



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

Agenda: Awarding a Contract for INTERIOR RENOVATIONS AT THE MARY ETTA COX HOUSE NO. IV to Dell-Tech, Inc., the lowest qualified bidder, for a Total Base Bid Award in the amount of \$2,726,800.00 (which includes Allowance No. 1 in the amount of \$10,000.00, Allowance No. 2 in the amount of \$5,000.00, Allowance No. 3 in the amount of \$5,000.00, Allowance No. 4 in the amount of \$50,000.00, and Allowance No. 5 in the amount of \$25,000.00), plus all Unit Prices. Recommendation is made not to award Alternate Item Nos. ALT 1, ALT 2 and ALT 3. (B2026-03CA)

Official Resolution#	2026000269
Meeting Date	03/04/2026
Introduced Date	03/04/2026
Adopted Date	03/04/2026
Agenda Item	I-17
CAF #	
Purchase Req. #	B2026-03CA
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

March 4, 2026

WHEREAS, on December 9, 2025 pursuant to legal advertisements therefor, sealed bids were received for the furnishing and delivery of INTERIOR RENOVATIONS AT THE MARY ETTA COX HOUSE NO. IV for the County of Ocean; and

WHEREAS, at the advertised time, responses were received from the following bidders:

<u>Name and Address of Bidder</u>	<u>Name and Address of Bidder</u>
Dell Tech, Inc. 930 New York Avenue Trenton, NJ 08638 609-393-6150	Spartan Construction, Inc. 399 Oak Avenue-Suite C South Amboy, NJ 08879 732-571-8884

; and

WHEREAS, after the receipt and examination of same, the Consulting Architect has now recommended to this Board that the lowest qualified bid, according to specifications, namely that of, DELL TECH, INC., be accepted, for a Total Bid Base Award in the amount of \$2,726,800.00 (which includes Allowance No. 1 in the amount of \$10,000.00; Allowance No. 2 in the amount of \$5,000.00; Allowance No. 3 in the amount of \$ 5,000.00; Allowance No. 4 in the amount of \$50,000.00 and Allowance No. 5 in the amount of \$25,000.00), plus all Unit Prices as listed on the attached hereto. Recommendation is made not to award Alternate Item Nos. Alt. 1, Alt. 2 and Alt. 3.

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

1. The Director and Clerk of this Board are hereby authorized and directed to enter into a contract, for the Interior Renovation at the Mary Etta Cox House No. IV project, in accordance with plans and specifications prepared by Historic Building Architects LLC. Project shall be completed within 270 calendar days of Notice to Proceed. Project to have a Liquidating Damage Clause of \$500.00 per day after date of contract completion.

2. The Department of Finance has certified that funds are available in Account No. 017-823-AA63-6800 in the amount of \$518,645.00; Account No. 300-250-X319-6800 in the amount of \$2,187,882.45 and Account No. 301-250-X321-6800 in the amount of \$20,272.55 to cover this contract and the amount of the contract shall be encumbered against the said Appropriations.

3. Payments for the materials and services to be acquired by these contracts shall be made upon the approval of vouchers submitted by the successful bidders in accordance with the requirements of the Board of Commissioners and subject to the Board of Commissioners customary procedures. Delivery shall be made upon receipt of a Purchase Order issued by the Ocean County Department of Purchase, upon which delivery locations and needed quantities shall be indicated.

4. The contract number must be placed on all papers, documents, invoices and vouchers pertaining to said contract, the number being B2026-03CA.

BE IT FURTHER RESOLVED that certified copies of this Resolution shall be made available to each of the following:

- a. County Auditor;
- b. Purchasing Department
- c. Finance Department
- d. Parks Department; and
- e. Historic Building Architects LLC, who shall promptly notify the successful bidder that they are the successful bidder and the amount of and items covered by their bid; said Architects shall also attend to having said successful bidder enter into a good and binding contract for the faithful compliance with their bid, see that the successful bidder enters into a good and sufficient surety bond to the County of Ocean for the faithful performance of their contract, and have the original copies of the contract and bonds filed with the Clerk of this Board.

