

SCOPE OF WORK

Wickecheoke Creek Wall Repair

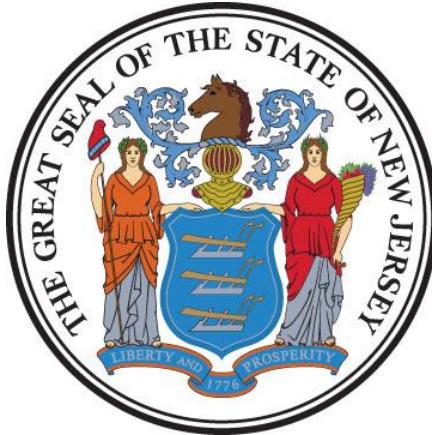
**Delaware and Raritan Canal State Park
Stockton, Hunterdon County, NJ**

Project No. P1377-00

STATE OF NEW JERSEY

Honorable Philip D. Murphy, Governor
Honorable Tahesha L. Way, Lt. Governor

DEPARTMENT OF THE TREASURY
Elizabeth Maher Muoio, Treasurer



DIVISION OF PROPERTY MANAGEMENT AND CONSTRUCTION

Thomas A. Edenbaum, Director

Date: December 18, 2025

PROJECT NAME: Wickecheoke Creek Wall Repair
PROJECT LOCATION: Delaware and Raritan Canal State Park, Stockton NJ
PROJECT NO: P1377-00
DATE: December 18, 2025

TABLE OF CONTENTS

SECTION	PAGE
I. OBJECTIVE	4
II. CONSULTANT QUALIFICATIONS	4
A. CONSULTANT & SUB-CONSULTANT PRE-QUALIFICATIONS	4
III. PROJECT BUDGET	4
A. CONSTRUCTION COST ESTIMATE (CCE)	4
B. CURRENT WORKING ESTIMATE (CWE)	4
C. CONSULTANT'S FEES.....	5
IV. PROJECT SCHEDULE	5
A. SCOPE OF WORK DESIGN & CONSTRUCTION SCHEDULE	5
B. CONSULTANT'S PROPOSED DESIGN & CONSTRUCTION SCHEDULE	6
V. PROJECT SITE LOCATION & TEAM MEMBERS	6
A. PROJECT SITE ADDRESS.....	6
B. PROJECT TEAM MEMBER DIRECTORY	7
1. DPMC Representative	7
2. Department of Environmental Protection Representative	7
VI. PROJECT DEFINITION.....	7
A. BACKGROUND.....	7
B. FUNCTIONAL DESCRIPTION OF THE SITE.....	7
VII. CONSULTANT DESIGN RESPONSIBILITIES	8
A. DESIGN REQUIREMENTS	8
1. General.....	8
2. Collapsed Wall	8
3. Creek Wall & Gate	8
4. State Historic Preservation Office Approval	8
B. DESIGN MEETINGS & PRESENTATIONS.....	9
VIII. PERMITS & APPROVALS.....	9
A. NJ UNIFORM CONSTRUCTION CODE PLAN REVIEW AND PERMIT	9
B. OTHER REGULATORY AGENCY PERMITS, CERTIFICATES AND APPROVALS	12
IX. BIDDING AND CONTRACT AWARD RESPONSIBILITIES....	12

PROJECT NAME: Wickecheoke Creek Wall Repair

PROJECT LOCATION: Delaware and Raritan Canal State Park, Stockton NJ

PROJECT NO: P1377-00

DATE: December 18, 2025

X. CONSTRUCTION ADMINISTRATION RESPONSIBILITIES	13
XI. PROJECT CLOSE-OUT PHASE	13
XII. ALLOWANCES	13
A. PLAN REVIEW AND PERMIT FEE ALLOWANCE	13
1. Permits	13
2. Permit Costs	13
3. Applications	14
4. Consultant Fee	14
XIII. SOW SIGNATURE APPROVAL SHEET	15
XIV. CONTRACT DELIVERABLES	16
XV. EXHIBITS	16
A. SAMPLE PROJECT SCHEDULE FORMAT	
B. PROJECT SITE LOCATION MAP	
C. PHOTOS	
D. NJDOT UNDERWATER INSPECTION	

PROJECT NAME: Wickecheoke Creek Wall Repair

PROJECT LOCATION: Delaware and Raritan Canal State Park, Stockton NJ

PROJECT NO: P1377-00

DATE: December 18, 2025

I. OBJECTIVE

The objective of this project is to repair the stone wall behind the Delaware & Raritan Canal Commission (DRCC) offices along the Wickecheoke Creek. An 8-12' section at the east end of the existing wall failed during a flood event some years ago and erosion behind the DRCC offices has been slowly progressing, endangering the historic structures. The wall inlet/gate that allows water to enter the historic mill, including the water control gate will be rebuilt as well.

II. CONSULTANT QUALIFICATIONS

A. CONSULTANT & SUB-CONSULTANT PRE-QUALIFICATIONS

The Consultant shall be a firm pre-qualified with the Division of Property Management & Construction (DPMC) in the following discipline(s):

- **P005 Civil Engineering**

The Consultant shall also have in-house capabilities or Sub-Consultants pre-qualified with DPMC in:

- **P025 Estimating/ Cost Analysis**
- **P031 Archaeology**
- **P034 Historical Preservation/Restoration**

As well as, **any and all** other Architectural, Engineering and Specialty Disciplines necessary to complete the project as described in this Scope of Work (SOW).

III. PROJECT BUDGET

A. CONSTRUCTION COST ESTIMATE (CCE)

The initial Construction Cost Estimate (CCE) for this project is \$950,000.

The Consultant shall review this Scope of Work and provide a narrative evaluation and analysis of the accuracy of the proposed project CCE in its technical proposal based on its professional experience and opinion.

B. CURRENT WORKING ESTIMATE (CWE)

PROJECT NAME: Wickecheoke Creek Wall Repair

PROJECT LOCATION: Delaware and Raritan Canal State Park, Stockton NJ

PROJECT NO: P1377-00

DATE: December 18, 2025

The Current Working Estimate (CWE) for this project is \$1,410,250.

The CWE includes the construction cost estimate and all consulting, permitting and administrative fees.

The CWE is the client agency's financial budget based on this project Scope of Work and shall not be exceeded during the design and construction phases of the project unless DPMC approves the change in Scope of Work through a Contract amendment.

C. CONSULTANT'S FEES

The construction cost estimate for this project ***shall not*** be used as a basis for the Consultant's design and construction administration fees. The Consultant's fees shall be based on the information contained in this Scope of Work document and the observations made and/or the additional information received during the pre-proposal meeting.

IV. PROJECT SCHEDULE

A. SCOPE OF WORK DESIGN & CONSTRUCTION SCHEDULE

The following schedule identifies the estimated design and construction phases for this project and the estimated durations. The Consultant's proposed design and construction schedule shall be in Gantt chart format and calendar day durations with start and finish dates for each task.

