

September 21, 2023

Ms. Amanda Kisty, Board Secretary
Manchester Township Planning Board
1 Colonial Drive
Manchester, NJ 08759

Re: Manchester Township Planning Board Application No. **PB-2023-13**
Applicant: Leisure Village West
Application: Administrative Approval
Zone: "RC" Retirement Community
Block(s)/Lot(s): 38.107/21
Site Address: 1000 Buckingham Drive
Manchester Township, Ocean County, New Jersey
Administrative Approval Review Letter #1
Morgan Engineering, LLC - Project No. MTPB23-020

Dear Ms. Kisty:

Enclosed please find below an Administrative Approval review for the above referenced application.

A. COMPLETENESS

The following documents were reviewed in support of this report:

1. Application for Development Before Zoning Board of Adjustment and Planning Board, 245 Attachment 7, Appendix 7;
2. Request for Proposal – 2023 Roof Canopy Construction Project, by FWH Associates, consisting of (57) pages, dated April 2023;
3. Construction Plans entitled, "Leisure Village West Association Clubhouse Canopy Construction Documents" by FWH Associates, dated 3/3/2022;
4. Architectural Rendering of the Proposed Canopy Structure, untitled, undated;

Application Fees & Escrow Amounts (Ordinance 245-12C)

1. Applicant must submit the required Application Fee of \$150.00
2. Applicant must submit the required Escrow Fee of \$500.00
3. Applicant must submit W-9 Form.

The above referenced Application has been reviewed for administrative completeness in accordance with Township ordinances and the Municipal Land Use Regulations and has been found to be **COMPLETE**.

B. SUMMARY

The Applicant is seeking to construct a roof structure (canopy) over the existing patio area. It is indicated in the application that the purpose of the application is to provide shade for the existing patio area.

C. ZONING

1. The subject property is located within the "RC" Retirement Community Zone.
 - a. The proposed structure/use is permitted within the zone.
 - b. The proposed structure conforms with height & setback requirements.
 - c. No variance relief is required with the proposed application.

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D. ENGINEERING COMMENTS

1. Stormwater – Existing stormwater drainage patterns are to be maintained.

E. PLANNING COMMENTS

1. (none)

F. ADMINISTRATIVE APPROVAL

Our office has reviewed the submittals and the original approvals.

It is our opinion these modifications are:

- Consistent with the nature of the original approval
- A permitted structure/use
- An improvement to the site
- Will have no negative impacts to the property or surrounding properties.

We are prepared to approve the request for administrative approval subject to the Board members concurrence.

Conditions:

1. Compliance with any & all items noted within this report unless specifically noted in the resolution of approval.
2. All conditions specifically desired by the board.
3. Payment of any/all escrow fees.
4. Posting of performance guarantees, restoration guarantees, and inspection escrow as required by Municipal Ordinance and MLUL, as applicable.
5. Prior to a building permit being issued, proof of the following outside agency approvals, as applicable:
 - i. Manchester Township Department of Utilities
 - ii. Manchester Township Fire Official
 - iii. Ocean County Planning Board
 - iv. Ocean County Board of Health
 - v. Ocean County Soil Conservation
 - vi. NJDOT
 - vii. NJ Pinelands Commission
 - viii. NJDEP CAFRA
6. Prior to construction, the Applicant shall obtain all necessary approvals from the Township's zoning & building departments.

We reserve the right to request additional information, and/or plans should additional variances or concerns be indicated during the public hearing. Should you have any questions or require anything additional, please do not hesitate to contact my office.

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Respectfully submitted,

For: *Frank Sadeghi, P.E., C.M.E.*
Morgan Engineering, LLC
Manchester Township Planning Board Engineer



By: **MARK J. ROHMEYER, P.E., P.P., C.M.E.**

FS/MJR

CC: Pasquale Popolizio, Township Zoning Board Official
Joseph D. Coronato, Jr., Esq., Planning Board Attorney
Gary T. Sylvester, CPWM, Twp. Director of Inspections & Land Use
(Applicant/Owner)
(Applicant's Attorney)
Brian Murphy, PE (Applicant's Engineer)
FWH Associates, P.A., 1856 Rt. 9, Toms River, NJ 08755

Admin
Approval

LAND USE AND DEVELOPMENT

245 Attachment 7

Township of Manchester

Appendix 7

Application for Development Before Zoning Board of Adjustment and Planning Board
(§ 245-12B)

1. Check Appropriate Request:
 - Variance Approval
 - Conditional Use Permit
 - Informal Review – Major Subdivision
 - Minor Subdivision Approval
 - Preliminary Major Subdivision Approval
 - Informal Review – Site Plan
 - Preliminary Site Plan Approval
 - Final Site Plan Approval
 - Permit Pursuant to N.J.S.A. 40:55D-34 and/or N.J.S.A. 40:55D-36
 - Other: Describe _____
2. Applicant's Name: (If a corporation – State of incorporation and registered agent)
LEISURE VILLAGE WEST
3. Address: 959 BUCKINGHAM DR MANCHESTER NJ 08759
4. Phone: 732-657-9595 Fax: _____
5. Represented By: SIM SNYDER
6. Address: _____
SAME
7. Phone: _____ Fax: _____
8. Purpose of this Application: CONSTRUCTION OF A ROOF OVER A PATIO
9. Use of any Existing Building or Premises:
 - Single Family
 - Multifamily
 - Commercial
 - Conditional Use Project
 - Other ASSOCIATION CLUB HOUSE PATIO
10. Use of Proposed Construction or Premises:
 - Single Family
 - Multifamily
 - Commercial
 - Conditional Use Project
 - Other SHADE FOR PATIO
11. Number of Existing Lots: _____
12. Number of Proposed Lots: _____

MANCHESTER CODE

13. Location of Premises: 1000 BUCKINGHAM DR. MANCHESTER NJ.
Tax Map Block 38.107 and Lot 21
Tax Map Sheet 6.06
Size of Tract: (Acres) 27.65 (Square Feet) 12,954
Zoning District R-C

14. If there has been a previous appeal or application involving these premises, give details.

N/A

15. Give a brief statement of facts in support of this application.

CONSTRUCTION OF SHADE ROOF OVER PATIO (FREE STANDING)

16. If Application involves a variance, what section of the chapter is applicant seeking relief from:

N/A

17. If a variance is involved, state under what subsection of N.J.S.A. 40:55D-70:

(a) _____ (b) _____ (c) _____ (d) _____

18. Names and Addresses of Persons Preparing Submission:

Architect: FWH Phone: 732-797-3100 Fax: FAX 732 797-3223
Engineer: FWH Phone: _____ Fax: _____
Other - Designate: MGOVERN. LEGAL Phone: 732-246-1221 Fax: 732 246 1872.

19. Names and addresses of all witnesses Applicant intends to call. This is not intended to limit the number of witnesses the Applicant intends to call.

JIM SNYDER COM. MGR. 959 BUCKINGHAM DR. 732-657-9595

20. In the event the Applicant is a corporation, set forth names and addresses of officers of the corporation and individuals owning 10% or more of the capital stock.

N/A

21. Environmental Impact Statement: For all major subdivisions and major site plans and in special cases as determined by the Approving Agency.

I (We) hereby depose and say that the foregoing statements contained in the papers submitted herewith are true and correct to the best of my (our) knowledge.

F. BUD FOR LEISURE VILLAGE WEST ASSOC. (Applicant)

Sworn and subscribed to before me on this 13th day of September 2023

Samantha Bowker

SAMANTHA M. BOWKER
NOTARY PUBLIC OF NEW JERSEY
Commission # 50040211
My Commission Expires 06/17/2026

I (We) the Owners(s) hereby depose and say that the foregoing statements contained in the papers submitted herewith are true and correct to the best of my (our) knowledge. (Used if the Applicant is not the Owner).

Sworn and subscribed to before me on this 13th day of September 2023

Samantha Bowker

SAMANTHA M. BOWKER
NOTARY PUBLIC OF NEW JERSEY
Commission # 50040211
My Commission Expires 06/17/2026

Failure to complete this application in its entirety and submit the required documents will result in the determination that this application is incomplete, in which event the application will not be considered by the Board. The applicant is hereby informed that in addition to the documents set forth herein, he must present evidence that he has met the notification requirements as set forth in the municipal notice of application of development forms and Chapter 245 of the Manchester Township Code.

Request For Proposal
2023 Roof Canopy
Construction Project

Prepared for:

**Leisure Village West
Association
Manchester Township
Ocean County, New Jersey**

Care of:

**Jim Snyder, CMCA, AMS
959 Buckingham Drive
Manchester, New Jersey 08759**

**Project Number: 4681.0001
©2023 FWH Associates, P.A.**

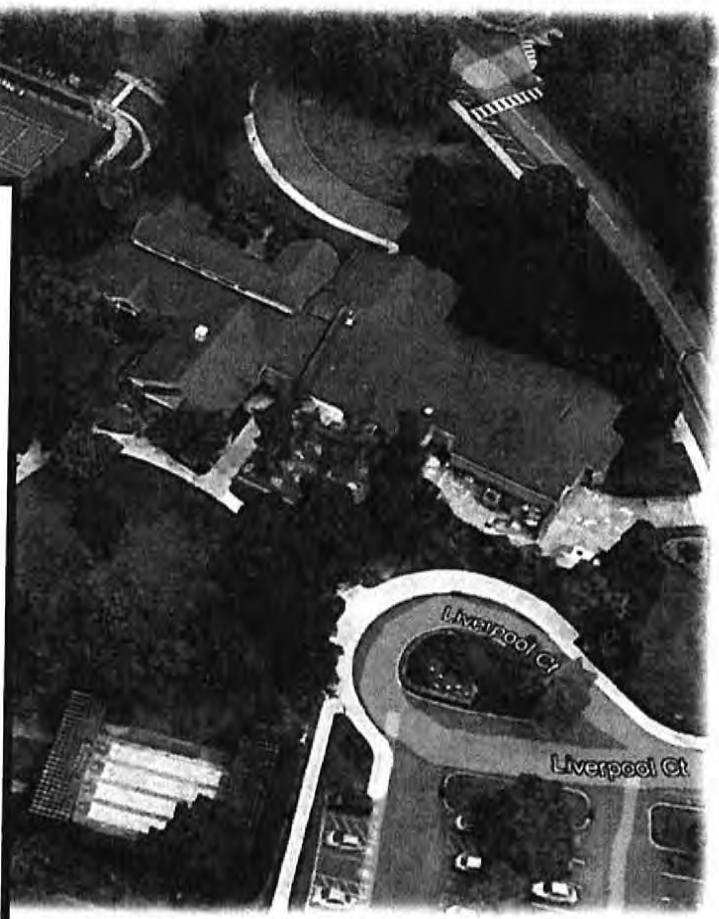


APRIL 2023

FWH Associates, P.A.

1856 ROUTE 9, TOMS RIVER, NJ 08755 103 CLAREMONT RD., BERNARDSVILLE, NJ 07924

FWHASSOCIATES.COM



**SECTION 000100
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**SECTION 000150
CONTRACT DRAWINGS**

Drawings listed below are part of the Contract documents.

Figure 1	.....	Location Map
Figure 2	.....	Satellite Image
Figure 3	.....	Roofing at Eave
Figure 4	.....	Closed-Cut Valley
Figure 5	.....	Timberline HDZ Shingle Nailing Pattern

“Clubhouse Canopy Construction Documents, Leisure Village West Association, 1000 Buckingham Drive, Manchester Township, Ocean County, New Jersey,” consisting of three (3) pages prepared by FWH Associates, P.A.

The Engineer may furnish additional drawings as may be required for further explanation of details for work under this Contract, but these drawings will not include shop drawings. Shop Drawings shall be completed and submitted for Engineer’s review for compliance with the contract documents prior to the starting of work by the Contractor, as specified herein.

SECTION 001110
ADVERTISEMENT FOR BIDS
NOTICE TO BIDDERS:

Leisure Village West Association
Manchester Township, Ocean County, New Jersey

Sealed bids shall be called for, and shall be received at: **FWH Associates, 1856 Route 9, Toms River, New Jersey 08755 on April 21, 2023.**

Notice is hereby given that bids will be received by FWH Associates, P.A. for a roof canopy construction project to begin in or about the **Spring of 2023**. The work shall include the construction of a roof canopy structure and other related work at the clubhouse building of the Leisure Village West Association located at 1000 Buckingham Drive, Manchester Township, Ocean County, New Jersey.

Work consists of furnishing all supervision, labor, material, and equipment necessary to perform the work outlined in these Specifications. The work will include and shall not necessarily be limited to the following scope of work.

1. Mobilization and acquisition of building permits.
2. Preparation of roof canopy construction per approved plans.
 - a. Provide steel shop drawings.
 - b. Provide wood roof truss shop drawings.
 - c. Steel fabrication.
 - d. Wood roof truss fabrication.
3. Construction of roof canopy per approved plans.
 - a. Pour concrete footings.
 - b. Erect steel per approved plans and shop drawings.
 - c. Erect wood roof trusses per approved plans and shop drawings.
 - d. Installation of new roof shingles and gutters.
4. Clean-up of buildings and site, including removal of all removed and surplus material, and construction debris.

