

R O O F M A I N T E N A N C E S Y S T E M S

SECTION 0.4

SUPPLEMENTARY GENERAL CONDITIONS

0.4-1 OUTLINE OF WORK

a. Location:

The work is to be performed at:

Society Hill at Piscataway Condominium Association
Buildings 3, 5, 21, 26, 29, 33, 38 & 39
550 Chesterfield Drive
Piscataway, NJ 08854

b. Description:

The work of this Contract consists of furnishing all plans, labor, materials, equipment, tools and services and of performing all operations required in connection with the roofing and/or re-roofing work in accordance with the Contract Documents for Society Hill at Piscataway Condominium Association.

0.4-2 WORK BY OTHERS

Attention is drawn to the "Instructions to Bidders" and the drawings for a list of Separate Contractors and Work Not in Contract.

0.4-3 CONTRACTOR'S TEMPORARY OFFICE

- a. The Roofing Contractor shall provide for his own use all required temporary office space to perform the work.
- b. It shall be the duty of the Roofing Contractor to keep in well arranged order a complete and up-to-date set of drawings and specifications, supplements, and shop drawings for the work.
- c. The foreman/supervisor is to have a copy of the bid documents, plans and specifications in his possession at all times on the roof. This would include any pertinent information with regard to Addenda/Amendments, specifications, drawings and details. Failure to have this information on the roof at all times could result in stoppage of the project until such time as these documents are on site.

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0.4-4 TEMPORARY TOILETS

The Roofing Contractor shall provide proper and adequate portable, temporary toilet accommodations for all persons employed on the project and in accordance with authorities having jurisdiction. The Roofing Contractor shall maintain same in a proper, safe, clean, and sanitary manner.

0.4-5 WATER SUPPLY

- a. The Roofing Contractor shall provide, install, and maintain all the necessary piping, valves, and connections to provide necessary water for his operations.
- b. When temporary water lines are no longer required, they shall be removed by the Roofing Contractor, and he shall restore, to their original condition, all damaged or disturbed grounds or buildings.

0.4-6 TEMPORARY LIGHT AND POWER

- a. The Roofing Contractor shall provide all of the electric current and the necessary facilities for its distribution and use as may be required by the project during the period of construction. If authorized by the Owner, all temporary electricity may come from inside the existing building.
- b. All temporary electrical facilities shall conform to the requirements of the National Electrical Code and other authorities having jurisdiction.
- c. The Roofing Contractor shall operate the temporary electrical system during all working hours and during such overtime as may be scheduled, and otherwise, whenever necessary for the safety of the job or of the public.

0.4-7 TEMPORARY HEATING

- a. The Roofing Contractor shall furnish all necessary temporary heating throughout the construction life of the project and shall furnish and pay for all fuel, labor, materials, etc. required to accomplish the necessary temporary heat.
- b. The temporary heating apparatus shall be of a type that will not stain, smudge, or deface the finished surfaces and other surfaces requiring stain or paint finish, nor in any other way deposit foreign matter that will be detrimental to the finished product.

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0.4-8 PROTECTION AGAINST WATER DAMAGE

It shall be the responsibility of the Roofing Contractor at all times to protect the building from water damage, including damage by rain water and backing up of drains and downspouts. The Roofing Contractor shall construct and maintain all necessary drainage and do all pumping required to keep the structure free from water and shall perform any pumping necessary for the full and proper execution of the roofing work and protection of the building, including all equipment installed therein. It is the responsibility of the Roofing Contractor to keep the building watertight and free from leakage during the roofing and/or re-roofing work, protect existing building construction, and he is responsible to repair and pay for all damage caused by him to the building contents, existing construction, loss of business, etc. The Contractor will perform any and all actions necessary to accomplish this task.