<u>PROJECT PHASE</u>	<u>ESTIMATED DURATION (Calendar Days)</u>
1. Site Access Approvals & Schedule Design Kick-off Meeting	14
2. Design Development Phase	42
• <i>Project Team & DPMC Plan/Code Unit Review & Comment</i>	14
3. Final Design Phase	84
• <i>Project Team & DPMC Plan/Code Unit Review & Approval</i>	14
4. Final Design Re-Submission to Address Comments	7 (See Note)
• <i>Project Team & DPMC Plan/Code Unit Review & Approval</i>	14
5. DCA Submission Plan Review	30
6. Permit Application Phase	7
• <i>Issue Plan Release</i>	

PROJECT NAME: Wickecheoke Creek Wall Repair
PROJECT LOCATION: Delaware and Raritan Canal State Park, Stockton NJ
PROJECT NO: P1377-00
DATE: December 18, 2025

7. Bid Phase	42
8. Award Phase	28
9. Construction Phase	180
10. Project Close Out Phase	30

Note: The Final Design Phase is considered complete upon the release of Construction Documents by the DPMC Code Group and/or the Department of Community Affairs (DCA).

B. CONSULTANT'S PROPOSED DESIGN & CONSTRUCTION SCHEDULE

The Consultant shall submit a project design and construction schedule with its technical proposal that is similar in format and detail to the schedule depicted in **Exhibit 'A.'** The schedule developed by the Consultant shall reflect its recommended project phases, phase activities, and activity durations.

A written narrative shall also be included with the technical proposal explaining the schedule submitted and the reasons why and how it can be completed in the time frame proposed by the Consultant.

This schedule and narrative will be reviewed by the Consultant Selection Committee as part of the evaluation process and will be assigned a score commensurate with clarity and comprehensiveness of the submission.

V. PROJECT SITE LOCATION & TEAM MEMBERS

A. PROJECT SITE ADDRESS

The location of the project site is:

Prallsville Mills
Delaware and Raritan Canal State Park
33 Risler Street
Stockton, NJ
Hunterdon County
Latitude 40.409
Longitude -74.986

See **Exhibit 'B'** for the project site location map.

PROJECT NAME: Wickecheoke Creek Wall Repair

PROJECT LOCATION: Delaware and Raritan Canal State Park, Stockton NJ

PROJECT NO: P1377-00

DATE: December 18, 2025

B. PROJECT TEAM MEMBER DIRECTORY

The following are the names, addresses, and phone numbers of the Project Team members.

1. DPMC Representative

Name: Cristina Zozzaro, Project Manager
Address: Division Property Management & Construction
20 West State Street, 3rd Floor
Trenton, NJ 08608-1206
Phone No: (609)-777-4273
E-Mail: Cristina.Zozzaro@treas.nj.gov

2. Department of Environmental Protection Representative

Name: William White, Project Manager
Address: Department of Environmental Protection
275 Freehold-Englishtown Rd.
Englishtown, NJ 07726
Phone No: 609-802-5886
E-Mail: William.White@dep.nj.gov

VI. PROJECT DEFINITION

A. BACKGROUND

The Delaware & Raritan Canal Commission offices are located in Prallsville Mills in Stockton NJ. The Delaware River Mill Society also operates a portion of the site under a lease with the State.

A section of the retaining wall behind the offices along the Wickecheoke Creek has collapsed and is in need of repair.

B. FUNCTIONAL DESCRIPTION OF THE SITE

The eastern (8-12' length) section of the creek wall collapsed years ago. The collapsed wall section remains in the creek. NJDOT divers inspected the wall from the collapsed section to the wall terminus at the Delaware & Raritan Canal and indicated that stones were missing in random locations under the creek surface. The diver inspection report is shown in **Exhibit 'D'**.

PROJECT NAME: Wickecheoke Creek Wall Repair

PROJECT LOCATION: Delaware and Raritan Canal State Park, Stockton NJ

PROJECT NO: P1377-00

DATE: December 18, 2025

There is a gate that allows water into the Mill. The gate and associated wall inlet will be rebuilt as part of this project.

VII. CONSULTANT DESIGN RESPONSIBILITIES

A. DESIGN REQUIREMENTS

1. General

The Consultant shall provide design, specifications, permitting, bid/award and construction administration services to repair the wall behind the Delaware & Raritan Canal Commission offices in Prallsville Mills. Refer to **Exhibit 'C'**.

Consultant shall implement safety/temporary protection measures for the public that may be accessing the park while work is ongoing.

2. Collapsed Wall

The Consultant shall provide the design to demolish and replace the collapsed section of the wall (north end) with a new wall to protect the historical structure behind it.

See **Exhibits 'C' and 'D'** for details of the site.

3. Creek Wall & Gate

The Consultant shall inspect the remaining portion of the creek wall and gate, west of the collapsed section, and provide the design to repair it. Rebuilding the wall inlet to the Mill, along with the gate that allows water to enter the Mill (to function and run), is a key component of this project as mentioned in the NJDOT Underwater Inspection Report. See **Exhibit 'D'**.

4. State Historic Preservation Office Approval

The Consultant shall complete an “Application for Project Authorization Under the New Jersey Register of Historic Places Act” and submit it to the State Historic Preservation Office for review and approval prior to securing the required UCC permits.

The “Application for Project Authorization Under the New Jersey Register of Historic Places Act” can be found at: http://www.nj.gov/dep/hpo/2protection/sr_revapp_min.pdf

PROJECT NAME: Wickecheoke Creek Wall Repair

PROJECT LOCATION: Delaware and Raritan Canal State Park, Stockton NJ

PROJECT NO: P1377-00

DATE: December 18, 2025

B. DESIGN MEETINGS & PRESENTATIONS

1. Design Meetings

Conduct the appropriate number of review meetings with the Project Team members during each design phase of the project so they may determine if the project meets their requirements, question any aspect of the contract deliverables, and make changes where appropriate. The Consultant shall describe the philosophy and process used in the development of the design criteria and the various alternatives considered to meet the project objectives. Selected studies, sketches, cost estimates, schedules, and other relevant information shall be presented to support the design solutions proposed. Special considerations shall also be addressed such as: contractor site access limitations, utility shutdowns and switchover coordination, phased construction and schedule requirements, security restrictions, available swing space, material and equipment delivery dates, etc.

It shall also be the responsibility of the Consultant to arrange and require all critical Sub-Consultants to be in attendance at the design review meetings.

Record the minutes of each design meeting and distribute within three (3) calendar days to all attendees and those persons specified to be on the distribution list by the Project Manager.

2. Design Presentations

The minimum number of design presentations required for each phase of this project is identified below for reference:

Design Development Phase: One (1) oral presentation at phase completion.

Final Design Phase: One (1) oral presentation at phase completion.

VIII. PERMITS & APPROVALS

A. NJ UNIFORM CONSTRUCTION CODE PLAN REVIEW AND PERMIT

The project construction documents must comply with the latest adopted edition of the NJ Uniform Construction Code (NJUCC).