Specifications and forms of bids for the proposed work may be inspected at FWH Associates, P.A., 1856 Route 9, Toms River, New Jersey 08755. Bidders are furnished with one (1) copy of the Construction Documents and Request for Proposal attached herein.

END OF SECTION 001110

**SECTION 002110
INSTRUCTIONS TO BIDDERS**

This Specification will be emailed to the contact person for the contractor. The email will contain this entire Specification booklet as a “form” style PDF file. This file will have openings where required information is to be filled out by the Contractor. ALL of the fields that are highlighted in light blue are **REQUIRED** to be filled out in order for the bid to be valid. Once completed with filling out this file and checking the numbers to ensure accuracy, **save the file on your computer**. Attach the completed and saved bid file in an email back to FWH Associates.

In order to properly fill out, save and submit this PDF form, respondents must use **Adobe Reader or Acrobat 8.0 or greater**. Adobe Reader is free and is downloadable from: <http://get.adobe.com/reader/>

Bidders must follow all instructions in the Bid Solicitation, the Instructions to Bidders issued by FWH Associates, P.A., and any other documents issued by FWH Associates, P.A. (FWH) with this solicitation (collectively, “Bid Documents”). Bidders must examine the bids documents carefully before bidding. The Bidder must contact the **Project Manager: Jonathan Miller; jmiller@fwhassociates.com**, and the **Office Administrator; Patt Azurak; pazurak@fwhassociates.com** **in writing (via email) with any Requests for Information (RFI) for any interpretation and/or correction of any apparent ambiguity, inconsistency, or apparent error therein (whose error)**. If necessary, an interpretation or correction to these specifications shall be issued by FWH in response to inquiries and/or an Addendum shall be emailed. RFI’s or correction shall be considered if received no later than **five (5) days prior** to the Bid closing date.

Bidders shall examine the Specifications and project site, to determine all factors and conditions affecting the required work. The information herein is not guaranteed to be complete and correct. Each bidder should include all factors and conditions necessary to complete the intended work in accordance with these Specifications.

Bidders who OBTAIN the bid documents upon the issuance of and Addendum by FWH shall include any and or all Addendums in the submission of said bid documents and therefore become part of the specifications.

The submission bid shall constitute the Bidder’s full and complete acknowledgement of the required scope of work in these specifications. The Bidder is fully aware of the conditions, requirements and details as stated in these Bid Documents.

If the Bidder, prior to submitting a Bid fails to notify FWH of the existence of an ambiguity or inconsistency in the Bid Documents, the bid shall be conclusively presumed to have been submitted based upon FWH’s interpretation of such ambiguity or inconsistency.

Bids containing any conditions, omissions, alterations, or items not called for in these specifications or irregularities of any kind, may be rejected by FWH, in its sole discretion. **The Bidder shall not attach any conditions, limitations, or provisos to the Bid Documents.**

The description of materials and methods described and defined as “Specifications,” shall be accepted by the Contractors submitting bids and shall become part of the Contract to be executed by the selected Contractor.

Proposals must be submitted on the forms contained herein, or photocopies of same, and be completed in ink. All blank spaces must be filled in.

Incomplete proposals (i.e., missing pay items – incomplete required documents) will not be considered for review/consideration by FWH Associates and the Owners.

Payments shall be made, for the work completed at the unit prices indicated on the **Contractor's Proposal**, regardless of the actual quantities or price of materials required to be constructed or installed. **Additional quantities must be accompanied by a fully executed Change Order, signed by the Owner with consent by the Engineer and a separate invoice with a full description, including locations.** It is possible that additional work not indicated in the Specifications may be directed in the field by the Owner to be compensated for as Extra Work, in accordance with the Specifications herein.

The Owner will have the right to reject any and all Bids and reserves the right to select a Contractor whose bid may not be the lowest submitted.

Any bids submitted that do not utilize the included bid solicitation sheets and all other requested forms within this document will not be accepted for consideration.

All bidders shall sign this document upon completing the bid proposal forms which includes the specifications outlined for construction.

Upon acceptance, signatures of the board president will be furnished to form a binding contract between Contractor and Owner.

If, for any reason, the Contractor cannot submit the bid through this process, the Contractor shall contact FWH Associates for a hard copy of the **Request for Proposal**. The Contractor is then responsible for completing the specification book, signed on page 57, and mailing or delivering in an envelope marked "**Leisure Village West Association – 2023 Roof Canopy**" to:

**FWH Associates, P.A.
1856 Route 9
Toms River, New Jersey 08755
Attn: Jonathan Miller, PE**

Bids due to the FWH office by, April 21, 2023 by the end of the business day.

Bidders shall examine the Specifications and project site, to determine all factors and conditions affecting the required work. The information herein is not guaranteed to be complete and correct. Each bidder should include all factors and conditions necessary to complete the intended work in accordance with these Specifications.

The description of materials and methods described and defined as "Specifications", shall be accepted by the Contractors submitting bids and shall become part of the Contract to be executed by the selected Contractor.

This solicitation is for construction of a steel structure with wood roof trusses over the outdoor patio at the community clubhouse. The bid solicitation sheets must be completed and submitted.

Scope of Work:

1. Mobilization and acquisition of building permits.
2. Preparation of roof canopy construction per approved plans.
 - a. Provide steel shop drawings.
 - b. Provide wood roof truss shop drawings.
 - c. Steel fabrication.
 - d. Wood roof truss fabrication.
3. Construction of roof canopy per approved plans.
 - a. Pour concrete footings.
 - b. Erect steel per approved plans and shop drawings.
 - c. Erect wood roof trusses per approved plans and shop drawings.
 - d. Installation of new roof shingles and gutters.
4. Clean-up of buildings and site, including removal of all removed and surplus material, and construction debris.

The time allocation for completion of each phase of the construction including punchlist items is:

- **One (1) roof canopy structure – Thirty (30) working days.**

Construction will commence in the **Spring of 2023**, or as directed by the property manager.

END OF SECTION 002110

**SECTION 004110
FORM OF BID PROPOSAL**

Please note that this section contains pages 9 to 15 which request specific information from the Contractor.

All questions must be answered in full within this section to be considered acceptable for bidding.

Please return the **entire document (signed on page 57)** to FWH Associates, P.A. as specified on page 5 "Instructions to Bidders".

Note:

All required permits for this project must be obtained by the Contractor. The permits must be approved and confirmation of said approval must be sent to the Owner's Representative (FWH Associates, P.A.) *before* work can proceed.

A fully executed copy of the contract between the Contractor and Owner must be received by FWH Associates before work can proceed.

A MANDATORY PRE-CONSTRUCTION MEETING WITH THE CONTRACTOR, ENGINEER AND OWNER WILL BE HELD BEFORE THE WORK CAN PROCEED.

SECTION 004110
FORM OF BID PROPOSAL
Submit Signed Copy with Bid Documents
Submission Requirements

REQUIRED

A. Failure to submit any of the following documents will result in rejection of the bid and elimination of further consideration (N.J.S.A. 40A:11-23.lb)

Initial Each Required Entry and Submit Required Document

<input type="checkbox"/>	Master Schedule _____
<input type="checkbox"/>	Schedule of Values _____
<input type="checkbox"/>	A statement of corporation ownership, pursuant to N.J.S.A. 54:24-24.2 Stockholder Statement _____
<input type="checkbox"/>	New Jersey " Business Registration" contractor and sub-contractors _____
<input type="checkbox"/>	Acknowledgement of receipt any/all notices(s), revisions(s), addendum (s) to these specifications _____
<input type="checkbox"/>	A list of Subcontractors as required by N.J.S.A. 40A:11-16 (Subcontractor's Declaration) _____
<input type="checkbox"/>	Bid Solicitation Sheets _____
<input type="checkbox"/>	Affirmation of Site Visit _____
<input type="checkbox"/>	Form of Non-Collusion Affidavit _____
<input type="checkbox"/>	Signature Pages_(pages 9 & 57)

Contractor _____

Signed By: _____

Printed Name: _____

THIS SHEET MUST BE RETURNED WITH ALL BID DOCUMENTS

- c) *Worker's Compensation and Employer's Liability Insurance:* Worker's Compensation Insurance shall be provided in accordance with the requirements of the laws of this State and shall include an all states endorsement to extend coverage to any state which may be interpreted to have legal jurisdiction. Employer's Liability Insurance shall be provided with the following minimum limits:
- * \$ 1,000,000 each accident
 - * \$ 1,000,000 Disease - each employee
 - * \$ 1,000,000 Disease - aggregate limit
- d) Should a project require trenching or excavation; the Contractor must provide a certificate to indicate underground and collapse coverage.
- D. Insurance coverage in the minimum amount set forth herein shall not be construed to relieve the Contractor for liability in excess of such coverage, nor does it preclude the Owner from taking such other actions as are available to it under any other provisions of this Contract or otherwise in law.

All proof of insurance submitted to the Owner shall clearly set forth all exclusions and deductible clauses. The Engineer may allow certain deductible clauses which he does not consider excessive, overly broad, or harmful to the interests of the Owner. Standard exclusions will be allowed provided they are not inconsistent with the requirements of this Subsection. Allowance of any additional exclusion is at the discretion of the Engineer. Regardless of the allowance of exclusions or deductions by the Engineer, the Contractor shall be responsible for the deductible limit of the policy and all exclusions consistent with the risks he assumes under this Contract and as imposed by law.

In the event that the Contractor provides evidence of insurance in the form of certificates of insurance, valid for a period of time less than the period during which the Contractor is required by the terms of this Contract to maintain insurance, said certificates are acceptable, but the Contractor shall be obligated to renew its insurance policies as necessary and to provide new certificates of insurance so that the Owner is continuously in possession of evidence of the Contractor's insurance in accordance with the foregoing provisions.

In the event the Contractor fails or refuses to renew its insurance policy, or the policy is canceled, terminated, or modified so that the insurance does not meet the requirements of this Subsection, the Owner may refuse to make payment of any further monies due under this Contract or refuse to make payment of monies due or coming due under other contracts between the Contractor and the Owner. The Owner may use retained under this paragraph to renew the Contractor's insurance for the periods and amount referred to above.

Alternately, the Owner may default the Contractor and direct the surety to complete the project. During any period when the required insurance is not in effect, the Engineer may suspend performance of the Contract. If the Contract is so suspended, additional compensation or extension of Contract Time is not due on account thereof.

END OF SECTION 007316

**SECTION 011000
SUMMARY**

PART 1 – GENERAL REQUIREMENTS

1.01 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

1.02 SUMMARY

- A. Section Includes:

1. Project information.
2. Work covered by Contract Documents.
3. Access to site.
4. Coordination with occupants.
5. Work restrictions.
6. Specification and drawing conventions.
7. Miscellaneous provisions.

1.03 PROJECT INFORMATION

- A. **Project Identification:** Roof Canopy Construction Project

Project Location: 1000 Buckingham Drive, Manchester Township, Ocean County,
New Jersey 08759

- B. **Owner:** Leisure Village West Association

Owner's Representative: Jim Snyder, CMCA, AMS
Community Manager
959 Buckingham Drive
Manchester, New Jersey 08759
732-657-9595
jim@lvwa.net

- C. **Engineer:** FWH Associates, P.A.
1856 Route 9
Toms River, NJ 08755
(732) 797-3100

1.04 REGULATIONS AND LAWS

- A. The Contractor, its employees, and Subcontractors, shall observe and comply with all Federal, State, and Local Laws, rules, statues, ordinances and regulations, Occupational Health and Safety Regulations that affect the work or those engaged in the performance of the work described herein, and the materials, methods or equipment used.

- B. No workers under the age of eighteen (18) years shall be allowed on the construction site.
- C. The Contractor shall be aware that all applicable Federal and State laws, municipal ordinances and codes, and the rules and regulations of all authorities jurisdiction over construction of the Project shall apply to the Contract throughout, and they are deemed to be included in the Contract.
- D. The Contractor sustains that it has instructed each of its employees and subcontractors who will be involved in the performance of work described or implied herein, in the requirements of the Occupational Safety and Health Regulations, OSHA 29 CFR particularly Parts CFR 1926.10 to CFR 1926.59 including Material Safety Data Sheets (MSDS) requirements.

1.05 **MANUFACTURER'S RECOMMENDATIONS**

Unless otherwise specified herein, all materials and products shall be transported, handled, stored constructed, fastened, installed, and finished in accordance with the respective manufacturer's recommendations. If differences exist between the manufacturer's recommendations and these Specifications, the Contractor shall advise the Owner and the Owner will make the final determination to which methods will govern.

1.06 **STANDARD SPECIFICATIONS**

All work shall be conducted in accordance with the materials and methods set forth in the following specifications:

- A. International Building Code, 2021 New Jersey Edition, published by the International Code Council, Inc., Falls Church, Virginia.
- B. New Jersey Uniform Construction Code, New Jersey Administrative Code, Title 5, Chapter 23.
- C. APA Design/Construction Guide, June 1994, Form No. E30N, published by the American Plywood Association, Tacoma, Washington.
- D. Standard Specifications for Aluminum Siding, Soffit and Fascia, 1402-86, published by the American Architectural Manufacturers Association, Palatine, Illinois.
- E. Occupational Health and Safety Regulations, applicable documents.

