

INTERNATIONAL MARKET PLACE

5/25/16

INTERNATIONAL MARKET PLACE GENERAL INFORMATION

Landlord's Tenant Coordinators

The role of the Taubman Tenant Coordination Team is to serve as liaison between Landlord and the Tenant, Tenant's architect and Tenant's contractor. We are the Landlord's representative reviewing submittals of store design and construction drawings. We are also a resource to assist Tenants and their consultants with design and construction related coordination as we work toward your store opening.

Taubman Tenant Coordination Team

200 East Long Lake Road
Suite 300
Bloomfield Hills, MI 48304-2324
<http://tenantcoordination.taubman.com>

Criteria, General Permitting, Timeline info:

Livia Owens, Sr. Tenant Coordinator
Phone: (248) 258-7455
Email: lowens@taubman.com

Construction Coordination:

Randy Tambourine, Sr. Tenant Coordinator
Phone: (248) 258-7625
Email: rtambourine@taubman.com

Tenant Drawing Review:

Keith Byron, Sr. Tenant Coordinator
Phone: (248) 433-7844
Email: kbyron@taubman.com

On-site Tenant Coordination Team:

IMP Tenant Coordination
Waikiki Shopping Plaza LLC
2250 Kalakaua Avenue, Suite 403.1
Honolulu, Hawaii 96815

Bidding Contractors, Rules and Regulations, Certificates of Insurance:

Marian Enwyia, Office Manager
Phone: (808) 439-6600
Email: menwyia@sachse.net

Addresses

*Please note that Tenants **should not** use the below addresses as an active address to send mail during construction. Information on where to send mail or other deliveries will be provided at a later date. The below are provided for general reference only.

Tenant Address:

International Market Place
List store name here
*2330 Kalakaua Ave., *List Space number here*
Honolulu, HI 96815

Mail Address:

International Market Place
Management Office
*2330 Kalakaua Ave.
Honolulu, HI 96815

Important: Prior to Mall opening, Tenants should direct mail to the on-site Taubman Tenant Coordination Office .

General Construction Information

Construction Type:	Type 1B, Protected
Occupancy Classification:	Primary Use Group: Group M/Mercantile (309) Secondary Use Group: Group A-2/Assembly (303.1) Parking, S-2 (311.3)
Square Footage of Mall:	Covered Mall Building - 213,311 SF Parking Structure – 85,010 SF
Number of Stories:	Mall – 3 Stories Parking – 4 Tiers, starting at level 3 of the covered mall building
Basement:	None
Roof Type:	Deck and Support Beams

Governing Codes for Tenant Work:

- International Building Code, 2012 Edition with local amendments
- Uniform Plumbing Code, 2012 Edition with local amendments
- National Electrical Code, 2014 Edition
- International Energy Conservation Code, 2006 Edition

1. Building Information

- a. Floor Slabs:
 - i. Street Level: Slab on Grade: 4" structural slab / Live Load 125 lbs. / sq. ft.
 - ii. Upper Levels: (Non-Restaurant): slab designed for Live Load 100 lbs./sq. ft., reducible
 - iii. Restaurants: slab designed for Live Load 100 lbs. / sq. ft., non-reducible
- b. Demising Walls: 6" metal studs
 - i. Corridor demising walls, 6" studs with gypsum drywall on corridor side only
- c. Storefront Bulkhead Height:
 - i. First Level/Street Level: 13'-2" Height; Kalakaua/Kuhio Height: 14'-0" (All bulkhead heights provided require Tenant field verification and confirmation with space layout and base building drawings as they may vary)
 - ii. Second Level: 13'-2" Height; Kalakaua/Kuhio Height: 14'-0"
 - iii. Third Level: 13'-2" Height
- d. Clear Ceiling Heights:
 - i. First/Street to Second Level: +/- 12'-6"
 - ii. Second Level to Third/Roof: +/- 12'-6".
 - iii. Third Level to Roof: +/- 12'-6" (All clear ceiling heights provided require Tenant field verification and confirmation with space layout and base building drawings as they may vary)

2. HVAC

- a. Condenser Water System – Supply and Return connections
 - i. Retail Tenants Level 1 – approximately 225 sq. ft./ton
 - ii. Retail Tenants Level 2 – approximately 200 sq. ft./ton
 - iii. Restaurant Tenants Level 3 – approximately 125 sq. ft./ton
- b. Supply Temperature for Tenants: 88 Degrees Fahrenheit
- c. Return Temperature for Tenant: 103 Degrees Fahrenheit
- d. Outside Air Duct (L1 & L2): stub
- e. Toilet Exhaust Duct: stub
- f. BAS System Interface: J-Box

