



Ocean County Board of Commissioners

OFFICE OF THE  
OCEAN COUNTY COMMISSIONERS

Director Frank Sadeghi  
Deputy Director Jennifer Bacchione  
Commissioner Robert S. Arace  
Commissioner Sam Ellenbogen  
Commissioner Ray Gormley

101 Hooper Avenue  
Toms River, New Jersey  
08754-2191  
(732)929-2005  
(732)505-1918

Board Meeting Agenda

Date: July 29, 2026 - 4:00 PM  
Location: Administration Building  
Room 119  
101 Hooper Avenue  
Toms River, NJ 08754

Agenda: Awarding a Purchase Order to Colliers Project Leaders USA NE, LLC to provide Construction Project Management for Building and Site Development in connection with the Ocean County Administration Building HVAC and Roof Upgrades project, in an amount not to exceed \$279,100.00. (QP2026-63)

|                      |            |
|----------------------|------------|
| Official Resolution# | 2026001047 |
| Meeting Date         | 07/29/2026 |
| Introduced Date      | 07/29/2026 |
| Adopted Date         | 07/29/2026 |
| Agenda Item          | n-5        |
| CAF #                |            |
| Purchase Req. #      | QP2026-63  |
| Result               | Adopted    |

| COUNTY COMMISSIONER | PRES. | ABS. | MOVE | SEC | AYE | NAY | ABST. |
|---------------------|-------|------|------|-----|-----|-----|-------|
| Sadeghi             | ✓     |      |      |     | ✓   |     |       |
| Bacchione           | ✓     |      | ✓    |     | ✓   |     |       |
| Arace               | ✓     |      |      | ✓   | ✓   |     |       |
| Ellenbogen          | ✓     |      |      |     | ✓   |     |       |
| Gormley             | ✓     |      |      |     | ✓   |     |       |

I HEREBY CERTIFY THAT THIS DOCUMENT IS A TRUE, COMPLETE AND ACCURATE COPY OF THIS RESOLUTION, ADOPTED BY OCEAN COUNTY BOARD OF COMMISSIONERS, NJ AT THE MEETING REFERENCED THEREON

Michelle I. Gunther

Clerk Of The Board

## RESOLUTION

July 29, 2026

**WHEREAS**, a need exists for Construction Project Management for Building and Site Development associated with CONSTRUCTION MANAGEMENT SERVICES in connection with the project known as OCEAN COUNTY ADMINISTRATION BUILDING HVAC AND ROOFING UPGRADES, State of New Jersey; and

**WHEREAS**, the Buildings and Grounds Department considers it necessary and desirable to engage a Construction Project Management for Building and Site Development services firm from the list of previously qualified firms identified in a Resolution adopted by the Board of Commissioners on May 27, 2026, and assigned Contract No. QP2026-63; and

**WHEREAS**, the County requested proposals and has determined that Colliers Project Leaders USA NE, LLC is qualified to provide the required Construction Project Management for Building and Site Development services in accordance with their project specific proposal, dated June 18, 2026, at a not to exceed cost of \$279,100.00; and

**WHEREAS**, this contract is awarded in compliance with the provisions of N.J.S.A. 19:44A-20.4 et seq., the New Jersey "Pay-to-Play" Law.

**NOW, THEREFORE, BE IT RESOLVED by the BOARD OF COMMISSIONERS of the COUNTY OF OCEAN, STATE OF NEW JERSEY, as follows:**

1. The Purchasing Agent is hereby authorized to issue a Purchase Order to Colliers Project Leaders USA NE, LLC in the amount not to exceed \$279,100.00 for Construction Project Management for Building and Site Development services from Account No. 016-005-5679.
2. The Director and Clerk of the Board are hereby authorized and directed to execute any necessary subsequent documents with Colliers Project Leaders USA NE, LLC, 101 Crawfords Corner Road, Suite 3400, Holmdel, New Jersey 07733.
3. A notice of this action shall be published once as required by law.
4. The contract number must be placed on all papers, documents, invoices and vouchers pertaining to said contract, the number being QP2026-63.

**BE IT FURTHER RESOLVED** that certified copies of this Resolution shall be made available to the Ocean County Auditor, County Administration, County Finance Department, County Purchasing Department, County Buildings & Grounds Department and Colliers Project Leaders USA NE, LLC.