The latest NJUCC Adopted Codes and Standards can be found at:

<https://www.nj.gov/dca/codes/codreg/ucc.shtml>

PROJECT NAME: Wickecheoke Creek Wall Repair

PROJECT LOCATION: Delaware and Raritan Canal State Park, Stockton NJ

PROJECT NO: P1377-00

DATE: December 18, 2025

1. NJUCC Plan Review

Consultant shall estimate the cost of the NJUCC Plan Review by DCA and include that amount in their fee proposal line item entitled **“Plan Review and Permit Fee Allowance,”** refer to paragraph XIII.A.

Upon approval of the Final Design Phase Submission by DPMC, the Consultant shall submit the construction documents to the DCA, Bureau of Construction Project Review to secure a complete plan release.

As of July 25, 2022, the DCA is only accepting digital signatures and seals issued from a third party certificate authority.

Procedures for submission to the DCA Plan Review Unit can be found at:

https://www.nj.gov/dca/codes/forms/pdf_bcpr/pr_app_guide.pdf

Consultant shall complete the “Project Review Application” and include the following on Block 5 as the “Owner’s Designated Agent Name”:

Trevor M. Dittmar, DPMC
PO Box 235
Trenton, NJ 08625-0235
Trevor.Dittmar@treas.nj.gov 609-984-5529

The Consultant shall complete the NJUCC “Plan Review Fee Schedule”, determine the fee due and pay the NJUCC Plan Review fees, refer to Paragraph XIII.A.

The NJUCC “Plan Review Fee Schedule” can be found at:

https://www.nj.gov/dca/codes/forms/pdf_bcpr/pr_fees.pdf

2. NJUCC Permit

Upon receipt of a complete plan release from the DCA Bureau of Construction Project Review, the Consultant shall complete the NJUCC permit application and all applicable technical sub-code sections. The “Agent Section” of the application and certification section of the building sub-code section shall be signed. These documents, with **six (6) sets of DCA or DPMC released drawings and specifications, with raised seals and wet signatures** shall be forwarded to the DPMC Project Manager.

The Consultant may obtain copies of all NJUCC permit applications at the following website:

<https://www.nj.gov/dca/codes/resources/constructionpermitforms.shtml>

PROJECT NAME: Wickecheoke Creek Wall Repair

PROJECT LOCATION: Delaware and Raritan Canal State Park, Stockton NJ

PROJECT NO: P1377-00

DATE: December 18, 2025

All other required project permits shall be obtained and paid for by the Consultant in accordance with the procedures described in Paragraph VIII.B.

3. Prior Approval Certification Letters

The issuance of a construction permit for this project may be contingent upon acquiring various “prior approvals” as defined by N.J.A.C. 5:23-1.4. It is the Consultant’s responsibility to determine which prior approvals, if any, are required. The Consultant shall submit a general certification letter to the DPMC Plan & Code Review Unit Manager during the Permit Phase of this project that certifies all required prior approvals have been obtained.

In addition to the general certification letter discussed above, the following specific prior approval certification letters, where applicable, shall be submitted by the Consultant to the DPMC Plan & Code Review Unit Manager: Soil Erosion & Sediment Control; Water & Sewer Treatment Works Approval; Coastal Areas Facilities Review; Compliance of Underground Storage Tank Systems with N.J.A.C. 7:14B; Pinelands Commission; Highlands Council; Well Construction and Maintenance; Sealing of Abandoned Wells with N.J.A.C. 7:9D; Certification that all utilities have been disconnected from structures to be demolished; Board of Health Approval for Potable Water Wells; Health Department Approval for Septic Systems; and Notification to Adjoining Property Owners with N.J.A.C. 5:23-2.17(c). It shall be noted that in accordance with N.J.A.C. 5:23-2.15(a)5, a permit cannot be issued until the letter(s) of certification is received.

4. Multi-building or Multi-site Permits

A project that involves many buildings and/or sites requires that a separate permit shall be issued for each building or site. The Consultant must determine the construction cost estimate for *each* building and/or site location and submit that amount where indicated on the permit application.

5. Special Inspections

In accordance with the requirements of the NJUCC N.J.A.C. 5:23-2.20(b), Bulletin 03-5 and Chapter 17 of the International Building Code, the Consultant shall be responsible for the coordination of all special inspections during the construction phase of the project.

Bulletin 03-5 can be found at:

https://www.nj.gov/dca/codes/publications/pdf_bulletins/b_03_5.pdf

a. Definition

Special inspections are defined as an independent verification by a certified special inspector for **Class I buildings and smoke control systems in any class building**. The special inspector is to

PROJECT NAME: Wickecheoke Creek Wall Repair

PROJECT LOCATION: Delaware and Raritan Canal State Park, Stockton NJ

PROJECT NO: P1377-00

DATE: December 18, 2025

be independent from the contractor and responsible to the Consultant so that there is no possible conflict of interest.

Special inspectors shall be certified in accordance with the requirements in the NJUCC.

b. Responsibilities

The Consultant shall submit with the permit application, a list of special inspections and the agencies or special inspectors that will be responsible to carry out the inspections required for the project. The list shall be a separate document, on letter head, signed and sealed.

B. OTHER REGULATORY AGENCY PERMITS, CERTIFICATES AND APPROVALS

The Consultant shall identify and obtain all other State Regulatory Agency permits, certificates, and approvals that will govern and affect the work described in this Scope of Work. An itemized list of these permits, certificates, and approvals shall be included with the Consultant's Technical Proposal and the total amount of the application fees should be entered in the Fee Proposal line item entitled, **“Plan Review and Permit Fee Allowance.”**

The Consultant may refer to the DPMC “Procedures for Architects and Engineers Manual,” Paragraph **“9. REGULATORY AGENCY APPROVALS”** which presents a compendium of State permits, certificates, and approvals that may be required for this project.

The Consultant shall determine the appropriate phase of the project to submit the permit application(s) in order to meet the approved project milestone dates.

Where reference to an established industry standard is made, it shall be understood to mean the most recent edition of the standard unless otherwise noted. If an industry standard is found to be revoked, or should the standard have undergone substantial change or revision from the time that the Scope of Work was developed, the Consultant shall comply with the most recent edition of the standard.

IX. BIDDING AND CONTRACT AWARD RESPONSIBILITIES

The Bidding and Contract Award Phase commences with receipt of the required permits, UCC plan release and verification that funding is in place for construction. The Consultant shall refer to the DPMC “Procedures for Architects and Engineers Manual”, Paragraph **“17. BIDDING AND CONTRACT AWARD”** for all requirements for this phase available at <https://www.nj.gov/treasury/dpmc/Assets/Files/ProceduresforArchitectsandEngineers.pdf>.