3. Plumbing

- a. Retail Tenants:
 - i. Domestic Cold Water: 3/4" stub (meter provided by Landlord at Tenant expense)
 - ii. Sanitary: 4" stub
 - iii. Plumbing Vent: 3" stub
- b. Restaurant Tenants (Only):
 - i. Domestic Cold Water: 2" stub (meter provided by Landlord at Tenant expense)
 - ii. Sanitary Sewer: 6" stub
 - iii. Plumbing Vent: 3" stub
 - iv. Grease Waste: 6" grease waste line stub and central grease interceptor
 - v. Central Gas: Gas Utility Company meter manifolds centrally located

4. Electrical

- a. Service Size & Location: 277/480V, 3 phase, 4 wire - Central Distribution closets
- b. Power Available:
 - i. Retail 14 watts/sq. ft.
 - ii. Restaurants (sit down) 25 watts/sq. ft.
- c. Conduit: 2-1/2" empty conduit with pull string for 200 AMPS or less; 4" empty conduit with pull string in excess of 200 AMPS. All electrical wiring systems shall be in conduit. The use of "Bx" or "Romex" is not permitted. Speaker, security or other low voltage wiring within the Tenant's leased premise must be plenum rated or in conduit.
- d. Breakers: Main breakers to be provided by Tenant for installation by Landlord. Final connection to Landlord's switchgear located in electrical rooms to be performed by Landlord's contractor at Tenant's expense.
- e. Landlord will bill each Tenant individually for electric service. Tenants will not need to set-up separate accounts directly with the local power company. Electric meter will be provided by Landlord at Tenant's expense and installed by Tenant within their designated Space.

5. Telecommunication Services

- a. Location: Central distribution closets
- b. Conduit: 1-1/2" or 2" empty conduit with pull string
- c. Service Provider: All Tenants to contact Granite Telecommunications for needs/installation
- d. Telephone – Tenants will set-up telephone service accounts with a provider of their choosing

6. Fire Protection

- a. Fire Protection Sprinkler Main (6")
- b. Fire Alarm System Interface: J-Box. See IMP – Construction Criteria for additional information (modules).

7. General Project Information

- a. Unless otherwise stipulated within a fully executed Lease, information provided by this document can be used as a basis for design, construction and operation at International Market Place.
- b. Refer to the IMP – Construction Criteria for additional information. It is highly recommended both design and construction professionals review this document.
- c. Storefront Base – Where required, Tenant will provide factory finished flashing/break metal to cover any unfinished surfaces (masonry, concrete, etc.). Consult Landlord's on site representative with intended application prior to storefront installation.

General Project Information (Cont)

- d. Fire Proofing – Landlord is covering columns, beams and decks with fireproofing. Tenant is responsible to repair all fire proofing caused by their construction activities.
- e. Removing Slab on Grade, Existing Construction – Where the Tenant will demolish portions of the existing slab in order to facilitate electrical and mechanical installations, the Tenant shall obtain review and approval from the shell building Engineer of Record or other Landlord approved structural consultant prior to any work commencing. See IMP – Construction Criteria.
- f. Trash Service – Waste Management will be contacting each Tenant to set-up a trash service account. Billing will be based on space square footage and usage type. Waste Management will be on location meeting with and training all Tenants on the use of equipment at opening.
- g. Water Service - Landlord will bill each Tenant individually for water service. Tenants will not need to set-up separate accounts directly with the local water company.
- h. Condenser Water – Condenser water is provided by the mall's central plant and Landlord will be billing Tenants with an annual VAC charge.
- i. Gas Service – Tenants will be required to set-up an account with Hawaii Gas (O'ahu office).
- j. On-site parking and material storage is not available on this project.

Restroom Facility Requirements

Retail Tenants complying with the 300' travel distance to central facilities (Reference Construction Criteria) :

Tenants with GLA 1,000 SF or less:

- No facilities required by Tenant for public/customer or employee use.
- No drinking fountains required by Tenant.

Tenants with GLA greater than 1,000 SF:

- A single unisex toilet facility is required by Tenant for employee use only (required by developer).
- No drinking fountains required by Tenant.

