

SCOPE OF WORK

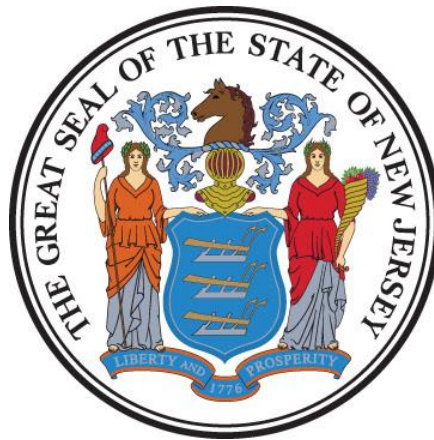
Demolition Cedar Lake Road Horse Barns

16 Cedar Lake Road
Kittatinny Valley State Park
Blairstown, Warren County, NJ

Project No. P1381-00 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: October 29, 2025

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I. OBJECTIVE

The objective of this project is to prepare design documents and provide construction administration services for the demolition of the barns located at 16 Cedar Lake Road within the Kittatinny Valley State Park, in Blairstown Township in Warren County.

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):

- **P001 Architecture**

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

- **P005 Civil Engineering**
- **P037 Asbestos Design**
- **P038 Asbestos Safety Control Monitoring**
- **P065 Lead Paint Evaluation**

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 \$200,000.

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)

The Current Working Estimate (CWE) for this project is \$289,000.

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>
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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	42
• <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>	
7. Bid Phase	42

8. Award Phase	28
9. Construction Phase	60
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.

PROJECT NAME: Demolition Cedar Lake Road Horse Barns
PROJECT LOCATION: Blairstown, Warren County
PROJECT NO: P1381-00
DATE: October 29, 2025

V. PROJECT SITE LOCATION & TEAM MEMBERS

A. PROJECT SITE ADDRESS

The location of the project site is:

16 Cedar Lake Road
Blairstown, Warren County, New Jersey 07825

GPS Coordinates: 40.97810° N, -74.96470° W

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

B. PROJECT TEAM MEMBER DIRECTORY

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

1. Department of Environmental Protection

Name:	Alvin Payne
Address:	Department of Environmental Protection 275 Freehold-Englishtown Road Englishtown, NJ 07726
Phone No:	(609) 351-1991
E-Mail:	Al.Payne@dep.nj.gov

VI. PROJECT DEFINITION

A. BACKGROUND

In November 2001, the 101-acre Cedar Lake Horse Farm located in Blairstown Township in Warren County was purchased by the New Jersey Department of Environmental Protection (NJDEP) Green Acres Program and then managed by the New Jersey Division of Parks and Forestry (see **Exhibit ‘B’** Site Map). Prior to the acquisition by the State, the facility was operated as an Equestrian Center. (see **Exhibit ‘C’** Photos).

The Skylands Trails Association and Foundation were incorporated in September of 2002 as a 501C Corporation for the purpose of preserving the nearby trails’ multi-purpose use in Warren and Sussex Counties and to manage the operation of the Cedar Lake Horse Farm. The Association subleased the Horse Farm to various tenants, however, over time the tenants faded away due to the amount of investment required to operate the facilities.

In November 2006, The NJDEP procured the services of Ronald A. Sebring Associates to perform a conditions assessment study to determine the costs to repair and rehabilitate the Cedar Lake Road Barn. Due to the significant rehabilitation costs and along with the on-going maintenance of the facility, the DEP has decided to demolish the Main barn and buildings located at the 16 Cedar Lake Road property.

A Structure Inspection Report was completed in July 2025 by NJDEP Fish and Wildlife to survey any evidence of bats and bird species. According to the Report, any demolition activities should occur between September 1st and March 31st.

B. FUNCTIONAL DESCRIPTION OF THE BUILDING

The Cedar Lake Horse Farm was used as an equestrian center and included a main barn of pole barn construction (approx.. 72-ft wide by 230-ft long), a stallion barn (approx.. 62-ft by 62-ft extension), a hydrotherapy barn (approx.. 40-ft wide by 190-ft long), an old dairy barn (approx.. 185-ft by 38-ft), a back barn (approx.. 40-ft wide by 190-ft long), sheds and a viewing stand. The main barn had a capacity of 100 stalls, an indoor riding arena, and the hydrotherapy pool. The abandoned barns show signs of dilapidated conditions, collapsed ceilings, deteriorating walls and roofing, and holes in the flooring (see **Exhibit ‘C’** Photos).

According to the Sebring Study completed in 2006, the barns were constructed within the last 25 years or older construction. The barns or any of the buildings at the project site are not listed on the New Jersey Register of Historic Places or the National Register of Historic Places.

VII. CONSULTANT DESIGN RESPONSIBILITIES

A. DEMOLITION DESIGN REQUIREMENTS

1. Building & Demolition Evaluation

The Consultant shall provide the Design, Construction Administration, Permitting, and Bid/Award Services to demolish and remove the Main Barn, additional Barns, and any structures located at the 16 Cedar Lake Road located in Blirstown Township in Warren County. Items to include are the plans and specifications to obtain the DCA demolition permit for the demolition and debris removal of barns, asphalt driveway, and septic system.

The Consultant shall also review the Conditions Assessment Study by Sebring Associates as a guide and based on this information provide a complete set of design documents for the demolition and debris removal including, but not limited to: building composition (wood, masonry, etc.), tree vegetation, site objects, septic tanks and utilities. Determine utility termination points, cap locations and/or abandoned-in-place. Included for reference in **Exhibit 'D'** is the **JCP&L Service Removal Letter** for Electric Service and the **NJDEP Well Decommissioning Report**.

The Consultant shall provide the design direction to clear the site in its entirety of all demolished building components, trash, and all other items not considered part of the natural environment. All items removed from the site shall be legally disposed.

The Consultant shall include in the design documentation any special Contractors Use of the Premises regulations in Division 1 of the specification. Security requirements, use and storage of machinery, equipment, tools, hours of operation, temporary construction fencing and site lighting, dust and dirt containment, noise restrictions, and any other restriction that may impact the construction demolition costs shall be identified in the design documents.

