



## **Buildings D1 and D2 Designated Contractors**

### **The Shops at Clearfork**

This bulletin is to advise the Tenants & Tenant Contractors of the responsibilities, processes, and fees associated with the Landlord's base building fire alarm, electrician, fire sprinkler and roofer for your store build out.

**All Tenant GCs are required to hire/contract with Landlord's designated contractor to perform any and all work required for The Shops at Clearfork. Please note – this is a mixed-use project and buildings have different designated contractors whose pricing may vary based on different building conditions. This bulletin is specifically for Buildings D1 and D2 only.**

### **Fire Alarm System Procedure & Requirements for Tenant Improvement**

This bulletin is to advise you of the responsibilities, processes and fees with the fire alarm system requirements for your store build out.

**All Tenants are required to hire/contract with Landlord's fire alarm contractor, Christian Cable Group, to perform the preparation of documents, installation of devices, final connections, programing and testing.**

#### **Tenant Responsibilities:**

1. It is currently taking up to four weeks for shop drawing approval on fire alarm by the City
2. Upon approval of "Preliminary Plans" by Landlord the Tenant will immediately contact Christian Cable Group to initiate and finalize a contract.
3. The Tenant's architect will send AutoCad files of the store plans to Christian Cable Group.
4. ***Tenant to submit for fire alarm permit when submitting for building permit. Tenant must have City approved fire alarm plans at the time of issuance of build out permit.***
5. Tenants work to be built under separate contract with Christian Cable Group.
6. Tenant Contractor to provide any 110vac cabling.

#### **Christian Cable Group's Responsibilities:**

1. Preparation of Tenant's code compliant Fire Alarm Design Plans.
2. Plan check submission
3. Fire Alarm permits.
4. Fire alarm wiring and device installation. Christian Cable Group will use plenum rated cable supported to the building structure and will provide and install all back boxes, junction boxes and outlet rings. All devices will be compatible with a Firelite fire alarm system.
5. Programing and Testing.
6. Scheduling fire alarm inspections with the Fire Department.

#### **Simon Responsibilities:**

1. Simon will notify base building facilities for any alarm programming and testing.

#### **Exclusions and clarifications:**

- No 120vac included
- No bond is included
- No telephone line(s) are included
- Proposal makes no provisions for temporary certificate of occupancy

- Assumption is made that electronic CAD files will be provided at no charge
- 1-year warranty on labor and materials included
- Labor estimates based on normal working hours being Monday thru Friday 8am to 5pm
- Payment terms: Net 30 with progressive payments
- Installation and fan control by others
- No lifts or scaffolding is included
- No detection or control of fire/smoke dampers

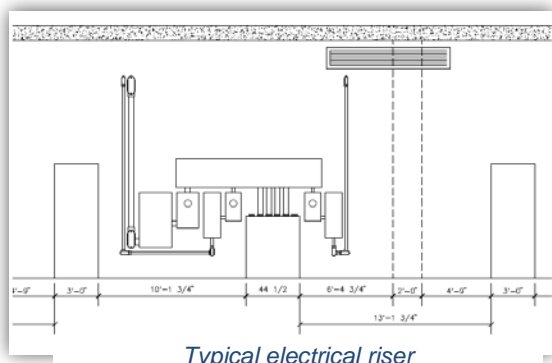
### Contact Information:

Christian Cable Group  
110 Metrotex Drive  
Haslet, Texas 76052  
Office 817-638-2501  
Jodi Snow [JSnow@christiancablegroup.com](mailto:JSnow@christiancablegroup.com)

## Electrical Procedure & Requirements for Tenant Improvement

This bulletin is to advise you of the responsibilities, processes and fees with the electrical utility requirements for your store build out. Please note, all services and loads must be approved by Tenant Coordination as part of the plan review and Landlord approval process.

Electrical service for Buildings D1 and D2 only are obtained by the Tenant calling and requesting the ESID number from Tenant Coordination.



Tenants will then need to choose their preferred electrical provider by visiting the following website (or one that provides similar services) at [www.powertochoose.org](http://www.powertochoose.org) Please use the following zip code: 76109. This will pull up a list of electrical service providers who service this area. Choose the provider/plan you prefer and then call ONCOR at (888) 875-6279 and give them your ESID# and provider information and they will arrange to get a meter to the space when the contractor is released.

In order to get service, your electrician will need to build your electrical service, get final inspections and then arrange for a final connection of the conductors into the tap can box and a meter installation with ONCOR. Please contact ONCOR's Project

Manager Guy Smith at 817-676-7766. Please make sure you notify Tenant Coordination 48 hours in advance as other Tenant's will also need to be notified of the shutdown of power to that area of the building when the tap can box is opened.