0.4-9 STORAGE OF MATERIALS AND ROOF ACCESS AREAS

- a. Areas will be designated as lay down areas for storage of the Contractor's materials. Staging areas will be determined at the mandatory pre-bid meeting. No material will be laid down on, or transported over by surface means, any parts of the construction site, except these designated lay down areas.
- b. The Contractor is responsible for conducting his work in such a way as to not exceed building design limits. As a guideline, roofing shingles shall not be stacked more than three bundles high.

0.4-10 GUARANTEE

The Contractor shall guarantee all materials and workmanship against original defects and against injury from normal wear and tear when used for the purpose intended for a period of 5 years for new roofing from the date of final payment. Defects appearing within this period shall be promptly made good by the Contractor at his own expense upon demand of the Owner, it being required that all work shall be perfect in condition when the period of guarantee shall have elapsed.

0.4-11 PERMITS AND CERTIFICATES

The Contractor shall obtain and pay for all permits and certificates required, give all legal notices, and pay all fees required of the work.

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0.4-12 OSHA VIOLATIONS

All bidders for this project are to submit with their Lump Sum Proposal Form and other required documents, a complete and up-to-date list of any OSHA violations they have been cited for over the past three years. This list is to include the OSHA violation that they were cited for, the project on which the violation occurred, the determination by OSHA, and any fines levied. All information submitted will be kept confidential, but will be utilized by the Owner and his designated representative with regard to award of the contract.

0.4-13 INSPECTIONS

A Roofing Inspector will be on the job site at all times in order to inspect the materials used, to review installation procedures, to address field questions, and to clarify any items regarding the specifications. The Roofing Contractor will provide enough manpower to complete the project on a timely basis. Once the field of the roof has been substantially completed, the Roofing Contractor will maintain at least ½ of the original crew to complete the project.

IF THIS PROVISION IS NOT COMPLIED WITH AND THE PROJECT IS PROLONGED DUE TO LACK OF MANPOWER, THE EXTENDED COST OF INSPECTIONS WILL BE CHARGED TO THE ROOFING CONTRACTOR.

ALSO NOTE THAT NO WORK WILL BE DONE ON SITE WITHOUT THE OWNER'S QUALITY INSPECTION REPRESENTATIVE ON SITE. FAILURE TO FOLLOW THIS FORMAT WILL RESULT IN THE OWNER AND ROOF MAINTENANCE SYSTEMS REQUIRING THE ROOFING COMPANY, AT NO COST TO THE CLIENT OR ROOF MAINTENANCE SYSTEMS, TO TAKE INDIVIDUAL TEST CUTS IN AREAS OF CONCERN AND PROVIDE ANY AND ALL NECESSARY ASTM TESTS AND PROCEDURES TO VERIFY THE PROPER INSTALLATION OF THE ROOF SYSTEM IN THESE AREAS.

THIS MAY ALSO INCLUDE, AGAIN AT NO CHARGE TO THE OWNER OR ROOF MAINTENANCE SYSTEMS, THAT AN INFRARED MOISTURE SURVEY COULD BE REQUESTED IF THE ROOFING MATERIALS USED AND/OR THE ROOF SYSTEM IS SUSPECTED TO BE WET.

0.4-14 Contractor understands and agrees that neither the Owner nor Roof Maintenance Systems, its agents, servants, and/or employees shall be responsible in any fashion for monitoring compliance by Contractor, its agents, servants or employees of the OSHA safety requirements detailed herein or as otherwise applicable. Contractor, however,

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agrees to hold Owner and Roof Maintenance Systems, its agents, servants and/or employees harmless from and for any violation of said regulation, as well as holding Owner and Roof Maintenance Systems, its agents, servants and/or employees harmless from any claim for bodily injury and/or property damage which may occur as a result of any violation of said regulations.

The Contractor is to add Roof Maintenance Systems and the Owner to its insurance policies as an additionally insured.

NOTE: Please note that inspectors are on site with the sole responsibility of overseeing the quality control during the installation of the roofing materials. While Roof Maintenance Systems is responsible for the safety of its own employees, Roof Maintenance Systems will not, during its quality control monitoring, address any safety issues by any of the trades on site.