As applicable, provide soil erosion and sediment control design documents to the local County Soil Conservation District Office for review, approval, and permit prior to the award of the demolition contract. See Section VIII, Permits & Approvals for further information.

The Consultant shall include the following in the design documentation:

- A prepared plan and obtain approval from the County Soil Conservation District.
- A prepared plan and specifications to obtain the DCA demolition permit for the demolition of the barns, asphalt driveway, and septic system.
- A finish grade installing topsoil and seed. Clean site fill shall be provided at the demolition site where required and graded to the proper elevation.

- Documentation showing asbestos abatement, if present and found on site. The assessment, abatement design, and monitoring is included as an allowance in the fee proposal.
- The Consultant shall include in the design a certified list of adjacent property owners that are within 200 feet of the project's block and lot. The Consultant shall prepare and mail notification letters to all the adjacent property owners. The certified list and all notification letters shall be submitted to obtain the DCA permit.
- The Consultant shall note in the design documentation demolition activities shall take place between September 1st and March 31st.

2. Preliminary Permit Approvals

The Consultant shall address the disconnection of all site utilities prior to the issuance of project permits by DPMC Code and Plan Review Group. This shall include but not be limited to:

- Identify phasing and contract limit lines of sewer and water lines to be removed and capped by the Contractor during demolition.
- Identify electric, cable and telephone disconnect phasing and contract limit lines to be removed and capped/terminated by the Contractor and/or utility company prior to permit Approval.
- Provide an Allowance in the Contractor's bid for all applicable service disconnect fees.
- Drawings and specifications will be reviewed and the bid clearance form will be signed, stating that the permit will be issued upon receipt of all prior approvals and permit applications from the contractor. Plans and specifications will be held for stamping until such time that the permits are granted.

3. Utility Company Release Letters and Reports

The Contractor shall, after bid approval but prior to the issuance of the permit, review **Exhibit 'D'** and obtain any additional release letters from all utilities that provide service to the property, stating that their respective service connections and appurtenant equipment, such as meters and regulators, have been disconnected, removed, sealed, capped, or plugged in a safe manner in accordance with NJAC 5:23-2.17(a), (Demolition or removal of structures, service connections). Services shall include but not necessarily be limited to, water, electric, sewer, and communication lines.

All utilities and piping to the building to be demolished shall be disconnected, removed and capped. The Contractor shall provide a letter from the respective utility company to the

DPMC Code Review Department indicating utility service has been disconnected. This letter is required by Plan Review as a prior approval before a permit can be issued. The Consultant shall also review the option of leaving the abandoned utility lines in place for connection to any new building, or removing and disposing them. Termination fees required by the affected utility company shall be covered by an allowance within the Contractor's bid.

4. Site Clearing and Grading

Provide design direction to clear the site in its entirety of all demolished building components, trash, and all other items not considered part of the natural environment. All items removed from the site shall be legally disposed. Clean site fill shall be provided at the demolition site where required and graded to the proper elevation. The construction site shall be seeded to prevent dust and dirt. Any compaction or seed mix specified shall be approved by the Soil Conservation District.

B. HAZARDOUS BUILDING MATERIALS

Consultant shall survey the building and related components and, if deemed necessary, collect samples of materials that will be impacted by the construction/demolition activities and analyze them for the presence of hazardous materials including:

1. Asbestos in accordance with N.J.A.C. 5:23-8, Asbestos Hazard Abatement Sub-code.
2. Lead in accordance with N.J.A.C. 5:17, Lead Hazard Evaluation and Abatement Code.
3. PCB's in accordance with 40 CFR 761, Polychlorinated Biphenyls (PCBs) Manufacturing, Processing, Distribution in Commerce, and Use Prohibitions. Consultant shall engage a firm certified in the testing and analysis of materials containing PCB's.
4. Mold.

Consultant shall document the procedure, process and findings and prepare a "Hazardous Materials Survey Report" identifying building components impacted by construction activities requiring hazardous materials abatement. Consultant shall provide three copies of the "Hazardous Materials Survey Report" to the Project Manager.

Consultant shall estimate the cost of hazardous materials sample collection, testing, analysis and preparation of the Hazardous Materials Survey Report and include that amount in the fee proposal line item entitled "**Hazardous Materials Testing and Report Allowance**," refer to paragraph **X.B**.

Based on the Hazardous Materials Survey Report, Consultant shall provide construction documents for abatement of the hazardous materials impacted by the work in accordance with the applicable code, sub-code and Federal regulations.

Consultant shall estimate the cost to prepare construction documents for hazardous materials abatement and include that amount in the fee proposal line item entitled “**Hazardous Materials Abatement Design Allowance,**” refer to paragraph **X.C.**

Consultant shall estimate the cost to provide “Construction Monitoring and Administration Services” for hazardous materials abatement activities and include that amount in the fee proposal line item entitled “**Hazardous Materials Construction Administration Allowance,**” refer to paragraph **X.D.**

There shall be no “mark-up” of sub-consultant or subcontractor fees if sub-consultants or subcontractors are engaged to perform any of the work defined in paragraph **VII.B “Hazardous Building Materials.”** All costs associated with managing, coordinating, observing and administering sub-consultants and subcontractors performing hazardous materials sampling, testing, analysis, report preparation, hazardous materials construction administration services shall be included in the consultant’s lump sum fee proposal.

C. 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, at the discretion of the Agency, is required for each phase of this project is identified below for reference:

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

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

D. EXISTING DOCUMENTATION

Copies of the following documents will be provided to each Consulting firm at the pre-proposal meeting to assist in the bidding process.

- Report of Preliminary Condition Assessment Dwelling, Barns and Outbuildings Cedar Lake Horse Farm, November 21, 2006, Ronald A. Sebring Associates, LLC
- Summary of Structure Inspections for Evidence of Bat Occupancy, July 21, 2025, NJDEP Fish and Wildlife

Review these documents and any additional information that may be provided at a later date such as reports, studies, surveys, equipment manuals, as-built drawings, etc. The State does not attest to the accuracy of the information provided and accepts no responsibility for the consequences of errors by the use of any information and material contained in the documentation provided. It shall be the responsibility of the Consultant to verify the contents and assume full responsibility for any determination or conclusion drawn from the material used. If the information provided is insufficient, the Consultant shall take the appropriate actions necessary to obtain the additional information required.