[DELL-TECH, INC] RESPONSE DOCUMENT REPORT
 Construction BID No. OCPKSMECH4
 INTERIOR RENOVATIONS AT THE MARY ETTA COX HOUSE NO. IV

UNIT PRICES

This unit price table is for informational purposes only, and is not included in the calculation of the above Division Items Total Base Bid table.

Line Item	Description	Unit of Measure	Unit Cost
✓ 04-1	Description: Rake out and repoint existing brick mortar joints, minimum 1" depth. Unit of Measurement: Per 4 SF Reference Drawings: See details 7/A521 and 8/A521 Base contract includes: As shown on drawings.	4 SF	\$120.00
✓ 04-2	Deep Brick Repointing Description: Deep Brick Repointing - assume depth of 2 1/2". Unit of Measurement: Per 1 SF Reference: Details 7/A521 and 8/A521 Base contract includes: As shown on drawings.	1 SF	\$250.00
✓ 04-3	Description: Rake out and repoint brick. Unit of Measurement: Per 25 SF Reference: Specification Section 040140.91, Drawings A010, A100, HE-A203, A200 Base Contract includes: As shown on drawings.	25 SF	\$1,500.00
✓ 04-4	Description: Provide historic replacement brick at brick piers, brick foundation walls. Reference: Elevations HE-A200-A206. Specification Section 040140.91. Unit of Measurement: Per 5 bricks. Base Contract: As shown on drawings.	5 BRICKS	\$275.00
✓ 06-1	Description: Trim Replacement Type A Unit of Measurement: Per linear foot Reference: Drawing HE-A601. Base Contract Includes: 50 LF	LF	\$96.00
✓ 06-2	Description: Trim Replacement Type B Unit of Measurement: Per linear foot Reference: Drawing HE-A601. Base Contract Includes: 10 LF	LF	\$60.00
✓ 06-3	Description: Trim Replacement Type C Unit of Measurement: Per linear foot Reference: Drawing HE-A601. Base Contract Includes: 5 LF	LF	\$60.00
✓ 06-4	Description: Trim Replacement Type D Unit of Measurement: Per linear foot Reference: Drawing HE-A601. Base Contract Includes: None	LF	\$380.00

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Line Item	Description	Unit of Measure	Unit Cost
✓ 06-5	Description: Trim Replacement Type E Unit of Measurement: Per linear foot Reference: Drawing HE-A601. Base Contract Includes: 5 LF	LF	\$40.00
✓ 06-6	Description: Trim Replacement Type F Unit of Measurement: Per linear foot Reference: Drawing HE-A601. Base Contract Includes: None	LF	\$380.00
✓ 06-7	Description: Trim Replacement Type G Unit of Measurement: Per linear foot Reference: Drawing HE-A601. Base Contract Includes: 50 LF	LF	\$66.00
✓ 06-8	Description: Trim Replacement Type H Unit of Measurement: Per linear foot Reference: Drawing HE-A601. Base Contract Includes: 12 LF	LF	\$65.00
✓ 06-9	Description: Trim Replacement Type I Unit of Measurement: Per linear foot Reference: Drawing HE-A601. Base Contract Includes: 75 LF 100% Replacement on North and South Elevations	LF	\$84.00
✓ 06-10	Description: Trim Replacement Type J Unit of Measurement: Per linear foot Reference: Drawing HE-A601. Base Contract Includes: 10 LF	LF	\$60.00
✓ 06-11	Description: Trim Replacement Type K Unit of Measurement: Per linear foot Reference: Drawing HE-A601. Base Contract Includes: 5 LF	LF	\$60.00
✓ 06-12	Description: Trim Replacement Type L1 Unit of Measurement: Per linear foot Reference: Drawing HE-A601. Base Contract Includes: 16 LF	LF	\$45.00
✓ 06-13	Description: Trim Replacement Type L2 Unit of Measurement: Per linear foot Reference: Drawing HE-A601. Base Contract Includes: 5 LF	LF	\$50.00
✓ 06-14	Description: Trim Replacement Type M Unit of Measurement: Per linear foot Reference: Drawing HE-A601. Base Contract Includes: 21 LF	LF	\$250.00
✓ 06-15	Description: Trim Replacement Type O Unit of Measurement: Per 1 LF Reference: Drawing HE-A601. Base Contract Includes: 8 LF	LF	\$90.00

