

Renovations to:
Gerald Green Parking Garage
Project No.: 25.022

Addendum Date:
01-16-2026

Project Dated: 1-07-2026

The original specifications and drawings, for the project noted above have been amended as noted in this Addendum. Receipt of this Addendum shall be acknowledged by inserting its number and date in the space provided on the Form of Proposal.

I. THIS ADDENDUM CONSISTS OF THE FOLLOWING :

Number of Pages: **9 pages** (Including the cover page, and description of Addendum)

Included:

- Addendum Cover Memo:
Response to Bidder Questions 2 pages
- Copy of U.C.I.A. Resolution rejecting the bids 2 pages
- Copy of Bidder's RFI's 3 pages
- Pre-Bid Conference Sign-In Sheet 1 page
- Return Email Confirmation Sheet 1 page

II. RESPONSES TO BIDDER QUESTIONS (bidder questions have been attached at the end of this addendum for reference, all questions are answered in the same order by which they were posed):

In response to **SMBA Construction L.L.C.** RFI dated 1/12/2025 (3 questions; 1 page)

1. Q1: Why were the original bids rejected?
Response 1: Refer to attached copy of U.C.I.A. Resolution rejecting the bids.
2. Q2: Is the project budget within the limits of the original bids?
Response 2: Refer to attached copy of U.C.I.A. Resolution rejecting the bids.
3. Q2: if the original bids were over the budget, will there be a reduced scope of work?
Response 2: Refer to the Request For Bid documents dated 1/07/2026, posted on the U.C.I.A. website.

In response to **Hall Construction Inc.** RFI dated 1/13/2026 (3 questions; 1page)

1. Q1: Agreement article 3.6.1. states "The Contractor shall obtain and pay for all permits"; please advise if permit fees are waived for this project and if not provide the appropriate fee schedule so the associated costs can be included in the bid.
Response 1: Confirm - Permit fees, if applicable, shall be obtained and paid by the Contractor.

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- 2. Q2: Please advise why the original bids were rejected.
Response 2: Refer to attached copy of U.C.I.A. Resolution rejecting the bids.
- 3. Q2: If the bids were rejected due to the bids received being overbudget, please advise what changes were made to the documents to bring the project within budget.
Response 2: Refer to the Request For Bid documents dated 1/07/2026, posted on the U.C.I.A. website.

End of Addendum Description

Attachments: Copy of U.C.I.A. Resolution rejecting the bids (2-pages); Pre-Bid Questions: **SMBA Construction L.L.C.** email dated 1/12/2025 (2-pages), **Hall Construction Inc.** RFI dated 1/13/2026 (1-page); Pre-Bid Meeting Sign-In Sheet (1 -page); Return Email Confirmation Sheet (1-page).

Signed by: Paul Graebener

Date: 1/16/2026

Copies: Owner Consultant Contractor Const. Manager File

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PLEASE SIGN & RETURN BY EMAIL THIS
ACKNOWLEDGEMENT SHEET
TODAY TO

dschmeling@digrouparchitecture.com

ADDENDUM #1 Received:

Please Check Box

Dated: _____

No. of Pages: _____

Company Name: _____

Contact Name: _____



Resolution No. 7-2025
 Adoption Date Jan. 6, 2025

Sufficiency of Funds Patsy Taylor
 Form and Legality David Minchella

RESOLUTION TO REJECT BIDS RECEIVED FOR THE RENOVATION OF THE GERALD GREEN PARKING GARAGE

WHEREAS, the Union County Improvement Authority (hereinafter referred to as the “Authority”) has been duly created by ordinance ably the Board of County 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 November 17, 2025, pursuant to the New Jersey Local Public Contracts Law, the Authority issued a Request for Bids to solicit responses from qualified entities for the Renovation of the Gerald Green Parking Garage (hereinafter referred to as the “Project”); and

