

An Introduction To:



May 22, 2025

Submitted To:

Company: Safeway

Submitted By:

Company: Mile Square Roofing Company, Inc.

Address: 10 Continental Drive
Stanhope, NJ 07874

Tel: (201) 525-1901

Fax: (973) 527-4745

Name: Jeff Van Nest

Title: Project Manager/Estimator

MISSION STATEMENT

To provide top quality roof installations and complete maintenance services in a highly professional manner to commercial, industrial, and institutional owners and developers in our market area.

WE ARE DEDICATED TO

- **Customer Satisfaction**
- **Employee Opportunity**
- **Long Term Profitability**

WE BELIEVE IN

- **Top Quality Work at Competitive Prices**
- **Honesty and Integrity in All Our Dealings**
- **Safe and Secure Environment for Our Employees**
- **Professionalism in Ability and Appearance**
- **Long Term Relationship with our Customers**

ABOUT US

Mile Square Roofing Co., Inc. operates in the commercial roofing industry in the Tri-State area. It offers various roofing services, including re roofing, maintenance, restoration and repair, resurfacing, new roof construction, sheet metal fabrication and waterproofing to corporate and industrial clients. The company also provides new roof construction services, which include the construction of various roofing systems, such as metal roofing systems, built-up/modified bitumen roofing systems and single ply roofing systems. We offer these services to commercial, industrial, office, retail, hospitality, and educational industries. In addition, the company provides emergency response services. Mile Square Roofing Co., Inc. was founded in 1983 and is based in Stanhope, N.J.

For all your ROOFING AND MAINTENANCE, RESTORATION, SKYLIGHTS, NON-DESTRUCTIVE MOISTURE DETECTION SURVEYS AND ROOF EVALUATION needs: Call Mile Square Roofing @ (201) 525-1901 Or Email jeffvann@msrcinc.com

QUALIFICATION STATEMENT

How many years has your organization been in business as a roofing contractor?

41 years

If a corporation; answer the following:

Date of Incorporation: 1984
State of Incorporation: New Jersey
President's Name: Tim Wyka
Vice President's Name: Stanley Wyka

Indicate Classification of Business:

Small Business
 Small and Disadvantaged Business
 Large Business

What size jobs do you consider your organization able to handle most effectively?

Maximum: \$15,000,000.00 Minimum: \$200.00

We normally perform the following work with our own forces:

Roofing, Maintenance, Exterior Sheet Metal, Roof Evaluation, Non-Destructive Moisture Survey

Have you ever failed to complete any work awarded to you? If so, note when, where and why.

No

Within the last five years, has any officer or partner of your organization ever been an officer or partner of another organization when it failed to complete a construction contract? If so, attach a separate sheet of explanation.

No

On a separate sheet, list the major projects your organization has completed in the past several years giving the name of the project, owner, architect, contract amount, date of completion, and percentage of work performed with your own forces.

Attached

How does current work in progress relate to your ability to perform this contract, if awarded, on time and at a profit?

Does not interfere at all

On a separate sheet, list the construction experience of the key individuals in your organization.

Enclosed

Trade references:

Enclosed

What is your last three years experience modification rate (EMR)?

2024-Present .367

2022-2023 - .513

2021-2022 - .712

2020-2021 - .792

Verification from broker available upon request

KEY PERSONNEL

Tim Wyka **President**

- The fourth generation of the Wyka family roofers.
- Earned a BA degree in management from the University of Hartford.
- Well versed in Microsoft Office, Quick Books, and other computer related software.
- Completed several training courses with the NRCA and has attended workshops for several roofing manufacturers, such as Elevate, Versico etc.

Stanley Wyka **Vice President**

- The founder and vice president of Mile Square Roofing Company, Inc., which started circa 1983.
- Emerged the company into an industry leader in the State of New Jersey.
- The business has been consisting of the most qualified office and field personnel in the business.
- Established a long-term relationships with multiple property owners and property management companies.
- Mile Square Roofing has been a member of the National Roofing Contractor's Association (NRCA) since 1990.

