

COUNTY OF ROCKLAND
Department of General Services
Purchasing Division

Contract Award Notification

Title: **On-Call General Contracting Services**

Contract Period: **February 17, 2026, through February 16, 2029
“Renewal Options at COR Discretion”**

Original Date of Issue: 02/17/2026

Date of Revision:

BID No: RFB-RC-2026-002

PRC#: 2025014939

Catalog: Special Request

Authorized Users: United States Agencies, Other States & Political Subdivisions Therein,
Local Governments, School Districts & Non-Profit Agencies

Address Inquiries To:

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Description

This contract is for a general contractor to provide on-call, as-needed general construction,
repairs, renovations and related services.

Contract #	Vendor Number	Contractor & Address	Telephone No.
BID 26-002	0000030209	Westcraft Builders, Inc. 63 Beaverbrook Rd, Ste 204 Lincoln Park, NJ 07035 Contact: Sashko Gegoski office@westcraft.org	201-450-0006

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FORM 2 — LABOR CATEGORY TABLE & PERCENT MARK-UP

Labor Category / Trade Classification	Percent Mark-Up Over Prevailing Wage Rate (%)
All Markups will be analyzed biased off the current hourly rate for each trade times an estimated quantity of 100 hours each.	
Carpenter	15 % Mark-up of current Prevailing Wage Rate
Mason / Mason Tender	15 % Mark-up of current Prevailing Wage Rate
Laborer (General)	15 % Mark-up of current Prevailing Wage Rate
Drywaller / Taper	15 % Mark-up of current Prevailing Wage Rate
Ironworker	15 % Mark-up of current Prevailing Wage Rate
Demolition Laborer	15 % Mark-up of current Prevailing Wage Rate
Concrete Finisher	15 % Mark-up of current Prevailing Wage Rate
Welder	15 % Mark-up of current Prevailing Wage Rate
Operator (Small Equipment)	15 % Mark-up of current Prevailing Wage Rate
Operator (Heavy Equipment)	15 % Mark-up of current Prevailing Wage Rate
Foreperson / Working Supervisor	15 % Mark-up of current Prevailing Wage Rate
Site Safety Representative	15 % Mark-up of current Prevailing Wage Rate
Other (Specify)	15 % Mark-up of current Prevailing Wage Rate

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FORM 3 — MATERIALS & EQUIPMENT MARK-UP TABLE**MATERIAL MARK-UP**

<u>Materials (All Trades) Category</u>	<u>Percent Mark-Up Over Contractor Cost (%)</u>
All Markups will be analyzed biased of an estimated \$10,000 x bidder's percent mark-up. Example: \$10,000 x 5% = \$500.	<u>10</u> %

EQUIPMENT RENTAL MARK-UP

<u>Equipment Type</u>	<u>Percent Mark-Up Over Contractor Cost (%)</u>
<u>Rented Equipment (Daily/Weekly/Monthly)</u> All Markups will be analyzed biased of an estimated \$1,000 x bidder's percent mark-up. Example: \$1,000 x 5% = \$50.	<u>10</u> %
<u>Specialized Equipment</u> All Markups will be analyzed biased of an estimated \$1,000 x bidder's percent mark-up. Example: \$1,000 x 5% = \$50.	<u>10</u> %

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FORM 4— SUBCONTRACTOR LIST

<u>Subcontractor Name</u>	<u>Trade</u>	<u>NYS DOL Registry #</u>	<u>Estimated % of Work</u>	<u>Apprenticeship Program (Yes/No)</u>
IN House				

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“New Requirement” Public Work Contractor and Subcontractor Registry

Starting December 30, 2024, all contractors and subcontractors submitting bids or performing construction work on public work projects or private projects covered by [Article 8 of the Labor Law](#) are required to register with the New York State Department of Labor (NYSDOL) under [Labor Law Section 220-i](#).

<https://dol.ny.gov/contractor-and-subcontractor-landing>

The law defines a “contractor” as any entity entering into a contract to perform construction, demolition, reconstruction, excavation, rehabilitation, repair, installation, renovation, alteration, or custom fabrication. The law defines “subcontractor” as any entity subcontracting with a contractor to perform construction, demolition, reconstruction, excavation, rehabilitation, repair, installation, renovation, alteration, or custom fabrication, which is subject to Article 8 of the Labor Law. Contractors are responsible for verifying that any subcontractors they work with are registered.

Contractors need to register before submitting any new bids or commencing new work on a covered project on or after December 30, 2024. Subcontractors need to register before commencing new work on a covered project on or after December 30, 2024. NYSDOL encourages all contractors and subcontractors to register as soon as possible to obtain a Certificate of Registration to avoid negatively impacting a bidding period or project schedule.

