by anyone other than those specified parties.

Mercadien, P.C.
Certified Public Accountants

March 23, 2006

MANAGEMENT'S DISCUSSION AND ANALYSIS

This section of the New Jersey Building Authority's (the "Authority") annual financial report represents our discussion of the Authority's financial performance and provides an overview of the Authority's activity for the fiscal year ended December 31, 2005. Please read it in conjunction with the Authority's financial statements.

Financial Highlights

- Cash receipts from the State of New Jersey totaled $62.1 million.
- Construction contract payments totaled $22.7 million.

Overview of the Financial Statements

The annual report consists of two parts - management's discussion and analysis (this section) and the basic financial statements. The basic financial statements include the Statements of Net Assets and Governmental Funds Balance Sheets and the Statements of Activities and Governmental Funds' Revenues, Expenditures and Changes in Fund Balance.

With regard to the State of New Jersey (the "State"), the Authority is a component unit that provides services entirely or almost entirely to the State. Per GASB 14 requirements, the Authority is thus considered a blending unit for inclusion in the New Jersey Comprehensive Annual Financial Report. Blending requires the component unit's balances and transactions to be recorded in a manner similar to that used for recording the balances and transactions of the State, i.e. as a governmental fund type.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recorded when measurable and available. Expenditures are recognized when the related liability is incurred. The exception to this rule is that principal and interest on long-term debt is recognized when due.

Basic Financial Statements

The basic financial statements are designed to provide readers with a broad overview of the Authority's finances. The Statements of Net Assets and Governmental Funds Balance Sheets present information on all of the Authority's assets and liabilities, with the difference between the two reported as Fund Balances/Net Assets. Fund Balances/Net Assets increase when revenues exceed expenditures.

The Statements of Activities and Governmental Funds' Revenues, Expenditures and Changes in Fund Balance present information showing how the Authority's Fund Balance/Net Assets changed during the calendar year. All changes in net assets are reported as the underlying events occur, regardless of the timing of the related cash flows. Therefore, revenues and expenditures are reported in this statement for some items, such as accrued payroll, that will result in cash flows in future calendar years.

Cash Receipts and Revenues

Cash receipts from the State of New Jersey totaled $62.1 million, of which $32.5 million was associated with the interest portion of bond payments (including interest related to incomplete projects) as identified on the official statements and $29.6 million was associated with the pay-down of the principal portion.

Interest income increased $417,312 from $1,221,624 at December 31, 2004 to $1,638,936 at December 31, 2005. The increase was due to the rise in interest rates paid on the Cash Management Fund and Money Market shares.

Construction Contract Payments

Construction contract payments in 2005 totaled $22.7 million and are detailed in Table 1.

Table 1

Construction Contract Payments	2005 (in thousands)
State Police E.O.C.	$ 13,691
State Museum	1,006
Justice Complex	1,219
State House Annex/Garage	301
Education Building	88
Labor Building	39
Edison Townhouse	238
War Memorial	164
Labor Building Exterior Panel	78
Pineland Headquarters	1,355
State Police Building	2,950
Health Lab Facility	967
DOT - Ewing Campus Project	585
Total	$ 22,681

Construction activity in 2005 focused on the State Police Emergency Operation Center (which represented 60% of 2005 construction contract payments).

Debt Service

During 2005, the Authority made principal payments of $29.6 million. There was no new issue of debt in 2005.

Contacting Financial Management

This financial report is designed to provide citizens, vendors, and creditors with a general overview of the New Jersey Building Authority's finances. If you have any questions about this report or need additional financial information, contact the Authority's fiscal office at P.O. Box 219, Trenton, New Jersey 08625-0219.

NEW JERSEY BUILDING AUTHORITY

(A Component Unit of the State of New Jersey)

STATEMENT OF NET ASSETS AND GOVERNMENTAL FUNDS BALANCE SHEET
December 31, 2005

	Governmental Funds	Adjustments (Note F)	Statement of Net Assets
ASSETS			
Cash and equivalents	$ 56,113,580	$ -	$ 56,113,580
Accrued interest receivable	10,825	-	10,825
Prepaids and other assets	-	-	-
Minimum lease payments receivable	-	375,336,946	375,336,946
Deferred loss on advanced refunding of bonds	-	22,644,273	22,644,273
Deferred bond issuance costs	-	3,953,099	3,953,099
Property and equipment	-	44,413	44,413
Construction in progress	-	284,087,958	284,087,958
Total Assets	$ 56,124,405	$ 686,066,689	$ 742,191,094
LIABILITIES			
Accounts payable			
Payable to State	$ 220,654	$ -	$ 220,654
Other	6,429,657	-	6,429,657
Contractor retainage payable	1,557,440	-	1,557,440
Accrued bond interest payable	-	1,190,126	1,190,126
Bonds payable	-	700,798,396	700,798,396
Unamortized bond premiums, net of discounts	-	7,172,856	7,172,856
Total Liabilities	8,207,751	709,161,378	717,369,129
FUND BALANCES/NET ASSETS			
Restricted	47,916,654	(23,094,689)	24,821,965
Total Fund Balances/Net Assets	47,916,654	(23,094,689)	24,821,965
Total Liabilities and Fund Balances/Net Assets	$ 56,124,405	$ 686,066,689	$ 742,191,094

See notes to financial statements.