All original documentation shall be returned to the provider at the completion of the project.

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>

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>

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 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>.

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 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.

B. HAZARDOUS MATERIALS TESTING AND REPORT ALLOWANCE

The Consultant shall estimate the costs to complete the hazardous materials survey, sample collection, testing and analysis and preparation of a “Hazardous Materials Survey Report” noted in paragraph **VII.B** and enter that amount on the fee proposal line item entitled **“Hazardous**

Materials Testing and Report Allowance,” Consultant shall attach a detailed cost breakdown sheet for use by DPMC during the proposal review and potential fee negotiations. The cost breakdown sheet shall include, but not be limited to, the following information:

- Description of tasks and estimated cost for the following:
 - Sample collection;
 - Sample testing; and,
 - Preparation of a Hazardous Materials Survey Report.

Any funds remaining in the Hazardous Materials Testing and Report Allowance will be returned to the State at the close of the project.

C. HAZARDOUS MATERIALS ABATEMENT DESIGN ALLOWANCE

The Consultant shall estimate the costs to prepare construction documents for hazardous materials abatement noted in paragraph **VII.B** and enter that amount on the fee proposal line item entitled “**Hazardous Materials Abatement Design Allowance.**” Consultant shall attach a detailed cost breakdown sheet for use by DPMC during the proposal review and potential fee negotiations. The cost breakdown sheet shall include a description of the tasks to be performed and the estimated cost of each task.

Any funds remaining in the Hazardous Materials Abatement Design Allowance will be returned to the State at the close of the project.

D. HAZARDOUS MATERIALS CONSTRUCTION ADMINISTRATION ALLOWANCE

The Consultant shall estimate the cost to provide Construction Monitoring and Administration Services for hazardous materials abatement as noted in paragraph **VII.B** and enter that amount on the fee proposal line item entitled “**Hazardous Materials Construction Administration Allowance.**” Consultant shall attach a detailed cost breakdown sheet for use by DPMC during the proposal review and potential fee negotiations. The cost breakdown sheet shall include a description of the tasks to be performed and the estimated cost of each task.

Any funds remaining in the Hazardous Materials Construction Administration Allowance will be returned to the State at the close of the project.

PROJECT NAME: Demolition Cedar Lake Road Horse Barns
PROJECT LOCATION: Blairstown, Warren County
PROJECT NO: P1381-00
DATE: October 29, 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: Alison F. Gottlieb 10/29/2025
ALISON F. GOTTLIEB, PROJECT MANAGER DATE
DPMC PROJECT PLANNING & INITIATION

SOW APPROVED BY: James Wright 10/29/2025
JAMES WRIGHT, MANAGER DATE
DPMC PROJECT PLANNING & INITIATION

SOW APPROVED BY: Alvin Payne
ALVIN PAYNE, PROJECT MANAGER DATE
DEPARTMENT OF ENVIRONMENTAL PROTECTION

SOW APPROVED BY: Jeanette M. Barnard 11.21.25
JEANETTE M. BARNARD, DEPUTY DIRECTOR DATE
DIV PROPERTY MGT & CONSTRUCTION

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. PHOTO**
- D. ELECTRIC DISCONNECT LETTER & WELL DECOMMISSIONING REPORT**

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.	Regulatory Approvals						
14.4.11.	Utility Availability						
14.4.12.	Drawings (6 Sets)						
14.4.13.	Specifications (6 Sets)						
14.4.14.	Current Working Estimate/Cost Analysis in CSI Format						
14.4.15.	Project Schedule						
14.4.16.	Plan Review/Scope of Work Compliance Statement						
14.4.17.	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.	Regulatory Approvals						
15.4.11.	Utility Availability						
15.4.12.	Drawings (6 Sets)						
15.4.13.	Specifications (6 Sets)						
15.4.14.	Current Working Estimate/Cost Analysis in CSI Format						
15.4.15.	Project Schedule						
15.4.16.	Plan Review/Scope of Work Compliance Statement						
15.4.17.	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

A/E Name: _____

[illegible]

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 _____

[illegible]

Date

A/E Name: _____

[illegible]

