



## Ocean County Board of Commissioners

OFFICE OF THE  
OCEAN COUNTY COMMISSIONERS

Director Barbara Jo Crea  
Deputy Director Gary Quinn  
Commissioner Virginia E. Haines  
Commissioner John P. Kelly  
Commissioner Frank Sadeghi

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

### Board Meeting Agenda

Date: December 18, 2024 - 4:00 PM  
Location: Administration Building  
Room 119  
101 Hooper Avenue  
Toms River, NJ 08754

Agenda: Awarding a Contract for the furnishing and delivery of HEATING, VENTILATING & AIR CONDITIONING MAINTENANCE, SERVICE AND ALTERATION to Multi-Temp Mechanical, Inc., the lowest qualified bidder. (B2024-192)

<b>Official Resolution#</b>		<b>2024001944</b>					
Meeting Date		12/18/2024					
Introduced Date		12/18/2024					
Adopted Date		12/18/2024					
Agenda Item		h-6					
CAF #							
Purchase Req. #		B2024-192					
Result		Adopted					
COUNTY COMMISSIONER	PRES.	ABS.	MOVE	SEC	AYE	NAY	ABST.
Crea	✓				✓		
Quinn	✓				✓		
Haines	✓				✓		
Kelly	✓		✓		✓		
Sadeghi	✓			✓	✓		

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*

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Clerk Of The Board

CONTRACT NO. MUST BE ON ALL PAPERS, DOCUMENTS, INVOICES, VOUCHERS  
NO. B2024-192

RESOLUTION

December 18, 2024

WHEREAS, on November 19, 2024, pursuant to legal advertisements therefor, sealed bids were received for furnishing and delivery of HEATING, VENTILATING & AIR CONDITIONING MAINTENANCE, SERVICE AND ALTERATION for the County of Ocean; and

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

Name and Address of Bidder

Multi-Temp Mechanical, Inc.  
1000 Delsea Drive  
Suite 1-B  
Westville, NJ 08093  
((609) 352-0092

Name and Address of Bidder

Core Mechanical, Inc.  
7905 Browning Road  
Suite 110  
Pennsauken, NJ 08109  
(856) 665-0636

McCloskey Mechanical Contractors, Inc.  
445 Lower Landing Road  
Blackwood, NJ 08012  
(856) 784-5080

; and

WHEREAS, after the receipt and examination of same, the County Purchasing Agent has now recommended to this Board that the lowest qualified bid according to specifications, namely that of, MULTI-TEMP MECHANICAL, INC., be accepted.

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 accepting the bid for HEATING, VENTILATING & AIR CONDITIONING MAINTENANCE, SERVICE AND ALTERATION for the County of Ocean, for a term of one (1) year from date of award, or until delivery is complete unless otherwise stated. The County reserves the right to extend the term of the contract pursuant to N.J.S.A. 40A:11-15. The County reserves the right to extend the contract for one (1) additional year by mutual agreement between the County and the contractor with no increase in base price.

A. MULTI-TEMP MECHANICAL, INC. for forty-nine (49) items, to wit:  
ITEM NOS. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24,  
25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48 and  
49.

For a Total Lump Sum Award (Item Nos. 1 - 49) of \$2,290,490.00.  
This vendor has extended this contract to County Cooperative Contract System Participants,  
Identifier No. CK-02-OC.

2. 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. .

3. Funds for the services shall be available within the following funding sources: Building & Grounds, Ocean County Library, Parks Department O.E.

4. The contract number must be placed on all papers, documents, invoices and vouchers pertaining to said contract, the number being B2024-192.

BE IT FURTHER RESOLVED that certified copies of this Resolution shall be made available to the County Auditor, Department of Purchasing, Department of Finance, Buildings and Grounds Department, Ocean County Library, Parks Department and Multi-Temp Mechanical, Inc., the successful bidder.

[MULTI-TEMP MECHANICAL] RESPONSE DOCUMENT REPORT

Bid No. TBD

HEATING, VENTILATING & AIR CONDITIONING MAINTENANCE, SERVICE AND ALTERATION

MULTI-TEMP MECHANICAL, INC.