NEW JERSEY BUILDING AUTHORITY

(A Component Unit of the State of New Jersey)

STATEMENT OF NET ASSETS AND GOVERNMENTAL FUNDS BALANCE SHEET
December 31, 2004

	Governmental Funds	Adjustments (Note F)	Statement of Net Assets
ASSETS			
Cash and equivalents	$ 76,012,972	$ -	$ 76,012,972
Accrued interest receivable	49,229	-	49,229
Prepaids and other assets	22,396	-	22,396
Minimum lease payments receivable	-	394,123,997	394,123,997
Deferred loss on advanced refunding of bonds	-	25,236,250	25,236,250
Deferred bond issuance costs	-	4,432,415	4,432,415
Property and equipment	-	99,404	99,404
Construction in progress	-	270,105,696	270,105,696
Total Assets	$ 76,084,597	$ 693,997,762	$ 770,082,359
LIABILITIES			
Accounts payable			
Payable to State	$ 220,654	$ -	$ 220,654
Other	4,592,339	-	4,592,339
Contractor retainage payable	2,186,343	-	2,186,343
Accrued bond interest payable	-	1,153,315	1,153,315
Bonds payable	-	726,581,463	726,581,463
Unamortized bond premiums, net of discounts	-	6,944,701	6,944,701
Total Liabilities	6,999,336	734,679,479	741,678,815
FUND BALANCES/NET ASSETS			
Restricted	69,085,261	(40,681,717)	28,403,544
Total Fund Balances/Net Assets	69,085,261	(40,681,717)	28,403,544
Total Liabilities and Fund Balances/Net Assets	$ 76,084,597	$ 693,997,762	$ 770,082,359

See notes to financial statements.

NEW JERSEY BUILDING AUTHORITY

(A Component Unit of the State of New Jersey)

STATEMENT OF ACTIVITIES AND GOVERNMENTAL FUNDS
REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE/NET ASSETS
Year Ended December 31, 2005

	Governmental Funds	Adjustments (Note F)	Statement of Activities
REVENUES			
Investment income	$ 1,638,936	$ -	$ 1,638,936
State rental payments	17,794,034	-	17,794,034
State principal payments	29,547,051	(29,547,051)	-
Amortization income	-	2,099,900	2,099,900
Total revenues	48,980,021	(27,447,151)	21,532,870
EXPENDITURES			
Miscellaneous transaction costs	46,689	-	46,689
Amortization expense	-	5,399,350	5,399,350
Capital outlay	20,923,289	(20,923,289)	-
Debt service:			
Principal	29,547,051	(29,547,051)	-
Interest	18,524,483	36,811	18,561,294
Other administrative expenses	1,107,116	-	1,107,116
Total expenditures	70,148,628	(45,034,179)	25,114,449
Change in fund balance/net assets	(21,168,607)	17,587,028	(3,581,579)
Fund balance/net assets:			
Beginning of year	69,085,261	(40,681,717)	28,403,544
End of year	$ 47,916,654	$ (23,094,689)	$ 24,821,965

NEW JERSEY BUILDING AUTHORITY

(A Component Unit of the State of New Jersey)

STATEMENT OF ACTIVITIES AND GOVERNMENTAL FUNDS
REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE/NET ASSETS
Year Ended December 31, 2004

	Governmental Funds	Adjustments (Note F)	Statement of Activities
REVENUES			
Investment income	$ 1,221,624	$ -	$ 1,221,624
State rental payments	19,172,971	-	19,172,971
Amortization income	-	2,275,841	2,275,841
Total revenues	20,394,595	2,275,841	22,670,436
EXPENDITURES			
Miscellaneous transaction costs	67,524	-	67,524
Amortization expense	-	7,865,452	7,865,452
Capital outlay	413,535,939	(413,535,939)	-
Debt service:			
Principal	40,425,000	(40,425,000)	-
Interest	12,389,401	1,153,315	13,542,716
Arbitrage rebate adjustment	(685,905)	-	(685,905)
Other administrative expenses	852,277	-	852,277
Total expenditures	466,584,236	(444,942,172)	21,642,064
Deficiency (excess) of revenues over expenditures	(446,189,641)	447,218,013	1,028,372
OTHER FINANCING SOURCES (USES):			
Debt refunding	58,536,271	(58,536,271)	-
Debt refunding premiums	4,664,958	(4,664,958)	-
Bond issuance costs	(1,074,696)	1,074,696	-
Bond issuance costs, refunded issues	-	(740,834)	(740,834)
Net premium/discount, refunded issues	-	(1,304,723)	(1,304,723)
Payment to bond refunding escrow agent	(52,509,200)	52,509,200	-
Total other financing sources (uses)	9,617,333	(11,662,890)	(2,045,557)
Change in fund balance/net assets	(436,572,308)	435,555,123	(1,017,185)
Fund balance/net assets:			
Beginning of year, as restated	505,657,569	(476,236,840)	29,420,729
End of year	$ 69,085,261	$ (40,681,717)	$ 28,403,544

See notes to financial statements.

NEW JERSEY BUILDING AUTHORITY

(A Component Unit of the State of New Jersey)

NOTES TO FINANCIAL STATEMENTS

A. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Nature of Authority

The New Jersey Building Authority (the "Authority"), a component unit of the State of New Jersey, a body corporate and politic and an instrumentality of the State of New Jersey (the "State"), was created in 1981 by the State Legislature for the purpose of providing the capital resources (through the sale of bonds, notes and other obligations) necessary to acquire, construct, reconstruct, rehabilitate or improve office buildings or related facilities necessary or convenient to the operation of any State agency.

In Chapter 174 of the Pamphlet Laws of 1992, the State Legislature amended the Authority's statute to expand the types of projects the Authority can undertake. The Authority can also now construct or rehabilitate correctional facilities and renovate and preserve historic public buildings. The amendment also removed the $250 million bond principal limitation.

Reporting Entity

The decision to include a potential component unit in the Authority's reporting entity is based on several criteria, including legal standing, fiscal dependency, and financial accountability. Based on the application of these criteria, the Authority has no component units.

Under a master lease with amendments for individual properties, the Authority has leased to the State the buildings constructed or renovated with funds provided from various bond offerings made by the Authority. The State is required to pay rent to the Authority in amounts sufficient to pay (1) debt service on the bonds outstanding (to the extent such debt service is not funded from other monies available in the debt service account of the debt service fund, as provided for in the master lease agreement) and (2) administrative expenses of the Authority. The lease transactions with the State are accounted for as direct financing leases.

