



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 Contracts for the furnishing and delivery of ROOFING, SIDING AND GUTTER MAINTENANCE SERVICES to Kowalski Roofing Corp.; Mega-Pro Roofing and Masonry Corp.; and White Rock Corp., the lowest qualified bidders. (B2026-14)

Official Resolution#	2026000254
Meeting Date	03/04/2026
Introduced Date	03/04/2026
Adopted Date	03/04/2026
Agenda Item	I-2
CAF #	
Purchase Req. #	B2026-14
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

NO. B2026-14

RESOLUTION

March 4, 2026

WHEREAS, on January 6, 2026, pursuant to legal advertisements therefor, sealed bids were received for the furnishing and delivery of ROOFING, SIDING AND GUTTER MAINTENANCE SERVICES 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>
Kowalski Roofing Corp 381 Lake Shore Drive Brick, NJ 08723 (732) 477-3552	Mega-Pro Roofing and Masonry Corp 234 68 th Street Guttenberg, NJ 07093 (201) 554-8656
White Rock Corp 17 Gramercy Road Old Bridge, NJ 08857 (609) 580-0348	Beaver Home Improvement LLC 1400 Cedar Lane Hamilton, NJ 08610 (609) 733-4328
Detwiler Roofing LLC 1578 Main Street East Earl, PA 17519 (717) 200-4000	Empire Siding LLC 210 Carr Avenue#1 Keansburg, NJ 07734 (484) 640-3053
J. Wilhelm Roofing Co., Inc. 1960 S. West Blvd Vineland, NJ 08360 (856) 691-6161	Mac's Construction 216 White Horse Pike Clementon, NJ 08021 (856) 449-3709
Northeast Roof Maintenance, Inc. 649 Catherine Street Perth Amboy, NJ 08861 (732) 442-2020	Pravco, Inc. 245 Westcott Drive Rahway, NJ 07065 (732) 388-0800
Premier Enterprises LLC t/a Premier Roofing 1520 Route 37 West, #4 Toms River, NJ 08755 (732) 244-8588	Sky General Construction 74 1 st Avenue Paterson, NJ 07514 (862) 336-9808
USA General Contractors Corp 167 Route 33 Manalapan, NJ 07726 (908) 436-3739	

; and

WHEREAS, after the receipt and examination of same, the County Purchasing Agent has now recommended to this Board that the lowest qualified bids, according to specifications, in each instance, namely that of, KOWALSKI ROOFING CORP.; MEGA-PRO ROOFING AND MASONRY CORP.; AND WHITE ROCK CORP., 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 contracts for the furnishing and delivery of Roofing, Siding and Gutter Maintenance Services for the County of Ocean, for the contract period of two (2) years from March 4, 2026 through March 3, 2028, 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. KOWALSKI ROOFING CORP for fifteen (15) items,
to wit:
ITEM NOS. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 and 15.
For a Total Lump Sum Award (Item Nos. 1-15) of \$503,450.00
This vendor has extended this contract to County Cooperative Contract System Participants, Identifier No. CK-02-OC.

B. MEGA-PRO ROOFING AND MASONRY CORP for fifteen (15) items,
to wit:
ITEM NOS. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 and 15.
For a Total Lump Sum Award (Item Nos. 1-15) of \$518,005.50
This vendor has extended this contract to County Cooperative Contract System Participants, Identifier No. CK-02-OC.

C. WHITE ROCK CORP for fifteen (15) items,
to wit:
ITEM NOS. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 and 15.
For a Total Lump Sum Award (Item Nos. 1-15) of \$504,430.00
This vendor has extended this contract to County Cooperative Contract System Participants, Identifier No. CK-02-OC.

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 & 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 B2026-14.