The Bureau of Public Work & Prevailing Wage Enforcement at the New York State Department of Labor is responsible for enforcing prevailing wage laws in New York State.

The Bureau of Public Work & Prevailing Wage Enforcement publishes the annual prevailing wage schedule every year on July 1. To find information about the prevailing wage rate for your area, or to find contact information for your local Public Works and Prevailing Wage Enforcement District Office, please visit Bureau of Public Work and Prevailing Wage Enforcement website or send an email to labor.sm.pwask@labor.ny.gov.

Electronic Certified Payroll Submissions in 2025

There is a new subsection 220-j in Article 8, which will require the Department of Labor to develop a publicly accessible online database of electronic certified payroll records, which will be available no later than **December 31, 2025**.

All submissions of certified payroll records will be collected electronically through this forthcoming database, starting when the system is completed in 2025.

Please watch the NYS Department of Labor website for additional information.

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**PURCHASES BY UNITED STATES AGENCIES, OTHER STATES AND POLITICAL
SUBDIVISIONS THEREIN, LOCAL GOVERNMENTS, SCHOOL DISTRICTS,
AND NON-PROFIT AGENCIES**

As per the New York State General Municipal Law, § 103(3) all political subdivisions of New York State are allowed to make purchases through the resulting contract(s). As per Rockland County Procurement Policy § 140-13, the United States of America or any agency thereof, any state, or any other political subdivision or district therein and certain Non-Profit Agencies approved to participate in New York State's Contract Extension Program are authorized to make purchases through the resulting contract(s).

1. The County of Rockland shall make all contract award information available to other political subdivisions and non-profit agencies through the **Empire Procure Connect Marketplace**.
2. Any other political subdivision or Rockland County non-profit agency will issue purchase orders directly to vendors within the specified contract period referencing the County's contract and shall be liable for any payments due on such purchase orders; and shall accept sole responsibility for any payment due.
3. All purchases shall be subject to audit and inspection by the other political subdivisions and Rockland County non-profit agencies for which the purchase was made.
4. No officer, board or agency of a county, town, village, or school district shall make any purchase through the County when bids have been received for such purchase by such officer, board or agency, unless such purchase may be made upon the same terms, conditions and specifications at a lower price through the County.
5. All Bidders shall be on notice that as a condition of the award of a County contract, the successful bidder shall accept the award of a similar contract with any other political subdivision in New York State and Rockland County non-profit agencies authorized to use New York State's contracts, if called upon to do so. A listing of approved Rockland County non-profit agencies is available on the Purchasing Division's website at www.rcpurchasing.com. The County, however, will not be responsible for any debts incurred by the participants pursuant to this or any other agreement.
6. Necessary deviations from the County's specifications in the award of a participant contract, whether such deviations relate to quantities, or delivery points shall be resolved between the successful bidder and the other political subdivisions and Rockland County non-profit agencies.

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ON-CALL GENERAL CONTRACTING SERVICES COUNTY OF ROCKLAND AND SUNY ROCKLAND COMMUNITY COLLEGE

1. Purpose and Overview

The County of Rockland (“County”) is soliciting sealed competitive bids from qualified and responsible General Contractors to provide on-call, as-needed general construction, repair, renovation, and related services at various County-owned facilities including SUNY Rockland Community College. Work will be assigned on a task-order basis. Award(s) will be made to the lowest responsible bidder(s) in accordance with NYS General Municipal Law, Article 5-A (Public Contracts).

2. Scope of Work

The contractor shall furnish all labor, materials (unless otherwise provided by the County), tools, equipment, supervision, transportation, permits, and incidentals necessary to perform general contracting work, including but not limited to:

- Construction, removal, repair, and installation of interior or exterior walls, partitions, doors, framing, and related components
- Installation of ceiling grids and ceiling tiles
- Masonry repair, repointing, patching, and stabilization
- Drywall installation and finishing
- Carpentry repairs and renovations
- General building repairs, rehabilitation, and improvements
- Demolition work associated with County-authorized job orders
- Other similar work consistent with general contracting services

Examples of typical work include the tasks listed in the County’s draft specification, such as door replacements, masonry repointing, and ceiling system replacement.

3. Work Excluded

Electrical, Plumbing, and HVAC work shall be performed by other County-authorized contractors.

4. County-Furnished Materials

Whenever practicable, the County may procure and supply materials directly. The contractor shall coordinate delivery, secure materials on-site, and install them as directed. When contractor-provided materials are required, pricing shall be based on the percent mark-up bid. Contractor must provide copies of receipts or invoices for material they supply.