The State is responsible for the award and monitoring of all contracts for the design, acquisition and construction of projects, as well as supervision of construction work and acceptance of the completed projects. Project costs incurred by the State are paid by the Authority's bond trustee out of the construction fund after approval by an authorized Authority representative. Pursuant to the terms of the master lease, the Authority is not liable or responsible for the adequacy, sufficiency and suitability of the plans and specifications of any contracts or agreements with respect to the acquisition or construction of these projects. During the master lease term, the State is responsible for all costs relating to the operation, maintenance and repair of the projects. In addition, the State pays for all utilities, taxes and governmental charges during the lease term.

At any time prior to the expiration of the master lease term, the State has the option to purchase the projects for a price of $1 plus an amount sufficient to provide the full payment of the bonds and accrued interest in conformity with the bond resolution. If such option has not been exercised prior to the end of the lease term, the title to the projects will be transferred by the Authority to the State at that time.

A. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Reporting Entity (Continued)

The obligation of the State to make rental payments is subject to and depends upon yearly appropriations being made by the State Legislature for such purposes. In the event the State fails to make the necessary lease payments, the Authority may take possession of the projects and either lease or sell them to another party. In either case, the State is obligated to reimburse the Authority for any deficiency between the lease payments called for by the master lease and amounts paid by other parties.

Basis of Accounting

The Authority is a component unit of the State of New Jersey and is included in the general purpose financial statements of the State.

In June 1999, the Governmental Accounting Standards Board ("GASB") issued Statement No. 34, *Basic Financial Statements and Management's Discussion and Analysis for State and Local Governments*, as amended by Statement No. 37, *Basic Financial Statements - State and Local Government: Omnibus* (an amendment of GASB Statements No. 21 and 34) and Statement No. 38, *Certain Financial Statement Note Disclosures*. These statements established new accounting and financial reporting requirements for state and local governments. The accompanying financial statements have been prepared in conformity with accounting principles generally accepted in the United States of America, as prescribed by the Governmental Accounting Standards Board.

The basic financial statements consist of government-wide and governmental fund financial statements.

The Authority, as a single-program government, combines government-wide and governmental fund financial statements, which are linked together by the reconciliation.

The government-wide financial statements are prepared using the economic resources measurement focus and the accrual basis of accounting. Revenues are recognized when earned, and expenditures are recognized when incurred. The primary sources of revenues are rental payments received from the State of New Jersey, in accordance with the Authority's master lease agreement with the State.

The governmental fund financial statements are prepared using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recorded when measurable and available. Expenditures are recognized when the related liability is incurred. The exception to this rule is that principal and interest on long-term debt are recognized when payment is due.

Use of Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America for governmental units requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

Certain 2004 amounts have been reclassified to conform with current year presentation.

A. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Funds Required by Bond Resolutions

In accordance with certain bond resolutions, the Authority has established the following restricted funds (accounts) to be held by Wachovia Bank, as Trustee, to account for all revenue received by the Authority:

Fund Accounts	Amount	Use for Which Restricted
Construction	Any amount determined by the Authority after meeting requirements under the bond resolution for all of the other funds.	Payment of construction costs of any authorized projects.
Revenue	All revenues must be paid into this fund.	Transfers into the debt services, subordinated debt and bond retirement funds.
Debt Service	Amounts needed to pay principal and interest on or before each interest payment date and principal installment date on the bonds.	Payment of principal and interest on the bonds.
Subordinated Debt	Amounts needed to pay principal and interest on or before each interest payment date and principal installment date on subordinated debt.	Payment of principal and interest on any subordinated debt.
Bond Retirement	Any amount determined by the Authority after meeting requirements under the bond resolution for all of the other funds.	Purchase or redemption of bonds.
Rebate	Estimated amount needed to pay arbitrage earnings.	Payment of arbitrage earnings to the federal government recorded as a payable in the financial statements.

For financial reporting purposes, the assets, liabilities, and fund balance/net assets and related revenues, expenditures and other financing sources and uses of these funds have been combined.

A. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Funds Required by Bond Resolutions (Continued)

The following sets forth the cash and equivalent balances in the above funds:

	December 31,	
	2005	2004
Construction fund	$52,429,332	$71,656,933
Debt service	3,509,518	2,150,820
Rebate fund	-	1,167,922
Other	174,730	1,037,297
	$56,113,580	$76,012,972

Construction in Progress

In the government-wide financial statements, construction in progress is stated at cost, which includes direct construction costs and other expenditures related to construction, including capitalized net interest. All construction costs related to projects which are not yet completed are charged to construction in progress until such time as the projects are completed and put into operation. Construction in progress is reduced when assets are put into operation and an offsetting minimum lease payment receivable is established.

In the governmental fund financial statements, construction costs are recorded as capital outlay expenditures as such costs are incurred.

Capitalized Interest

In the government-wide financial statements, the Authority capitalizes all interest expense and income related to projects under construction. Capitalized interest charged to construction in progress was $13,791,221 and $19,805,693 for the years ended December 31, 2005 and 2004, respectively.

In the governmental fund financial statements, all interest income and expense is recorded in the statement of revenues, expenditures and changes in fund balance as incurred.

Bond Issuance Costs

In the government-wide financial statements, bond issuance costs are reported as deferred charges (assets) and are amortized over the term of the related debt.

In the governmental fund financial statements, bond issuance costs are expensed when incurred.

Bond Premiums/Discounts

Bond premiums, net of discounts, are recorded as liabilities in the statement of net assets and are amortized over the life of the debt.

Fund Balance/Net Assets

Fund balance/net assets are classified as restricted and can only be utilized upon approval by the State Treasurer.

NEW JERSEY BUILDING AUTHORITY

(A Component Unit of the State of New Jersey)

NOTES TO FINANCIAL STATEMENTS

A. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Income Taxes

As an instrumentality of the State under existing statute, the Authority is exempt from both Federal and State income taxes.