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

[KOWALSKI ROOFING CORP.] RESPONSE DOCUMENT REPORT
 Bid No. TBD
 ROOFING, SIDING AND GUTTER MAINTENANCE SERVICES

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
PREVAILING WAGE RATES - Labor (Emergency Repair)					
✓ 1	Mechanic's Rate - Regular Working Hours	1,000	HR	\$85.00	\$85,000.00
✓ 2	Mechanic's Rate - Overtime/Holiday Hours	20	HR	\$127.50	\$2,550.00
✓ 3	Helper's Rate - Regular Working Hours	20	HR	\$85.00	\$1,700.00
✓ 4	Helper's Rate - Overtime/Holiday Hours	20	HR	\$127.50	\$2,550.00
Labor (Non-Emergency Repair)					
✓ 5	Mechanic's Rate - Regular Working Hours	1,000	HR	\$85.00	\$85,000.00
✓ 6	Helper's Rate - Regular Working Hours	40	HR	\$85.00	\$3,400.00
NON-PREVAILING WAGE RATES - Labor (Emergency Repair)					
✓ 7	Mechanic's Rate - Regular Working Hours	25	HR	\$60.00	\$1,500.00
✓ 8	Mechanic's Rate - Overtime/Holiday Hours	50	HR	\$90.00	\$4,500.00
✓ 9	Helper's Rate - Regular Working Hours	20	HR	\$25.00	\$500.00
✓ 10	Helper's Rate - Overtime /Holiday Hours	20	HR	\$37.50	\$750.00
Labor (Non-Emergency Repair)					
✓ 11	Mechanic's Rate - Regular Working Hours	100	HR	\$45.00	\$4,500.00
✓ 12	Helper's Rate - Regular Working Hours	20	HR	\$25.00	\$500.00

Introduced on: March 4, 2026

Adopted on: March 4, 2026
 Official Resolution #: 202600254
 [KOWALSKI ROOFING CORP.] RESPONSE DOCUMENT REPORT
 Bid - ROOFING, SIDING AND GUTTER MAINTENANCE SERVICES

[KOWALSKI ROOFING CORP.] RESPONSE DOCUMENT REPORT
 Bid No. TBD
 ROOFING, SIDING AND GUTTER MAINTENANCE SERVICES

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
ALLOWANCE AND CONSULTANT FEE					
✓ 13	Equipment Rental Allowance; Direct Cost Reimbursement	1	LS	\$10,000.00	\$10,000.00
✓ 14	Consulting Fee	20	HR	\$50.00	\$1,000.00
TOTAL					\$203,450.00

MARK-UP (%) FOR PARTS AND MATERIALS

This (%) shall be a maximum. Vendors MUST bid on this item in order to be considered for the lump sum award of Items 1-14.

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Markup (%)	Total
✓ 15	For bidding purposes, assume \$300,000.00 in materials for the two (2) year contract period. Enter your mark-up percentage in the Markup (%) column.	300,000	%	\$1.00	0%	\$300,000.00

Introduced on: March 4, 2026

Adopted on: March 4, 2026
 Official Resolution#: 2026000254
 [KOWALSKI ROOFING CORP.] RESPONSE DOCUMENT REPORT
 Bid - ROOFING, SIDING AND GUTTER MAINTENANCE SERVICES

[MEGAPRO ROOFING & MASONRY CORP] RESPONSE DOCUMENT REPORT
 Bid No. TBD
 ROOFING, SIDING AND GUTTER MAINTENANCE SERVICES

PRICE TABLES

ROOFING, SIDING AND GUTTER MAINTENANCE SERVICES

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
PREVAILING WAGE RATES - Labor (Emergency Repair)					
✓ 1	Mechanic's Rate - Regular Working Hours	1,000	HR	\$73.90	\$73,900.00
✓ 2	Mechanic's Rate - Overtime/Holiday Hours	20	HR	\$110.00	\$2,200.00
✓ 3	Helper's Rate - Regular Working Hours	20	HR	\$73.90	\$1,478.00
✓ 4	Helper's Rate - Overtime/Holiday Hours	20	HR	\$110.00	\$2,200.00
Labor (Non-Emergency Repair)					
✓ 5	Mechanic's Rate - Regular Working Hours	1,000	HR	\$73.90	\$73,900.00
✓ 6	Helper's Rate - Regular Working Hours	40	HR	\$73.90	\$2,956.00
NON-PREVAILING WAGE RATES - Labor (Emergency Repair)					
✓ 7	Mechanic's Rate - Regular Working Hours	25	HR	\$73.90	\$1,847.50
✓ 8	Mechanic's Rate - Overtime/Holiday Hours	50	HR	\$110.00	\$5,500.00
✓ 9	Helper's Rate - Regular Working Hours	20	HR	\$73.90	\$1,478.00
✓ 10	Helper's Rate - Overtime /Holiday Hours	20	HR	\$110.00	\$2,200.00
Labor (Non-Emergency Repair)					
✓ 11	Mechanic's Rate - Regular Working Hours	100	HR	\$73.90	\$7,390.00