PROJECT NAME: Wickecheoke Creek Wall Repair

PROJECT LOCATION: Delaware and Raritan Canal State Park, Stockton NJ

PROJECT NO: P1377-00

DATE: December 18, 2025

X. CONSTRUCTION ADMINISTRATION RESPONSIBILITIES

The A/E and their sub-consultants shall, unless otherwise specified in the project specific Scope of Work, provide site administration during the construction of the project. The services required of such site administration shall include, but shall not be limited to, attend and chair the pre-construction meeting, conduct weekly field observations, attend and chair regularly scheduled bi-weekly job meetings, review/approve shop drawings, submittals, and respond to RFI's.

The Consultant shall refer to the DPMC "Procedures for Architects and Engineers Manual", Paragraph "18. CONSTRUCTION PHASE" for all construction administration requirements available at

<https://www.nj.gov/treasury/dpmc/Assets/Files/ProceduresforArchitectsandEngineers.pdf>.

XI. PROJECT CLOSE-OUT PHASE

The DPMC Project Manager has the full responsibility for the planning, scheduling, and execution of project close-out activities. The A/E is responsible to cooperate with the DPMC Project Manager in the planning, scheduling, and execution of project close-out activities. The Consultant shall refer to the DPMC "Procedures for Architects and Engineers Manual", Paragraph "19. PROJECT CLOSE-OUT PHASE" for all requirements available at
<https://www.nj.gov/treasury/dpmc/Assets/Files/ProceduresforArchitectsandEngineers.pdf>.

XII. ALLOWANCES

A. PLAN REVIEW AND PERMIT FEE ALLOWANCE

The Consultant shall obtain and pay for all of the project permits in accordance with the guidelines identified below.

1. Permits

The Consultant shall determine the various permits, certificates, and approvals required to complete this project.

2. Permit Costs

The Consultant shall estimate the application fee costs for all of the required project permits, certificates, and approvals (excluding the NJUCC permit) and include that amount in its fee

PROJECT NAME: Wickecheoke Creek Wall Repair

PROJECT LOCATION: Delaware and Raritan Canal State Park, Stockton NJ

PROJECT NO: P1377-00

DATE: December 18, 2025

proposal line item entitled **“Plan Review and Permit Fee Allowance.”** A breakdown of each permit and application fee shall be attached to the fee proposal for reference.

NOTE: The NJUCC permit is excluded since it will be paid for by the State.

3. Applications

The Consultant shall complete and submit all permit applications to the appropriate permitting authorities and the costs shall be paid from the Consultant’s permit fee allowance. A copy of the application(s) and the original permit(s) obtained by the Consultant shall be given to the DPMC Project Manager for distribution during construction.

4. Consultant Fee

The Consultant shall determine what is required to complete and submit the permit applications, obtain supporting documentation, attend meetings, etc., and include the total cost in the base bid of its fee proposal.

Any funds remaining in the permit allowance will be returned to the State at the close of the project.

PROJECT NAME: Wickecheoke Creek Wall Repair
PROJECT LOCATION: Delaware and Raritan Canal State Park, Stockton NJ
PROJECT NO: P1377-00
DATE: December 09, 2025

XIII. SOW SIGNATURE APPROVAL SHEET

This Scope of Work shall not be considered a valid document unless all signatures appear in each designated area below.

The client agency approval signature on this page indicates that they have reviewed the design criteria and construction schedule described in this project Scope of Work (including the subsequent contract deliverables and exhibits) and verifies that the work will not conflict with the existing or future construction activities of other projects at the site.

SOW PREPARED BY: Cecile Guirguis 12-18-2025
CECILE GUIRGUIS, PROJECT MANAGER DATE
DPMC PROJECT PLANNING & INITIATION

SOW APPROVED BY: James Wright 12/24/2025
JAMES WRIGHT, MANAGER DATE
DPMC PROJECT PLANNING & INITIATION

SOW APPROVED BY: W. White 12/17/25
WILLIAM WHITE, PROJECT MANAGER DATE
DEPARTMENT OF ENVIRONMENTAL PROTECTION

SOW APPROVED BY: Cristina Zozzaro 12/29/25
CRISTINA ZOZZARO, PROJECT MANAGER DATE
DPMC PROJECT MANAGEMENT GROUP

SOW APPROVED BY: Jeanette M. Barnard 1.16.26
JEANETTE M. BARNARD, DEPUTY DIRECTOR DATE
DIV PROPERTY MGT & CONSTRUCTION

PROJECT NAME: Wickecheoke Creek Wall Repair

PROJECT LOCATION: Delaware and Raritan Canal State Park, Stockton NJ

PROJECT NO: P1377-00

DATE: December 18, 2025

XIV. CONTRACT DELIVERABLES

The following are checklists listing the Contract Deliverables that are required at the completion of each phase of this project. The Consultant shall refer to the DPMC publication entitled “Procedures for Architects and Engineers,” 3.0 Edition, dated September 2022 available at <https://www.nj.gov/treasury/dpmc/Assets/Files/ProceduresforArchitectsandEngineers.pdf> for a detailed description of the deliverables required for each submission item listed. References to the applicable paragraphs of the “Procedures for Architects and Engineers” are provided.

Note that the Deliverables Checklist may include submission items that are “S.O.W. Specific Requirements.” These requirements will be defined in the project specific scope of work and included on the deliverables checklist.

This project includes the following phases with the deliverables noted as “Required by S.O.W” on the Deliverables Checklist:

DESIGN DEVELOPMENT PHASE;

FINAL DESIGN PHASE;

PERMIT APPLICATION PHASE;

BIDDING AND CONTRACT AWARD;

CONSTRUCTION PHASE; and

PROJECT CLOSE-OUT PHASE

XV. EXHIBITS

- A. SAMPLE PROJECT SCHEDULE FORMAT**
- B. PROJECT SITE LOCATION MAP**
- C. PHOTOS**
- D. NJDOT UNDERWATER INSPECTION**

END OF SCOPE OF WORK

Deliverables Checklist
Design Development Phase

A/E Name: _____

A/E Manual Reference	Submission Item	Required by S.O.W.		Previously Submitted		Enclosed	
		Yes	No	Yes	No	Yes	No
14.4.1.	A/E Statement of Site Visit						
14.4.2.	Narrative Description of Project						
14.4.3.	Building Code Information Questionnaire						
14.4.4.	Space Analysis						
14.4.5.	Special Features						
14.4.6.	Catalog Cuts						
14.4.7.	Site Evaluation						
14.4.8.	Subsurface Investigation						
14.4.9.	Surveys						
14.4.10.	Arts Inclusion						
14.4.11.	Design Rendering						
14.4.12.	Regulatory Approvals						
14.4.13.	Utility Availability						
14.4.14.	Drawings (6 Sets)						
14.4.15.	Specifications (6 Sets)						
14.4.16.	Current Working Estimate/Cost Analysis in CSI Format						
14.4.17.	Project Schedule						
14.4.18.	Formal Presentation						
14.4.19.	Plan Review/Scope of Work Compliance Statement						
14.4.20.	Design development Phase Deliverables Checklist						
S.O.W. Reference	S.O.W. Specific Requirements						

This checklist shall be completed by the Design Consultant and included as the cover sheet of this submission to document to the DPMC the status of all the deliverables required by the project specific Scope of Work.