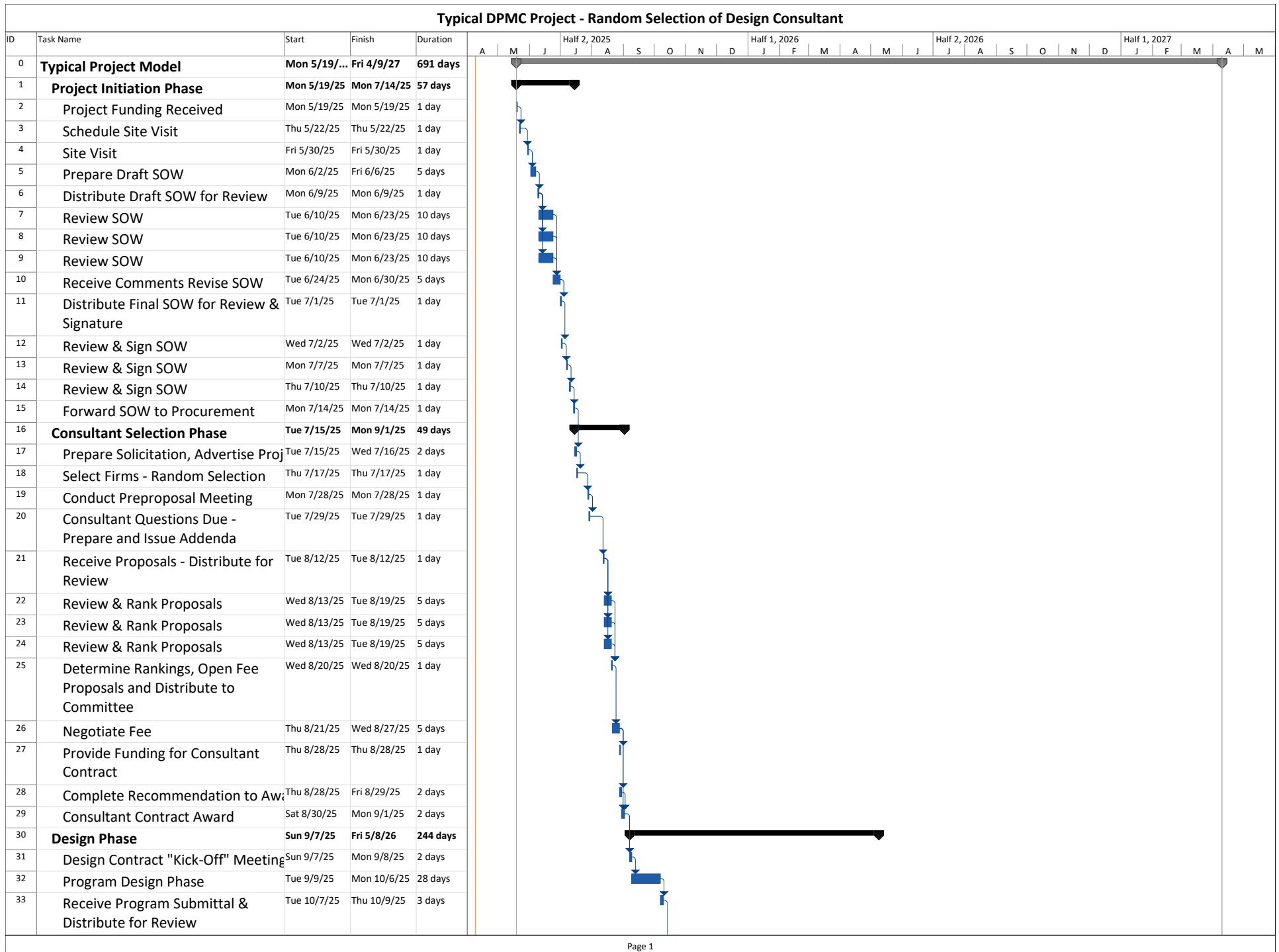
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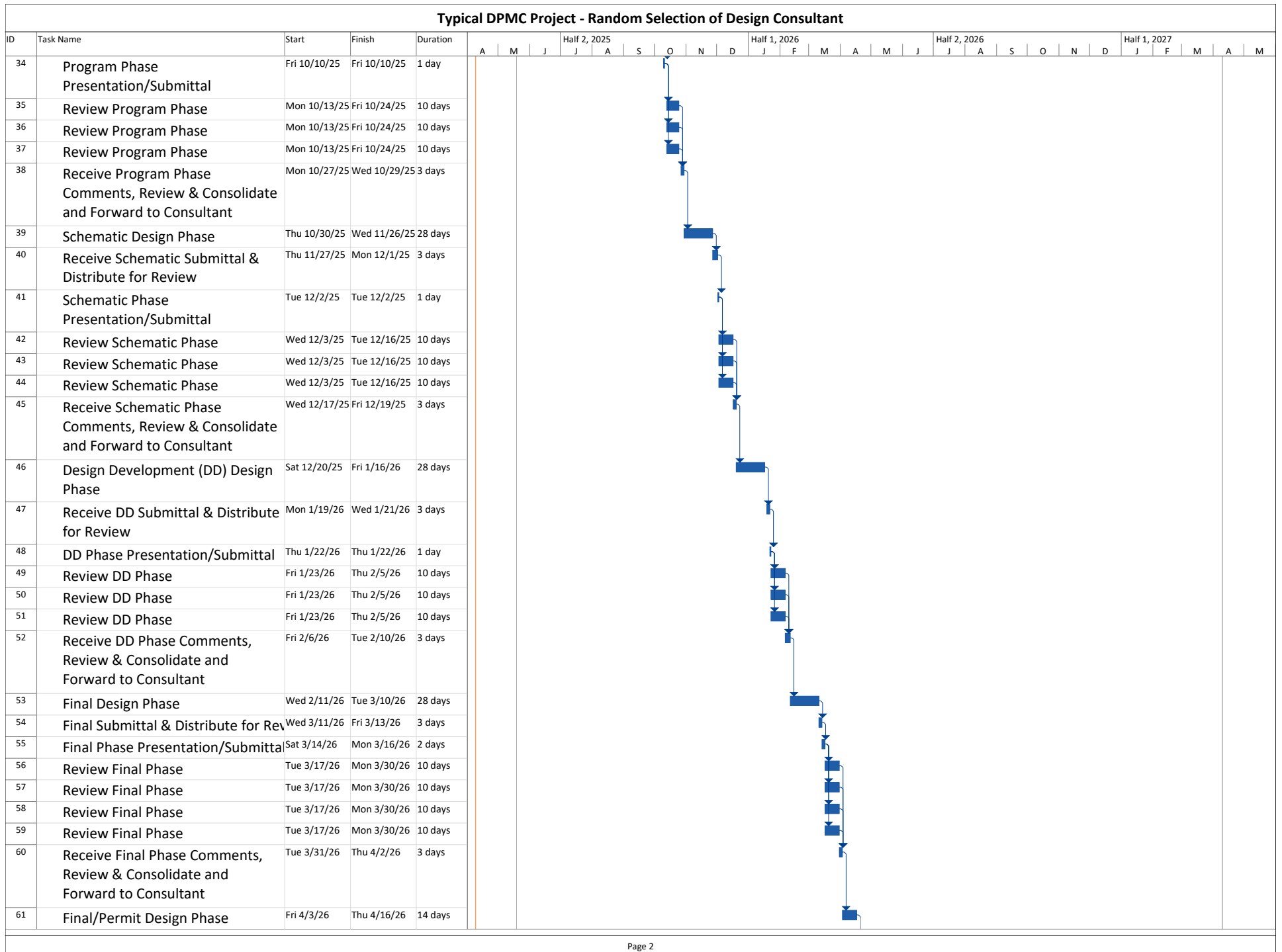
Consultant Signature