1.07 **GENERAL CONDITIONS**

All bids submitted must follow the list of general specifications as attached.

1.08 **INFORMATION PROPOSALS**

The Owner may consider informal any proposal not prepared and submitted in accordance with the provisions hereof and may waive any informalities or reject any or all Proposals.

1.09 **EXAMINATION OF SITE AND CONTRACT DOCUMENTS**

Each bidder shall visit the site of the proposed work, fully acquaint, and familiarize themselves with conditions as they exist and the character of the operations to be carried on under the proposed contract and make such investigation as they may see fit so that they shall fully understand the facilities, difficulties and restrictions attending the work under the contract. Each bidder shall also thoroughly examine and become familiar with all Contract Documents, including the Drawings, Plans, Specifications, Addenda if any, and the site and that from their own investigations they have satisfied themselves to the nature and locations of the work or its performance, and that as a result of such examination they fully understand the intent and purpose thereof and their obligations thereunder, and that they will not make any claims for or have any right to damages because of any misinterpretation or misunderstanding of the contract or because of any lack of information.

1.10 **VARIATIONS FROM MATERIALS SPECIFIED**

Materials or products specified by name of manufacturer, brand, trade name or catalogue reference shall be the basis of the Bid and shall be furnished under the contract. Where two (2) or more materials are named, the choice of these shall be optional with the Owner. No substitution will be allowed for the FRTP replacement product unless directed by these Specifications.

1.11 **QUALIFICATIONS OF BIDDERS**

Bidders must be experienced in the kind of work required to be performed, have the equipment required and/or have the means to secure it, and sufficient capital to properly execute the work within the time allowed. Proposals received from bidders who have performed similar work in an unsatisfactory manner, may be rejected.

1.12 **INDEMNIFICATION AGAINST CLAIMS**

The successful bidder shall indemnify and save **Leisure Village West Association**, their agents, servants and employees harmless from and against all suits, claims, actions or judgments for any injury or damage sustained or alleged to have been sustained by any party or parties by reason of the use of defective materials hereunder or by or on account of any act or omission of or by any Contractor, his, its, or their agents or employees and in case any such action shall be brought against **Leisure Village West Association**, the Contractor shall immediately take charge of and defend same at his, its, or their own cost and expense. **Leisure Village West Association**, if they desire, may defend such action, and charge the expense of same of the Contractor.

1.13 **BIDDER'S ACCESS TO SITE**

Bidder understands that it is entering upon the premises in question at its own risk. Bidder shall indemnify and save the **Leisure Village West Association**, their agents, servants and employees harmless from and against all suits, claims, actions, judgments for any injury or damage sustained or alleged to have been sustained by any party or parties as a result of alleged contract by said party or parties with known or unknown hazardous or toxic materials at, upon or within the site, by or on account of any omission of or by any Contractor, Subcontractor, his, it's or their own expense. **Leisure Village West Association** and private unit owners, if they so desire, may defend such action and charge the expenses of same to the Contractor.

1.14 **RIGHT TO REJECT AND AWARD PROPOSALS**

The right is reserved to reject any or all Proposals in whole or part, to make awards item by item, by parts or in bulk, and to cancel the Contract at any time if the terms thereof or instructions contained therein are not complied with or for any good and sufficient reasons, if deemed in the interest of **Leisure Village West Association**.

1.15 **PERMITS TO BE SECURED BY CONTRACTOR**

The CONTRACTOR shall secure any and all permits, licenses and bonds, and payment for such fees associated with the permit process or construction project required for the project shall be paid by the Contractor and the Owners shall reimburse the Contractor for paid fees upon submittal of proof of payment.

1.16 **SUBMISSION OF PROPOSALS**

Each bid must be submitted on a Standard Proposal Form as supplied in the specifications and signed by the bidder or principal thereof and shall contain the name, address, and telephone number of the bidder. All prices and amounts must be written in ink or preferably typewritten.

All erasures or corrections must be initialed by each signatory to the proposal. Each bid shall either be emailed back per the instructions stated in the email or submitted to this office in a sealed envelope, addressed to: **Leisure Village West Association – Roof Canopy Construction Project, c/o FWH Associates, P.A., 1856 Route 9, Toms River, New Jersey 08755** and said envelope shall specify the item for which the bid is submitted and must be delivered at the place and date required. Bids received after the date herein described or in unsealed envelopes or without the bidder's name on the outside thereof, will not be considered.

1.17 **RELEASE OF FINAL PAYMENT**

The Final Payment by Owner shall be released and final acceptance of entirety of the work performed shall be acknowledged only upon satisfaction of all liens or claims and upon execution and approval by the Owner of the requisite maintenance.

1.18 **SHOP DRAWINGS**

The Engineer may furnish additional drawings as may be required for further explanation of details for work under this Contract, Shop Drawings shall be completed by the Contractor and submitted for Engineer's review for compliance with the specifications prior to the commencement of work.

1.19 **REQUIREMENTS BEFORE CONTRACT SIGNING**

Within ten (10) days from notice of award of contract, the successful bidders shall furnish four (4) copies of: Certificates of Insurance as specified under Section 101.09, Contractors Liability Insurance of the Supplementary General Conditions to the office of the Property Manager.

1.20 **ERRORS, OMISSIONS AND CONFLICTS**

Prior to proceeding with any work, and during the course of work, the Contractor shall carefully check the Specifications and buildings, and shall be responsible for notifying the Owner immediately of any conflicts, omissions and discrepancies contained therein. Should there be any conflicting information given in the Specifications, or differences between the Specifications, Standard Specifications, Manufacturer's recommendations, or as-built conditions, the Owner shall be notified of same. The final decision which shall govern, or to the correct interpretation of the Specifications, will be determined by the Owner.

Any adjustment or changes made by the Contractor without prior approval by the Owner in writing shall be at his own risk.

1.21 **INSURANCE**

The Contractor shall provide and maintain insurance as specified under the Section 007316 Insurance, during execution of the contract:

A Certificate of Insurance shall be issued to the Owner which shall include that the Owner shall receive ninety (90) days written notice prior to any changes or cancellation of the Contractor's insurance policies.

The Owner, Manager, Attorney and Engineer shall be included as Additional Named Insured.

The insurance certificate shall waive the carrier's rights of subrogation as to the Owner.

In the event of any claim made against the Owner, the Owner may withhold from the Contractor any payment due.

Failure to maintain insurance coverage in accordance herein shall constitute a breach of this agreement and shall entitle the Owner to withhold payments required hereunder and to suspend or terminate the Contractor.

1.22 **CONTRACT REQUIREMENTS**

The Contractor shall furnish and perform everything, as provided herein, necessary to complete the work in accordance with the terms and requirements of this Contract. These requirements include furnishing all tools and equipment, labor and materials, and all else necessary to complete a satisfactory quality of work within the requirements of the Specifications. All costs associated with the performance of such work will be considered to be **included** in the various Base Bid Scope of Work, with the exception of items to be compensated for as Extra Work.

1.23 **EXECUTION OF WORK**

The Contract shall not be deemed executed until all information required by these Specifications has been received by the property manager. Any work performed or materials purchased by the Contractor prior to the receipt of the above required information by the property manager, shall be at the Contractor's risk.

1.24 **AID TO INJURED**

Each Contractor shall keep in their possession, vehicle, or field office, ready for immediate use, all articles necessary for giving first aid to any personnel on the site.

1.25 **SANITARY PROVISIONS**

The Contractor will supply all necessary sanitary provisions for all workers. Said facility will be kept in sanitary condition. The Property Manager/Association will designate the location at which the port-o-john will be located.

1.26 **WARRANTY**

The Contractor shall provide an unconditional warranty in a form satisfactory to the Owner for all materials and workmanship, and warranty against water infiltration for a period of five (5) years. No material used during this contract shall void the warranty of another material used. The guarantees shall cover any and all work done under this contract, either by the Contractor or Subcontractors. All guarantees shall be the endorsement of the Contractor in writing.

The Contractor shall provide to the Owner copies of warranties and guarantees for **all** materials used.

The following warranties must be supplied by manufacturers:

- Limited lifetime warranty on roofing shingles.
- Lifetime warranty on fasteners, flashing and insulation.
- Twenty-five (25) year warranty on sealants.
- Lifetime warranty on vinyl soffit panels.
- Twenty (20) year warranty on gutters and downspouts.

1.27 **START OF WORK AND TIMES FOR COMPLETIONS**

After execution of the Contract by the Owner, work shall start as indicated in the Bid Proposal and progress in accordance with the completion schedule in the "Overview" of this document.

END OF SECTION 011000

**SECTION 011100
SUMMARY OF WORK**

This is on an outline for general reference. Please refer to each Section for specific information.

1.01 GENERAL DESCRIPTION OF WORK (Base Contract)

This Contract shall include, but not be limited to:

1. Mobilization and acquisition of building permits.
2. Preparation of roof canopy construction per approved plans.
 - a. Provide steel shop drawings.
 - b. Provide wood roof truss shop drawings.
 - c. Steel fabrication.
 - d. Wood roof truss fabrication.
3. Construction of roof canopy per approved plans.
 - a. Pour concrete footings.
 - b. Erect steel per approved plans and shop drawings.
 - c. Erect wood roof trusses per approved plans and shop drawings.
 - d. Installation of new roof shingles and gutters.
4. Clean-up of buildings and site, including removal of all removed and surplus material, and construction debris.

END OF SECTION 011100

SECTION 012636
SITE WORK – SUPPLEMENTAL INSTRUCTIONS
GENERAL CONDITIONS

1.01 AVOIDANCE OF DELAY

The Contractor shall make every attempt to have all materials, equipment and workforce on the job site that will be needed to complete the work. All delays in the project will increase the construction observation costs which must be paid for by the Contractor. The Contractor shall be responsible for notifying the Owner and engineering service of all delays incurred.

1.02 MANPOWER TO COMPLY WITH MASTER SCHEDULE

Contractor agrees to supply sufficient and competent workforce to pursue the work required hereunder in a diligent manner so as to complete the work required hereunder within the time frame of the "Completion Schedule" which shall govern the sequencing and scheduling of all work performed on the project. Owner reserves the right to modify the "Completion Schedule" from time to time. Owner may demand that the Contractor work overtime at no additional cost to Owner if Owner determines that such work is necessary because Contractor's work is behind schedule. Owner shall have the further option of awarding all or a portion of the work to others and charge the cost of same to the Contractor. If the Contractor is delayed through no fault of its own, it shall within twenty-four (24) hours of the commencement of the condition causing the delay so advise the Owner in writing. The Owner may grant Contractor an extension of time for such reasonable time if the Owner determines Contractor was delayed through no fault of its own. An extension of time is the Contractor's sole and exclusive remedy for delay. Contractor shall make no claim for and is not entitled to any damages due to delay. Failure to comply with the "Completion Schedule" or Owner's directives relating thereto shall be considered a material breach of this Agreement. The Contractor shall hold harmless and indemnify the Owner for all losses caused by the acts, omission, interferences, or delays of the Contractor. If the Contractor delays the work causing damages to the Owner, the Contractor shall reimburse the Owner for all such damages. Any agreement by the Owner to the delayed completion of the work shall not be construed as a waiver by the Owner of the obligations of the Contractor to make good all damages caused by its delay. Periodic meetings will be held in the field and attendance from the Contractor's on-site Representative is mandatory. Owner also reserves the right to require a principal of the Contractor to attend these meetings. Any and all safety related concerns, problems, or ideas as well as weekly progress shall be discussed at this meeting held with the Contractor's on-site Representative and run by Owner's Representative. Advance notice shall be given to the Contractor's on-site Representative informing him of the time, date, and location of the periodic progress meetings so Contractor can attend.

1.03 INSPECTION

- A. All work shall be inspected by an Inspector who is authorized by and working for the Owner.
- B. Problems which may require sound field judgement, in lieu of strict interpretation of the engineering standards, shall be resolved by the Inspector and the Contractor to the satisfaction of the Engineer.

- C. The Inspector shall have access to all work and shall arrange with the Contractor to be present during testing as well as any other phases of construction as the Inspector may deem necessary. **Any work done in the absence of the Inspector, unless otherwise directed by the Inspector, shall remain visible for inspection until the Inspector's return.**
- D. All work shall be performed in accordance with accepted workmanship practices and these standards. Any work not accepted by the Inspector shall be redone until compliance with these standards is achieved. **The Inspector shall not supervise nor shall he undertake any of the responsibilities of the Contractor, Subcontractors or Contractor's Superintendent.**
- E. All materials used shall be subject to the inspection and approval of the Inspector at all times. The Inspector has the right to perform any testing deemed necessary to ensure compliance of the materials with the previously mentioned standards. No material shall be used before being inspected and approved by the Inspector. **Failure or neglect on the part of the Inspector to condemn or reject inferior materials or work shall not be construed to imply their acceptance should their inferiority become evident at any time prior to one (1) year after final acceptance of the work.** Materials rejected by the Inspector shall be immediately removed from the job site at the Contractor's expense.

