



Ocean County Board of Commissioners

OFFICE OF THE
OCEAN COUNTY COMMISSIONERS

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Toms River, New Jersey
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Director Frank Sadeghi
Deputy Director Jennifer Bacchione
Commissioner Robert S. Arace
Commissioner Sam Ellenbogen
Commissioner Ray Gormley

Board Meeting Agenda

Date: January 21, 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 associated with Commissioning Agent Services for the OC Justice Complex Annex project, in an amount not to exceed \$158,707.00. (QP2025-64)

Official Resolution#	2026000108
Meeting Date	01/21/2026
Introduced Date	01/21/2026
Adopted Date	01/21/2026
Agenda Item	I-32
CAF #	
Purchase Req. #	QP2025-64
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

CONTRACT NO. MUST BE ON ALL PAPERS, DOCUMENTS, INVOICES, VOUCHERS	
NO.	QP2025-64

RESOLUTION

January 21, 2026

WHEREAS, a need exists for Construction Project Management for Building and Site Development associated with COMMISSIONING AGENT SERVICES in connection with the project known as Justice Complex Annex of Ocean County, 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 21, 2025, and assigned Contract No. QP2025-64; 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 January 5, 2026, at a not to exceed cost of \$158,707.00; 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 \$158,707.00 for Construction Project Management for Building and Site Development services from Account No. 429-010-X324.
2. The Director and Clerk of the Board are hereby authorized and directed to execute any necessary agreements or contracts associated 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 QP2025-64.

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