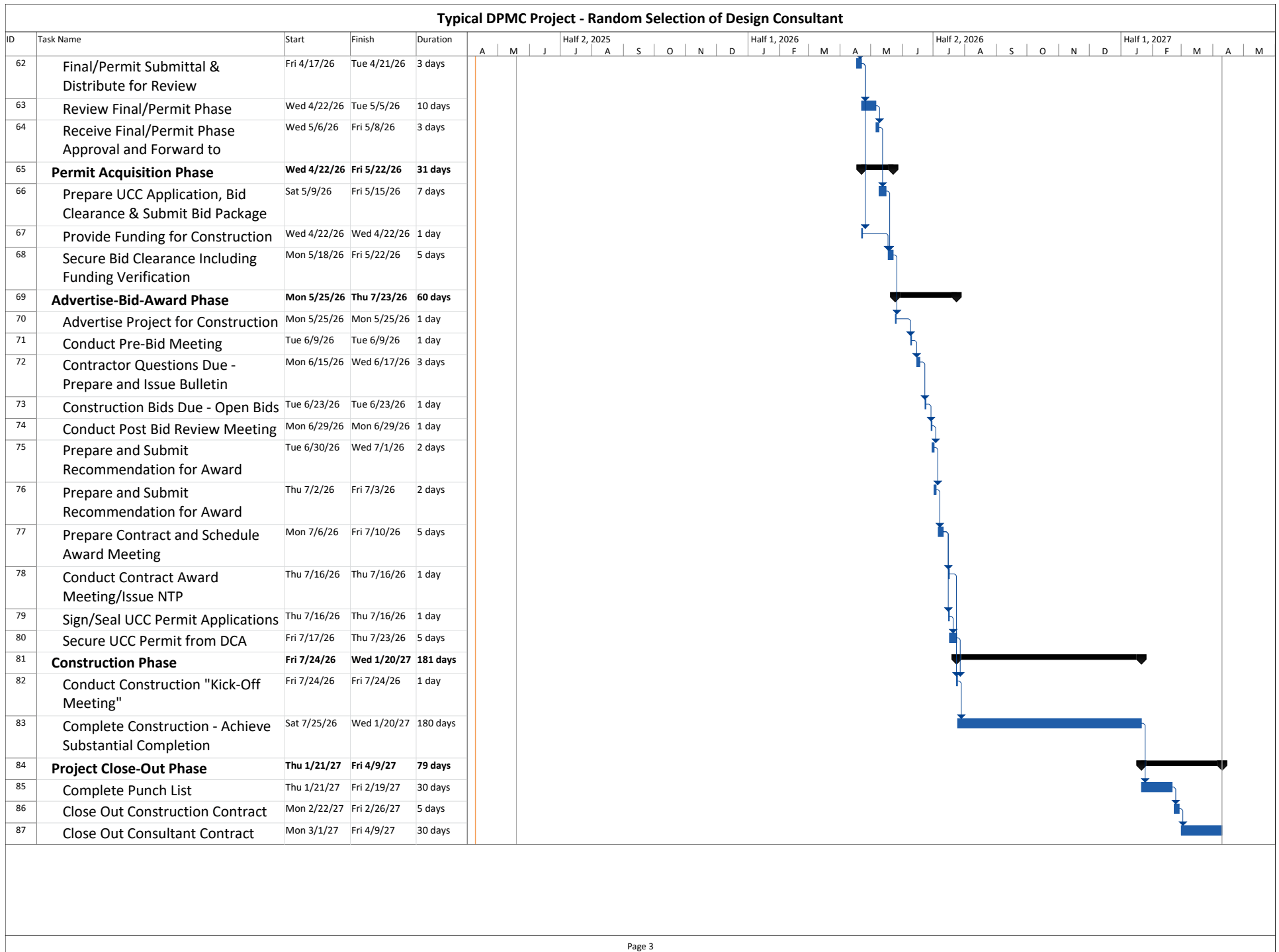
Date _____

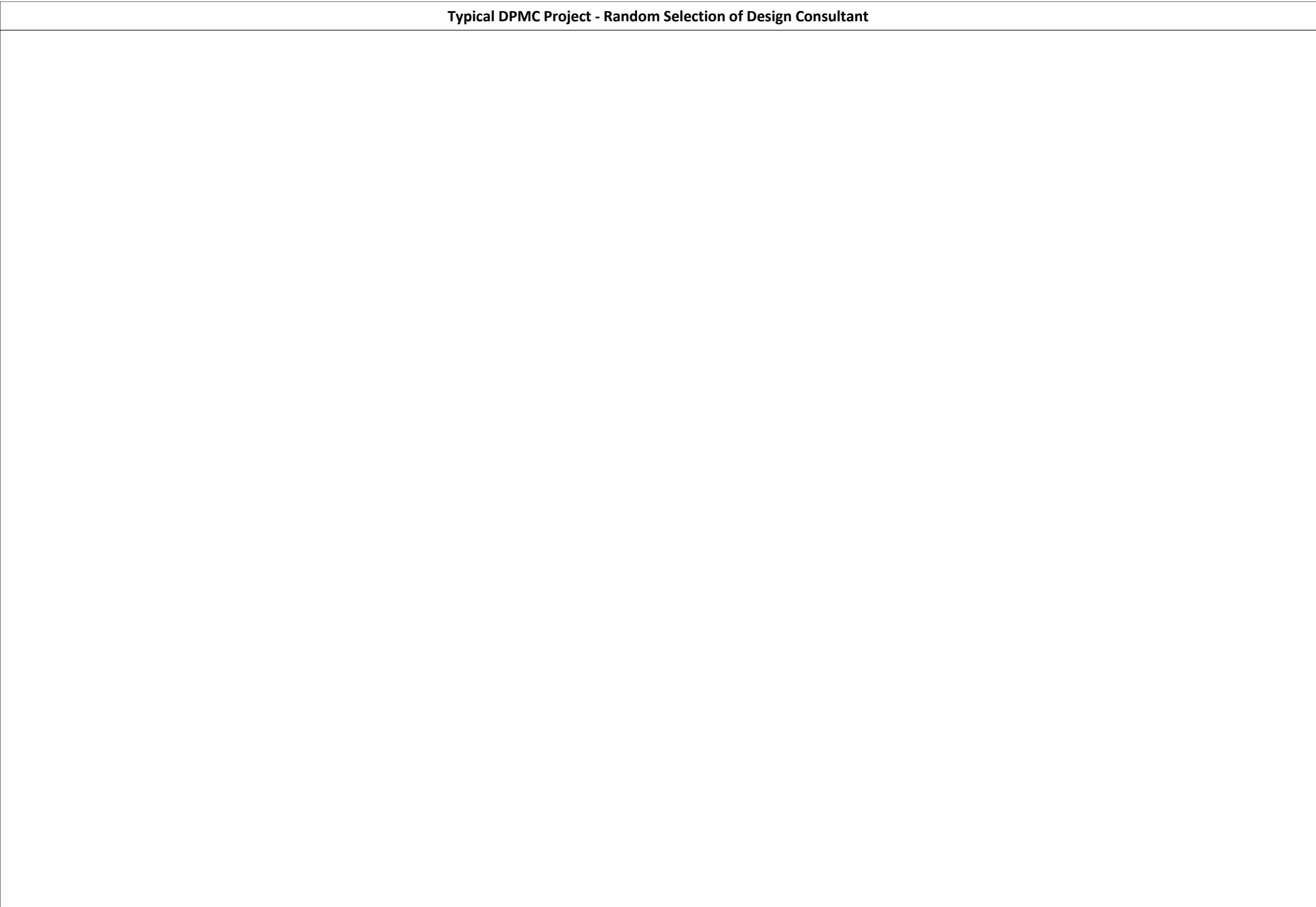
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Date _____



