

SCOPE OF WORK

Bulkhead & Boat Ramp Replacement

Leonardo State Marina
Leonardo, Monmouth County, NJ

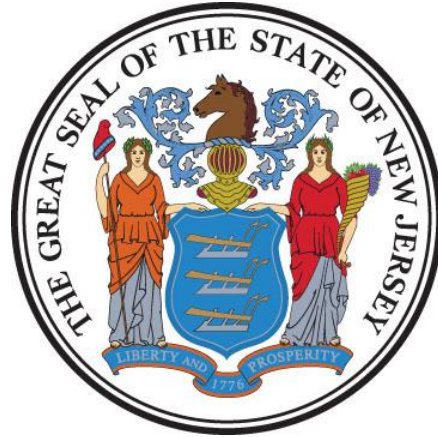
Project No. P1320-00

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

Christopher Chianese, Director

Date: November 6, 2023

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I. OBJECTIVE

The objective of this project is the removal and replacement of approximately 120 feet of bulkhead, the boat ramp and breakwater wall along Concord Avenue located on the northwest side of Leonardo State Marina. Gangways, floating docks, and steel pilings will be replaced, as necessary, following an evaluation. Additional lighting will be installed. The marina is located in Monmouth County southwest of the Sandy Hook Gateway National Recreation Area.

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):

- **P012 Marine Engineering**

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

- **P002 Electrical Engineering**
- **P017 Hydrographic Surveying**
- **P025 Estimating/ Cost Analysis**

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 \$ 5,000,000.

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 \$ 6,387,500.

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.

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

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

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, 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:

Leonardo State Marina
102 Concord Ave.
Leonardo, NJ 07737

GPS Coordinates: 40.423785° N, -74.061252° 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. DPMC Representative:

Name: Sean P. Meehan, Project Manager
Address: Division of Property Management & Construction
20 West State Street, 3rd Floor
Trenton, NJ 08608-1206
Phone No: (609) 984-1301
E-Mail: Sean.Meehan@treas.nj.gov

2. Department of Environmental Protection:

Name: Brian R. McDowell, Project Manager
Address: Department of Environmental Protection
275 Freehold-Englishtown Road
Englishtown, New Jersey 07726
Phone No: (609) 789-8712
E-Mail: Brian.McDowell@dep.nj.gov

VI. PROJECT DEFINITION

A. BACKGROUND

Leonardo State Marina, open since 1963, is one of New Jersey's six state marinas. The 17-acre facility is located off the shores of Sandy Hook Bay. It is owned and managed by the Department of Environmental Protection (DEP), Division of Parks, Forestry, & Historic Sites.

The marina offers a wide range of activities for pleasure boaters and fisherpersons to enjoy some of the best fishing and scenic views of the New York/New Jersey Harbor, the Raritan Bay, the Sandy Hook Bay, the Atlantic Ocean, and the Jersey Coastline. The marina has year round rentals of 175 boat slips, several six pack charter fishing vessels and a party boat. The DEP offers numerous educational programs at the marina for the youth and summer visitors.

Visitors to Leonardo State Marina can learn about the history of the area. The marina is located near the historic Sandy Hook Lighthouse, which was built in 1764. The lighthouse played an important role in the Revolutionary War and is now a popular tourist attraction. Several structures related to the operation of the marina were completely destroyed by Super Storm Sandy during the 2012 storm. Over the course of recent years, with the assistance of the local boating community and construction efforts, the marina has slowly been restored to be enjoyed for years to come.

B. FUNCTIONAL DESCRIPTION OF THE SITE

The northwest bulkhead along Concord Avenue is the remaining bulkhead of the marina not replaced since the devastation of the October 2012 Hurricane Sandy. This region of the marina consists of the marina's single boat ramp, (two) 2 gangways, two (2) floating docks and a break water wall. Other portions of the bulkhead have been replaced under projects P1135-00, P1162 and P1220-00. Drawings for P1135-00 and P1162-00 are available and will be provided to the consultant. P1220-00 is still under construction.

