

PRE-CONSTRUCTION

PRE-CONSTRUCTION MEETING

PERMITS & LICENSING

A minimum of five (5) days prior to starting construction, the CONTRACTOR shall contact the LANDLORD to arrange a Pre-construction Meeting at the site. Attendees should include the GENERAL CONTRACTOR, Superintendent, and major Subcontractors to be used in the construction.

At the Pre-construction Meeting the GENERAL CONTRACTOR shall provide the following:

- 1) **BUILDING PERMIT**
A copy of each of the Local Building Permits and, if applicable, Health Permits.
- 2) **WORKERS COMPENSATION CERTIFICATE**
- 3) **INSURANCE CERTIFICATE**
The Certificate of Liability Insurance should be in the minimum amount of \$2,000,000, in the aggregate, \$1,000,000 each occurrence and should reflect the following as "Additional Insured"
FLORIDA MALL ASSOCIATES, LTD. and Simon Property Group
- 4) **TWO (2) FULL SIZE COPIES OF FINAL LANDLORD APPROVED PLANS.**
- 5) **PERFORMANCE, LABOR and MATERIAL BOND**
- 6) **SUBCONTRACTORS LIST**
The subcontractors list shall set forth the name, address and telephone numbers (and emergency numbers) of TENANT'S General Contractor and Subcontractors.
- 7) **PRE-CONSTRUCTION FEES (not subject to waiver or cap.)**

1) PLAN REVIEW/ PERMIT:

1) PLAN REVIEW/ PERMIT:

Instructions for drawing submission for building permit.
All specifications are to be included within the construction drawings. Project manuals or specification booklets are not acceptable.

**Orange County Government
Community, Environmental and Development Service Department
Division of Building Safety
201 S Rosalind Avenue, 1st FL
Orlando, FL 32801
PH: (407) 836-2946**

Plan Review/ Permit application's and fees can be found on-line at:
<http://www.cityoforlando.net/permits/>

For questions concerning code issues, consult:

**Building: 2010 FBC Building Code
Fire: 2010 FL Fire Prevention Code (including 2009 Edition of NFPA)
Accessibility: 2010 FBC Accessibility
Energy: 2010 FBC Energy Conservation
Plumbing: 2010 FBC, Plumbing
Mechanical: 2010 FBC, Mechanical
Fuel / Gas: 2010 FBC, Fuel / Gas
Electrical: 2008 National Electric Code
Existing Building: 2010 FBC, Existing Building (Level 3 Alteration)**

Landlord encourages all tenants to use the permit expeditor below:

**Emerald Coast Permitting, Inc.
PO Box 476
Dustin, FL
(850) 837-7444
emeraldcoastpermitting@cox.net
www.emeraldcoastpermitting.com
Attn: Candi L. Gray**

All Tenants with food operations please contact the following for additional requirements:

State of FL - DBPR Division of Hotels and Restaurants Plans Review and Approval

https://www.myfloridalicense.com/CheckListDetail.asp?SID=&xactCode=1035&clientCode=2010&XACT_DEFN_ID=13956

2) LICENSING

All contractors must be licensed by the appropriate jurisdictional authorities.

3) SPRINKLER DRAWINGS:

In addition to complying with the local authority requirements for submission of sprinkler shop drawings, the sprinkler contractors shall submit a minimum of four (4) sets of sprinkler shop drawings and hydraulic calculations (if applicable) to Global Risk Consultant's for approval.

Contact: William J. Cary Senior Consultant
Global Risk Consultants Corp.
2551 E. Saratoga Street
Gilbert, AZ 85296
Telephone/Fax: (480) 926-8858
E-mail: williamcary@globalriskconsultants.com

Global Risk Consultants will return two (2) set to the sprinkler contractor. Review time: two (2) weeks typically. Mark installation date on plans if plans need to be expedited.

4) MALL BUILDING DATA

OCCUPANCY/USE: **Group M (Mercantile)**

CONSTRUCTION CLASSIFICATION: **Type II B**

BUILDING LEVELS: **1 Level**

SPRINKLER SYSTEM: **Sprinklered**

5) TENANT'S ADDRESS

Contact Mall Management for Tenant Address.
See below.

6) MALL ADDRESS & PHONE

**The Florida Mall
8001 South Orange Blossom Trail
Orlando, FL 32809
PH: (407) 851-7234
Fax: (407) 855-1827**

7) LANDLORD CORPORATE OFFICE

Simon Property Group
Attn: Tenant Coordination
225 West Washington Street
Indianapolis, Indiana 46204

CONSTRUCTION

TEMPORARY PROVISIONS

ALL TENANTS:

1) TEMPORARY CONSTRUCTION BARRICADE

If required by the LANDLORD a temporary construction barricade at the storefront shall be installed by TENANT at TENANT'S expense.

