



Resolution No. 54-2025  
 Adoption Date Sept. 9, 2025

Sufficiency of Funds Pats Taylor  
 Form and Legality Louis Rainone

**RESOLUTION AWARDING A CONTRACT TO PAUL OTTO BUILDING COMPANY FOR THE GERRY B. GREEN PLAZA ALTERATIONS PROJECT**

**WHEREAS**, the Union County Improvement Authority (hereinafter referred to as the “Authority”) has been duly created by ordinance ably the Board of Chosen Commissioners of the County of Union, a public body corporate and politic of the State of New Jersey, pursuant to an 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), the 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**, on June 26, 2025 pursuant to the Local Public Contracts Law the Authority issued a Request for Bids soliciting responses from qualified entities for the Gerry B. Green Plaza Alterations Project; and

**WHEREAS**, on August 28, 2025, the Authority received four (4) bids and the three (3) lowest bidders are as follows:

| <b>Contractor</b>      | <b>Bid Price</b> |
|------------------------|------------------|
| Grove Contracting, LLC | \$7,125,000.00   |
| Paul Otto Building     | \$7,149,000.00   |
| Brockwell & Carrington | \$9,295,000.00   |

**WHEREAS**, the Authority’s Counsel and Construction Manager reviewed the lowest bidder, Grove Contracting, LLC and found that the Ownership Disclosure Statement was incomplete; and

| <b>Commissioner</b>           | <b>Motion</b> | <b>Second</b> | <b>Yes/Aye</b> | <b>No-Nay</b> | <b>Abstain</b> | <b>Absent</b> |
|-------------------------------|---------------|---------------|----------------|---------------|----------------|---------------|
| 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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**WHEREAS**, pursuant to N.J.S.A. 40A:11-23.2(c) a statement of corporate ownership is a mandatory document to be provided at the receipt of bids and failure to submit this required documentation shall be deemed a fatal defect and shall render a bid proposal unresponsive which cannot be cured; and

**WHEREAS**, since Grove Construction, LLC submitted an incomplete Ownership Disclosure Statement, their bid must be rejected; and

**WHEREAS**, the Authority's Counsel and Construction Manager advised that the second lowest bidder, Paul Otto Building's bid in the amount of Seven Million, One Hundred and Forty-Nine Thousand (\$7,149,000.00) satisfies the requirements of the Specifications and Bid Documents and is the lowest responsive and responsible bid.

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

1. The Authority hereby awards a contract to Paul Otto Building Company, 136 Central Avenue, Clark, New Jersey 07066 for the Gerry B. Green Plaza Alterations Project at an amount not to exceed Seven Million, One Hundred and Forty-Nine Thousand (\$7,149,000.00) (base bid plus Alternate No. 1, No.2 and No. 3).
2. The Authority authorizes the Chairman to execute a contract and any and all documents necessary with Paul Otto Building Company for the Gerry B. Green Plaza Alterations Project.