The timber bulkhead leading to and from the boat ramp is deteriorating and rotted with cracks and separation. The breakwater wall has aged and has excessive algae growth and is no longer capable of protecting the marina from waves and tidal flooding. There are signs of shore erosion and sink holes beyond the existing bulkhead that are having an impact on the boat ramp.

The concrete boat ramp is cracked and has damages beyond repair limiting boat trailer and watercraft launching capabilities. The existing floating docks and gangways do not comply with current ADA standards. The current lighting is inadequate for specific time of day. Required signage at the project site is missing and/or outdated.

VII. CONSULTANT DESIGN RESPONSIBILITIES

A. DESIGN REQUIREMENTS

1. General Overview:

The Consultant shall provide the Design, Construction Administration, Permitting and Bid/Award services for the removal and replacement of approximately 30-feet of bulkhead beginning north of the completion of project P1220-00 along Concord Avenue to the existing concrete boat ramp. The existing concrete boat ramp will be removed and replaced. Approximately 90-feet of the existing bulkhead will be removed and replaced starting north of the concrete ramp continuing along Concord Avenue and finishing where the Marina property terminates. The breakwater wall at the north end of the boat ramp shall be evaluated, removed and replaced. The two (2) floating docks on each side of the boat ramp, respective gangways, and steel pilings shall be evaluated for improvement, and if necessary, replacement. The Consultant shall determine the need for suitable gangways allowing quick removal and storage during seasonal storms and extreme tide conditions.

Additional lighting shall be installed within this region. Any signage removed or missing shall be replaced. All asphalt damaged in the parking lot as a result of construction shall be replaced. All components of this project shall comply with ADA Accessibility Guidelines.

All meetings and interviews with the staff of NJDEP Marina, Leonardo State Marina, and/or Office of Resource Development to identify and outline all functional requirements for the design of the new boat ramp or associated components shall be documented.

The Consultant shall provide a site location map on the drawing coversheet identifying the vehicular travel routes and approved access roads from major highways to the contractor's worksite staging area.

This facility shall remain open during construction. Any marina equipment removed shall be safely stored in an Agency approved designated area. The consultant shall provide a design that will minimize the potential damage of any existing marina conduits and/or wiring necessary for the construction equipment usage in the event of a flood.

The construction documents shall be formatted to comply with the Bureau of Coastal Engineering requirements.

2. Demolition:

The Consultant shall include in the design documents the safe removal and disposal of all selected material included debris, rubbish, concrete, asphalt, wood, metal, fixtures, and any other additional related material. Demolition debris of any type is not permitted to be stored on the project site. All demolition debris shall be removed daily and/or on an approved Agency schedule.

Drawings shall identify the approved location of the dumpster(s), vehicle parking, material storage trailers, construction equipment and any other necessary demolition related equipment. Drawings shall specify any safety and/or security measures required within these area. Identify any required construction safety barriers, fencing or other safety measures to protect equipment and personnel from all construction dirt, dust and demolition debris.

The Consultant shall note any Agency designated material (ladders, handle bars, fixtures) not being disposed shall be safely removed, protected, stored and, if necessary, reinstalled at the Agency's discretion.

3. Bulkhead:

The new bulkhead shall replace the existing bulkhead. The design limits shall be from the most southern point of the boat ramp starting at the end point for project P1220-00 on Concord Avenue to the northern point of the bulkhead run along Concord Avenue and continuing until the end of the marina property. The Consultant shall investigate the use of steel or composite bulkhead in similar kind of the recently completed projects and provide a recommendation with a cost comparison.

4. Boat Ramp:

The Consultant shall provide an Agency approved design and specifications to construct a new reinforced concrete boat ramp. Calculations shall be provided to confirm the new concrete ramp slope/angle, width and thickness. The ramp's surface finish shall be specified for good traction under year-round seasonal conditions. Any necessary ramp maintenance shall be specified in the design. All functional ramp requirements outlined by the Agency shall be met.

A design shall be included for soil erosion control. Stormwater management practices and protection around the replaced ramp shall be included. The boat ramp shall be provided meet the needs of all ADA Accessibility Guidelines.

