



Resolution No. 74-2024  
 Adoption Date Nov. 6, 2024

Sufficiency of Funds Bibi Taylor  
 Form and Legality David Minchelle

**RESOLUTION AWARDING A CONTRACT TO MECHANICAL SERVICES CORPORATION FOR HVAC AND VAV MAINTENANCE SERVICES FOR THE ASSEMBLYMAN GERALD B. GREEN PLAZA BUILDING, 200 WEST SECOND STREET, PLAINFIELD, NEW JERSEY**

**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 perform any and all acts or things necessary, convenient or desirable for the purpose of the Authority subject to the “Local Public Contracts Law,” N.J.S.A. 40A:11-1, et. seq.; and

**WHEREAS**, on June 25, 2024, the Authority enacted Resolution No. 50-2024 and awarded a contract to St Allen Realty Management, Inc. (hereinafter referred to as the “Property Manager”) to provide Property Management Services at the Assemblyman Gerald B. Green Plaza Building, 200 West Second Street, Plainfield, New Jersey; and

**WHEREAS**, the Property Manager has identified a need for heating ventilation and air conditioning (hereinafter referred to as “HVAC”) and variable air volume (hereinafter referred to as “VAV”) services for the Gerald B. Green Plaza Building, 200 West Second Street, Plainfield, New Jersey; and

**WHEREAS**, pursuant to N.J.S.A. 40A:11-12(a), the Authority may without advertising for bids, purchase any goods or services under any contract for such goods and services entered into on behalf of the State of New Jersey, Department of Treasury, Division of Purchase and Property; and

**WHEREAS**, the Authority desires to use the following State vendor through the New Jersey State Cooperative Purchasing Program:

Vendor No.	Vendor Name	Description	Amount
V00089322	Mechanical Services Corporation	HVAC and VAV Maintenance Services	HVAC - \$15,501.00 VAV - \$13,588.00

Commissioner	Motion	Second	Yes/Aye	No-Nay	Abstain	Absent
David Barnett		X	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			



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Form and Legality *David Minchella*

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

1. The Authority hereby awards a contract to Mechanical Services Corporation 41 South Jefferson Road, Whippany, New Jersey 07981 for a one (1) year term to perform HVAC and VAV Maintenance Services for the Assemblyman Gerald B. Green Plaza Building, 200 West Second Street, Plainfield, New Jersey, at a cost not to exceed Twenty-Nine Thousand Eighty-Nine (\$29,089.00) Dollars.
2. The Authority authorizes the Chairman to approve and execute a contract with Mechanical Services Corporation setting for the terms of the provision of HVAC and VAV maintenance services. Such approval and execution by the Chairman shall be deemed approval by the Authority and no further action or approval shall be required.