



Roofing Bulletin - Buildings A1, C1, F1F2, H1, E1 and J2

The Shops at Clearfork

This bulletin is to advise the Tenants & Tenant Contractors of the responsibilities, processes, and fees with the roofing requirements for your store build out.

All Tenant GCs are required to hire/contract with Landlord's Roofing contractor to perform any and all roofing work required for The Shops at Clearfork. Please note – this is a mixed-use project and buildings have different roofers whose pricing may vary based on different building conditions.

Tenant / Tenant Contractor Responsibilities:

- All proposed locations must be on a set of final construction drawings and approved by Tenant Coordination in advance.
- Upon building and mechanical permit approval, Tenant GC must contact Roofing Subcontractor to start discussing and finalizing contract. (see attached file for pricing) and arrange for payment to the contractor.
- Tenant Architect must send roof and mechanical plan to their specific Roofing Contractor.
- Tenant and/or Tenant GC will be responsible for cutting roof for any openings/penetrations.
- Tenant and/or Tenant GC will be responsible for installing the correct curbs/supports/pipe flashings for roof equipment's/platforms/electrical conduits.
- Buildings E and H have post tension slab. There are designated platform areas on the base building plans for equipment placement. If an additional location is requested outside of that area this will need approval by the Landlord's Structural Engineer at the Tenant's cost. Please read the Structural Bulletin before planning any penetrations.
- Penetrations for future equipment must be protected. Tenants installing duct drops for RTUs on single story buildings J2 and F100 and F200 must have curbs and units on hand or covers in place before penetrations can be made.
- Buildings A, C and H have condensing water systems. Tenants wishing to install any additional equipment on the roof must coordinate directly with Landlord for an approved route for any lines and cables. If the Tenant requires a shaft and a route is found, it will be the Tenants responsibility to fire rate that shaft.
- Roof access and equipment lifts must be coordinated in advance through Operations. No equipment can be lifted during center operating hours. Tenant Contractor will be required to provide barricades, protection and manpower to protect premises, pedestrians and other workers.
- Tenant Contractors making penetrations on the roof where they are cutting into Landlord decking must provide fire extinguishers and have the location on a fire watch for a minimum of four hours after penetrations made.
- The Tenant GC must protect the roof from damage and all material and debris must be secured and removed daily.

Roofing Contractors Responsibilities:

- Roof flashing to Tenant's curbs/supports and pipe flashings.
- Identify any Tenant work that might cause an issue to roof warranty.
- Identify any work that needs structural engineering due to post tension slab.

Simon Responsibilities:

- Simon will coordinate with Tenant Contractor at Preconstruction Meeting when roof top equipment will be brought in.

Please contact your Tenant Coordinator or Property Management with any questions

Buildings A1 and C1

Exclusions and clarifications:

1. Buyer agrees to a charge of \$65.00 per each man hour for any excessive delays, standing or waiting.
2. Price specifically excludes Permits, Payments & performance bonds, After-hours, overtime, weekend or holiday work hours, Structural work or enhancements, Iron work, Cutting or coring of deck substrate(s), Mechanical, electrical and plumbing disconnect or reconnections, Spotting or leveling of equipment curbs, Equipment curbs, stands, rails or supports, Pipe, conduit or vent stack penetration stubs, Wood/Lumber sleepers or supports, Grease Guards, Waste dumpster, Leak free or roof manufacturer's warranties and any items not specifically mention or listed in above scope(s) of work.
3. Conduit and routes for cables and lines; any fire rating responsibility of Tenant.

Contact Information:

Will Messer
Service Manager
Supreme Roofing Systems
(214) 330-8913

Buildings F1, F2 and H

There is a minimum charge per trip regardless of amount of flashing requested: \$850

Exclusions and clarifications:

- Damage caused by Tenant Contractors will be repaired on Time & Material Basis. Rates \$60.00 per man hour and 20% mark-up on materials.
- Deck cutting, sub-framing, curbs, blocking, caps and grease traps to be by others.

Contact Information:

Jeff Eubanks
Jeff Eubank Roofing Co., Inc.
(817) 334-0161

Buildings E1 and J2

Exclusions and clarifications:

- Payment is due from Tenant Contractor prior to commencement of tenant work.
- Tenant contractor will be responsible for structural or deck modifications required for penetration.
- Tenant contractor will be responsible for any layout of roof penetrations and any interior protection.
- Tenant contractor will be responsible for cutting penetration openings in roof deck.
- Tenant contractor will be responsible for any equipment curbs, blocking and sheet metal caps. All required tenant materials need to be on site prior to commencement of roofing contractor work.
- Tenant contractor will be responsible for any roof grease traps that will be required.

Contact Information:

Mike Goodwin,
KPOST Roofing and Waterproofing
(972) 910-8777

Building D

Separate bulletin for D Building

Please contact your Tenant Coordinator or Property Management with any questions