

County of Passaic

Board of County Commissioners



OFFICE OF COUNTY COMMISSIONERS

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Date: Feb 10, 2026 - 5:30 PM

Agenda: RESOLUTION AUTHORIZING CHANGE ORDER NO. 5 FOR A&A INDUSTRIAL PIPING TO COMPLETE VARIOUS HVAC REPAIRS TO UNITS 1, 2, & 4 AND PROVIDE A NEW HVAC REPLACEMENT SYSTEM FOR UNIT 3, AND REPLACE THE EXISTING BUILDING MANAGEMENT SYSTEM FOR UNITS 1 THROUGH 4 AT PREAKNESS HEALTHCARE CENTER IN THE TOWNSHIP OF WAYNE, PER BID C-25-005, PURSUANT TO N.J.A.C. 5:30-11.3 ET SEQ.

THIS RESOLUTION WAS REQUESTED BY:
ENGINEERING

REVIEWED BY:

Matthew P. Jordan, Esq.
COUNTY ADMINISTRATOR

APPROVED AS TO FORM AND LEGALITY:

Nadege D. Allwaters, Esq.
COUNTY COUNSEL

Official Resolution#	
Meeting Date	2/10/2026
Introduced Date	2/3/2026
Adopted Date	
Agenda Item	23.
CAF#	C-04-55-172-002-920
Purchase Req. #	25-00609
Result	

Public Works

COMMITTEE NAME

RESOLUTION AUTHORIZING CHANGE ORDER NO. 5 FOR A&A INDUSTRIAL PIPING TO COMPLETE VARIOUS HVAC REPAIRS TO UNITS 1, 2, & 4 AND PROVIDE A NEW HVAC REPLACEMENT SYSTEM FOR UNIT 3, AND REPLACE THE EXISTING BUILDING MANAGEMENT SYSTEM FOR UNITS 1 THROUGH 4 AT PREAKNESS HEALTHCARE CENTER IN THE TOWNSHIP OF WAYNE, PER BID C-25-005, PURSUANT TO N.J.A.C. 5:30-11.3 ET SEQ.

WHEREAS, the County of Passaic (hereafter “County”) is a government body incorporated pursuant to N.J.S.A. 40:18-1, et seq. and vested with all rights contained therein; and

WHEREAS, pursuant to N.J.S.A. 40:20-1 the Passaic Board of County Commissioners (hereafter “Board”) is vested with decision making powers on behalf of the County; and

WHEREAS, pursuant to N.J.S.A. 40A:11-4, et seq., every contract awarded by the County, for the provision or performance of any goods or services, the cost of which in the aggregate exceeds the bid threshold [40A:11-3], shall be awarded only by resolution of the Board to the lowest responsible bidder after public advertising for bids and bidding thereof; and

WHEREAS, on December 4, 2024, the Purchasing Agent issued Bid No. C-25-005, Re-Bid Preakness Healthcare Center HVAC Upgrades and BMS Replacement (hereafter “C-25-005”) seeking sealed proposals from qualified bidders for completion of HVAC Repairs to Units 1, 2 & 4, for a new HVAC Replacement System for Unit 3, and replacement of the existing Building Management System (“BMS”) with a new BMS for Units 1 through 4 at Preakness Healthcare Center in the Township of Wayne; and

WHEREAS, on January 21, 2025, the Board passed Resolution No. R-25-0054 authorizing an award of contract to A&A Industrial Piping, Inc., the lowest responsible bidder under C-25-005, in an amount not to exceed five million four hundred twenty-seven thousand forty-one dollars (\$5,427,041.00); and

WHEREAS, pursuant to N.J.A.C. 5:30-11.3, et seq. the Board can authorize, permit, or accept change orders for work performed, services rendered, materials, supplies, or equipment delivered or provided pursuant to the conditions as set forth therein; and

WHEREAS, on September 9, 2025, the Board passed Resolution No. R-25-837, authorizing Change Order No. 1 for the project under C-25-005, in the increased amount of seventy-eight thousand two hundred eighty-seven dollars (\$78,287.00), with a new total contract award, as a result of the increase, in the amount of five million five hundred five thousand three hundred twenty-eight dollars (\$5,505,328.00); and

WHEREAS, on November 17, 2025, the Board passed Resolution No. R-25-1104, authorizing Change Order No. 2 for the project under C-25-005, in the increased amount of ninety-six thousand four hundred eighty-five dollars (\$96,485.00), with a new total contract award, as a result of the increase, in the amount of five million six hundred one thousand eight hundred thirteen dollars (\$5,601,813.00); and

WHEREAS, on December 9, 2025, the Board passed Resolution No. R-25-1191, authorizing Change Order No. 3 for the project under C-25-005, in the increased amount of thirty-one thousand three hundred thirty-six dollars (\$31,336.00), with a new total contract award, as a result of the increase, in the amount of five million six hundred thirty-three thousand one hundred forty-nine dollars (\$5,633,149.00); and

WHEREAS, on December 29, 2025, the Board passed Resolution No. R-25-1268, authorizing Change Order No. 4 for the project under C-25-005, in the increased amount of one hundred sixty nine thousand three hundred sixty-five dollars (\$169,365.00), with a new contract award, as a result of the increase, in the amount of five million eight hundred two thousand five hundred fourteen dollars (\$5,802,514.00); and

WHEREAS, the Passaic County Engineer is recommending that Change Order No. 5 be authorized for a net addition to the contract under C-25-005 in the amount of fifty eight thousand twenty seven dollars (\$58,027.00) due to unforeseen conditions in which mold was discovered under the existing FCU first floor in Building 300 and must be remediated before work under the original scope, with a new total contract award, as a result of the increase, in the amount of five million eight hundred sixty thousand five hundred forty one dollars (\$5,860,541.00); and

WHEREAS, funds are available in Account No. C-04-55-172-002-920, or any other account that may be deemed appropriate by the Chief Financial Officer or his designee, and the availability of funds has been contingently certified by the Chief Financial Officer subject to sufficient funds being appropriated by the Board in the 2026 and/or subsequent years’ County budget(s), which is attached to and made part of this Resolution; and

WHEREAS, this matter was discussed at the January 28, 2026 meeting of the Public Works

Committee and is being recommended to the Board for approval.

NOW, THEREFORE, LET IT BE RESOLVED, pursuant to N.J.A.C. 5:30-11.3, et seq., the Board of County Commissioners of the County of Passaic authorize Change Order No. 5 for the contract with A&A Industrial Piping, Inc., under C-25-005, in the increased amount of fifty eight thousand twenty seven dollars (\$58,027.00) due to unforeseen conditions in which mold was discovered under the existing FCU first floor in Building 300 and must be remediated before work under the original scope, with a new total contract award, as a result of the increase, in the amount of five million eight hundred sixty thousand five hundred forty one dollars (\$5,860,541.00).

LET IT BE FURTHER RESOLVED, that the County Engineer is authorized and directed to comply with all of the general requirements for change orders as set forth in N.J.A.C. 5:30-11.3, et seq.

LET IT BE FURTHER RESOLVED, that the Clerk of the Board, County Counsel, County Engineer, and Director of Board of County Commissioners are authorized to take any other action necessary to carry out the purpose of this Resolution.

ZMQ

February 10, 2026