1.04 NOTIFICATION OF OWNER

- A. The Contractor shall be responsible for notifying the Engineer at least forty-eight (48) hours prior to start of any construction. If work is suspended for any period of time after initial start-up, the Contractor must notify the Engineer forty-eight (48) hours prior to re-start.

1.05 EXTRA WORK

- A. The Owner reserves the right to require Extra Work as needed for the satisfactory completion of the project. Such work will be designated as Extra Work when it is determined by the Engineer that such work is not covered by any of the various items for which there is a bid price or by combinations of such items. In the event portions of such work are determined to be covered by some of the various items for which there is a bid price or combinations of such items, the remaining portion of such work will be designated as Extra Work. Extra work also includes work specifically designated as Extra Work in the Contract Documents.
- B. The Contractor shall do such Extra Work and furnish labor, material and equipment therefore upon receipt of a Change Order, Field Order or Supplementary Agreement, and in the absence of such he shall not perform nor be entitled to payment for such Extra Work.
- C. Payment for Extra Work required pursuant to the provisions in this Subsection, will be made as provided in the bid proposal, or as agreed to in a Supplementary Agreement.
- D. If the Contractor and the Engineer cannot agree on a Supplementary Agreement for Extra Work and the Engineer, in his sole discretion, deems it inadvisable to have such work completed on a Force Account basis, the Owner may elect to have such work completed by others, and the Contractor shall not interfere therewith nor have any claim for additional compensation as the result of such election.

1.06 **CUTTING AND PATCHING**

The Contractor shall do all cutting, fitting or patching of his work that may be required to make its several parts come together properly and fit it to receive or be received by other work shown, or reasonably implied, by the Specifications.

1.07 **COOPERATION BY CONTRACTOR**

- A. The Contractor shall give the work the constant attention necessary to facilitate the progress thereof, and shall cooperate with the Engineer, his inspectors and other Contractors in every way possible.

When the Contractor is comprised of two (2) or more persons, firms, partnerships or corporations functioning on a joint venture basis, said Contractor shall designate in writing, before starting work, the name of one individual who shall have the authority to represent and act for the joint venture.

- B. The Contractor shall designate in writing, before starting work, a competent, English speaking Superintendent capable of reading and thoroughly understanding the Contract Documents and thoroughly experienced in the type of construction being performed. Said Superintendent shall have the authority to represent and act for the Contractor. An alternate to the Superintendent, with equal authority, may also be designated.
- C. Said Superintendent or his alternate shall be present at the site of the project at all times while work is actually in progress on the Contract irrespective of the amount of work subcontracted. He shall have full authority to execute orders or directions by the Engineer, without delay, and to promptly supply such materials, equipment, tools, labor and incidentals as may be required. When work is not in progress and during periods when work is suspended, arrangements, acceptable to the Engineer, shall be made for any emergency work which may be required.
- C. The Contractor's on-site supervisor shall ensure safe working conditions are maintained at all times. The Contractor shall notify the Owner in writing of any and all personal injury or property damage within twenty-four (24) hours of occurrence.
- D. The Contractor shall notify verbally the Owner immediately of any and all personal injury or accidents that may occur.
- E. Whenever the Superintendent or his alternate is not present on the site or at the location of any particular part of the work where it may be desired to give direction, the Engineer may suspend all of the work or the particular work in reference until said Superintendent or his alternate is present. Such suspension shall not be the basis of any claim against the Owner.

THE CONTRACTOR SHALL NOT, WITHOUT THE WRITTEN CONSENT OF OWNER, REMOVE, ALTER, MODIFY, OR CHANGE ANY STRUCTURAL COMPONENT OR EQUIPMENT AND/OR INSTALLATION OF OTHER SUBCONTRACTORS.

IN THE EVENT CONTRACTOR SHALL REMOVE, ALTER, MODIFY OR CHANGE ANY STRUCTURAL COMPONENT OR EQUIPMENT AND/OR INSTALLATION OF ANY OTHER SUBCONTRACTOR, CONTRACTOR SHALL INDEMNIFY, DEFEND, REIMBURSE, AND HOLD HARMLESS OWNER FOR ANY AND ALL INJURIES AND CLAIMS, WHETHER DIRECT OR CONSEQUENTIAL, RESULTING FROM SUCH NON-AUTHORIZED REMOVAL, ALTERATION, MODIFICATION OR CHANGE.

1.08 WRITTEN NOTIFICATION OF INJURY/ACCIDENT

Contractor shall notify the Owner, in writing, of any and all personal injury within twenty-four (24) hours of such personal injury resulting from the Contractor's performance hereunder. The written notification shall include, at a minimum, the following information:

Name of injured party;
Social Security number of injured party;
Address of injured party;
Employer name and address;
Telephone number of injured party;
Date and time of accident;
Location where injury occurred;
Description of injury;
Action taken with respect to injury;
Name, address, and telephone number of witnesses to injury;
Name, address, and telephone number of person making report and date report made;
On-site Representative name; (Contractor)
On-site Representative's signature; (Contractor)

1.09 SUBCONTRACTORS

The Contractor shall not change or replace a Subcontractor previously listed without written approval by the Engineer. The Contractor must request, in writing, such change or changes stating their reasons for the change request and giving the name and address of the Subcontractor proposed to replace the one previously listed.

1.010 FINAL INSPECTION

- A. Contractor shall submit written declaration to Owner and Engineer that:
1. All aspects of Contract Documents have been complied with.
 2. All items on substantial completion punch list have been completed.
 3. All tools, construction equipment, and surplus materials have been removed from site.
- B. The Owner, Engineer and Contractor will make final inspection to ensure completion of all contract requirements.

- C. When the Engineer considers that work is finally complete in accordance with Contract Document requirements, the Engineer will process close-out documents prior to issuance of final Certificate of Payment.

1.011 **GUARANTEES AND WARRANTIES**

- A. In addition to the Contractor's warranties and guarantees, Contractor shall submit manufacturer's guarantees, warranties, service or maintenance and similar contracts with direct obligations running from the manufacturer to the Owner. Such guarantees or warranties, as applicable, shall be subject to the approval of the Owner.
- B. The guarantees shall cover any and all work done under this contract, either by the Contractor or Subcontractors. All guarantees shall bear the endorsement of Contractor in writing.
- C. The correction of such work shall include without additional charge, all additional expenses and damages in connection with such removal, replacement of any, or part, of the work which may be damaged or disturbed thereby.

1.012 **PROJECT CLOSE-OUT DOCUMENTATION**

- A. Prior to final payment, the Contractor shall submit to the Engineer the following documents in an original and one (1) copy unless otherwise noted:
 - 1. A listing of manufacturers of major materials, equipment and systems installed in the work.
 - 2. **Payment of Debts and Claims and Consent of Surety:** Adequate evidence that he has paid all obligations arising out of the Construction Contract. He shall submit Contractor's Affidavit of Payment of Debts and Claims, Consent of Surety, indicating written consent of the surety to final payment.
 - 3. **Release of Liens:** Each Contractor shall also submit Contractor's Affidavit of Release Liens, indicating that the release for waivers submitted are complete to the best of his knowledge, information and belief and, if there are any exceptions that they be so stated specifically in this form. Contractor and all Subcontractors and suppliers shall in addition submit any other release documentation required by the Owner.
 - 4. All warranties, guarantees, maintenance agreements and similar provisions of the contract documents.

1.013 **TIME OF COMPLETION**

The Contractor shall begin work within (5) five working days of receipt of written notice to proceed from the Owner.

All Contract work shall be completed within a number of consecutive working days agreed upon by the Owner and the approved Contractor, weather permitting.

1.014 **CONSTRUCTION SCHEDULE**

The Contractor shall provide the Owner with a Construction Schedule for the work as specified in the bid documents. The Owner shall approve any deviation to the schedule.

If it is determined that the Contractor's work is behind schedule the Owner reserves the right to modify the Schedule and may demand the Contractor work overtime, at no additional cost to the Owner. The Owner shall have the option of awarding all or portion of the work to others, and charge the cost of same to the Contractor.

Any extension of time by the Owner to the Contractor shall not be deemed a waiver by the Owner of its right to terminate the Contract for abandonment or delay and/or damages. All cost incurred by the Owner due to delay in completion of the work shall be the responsibility of the Contractor, with the exception of delay as a result of weather conditions or resulting from acts of the Owner. An extension of time is the Contractor's exclusive remedy for delay through no fault of its own.

On days when inclement weather causes a delay in work or a day when work will not proceed, the Owner's Representative (FWH Associates, P.A.) must be notified by 6:00 a.m. of the day when work will be delayed at (732) 797-3100; please leave a message.

1.015 **LABOR DISPUTES**

The presence of picket lines of any kind or form or the occurrence of labor disputes or union activity of any nature shall not excuse the Contractor of its obligation to perform the work required under this Agreement, including but not limited to the furnishing of labor, materials and equipment as specified in the Agreement.

Failure or refusal to perform said work for Owner because of a labor dispute or union activity of any kind (whether or not the dispute relates to the Contractor, the Owner or a third party) shall result in the cancellation of this contract at the discretion of the Owner without any prior notice to the Contractor. Upon cancellation by the Owner, the Contractor shall be liable for all damages including consequential damages, including but not limited to, any additional expense incurred by Owner to perform the work for the of any such labor dispute or union activity or in replacing Contractor after cancellation of the contract by the Owner or for loss of any revenue caused by the Contractor's failure or refusal to perform the work called for under this Agreement. Damages may be deducted by the Owner at any time of cancellation. Contractor shall employ labor and purchase materials pursuant to terms and conditions that foster good and harmonious labor relations at the site.

1.016 **SUBSTANTIAL COMPLETION**

Substantial Completion of the herein specified work is defined as that stage when the materials, installations, appurtenant items and all else included under this Contract have been installed, completed, and ready for permanent use.

However, there may still remain limited clean up, or punch list work. Substantial completion shall be judged completed when the remaining work and Punch List items can be completed by two (2) workers in a normal workday as specified by the Owner's Representative.

1.017 **FINAL COMPLETION**

Final Completion is the point, at which all provisions of the Contract, including all Punchlist items, clean-up and restoration are complete and accepted by the Owner, and any written Warranty(s) required by these Specifications has been provided to the Owner in satisfactory form.

1.018 **CONSTRUCTION ADMINISTRATION**

All instructions shall be issued by the Owner to the Contractor, who shall convey such instructions to any employees or Subcontractors. All inquiries shall be conveyed at the discretion of the Owner with Contractors on-site representative.

The Owner shall, at any time including during the project, make alterations, additions or omissions that it may desire to the work or material required under the Specifications herein. This shall not be a basis for the termination of this contract. If changes are made, the value of same must be agreed upon in writing between the Owner and the Contractor.

The Owner reserves the right to delete from the contract any portion of the work bid and/or awarded, and to make the appropriate monetary reduction in the Bid Proposal Amount.

1.019 **EQUIPMENT STAGING AREA**

The Owner shall provide the Contractor with an area for material and equipment storage and staging.

The Contractor shall be responsible for the security of the area and materials. Any area used for storage and staging shall be returned to its original condition when work is substantially complete, to the satisfaction of the Owner.

Contractor shall be responsible for maintaining its supply or storage area in a neat, safe and sanitary condition and shall vacate said supply or storage area upon ten (10) days written notice from Owner. If the location of the supply area is changed by Owner, for reasonable cause, the Contractor shall relocate such trailers, materials, refuse, etc., within forty-eight (48) hours of receipt of written notice to relocate.

All materials shall be stored on pavement or concrete areas. No materials shall be permitted to be stored on grassed areas.

1.020 **JOB-SITE PRECAUTIONS**

The Contractor shall be responsible during its performance of the work required herein, for initiating, maintaining and supervising all safety precautions and programs required so as to prevent injury to all persons, property and the work.

The Contractor shall be responsible for protecting against damage, injury or loss to all persons involved in the work and all other persons who may be in any way affected. All gas operated compressors and generators shall be kept a minimum of thirty (30) feet away from any structure.

1.021 **PROTECTION OF SITE AND PROPERTY**

It is understood by the Contractor that throughout the period of this Contract, the buildings of Association shall be continuously occupied.

The Contractor shall perform the work in such a manner as to provide safe and continuous access to each building and protect the security and privacy of the occupants.

Excluding the restrictions set forth below, the Contractor shall be responsible to repair any damage that occurs as a result of the construction process, whether to the buildings, building components and appurtenances, or any vehicles, to the satisfaction of the Owner's Representative (FWH Associates, P.A.).

WATER AND GAS VALVES, FIRE ALARM BOXES, ELECTRIC METERS, AND HYDRANTS IN THE VICINITY OF THE WORK MUST BE MAINTAINED, AND IN CASE OF DAMAGE, THEY MUST BE RESTORED IMMEDIATELY BY THE CONTRACTOR WITHOUT COMPENSATION, TO A SIMILAR CONDITION AS THEY EXISTED BEFORE WORK BEGAN, TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE (FWH ASSOCIATES, P.A.).