B2024-192

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
<b>BUILDINGS &amp; GROUNDS DEPARTMENT</b>					
✓ 1	Regular P.M. Labor Hours - Journeyman	4,901	HR	\$100.00	\$490,100.00
✓ 2	Regular P.M. Labor Hours - Apprentice	3,133	HR	\$65.00	\$203,645.00
✓ 3	Material Cost and Mark-Up. For bid purposes assume Preventative Maintenance materials, at \$90,000.00 for a one (1) year term. Calculate total amount of mark-up charges on Parts/Materials by multiplying \$90,000.00 by your mark-up Percentage. Indicate your mark-up Percentage in the COMMENTS column. Indicate your calculated Total Mark-up Dollar Amount in the UNIT COST column. Example: (\$90,000.00 by 10% = 9,000.00 or \$90,000.00 by .10 = \$9,000.00) Your Total Mark-up Dollar Amount will be: (\$90,000.00 x _____%) + \$90,000.00 =	1	LS	\$99,000.00	\$99,000.00
✓ 4	Refrigerant, various types	10	LB	\$18.00	\$180.00
<b>PARKS DEPARTMENT - ON-CALL - PREVENTATIVE MAINTENANCE</b>					
✓ 5	Regular Labor Hours - Journeyman	100	HR	\$100.00	\$10,000.00
✓ 6	Regular Labor Hours - Apprentice	50	HR	\$65.00	\$3,250.00
✓ 7	Material Cost and Mark-Up. For bid purposes assume Preventative Maintenance materials, at \$20,000.00 for a one (1) year term. Calculate total amount of mark-up charges on Parts/Materials by multiplying \$20,000.00 by your mark-up Percentage. Indicate your mark-up Percentage in the COMMENTS column. Indicate your calculated Total Mark-up Dollar Amount in the UNIT COST column. Example: (\$20,000.00 by 10% = 2,000.00 or \$20,000.00 by .10 = \$2,000.00) Your Total Mark-up Dollar Amount will be: (\$20,000.00 x _____%) + \$20,000.00 =	1	LS	\$22,000.00	\$22,000.00
<b>SECTION II - REPAIR SERVICE</b>					

Introduced on: December 18, 2024

Adopted on: December 18, 2024

Official Resolution #: 2024001944

[MULTI-TEMP MECHANICAL] RESPONSE DOCUMENT REPORT  
 Bid No. TBD  
 HEATING, VENTILATING & AIR CONDITIONING MAINTENANCE, SERVICE AND ALTERATION

MULTI-TEMP MECHANICAL, INC.

B2024-192

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
<b>BUILDINGS &amp; GROUNDS DEPARTMENT</b>					
✓ 8	Refrigerant, various types	10	LB	\$18.00	\$180.00
✓ 9	Winterizing Chiller Loops price for Glycol Only (As Needed)	2,185	GAL	\$18.00	\$39,330.00
✓ 10	Allowance for Manufacturer Technicians required for equipment and controls adjustments (direct charge, no contractor mark-ups shall be allowed)	1	LS	\$5,000.00	\$5,000.00
✓ 11	Regular Labor Hours - Journeyman	6,250	HR	\$100.00	\$625,000.00
✓ 12	Regular Labor Hours - Apprentice	2,000	HR	\$65.00	\$130,000.00
✓ 13	Overtime Labor Hours - Journeyman	500	HR	\$145.00	\$72,500.00
✓ 14	Overtime Labor Hours - Apprentice	50	HR	\$90.00	\$4,500.00
✓ 15	Material Cost and Mark-Up. For bid purposes assume repair service materials at \$325,000.00 for a one (1) year term. Calculate total amount of mark-up charges on Parts/Materials by multiplying \$325,000.00 by your mark-up Percentage. Indicate your mark-up Percentage in the COMMENTS column. Indicate your calculated Total Mark-up Dollar Amount in the UNIT COST column. Example: (\$325,000.00 by 10% = 32,500.00 or \$325,000.00 by .10 = \$35,500.00) Your Total Mark-up Dollar Amount will be: (\$325,000.00 x _____ %) + \$325,000.00 =	1	LS	\$357,500.00	\$357,500.00
<b>PARKS DEPARTMENT</b>					
✓ 16	Regular Labor Hours - Journeyman	400	HR	\$100.00	\$40,000.00
✓ 17	Regular Labor Hours - Apprentice	200	HR	\$65.00	\$13,000.00
✓ 18	Overtime Labor Hours - Journeyman	40	HR	\$145.00	\$5,800.00

Introduced on: December 18, 2024  
 Adopted on: December 18, 2024  
 Official Resolution #: 2024001944  
 [MULTI-TEMP MECHANICAL] RESPONSE DOCUMENT REPORT  
 Bid - HEATING, VENTILATING & AIR CONDITIONING MAINTENANCE, SERVICE AND ALTERATION

[MULTI-TEMP MECHANICAL] RESPONSE DOCUMENT REPORT

Bid No. TBD

HEATING, VENTILATING & AIR CONDITIONING MAINTENANCE, SERVICE AND ALTERATION

MULTI-TEMP MECHANICAL, INC.