Administrative Expense

The Authority reimburses the State for salaries, fringe benefits, related costs for overhead and other expenses that support the operations of the Authority.

Concentration of Risk

The Authority maintains cash balances which may exceed federally insured limits. They historically have not experienced any credit-related losses.

Cash and Equivalents

During the year ended December 31, 2005, the Authority adopted GASB Statement No. 40, "Deposit and Investment Risk Disclosures," which requires uncollateralized deposits exposed to custodial risk to be disclosed. The custodial credit risk for deposits is the risk that, in the event of the failure of a depository financial institution, a government will not be able to recover deposits that are in the possession of an outside party. Following is a summary of the Authority's cash deposit by financial institution and the amount exposed to custodial credit risk at December 31, 2005. The New Jersey Cash Management Fund is a pooled investment fund and is guaranteed by the State of New Jersey. As such, deposits in the New Jersey Cash Management Fund are not subject to credit risk or custodial credit risk. The Authority's deposits at Wachovia are insured by the Federal Deposit Insurance Corporation (the "FDIC") up to $100,000.

Wachovia	$12,893,946
New Jersey Cash Management Fund	43,219,634
Total cash balance	56,113,580
Total collateralized deposits	43,319,634
Total deposits exposed to custodial credit risk	$12,793,946

B. FINANCIAL INSTRUMENTS

Variable Rate Revenue Bonds, 2003 Series A Issue

In connection with its issuance of $189,950,000 Variable Rate Revenue Bonds, 2003 Series A issue on August 15, 2003, the Authority has entered into six separate swap agreements, two each with Citibank, N.A., New York ("Citibank"), Goldman Sachs Mitsui Marine Derivative Products, L.P. ("Goldman Sachs") and Morgan Stanley Capital Services, Inc. ("Morgan Stanley"). The nature and purpose of each of these transactions is described below:

1) Interest Rate Swap Agreements

Under the terms of these agreements, which were executed on the same date and feature identical general terms, the Authority pays a fixed rate of 3.64% to Citibank, Goldman Sachs and Morgan Stanley on a notional amount equal to the principal amount of the 2003 bonds

B. FINANCIAL INSTRUMENTS (CONTINUED)

being hedged pursuant to such swap. In return, the respective swap provider will pay the Authority a floating amount based on 62% of one month LIBOR plus .20% on the same notional amount. As the 2005 bonds are redeemed, the notional amounts of the respective swaps shall decrease proportionately. The purpose of these agreements is to achieve a synthetic fixed rate. The swaps remain in effect during the entire term of the 2003 bonds. The fair market value of the swap agreement liabilities were $6,049,798 and $8,505,059 as of December 31, 2005 and 2004, respectively.

2) Credit Risk

As of December 31, 2005, the Authority was not exposed to credit risk, because the swap had a negative fair value. However, should interest rates change and the fair value of the swaps become positive, the Authority would be exposed to credit risk in the amount of the swaps' fair value.

3) Termination Risk

The swap contracts use the International Swap Dealers Association Master Agreement, which includes provision for standard termination events, such as failure to pay and bankruptcy. The Schedule to the Master Agreement includes provision for an "additional termination event." That is, the swap may be terminated by the Authority if the counterparty's credit quality rating falls below "a-," as issued by Fitch Ratings or Standards & Poor's, or "A3," as issued by Moody's Investors Service. The Authority or the counterparty may terminate the swap if the other party fails to perform under the terms of the contract. If the swap is terminated, the variable-rate bond would no longer carry a synthetic fixed interest rate. Also, if the swap were to have a negative fair value at the time of termination, the Authority would be liable to the counterparty for a payment equal to the swap's fair value.

In connection with these agreements, no amounts are recorded in the financial statements other than the net interest expense resulting from the agreement.

C. MINIMUM LEASE PAYMENTS RECEIVABLE

Future minimum lease payments receivable from the State as of December 31, 2005 are as follows:

2006	$ 30,805,011
2007	37,651,486
2008	34,403,548
2009	34,224,639
2010	28,050,974
2011-2015	143,257,317
2016-2020	71,809,824
2021-2023	88,701,349
	468,904,148
Less amounts representing interest	(93,567,202)
	$ 375,336,946

C. MINIMUM LEASE PAYMENTS RECEIVABLE (CONTINUED)

The State is obligated to make payments to the Authority for the uncompleted portions of projects funded by bonds issued by the Authority.

The Authority has contract commitments for the renovation of the State House Complex and for construction and renovations funded by bonds issued by the authority as of December 31, 2005 in the approximate amount of $19,021,000. Such commitments relate to various architectural and construction contracts under the project.

The Authority is engaged in certain legal proceedings relating to vendor claims. Management of the Authority believes the outcome of these proceedings will not have a material adverse effect on the Authority's financial statements.

D. BONDS PAYABLE

Bond activity for the years ended December 31, 2005 and 2004 was as follows:

Balance, December 31, 2004	$ 726,581,463
Additions	3,763,984
Reductions	(29,547,051)
Balance, December 31, 2005	$ 700,798,396
Balance, December 31, 2003	$ 782,545,000
Additions	58,536,270
Reductions	(114,499,807)
Balance, December 31, 2004	$ 726,581,463

2004 Series A

In December 2004, the Authority issued $4,080,000 of 2004 Series A Bonds. The proceeds were used to fund the following:

a. Renovating the elevators in several State Office Buildings.
b. Retailing work in the New Jersey Department of Transportation Engineering and Operations Building.
c. Upgrading the fire alarm systems in several State Office Buildings.
d. Paying the costs of issuance of the 2004 Series A Bonds.

The bonds were issued at a discount of $51,362. The bonds mature at various amounts from June 15, 2007, through June 15, 2014. The bonds bear interest rates ranging from 3.00% to 4.00%.

