

County of Passaic
Board of County Commissioners



OFFICE OF COUNTY COMMISSIONERS

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Date: Dec 09, 2025 - 5:30 PM

Agenda: RESOLUTION AUTHORIZING CHANGE ORDER NO. 3 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.

APPROVED AS TO FORM AND LEGALITY:

Nadege D. Allwaters, Esq.

Official Resolution#	
Meeting Date	12/9/2025
Introduced Date	12/4/2025
Adopted Date	
Agenda Item	59.
CAF#	C-04-55-188-002-908
Purchase Req. #	25-00609
Result	

Public Works

COMMITTEE NAME

RESOLUTION AUTHORIZING CHANGE ORDER NO. 3 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 body politic and corporate pursuant to N.J.S.A. 40:18-1 and vested with all rights contained therein; and

WHEREAS, pursuant to N.J.S.A. 40:20-1 the Board of County Commissioners of the County of Passaic (hereafter “Board”) is vested with managing the property, finances, and affairs 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, the Passaic County Engineer is recommending that Change Order No. 3 be authorized for a net addition to the contract under C-25-005 in the amount of thirty-one thousand three hundred thirty-six dollars (\$31,336.00) due to unforeseen conditions to replace damaged outside air ducts to allow for the installation of the fan coil units on the first floor in Building 300, 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, funds are available in Account No. C-04-55-188-002-908, 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 2025 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 November 25, 2025 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. 3 for the contract with A&A Industrial Piping, Inc., 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).

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.

KJB

December 9, 2025