No barricades shall be removed or dismantled without the express written consent of the LANDLORD. Any barricade removed without prior consent will be reconstructed by LANDLORD at the CONTRACTOR'S expense.

2) CONSTRUCTION SIGNAGE

The CONTRACTOR is not allowed to post any company name or sign on the temporary construction barricade or anywhere outside the premises. The CONTRACTOR shall post all signage as required by the LANDLORD.

3) ELECTRIC POWER

The TENANT'S CONTRACTOR is responsible to coordinate temporary electric power by tying into the building's permanent power source. Prior to this connection, TENANT'S CONTRACTOR to use generators.

4) TEMPORARY WATER

Contact the LANDLORD for access to temporary water service.

5) TEMPORARY TOILET

The shopping center toilet facilities will not be available for contractors use. Contact the LANDLORD for temporary toilet locations.

CONSTRUCTION REQUIREMENTS

The following Rules govern TENANT'S construction on LANDLORD'S property. All references to "CONTRACTOR" shall mean the GENERAL CONTRACTOR or the TENANT if acting as its own contractor.

1) ON-SITE DOCUMENTS

The CONTRACTOR will keep the following documents on-site and accessible at all times during construction:

- A) LANDLORD approved TENANT drawings. The CONTRACTOR will build from ONE set of drawings by adding any Building Department comments into the LANDLORD'S approved set. This set of drawings will be primary working drawings and displayed at all times during construction.
- B) A complete set of building department permitted (stamped) drawings.
- C) LANDLORD'S construction manual. An illustrated manual depicting the LANDLORD'S "do's and don'ts" for TENANT construction.

2) CONCRETE

Concrete must be saw-cut or core-drilled (no jack-hammering or breaking of concrete is permitted). Prior approval must be obtained from LANDLORD prior to penetrating any structural or structurally reinforced concrete.

3) PROTECTION OF PROPERTY

The CONTRACTOR shall be responsible for protecting the LANDLORD'S and any other party's property from damage.

4) FIRE EXTINGUISHERS

The CONTRACTOR shall provide adequate fire extinguishers within the premises, tagged for date of inspection, while under construction.

5) SITE ACCESS AND PARKING

The CONTRACTOR shall be responsible to ensure that all construction employees working in the premises use the designated parking areas. There will be no construction trailers allowed on the property. Parking will not be permitted in any of the driveways, fire lanes, and truck docks except for temporary loading and unloading, as approved by the LANDLORD.

6) DELIVERY OF MATERIALS

The TENANT'S delivery address is the same as TENANT'S address

The CONTRACTOR shall be responsible to coordinate all materials deliveries to the premises, whether for construction, fixturing or merchandising, in accordance to LANDLORD'S traffic control plan. All deliveries shall be made through the rear door of the premises either via the adjacent service corridor or truck dock area. Contact the LANDLORD prior to the delivery of materials and equipment which are too large to enter through the rear door of the Premises. Where there is no rear door to access space, all deliveries, trash removal, etc., must be coordinated as directed by the LANDLORD.

7) WORK AREA AND STORAGE

The CONTRACTOR'S work area will be restricted to the TENANT'S leased premises. Service and fire corridors and truck docks shall be kept clear of all materials, equipment, debris and trash at all times.

8) SECURITY AND AFTER HOURS WORK

The CONTRACTOR must receive the prior permission of the LANDLORD for work between 6:00 pm and 7:00 am and on weekends.

OPENING

OPENING REQUIREMENTS

1) PRE-GRAND OPENING WEEK AND WEEKEND CONST. RULES

In preparation for the Grand Opening events the following general rules will apply for all Tenant construction. More specific details will be issued in a field bulletin closer to opening.

Pre-Grand Opening Week:

1. All exterior construction must be completed by the end of the business day two days prior to Grand Opening Date.
2. Interior construction, fixturing and merchandising can continue inside Tenant space until the evening prior to the Grand Opening date. All deliveries must be through the rear corridor unless approved and coordinated with the on-site Tenant Coordinator.

Grand Opening Weekend:

1. There will be no construction permitted on site Friday through Sunday. Construction can presume Monday at 6:00 am.
2. Contact the on-site Tenant Coordinator for new rules and regulations for construction in an open Mall.

2) PUNCH LIST

Upon completion of construction and a minimum of two (2) days PRIOR to opening, the CONTRACTOR shall request that the LANDLORD conduct a final observation and compile a punch list. The premises will be allowed to open for business only after the items have satisfactorily completed. TENANT'S construction deposit may be used by LANDLORD to correct said items if they still remain uncorrected 30 days after opening.