B2024-192

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
✓ 19	Overtime Labor Hours - Apprentice	10	HR	\$90.00	\$900.00
✓ 20	Material Cost and Mark-Up. For bid purposes assume repair service materials at \$30,000.00 for a one (1) year term. Calculate total amount of mark-up charges on Parts/Materials by multiplying \$30,000.00 by your mark-up Percentage. Indicate your mark-up Percentage in the COMMENTS column. Indicate your calculated Total Mark-up Dollar Amount in the UNIT COST column. Example: (\$30,000.00 by 10% = 3,300.00 or \$30,000.00 by .10 = \$3,000.00) Your Total Mark-up Dollar Amount will be: (\$30,000.00 x _____ %) + \$30,000.00 =	1	LS	\$33,000.00	\$33,000.00
<b>SECTION III - ALTERATION WORK - LABOR RATE &amp; MATERIALS</b>					
<b>ELECTRICIAN</b>					
✓ 21	Regular Labor Hours - Journeyman	65	HR	\$142.00	\$9,230.00
✓ 22	Regular Labor Hours - Apprentice	10	HR	\$85.00	\$850.00
✓ 23	Overtime Labor Hours - Journeyman	10	HR	\$210.00	\$2,100.00
✓ 24	Overtime Labor Hours - Apprentice	10	HR	\$125.00	\$1,250.00
<b>PIPEFITTER</b>					
✓ 25	Regular Labor Hours - Journeyman	50	HR	\$145.00	\$7,250.00
✓ 26	Regular Labor Hours - Apprentice	10	HR	\$85.00	\$850.00
✓ 27	Overtime Labor Hours - Journeyman	10	HR	\$210.00	\$2,100.00
✓ 28	Overtime Labor Hours - Apprentice	10	HR	\$125.00	\$1,250.00

Introduced on: December 18, 2024

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Official Resolution #: 2024001944

[MULTI-TEMP MECHANICAL] RESPONSE DOCUMENT REPORT  
 Bid No. TBD  
 HEATING, VENTILATING & AIR CONDITIONING MAINTENANCE, SERVICE AND ALTERATION

MULTI-TEMP MECHANICAL, INC.

B2024-192

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
<b>SHEETMETAL</b>					
✓ 29	Regular Labor Hours - Journeyman	50	HR	\$145.00	\$7,250.00
✓ 30	Regular Labor Hours - Apprentice	10	HR	\$85.00	\$850.00
✓ 31	Overtime Labor Hours - Journeyman	10	HR	\$210.00	\$2,100.00
✓ 32	Overtime Labor Hours - Apprentice	10	HR	\$125.00	\$1,250.00
<b>MECHANICAL INSULATION INSTALLER</b>					
✓ 33	Regular Labor Hours - Journeyman	25	HR	\$125.00	\$3,125.00
✓ 34	Regular Labor Hours - Apprentice	20	HR	\$85.00	\$1,700.00
✓ 35	Overtime Labor Hours - Journeyman	10	HR	\$165.00	\$1,650.00
✓ 36	Overtime Labor Hours - Apprentice	10	HR	\$106.00	\$1,060.00
<b>HVAC MECHANICAL INSTALLER</b>					
✓ 37	Regular Labor Hours - Journeyman	100	HR	\$100.00	\$10,000.00
✓ 38	Regular Labor Hours - Apprentice	10	HR	\$65.00	\$650.00
✓ 39	Overtime Labor Hours - Journeyman	10	HR	\$145.00	\$1,450.00
✓ 40	Overtime Labor Hours - Apprentice	10	HR	\$90.00	\$900.00
<b>PLUMBER</b>					

[MULTI-TEMP MECHANICAL] RESPONSE DOCUMENT REPORT

Bid No. TBD

HEATING, VENTILATING & AIR CONDITIONING MAINTENANCE, SERVICE AND ALTERATION

MULTI-TEMP MECHANICAL, INC.

B2024-192

Line Item	Description	Quantity	Unit, of Measure	Unit Cost	Total
✓ 41	Regular Labor Hours - Journeyman	20	HR	\$145.00	\$2,900.00
✓ 42	Regular Labor Hours - Apprentice	10	HR	\$85.00	\$850.00
✓ 43	Overtime Labor Hours - Journeyman	10	HR	\$210.00	\$2,100.00
✓ 44	Overtime Labor Hours - Apprentice	10	HR	\$124.00	\$1,240.00
<b>WELDER</b>					
✓ 45	Regular Labor Hours - Journeyman	10	HR	\$145.00	\$1,450.00
✓ 46	Regular Labor Hours - Apprentice	10	HR	\$85.00	\$850.00
✓ 47	Overtime Labor Hours - Journeyman	10	HR	\$210.00	\$2,100.00
✓ 48	Overtime Labor Hours - Apprentice	10	HR	\$125.00	\$1,250.00
<b>MATERIAL COST &amp; MARK-UP FOR ALTERATION WORK</b>					
✓ 49	Material Cost and Mark-Up. For bid purposes assume materials at \$60,000.00 for a one (1) year term. Calculate total amount of mark-up charges on Parts/Materials by multiplying \$60,000.00 by your mark-up Percentage. Indicate your markup Percentage in the COMMENTS column. Indicate your calculated Total Mark-up Dollar Amount in the UNIT COST column. Example: (\$60,000.00 by 10% = 6,000.00 or \$60,000.00 by .10 = \$6,000.00) Your Total Mark-up Dollar Amount will be: 60,000.00 x _____ % + \$60,000.00 =	1	LS	\$66,000.00	\$66,000.00
<b>TOTAL</b>					<b>\$2,290,490.00</b>

Introduced on: December 18, 2024

Adopted on: December 18, 2024

Official Resolution #: 2024081944