THE CONTRACTOR SHALL PROTECT ALL DOORS, WINDOWS, SIDING, VENTS, STAIRWAYS, BALCONIES, RAILINGS, LAWN AREAS, BUSHES, TREES AND ANY OTHER COMMON ELEMENTS, DURING ANY WORK IN, OR NEAR ANY BUILDINGS. ANY AND ALL DAMAGE WHICH OCCURS DURING THE COURSE OF THIS CONTRACT, AS RESULT OF ANY ACTIONS OR NEGLIGENCE BY THE CONTRACTOR, SHALL BE REPLACED, REPAIRED, PAINTED OR REFINISHED AT THE DISCRETION OF THE ENGINEER TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE (FWH ASSOCIATES, P.A.).

The rear of the clubhouse building shall be marked as a construction area. This must include defining the area with highly visible tape or appropriate signage. Within this area, no vehicles may remain except for those of the Contractor and Engineer.

Commonly, the construction area will include the patio area in the rear of the building and forty (40') feet surrounding the brick landscape wall.

All window and door screens must be removed prior to construction. Any screens that are still present during construction are not the responsibility of the Contractor or Engineer.

The Association must remove all delicate items that hang on interior and exterior walls and ceilings due to the possibility of damage due to normal construction vibration. Any internal items that become dislodged or broken due to common construction practices necessary to perform the outlined tasks are not the responsibility of the Contractor.

All damages must be inspected by the On-Site Construction Supervisor and Owner's Representative. The Contractor must document the damages and furnish a copy of said document to the Engineer.

The Contractor has seven (7) days to repair internal damages and fifteen (15) days to repair exterior damages from the time it was reported by the resident.

If repairs are unresolved beyond the time limits specified above, the community board reserves the rights to hire a Contractor to complete all outstanding repairs and charge the roofing Contractor for said repairs.

Regardless of weather conditions, or any other factors, the Contractor shall be completely responsible to conduct the work in such a manner to prevent any damage or water infiltration into the buildings.

The Contractor shall furnish a twenty-four (24) hour emergency phone number to the Association, Management Company, and Engineer.

The Contractor shall conduct the work to minimize interference with pedestrian and vehicular traffic. The Contractor shall not interfere with any fire lanes, building entrances and exits, alarm systems, or emergency equipment.

The Contractor shall protect existing trees, shrubs, vegetation, lawn areas and Common Elements. Items which are damaged by the Contractor shall be replaced or corrected, at his expense, to the satisfaction of the Owner's Representative, FWH Associates, P.A.

1.022 **AVAILABLE UTILITIES**

The Contractor shall make arrangements for all electrical power supply, water and other utilities required to complete the work required in these Specifications. The Contractor shall coordinate the use of electricity from the clubhouse with the Community Manager.

1.023 **WORK PERIODS**

The Contractor shall conduct his work at the site between the hours of 8:00 a.m. and 6:00 p.m., Monday through Friday, excluding Holidays.

Work on Saturdays, Sundays and Holidays or extended work hours, may be permitted if approved by the Owner, and shall be conducted at no additional cost to the Owner.

1.024 **RECORDATION**

The Contractor shall not record this contract, nor file Mechanics or Materialman's lien, Mechanics Notice of Intention or take any other action which may result in the attachment of a lien on the property. The Contractor shall obtain a written agreement from all its Subcontractors if allowed by the Owner of same.

The Contractor shall pay promptly when due, for all labor and material used or fabricated in connection with the work performed by the Contractor herein. Failure to comply with this shall be deemed a breach of this contract, for which Owner may immediately terminate this contract and exercise any other of Owner's remedies hereunder.

1.025 **DISPUTE RESOLUTION**

Any disputes between the Owner and Contractor concerning this contract shall be governed by the laws of New Jersey. Considering their rights under New Jersey laws, the parties hereby agree to stipulate that any disputes arising under the terms of these Specifications shall be venued in the Courts of **Ocean County**, New Jersey.

END OF SECTION 012636

SECTION 012976
PROGRESS PAYMENT PROCEDURES

1.01 **PAYMENTS TO CONTRACTOR**

Payment shall be made for the Pay Items indicated on the Bid Proposal Form for the actual amount installed in the field. Payment for Extra Work shall be made at an agreed upon amount, between the Contractor and Owner.

Payments will be made to the Contractor after inspection and approval by the Owner, and in accordance with the following:

Payment terms are based on receiving invoices for all buildings completed during the prior week that have been inspected by FWH Associates, P.A. It will be the responsibility of the Contractor to provide access for the personnel to the roof in order to do this inspection. Once these invoices have been approved, which will occur within five (5) working days of submittal, ninety (90%) percent payment will be released to the Contractor within fifteen (15) working days. A ten (10%) percent retainage will be withheld for the duration of the job and will be released at the completion of all punchlist work as directed by the Engineer.

Each application for payment shall be accompanied by an Affidavit of Payment of Debts and Claims through the date of preceding payment.

Payment to the Contractor by the Owner is not evidence of acceptance of non-conforming or defective work by the Owner.

Payment of retainage to the Contractor by the Owner shall not be interpreted that the Contractor has performed all of his obligations under these Specifications.

END OF SECTION 012976

**SECTION 017413
PROGRESS CLEANUP**

1.01 CLEAN UP

All removed building materials and rubbish must be removed by the Contractor from the site as the work progresses. Materials shall be removed at the completion of each work day to the satisfaction of the Owner.

At regular intervals throughout the work-day, all crews shall utilize a magnetic nail collector throughout their worksite in order to minimize the hazards associated with loose fasteners on walkways, lawns, flower beds, driveways, and streets.

The Contractor shall provide his own dumpsters with a capacity of forty (40 C.Y.) cubic yards each or less. Dumpsters shall be immediately removed from the site when they are filled. The location of all dumpsters shall be approved by the Owner prior to placement.

The Contractor shall be responsible to maintain dumpsters and adjacent area in a safe and sanitary condition and the Contractor shall be responsible for the security of the dumpster. If the Contractor fails to clean up the site after notification from the Owner, the Owner reserves the right to have the cleanup work performed by others and to deduct these charges from what is due to the Contractor.

If for any reason, the Contractor suspends or terminates work prior to the end of a normal work day, he shall clean up the area of any refuse, materials, and/or equipment and store such materials and equipment as specified herein. Before leaving the site, the Contractor must restore all areas of the work site to the satisfaction of the Owner.

END OF SECTION 017413

**SECTION 018319
ROOFING PERFORMANCE REQUIREMENTS
GENERAL CONDITIONS**

1.01 SCOPE OF WORK

It is the intent of these Specifications to furnish all supervision, labor, material, and equipment necessary to perform the work outlined in the Specifications.

1.02 GENERAL

The Contractor shall provide all materials, labor, equipment and appurtenances, and all else necessary and required to complete the work of this Contract in accordance with the Specifications. The work shall be compensated for in accordance with these Specifications at the bid prices or as Extra Work. The work shall include, but not be limited to the following:

1. Mobilization and acquisition of building permits.
2. Preparation of roof canopy construction per approved plans.
 - a. Provide steel shop drawings.
 - b. Provide wood roof truss shop drawings.
 - c. Steel fabrication.
 - d. Wood roof truss fabrication.
3. Construction of roof canopy per approved plans.
 - a. Pour concrete footings.
 - b. Erect steel per approved plans and shop drawings.
 - c. Erect wood roof trusses per approved plans and shop drawings.
 - d. Installation of new roof shingles and gutters.
4. Clean-up of buildings and site, including removal of all removed and surplus material, and construction debris.

END OF SECTION 018319

TECHNICAL SPECIFICATIONS

The Technical Specifications below, are provided for informational purposes to assist the Contractor during the performance of the work required under these Specifications. These Technical Specifications are not intended to be complete or to cover all materials or methods that may be required to complete the work.

The Contractor will be solely responsible to ensure that all materials are installed and constructed in compliance with the Manufacturer's Recommendations Standard Specifications, and all else contained herein.

SECTION 061517
ROOF SHEATHING INSTALLATION

1.01 **SCOPE OF WORK**

This Section covers the installation of standard plywood roof sheathing (CDX).

1.02 **GENERAL**

All sheathing shall be transported, stored, and installed in accordance with the requirements set forth in APA Form E30N, IBC, 2021 NJ Edition, Chapter 8, and these Specifications.

Install panels continuous across two (2) or more spans with the strength axis perpendicular to framing. *Provide one-eighth (1/8") inch gap between adjacent panel edges and ends. All panel ends shall be across framing members.*

Panel clips shall be installed between adjacent panel edges near the center of the span between each support as appropriate.

Panels shall be fastened to supports with, 8d common smooth or deformed shank nails, installed six (6") inches on-center along all edges, and twelve (12") inches on-center along intermediate supports.

Where wood shims are required to be installed along the truss top chord to provide a smooth and uniform roof plane, use 8d or 10d, ring-or-screw shanked nails as necessary, to provide one and one-half (1-1/2") inches of fastener penetration into the supporting truss chord or rafter.

Oriented Strand Board shall not be permitted for use for sheathing.

1.03 **MATERIALS**

Plywood sheathing minimum shall be APA Rated Sheathing, Span Rated 32/16. The plywood shall be 4-ply (minimum), Exposure 1, Grade CDX.

Panels clip shall be Steel H-Clips, as manufactured by Simpson Strong-Tie Company, Pleasanton, California or comparable other.

1.04 **COMPENSATION**

All costs associated with the installation of standard (CDX) plywood shall be considered to be included in the Base Bid as noted on the Bid Proposal Form.

Plywood installed in less than a half sheet in width or length dimension will be compensated as a half sheet.

END OF SECTION 061517

**SECTION 072501
ICE AND WATER SHIELD**

1.01 SCOPE OF WORK

The Contractor shall provide and install ice and water shield membrane at the base of chimney enclosures (connection to roof), over roof crickets, in valleys, at roof/vertical wall connections, at roof pipe and vent penetrations and on all roof overhang eaves.

The Contractor must ensure that the roof is stripped clean to the roof deck sheathing and made clear of staples, nails sawdust and other debris prior to the installation of the membrane to prevent penetrations of the membrane.

1.02 MATERIAL

The ice and water shield shall be GAF "Weatherwatch" ice and water barrier. The approximate thickness shall be 60 mils. The width of the rolls shall be thirty-six (36") inches, and meet ASTA specification D1970.

1.03 METHOD

The ice and water shield shall be self-adhesive and shall be applied directly to the roof deck. The ice and water shield shall be applied over the drip edges along eaves and under the drip edge along the rakes (when applicable). The roof shingles shall cover the shield. Where edges meet between rolls of shielding, there shall be a minimum overlap of sheets to a minimum distance of six (6") inches. The shielding shall extend the entire length of the bottom eave, and extend from the edge of the eave up the roof to a minimum distance of twenty-four (24") inches, measured horizontally, from the inside interior drywall edge of the exterior wall.

The ice and water shield shall be installed with a continuous width at the vertical wall between the upper and lower roof planes and chimney enclosures. The shield shall be installed at the intersection of the roof and wall, thirty (30") inches on the roof plane and six (6") inches on the wall for the entire length of wall.

Crickets and valleys shall have ice and water shield across their entire surface to a point eighteen (18") inches minimum onto the intersecting roof plane.

Existing ice and water shield that is well adhered and difficult to remove from the plywood can be overlapped with the new application. If the old roof shingles cannot be removed from the eave area ice and water shield, then the plywood will be isolated for replacement.

The ice and water shield membrane shall be applied at all recommended roof locations, specifically along roof/ wall interfaces and around roof penetrations, to satisfy the requirements for the "Golden Pledge" warranty application (if chosen).

1.04 COMPENSATION

All costs associated with the application of ice and water shield membrane shall be considered to be included in the Base Bid portion of the specifications as noted on the Bid Proposal Form.

All costs associated with the Installation of additional row (course) of self-adhered ice and water shield membrane at roof eave shall be considered to be an Extra Item as noted on the Bid Proposal Form.

END OF SECTION 072501

**SECTIONS 073113.13
ASPHALT SHINGLES**

1.01 **SCOPE OF WORK**

This Section shall cover the installation of asphalt roof shingles and associated roof system materials.

1.02 **GENERAL**

Contractor installing roof system to meet GAF “Golden Pledge” warranty standards must be a GAF Certified “Master Elite” installer and shall furnish documentation to substantiate such as part of the bid submission.

All materials and methods shall be in accordance with The National Roofing Contractors Association Roofing and Waterproofing Manual, the standards set forth in Section 101.02 & 101.03-Standard Specifications herein and in accordance with the Manufacturer’s Specifications.

All roof surfaces shall be covered with a single layer of horizontally installed underlayment. Underlayment shall be lapped a minimum of two (2”) inches over the lower course, and a minimum of six (6”) inches at end laps. All underlayment shall extend up vertical walls at least six (6”) inches. Double-layer underlayment shall be installed on roof slopes below four on twelve (4:12).

Eave edges shall have drip metal edges installed as provided in **Section 077000 Flashings**.

Shingles shall overhang eave metal drip edge three-quarters to one inch (3/4” to 1”) along the lower edge of the roof plane. A similar overhang shall be installed along the rake board drip edge.

A starter course must run along all rakes and eaves. The shingles used for the starter course should be trimmed in such a manner as to maintain the seal strip one (1”) inch or less from the edge of the one (1”) inch overhanging shingle.