5. Breakwater Wall:

The Consultant shall provide the design for the removal and replacement of the existing breakwater wall located north of the ramp at the end of the marina property.

6. Lighting/ Electrical:

The Consultant shall provide the approved design and specifications for new lighting. All new lighting shall be code compliant.

7. Gangways/ Floating Docks/ Steel Pilings:

The Consultant shall evaluate and determine the conditions of the existing floating docks, gangways and all steel pilings for any component requiring removal and repair or removal and replacement. The Consultant shall provide the design and specifications for the any necessary replaced component. The Consultant shall provide the specifications for the removal, safe storage, and reattachment of any component not being replaced.

All guards and handrails shall be specified in the design.

8. Signage:

The Consultant shall provide the design and drawings for all signs required.

9. Asphalt:

The Consultant shall provide the design to remove and install new asphalt at the locations damaged during construction.

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.

C. 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.

- P1162-00 As-Built: Bulkhead Replacement Leonardo State Marina, 11/04/2019, Maser Consulting, P.A.
- P1135-00 Final Design: Bulkhead Replacement Leonardo State Marina, 12/12/2016, Maser Consulting, P.A.

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:

<http://www.state.nj.us/dca/divisions/codes/codreg/>

1. NJ Uniform Construction Code (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 IX.A.

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

As of July 25, 2022, the Department of Community Affairs (DCA) is only accepting digital signatures and seals issued from a third party certificate authority. The DCA ePlans site can be found at:

<https://www.nj.gov/dca/divisions/codes/offices/ePlans.html>

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

https://www.state.nj.us/dca/divisions/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”:

Joyce Spitale, DPMC
PO Box 235
Trenton, NJ 08625-0235
Joyce.Spitale@treas.nj.gov 609-943-5193

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

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

http://www.state.nj.us/dca/divisions/codes/forms/pdf_bcpr/pr_fees.pdf

2. NJ Uniform Construction Code 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 approved, signed and sealed construction documents** shall be forwarded to the DPMC Project Manager.

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

<http://www.state.nj.us/dca/divisions/codes/forms/>

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. 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.

5. Special Inspections:

In accordance with the requirements of the New Jersey Uniform Construction Code 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:

http://www.state.nj.us/dca/divisions/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 New Jersey Uniform Construction Code.

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, "**Permit Fee Allowance.**"

The Consultant may refer to the Division of Property Management and Construction "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. 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 NJ Uniform Construction Code 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 NJ Uniform Construction Code 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 under the “Permit Phase” column.

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

PROJECT NAME: Bulkhead & Boat Ramp Replacement
PROJECT LOCATION: Leonardo State Marina, Monmouth County
PROJECT NO: P1320-00
DATE: November 6, 2023

XI. 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 11/6/2023
ALISON F. GOTTLIEB, PROJECT MANAGER DATE
DPMC PROJECT PLANNING & INITIATION

SOW APPROVED BY: James Wright 11/6/2023
JAMES WRIGHT, MANAGER DATE
DPMC PROJECT PLANNING & INITIATION

SOW APPROVED BY: Brian R. McDowell 11/13/2023
BRIAN R. MCDOWELL, PROJECT MANAGER DATE
DEPARTMENT OF ENVIRONMENTAL PROTECTION

SOW APPROVED BY: Sean P. Meehan 11/15/2023
SEAN P. MEEHAN, PROJECT MANAGER DATE
DPMC PROJECT MANAGEMENT GROUP

SOW APPROVED BY: Christopher Geary 11/15/23
CHRISTOPHER GEARY, ASST. DEPUTY DIRECTOR DATE
DIV PROPERTY MGT & CONSTRUCTION

XII. 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:

- **ADVISABILITY STUDY PHASE**
- **DESIGN DEVELOPMENT PHASE**
- **FINAL DESIGN PHASE**
- **PERMIT APPLICATION PHASE**
- **BIDDING AND CONTRACT AWARD**
- **CONSTRUCTION PHASE**
- **PROJECT CLOSE-OUT PHASE**