Tracey Kane **Office Manager**

- Has been with Mile Square Roofing for 8 years, joined summer of 2016.
- Oversees all aspects of office management including accounts receivable/payable and human resources.
- Very exceptional work ethic and is an integral part of maintaining our excellent office environment.

Jeff Van Nest **Estimator/Project Manager**

- Joined Mile Square Roofing in 2024
- 30 Years experience in the Commercial Roofing & Waterproofing Industry.
- Well versed in Project Management delivering projects on time and within budget.
- Oversees all aspects of of roofing projects with attention to detail.
- Authorized OSHA Outreach Trainer completing the OSHA 510 & 500 courses from Rutgers University.

Daniel Trujillo
Estimator

- Joined the team originally for the Service Department in 2014.
- Experienced in operating new systems and technology.
- Became an Estimator and project manager in 2017.
- Oversees all aspects of roofing projects with excellent attention to detail.

Kaitlyn Gallego
Estimator

- Has been apart of Mile Square Roofing for 10 years, joined 2014.
- Earned her bachelor's degree in Mathematical Science including Finance & Actuarial Science from New Jersey Institute of Technology.
- Promoted to Estimator in May of 2020.
- Serves great support when making crucial decisions to the entire Mile Square Team.

John Buckley
Chief Superintendent

- Been in the roofing industry for more than 38 years.
- Has grown with the business and now oversees multi-million-dollar projects as well as keeping track of the everyday operations.
- Received certifications from GAF, Firestone, Carlisle, and Johns Manville.
- Has had extensive safety training and is very knowledgeable of the ever-changing world of the commercial roofing industry.

Ildenfonso Torres
Superintendent

- Brings over 10 years of roofing experience.
- Oversees the operations of crews and subcontractors working for Mile Square Roofing.
- Provides excellent customer service and excels in maintaining a safe work environment to the jobs he oversees.

Oscar Orozco
Service Manager

- Has been with Mile Square Roofing for 17 years.
- Provides the ability to lead and commitment to excel in each task.
- Completed training programs with the NRCA as well as many of the major manufacturers.
- Has previously held positions as a laborer, crew mechanic, service foreman then got promoted as Service Manager in 2013.



Sara Donneys
Safety Coordinator

- Been with Mile Square Roofing since 2016.
- Graduated from Union County College with an associate in Science Degree and continued her education at Montclair State University majoring in Business Management.
- Oversees all aspects of safety.
- Implements employee training and procedures up to date and all aspects of working conditions.

Fabio Mora
Chief Mechanic

- Is our "go to" man at Mile Square Roofing.
- Keeps Mile Square Roofing running efficiently and effectively each day.

- Is in charge of keeping the company's vehicles, equipment, small tools and our warehouse in a safe and running order.
- Assists crews with equipment, crane operations and on-site technical assistance.



TRADE REFERENCES

ABC Supply Co., Inc
Marilyn Torres
5 Production Way
Avenel, N.J. 07001
Phone: (732) 382-4242
Fax: (732) 382-9746
Marilyn.torres@abcsupply.com

Beacon Sales Acquisition Inc.
Michelle Resende
250 Route 17 North
East Rutherford, NJ 07073
Phone: (800) 297-5242
Michelle.resende@becn.com

Passaic Metal and Building Supplies Company
Andrew Wohr

New Castle Building Products
Mike Sullivan

5 Central Avenue
Clifton, NJ 07015
Phone: (973) 546-9000
Fax: (973) 546-7179
Jrogan@pampco.com

535 Old Tarrytown Road
White Plains, New York 10603
Phone: (844) 282-7663
msullivan@ncbp.com

FINANCIAL INFORMATION

Bank References:	TD Bank 111 River Street, Hackensack, NJ 07601 Phone: (201) 342-8112 Fax: (201) 678-3814
Insurance Carrier:	The Safegard Group, Inc
Agent:	Katie Quigley 100 Granite Drive Suite 205 Media, PA 19063 Phone: (610) 892-7688 Fax: Kquigely@safegardgroup.com
Bonding Company:	Atlantic Specialty Insurance Company
Agent:	Dan Regan 200 Jefferson Park Whippany, NJ 07981 Phone: (973) 921-8490 Fax: (973) 921-2876 Dan_Regan@ajg.com