3) DOCUMENTS

The following Certificates/ Documents shall be submitted to LANDLORD prior to opening:

- A) Certificate of Occupancy
- B) Business License
- C) Certified Tenant Air Balance Report
- D) Health Permit (if applicable)
- E) Punch List
- F)

ADD ADDITIONAL REQUIRED DOCUMENTS, IF REQUIRED

POST-OPENING

The CONTRACTOR will be required to submit the following items to LANDLORD'S REPRESENTATIVE within 30 days of store opening (forms are available from the LANDLORD).

- A) An original notarized "GENERAL CONTRACTOR'S Affidavit and Final Waiver of Lien"
- B) The original signed and notarized "Subcontractor's Affidavit and Waiver of Lien" for each CONTRACTOR with contracts over \$2,500.00.

PRE-CONSTRUCTION MEETING DRAWING

TENANT'S ARCHITECT MUST INCLUDE THIS DRAWING FOR PERMITTING AND BIDDING. LOCATE DRAWING IMMEDIATELY BEHIND TITLE SHEET.

TENANT'S
ARCHITECT
TITLE BLOCK

UNION AFFILIATED GUIDELINES

In an effort to establish acceptable and unified construction quality and productivity standards, the landlord has chosen to engage a Union Affiliated Contractor for construction. As such, Landlord strongly recommends that all union trades, traditionally and customarily, performing construction crafts be engaged to promote project wide continuity.

This shall not serve as a limitation to a Tenant's right to employ the most qualified low bidder for a construction contract. However, Tenant shall take all necessary action to avoid labor disputes and difficulties on the project and shall do all things to avoid work stoppage or delay on account thereof, regardless of whether the impact is to the Tenant, Landlord or other Tenants. In an event of work stoppage, Tenant will cooperate with Landlord to remove the source of the work stoppage at Landlord's sole discretion so that the project shall be completed on schedule in a cost efficient manner as initially contemplated.

UTILITIES

Contact the following utility company representatives for information concerning local installation requirements, application for service, billing procedures, etc.

GAS SERVICE:

Gas service is available for use by restaurants only.

Gas service is provided by LANDLORD. If a meter is required per LANDLORD'S approval on TENANT'S mechanical drawing, install in accordance with Landlord criteria.

Company: **Teco Peoples Gas**
Telephone: **(407) 425-4662**
Contact:

ELECTRIC SERVICE:

Electric service is redistribution by LANDLORD.

WATER SERVICE:

Water service is redistribution by LANDLORD.

TELEPHONE SERVICE:

Company: **AT&T**
Telephone: **(407) 291-9335**
Contact:

CABLE SERVICE:

Company: **TBD**
Telephone:
Contact:

REQUIRED CONTRACTORS

FIRE PROTECTION CONTRACTOR

Simon Property Group requires Tenants to use SimplexGrinnell for all of Tenant's sprinkler work. At the time of bidding, each tenant or tenant general contractor should call SimplexGrinnell's National Accounts Representative to obtain direction for pricing and scheduling.

Fire Sprinkler Contractor

Simplex Grinnell
Jacques McMillan
3701 N John Young Pkwy
Orlando, FL 32804
PH: (407) 235-1100
EM: jmcmillan@simplexgrinnell.com

Fire Alarm Final Connection

Simplex Grinnell
Jacques McMillan
3701 N John Young Pkwy
Orlando, FL 32804
PH: (407) 235-1100
EM: jmcmillan@simplexgrinnell.com

Electrical Tie-in to LL Equipment

Pace Electric Inc.
Jason LaVangie
402 BH Court
Orlando, FL 32809
(407) 855-3200
EM: jason@paceelectric.com

HVAC Contractor (Test & Balance)

Air-Pak Services Inc.
Paul Gray
751 Business Park Blvd, Ste 104
Winter Garden, FL 34787
PH: (407) 656-2711
EM: paulg@air-paksvc.com

Roofing Contractor

Any and all roof work must be completed by the LANDLORD'S approved roofing contractor(s). Contact the following for pricing and scheduling:

Hartford South
Wes Malone
7326 S Orange Avenue
Orlando, FL 32809
PH: (407) 857-9392
wes@hartfordsouth.com

TENANT COORDINATION

CONTACT INFO

For questions regarding site access, storefront & architectural criteria, engineering design, delivery dates, construction rules & regulations, the scope of Landlord's and Tenant's work and store opening requirements, please contact your Tenant Coordinator, Payson Knapp (469.688.8197 / pknapp@simon.com).



Florida Mall

2/9/15