



Resolution No. 21-2025
 Adoption Date Feb. 4, 2025

Sufficiency of Funds Pats Taylor
 Form and Legality Louis Rainone

RESOLUTION AWARDING A CONTRACT TO PREFERRED BUILDING SERVICES, INC. FOR JANITORIAL SERVICES FOR THE ASSEMBLYMAN GERALD B. GREEN PLAZA BUILDING, 200 WEST SECOND STREET, PLAINFIELD, NEW JERSEY

WHEREAS, a regular meeting of the Union County Improvement Authority (hereinafter referred to as the “Authority”) was held on February 4, 2025; 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 perform and all acts or things necessary, convenient, or desirable for the purpose of the Authority subject to the Local Public Contracts Law, NJ.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 janitorial services for the Assemblyman Gerald B. Green Plaza Building; 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:

Commissioner	Motion	Second	Yes/Aye	No-Nay	Abstain	Absent
David Barnett			X			
Jonathan Boguchwal	X		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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Vendor No.	Vendor Name	Description	Amount
V00102058	Preferred Building Services Inc.	Janitorial Services	\$14,463.63/month

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

1. The Authority hereby awards a contract to Preferred Building Services, Inc. 772 Kearny Avenue, Kearny, New Jersey 07032 for a term of one (1) year to perform janitorial services for the Assemblyman Gerald B. Green Plaza Building, 200 West Second Street, Plainfield, New Jersey, at a cost not to exceed One Hundred and Seventy Three Thousand, Five Hundred and Sixty Three Dollars and Fifty Six Cents (\$173,563.56).
2. The Authority authorizes the Chairman to approve and execute a contract with Preferred Building Services, Inc. setting forth the terms of the provision of janitorial services. Such approval and execution by the Chairman shall be deemed approved by the Authority and no further action or approval shall be required.