XIII. EXHIBITS

- A. SAMPLE PROJECT SCHEDULE FORMAT
- B. PROJECT SITE LOCATION MAP
- C. PHOTOS

END OF SCOPE OF WORK

February 7, 1997
Rev.: January 29, 2002

Responsible Group Code Table

The codes below are used in the schedule field "GRP" that identifies the group responsible for the activity. The table consists of groups in the Division of Property Management & Construction (DPMC), as well as groups outside of the DPMC that have responsibility for specific activities on a project that could delay the project if not completed in the time specified. For reporting purposes, the groups within the DPMC have been defined to the supervisory level of management (i.e., third level of management, the level below the Associate Director) to identify the "functional group" responsible for the activity.

<u>CODE</u>	<u>DESCRIPTION</u>	<u>REPORTS TO ASSOCIATE DIRECTOR OF:</u>
CM	Contract Management Group	Contract Management
CA	Client Agency	N/A
CSP	Consultant Selection and Prequalification Group	Technical Services
A/E	Architect/Engineer	N/A
PR	Plan Review Group	Technical Services
CP	Construction Procurement	Planning & Administration
CON	Construction Contractor	N/A
FM	Financial Management Group	Planning & Administration
OEU	Office of Energy and Utility Management	N/A
PD	Project Development Group	Planning & Administration

EXHIBIT 'A'

Activity ID	Description	Respon	Weeks
<PROJ>			
Design			
CV3001	Schedule/Conduct Pre-design/Project Kick-Off Mtg.	CM	
CV3020	Prepare Program Phase Submittal	AE	
CV3021	Distribute Program Submittal for Review	CM	
CV3027	Prepare & Submit Project Cost Analysis (DPMC-38)	CM	
CV3022	Review & Approve Program Submittal	CA	
CV3023	Review & Approve Program Submittal	PR	
CV3024	Review & Approve Program Submittal	CM	
CV3025	Consolidate & Return Program Submittal Comments	CM	
CV3030	Prepare Schematic Phase Submittal	AE	
CV3031	Distribute Schematic Submittal for Review	CM	
CV3037	Prepare & Submit Project Cost Analysis (DPMC-38)	CM	
CV3032	Review & Approve Schematic Submittal	CA	
CV3033	Review & Approve Schematic Submittal	PR	
CV3034	Review & Approve Schematic Submittal	CM	
CV3035	Consolidate & Return Schematic Submittal Comment	CM	
CV3040	Prepare Design Development Phase Submittal	AE	
CV3041	Distribute D. D. Submittal for Review	CM	
CV3047	Prepare & Submit Project Cost Analysis (DPMC-38)	CM	
CV3042	Review & Approve Design Development Submittal	CA	
CV3043	Review & Approve Design Development Submittal	PR	
CV3044	Review & Approve Design Development Submittal	CM	
CV3045	Consolidate & Return D.D. Submittal Comments	CM	
CV3050	Prepare Final Design Phase Submittal	AE	
CV2001	Distribute Final Design Submittal for Review	CM	
CV2002	Review & Approve Final Design Submittal	CA	
CV3053	Review & Approve Final Design Submittal	PR	
CV3054	Review Final Design Submittal for Constructability	OCS	

Sheet 1 of 3

Bureau of Design & Construction Services

EXHIBIT 'A'

NOTE:
Refer to section "IV Project Schedule" of the
Scope of Work for contract phase durations.

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Activity ID	Description	Respn	Weeks
CV6014	Roughing Work Complete	CON	
CV6021	Interior Finishes Start	CON	
CV6022	Install Interior Finishes	CON	
CV6030	Contract Work to Substantial Completion	CON	
CV6031	Substantial Completion Declared	CM	
CV6075	Complete Deferred Punch List/Seasonal Activities	CON	
CV6079	Project Construction Complete	CM	
CV6080	Close Out Construction Contracts	CM	
CV6089	Construction Contracts Complete	CM	
CV6090	Close Out A/E Contract	CM	
CV6092	Project Completion Declared	CM	