D. BONDS PAYABLE (CONTINUED)

2004 Series B Refunding Bonds

In December 2004, the Authority issued $48,795,000 of 2004 Series B Bonds. The proceeds were used for the costs of issuance of the 2004 Series B Bonds and to refund $34,629,817 of previously issued bonds, including $10,739,817 of 1991 Series Bonds, $4,665,000 of 1999 Series Bonds, $2,175,000 of 2000 Series Bonds, and $17,050,000 of 2002 Series A Bonds.

The bonds were issued at a discount of $231,669. The bonds mature at various amounts from December 15, 2006, through December 15, 2016. The bonds bear interest rates ranging from 3.375% to 5.25%.

This refunding was done to achieve interest cost savings. Proceeds of the bonds were used to establish an irrevocable escrow account. Funds in the escrow account were invested in special direct obligations of the United States Treasury or other obligations of the United States government or its agencies. The escrow securities and their earnings are structured to pay the principal and interest on the refunded bonds as such payments become due until the call dates of the respective refunded bonds, at which time the escrow payment will pay the principal of the refunded bonds at a price of par plus accrued interest. Since these bonds have been placed in an irrevocable trust, they are considered defeased for these financial statements.

The advance refunding resulted in a difference between the reacquisition price and the net carrying amount of the old debt of $3,261,194 in 2004. The difference was reported with deferred charges in the statement of net assets and is being charged to expenditures using a method which approximates the effective interest method over the shorter of the remaining life of the old debt or the life of the new debt. The economic gain from the advanced refunding in 2004 was approximately $203,000.

2003 Series A Refunding Bonds

In August 2003, the Authority issued $189,950,000 of 2003 Series A Bonds. The proceeds were used to refund $174,300,000 of previously issued bonds, including $76,770,000 of 1994 Series Bonds, $56,530,000 of 1999 Series Bonds, $12,695,000 of 2000 Series Bonds, and $28,305,000 2002 Series A Bonds.

The bonds were issued at a discount of $1,013,921. The bonds mature at various amounts from June 10, 2005, through June 15, 2023. The bonds bear interest based on a variable rate.

In connection with the 2003 refunding, the Authority realized a loss on refunding of $13,081,720, which has been included in deferred loss on advance refunding of bonds in the balance sheet and is being amortized over the average remaining lives of the refunded bonds.

D. BONDS PAYABLE (CONTINUED)

2002 Series A

In December 2002, the Authority issued $65,375,000 of 2002 Series A Bonds. The proceeds were used to finance the costs of the State Police Emergency Operations Center.

The bonds were issued at a premium of $2,792,000. The bonds mature in various amounts from December 2005 through December 2023. The bonds bear interest rates ranging from 2.05% to 5.25%.

In August 2003, $28,305,000 of the 2002 Series A Bonds were refunded by the 2003 Series A Bonds. As a result, the $28,305,000 principal amount of the 2002 Series A bonds is considered to be defeased, and the liability for such bonds was removed from the balance sheet.

In December 2004, $17,050,000 of the 2002 Series A Bonds were refunded by the 2004 Series B Bonds. As a result, the $17,050,000 principal amount of the 2002 Series A Bonds is considered to be defeased, and the liability for such bonds was removed from the balance sheet.

2002 Series B Refunding Bonds

In December 2002, the Authority issued $210,515,000 of 2002 Series B Bonds. The proceeds were used to refund $212,930,000 of previously issued bonds, including $164,920,000 of 1994 Series Bonds, $26,335,000 of 1997 Series Bonds, $18,550,000 of 1999 Series Bonds and $3,125,000 of 2000 Series Bonds.

The bonds were issued at a premium of $21,355,000. The bonds mature in various amounts from December 2005 through December 2023. The bonds bear interest rates ranging from 2.05% to 5.25%.

In connection with the 2002 refunding, the Authority realized a loss on refunding of $11,066,000, which has been included as part of the deferred loss on advanced refunding of bonds in the balance sheet and is being amortized over the average remaining lives of the refunded bonds.

2000 Series

In Authority 2000, the Authority issued $29,000,000 of 2000 Series Bonds. The proceeds were used to finance the costs of the 2000 series projects, consisting of the Justice Complex and the Department of Transportation project.

The bonds were issued at a discount of $425,000. The bonds mature at various amounts from June 2001 through June 2020. The bonds bear interest rates ranging from 4.350% to 5.125%.

In December 2002, $3,125,000 of the 2000 Series Bonds were refunded by the 2002 Series B Bonds. As a result, the $3,125,000 principal amount of the 2000 Series is considered to be defeased, and the liability for such bonds was removed from the balance sheet.

D. BONDS PAYABLE (CONTINUED)

In August 2003, $12,695,000 of the 2000 Series Bonds were refunded by the 2003 Series A Bonds. As a result, the $12,695,000 principal amount of the 2000 Series Bonds is considered to be defeased, and the liability for such bonds was removed from the balance sheet.

In December 2004, $2,175,000 of the 2000 Series Bonds were refunded by the 2004 Series B Bonds. As a result, the $2,175,000 principal amount of the 2000 Series Bonds is considered to be defeased, and the liability for such bonds was removed from the balance sheet.

1999 Series

In October 1999, the Authority issued $134,925,000 of 1999 Series Bonds. The proceeds were used for the acquisition of the Richard J. Hughes Justice Complex and for construction of a new facility to house the New Jersey Department of Treasury's Division of Revenue and State Police Troop "C" Headquarters. The project for the new facility has since been renamed the State Police Multi-Purpose Building and Troop "C" headquarters.

The bonds were issued at a premium of $2,502,000. The bonds mature at various amounts from June 2000 through June 2019. The bonds bear interest rates ranging from 5.0% to 5.75%.

In December 2002, $18,550,000 of the 1999 Series Bonds were refunded by the 2002 Series B Bonds. As a result, the $18,550,000 principal amount of the 1999 Series is considered to be defeased, and the liability for such bonds was removed from the balance sheet.

