



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: May 27, 2026 - 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 CENTRIFUGAL AIR CONDITIONING SYSTEMS MAINTENANCE AND SERVICE to Core Mechanical, Inc., the sole qualified bidder. (B2026-63)

Official Resolution#	2026000661
Meeting Date	05/27/2026
Introduced Date	05/27/2026
Adopted Date	05/27/2026
Agenda Item	I-6
CAF #	
Purchase Req. #	B2026-63
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

May 27, 2026

WHEREAS, on April 14, 2026, pursuant to legal advertisements therefor, sealed bids were received for the furnishing and delivery of CENTRIFUGAL AIR CONDITIONING SYSTEMS MAINTENANCE AND SERVICE for the County of Ocean; and

WHEREAS, at the advertised time, one (1) response was received from the following bidder:

<u>Name of Bidder</u>	<u>Address of Bidder</u>
Core Mechanical, Inc.	7905 Browning Road Suite 110 Pennsauken, NJ 08109 (856) 665-0636

; and

WHEREAS, after the receipt and examination of same, the County Purchasing Agent has now recommended to this Board that the sole qualified bid, according to specifications, namely that of, CORE 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 for the furnishing and delivery of Centrifugal Air Conditioning Systems Maintenance and Service for the County of Ocean, for the contract period of one (1) eighteen month term beginning July 1, 2026 through December 31, 2027, 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.

A. CORE MECHANICAL, INC. for twenty (20) items, to wit:
ITEM NOS. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19 and 20.
For a Total Lump Sum Award (Item Nos. 1-20) of \$697,780.00.

2. Funds for the materials or services described herein shall be made available through operating and expense (O&E) accounts, trust accounts, grant accounts, or capital accounts maintained by, but not limited to, the following departments: Buildings and Grounds Department.

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 B2026-63.

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

[CORE MECHANICAL INC] RESPONSE DOCUMENT REPORT
 Bid No. TBD
 CENTRIFUGAL AIR CONDITIONING SYSTEMS MAINTENANCE AND SERVICE

PRICE TABLES

CENTRIFUGAL AIR CONDITIONING SYSTEMS MAINTENANCE AND SERVICE

Line Item	Description	18 Month Est. Qty.	Unit of Measure	Unit Cost	Total Cost	No Bid	Comments
START UP SERVICE							
✓ 1	Evapco Cooling Tower, #19	1	EA	\$1,920.00	\$1,920.00		
✓ 2	Daikin WWV Chiller, #20	1	EA	\$480.00	\$480.00		
✓ 3	Carrier 16LJ Absorption Chiller, #19	1	EA	\$480.00	\$480.00		
✓ 4	Carrier 23VR Screw Chiller, #19	1	EA	\$480.00	\$480.00		
✓ 5	B.A.C. Cooling Tower, #20	1	EA	\$1,920.00	\$1,920.00		
MONTHLY SERVICE							
✓ 6	Evapco Cooling Tower, #19	18	MO	\$120.00	\$2,160.00		
✓ 7	Daikin WWV Chiller, #20	18	MO	\$240.00	\$4,320.00		
✓ 8	Carrier 16LJ Absorption Chiller, #19	18	MO	\$240.00	\$4,320.00		
✓ 9	Carrier 23VR Screw Chiller, #19	18	MO	\$240.00	\$4,320.00		
✓ 10	B.A.C. Cooling Tower, #20	18	MO	\$120.00	\$2,160.00		
SHUT DOWN SERVICE							
✓ 11	Evapco Cooling Tower, #19	2	EA	\$480.00	\$960.00		
✓ 12	Daikin WWV Chiller, #20	2	EA	\$3,840.00	\$7,680.00		
✓ 13	Carrier 16LJ Absorption Chiller, #19	1	EA	\$1,920.00	\$1,920.00		

Introduced on: May 27, 2026

Adopted by: CORE MECHANICAL INC RESPONSE DOCUMENT REPORT

Official Resolution#: 202600661

BID - CENTRIFUGAL AIR CONDITIONING SYSTEMS MAINTENANCE AND SERVICE

[CORE MECHANICAL INC] RESPONSE DOCUMENT REPORT
 Bid No. TBD
 CENTRIFUGAL AIR CONDITIONING SYSTEMS MAINTENANCE AND SERVICE

Line Item	Description	18 Month Est. Qty.	Unit of Measure	Unit Cost	Total Cost	No Bid	Comments
✓ 14	Carrier 23VR Screw Chiller, #19	2	EA	\$3,840.00	\$7,680.00		
✓ 15	B.A.C. Cooling Tower, #20	1	EA	\$480.00	\$480.00		
REPAIRS/REPLACEMENT IN EXCESS OF MAINTENANCE AND SERVICE							
✓ 16	Labor Rate - Mechanic Regular Hours	220	HR	\$120.00	\$26,400.00		
✓ 17	Mechanic Overtime Hours	80	HR	\$120.00	\$9,600.00		
CATASTROPHIC RECOVERY							
✓ 18	Cost of recovery of refrigerant required to perform an emergency repair. (CATASTROPHIC RECOVERY) For bid purposes, assume only one (1) operation. Include all time and material costs.	1	LS	\$2,500.00	\$2,500.00		
ALLOWANCE FOR EQUIPMENT RENTAL							
✓ 19	Allowance for Equipment Rental on an As-Needed, Prior Approval Basis; exclusive of mark-ups and fees	1	LS	\$500,000.00	\$500,000.00		
TOTAL					\$579,780.00		

MARK-UP % FOR PARTS/MATERIALS

Line Item	Description	18 Month Quantity	Unit of Measure	Unit Cost	Markup (%)	Total cost
✓ 20	Parts/Materials Cost and Mark-up. For bid purposes assume parts/materials at \$100,000.00 for an eighteen (18) month term. Enter your mark-up percentage in the Markup (%) column.	100,000	\$	\$1.00	18%	\$118,000.00
TOTAL						\$118,000.00

Introduced on: May 27, 2026

Adopted by CORE MECHANICAL INC RESPONSE DOCUMENT REPORT

Official Resolution#: 2026000661

Bid - CENTRIFUGAL AIR CONDITIONING SYSTEMS MAINTENANCE AND SERVICE