DBCA - TEST

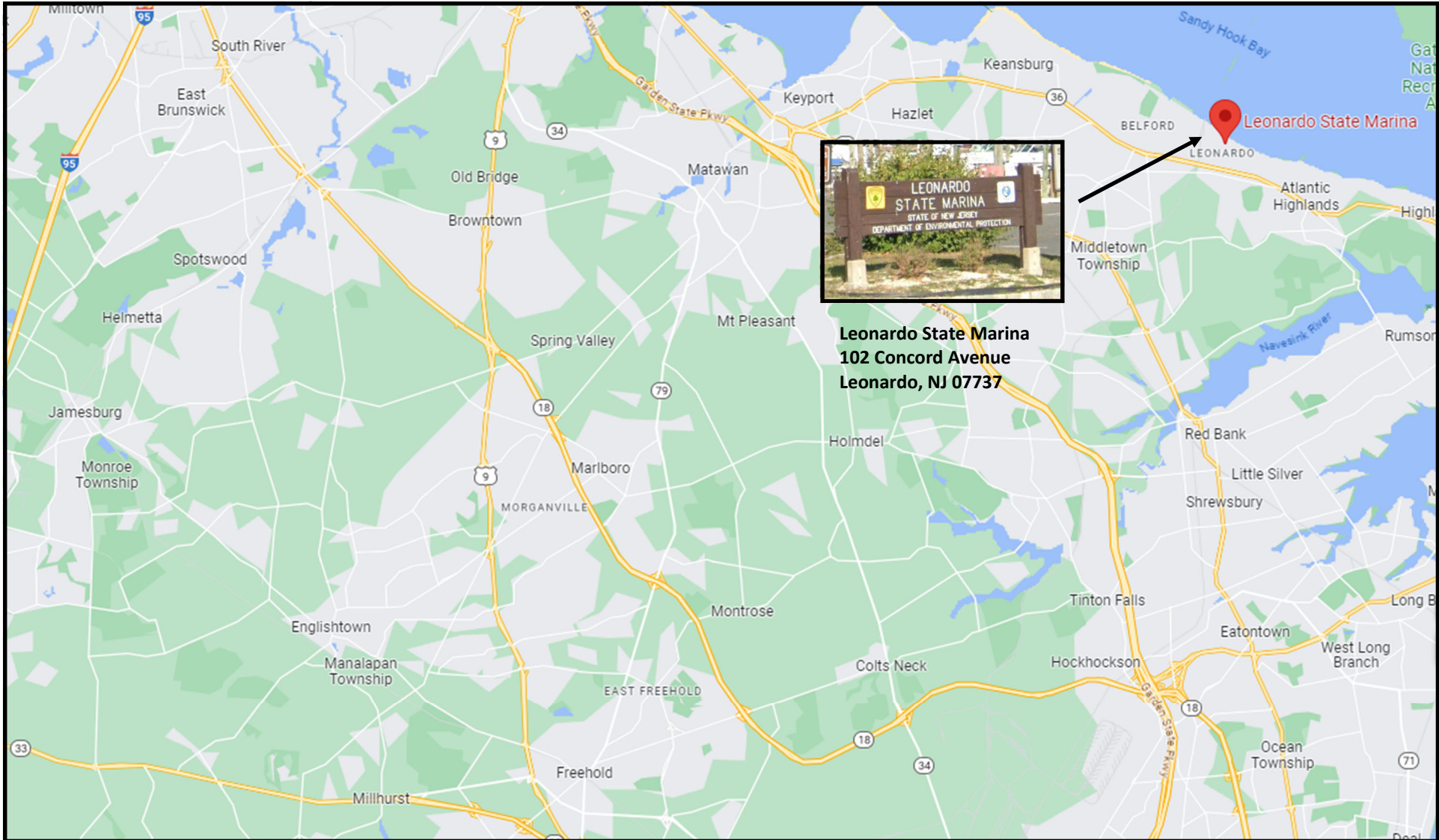
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Bureau of Design & Construction Services

EXHIBIT 'A'