In August 2003, $56,530,000 of the 1999 Series Bonds were refunded by the 2003 Series A Bonds. As a result, the $56,530,000 principal amount of the 1999 Series Bonds is considered to be defeased, and the liability for such bonds was removed from the balance sheet.

In December 2004, $4,665,000 of the 1999 Series Bonds were refunded by the 2004 Series B Bonds. As a result, the $4,665,000 principal amount of the 1999 Series Bonds is considered to be defeased, and the liability for such bonds was removed from the balance sheet.

1997 Series Refunding Bonds

In September 1997, the Authority issued $224,630,000 of 1997 Series Bonds. A portion of the proceeds of the bonds was used to advance-refund the $97,995,000 principal amount of the $103,760,000 outstanding 1987 Series Bonds and to pay certain costs incurred in connection with the 1997 Series Bonds. As a result, the $97,995,000 principal amount of the 1987 Series is considered to be defeased, and the liability for such bonds was removed from the balance sheet. The defeased bonds were called and paid off in 1997. The advance refunding of the 1987 Series Bonds resulted in a loss on refunding of $1,717,000.

D. BONDS PAYABLE (CONTINUED)

The remaining proceeds of the 1997 Series Bonds were used to fund the following:

a. The costs of construction, renovation, reconstruction and/or improvement of several State office buildings and historic restoration projects.
b. The costs of land acquisition and construction of South Woods State Prison.
c. Payment for a portion of interest payable on the 1997 Series Bonds through June 15, 1999.

The bonds were issued at a premium of $2,437,000. The bonds mature in various amounts from June 2000 through June 2018. The bonds bear interest at rates ranging from 4.75% to 6.00%.

In December 2002, $26,335,000 of the 1997 Series Bonds were refunded by the 2002 Series B Bonds. As a result, the $26,335,000 principal amount of the 1997 Series Bonds is considered to be defeased, and the liability for such bonds was removed from the balance sheet.

1994 Series

On January 13, 1994, the Authority issued $314,970,113 of 1994 Series Bonds to fund the following:

a. The costs of construction, renovation, reconstruction and/or improvement of several State office buildings and historic restoration projects.
b. The costs of land acquisition and construction of South Woods State Prison.
c. The cost of refunding a portion of the Authority's State Building Revenue Bonds, 1989 Series.
d. Payment for a portion of interest payable on the 1994 Series Bonds through June 15, 1995.

The bonds consisted of both capital appreciation bonds and current interest bonds, with interest rates ranging from 4.2% to 5.0%.

In December 2002, $164,920,000 of the 1994 Series Bonds were refunded by the 2002 Series B Bonds. As a result, the $164,920,000 principal amount of the 1994 Series Bonds is considered to be defeased, and the liability for such bonds was removed from the balance sheet.

In August 2003, $76,770,000 of the 1994 Series Bonds were refunded by the 2003 Series A Bonds. As a result, the $76,770,000 principal amount of the 1994 Series Bonds is considered to be defeased, and the liability for such bonds was removed from the balance sheet.

1991 Series

On October 9, 1991, the Authority issued $74,999,816 of 1991 Series Bonds (Garden State Savings Bonds) to partially fund the State House Complex Project. These bonds were issued as capital appreciation bonds which mature in various amounts from June 2000 through 2011. Yields on these bonds range from 6.10% to 6.75%.

D. BONDS PAYABLE (CONTINUED)

In December 2004, $10,739,817 of the 1991 Series Bonds were refunded by the 2004 Series B Bonds. As a result, the $10,739,817 principal amount of the 1991 Series Bonds is considered to be defeased, and the liability for such bonds was removed from the balance sheet.

Defeased Bonds

The Authority has refunded various general obligation bond issuances by creating separate irrevocable trust funds. Refunding bonds have been issued, the proceeds from which are used to purchase U.S. Treasury Obligations - State and Local Government Series. The securities are deposited into an irrevocable trust fund and then held by the trustee. The investments themselves and the fixed earnings from the investments are sufficient to fully service the defeased debt until the debt is called or matures. For financial reporting purposes, the refunded debt has been considered defeased and has therefore been removed as a liability from the Authority's long-term debt. As of December 31, 2005, the amount of defeased general obligation debt outstanding but removed from the Authority's long-term debt amounted to $172,845,000.

E. FUTURE DEBT SERVICE PAYMENTS

The following tables reflect the debt service by year for the various Series Bonds issued by the Authority:

	1991 Capital Appreciation Bond (net of 2004 refunding)		
Year	Principal or sinking fund installment	Interest	Total debt service
2007	$ 4,811,248	$ 8,713,752	$ 13,525,000
2008	4,506,031	9,023,969	13,530,000
2009	4,181,254	9,343,746	13,525,000
2010	3,912,647	9,612,353	13,525,000
2011	3,662,706	9,867,294	13,530,000
	$ 21,073,886	$ 46,561,114	$ 67,635,000

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E. FUTURE DEBT SERVICE PAYMENTS (CONTINUED)

	1994 Capital Appreciation Bond (net of 2004 refunding)		
Year	Principal or sinking fund installment	Interest	Total debt service
2006	$ 2,382,452	$ 2,017,548	$ 4,400,000

	1997 Series Bond (net of 2002 refunding)		
Year	Principal or sinking fund installment	Interest	Total debt service
2006	$ 13,705,000	$ 7,276,346	$ 20,981,346
2007	14,455,000	6,465,809	20,920,809
2008	6,980,000	5,864,639	12,844,639
2009	7,315,000	5,486,813	12,801,813
2010	7,735,000	5,083,131	12,818,131
2011	17,830,000	4,444,006	22,274,006
2012	18,720,000	3,530,256	22,250,256
2013	19,660,000	2,570,756	22,230,756
2014	7,570,000	1,890,006	9,460,006
2015	7,945,000	1,502,131	9,447,131
2016	8,345,000	1,089,666	9,434,666
2017	8,770,000	667,538	9,437,538
2018	9,185,000	229,625	9,414,625
	$ 148,215,000	$ 46,100,722	$ 194,315,722