 Consultant Signature

 Date

Deliverables Checklist
Final Design Phase

A/E Name: _____

A/E Manual Reference	Submission Item	Required by S.O.W.		Previously Submitted		Enclosed	
		Yes	No	Yes	No	Yes	No
15.4.1.	A/E Statement of Site Visit						
15.4.2.	Narrative Description of Project						
15.4.3.	Building Code Information Questionnaire						
15.4.4.	Space Analysis						
15.4.5.	Special Features						
15.4.6.	Catalog Cuts						
15.4.7.	Site Evaluation						
15.4.8.	Subsurface Investigation						
15.4.9.	Surveys						
15.4.10.	Arts Inclusion						
15.4.11.	Design Rendering						
15.4.12.	Regulatory Approvals						
15.4.13.	Utility Availability						
15.4.14.	Drawings (6 Sets)						
15.4.15.	Specifications (6 Sets)						
15.4.16.	Current Working Estimate/Cost Analysis in CSI Format						
15.4.17.	Project Schedule						
15.4.18.	Formal Presentation						
15.4.19.	Plan Review/Scope of Work Compliance Statement						
15.4.20.	Final Design Phase Deliverables Checklist						
S.O.W. Reference	S.O.W. Specific Requirements						

This checklist shall be completed by the Design Consultant and included as the cover sheet of this submission to document to the DPMC the status of all the deliverables required by the project specific Scope of Work.

 Consultant Signature

 Date

Deliverables Checklist Permit Application Phase

A/E Name: _____

This checklist shall be completed by the Design Consultant and included as the cover sheet of this submission to document to the DPMC Project Manager the status of all the deliverables required by the project specific Scope of Work.

Consultant Signature

Date

Deliverables Checklist Bidding and Contract Award Phase

A/E Name: _____

This checklist shall be completed by the Design Consultant and included as the cover sheet of this submission to document to the DPMC the status of all the deliverables required by the project specific Scope of Work.

Consultant Signature

Date

Deliverables Checklist Construction Phase

A/E Name: _____

This checklist shall be completed by the Design Consultant and included as the cover sheet of this submission to document to the DPMC the status of all the deliverables required by the project specific Scope of Work.

Consultant Signature

Date

Deliverables Checklist Project Close-Out Phase

A/E Name: _____

This checklist shall be completed by the Design Consultant and included as the cover sheet of this submission to document to the DPMC the status of all the deliverables required by the project specific Scope of Work.

Consultant Signature

Date

Typical DPMC Project - Random Selection of Design Consultant

ID	Task Name	Start	Finish	Duration	Timeline																									
					Half 2, 2025				Half 1, 2026				Half 2, 2026				Half 1, 2027													
					A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M
0	Typical Project Model	Mon 5/19/25	Fri 4/9/27	691 days																										
1	Project Initiation Phase	Mon 5/19/25	Mon 7/14/25	57 days																										
2	Project Funding Received	Mon 5/19/25	Mon 5/19/25	1 day																										
3	Schedule Site Visit	Thu 5/22/25	Thu 5/22/25	1 day																										
4	Site Visit	Fri 5/30/25	Fri 5/30/25	1 day																										
5	Prepare Draft SOW	Mon 6/2/25	Fri 6/6/25	5 days																										
6	Distribute Draft SOW for Review	Mon 6/9/25	Mon 6/9/25	1 day																										
7	Review SOW	Tue 6/10/25	Mon 6/23/25	10 days																										
8	Review SOW	Tue 6/10/25	Mon 6/23/25	10 days																										
9	Review SOW	Tue 6/10/25	Mon 6/23/25	10 days																										
10	Receive Comments Revise SOW	Tue 6/24/25	Mon 6/30/25	5 days																										
11	Distribute Final SOW for Review & Signature	Tue 7/1/25	Tue 7/1/25	1 day																										
12	Review & Sign SOW	Wed 7/2/25	Wed 7/2/25	1 day																										
13	Review & Sign SOW	Mon 7/7/25	Mon 7/7/25	1 day																										
14	Review & Sign SOW	Thu 7/10/25	Thu 7/10/25	1 day																										
15	Forward SOW to Procurement	Mon 7/14/25	Mon 7/14/25	1 day																										
16	Consultant Selection Phase	Tue 7/15/25	Mon 9/1/25	49 days																										
17	Prepare Solicitation, Advertise Proj	Tue 7/15/25	Wed 7/16/25	2 days																										
18	Select Firms - Random Selection	Thu 7/17/25	Thu 7/17/25	1 day																										
19	Conduct Preproposal Meeting	Mon 7/28/25	Mon 7/28/25	1 day																										
20	Consultant Questions Due - Prepare and Issue Addenda	Tue 7/29/25	Tue 7/29/25	1 day																										
21	Receive Proposals - Distribute for Review	Tue 8/12/25	Tue 8/12/25	1 day																										
22	Review & Rank Proposals	Wed 8/13/25	Tue 8/19/25	5 days																										
23	Review & Rank Proposals	Wed 8/13/25	Tue 8/19/25	5 days																										
24	Review & Rank Proposals	Wed 8/13/25	Tue 8/19/25	5 days																										
25	Determine Rankings, Open Fee Proposals and Distribute to Committee	Wed 8/20/25	Wed 8/20/25	1 day																										
26	Negotiate Fee	Thu 8/21/25	Wed 8/27/25	5 days																										
27	Provide Funding for Consultant Contract	Thu 8/28/25	Thu 8/28/25	1 day																										
28	Complete Recommendation to Award	Thu 8/28/25	Fri 8/29/25	2 days																										
29	Consultant Contract Award	Sat 8/30/25	Mon 9/1/25	2 days																										
30	Design Phase	Sun 9/7/25	Fri 5/8/26	244 days																										
31	Design Contract "Kick-Off" Meeting	Sun 9/7/25	Mon 9/8/25	2 days																										
32	Program Design Phase	Tue 9/9/25	Mon 10/6/25	28 days																										
33	Receive Program Submittal & Distribute for Review	Tue 10/7/25	Thu 10/9/25	3 days																										