1.03 **METHODS**

Nail with six (6) nails approximately 6-7/8” from the bottom of the shingle in nailing area (strike zone).

Nails must not be exposed.

For first course of shingle at eave, nails MUST be located on the lower nailing zone line at nominal six (6”) inches from the bottom of the shingle. Shingle exposure should be 5-5/8”.

1.04 **VALLEYS**

Valleys are to be of a closed-cut valley configuration with shingles from larger main or lower-sloped roof extending a minimum of twelve (12”) inches onto the adjoining roof plane.

Subsequent shingle application (dormers, "A" roof) to main roof shingles are to be trimmed along valley except for the lower three (3) courses which are to be interwoven with the main roof. No fasteners are to be installed within six (6") inches of centerline of valley. **Valley shingles to be trimmed back two (2") inches with use of chalk line to ensure neat, straight cut.**

1.05

STEEP SLOPE APPLICATION AND COLD WEATHER SEALING

For roof slopes greater than twenty one on twelve, (21:12) shingles shall be nailed a nominal six (6") inches from the bottom of the shingle and shingle sealing must be enhanced by hand sealing. Shingles shall be hand sealed at all mansard roof locations.

For Fall and Winter application of shingles, several days of calm, direct sunlight, $\pm 50^{\circ}\text{F}$ (ambient temperature) weather are necessary for the shingles to seal. Shingles which are not exposed to direct sunlight or adequate sealing temperatures may never seal.

To hand-seal shingles and to insure immediate sealing, Apply four (4) quarter-sized dabs of shingle tab adhesive on the back of the shingle one (1") inch and thirteen (13") inches in from each side and one (1") inch up from bottom of the shingle. Press shingle firmly into the adhesive. Apply only a thin uniform layer of asphalt plastic cement less than 1/8" (3mm) thick. Excess amounts can cause blistering of the shingles and may soften the asphalt in underlayments and leak barriers, resulting in the asphalt dripping and staining.

The Contractor shall be responsible for ensuring that the shingle tabs properly seal.

If conditions for proper sealing will or may not develop, and in the case of mansard or steep slope application, the Contractor shall use the following procedure:

Apply two (2) dabs of asphalt plastic roof cement, about the size of a quarter under each shingle tab, approximately one (1") inch from the end and one (1") inch up from the bottom of each shingle tab. The shingle tab must be pressed firmly into the adhesive. All asphalt plastic cement must conform with ASTM D4586. Application of excessive tab adhesive can cause blistering of the shingle.

1.06

MATERIALS

Roof felt shall be FeltBuster™ high-traction UV-stabilized polypropylene synthetic roofing felt underlayment.

Shingles shall be: GAF Corporation "Timberline HDZ" High Definition Lifetime Shingles, asphalt laminated type with a limited lifetime warranty and 130 MPH wind warranty. The color shall be 'Hickory' to match existing clubhouse.

Starter strip to be GAF WeatherBlocker™ eave/rake starter strip. Ridge cap shingles to be GAF Timbertex® to match roofing.

Shingles fasteners shall be Grip-Rite® 1-1/4" ring shank 15° coil roofing nail (Box SKU GR93DRGAL) or approved equal. Shingles shall be fastened to roof deck with six (6) nails per shingle. Contractor should be aware that special nailing procedures may be necessary to meet the 110 mph minimum wind speed for region. Staples shall not be permitted for the installation of shingle panels.

1.07

COMPENSATION

All costs associated with the installation of roof shingles and felt shall be considered to be included in the Base Bid as noted on the Bid Proposal Form.

END OF SECTIONS 073113.13

**SECTION 074616.1
ALUMINUM TRIM COIL**

1.01 GENERAL

This Section addresses the cladding of eave fascia and rake trim boards with smooth painted aluminum and, where necessary, for general flashing of the buildings (as directed by the Engineer).

1.02 SCOPE OF WORK

Furnish all labor, materials and equipment necessary for the complete installation of aluminum trim coil on all wood fascia and rake boards.

1.03 MATERIALS

- A. Wood trim shall be wrapped with painted aluminum trim coil stock. Coil stock to be manufactured by Alcoa North America Rolled Products, PlyGem® Mastic or approved equal. The color shall be approved by Owner in writing.
- B. Aluminum coil stock to be .024" gauge.
- C. Aluminum trim coil to be factory enameled. Submit samples of available colors to Owner for approval prior to installation of trim coil.

1.04 METHODS

Width of aluminum trim coil to be one continuous piece, wholly enclosing wood board. Required breaks are to be done on site on approved aluminum breaking machine. Provide embossed ribs in fascia two (2") inches on center parallel with length for stability on fascia six (6") inches or larger utilizing Tapco "Break Buddy" at rake board locations. Add 3/4" – 1" shadow bend vertically down from rake board over gable siding. Secure aluminum to wood fascia board with color matched trim nails two (2) every thirty (30") inches on center.

Do not install nails on very end of aluminum section to allow underlying aluminum ability to expand/contract.

- A. Before starting work, verify governing dimensions at building; examine, clean and repair, if necessary, any adjoining work on which this work is in any way dependent for its proper installation.
- B. Install in accordance with Aluminum Installation Planner, latest edition.
- C. Contractor to provide sample of available colors of trim coil to Owner for approval, prior to commencement of work.
- D. Upon completion, the Contractor shall clean all fingerprints, dirt, grease marks from aluminum work.

E. Dissimilar materials:

- 1) Care must be exercised in placing aluminum in contact with metals or materials not compatible with aluminum.
- 2) Dissimilar materials shall be painted or otherwise protected when they are in contact with aluminum or when drainage from them passes over aluminum.

1.05

COMPENSATION

All costs associated with the installation of the aluminum trim cladding shall be considered to be included in the Base Bid and applicable sections as noted in the Bid Proposal Form, unless otherwise noted.

END OF SECTION 074616.1

SECTION 077123.1
INSTALLATION OF ALUMINUM GUTTERS/DOWNSPOUTS

1.01 **SCOPE OF WORK**

This Section shall cover the installation of new six (6") inch seamless gutters and 3" x 4" downspouts.

1.02 **GENERAL**

The Contractor shall use necessary methods to ensure that the new gutters are installed in such a manner so that a positive pitch is provided to the downspouts. Supports to be of the hidden hanger type.

1.03 **MATERIALS**

The color of all gutters, gutter accessories and downspouts shall be approved by the Owner in writing prior to installation.

Gutters to be as follows:

Six (6") inch pre-finished .032 Ga, K-type, seamless aluminum gutters with a minimum pitch of 1/16 inch per linear foot of run.

Hidden gutter hanger screwed to the fascia board 2' – 0" on center.

Downspouts to be embossed .027 gauge, 3" x 4" tied into the existing subsurface drainage (if present) utilizing the appropriate size adapter.

Subsurface drain adaptor shall be schedule 40 PVC adaptor to accept new 3"x4" downspout and insert into existing drain.

1.04 **METHODS**

All gutter and accessories shall be installed in accordance with Standard Practice and in accordance with manufacturer's recommendations.

All replaced gutters shall be installed such that the gutter is fastened/supported through fascia into truss end where possible.

1.05 **COMPENSATION**

All costs associated with the installation of aluminum gutters and downspouts shall be considered to be included in the Base Bid of the contract as noted on the Bid Proposal Form.

END OF SECTION 077123.1

**SECTION 079200
JOINT SEALANTS**

1.01 SCOPE OF WORK

This Section shall cover the installation of sealant which may be necessary in connection with the installation of components not covered in the Specifications herein.

1.02 GENERAL

As required in these Specifications or as required due to field conditions, it may be necessary for the Contractor to utilize sealants (caulk).

Contractor should realize that caulk is not a substitute for building materials, and as such, shall use the material sparingly or as required in these Specifications.

The use of caulk to mitigate improper installation of building materials shall not be accepted by the Owner.

At no time should caulk be installed in a method to impede the proper drainage of water from the building's exterior assemblies.

1.03 METHODS

The maximum depth of sealant shall not exceed one-half (1/2") inch. For deeper joints, foam backer rod shall be used.

The sealant shall be applied sparingly and in a neat manner.

Three-point caulk joints shall not be permitted.

Sealants shall not be applied when the ambient temperature is below forty (40°F) degrees Fahrenheit or any contact surfaces are moist, unless approved by the manufacturer.

1.04 MATERIALS

Sealants shall be as follows:

- A. Silicone: Sikasil®-N Plus US one -component, non-sag, elastomeric, 100% RTV neutral cure silicone sealant as manufactured by Sika Corporation, 201 Polito Avenue, Lyndhurst, NJ 07071.
- B. Polyurethane: MasterSeal NP1 one-component, high-performance, non-priming, gun-grade, elastomeric polyurethane sealant as manufactured by Master Builders Solutions, 23700 Chagrin Blvd, Beachwood, Ohio, 44122.
- C. Adhesive: SikaBond® Construction Adhesive, one-component, gun grade, adheasing and sealing compound of permanent elasticity as manufactured by Sika Corporation, 201 Polito Avenue, Lyndhurst, NJ 07071.

Asphalt plastic roof cement shall comply with ASTM-D-4586 Type I or II.

The color of the caulk shall be approved by Owner in writing.

1.05

COMPENSATION

All costs associated with the sealants will be considered to be included in corresponding section of the Bid Proposal Forms.

