



Clarke Caton Hintz  
Architecture  
Planning  
Landscape Architecture

Nordan Murphy  
County Engineer, County of Passaic  
401 Grand Street, Room 524  
Paterson, NJ 07505

May 4th, 2026; Revised May 22nd, 2026

**RE: Preakness Valley Golf Course Maintenance Facility (CCH #2415)  
Additional Services Request (ASR) #2  
Phase 2: Preparation for Bid and Construction Services**

100 Barrack Street  
Trenton NJ 08608  
clarkecatonhintz.com  
Tel: 609 883 8383  
Fax: 609 883 4044

Dear Mr. Murphy:

At the request of the County, Clarke Caton Hintz is providing this proposal for additional services necessary to prepare documents for bid, submit for permit applications, assist with project bidding, and perform Construction Administration services for phase two work of the Preakness Valley Golf Course Maintenance Facility.

This proposal includes work to incorporate minor owner revisions to the second floor of the office building based on sketch provided by the Parks Department and attached for record which consists of relocating an office, conference room, and the kitchenette but shall not include structural changes to building framing. It also includes efforts to incorporate into the phase two drawings and specification coordination changes due to construction changes in phase 1 matching material cladding & colors. The phasing and staging plan shall be updated to reflect changes in site scope due to phase 1 construction but does not include revision to the civil drawings to reflect as-built conditions.

John Hatch, FAIA  
George Hibbs, AIA  
Brian Slauch, AICP  
Michael Sullivan, AICP  
Michael Hanrahan, FAIA  
Mary Beth Lonergan, AICP

**Assumptions & Exclusions:**

1. The proposal assumes up to five teleconferenced design & coordination meetings to be performed once a month starting April 2026 thru an anticipated bid in August 2026.
2. Our proposal excludes Environmental Engineering. Our fee excludes the evaluation, specification and design services or remediation work activities to any existing environmental conditions at the site.
3. Our fee proposal is based on CCH producing one set of construction documents for the purpose of bidding a single project on one occasion within the year 2026. Should the project not be constructed under one contract, or bid significantly delayed, Clarke Caton Hintz will seek compensation for additional services. Should the project be re-bid, CCH shall seek additional compensation.



Clarke Caton Hintz

4. Our proposal includes the preparation and submission for building permits, but does not include any permit, application, or filing fees associated with project permitting and approval.
5. The lump sum proposal does not include pricing for any materials testing.
6. Our proposal does not include the cost of an updated estimate or re-estimating the construction documents produced.
7. Construction Administration services are based on 12 months of construction with bi-weekly meetings starting once contractor has mobilized on-site, not to exceed 26 meetings.
8. Full-time representation at the site during construction is not included in the base fee proposal.
9. Our fee excludes: specialty acoustical design, landscape architecture, furniture, information technology, Audio/Visual Design & Security Engineering.
10. Reimbursables are included within our fee.
11. As-built and civil siteplan updates are excluded, scope is captured through the phasing and staging plans. Should updated civil siteplans and drawings be desired by the county, this shall be an additional cost of \$12,000 as identified in the attached B&G civil engineering proposal.
12. Updated soil erosion and sediment control plans based on as-built plan provided by the phase 1 contractor are included.

A copy of our engineer's proposal is attached for your review and record.

Architectural services (CCH):	\$102,500
Structural Engineering (HH):	\$5,500
Civil Services (B&G Engineering LLC):	\$8,000
MEP/FP engineering (PEG LLC):	\$17,270
<b>Direct Labor Subtotal :</b>	<b>\$133,270</b>
 Reimbursable:	 included in fee above
 <b>Total:</b>	 <b>\$ 133,270.00</b> <b>(One-hundred and Thirty-nine thousand, two hundred and seventy dollars even)</b>

Thank you in advance for your attention to this matter. Please let me know if you have any questions or need additional information.



Clarke Caton Hintz

Sincerely,

Matthew Mulkeen, AIA  
Senior Associate

Michael J. Hanrahan, AIA  
Principal

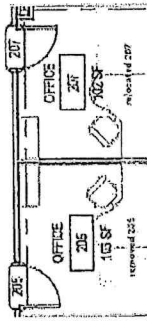
CC: Michael Gallagher CCH, File

**COMBINED SALARY TABULATION BY CONSULTANT FOR  
Preakness Valley Golf Course Phase 2**

TASKS	Clarke Caton Hintz (Architecture)	PEG (MEP/FP)	Harrison-Hamnett, PC (Structural)	B&G (Civil & soils)	TOTAL
Schematic Design					
Design Development					
Construction Documents	\$7,500	\$11,280	\$0	\$2,500	\$21,280
Bidding & Negotiations	\$5,000	\$1,500	\$500	\$1,500	\$8,500
Construction Administration (CA)					
CA - Submittals/RFIs	\$15,000	\$4,000	\$4,500	\$3,500	\$27,000
CA - Meetings & PM Support	\$60,000				\$60,000
CA - Payments/CO Processing	\$5,000				\$5,000
CA - Closeout	\$10,000	\$490	\$500	\$500	\$11,490
<b>GRAND TOTAL:</b>	<b>\$102,500</b>	<b>\$17,270</b>	<b>\$5,500</b>	<b>\$8,000</b>	<b>\$133,270</b>