WHEREAS, the Authority received two (2) bids on December 19, 2025 for the Project as follows:

- SMBA Construction LLC \$9,900,000.00
- Hall Construction Company \$9,990,000.00

WHEREAS, pursuant to N.J.S.A. 40A:11-13.2(a), the Authority may reject the bids, for among other reasons, if the lowest bid substantially exceeds the Authority’s cost estimate for the services; and

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



Resolution No. 7-2025
Adoption Date Jan. 6, 2025

Sufficiency of Funds *Patsy Taylor*
Form and Legality *David Minchella*

WHEREAS, the Authority would like to reject all bids and authorize the immediate rebidding of the Project.

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

1. The Authority hereby rejects all bids received for the Renovation of the Gerald Green Parking Garage as the bids substantially exceed the estimate for said Contract pursuant to N.J.S.A. 40A:11-13.2(a).
2. The Executive Director is hereby authorized to immediately rebid the proposed Project.

Paul Graebener

From: Bibi TaylorUCIA <btaylorUCIA@ucnj.org>
Sent: Monday, January 12, 2026 2:40 PM
To: Nick Burgagni; Paul Graebener; rmartucci@m-mnj.com; matt@m-mnj.com
Subject: RE: Rebid for Gerald Green Parking Garage
Attachments: 7-2026 Rejecting Bids - Gerry Green Parking Garage Renovation.pdf

Please see the attached.

Bibi Taylor, Ed.D.
Executive Director
Union County Improvement Authority
10 Elizabethtown Plaza - 5th Floor
Elizabeth, NJ 07207

Office: (908) 527-4025

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From: Nick Burgagni <nick@smbaconstruction.com>
Sent: Monday, January 12, 2026 1:21 PM
To: Bibi TaylorUCIA <btaylorUCIA@ucnj.org>; pgraebener@digrouparchitecture.com; rmartucci@m-mnj.com; matt@m-mnj.com
Subject: Rebid for Gerald Green Parking Garage

***** CAUTION *****

This message came from an EXTERNAL address. DO NOT click on links or attachments unless you know the sender and the content is safe. If suspicious forward the message to pcsupport@ucnj.org

Good Afternoon,

We just noticed that the above referenced project is out for rebid.

We have a few questions if someone can answer for us;

1. Why were the original bids rejected?
2. Is the project budget within the limits of the original bids?
3. if the original bids were over the budget, will there be a reduced scope of work?

Any information on the above would be appreciated.

Thanks!

Nicholas Burgagni
Managing Member/Partner

***** NEW ADDRESS *****

SMBA Construction L.L.C.

20-15 Maple Ave

Fair Lawn, NJ 07410

(p) 201-998-2300

(c) 201-424-3202

Via Email
btaylorUCIA@ucnj.org

January 13, 2026

Union County Improvement Authority
10 Elizabethtown Plaza, 5th Floor
Elizabeth, New Jersey 07207
Attn: Dr. Bibi Taylor, Executive Director

RE: Renovation of the Gerald Green Parking Garage Rebid
RFI #1

Dear Dr. Taylor:

Hall Construction Co., Inc. (Hall) has reviewed the Bid Documents for the above-referenced project and has the following questions:

1. Agreement article 3.6.1. states "The Contractor shall obtain and pay for all permits"; please advise if permit fees are waived for this project and if not provide the appropriate fee schedule so the associated costs can be included in the bid.
2. Please advise why the original bids were rejected.
3. If the bids were rejected due to the bids received being overbudget, please advise what changes were made to the documents to bring the project within budget.

Your response is greatly appreciated.

Very truly yours,

HALL CONSTRUCTION CO., INC.

Peter N. Egan

Peter N. Egan
Vice President Estimating & Purchasing

PNE/lf

cc: Paul Graebener, pgraebener@digrouparchitecture.com
Matt Bonono, matt@m-mnj.com
Richard Martucci, rmartucci@m-mnj.com