Typical DPMC Project - Random Selection of Design Consultant

ID	Task Name	Start	Finish	Duration	A	M	J	Half 2, 2025	J	A	S	O	N	D	Half 1, 2026	J	F	M	A	M	J	Half 2, 2026	J	A	S	O	N	D	Half 1, 2027	J	F	M	A	M
34	Program Phase Presentation/Submittal	Fri 10/10/25	Fri 10/10/25	1 day																														
35	Review Program Phase	Mon 10/13/25	Fri 10/24/25	10 days																														
36	Review Program Phase	Mon 10/13/25	Fri 10/24/25	10 days																														
37	Review Program Phase	Mon 10/13/25	Fri 10/24/25	10 days																														
38	Receive Program Phase Comments, Review & Consolidate and Forward to Consultant	Mon 10/27/25	Wed 10/29/25	3 days																														
39	Schematic Design Phase	Thu 10/30/25	Wed 11/26/25	28 days																														
40	Receive Schematic Submittal & Distribute for Review	Thu 11/27/25	Mon 12/1/25	3 days																														
41	Schematic Phase Presentation/Submittal	Tue 12/2/25	Tue 12/2/25	1 day																														
42	Review Schematic Phase	Wed 12/3/25	Tue 12/16/25	10 days																														
43	Review Schematic Phase	Wed 12/3/25	Tue 12/16/25	10 days																														
44	Review Schematic Phase	Wed 12/3/25	Tue 12/16/25	10 days																														
45	Receive Schematic Phase Comments, Review & Consolidate and Forward to Consultant	Wed 12/17/25	Fri 12/19/25	3 days																														
46	Design Development (DD) Design Phase	Sat 12/20/25	Fri 1/16/26	28 days																														
47	Receive DD Submittal & Distribute for Review	Mon 1/19/26	Wed 1/21/26	3 days																														
48	DD Phase Presentation/Submittal	Thu 1/22/26	Thu 1/22/26	1 day																														
49	Review DD Phase	Fri 1/23/26	Thu 2/5/26	10 days																														
50	Review DD Phase	Fri 1/23/26	Thu 2/5/26	10 days																														
51	Review DD Phase	Fri 1/23/26	Thu 2/5/26	10 days																														
52	Receive DD Phase Comments, Review & Consolidate and Forward to Consultant	Fri 2/6/26	Tue 2/10/26	3 days																														
53	Final Design Phase	Wed 2/11/26	Tue 3/10/26	28 days																														
54	Final Submittal & Distribute for Review	Wed 3/11/26	Fri 3/13/26	3 days																														
55	Final Phase Presentation/Submittal	Sat 3/14/26	Mon 3/16/26	2 days																														
56	Review Final Phase	Tue 3/17/26	Mon 3/30/26	10 days																														
57	Review Final Phase	Tue 3/17/26	Mon 3/30/26	10 days																														
58	Review Final Phase	Tue 3/17/26	Mon 3/30/26	10 days																														
59	Review Final Phase	Tue 3/17/26	Mon 3/30/26	10 days																														
60	Receive Final Phase Comments, Review & Consolidate and Forward to Consultant	Tue 3/31/26	Thu 4/2/26	3 days																														
61	Final/Permit Design Phase	Fri 4/3/26	Thu 4/16/26	14 days																														

Typical DPMC Project - Random Selection of Design Consultant

ID	Task Name	Start	Finish	Duration	Half 2, 2025			Half 1, 2026			Half 2, 2026			Half 1, 2027													
					A	M	J	J	A	S	O	N	D	J	F	M	J	J	A	S	O	N	D	J	F	M	A
62	Final/Permit Submittal & Distribute for Review	Fri 4/17/26	Tue 4/21/26	3 days																							
63	Review Final/Permit Phase	Wed 4/22/26	Tue 5/5/26	10 days																							
64	Receive Final/Permit Phase Approval and Forward to	Wed 5/6/26	Fri 5/8/26	3 days																							
65	Permit Acquisition Phase	Wed 4/22/26	Fri 5/22/26	31 days																							
66	Prepare UCC Application, Bid Clearance & Submit Bid Package	Sat 5/9/26	Fri 5/15/26	7 days																							
67	Provide Funding for Construction	Wed 4/22/26	Wed 4/22/26	1 day																							
68	Secure Bid Clearance Including Funding Verification	Mon 5/18/26	Fri 5/22/26	5 days																							
69	Advertise-Bid-Award Phase	Mon 5/25/26	Thu 7/23/26	60 days																							
70	Advertise Project for Construction	Mon 5/25/26	Mon 5/25/26	1 day																							
71	Conduct Pre-Bid Meeting	Tue 6/9/26	Tue 6/9/26	1 day																							
72	Contractor Questions Due - Prepare and Issue Bulletin	Mon 6/15/26	Wed 6/17/26	3 days																							
73	Construction Bids Due - Open Bids	Tue 6/23/26	Tue 6/23/26	1 day																							
74	Conduct Post Bid Review Meeting	Mon 6/29/26	Mon 6/29/26	1 day																							
75	Prepare and Submit Recommendation for Award	Tue 6/30/26	Wed 7/1/26	2 days																							
76	Prepare and Submit Recommendation for Award	Thu 7/2/26	Fri 7/3/26	2 days																							
77	Prepare Contract and Schedule Award Meeting	Mon 7/6/26	Fri 7/10/26	5 days																							
78	Conduct Contract Award Meeting/Issue NTP	Thu 7/16/26	Thu 7/16/26	1 day																							
79	Sign/Seal UCC Permit Applications	Thu 7/16/26	Thu 7/16/26	1 day																							
80	Secure UCC Permit from DCA	Fri 7/17/26	Thu 7/23/26	5 days																							
81	Construction Phase	Fri 7/24/26	Wed 1/20/27	181 days																							
82	Conduct Construction "Kick-Off Meeting"	Fri 7/24/26	Fri 7/24/26	1 day																							
83	Complete Construction - Achieve Substantial Completion	Sat 7/25/26	Wed 1/20/27	180 days																							
84	Project Close-Out Phase	Thu 1/21/27	Fri 4/9/27	79 days																							
85	Complete Punch List	Thu 1/21/27	Fri 2/19/27	30 days																							
86	Close Out Construction Contract	Mon 2/22/27	Fri 2/26/27	5 days																							
87	Close Out Consultant Contract	Mon 3/1/27	Fri 4/9/27	30 days																							

Typical DPMC Project - Random Selection of Design Consultant

Project: Typical Project Model Date: Wed 4/9/25	Task		Summary		External Milestone		Inactive Summary		Manual Summary Rollup		Finish-only
	Split		Project Summary		Inactive Task		Manual Task		Manual Summary		Deadline
	Milestone		External Tasks		Inactive Milestone		Duration-only		Start-only		Progress



EXHIBIT 'B'



EXHIBIT 'B'