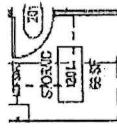


Clarke Caton Hintz

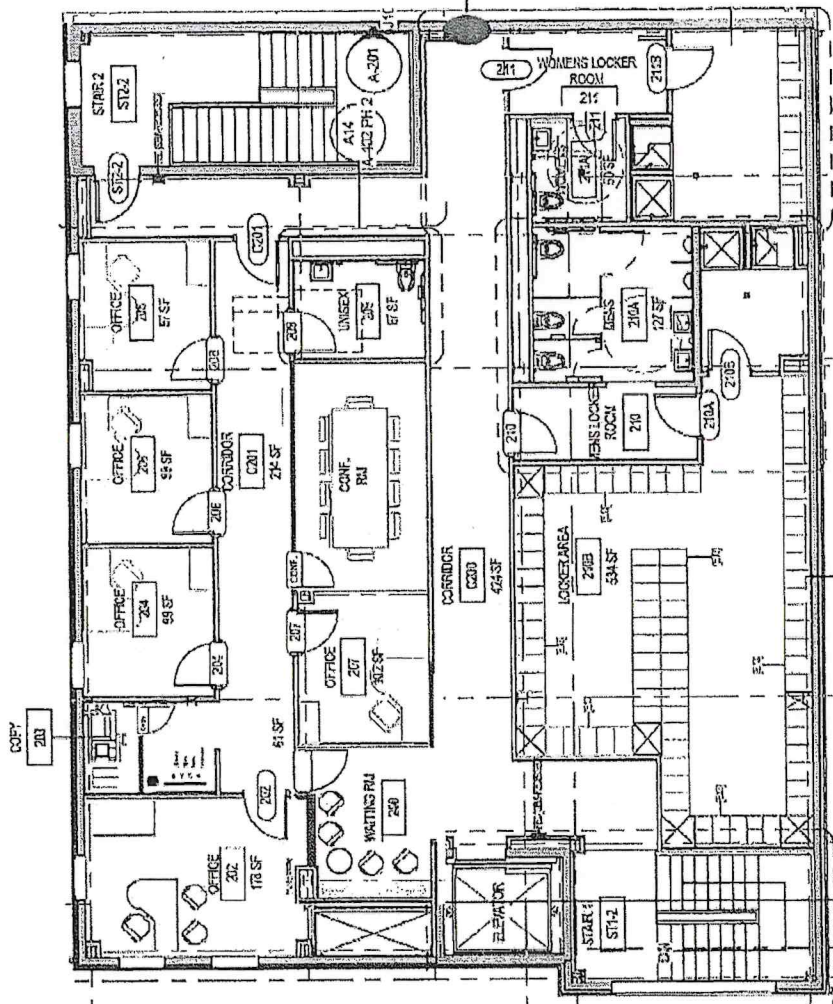


or slop sink

need 2nd floor J.C



window looking into shop



**From:** Besrick Plummer <bgplummer@verizon.net>  
**Sent:** Friday, April 17, 2026 9:35 AM  
**To:** Matthew Mulkeen  
**Subject:** Re: Preakness Valley GC - phase 2 design changes/bid/CA fee.

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged  
**Categories:** Preakness Valley

Excluded from proposal, unless desired by County at additional cost to be added.

Matt, based on your comments, here are my fees. Thank you.

Updated site plan (excluding) utility inverts, pipe sizes etc. (will include some survey for accurate locations of features), = \$12,000.00

Provide new soil erosion and sediment control plans based on current As-built conditions = \$2,500.00

Provide Bidding & CA Services as required for Phase 2 Construction = \$5,500.00

Total Fee = \$20,000.00

Besrick Plummer, President  
B&G Engineering LLC  
30 Bernard Dr  
Ewing, NJ 08628  
Tel (732) 598 6616  
Fax (609) 671 0715  
bgplummer@verizon.net



**Princeton Engineering Group, LLC**

**Consulting Engineers**

100A Forrestal Road, Princeton, NJ 08540

Tel: (609) 243-9286 Fax: (609) 243-9287 e-mail: [contact@pegllc.com](mailto:contact@pegllc.com)

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April 16, 2026

Michael J. Hanrahan, AIA  
Clarke Caton Hintz  
100 Barrack Street  
Trenton, NJ 08608

Re: Golf Course Maintenance Facility  
at the Preakness Valley Golf Course  
Township of Wayne  
Mechanical and Electrical Systems Design  
Phase 2 Changes  
PEG Project #1045.1-24

Dear Michael:

The Princeton Engineering Group is pleased to present our proposal for supplemental engineering design services related to a proposed Golf Course Maintenance Facility at the Preakness Valley Golf Course in Wayne, New Jersey.

