



Resolution No. 73-2022
Adoption Date Nov. 14, 2022

Sufficiency of Funds Pats Taylor
Form and Legality David Minchella

RESOLUTION AUTHORIZING THE EXECUTION OF A PROFESSIONAL SERVICES AGREEMENT WITH MAST CONSTRUCTION SERVICES, INC FOR CONSTRUCTION MANAGEMENT SERVICES FOR THE UNION COUNTY GOVERNMENT COMPLEX

WHEREAS, the Authority has been duly created by ordinance of the Board of Chosen Commissioners of the County of Union, a public body corporate and politic of the State of New Jersey pursuant to and in accordance with the County Improvement Authority Law, N.J.S.A. 40:37A-44 et seq.; and

WHEREAS, pursuant to N.J.S.A. 40:37A-55(t), a County Improvement Authority is empowered to enter into any and all agreements or contracts, execute any and all instruments, and do and perform any and all acts or things necessary, convenient or desirable for the purposes of the authority subject to the "Local Public Contracts Law," N.J.S.A. 40A:11-1, et seq.; and

WHEREAS, the County and the Authority entered into a Memorandum of Agreement for the Authority to undertake a redevelopment project in order to meet the County's long-term occupancy requirements, specialized space and security needs for County owned properties for a new Union County Government Complex (hereinafter referred to as the "Project"); and

WHEREAS, in accordance with N.J.S.A. 19:44A-20.4 et seq., the Authority undertook a fair and open process and advertised a request for qualifications for the provision of the Services; and

WHEREAS, on February 9, 2022 the Authority enacted Resolution No. 14-2022 which prequalified various vendors and firms to perform consulting and professional services for the Authority, including construction management services; and

WHEREAS, the Authority is desirous of engaging a pre-qualified firm to provide construction management services for the New Union County Government Complex; and

Commissioner	Motion	Second	Yes/Aye	No-Nay	Abstain	Absent
David Barnett	X		X			
Jonathan Boguchwal			X			
Steve Hockaday			X			
Terri Riley Hudak			X			
Andrea Mojica			X			
Ahmed Shehata		X	X			
Scott Huff, Vice Chairman			X			
Christopher Kolibas, Chairman			X			



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WHEREAS, the Authority will be utilizing the new Design-Build procurement process pursuant to N.J.S.A. 40A:11-53 et. seq.; and

WHEREAS, utilizing the Design-Build process will be shorter, reduce the likelihood of work stoppages and change orders that can increase project costs;

WHEREAS, as part of the Design-Build process, the Authority is permitted to appoint a construction manager to serve as an on-site representative whose responsibilities will include technical support for scheduling, cost estimating, document control, progress meetings, project coordination and inspection; and

WHEREAS, MAST Construction Services, Inc. is pre-qualified and experienced in the field in which professional services will be rendered; and

WHEREAS, the Authority desires to enter into enter a contract with MAST Construction Services, Inc. to perform construction management services related to the New Union County Government Complex pursuant to their proposal dated October 27, 2022.

NOW, THEREFORE, IT IS HEREBY RESOLVED BY THE COMMISSIONERS OF THE UNION COUNTY IMPROVEMENT AUTHORITY AS FOLLOWS:

1. The Authority hereby appoints MAST Construction Services, Inc. to perform construction management services related to the New Union County Government Complex.
2. A contract for construction management services be and is hereby awarded to MAST Construction Services, Inc. having offices located at: 96 East Main Street, Little Falls, New Jersey 07424 in connection with the New Union County Government Complex, for an amount not to exceed \$1,398,600.00.
3. The Authority authorizes the Chairman to execute a contract with MAST Construction Services, Inc., setting forth the terms of the provision of the Services, pursuant to the proposal attached hereto. Such execution by the Chairman shall be deemed approval by the Authority and no further action or approval shall be required.
4. The Project Manager is directed to publish a notice of award of contracts in the official newspaper in accordance with N.J.S.A. 40A:11-5(1)(a)(i).
5. This resolution shall take effect immediately.



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