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5. Applicable Laws and Compliance Requirements

The contractor shall comply with all federal, state, and local laws, including but not limited to:

5.1. NYS Labor Law Contractor Registry

Pursuant to NYS Labor Law §220 and §220-h, all contractors and subcontractors must be registered with the NYS Department of Labor Public Work Contractor Registry at the time of bid opening and throughout the contract term. Failure to comply renders the bid non-responsive.

5.2. Prevailing Wage Requirements

All work under this contract is subject to NYS Labor Law, Article 8 – Prevailing Wage and Supplements. The contractor shall:

- Pay all workers the applicable prevailing wage and supplements
- Submit Certified Payroll Reports with each invoice as a condition of payment
- Maintain payroll and classification records for audit

5.3. Certified Payroll Requirements

Certified payrolls must be submitted with every invoice. Invoices without certified payroll are incomplete and will not be processed.

5.4. Subcontractor Prompt Payment (NYS GML §106-b)

All subcontractors must be paid within seven (7) days of the contractor's receipt of payment from the County. Failure to comply may result in withholding payments or other sanctions.

5.5. Apprenticeship Training Requirements (Local Law No. 5 of 2003)

For any construction contract or task order valued at more than \$250,000, the contractor must comply with the County's Apprenticeship Training Requirements, including:

- Submission of a notarized Certification of Compliance with Local Law No. 5 of 2003
- Proof of apprenticeship agreements registered with the NYS Commissioner of Labor
- Programs must have a five-year graduation rate of at least 30% and be located within the Hudson Valley Region
- Subcontractors receiving more than \$25,000 must also comply

These requirements are detailed in the Certification document and the Apprenticeship Rules & Regulations (Revised February 2025).

Waivers may only be granted through the formal waiver process described in the County's rules.

5.6. Permits

The contractor shall obtain and pay for all necessary permits. No job is complete until final inspection and County acceptance have occurred.

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6. Task Order Process & Site Visits

When a need arises, the County will contact the awarded contractor(s) to schedule a site visit.

Contractor must:

- Respond within three (3) working days to all requests for estimates
- Provide written estimates detailing labor classifications, hours, materials, and mark-up
- Begin work promptly upon receipt of a written Purchase Order

7. Contractor Responsibilities

The contractor shall:

- Provide all supervision, skilled labor, tools, equipment, and incidentals to complete the work
- Comply with all OSHA, PESH, NYS, and County safety requirements
- Maintain a clean, safe job site at all times; all debris must be removed daily
- Ensure all work is performed in a professional, workmanlike manner
- Maintain required insurance throughout the contract period
- Ensure all workers can read and interpret plans, specifications, and sketches
- Never leave tools unattended, especially in secure facilities such as the County Jail (additional requirements apply such as background checks)

8. Bonds and Insurance

8.1. Performance and Payment Bonds

A Performance Bond and Payment Bond shall be required for any individual project or task order exceeding \$75,000. Bonds must be issued by a surety licensed in NYS.

8.2. Insurance

Insurance must be submitted within five (5) business days of notification of award.

9. Crew Size, Subcontracting & Staffing

- Crew size must be approved by the County.
- No subcontractor may perform work without prior written consent of the County.
- All subcontractors must comply with all labor, wage, safety, and apprenticeship requirements.

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10. Work Hours & Travel Time

Normal work hours are Monday–Friday, 8:00 AM to 4:30 PM.

Travel time is not billable.

Emergency or after-hours work may be required and will be documented via the task order.

11. Warranty

All work shall be warranted for one (1) year from the date of County acceptance.

All materials supplied by the contractor must be new and unused.

12. Inspection and Acceptance

Work is subject to inspection by the Director of Facilities or designee.

The County reserves the right to reject work not meeting contract requirements.

13. Changes to Scope / Change Orders

Change orders must be:

- Requested in writing
- Approved by the County prior to performance
- Supported by detailed cost breakdowns

Unauthorized work will not be compensated.

14. Pricing

Pricing shall be expressed as a **percent mark-up over current Prevailing Wage rates** per labor classification, along with material mark-up as bid.

15. Payment Terms

- Certified payrolls must accompany every invoice
- Payment will be made following County verification of completed work and payroll compliance
- Subcontractors must be paid within seven (7) days of contractor receipt of payment from the County

14. Award of Contract

The County reserves the right to:

- Award to the lowest responsive and responsible bidder

Contract term shall be **three (3) years**, with optional renewal(s) at the County's discretion.

A standard County Purchase Order will be issued for projects up to \$75,000 and a formal County Contract will be issued for projects over \$75,000.

15. Pre-Award Meeting

A pre-award meeting will be conducted to verify bidder capability, review qualifications, and ensure understanding of contract obligations.