We will provide mechanical and electrical engineering design services for owner requested changes to the previously designed Phase 2 portion of the above listed project. Revisions to be based on preliminary sketch provided to our office on April 9, 2026. Our services will consist of the following:

- A. Revision of the previously completed design of HVAC, power distribution, plumbing, and fire alarm, and fire sprinkler systems for the phase 2 office building. We will attend design review and coordination meetings as required for proper performance of the work.
- B. We will provide an additional six site visits (including all meetings) for the Phase 2 Construction Administration portion of this project.

Our services will include production of engineering drawings on AutoCad backgrounds provided by your office along with all necessary calculations and specifications necessary for review by authorities having jurisdiction.

The following is not included:

- 1. Site utilities, design of site lighting, or any other work outside the building envelope. We will provide power distribution for site lighting.
- 2. Design of telecommunication, sound reinforcement, video, security or data systems. We will indicate conduit locations and power sources for equipment and wiring as provided by the client's consultants for such systems.
- 3. Cost estimating.
- 4. Replacement of the existing generator.

5. Life cycle cost analysis.
6. Application for energy rebates or incentives.
7. Commissioning services.
8. Design of special systems such as photovoltaic, solar hot water, commercial sawdust collection system, geothermal, commercial kitchen exhaust, etc.
9. Other work not specifically indicated above.

The fee for the services given above will be a lump sum of \$17,270.00 (Seventeen Thousand, Two Hundred Seventy Dollars), distributed as follows:

Construction Documents	\$11,280.00
Construction Administration	\$5,990.00

Expenses such as printing, special delivery mail, travel, etc. shall remain as per our original contract. Additional services can be provided at the hourly rates given. Updated rates are attached.

If you are in agreement with the above, please sign where indicated below and return a copy to our office.

Yours truly,



Michael Berry, P.E  
Principal  
Princeton Engineering Group, LLC

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Signed

Representing

Date



**Princeton Engineering Group, LLC**

**Consulting Engineers**

100A Forrestal Road, Princeton, NJ 08540

Tel: (609) 243-9286 Fax: (609) 243-9287 e-mail: [contact@pegllc.com](mailto:contact@pegllc.com)

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**Hourly Rates**

Principal	\$240
Senior Engineer	\$160
Design Engineer	\$135
Draftsperson	\$110

**Reimbursable Expenses**

Large format copies, per sheet (in-house)	\$5.50
Plotting, per sheet	\$5.50
8 ½ x 11 copies, per sheet	\$0.12
11 x 17 copies, per sheet	\$0.30
Color copies, per sheet	\$0.50
Commercial reproduction	direct cost
Special delivery mail	direct cost
Tolls	direct cost
Travel, per mile: Billed at IRS standard rate for business mileage in effect at time of expense.	

*Rates are valid for one year from notice to proceed or when work begins on the project.*

Defects	Condition States			
	1	2	3	4
	GOOD	FAIR	POOR	SEVERE
Damage (7000)	Not applicable.	The element has impact damage. The specific damage caused by the impact has been captured in Condition State 2 under the appropriate material defect entry.	The element has impact damage. The specific damage caused by the impact has been captured in Condition State 3 under the appropriate material defect entry.	The element has impact damage. The specific damage caused by the impact has been captured in Condition State 4 under the appropriate material defect entry.

### Element Commentary

The deck evaluation is three dimensional in nature with the defects observed on the top surface, bottom surface, edges or all, and being captured using the defined condition states. Deck top or bottom surfaces that are not visible for inspection shall be assessed based on the available visible surface. If both top and bottom surfaces are not visible, the condition shall be assessed based on destructive and nondestructive testing or indicators in the materials covering the surfaces.

The inspector should use judgment when utilizing the condition state defect definitions, especially for reinforced concrete cracking. The crack defect description definitions describe generalized distress, but the inspector should consider width, spacing, location, orientation and structural or nonstructural nature of cracking. The inspector should consider exposure and environment when evaluating crack width. In general, reinforced concrete cracks less than 0.012 inches can be considered insignificant and a defect is not warranted. Cracks ranging from 0.012 to 0.05 inches can be considered moderate and cracks greater than 0.05 inches can be considered wide.