Tenant Contractors will be required to use small generators that must be secured in the space when not in use or removed from the site. No generators can be used inside the space. **Tenant Contractors will need to get permanent power as soon as possible.** All generator locations must be coordinated on site with Tenant Coordination and a layer of visqueen and plywood placed underneath them to protect Landlord hardscapes. All cables and cords must be secured and not considered a trip hazard. There are residential units above the retail and restaurant areas and there will be designated hours of operation of any outside generators.

## Fire Sprinkler Requirements for Tenant Improvement

1. Upon approval of "Preliminary Plans" by Landlord the Tenant will immediately contact The Director of Operations for a list of approved sprinkler contractors and initiate and finalize a contract.
2. The Tenant's architect will send AutoCad files of the store plans to the Contractor. It takes about four weeks for plans to be approved once submitted to the Fire Department for permit.

3. **Tenant must have City approved fire sprinkler plans at the time of issuance of build out permit.**
4. Tenants work to be built under separate contract with the fire sprinkler contractor.

Please see the Fire Protection Bulletin for all buildings.

#### Contact information:

SimplexGrinnell  
Attn: Cole Sampley  
810-210-0700  
LSampley@simplexgrinnell.com

Hunter Fire Protection  
Attn: Bethel Strong  
972-564-6534  
Bstrong@hunterfire.com

### Mechanical and Structural Engineering for Tenant Improvement

Building D1 and D2 deck above the tenant space is post-tension. There shall be no anchors, screws or other items drilled or shot into the slab with embedment into the concrete greater than 1". Ground floor slabs are not post tension and have leave-outs for restroom locations. A detail for filling with a 4,000 psi concrete with welded wire mesh reinforcing in the leave outs will be required on the plans.

Shaft locations have been located for cables and lines for roof top split system equipment and exhaust ducts for Tenants to use. Louvers have been placed in key locations for fresh air intake and toilet exhaust.

Tenants can also design into their storefront areas louvers for fresh air intake and toilet exhaust. Tenants will not be allowed to add additional shafts for additional roof top access and all toilet exhaust must be coordinated with any preexisting fresh air intakes and balconies above.

All tenants will need to locate roof top equipment close to the shaft designated for their use. The plans must include information about the weight of the equipment along with curbs, rails and means of attachment. The roof is a TPO roof and grease guards will be required along with walk pads from the nearest access point.

Tenants with any unique structural needs or requirements other than mechanical equipment placement must contact and hire the structural engineer for the building.

Victor Lissiak III, M.S.C.E., P.E.  
Viewtech Inc  
4205 Beltway Drive  
Addison, Texas 75001  
O: 972-661-8187  
F: 972-661-8172  
M: 972-740-7002  
[www.vtinc.net](http://www.vtinc.net)

### Roof Requirements for Tenant Improvement

This bulletin is to advise the Tenants and 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.**

***Building D has a TPO roof and only approved personnel will have access to the roof. The building is four stories and arrangements must be made in advance with Tenant Coordination and Property Management for any mechanical lifts of equipment to the rooftop.***

#### Tenant / Tenant Contractor Responsibilities:

- All proposed locations must be on a set of final construction drawings generated at Tenant's

expense by the Building Structural Engineer in advance of sending to the roofing contractor for pricing. Include location, equipment and weight of equipment and information on rails/curbs.

- Upon Landlord and Building Plan Review approval, Tenant GC must contact Roofing Subcontractor for discussion and final pricing.
- Tenant or Tenant Contractor must arrange for payment to roofing contractor prior to work commencement.
- Tenant and/or Tenant GC will be responsible for installing the correct curbs/supports/pipe flashings for roof equipment's/platforms/electrical conduits.
- Tenants will be expected to have all curbs, rails, conduit and piping and equipment on hand. Cabling for roof top equipment will be through an approved shaft location. Tenant Contractors will be expected to run conduit, pipe and duct on pads to roof top equipment locations and provide walk pads to the equipment location from closest manpower access doors for service as well as crickets or tapered insulation as required for drainage around any new curbs.
- Roof access and equipment lifts must be coordinated in advance through Tenant Coordination and Property Management. 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 penetrating Landlord roofing materials and 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.
- All kitchen exhaust units must have grease guards.

**Roofing Contractors Responsibilities:**

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

**Simon Responsibilities:**

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

**Contact information**

Jeff Eubank Jr., LEED AP  
Jeff Eubank Roofing Co., Inc.  
1900 Northpark Drive  
Fort Worth, Texas 76102  
P: 817-334-0161  
F: 817-336-1811  
JHE@eubankroofing.com  
[www.eubankroofing.com](http://www.eubankroofing.com)