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Line Item	Description	Unit of Measure	Unit Cost
✓ 06-16	Description: Trim Replacement Type P Unit of Measurement: Per 1 LF Reference: Drawing HE-A601. Base Contract Includes: 5 LF	LF	\$80.00
✓ 06-17	Description: Clapboard Replacement where wall siding is rotten or damaged. Unit of Measurement: Per 6 LF Reference: HE-A200 series drawings, HE-A600 Base Contract: 600 Board LF	6 LF	\$300.00
✓ 06-18	Description: Wall Shingle Replacement Unit of Measurement: Per 9 SF Reference: HE-A200 series drawings, HE-A600 Base Contract: 400 SF	9 SF	\$540.00
✓ 06-19	Description: Sister existing floor framing at South Porch. Reference: HE-A206. Specification Section 061000. Unit of Measurement: Per 10 Linear Feet. Base Contract: 2 locations.	10 LF	\$300.00
✓ 06-20	Description: Replace wood South Porch and Sleep Porch finish flooring where rotten or missing. Note: Wood to match in size, color, and species. Contractor to use old growth wood to match existing. Reference: HE-A205, HE-A206. Specification Section 062013. Unit of Measurement: 2 LF Base Contract: 20 LF.	2 LF	\$70.00
✓ 07-1	Description: Asphalt shingles replacement where damaged or missing due to work. Note: Asphalt Shingles to match existing – Timberline HDZ Asphalt “Weathered Wood” Reference: Roof Plan HE-302, HE-A600 Unit of Measurement: Per 10 SF. Base Contract: 10 SF.	10 SF	\$150.00
✓ 08-1	Description: Replace windowsill where rotten. Reference: Elevations HE-A506-A509, Specification Section 080352. Unit of Measurement: Per sill. Base Contract: Noted on Drawings.	SILL	\$1,350.00
✓ 08-2	Description: Dutchman repair at windowsill where rotten. Must be full length of the sill; no vertical line between existing and new permitted. Reference: Elevations HE-A506-A509, Detail 8 on HE-A506, Specification Section 080352. Unit of Measurement: Per sill. Base Contract: Noted on Drawings.	SILL	\$600.00
✓ 09-1	Description: Repair stucco parging at masonry foundation walls using historic match. Reference: Drawings HE-A201, HE-A213, A520 Unit of Measurement: Per 1 SF. Base Contract: As shown on drawings.	SF	\$36.00

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 INTERIOR RENOVATIONS AT THE MARY ETTA COX HOUSE NO. IV

Line Item	Description	Unit of Measure	Unit Cost
✓ 09-2	Description: Floor refinishing – remove existing clear finishes down to bare wood and prepare and install varnish floor finish per specifications. Reference: See Specification Appendix A Unit of Measurement: Per 9 SF Base Contract: As shown on drawings	9 SF	\$630.00
✓ 09-3	Description: Wallpapers Reference: See Specification 097200 and Appendix A Unit of Measurement: Per 1 SF Base Contract: For Basis of Design use the indicated cost per square foot for wallpaper material only. All locations and quantities of wallpaper shown on drawings and in specification and Appendix A	SF	\$6.00
✓ 09-4	Description: Ceiling Papers Reference: See Specification 098200 and Appendix A Unit of Measurement: Per 1 SF Base Contract: For Basis of Design use the indicated cost per square foot for ceiling papers material only. All locations and quantities of wallpaper shown on drawings and in specification and Appendix A	SF	\$5.00
✓ 09-5	Description: Ceiling Borders Papers Reference: See Specification 097200 and Appendix A Unit of Measurement: Per 1 LF Base Contract: For Basis of Design use the following cost per square foot for ceiling border papers material only. All locations and quantities of wallpaper shown on drawings and in specification and Appendix A	LF	\$16.00
✓ 09-6	Description: Minor plaster repairs. Reference: Detail #10 on Drawing A521. Unit of Measurement: Per 1 SF Base Contract: 100 SF	SF	\$30.00