MAJOR CUSTOMERS

Prologis
John Aviles
One Meadowlands Plaza, Ste. 100
East Rutherford, NJ 07073
Phone: (201) 528-9583
Fax: (609) 409 -1565
JAviles@prologis.com

Wilder
Christopher Black
800 Boylston Street, Suite 1300
Boston, MA 02199
Phone: (617) 896-4916
cblack@wilderco.com

Urban Edge Properties
Bassam Mhich
210 Route 4 East
Paramus, NJ 07652
Phone: (201) 845-4051
BMhich@uedge.com

Federal Business Centers
Frank Whaler
300 Raritan Center Parkway
Edison, NJ 08818
Phone: (732) 225-2200
Fax: (732) 225-3806
fwahler@fbcnj.com

Cardinal Land Properties, Inc.
Scott Siedel
1 Cornell Parkway
Springfield, NJ 07081
Phone: (973) 376-0421
Fax: (973) 376-0425
Siedel000@aol.com

ROOF CONSULTANTS

Roof Management, Inc.
Chris Watts
1383 Columbus Avenue
Marysville, OH 43040
Phone: (614) 766-8300

Fax: (937) 642-3911
CWatts@roof-management.com

Commercial Roofing Analysts, Inc
Richard Nephew
15066 Chamberlain Blvd.
Port Charlotte, FL 33953
Direct: (518) 424-2611
cranephew@juno.com

Harry H. Leavy, Inc.
Mike Leavy
130 Washington Avenue
Morristown, NJ 07960
Phone: (973) 455-1011
Fax: (973) 960-3247
mike@hhleavy.com

APPROVED BY



JOHNS MANVILLE



GAF MATERIALS CORP.



ELEVATE



VERSICO, INC.





SOPREMA, Inc.

The Garland Company, Inc.





CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
08/07/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER The Safeguard Group 100 Granite Drive, Suite 205 Media PA 19063		CONTACT NAME: Katie Quigley PHONE (A/C, No, Ext): (610) 892-7688 FAX (A/C, No): (610) 892-7695 E-MAIL ADDRESS: kquigley@safeguardgroup.com	
INSURED Mile Square Roofing Company Inc. 10 Continental Drive Stanhope NJ 07874		INSURER(S) AFFORDING COVERAGE INSURER A: National Fire Ins Co of Hartford NAIC # 20478 INSURER B: Continental Insurance Co. 35289 INSURER C: American Cas. Co. of Reading 20427 INSURER D: Travelers Property Casualty Co. of America (341) 25674 INSURER E: INSURER F:	

COVERAGES CERTIFICATE NUMBER: 2023 Master REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDITIONAL INSURED	WARRANTY	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER:			6080518764	05/01/2023	05/01/2024	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000 MED EXP (Any one person) \$ 15,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COM/OP AGG \$ 2,000,000
A	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS NON-OWNED AUTOS ONLY			6080518778	05/01/2023	05/01/2024	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
B	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$ 10,000			6081079547	05/01/2023	05/01/2024	<input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS-MADE EACH OCCURRENCE \$ 10,000,000 AGGREGATE \$ 10,000,000
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N	N/A	6080518781	05/01/2023	05/01/2024	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
D	Inland Marine			QT-630-6W362051-TIL-23	05/01/2023	05/01/2024	Leased/Rented Equip. \$500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
For Informational Purposes Only.

CERTIFICATE HOLDER Evidence Of Insurance	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE

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