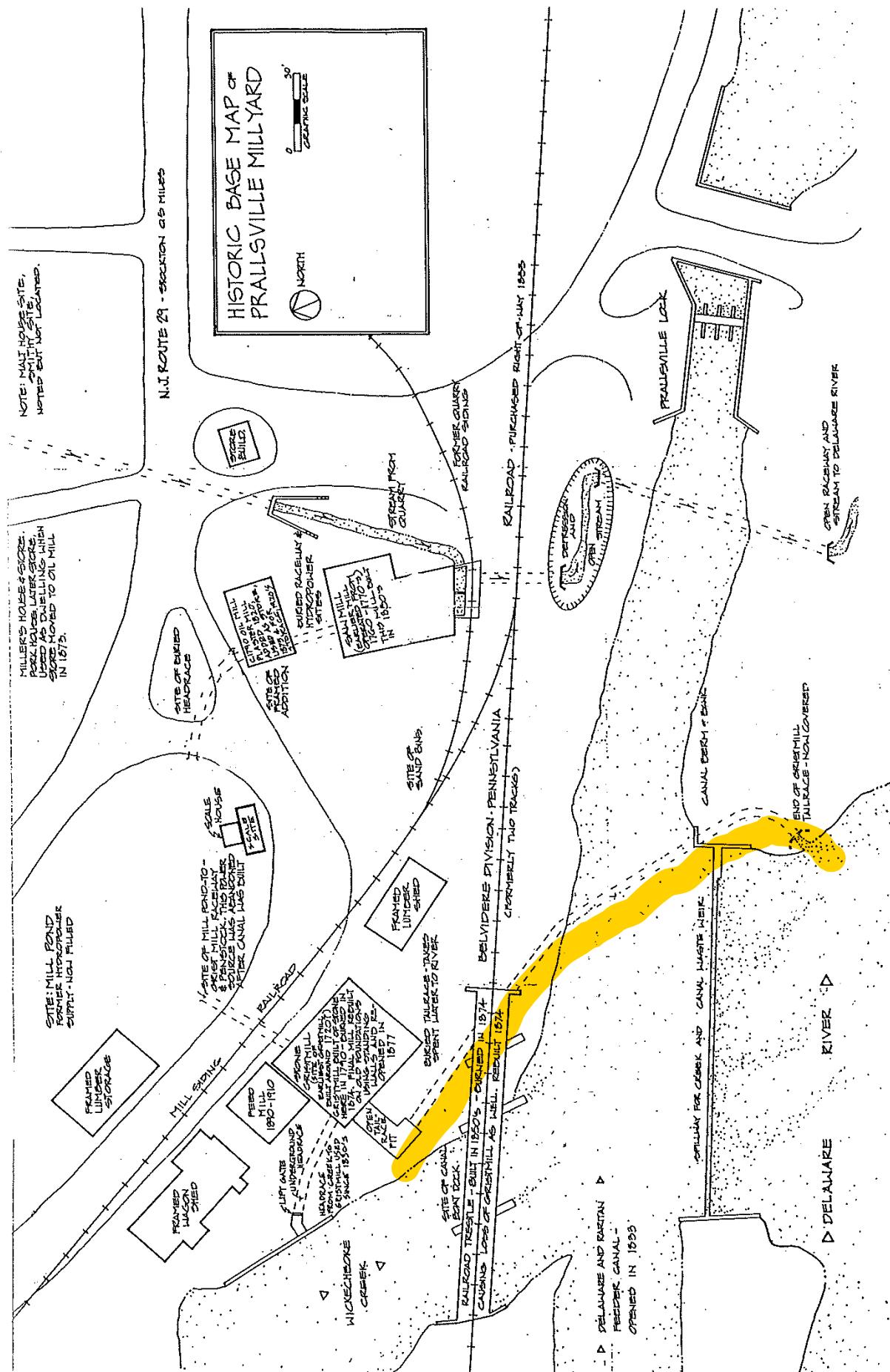


EXHIBIT 'B'



Wall (north
end) to be
rebuilt
and
extended

Gate to
be rebuilt
and fixed

Creek Wall
to be
repaired

EXHIBIT 'C'

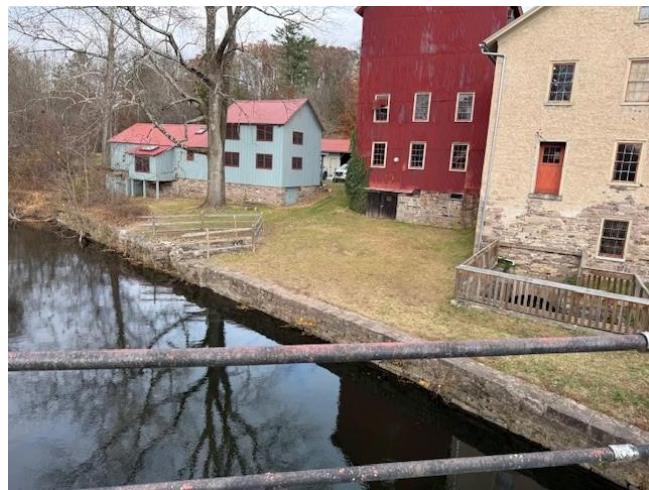


EXHIBIT 'C'



EXHIBIT 'C'

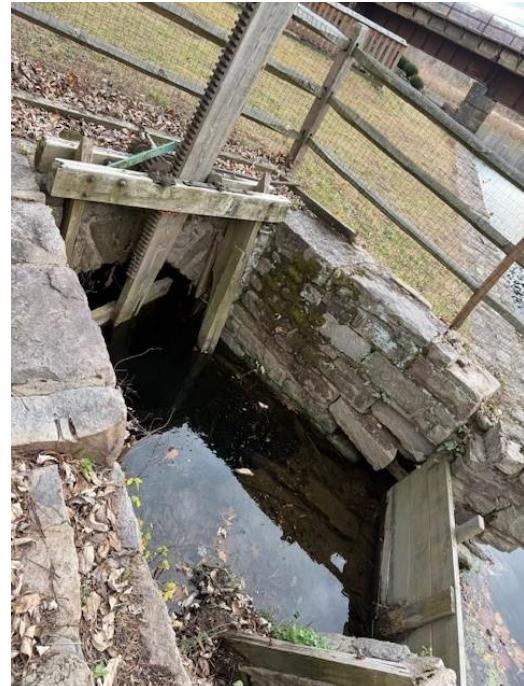


EXHIBIT 'C'

RG

Ryan Gardiner
October 05, 2023, 09:42 AM | America/New_York

#19

INSPECTION REPORT

Date of Inspection: **October 03, 2023 | America/New_York (-04:00)**

Customer Information

a.) Customer Name: **NJDOT**

b.) Address: **Prallsville NJ**

c.) Telephone No.:

d.) Representative: **Bill White**

e.) Owner of Utility:

Project Location

a.) Project Pin:: **Old Prallsville Rd, Stockton, NJ 08559, USA**



a.1) Project Pin::

b.) Body of Water: **D&R Canal**

c.) City/State/County: **Stockton Nj**

d.) Highway/Landmark: **Prallsville causeway**

EXHIBIT 'D'

e.) Nearby Structures: **Bridge over D&R**

f.) Available Access: **Foot path**

Water Conditions

a.) Body Type:: **River/Canal**

If Other:

b.) Width:

