



Resolution No. 25-2025
 Adoption Date Feb. 4, 2025

Sufficiency of Funds Pats Taylor
 Form and Legality Louis Rainone

RESOLUTION AWARDING A CONTRACT TO JOHNSON CONTROLS FIRE PREVENTION, LLP FOR FIRE ALARMS AND INSPECTION MAINTENANCE FOR THE ASSEMBLYMAN GERALD B. GREEN PLAZA BUILDING, 200 WEST SECOND STREET, PLAINFIELD, NEW JERSEY

WHEREAS, a general meeting of the Union County Improvement Authority (hereinafter referred to as the “Authority”) was held on February 4, 2025; and

WHEREAS, the Authority has been duly created by ordinance of the Bond 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 Authorities 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, or execute any and all instruments, and do 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, by Resolution No. 50-2024 the Authority 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 (hereinafter referred to as the “Property”); and

WHEREAS, the Property Manager has identified a need for fire alarms and inspection maintenance services for the Property; 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

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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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 Cooperative Purchasing Program:

Vendor No.	Vendor Name	Description	Amount Not to Exceed
V00003709	Johnson Controls Fire Protection, LLP	Fire Alarms and Inspection Maintenance Services	\$25,000 annually

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

1. The Authority hereby awards a contract to Johnson Controls Fire Protection, LLP, 930 Riverview Drive, Totowa, New Jersey 07512, for a three (3) year term commencing on March 1, 2025 through February 28, 2027 to perform fire alarms and inspection maintenance services for the Assemblyman Gerald B. Green Plaza Building, 200 West Second Street, Plainfield, New Jersey, at a cost not to exceed Twenty Five Thousand Dollars (\$25,000) per year.
2. The Authority authorizes the Chairman of the Authority to approve and execute a contract with Johnson Controls Fire Protection, LLP setting forth the terms of the provision of fire alarms and inspection maintenance services. Such approval and execution by the Chairman shall be deemed approved by the Authority and no further action shall be required.