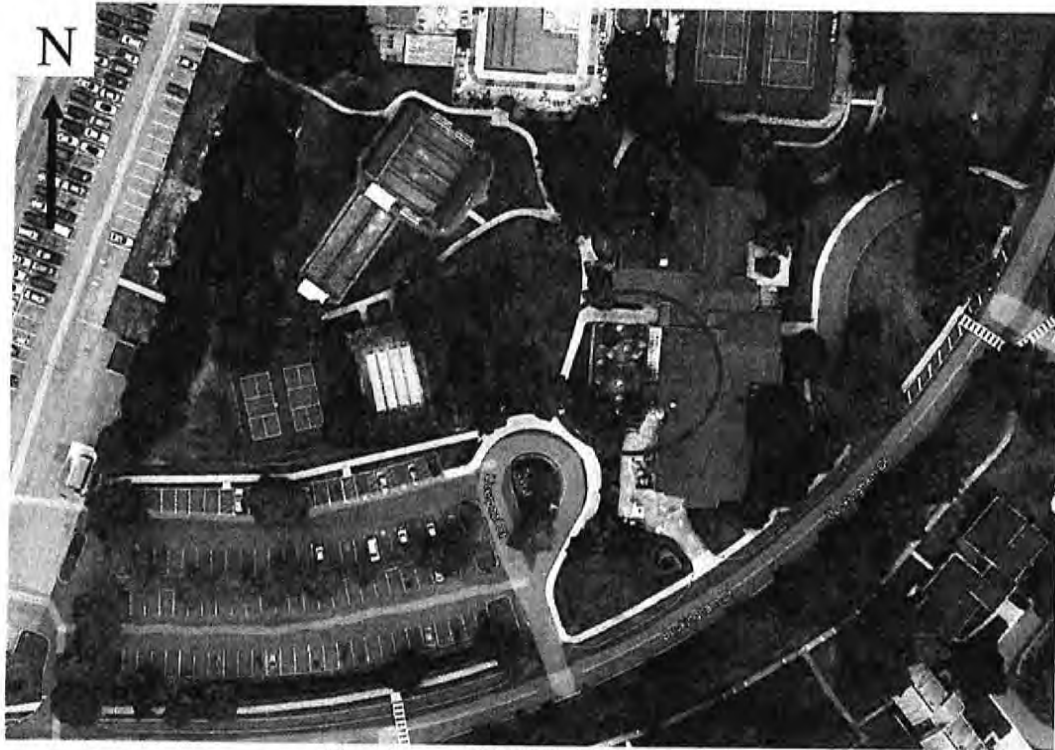
END OF SECTION 079200

FIGURE 1 – LOCATION MAP



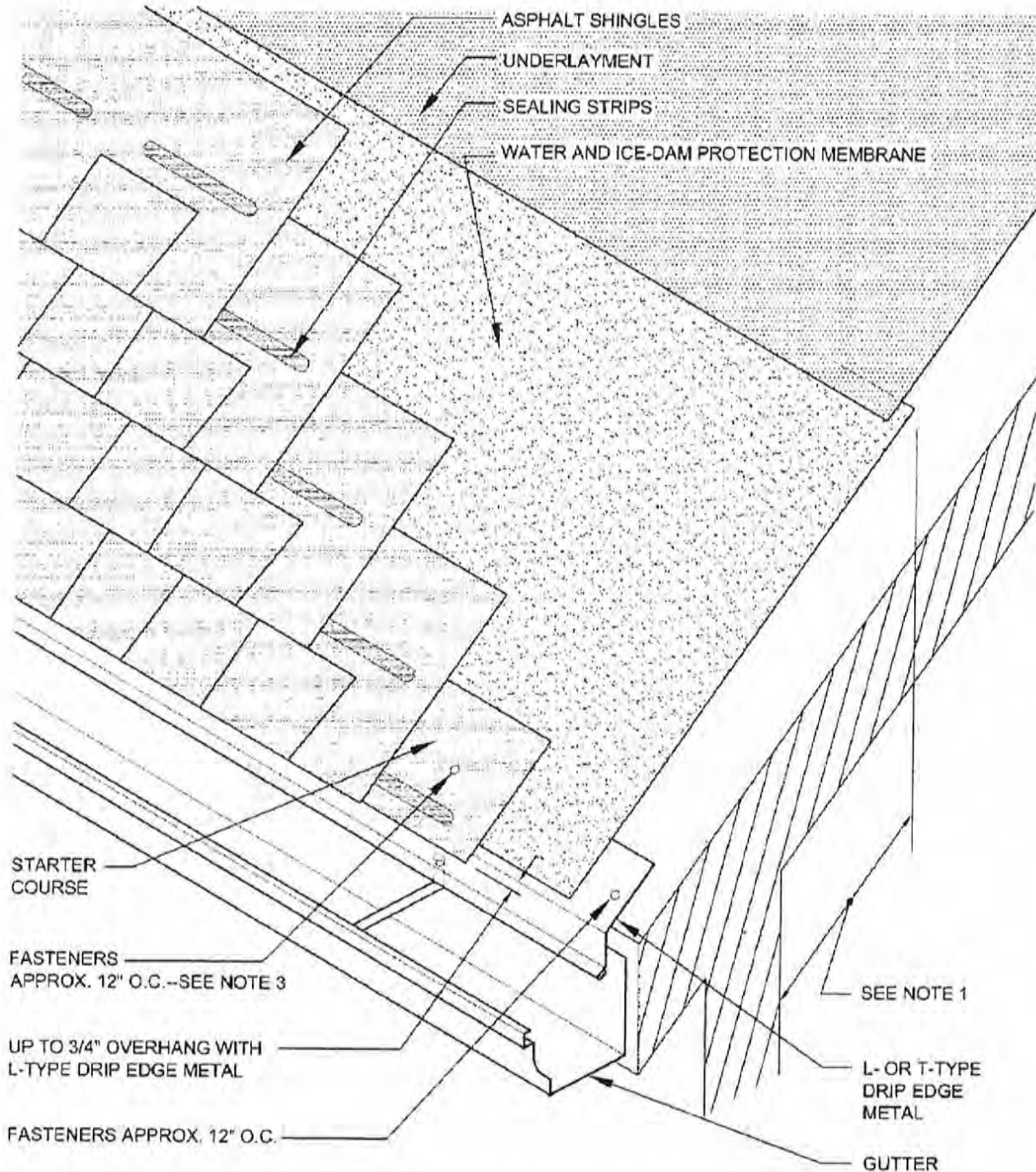
Courtesy of © 2023 Google Maps
Leisure Village West Association
Manchester Township, Ocean County, New Jersey

FIGURE 2 – SATELLITE IMAGE



Courtesy of © 2023 Google Earth
Leisure Village West Association
Manchester Township, Ocean County, New Jersey

FIGURE 3 - ROOFING AT EAVE

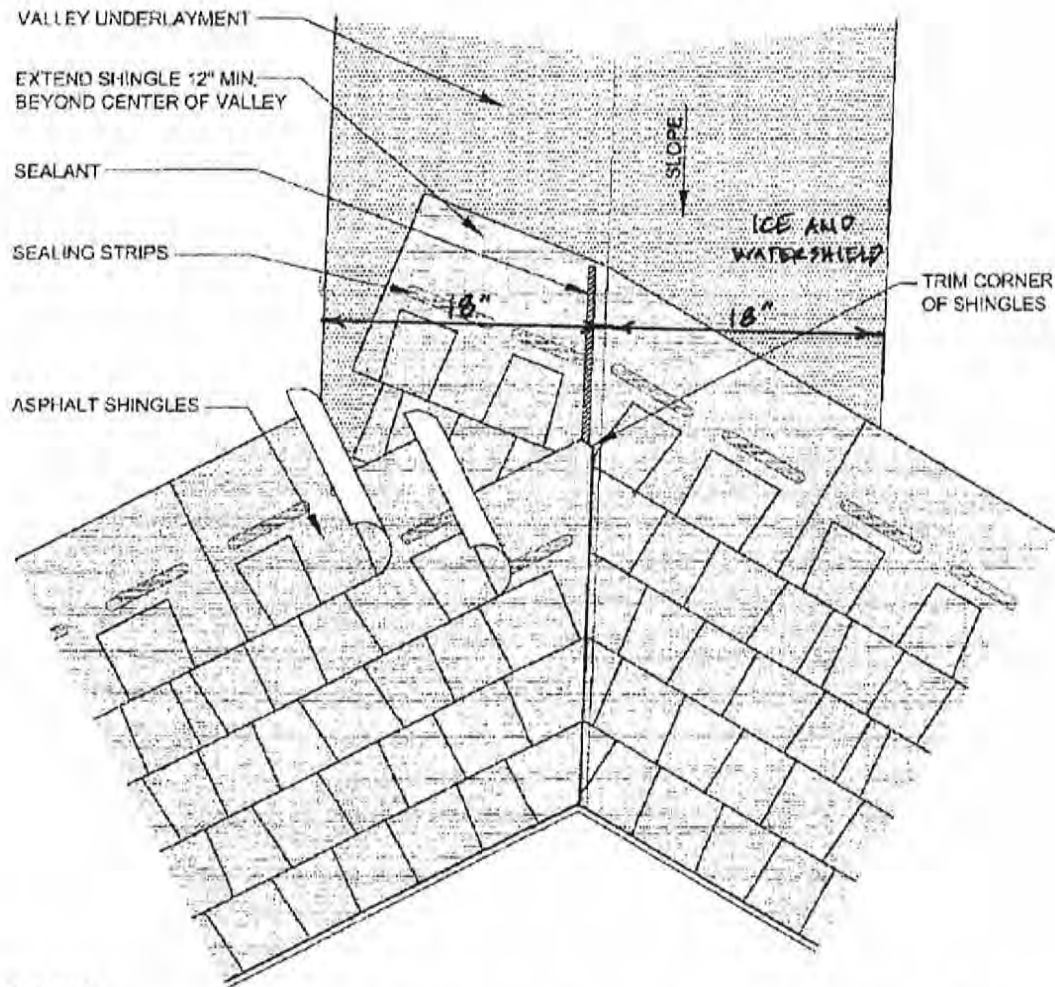


NOTES:

1. WATER AND ICE-DAM PROTECTION MEMBRANE SHOULD EXTEND UPSLOPE A MINIMUM OF 24 INCHES FROM INSIDE THE EXTERIOR WALL LINE FOR SLOPES LESS THAN 4:12. NRCA RECOMMENDS A MINIMUM OF 36 INCHES.
2. THIS DETAIL SHOWS ONE TYPE OF GUTTER SUPPORT. GUTTER SECUREMENT AND SUPPORT OPTIONS VARY
3. CLOSER FASTENER SPACING MAY BE REQUIRED FOR HIGH-WIND REGIONS.
4. REFER TO SECTION 4.1—INFORMATION APPLICABLE TO ALL CONSTRUCTION DETAILS FOR ADDITIONAL INFORMATION.

NRCA 2009

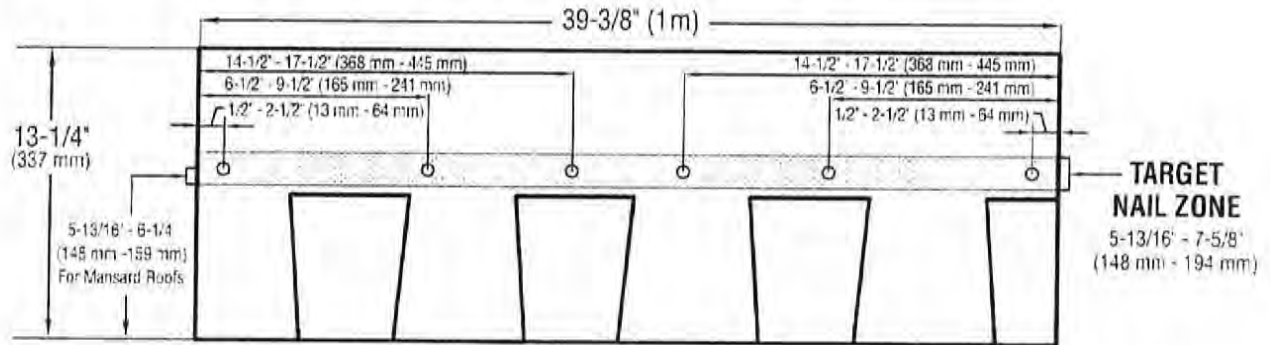
FIGURE 4 - CLOSED-CUT VALLEY



NRCA 2009

Center full width roll of WeatherWatch in valley with 6" end laps. Felt shall lap over edges of leak barrier 6". No fasteners within 6" of centerline. Double nail shingle ends in valley to compensate. Trim shingles 2" back from valley centerline on top roof plain. Seal shingles with plastic roof cement as shown.

FIGURE 5 – TIMBERLINE HDZ SHINGLE NAILING PATTERN



This agreement sets forth the entire understanding of the parties hereto and supersedes all other agreements and understandings among or between any of the parties hereto relating to the subject matter hereof and may not be contradicted by evidence of prior, contemporaneous, or subsequent agreements of the parties.

In witness whereof, the parties have hereunto fixed their hands and seals on the date specified by both parties.

Contractor:

President:

Date:

Attested By:

Date:

Community Board
President of the:
**Leisure Village West
Association**

President:

Date:

Attested By:

Date:

Please Note: The Property Manager/Board President, Contractor and FWH Associates, P.A. must all receive original signed copies of this contract/specifications.

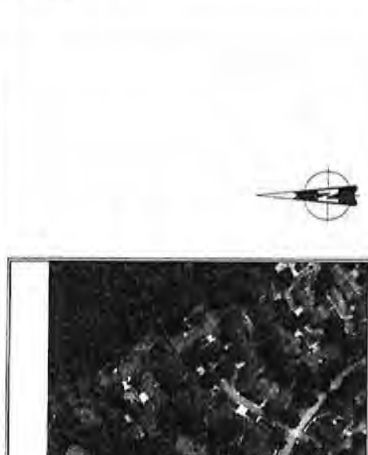
JTM/hg/pa

LEISURE VILLAGE WEST ASSOCIATION CLUBHOUSE CANOPY CONSTRUCTION DOCUMENTS

1000 BUCKINGHAM DRIVE, MANCHESTER, OCEAN COUNTY, NEW JERSEY

- GENERAL NOTES:
1. ALL CONTRACTORS AND SUBCONTRACTORS SHALL STRICTLY OBSERVE THE INSTRUCTIONS IN THE SECTIONS. THE NEW YORK 2003 INTERNATIONAL BUILDING CODE, THE CODE OF CONSTRUCTION OF THIS PROJECT, INCLUDING ALL STATE, CITY AND COUNTY ORDINANCES, ELECTRICAL, MECHANICAL, PLUMBING, AND GAS CODES SHALL APPLY TO THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL JURISDICTION OF RECORD AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL JURISDICTION OF RECORD.
 2. ALL ORDER, TAKE-DOWN, REPAIRS AND MAINTENANCE DETAILS AND INSTRUCTIONS REFERENCED IN CONTRACT DOCUMENTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
 3. CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL STRUCTURAL DETAILS AND INSTRUCTIONS REFERENCED IN CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL JURISDICTION OF RECORD.
 4. THE CONTRACTOR SHALL VERIFY AND PROTECT ALL UTILITIES AND SERVICES UNDER, AND SHALL PROTECT THE WORK AREA FROM INTERFERENCE WITH THE EXISTING UTILITIES AND SERVICES. ALL UTILITIES AND SERVICES SHALL BE IDENTIFIED AND PROTECTED BY THE CONTRACTOR.
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MEASUREMENTS AND VERIFICATION OF THE LOCATION, ELEVATION, AND DEPTH OF ALL UTILITIES AND SERVICES. ALL UTILITIES AND SERVICES SHALL BE IDENTIFIED AND PROTECTED BY THE CONTRACTOR.
 6. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE LOCAL JURISDICTION OF RECORD AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL JURISDICTION OF RECORD.
 7. CONTRACTOR SHALL MAINTAIN THE TRENCHES ACCESSIBLE, CLEAN AND FREE OF DEBRIS, AND SHALL PROTECT ALL REMAINING UTILITIES AND SERVICES. ALL UTILITIES AND SERVICES SHALL BE IDENTIFIED AND PROTECTED BY THE CONTRACTOR.
 8. THE CONTRACTOR SHALL MAINTAIN ALL UTILITIES AND SERVICES IN PLACE AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL JURISDICTION OF RECORD.
 9. ALL UTILITIES AND SERVICES SHALL BE IDENTIFIED AND PROTECTED BY THE CONTRACTOR.
 10. THE CONTRACTOR SHALL MAINTAIN ALL UTILITIES AND SERVICES IN PLACE AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL JURISDICTION OF RECORD.
 11. ALL UTILITIES AND SERVICES SHALL BE IDENTIFIED AND PROTECTED BY THE CONTRACTOR.
 12. ALL UTILITIES AND SERVICES SHALL BE IDENTIFIED AND PROTECTED BY THE CONTRACTOR.