Introduced on: March 4, 2026

Adopted on: March 4, 2026

Official Resolution#: 202600254
 Bid - ROOFING, SIDING AND GUTTER MAINTENANCE SERVICES

[MEGAPRO ROOFING & MASONRY CORP] RESPONSE DOCUMENT REPORT

Bid No. TBD

ROOFING, SIDING AND GUTTER MAINTENANCE SERVICES

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
✓ 12	Helper's Rate - Regular Working Hours	20	HR	\$73.90	\$1,478.00
ALLOWANCE AND CONSULTANT FEE					
✓ 13	Equipment Rental Allowance; Direct Cost Reimbursement	1	LS	\$10,000.00	\$10,000.00
✓ 14	Consulting Fee	20	HR	\$73.90	\$1,478.00
TOTAL					\$188,005.50

MARK-UP (%) FOR PARTS AND MATERIALS

This (%) shall be a maximum. Vendors MUST bid on this item in order to be considered for the lump sum award of Items 1-14.

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Markup (%)	Total
✓ 15	For bidding purposes, assume \$300,000.00 in materials for the two (2) year contract period. Enter your mark-up percentage in the Markup (%) column.	300,000	%	\$1.00	10%	\$330,000.00

Introduced on: March 4, 2026

Adopted on: March 4, 2026

Official Resolution#: 202600254

Bid - ROOFING, SIDING AND GUTTER MAINTENANCE SERVICES

[WHITE ROCK CORP.] RESPONSE DOCUMENT REPORT
 Bid No. TBD
 ROOFING, SIDING AND GUTTER MAINTENANCE SERVICES

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
PREVAILING WAGE RATES - Labor (Emergency Repair)					
✓ 1	Mechanic's Rate - Regular Working Hours	1,000	HR	\$83.00	\$83,000.00
✓ 2	Mechanic's Rate - Overtime/Holiday Hours	20	HR	\$124.50	\$2,490.00
✓ 3	Helper's Rate - Regular Working Hours	20	HR	\$83.00	\$1,660.00
✓ 4	Helper's Rate - Overtime/Holiday Hours	20	HR	\$124.50	\$2,490.00
Labor (Non-Emergency Repair)					
✓ 5	Mechanic's Rate - Regular Working Hours	1,000	HR	\$83.00	\$83,000.00
✓ 6	Helper's Rate - Regular Working Hours	40	HR	\$83.00	\$3,320.00
NON-PREVAILING WAGE RATES - Labor (Emergency Repair)					
✓ 7	Mechanic's Rate - Regular Working Hours	25	HR	\$35.00	\$875.00
✓ 8	Mechanic's Rate - Overtime/Holiday Hours	50	HR	\$52.50	\$2,625.00
✓ 9	Helper's Rate - Regular Working Hours	20	HR	\$35.00	\$700.00
✓ 10	Helper's Rate - Overtime /Holiday Hours	20	HR	\$52.50	\$1,050.00
Labor (Non-Emergency Repair)					
✓ 11	Mechanic's Rate - Regular Working Hours	100	HR	\$35.00	\$3,500.00
✓ 12	Helper's Rate - Regular Working Hours	20	HR	\$35.00	\$700.00

Introduced on: March 4, 2026

Adopted on: March 4, 2026

Official Resolution#: 2026000254
 Bid - ROOFING, SIDING AND GUTTER MAINTENANCE SERVICES

[WHITE ROCK CORP.] RESPONSE DOCUMENT REPORT
 Bid No. TBD
 ROOFING, SIDING AND GUTTER MAINTENANCE SERVICES

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
ALLOWANCE AND CONSULTANT FEE					
✓ 13	Equipment Rental Allowance; Direct Cost Reimbursement	1	LS	\$10,000.00	\$10,000.00
✓ 14	Consulting Fee	20	HR	\$1.00	\$20.00
TOTAL					\$195,430.00

MARK-UP (%) FOR PARTS AND MATERIALS

This (%) shall be a maximum. Vendors MUST bid on this item in order to be considered for the lump sum award of Items 1-14.

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Markup (%)	Total
✓ 15	For bidding purposes, assume \$300,000.00 in materials for the two (2) year contract period. Enter your mark-up percentage in the Markup (%) column.	300,000	%	\$1.00	3%	\$309,000.00

Introduced on: **March 4, 2026**

Adopted on: **March 4, 2026**
 Official Resolution#: **2026000254**
 Bid - ROOFING, SIDING AND GUTTER MAINTENANCE SERVICES