



Resolution No. 29-2023  
Adoption Date March 7, 2023

Sufficiency of Funds Bibi Taylor  
Form and Legality David Minchella

**RESOLUTION AUTHORIZING THE EXECUTION OF A NEW PROFESSIONAL SERVICES AGREEMENT WITH MAST CONSTRUCTION SERVICES, INC FOR DESIGN-BID-BUILD CONSTRUCTION MANAGEMENT SERVICES FOR THE UNION COUNTY GOVERNMENT COMPLEX**

**WHEREAS**, the Union County Improvement Authority (hereinafter referred to as “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**, on November 14, 2022 the Authority enacted Resolution No. 73-2022 which the Authority appointed MAST Construction Services, Inc. (hereinafter referred to as “MAST Construction”) utilizing the new Design-Build procurement process pursuant to N.J.S.A. 40A:11-53, et. seq.; and

**WHEREAS**, the Authority no longer wishes to use the Design-Build procurement process and instead wishes to use the Design-Bid-Build Process pursuant to N.J.S.A. 40A:11-53, et. seq.

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



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**WHEREAS**, the Authority is desirous of engaging a pre-qualified firm to provide construction management services for 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 8, 2023 the Authority enacted Resolution No. 10-2023 which prequalified various vendors and firms to perform consulting services and professional services for the Authority, including construction management services; and

**WHEREAS**, MAST Construction is a pre-qualified and experience in the field in which professional services will be rendered

**WHEREAS**, as part of the Design-Bid-Build process, the Authority is permitted to appoint a licensed and prequalified design professional to develop the project design in its entirety; and

**WHEREAS**, the Authority desires to suspend its current contract with MAST Construction effective December 14, 2022 pursuant to their proposal dated October 27, 2022; and

**WHEREAS**, Chairman Christopher Kolibas, Vice-Chairman Huff and Treasurer Hockaday reviewed Mast Construction Services' proposal and do hereby recommend approval of same; and

**WHEREAS**, the Authority desires to enter into a new contract with MAST Construction to perform construction management services related to the project pursuant to their proposal dated February 27, 2023.

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

1. The Authority hereby suspends its current contract with MAST Construction Services, Inc. effective December 14, 2022 pursuant to their proposal dated October 27, 2022, as it was formed under a Design-Bid procurement process.
2. A new 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, utilizing the Design-Bid-Build procurement process for an amount not to exceed \$1,725,325.00.



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3. The Authority authorizes the Chairman to execute a new 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 approved by the Authority and no further action or approval shall be required.
4. The Executive Director 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.