- CONCRETE REVISIONS:
1. REINFORCED CONCRETE COLUMN SECTION SHALL CONFORM TO ADO 318.
 2. CONCRETE REINFORCING SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:
 - a. ALL REINFORCING SHALL BE ADO 635, GRADE 60.
 - b. ALL REINFORCING SHALL BE ADO 635, GRADE 60.
 - c. ALL REINFORCING SHALL BE ADO 635, GRADE 60.
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 12. ALL REINFORCING SHALL BE ADO 635, GRADE 60.



1000 BUCKINGHAM DR, MANCHESTER, NJ
LEISURE VILLAGE WEST ASSOCIATION
CLUBHOUSE CANOPY

NO.	REVISION
1	ISSUED FOR PERMIT
2	REVISED PER COMMENTS FROM ARCHITECT
3	REVISED PER COMMENTS FROM ARCHITECT
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12	REVISED PER COMMENTS FROM ARCHITECT

SHEET INDEX	COVER SHEET
C5	5101 FOOTING LAYOUT AND DETAILS
5102	BEAM LAYOUT AND DETAILS

FWH FWH ENGINEERS AND ARCHITECTS

1000 BUCKINGHAM DR, MANCHESTER, NJ 08053
TEL: 732.392.4400
WWW.FWHENGINEERS.COM

PLAN CHECKS REQUIRED

APPROVED FOR CONSTRUCTION BY: _____ DATE: _____

LEISURE VILLAGE WEST ASSOCIATION CLUBHOUSE CANOPY

1000 BUCKINGHAM DR, MANCHESTER, NJ

DATE: _____

BY: _____

FOR THE ASSOCIATION:

DATE: _____

BY: _____

DATE: _____

BY: _____

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NOT FOR CONSTRUCTION

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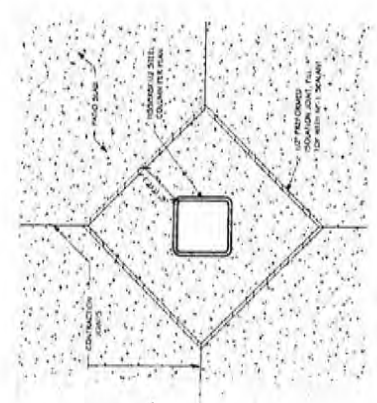
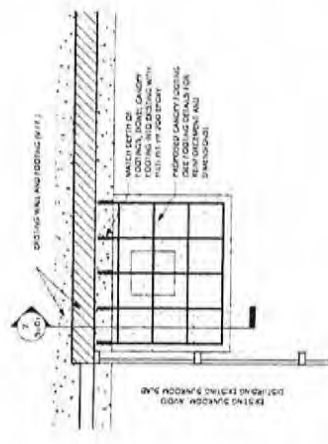
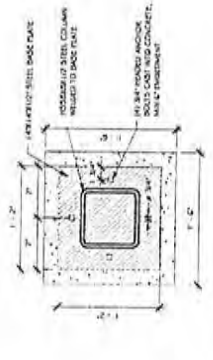
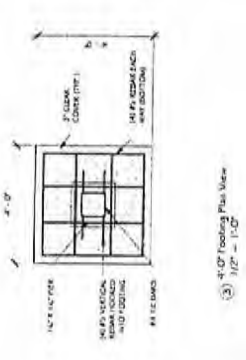
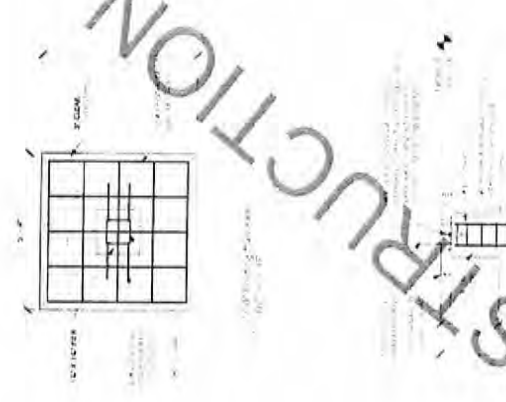
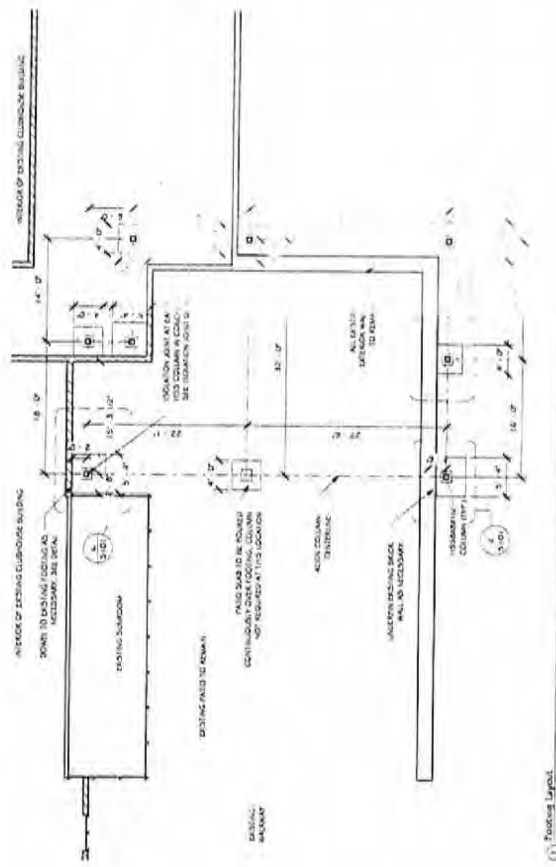


LEISURE VILLAGE WEST
ASSOCIATION
CLUBHOUSE CANOPY
1000 BUCKINGHAM DR, MANCHESTER, NJ

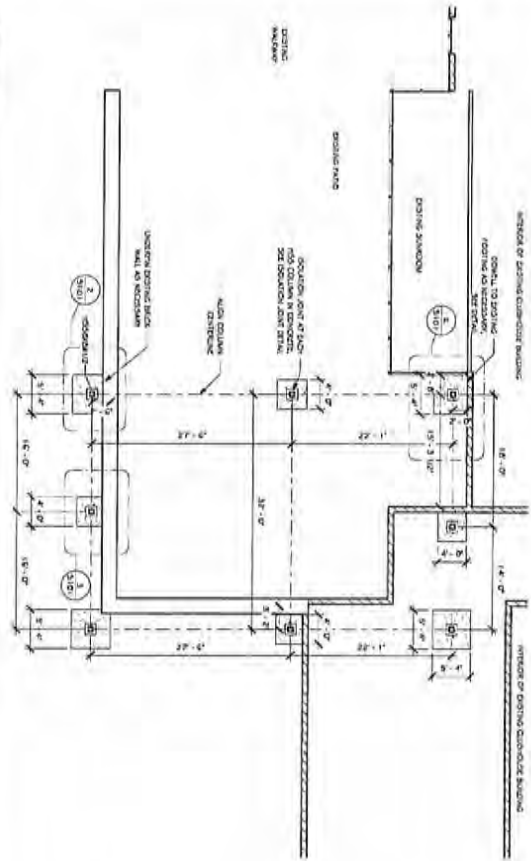
DATE: 11/27/10
PROJECT: LEISURE VILLAGE WEST
SHEET: S101

DESIGNED BY: [Blank]
CHECKED BY: [Blank]
DATE: [Blank]

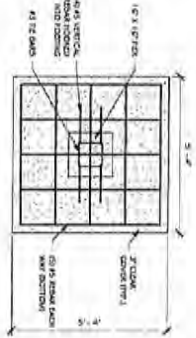
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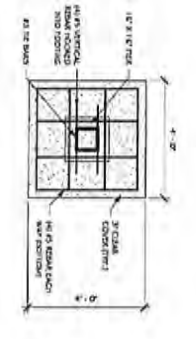
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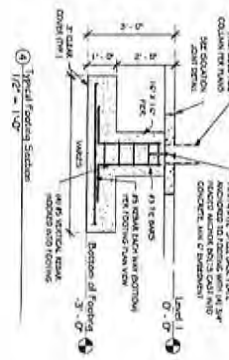
1 Footing Layout
1/2" = 1'-0"



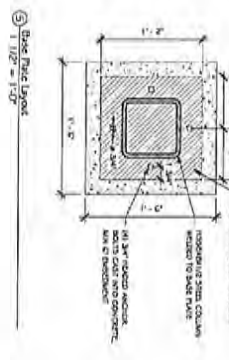
2 3'-0" Footing Plan View
1/2" = 1'-0"



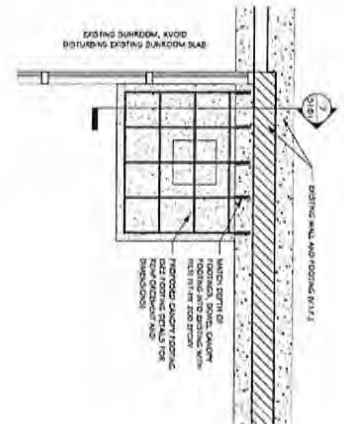
3 4'-0" Footing Plan View
1/2" = 1'-0"



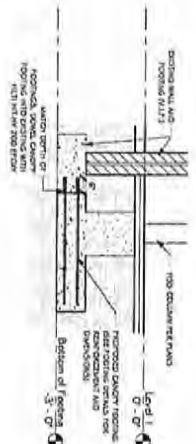
4 Typical Footing Section
1/2" = 1'-0"



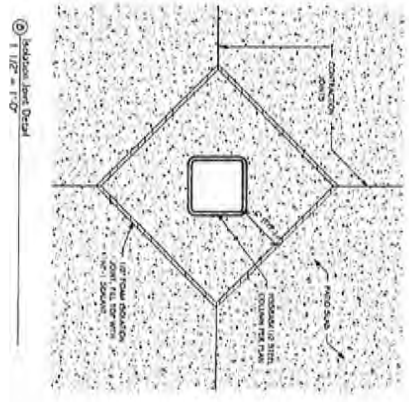
5 Base Plate Layout
1/2" = 1'-0"



6 Footing Detail - Detail to Existing Footing
1/2" = 1'-0"



7 Section - Detail to Existing Footing
1/2" = 1'-0"



8 Foundation Plan Detail
1/2" = 1'-0"

LEISURE VILLAGE WEST CONDOMINIUM ASSOCIATION CLUBHOUSE CANOPY
1000 BUCKINGHAM DR, MANCHESTER, NJ

DATE: 11/11/2010

PROJECT: CLUBHOUSE CANOPY

SCALE: 1/2" = 1'-0"

NO. 101

REVISIONS

NO.	DESCRIPTION	DATE

DESIGNED BY: [Signature]

CHECKED BY: [Signature]

DATE: 11/11/2010

PROJECT NO. 101

DATE: 11/11/2010



- NOTES:
1. PROPERTY ADDRESS AND DESCRIBED AS LOT 11 IN BLOCK 38,102 AS SHOWN.
 2. PROPERTY LOCATED IN THE SC ZONE.
 3. PLAN SIZES ON DOCKETS OR IN ARCHITECTURAL DRAWINGS AS SET FORTH OR MANUFACTURER'S PLANNING BOARD APPLICATION #2022-08.
 4. TOWNSHIP PLANNING BOARD RESOLUTION APPLICATION #2022-08.
 5. EXISTING LED SIGN PER FRAME LED USA OR APPROVED EQUAL.

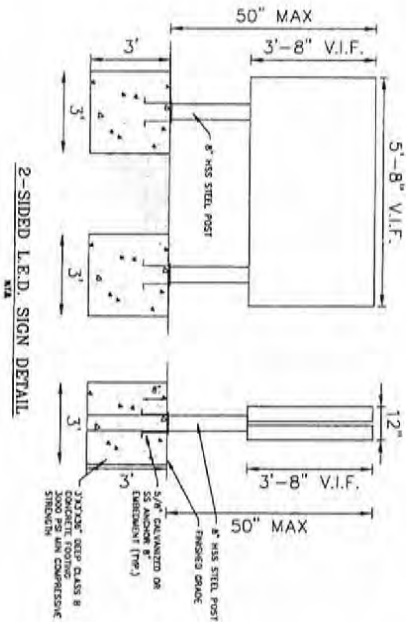


ZONE MAP
SCALE: 1" = 100'



KEY MAP
SCALE: 1" = 100'

PROPOSED SIGN LOCATION



2-SIDED LED SIGN DETAIL
N/A

DATE: _____

PROJECT: _____

CLIENT: _____

DESIGNED BY: _____

DRAWN BY: _____

CHECKED BY: _____

APPROVED BY: _____

DATE	REVISION	SCALE	COLOR	STATUS
SIGN PERMIT PLAN				
3118 KENNING DRIVE LOT 11,01 BLOCK 38,102				
SHEET 1 OF 1				
TOWNSHIP OF MANCHESTER, DECATUR COUNTY, NEW JERSEY				
				
Christopher P. Rosati PROFESSIONAL ENGINEER No. 12,118,000 N.J. Lic. No. 11991				
DATE	BY	CHECKED	APPROVED	

