

CHERRY CREEK GENERAL INFORMATION

Landlord's Tenant Coordinator

The role of the Tenant Coordinator is to serve as liaison between Landlord and the Tenant, Tenant's architect and Tenant's contractor. All plans and correspondence concerning Tenant's construction are to be submitted to the Landlord's Tenant coordination Department.

Tenant Coordination
Cherry Creek
Pam Garlow, Senior Tenant Coordinator
200 East Long Lake Road
P.O. Box 200
Bloomfield Hills, MI 48303-0200

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Mall Address

Cherry Creek
Management Office
3000 East First Avenue
Denver, CO 80206

Phone: (303) 388-2522
Fax: (303) 388-8203

Facilities Director – Michael Mueller

Phone: (303) 338-2522
Email: mmueller@taubman.com

Building Information

Construction Type: 2N Non-combustible/Fully Sprinkled
Zoning Classification: Mercantile

Building Heights

First to Second Floor: 17'-6" (11'-6" clear height) Verify in field
Second Floor to Roof: Varies 19' to 20', (11'-6" clear height) Verify in field
Allowable Ceiling Height: 11'-6"

Storefront Heights:

- a. First Level Allowable Storefront Height: +/- 11'-6".
- b. Second Level Allowable Storefront Height: +/- 13'-6".

In 2014, Cherry Creek Mall was renovated and raised the mall bulkheads on Level 2, which resulted in higher 13'-6" storefronts for Tenants. (Storefront heights were 11'-6", now they are 13'-6".) As a result of the higher bulkheads, all level 2 tenants must utilize the taller storefront height. Both new tenants and existing tenants that are remodeling (including limited and full remodels) are required to expand their storefront finishes up to the new 13'-6" height. This storefront change does not affect the store interior 'clear' ceiling heights (see Ceiling Height section for further information).

Floor Construction

First Floor: 4" concrete slab with a minimum strength of 3,000 psi reinforced with 6" X 6" W2.9 X W2.9 wwm in upper 1/3 of concrete on vapor barrier (10 mil minimum)
Second Floor: 4" concrete over metal decking.
Design Load: First and Second levels, 75 lbs./sf. live load + 20 lbs./sf. for partitions.
Restaurants, 75 lbs./sf. maximum.
Roof, 20 lbs./sf. maximum.

CHERRY CREEK SHOPPING CENTER

Demising Wall Construction

One layer 5/8" gypsum board tenant side only on 4" metal studs @ 16" OC (25 gauge).

Ceiling Construction

All upper level stores in spaces 201 thru 299 must have a ceiling installed throughout the entire store (including stockroom) to create a return air/smoke exhaust plenum above ceiling. No open ceilings with return air/ smoke exhaust transfer ducts are permitted.

Absolutely no attachment of anything to the deck on the upper level or pan on the lower level. Anything that cannot be floor supported must be properly supported from red iron above per Landlord's approval and structural specifications.

Rear Service Doors

A service corridor vestibule is required. One layer of 1/2" fire-retardant treated plywood 4'-0" high with 4" metal corner guards 8' high to be installed inside service vestibule recess to match Landlord corridor finish.

Utility Services and Points of Connection

Electrical Service: Available to premises: 277/480 volt, 3 phase, 4 wire, 60 hertz

Watt Density: Retail Tenants: 6.5 watts/SF
Food Service Tenants: 40.0 watts/SF

Tenants are directly metered by public utility for electric and gas service. Electric service run provided to nearest electrical distribution room as determined by Landlord at Tenant's expense.

No wiring, conduit or plumbing can be encased in the slab or topper. Core drilling (upper level) or trenching (lower level) will be required for any runs away from walls or columns.

Local fire codes specifically require that all emergency exit signs be green lettering on a white background.

Tenants using a hard lid ceiling are advised that local building codes will require direct access to all above ceiling equipment and junction boxes.

Telephone

Tenant to extend telephone service in conduit from premises to Landlord's designated telephone closet as determined by Landlord at Tenant's expense. (See additional information on page 5).