	1999 Series Bond (net of 2002, 2003 and 2004 refunding)		
Year	Principal or sinking fund installment	Interest	Total debt service
2006	$ 3,455,000	$ 1,985,744	$ 5,440,744
2007	6,165,000	1,733,219	7,898,219
2008	6,490,000	1,401,025	7,891,025
2009	6,835,000	1,042,700	7,877,700
2010	7,220,000	647,163	7,867,163
2011	7,645,000	219,794	7,864,794
	$ 37,810,000	$ 7,029,645	$ 44,839,645

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E. FUTURE DEBT SERVICE PAYMENTS (CONTINUED)

Year	2000 Series Bond (net of 2002, 2003 and 2004 refunding) Principal or sinking fund installment	Interest	Total debt service
2006	$ -	$ 362,653	$ 362,653
2007	1,160,000	336,553	1,496,553
2008	1,215,000	282,811	1,497,811
2009	1,270,000	225,960	1,495,960
2010	1,325,000	165,944	1,490,944
2011	1,390,000	102,125	1,492,125
2012	1,455,000	34,556	1,489,556
	$ 7,815,000	$ 1,510,602	$ 9,325,602

Year	2002 Series A Bond (net of 2003 and 2004 refunding) Principal or sinking fund installment	Interest	Total debt service
2006	$ 2,605,000	$ 681,220	$ 3,286,220
2007	2,675,000	618,700	3,293,700
2008	2,750,000	546,475	3,296,475
2009	2,840,000	463,975	3,303,975
2010	2,935,000	371,675	3,306,675
2011	3,040,000	268,950	3,308,950
2012	3,175,000	158,750	3,333,750
	$ 20,020,000	$ 3,109,745	$ 23,129,745

Year	2002 Series B Bond Principal or sinking fund installment	Interest	Total debt service
2006	$ 11,620,000	$ 9,715,625	$ 21,335,625
2007	20,795,000	9,105,575	29,900,575
2008	21,900,000	8,076,338	29,976,338
2009	23,075,000	6,926,588	30,001,588
2010	14,370,000	5,715,150	20,085,150
2011	18,565,000	4,960,725	23,525,725
2012	21,160,000	3,986,063	25,146,063
2013	18,380,000	2,875,163	21,255,163
2014	17,690,000	1,910,213	19,600,213
2015	18,695,000	981,488	19,676,488
	$ 186,250,000	$ 54,252,928	$ 240,502,928

E. FUTURE DEBT SERVICE PAYMENTS (CONTINUED)

	2003 Series A Bond (net of 2003 and 2004 refunding)		
Year	Principal or sinking fund installment	Interest	Total debt service
2006	$ 2,700,000	$ 3,214,426	$ 5,914,426
2007	3,025,000	3,168,278	6,193,278
2008	3,350,000	3,116,207	6,466,207
2009	3,300,000	3,058,935	6,358,935
2010	3,575,000	3,002,278	6,577,278
2011	3,575,000	2,941,469	6,516,469
2012	8,675,000	2,879,935	11,554,935
2013	9,025,000	2,731,361	11,756,361
2014	8,650,000	2,576,778	11,226,778
2015	10,925,000	2,428,290	13,353,290
2016	11,200,000	2,241,240	13,441,240
2017	30,975,000	2,049,314	33,024,314
2018	36,225,000	1,518,538	37,743,538
2019	30,250,000	897,732	31,147,732
2020	6,975,000	379,505	7,354,505
2021	4,875,000	259,945	5,134,945
2022	5,050,000	176,455	5,226,455
2023	5,250,000	90,030	5,340,030
	$ 187,600,000	$ 36,730,716	$ 224,330,716

	2004 Series A Bond		
Year	Principal or sinking fund installment	Interest	Total debt service
2006	$ -	$ 146,825	$ 146,825
2007	460,000	137,625	597,625
2008	470,000	119,025	589,025
2009	485,000	99,925	584,925
2010	500,000	82,725	582,725
2011	515,000	66,856	581,856
2012	530,000	49,544	579,544
2013	550,000	30,631	580,631
2014	570,000	10,331	580,331
	$ 4,080,000	$ 743,487	$ 4,823,487

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E. FUTURE DEBT SERVICE PAYMENTS (CONTINUED)

Year	2004 Series B Bond Principal or sinking fund installment	Interest	Total debt service
2006	$ 6,140,000	$ 2,465,606	$ 8,605,606
2007	6,460,000	2,158,606	8,618,606
2008	6,785,000	1,835,606	8,620,606
2009	7,130,000	1,496,356	8,626,356
2010	7,500,000	1,139,856	8,639,856
2011	45,000	766,731	811,731
2012	50,000	765,213	815,213
2013	3,390,000	763,463	4,153,463
2014	3,570,000	592,988	4,162,988
2015	3,760,000	405,562	4,165,562
2016	3,965,000	208,162	4,173,162
	$ 48,795,000	$ 12,598,149	$ 61,393,149

Year	**Total debt service**
2006	$ 70,473,445
2007	92,444,365
2008	84,712,126
2009	84,576,252
2010	74,892,922
2011	79,905,656
2012	65,169,317
2013	59,976,374
2014	45,030,316
2015	46,642,471
2016	27,049,068
2017	42,461,852
2018	47,158,163
2019	31,147,732
2020	7,354,505
2021	5,134,945
2022	5,226,455
2023	5,340,030
Subtotal, gross debt	874,695,994
Less: interest portion	(210,654,656)
Add: accreted interest 1991 series bonds	32,954,569
Add: accreted interest 1994 series bonds	3,802,489
Net Bonds Payable	$ 700,798,396

F. ADJUSTMENTS - RECONCILIATION OF DIFFERENCES BETWEEN THE GOVERNMENTAL FUNDS AND GOVERNMENT-WIDE FINANCIAL STATEMENTS

(1) During 2003 and 2002, the Authority refunded some of its existing debt. The amount borrowed was received by the Governmental Funds and increased the fund balance. The amount that was sent to the paying agent to be escrowed for payment of the old debt as it comes due was paid out of the Governmental Funds and reduced the fund balance. The difference between those amounts will be amortized as an adjustment in the statement of activities over the remaining life of the refunded debt (varying amounts from twelve to nineteen years).