Determined By::

c.) Depth: **17**

Determined By: : **Tape measure**

d.) Flow/Tidal Current::

e.) Direction of Current: **N/A**

f.) Water Type: **Fresh**

g.) Bottom Conditions: **Hard packed rock / jetty stone**

h.) Marine Life:: **None**

Project Specific Data

a.) Structure/Utility Type: **Other (Specify)**

If Other : **Bulkhead**

b.) Assigned Identifying Numbers/Designation: **None**

c.) Approximate Ground Cover:

d.) Utility Size & Quantity:

e.) Method of Inspection: **Visual Dive Inspection**

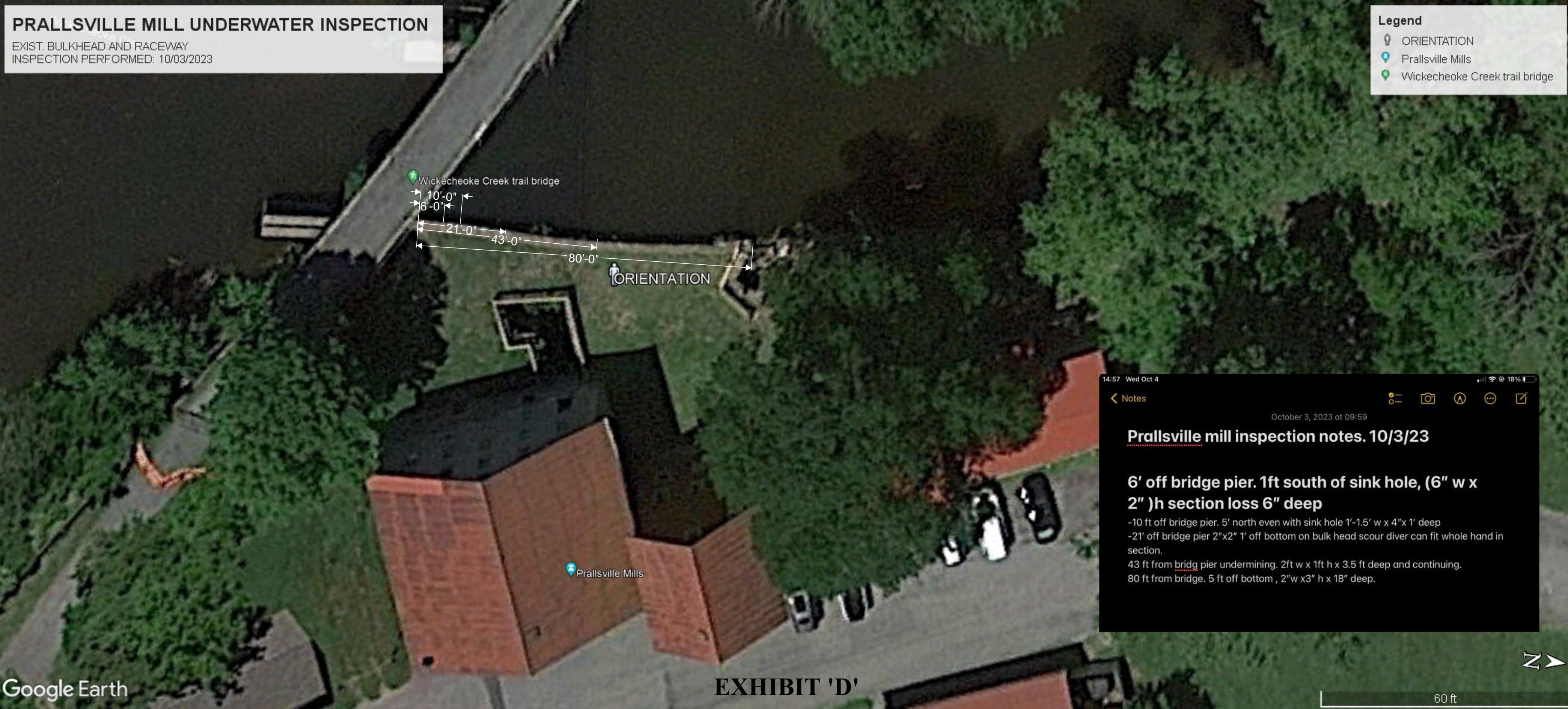
f.) Description of Inspection Findings: As requested by Bill, we broke our inspection up into two halves to make dictations easier. (All of our measurements and findings are referenced if you were looking at the bulkhead with your back to the wedding venue, looking west). Starting at the south east end of the bridge pier on the dirt mound the diver swam the length of the bridge pier turning the ice breaker and making his way along parallel with the bulkhead. The diver did not report any undermining on the bottom of the bridge pier, stating most of the bottom condition being mainly larger core stone and also smaller jetty stone. Once the diver began inspecting the bulk head he did find a few areas along the bottom where it meets natural bottom appears to be a few spots of undermining taking place of notable size. (measurements and findings are submitted with the pictures.) As well as a few areas of concern along the stone face of the bulk head, observing some areas with voids large enough to fit the divers entire arm in.

Recommended repairs: for the repairs along the face of the bulkhead an underwater grout should be utilized to seal the openings discovered with a temporary wood form which would be later removed upon grout cure. Potential stone work point/patching and/or stone replacements may also be required for exposed topside areas in order to match the rest of the remaining wall. To prevent further erosion and undermining of the bulk head, the placement of smaller core stone in front of the structure would help prevent any further erosion of the natural bottom.

With regards to the raceway structure: it is advisable that further inspections be performed internally to the raceway to better determine the cause of the sinkhole I.E. inner wall collapse which resulted in settlement to the ground above. A remote operated vehicle (ROV) is suggested to be utilized with the dive crew as a means to further investigate the integrity of the raceway lining. Upon inspection and review, a more informed decision can be made as to the repair needed on this structure. Some possible options would be to close-off the raceway structure from the river using a weir wall to prevent the flow of water into the channel (or full-face wall), assuming the mill is no longer in use. If the raceway lining has partially collapsed, a crew would need to enter and perform structural repairs and install additional bracing. Another option, albeit, more involved, would be to form both ends of the channel and permanently seal the raceway with pumpable grout, strip the forms following cure and avoid any future undermining of the ground above caused by the structure's integrity.

Supplemental Data

Site/Inspection Photographs



[Notes](#)[Share](#) [Camera](#) [A](#) [...](#) [Edit](#)

October 3, 2023 at 09:59

Prallsville mill inspection notes. 10/3/23

6' off bridge pier. 1ft south of sink hole, (6" w x 2")h section loss 6" deep

-10 ft off bridge pier. 5' north even with sink hole 1'-1.5' w x 4"x 1' deep
-21' off bridge pier 2"x2" 1' off bottom on bulk head scour diver can fit whole hand in section.
43 ft from ~~bridg~~ pier undermining. 2ft w x 1ft h x 3.5 ft deep and continuing.
80 ft from bridge. 5 ft off bottom , 2"w x3" h x 18" deep.



EXHIBIT 'D'



EXHIBIT 'D'



EXHIBIT 'D'



EXHIBIT 'D'



EXHIBIT 'D'



EXHIBIT 'D'



EXHIBIT 'D'



EXHIBIT 'D'



EXHIBIT 'D'



EXHIBIT 'D'



EXHIBIT 'D'



Dive Camera Utilized: **No**

Inspection Audio Narrative:

Inspection-Team Lead:

EXCELLENCE *BUILT ON INTEGRITY*

17 BLACKSMITH ROAD, SUITE 101

NEWTOWN, PA 18940

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