Plumbing

3/4" Cold Water stub located **above** the premises for first floor tenant's and **below** the floor for second floor tenants, in a location determined by Landlord. Location of larger size stubs must be verified in field and at Tenant's expense.

PVC is only allowed on the lower level below the concrete slab.

4" Sanitary Sewer and Plumbing Vent stubbed to a location determined by Landlord.

Gas Utility Company meter manifolds locations as determined by Landlord.

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HVAC

VAC Conditioned Air Supply stubbed to a location within or in close proximity to tenant's premises. VAV boxes will be provided by the tenant in accordance with the Landlord approved construction documents.

All VAV controls must be DDC, supplied and installed by Landlord required contractor at tenant's expense. Controls must be monitored by and controllable by mall BAS system for smoke evacuation and pressurization.

Must use required HVAC controls vendor Centennial Controls (303) 744-2825.

All return air is through ceiling plenum. Open ceilings must have ducted return across the premises. All upper level stores in space 201 thru 299 must have a ceiling installed throughout the entire store, including stockroom.

Maximum CFM for tenants on the First Floor: = 1.25 CFM/SF

Maximum CFM for tenants on the Second Floor: = 1.32 CFM/SF

System must be balanced according to Landlord approved drawings and a report issued by a NEBB certified contractor.

Tenant Spaces 106 thru 121: Landlord provides a central, closed loop condenser water system including water-side economizer operation. Tenant must provide individual system proceeding from the condenser water supply and return connections. Tenant heat pump must be set up for cooling only as the loop is not heated. And must not have reversing valves.

Lighting: 6.5 watts/SF

Occupancy: One Person/75 SF

All tenant HVAC equipment, exhaust fans, etc., to be located on the roof must be installed on structural steel support rails or equipment curbs on spring isolators. Specific equipment locations on the roof to be approved by Landlord.

Equipment lifts to roof require Landlord approval of location, method and method of transport across roof. Lifts from parking deck to roof will not be permitted if point load exceeds 75 lbs/sf at any time during the lift.

Fire Protection

Must use required vendor: Mountain States Fire Protection

Phone: (720) 299-6394

Sprinkler system is a hydraulically calculated fire protection system. Must use schedule 40 pipe. Thin wall pipe is not permitted.

Shut Down Fee: \$500.00 per shutdown

A temporary sectional isolation valve will be installed in the space prior to commencing demolition. This valve must be removed before construction is complete. Isolated system within the space must be hydrostatically tested to 200 lbs.

Landlord's Fire Protection Underwriters

Factory Mutual Insurance Company (FM Global) Laura Wainscott, P.E. Senior Consultant Engineer FM Global St. Louis Operations – Field Engineering
Laura.wainscott@fmglobal.com

Plans will be submitted to both GM Global and the City and County of Denver for review by required fire protection contractor.

Fire Alarm

Must use required vendor Intermountain Electric

Phone: (303) 715-2832

Smoke detectors and strobes are required.

Toilet Facility Requirements

One employee toilet is required in all tenant spaces. *See below for possible exceptions.

Tenant spaces with employee occupancy greater than 15 people must provide a separate toilet for each gender that is customer accessible without passing through a stock area or a food preparation area.

*NOTE: Please also refer to the document titled "Addendum #1 to the Cherry Creek Tenant Handbook". This document is located within the Tenant's Design Package issued from Landlord. Addendum #1 is a city administrative modification to local building codes, and is specific to restroom requirements for this mall building. The document is also available through the city of Denver Building Department.

Exiting Requirements

One exit required in tenant spaces less than 1470 sf and with an occupancy load less than 50. All other spaces require a minimum of two exits.

Permits

Construction Permits are taking 6-8 weeks minimum. Verify current review times with the Denver Building Department and ensure that Drawings are submitted for permit well in advance of projected construction start date.

CONSTRUCTION PREREQUISITES

Please refer to the Construction Rules and Regs