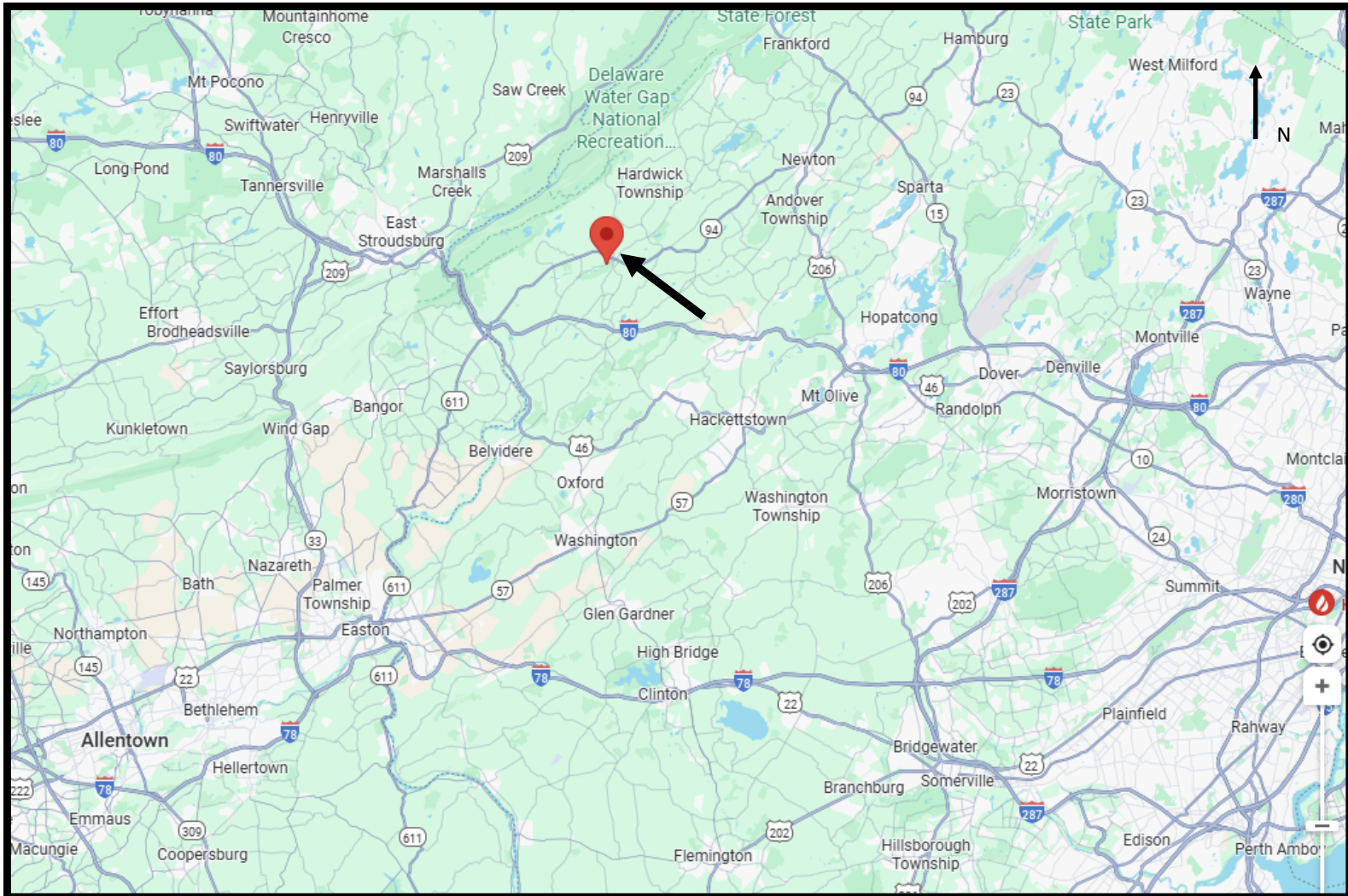




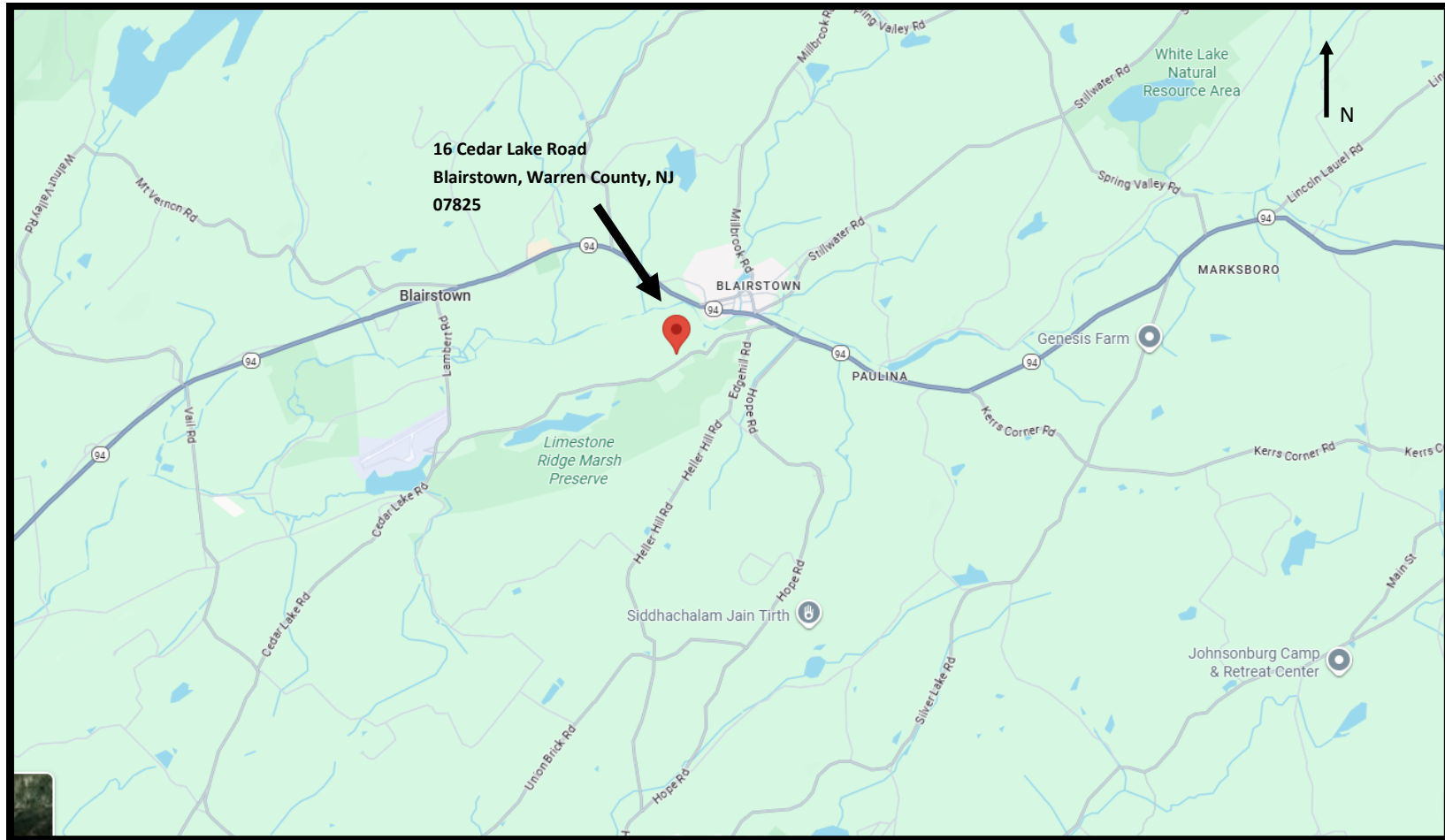


Project: Typical Project Model Date: Wed 4/9/25	Task		Summary		External Milestone		Inactive Summary		Manual Summary Rollup		Finish-only	
	Split		Project Summary		Inactive Task		Manual Task		Manual Summary		Deadline	
	Milestone		External Tasks		Inactive Milestone		Duration-only		Start-only		Progress	

EXHIBIT 'A'



Project Site Location Map
Cedar Lake Road Barns
EXHIBIT 'B'



Project Site Map
Cedar Lake Road Barns
EXHIBIT 'B'