During 2004, the Authority refunded some of its existing debt. The amount borrowed was received by the Governmental Funds and increases fund balance. The amount that was sent to the paying agent ($52,509,200) to be escrowed for payment of the old debt ($49,248,006) as it comes due was paid out of the Governmental Funds and reduces fund balance. The difference between those amounts was $3,261,194 and will be amortized as an adjustment in the statement of activities over the remaining life of the refunded debt (varying amounts from two to twelve years).

	December 31,	
	2005	2004
2002 refunding	$ 8,794,687	$ 9,594,205
2003 refunding	11,773,548	12,427,634
2004 refunding	2,076,038	3,214,411
	$ 22,644,273	$ 25,236,250

(2) Unamortized bond issuance costs are recorded as deferred charges (assets) in the statement of net assets and are amortized over the life of the debt. Amortization expense is recorded in the statement of activities. In governmental fund financial statements, bond issuance costs are expensed when incurred.

	December 31,	
	2005	2004
Total unamortized bond issuance cost	$ 3,953,099	$ 4,432,415
Related amortization expense	$ 479,316	$ 478,702
Bond issuance costs	$ -	$ 1,074,696

(3) When capital assets (land, buildings, equipment) that are to be used in governmental activities are purchased or constructed, the cost of those assets is reported as an expenditure in governmental funds. However, the statement of net assets includes those capital assets among the assets of the Authority as a whole.

	December 31,	
	2005	2004
Cost of property and equipment	$ 62,178	$ 107,967
Accumulated depreciation	(17,765)	(8,563)
Property and equipment, net	$ 44,413	$ 99,404
Construction in progress	$ 284,087,958	$ 270,105,696
Capital outlay	$ 20,923,289	$ 413,535,939

F. ADJUSTMENTS - RECONCILIATION OF DIFFERENCES BETWEEN THE GOVERNMENTAL FUNDS AND GOVERNMENT-WIDE FINANCIAL STATEMENTS (CONTINUED)

(4) Minimum lease payments receivable are not part of the Authority's governmental activities because no portion of this balance is available to finance liabilities at year end.

	December 31,	
	2005	2004
Minimum lease receivable	$375,336,946	$394,123,997

(5) Unmatured principal and accrued interest applicable to the Authority's governmental activities are not shown as liabilities or expenses until they are due and payable. Unamortized bond premiums, net of discounts, are recorded as liabilities in the statement of net assets and are amortized over the life of the debt. Amortization revenue is recorded in the statement of activities. In governmental fund financial statements, net bond premiums are recognized as revenue when received. All liabilities - both current and long-term - are reported in the statement of net assets.

	December 31,	
	2005	2004
Accrued bond interest payable	$ 1,190,126	$ 1,153,315
Related adjustment to interest expense	$ 36,811	$ 1,153,315
Bonds payable	$700,798,396	$726,581,463
Unamortized bond premiums, net of discounts	$ 7,172,856	$ 6,944,701
Amortization income	$ 2,099,900	$ 2,275,841

(6) Amortization expense ($0) in the governmental fund differs from amortization expense in the statement of activities ($5,399,350 in 2005 and $7,865,452 in 2004). The difference is a result of the long-term economic focus of the statement of activities versus the current financial resources focus of the governmental funds.

(7) Bond proceeds are reported as financing sources in governmental funds and thus contribute to the change in fund balance. In the government-wide statements, however, issuing debt increases long-term liabilities in the statement of net assets and does not affect the statement of activities. Proceeds were received from:

	December 31,	
	2005	2004
Refunding bonds	$ -	$58,536,271
Premiums on refunding bonds	$ -	$ 4,664,958

Repayment of bond principal is reported as an expenditure in governmental funds and thus has the effect of reducing fund balance because current financial resources have been used. For the Authority as a whole, however, the principal payments reduce the liabilities in the statement of net assets and do not result in an expense in the statement of activities. The Authority's bonded debt was reduced in two ways - principal payments were made to bondholders, and resources were sent to the bond paying agent for the advance refunding of outstanding bonds.

F. ADJUSTMENTS - RECONCILIATION OF DIFFERENCES BETWEEN THE GOVERNMENTAL FUNDS AND GOVERNMENT-WIDE FINANCIAL STATEMENTS (CONTINUED)

	December 31, 2005	December 31, 2004
Transferred to the paying agent:		
For bond principal	$ -	$49,248,006
Additional amount	-	3,261,194
Total to the paying agent	$ -	$52,509,200
Principal payments made	$29,547,051	$40,425,000

(8) The amount of $29,547,051 received from the state for debt service principal payments during 2005 constitutes governmental fund revenue and thus is not included in the Authority's Statement of Activities.

G. PRIOR PERIOD RESTATEMENT

Prior to 2004, the Authority presented its financial statements as those of a proprietary fund. The State Office of Management and Budget and the Authority have determined that the Authority engages exclusively in governmental activities, and accordingly, beginning January 1, 2004, the governmental fund model for financial statements is presented. Also, in 2003, interest to maturity on the capital appreciation bonds issued in 2003 was recognized in the financial statements.

Accordingly, the fund balance/net assets as of December 31, 2003 were restated, which resulted in an increase in governmental fund balance of $501,063,640 and an increase in government-wide net assets of $24,826,800 as of December 31, 2003.