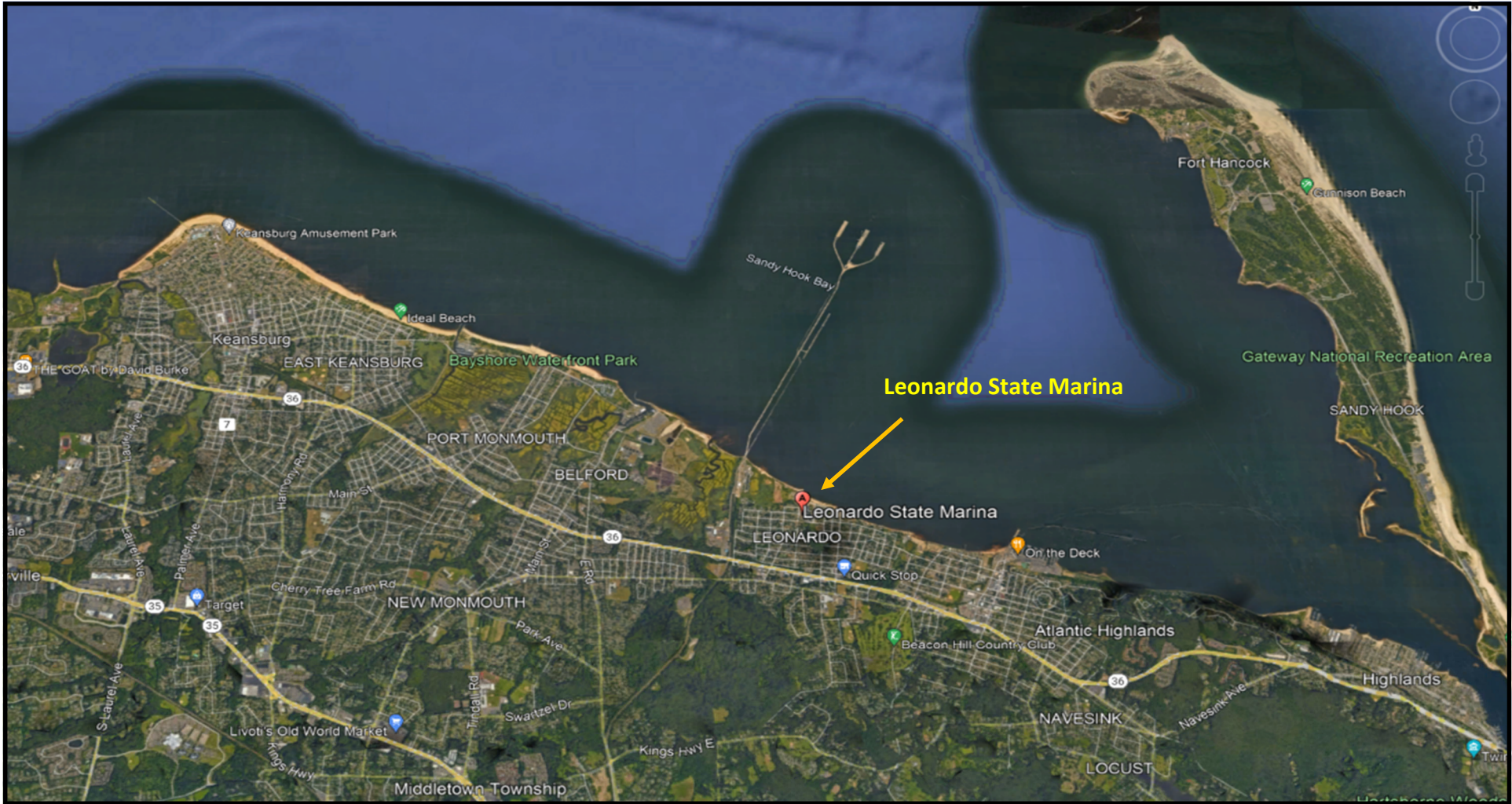
NOTE:
Refer to section "IV Project Schedule" of the
Scope of Work for contract phase durations.