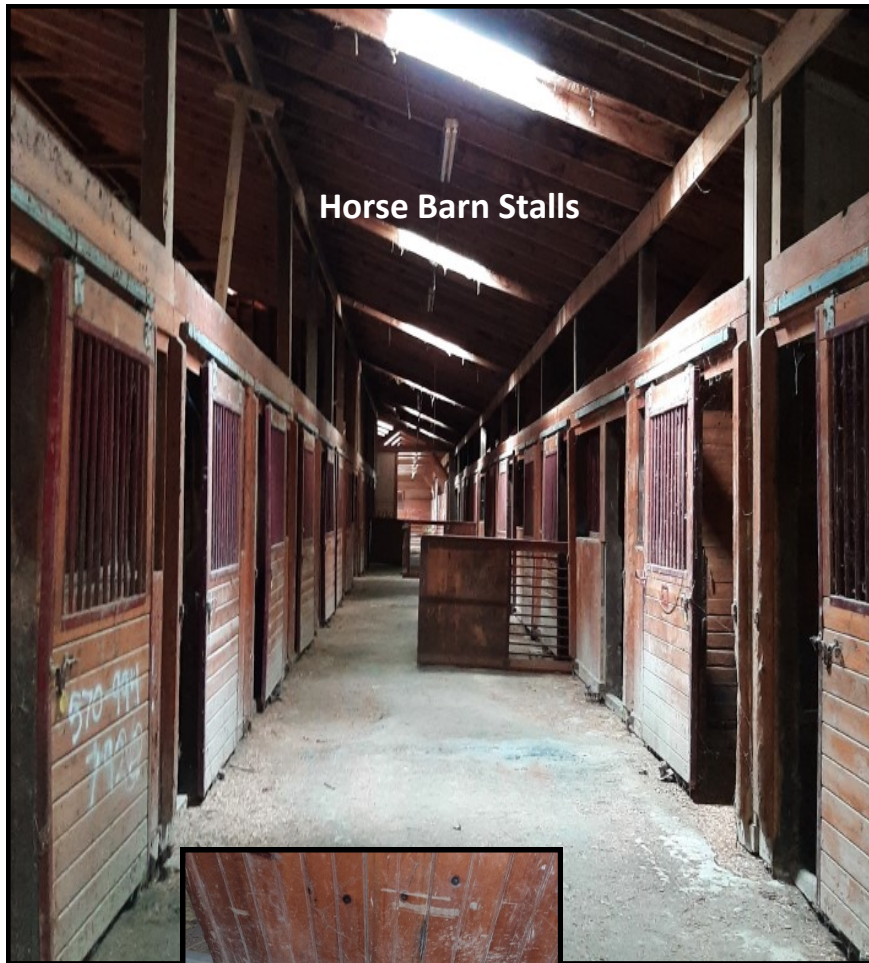


Project Site
Cedar Lake Road Barns
EXHIBIT 'B'



Main Barn Exterior View

Photos
16 Cedar Lake Road
EXHIBIT 'C'



Horse Barn Stalls



Barn flooring



Indoor Riding Area



Existing Conditions Interior

Photos
16 Cedar Lake Road
EXHIBIT 'C'



Hydro-therapy Pool



Old Mechanical Equipment



Old Electrical

Photos
16 Cedar Lake Road
EXHIBIT 'C'

12/10/2024

James Schults
16 Cedar Lake Rd
Blairstown, NJ 07825

RE: DR#'s 358384177, 358384156, 358384178 NJ STATE PARKS, 16C & 16E Cedar Lake Rd
Blairstown NJ 07825

Dear Customer:

This letter confirms and gives notice that, effective as of the above date, Jersey Central Power & Light Company ("JCP&L" or "Company") has (1) removed or relocated its electric service cable(s) and meter(s) (the "Company Facilities") from, at, or on, the above referenced service location (the "Service Location") as you requested in order to accommodate proposed demolition and/or other construction activity; and (2) inspected to confirm that the requested removal or relocation of the Company Facilities at the Service Location has been completed. Please note that there may be other structures located around, at, or on the Service Location that continue to have electric service.

PLEASE REMEMBER: notwithstanding this confirmation and notice, you and your contractors are responsible to conduct all demolition and/or construction activities safely and in compliance with all applicable permits, laws and regulations governing such activity at the above-referenced Service Location including, but not limited to, demolition and/or construction activities undertaken around any other structures with an active electric service.

JCP&L would also like to take this opportunity to further remind you of the need to maintain proper clearance distance between buildings and power lines. The minimum clearance distances are set forth in the National Electrical Safety Code ("NESC"), which is the standard to which New Jersey electric public utilities, such as JCP&L, build and maintain their electric systems. Depending on the circumstances, construction and/or demolition activities may also be subject to additional standards such as, among other things, those found in the National Electrical Code ("NEC") and the Occupational Safety and Health Act ("OSHA").

Involving JCP&L early in the construction planning process may, where practicable, avoid the need for relocating and/or removing electrical facilities. Failing to plan for these clearance requirements early in the planning process may result in increased additional costs to the property owner in order to address later identified safety concerns. After construction is completed, the practicability of relocating utility facilities may be compromised or eliminated. This can lead, among other things, to (1) increased costs to the property owner, (2) the possible need for modifications (including demolition) to the newly constructed structure, and/or (3) the possible loss of electric service at the property until such conditions are rectified. Reviewing available options in advance of construction provides the property owner with the best opportunity to potentially avoid or reduce the risk of personal injury, property damage and/or increased costs.

JCP&L seeks to promote public safety and encourage close cooperation in addressing these issues efficiently and effectively prior to construction. Please contact JCP&L at 1-800-662-3115 in order to discuss the proximity of any future project to nearby power lines. The Company will schedule a field appointment with you so that the site and the proposed project can be reviewed with respect to the NESC minimum clearance requirements. Thank you for your prompt attention to this very important matter.

Yours truly,
Jersey Central Power and Light Company
Washington Operations

(80112713:1)

EXHIBIT 'D'

WELL DECOMMISSIONING REPORT

PROPERTY OWNER: NJDEP

Company/Organization: NJDEP

Address: 401 East State Street Trenton, New Jersey 08625

WELL LOCATION: Cedar Lake Road

Address: Cedar Lake Road

County: Warren Municipality: Blairstown Twp Lot: 41 Block: 1402

Easting (X): 363402 Northing (Y): 781578
Coordinate System: NJ State Plane (NAD83) - USFEET

**DATE WELL
DECOMMISSIONED:** August 7, 2025

WELL USE: DOMESTIC

Other Use(s):

Local ID: Barn Well

Reason for Decommissioning: No longer in use

Finished Well Depth (ft.):

Was a New Well Drilled? N

Formation Type: Unconsolidated

New Well Permit Number:

WELL DECOMMISSIONING INFORMATION

	Depth to Top (ft.)	Depth to Bottom (ft.)	Diameter (inches)	Material	Wgt/Rating/Screen # Used (lbs/ch no.)
Borehole					
Casing	0	92	6	Steel	STD
Screen					

MATERIALS USED

	Depth to Top (ft.)	Depth to Bottom (ft.)	Outer Diameter (in.)	Inner Diameter (in.)	Material		
					Bentonite (lbs.)	Neat Cement (lbs.)	Water (gal.)
Grout	0	92	6	0		1880	120
Sand/Gravel							

ADDITIONAL INFORMATION

Obstructions: No

Authorization Official: Jillian Walker

Obstruction Type:

Authorization Number: A2508014

Alternative Decomm. Method? Yes

Authorization Date: August 5, 2025

Method Used Tremie Pipe Method

ATTACHMENTS:

Charles Kramer
MASTER
Sealing Driller: LICENSE # 0001703

A C SCHULTES INC
664 S EVERGREEN AVE
Company: Woodbury Heights (Gloucester), NJ 08097