Retail Tenants NOT complying with the 300' travel distance to central facilities:

Tenants with GLA 1,000 SF or less:

- No facilities required by Tenant for public/customer or employee use.
- No drinking fountains required by Tenant.

Tenants with GLA greater than 1,000 SF up to 2,000 SF:

- A single unisex toilet facility is required by Tenant for public/customer and employee use.
- No drinking fountains required by Tenant.

Tenants with GLA greater than 2,000 SF:

- Public/customer and employee toilet facilities are required by Tenant within the Lease space as dictated by code (based on the number of occupants and use of the space).
- Drinking fountains/water coolers are required by Tenant for public/customer and employee use as dictated by code.

Restaurant Tenants (regardless of travel distance and size):

- Public/customer and employee facilities are required by Tenant within the Lease space as dictated by code (based on the number of occupants and use of the space).
- Drinking fountains and one barrier free employee toilet is required by Tenant for spaces up to 1000 sq. ft. in size. Tenant spaces above 1000 sq. ft. must provide a separate barrier free toilet room for each gender.

Exiting Requirements

One exit is required if tenant occupancy load is less than 50 or when the travel distance from any location within a tenant space used by persons other than employees exceeds 75 ft. All other spaces require a minimum of two exits. **VERIFY ALL CODE REQUIREMENTS.**

Construction Prerequisites:

Insurance Certificate:

- Refer to Tenant Manual for complete information.

Refundable Construction Deposit:

- Submit a five thousand-dollar (\$5,000.00) deposit check for Retail Tenants and ten thousand-dollars (\$10,000.00) for Restaurant Tenants, made payable to TRG IMP LLC.

Non Refundable Charges, Tie-Ins and General Conditions:

- Non-refundable Mall Fee for Retail Stores: \$ (actual amount will be established per store prior to construction, but bidding Contractors should all carry this \$ allowance)
- Non-refundable Mall Fee for Restaurant Stores: \$ (actual amount will be established per store prior to construction, but bidding Contractors should all carry this \$ allowance)
- **All tie ins, shut downs, taps, and other mall required connections will be coordinated through Onsite Tenant Coordination, and will be paid for via the above Non-refundable Mall Fee.**

There is no need to contact any required mall vendors for pricing, with the exception of the following required Roofing Contractor:

- Beachside Roofing, LLC
91-522 Nukuawa Street
Kapolei, HI 967071835
(808) 682-5803

Landlord's Fire Protection Underwriters (Fire protection drawings are to be sent to)

Customer Service: ENGLosAngelesCustomerServiceDesk@fmglobal.com

Plan Review: ENGLosAngelesPlanReview@fmglobal.com

Contact:

FM Global – Los Angeles

FM Global

6320 Canoga Avenue

Suite 1100

Woodland Hills, CA 91367

Tel: 818-227-2200

Fx: 818-883-0759

Please also copy Tenant Coordination Services: IMPTC@taubman.com

Plan review must be completed / approved prior to the Preconstruction Meeting

Electric Company

Electric Service is through Landlord Lease Agreement.

Water & Sewer

Water Meter (Neptune Model T-10 with Tricon S Register set for 10 Gal intervals per pulse) (5/8" – 2" meter sizes).

Water meter within the leased premises is provided by Landlord at Tenant expense. See Construction Criteria for manufacturer information.

Gas

Hawaii Gas (Oahu Office)

515 Kamakee Street, Honolulu, HI 96814
www.hawaiigas.com

Phone: 808-535-5933
Fax: 808-535-5934

Telecommunication Services

All Tenants need to contact Granite for any telecommunication needs/installation. To coordinate voice and data at IMP, tenants or their representatives should be referred to contact Rob at Granite directly:

Rob Norton, Granite Telecommunications
Direct line: 1-617-933-5545
Email: rnorton@granitenet.com

Governing Agencies

Permitting:

The International Marketplace has retained Palekana Permits (www.palekanapermits.com) to perform third party review, process and expedite all permits at NO COST to the tenant.

Please visit <http://tenantcoordination.taubman.com> then International Market Place, then click on PERMITS for detailed information. IF THERE IS ANY OTHER QUESTIONS THAT YOU MAY HAVE THAT ARE NOT ANSWERED ON OUR WEBSITE, CALL PALEKANA PERMITS DIRECTLY @ 808-941-3232 AND NOT THE CITY AND COUNTY OF HONOLULU.