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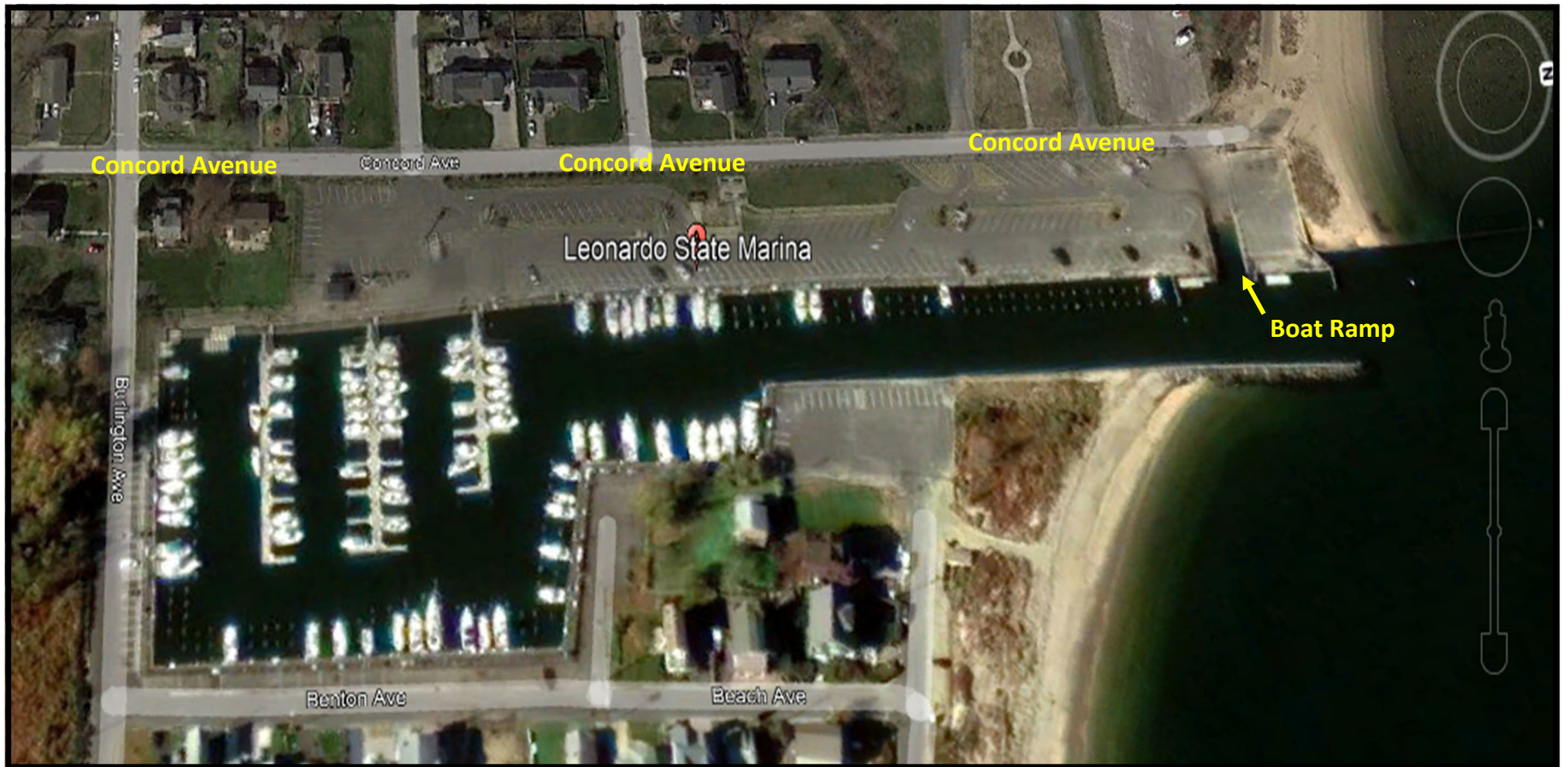


Leonardo State Marina
102 Concord Avenue
Leonardo, NJ 07737

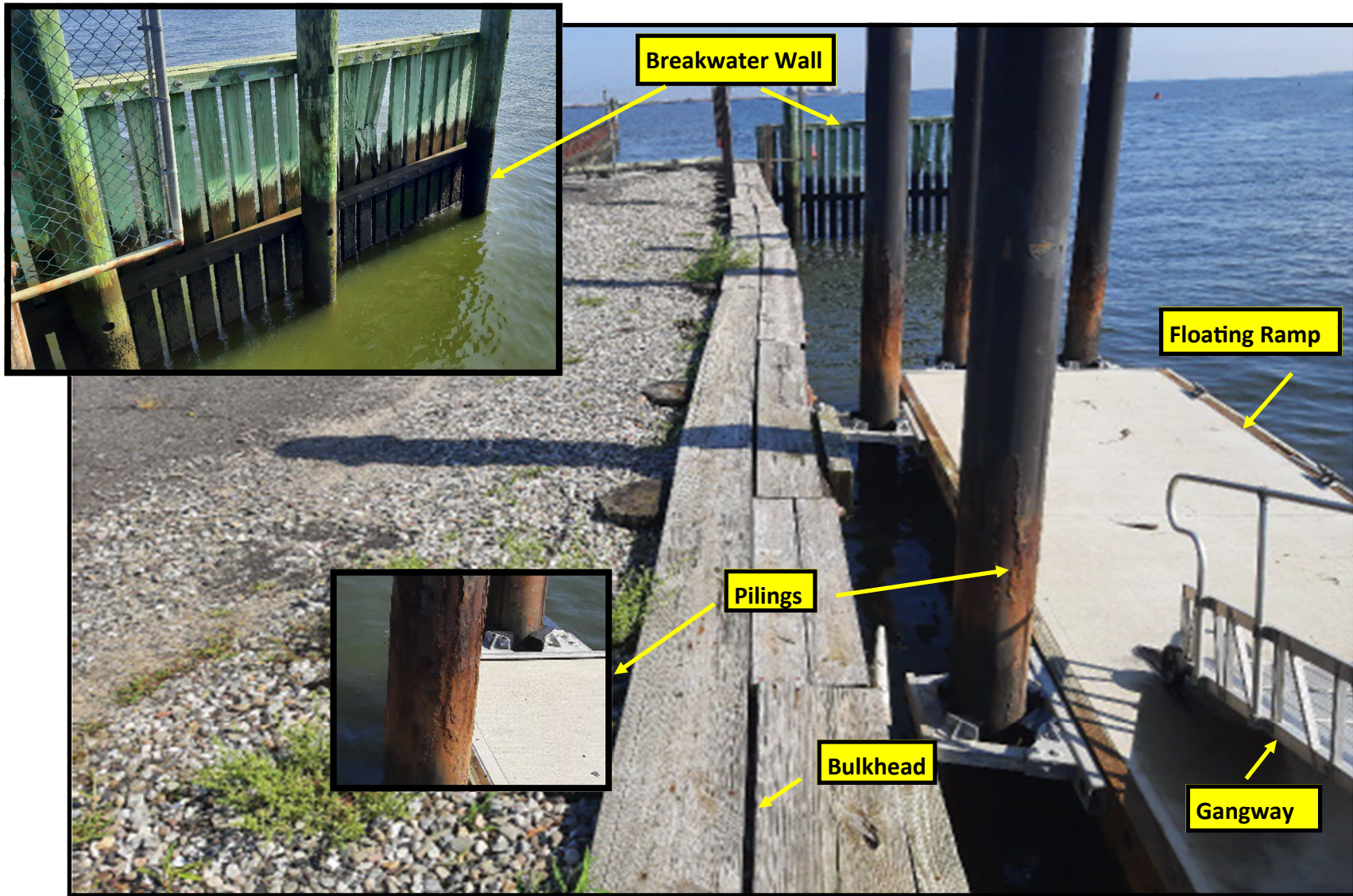
Project Site Location Map
Leonardo State Marina
EXHIBIT 'B'



Project Location Map
Leonardo State Marina
EXHIBIT 'B'



Project Site
Leonardo State Marina
EXHIBIT 'B'



Photos
Leonardo State Marina
EXHIBIT 'C'



Photos

Leonardo State Marina - View of Boat Ramp

EXHIBIT 'C'