

Tenant _____
 Space Number _____
 Start date _____
 Contractor _____
 Superintendent _____
 Cell number _____

**THE MALL AT GREEN HILLS – TENANT CONSTRUCTION
 CONTRACTOR CHECK-IN PACKAGE RULES AND REGULATIONS 7/15/2021**

Check In Procedure:

Prior to the start of any work, all contractors must schedule a contractor check in meeting with the mall Facilities Director (FD) or Chief Engineer (CE). On or before that date, the contractor must supply the following:

1. Completed Tenant Contractor Information Sheet (pg. 3)
2. Copy of your W-9
3. Copy of the Building Permit
4. Construction Milestone schedule (attached form pg. 11 or own format), including completion date: _____
5. Review Landlord Approved Construction Drawings & Construction Guidelines (pgs. 4-8)
6. List of structural approvals that will be required for work (Stanley Lindsey & Assoc. 615.320.1735). Written structural approval is needed in advance of any core drilling or structural work.
7. Review noted items list attached (pg. 9)
8. Kroger Deck area requirements. All fasteners and penetrations must be approved by structural engineer in writing, prior to work. Coordination with the structural grid will be required (cannot core or fasten without approval by structural engineer). (pgs. 12-14)
9. Waterproofing required @ all wet areas required. 24 Hour flood test required. Contact Facilities Director once it is filled with water & they will take photos plus verify no leaking in space below. After approved, drain it and flooring can proceed.
10. Verify address is correct – permit and public works should be the same address
11. Review Tenant Logistics plan - Tenant contractor parking at top level of Gold Deck or Macy's deck, levels 5, 6 or 7 (or be towed)
12. Electrical inspections – must have all above ceiling electrical (including data, speaker, low volt cables, etc) in place before you call for above ceiling inspection
13. Send load calculations to Sean Jackson at NES sjackson@nespower.com for service transfer.
- 14. GC to require Security Fire Protection to provide sprinkler shop drawings to Global Risk Consultants , email address is TaubmanProjects@tuvsud.com and provide email notification (kevin.richardson@aus.com), klasley@taubman.com, kwest@taubman.com, kdeford@taubman.com) 2 or more business days prior to shut down.**
15. The landlord approved drawings are required to be on site at all times. Tenant GC is required to build per those drawings and notify tenant architect and mall operations if there are changes to those drawings. If work is built other than to the drawings, It will be the GC's responsibility to re-build as required to adhere to the drawings. Notify tenant and landlord of changes before work.
16. All Construction and remodeling plans must be approved in writing by the Taubman Tenant Design and Construction Department. No construction is allowed without this approval.
- 17. Verify Southeastern Sound to take space off-line before demolition begins _____**
18. Acknowledge hot work permit required _____. Must have a fire extinguisher within the work area.
19. Any Contractor requiring roof access will need a badge from Management Office. If badge is not returned \$25.00 per missing badge will be deducted from the deposit _____
20. All Telco (Voice and Data) must first be approved in writing by Granite Communications.
21. Certificate of Insurance with correct Additional Insured Language (see pg. 15) for Tenant, General Contractor and all sub-contractors listed on the Tenant Contractor Information Sheet. Certificate of Insurance required for all contractors working at the mall. (pg. 15) Verify PC has received COI ____

22. Construction deposit form (pg. 16) and check made to Green Hills Mall TRG, LLC (Tenants \$5000; Restaurants \$10,000)
23. Landlord Approved Construction Drawings & Rules and Regulations Acceptance Form (pg. 17)
24. Premise Acceptance Form (pg. 18)
25. Fire Suppression sprinkler work form (pg. 19) Fee is non-refundable-pay as needed
26. Tenant materials use agreement (pg. 20)
27. Roof penetration form and fee (non-refundable) (pg. 21)
28. Facilities Fee Form and fee (non-refundable) (pg. 22)
29. Barricade Fee Form and fee if required (Tenant to walk with mall management to locate barricade prior to install. Continuous vinyl base required) (pg. 23)
30. General Contractor's Asbestos Statement (pg. 24)
31. Crane or Helicopter Installation Fee Form (*if applicable*) (pg. 25)
32. Contractor's Sign Off (pg. 26)
33. Date of PA/PD letter _____
34. Verify power transfer to tenant/contractor name, meter # _____
35. Tenant GC shall coordinate with mall management prior to loading in heavy materials. When loading in heavy materials, Tenant GC shall provide plywood protection under dollies or carts along the path. The mall tile will crack easily and the tenant GC will be responsible for replacing any damaged tile.
36. Checks collected at contractor check in, **cannot be refunded** (excluding the Construction Deposit) so be 100% sure with your tenant that you owe the fees before you issue the check.
37. In some areas, Tenant GC will be required to contract with Landlord Electrical contractor for tie in to electrical service gear. Tenant will contract directly with landlord electrical contractor for the additional work
38. General Contractors responsible for security and their material and tools. Consider locate devices like "The Tile"
39. Contractors will not post any photos or videos on any social media platform during the construction of the tenant space without written approval from The Mall at Green Hills Management team _____

Mall Management Address:

The Mall at Green Hills Management Office
 2126 Abbott Martin Rd., Suite 171
 Nashville, TN 37215

Contractor Information Sheet

STORE NAME _____
GENERAL CONTRACTOR NAME _____
ADDRESS _____
PHONE _____
EMERGENCY NO. _____
SUPERINTENDENT _____
CELL PHONE NUMBER _____

SUB-CONTRACTOR LIST

DEMOLITION

NAME _____
 COMPANY _____
 ADDRESS _____
 PHONE NUMBER _____
 EMERGENCY NO. _____
 VALUE OF WORK _____

DRYWALL

NAME _____
 COMPANY _____
 ADDRESS _____
 PHONE NUMBER _____
 EMERGENCY NO. _____
 VALUE OF WORK _____

ELECTRICAL

NAME _____
 COMPANY _____
 ADDRESS _____
 PHONE NUMBER _____
 EMERGENCY NO. _____
 VALUE OF WORK _____

HVAC

NAME _____
 COMPANY _____
 ADDRESS _____
 PHONE NUMBER _____
 EMERGENCY NO. _____
 VALUE OF WORK _____

PAINTING

NAME _____
 COMPANY _____
 ADDRESS _____
 PHONE NUMBER _____
 EMERGENCY NO. _____
 VALUE OF WORK _____

PLUMBING

NAME _____
 COMPANY _____
 ADDRESS _____
 PHONE NUMBER _____
 EMERGENCY NO. _____
 VALUE OF WORK _____

CONSTRUCTION GUIDELINES

POST AT JOB SITE BACK DOOR!

Important Phone Numbers:

Fire, Ambulance, Police911
Non Life-threatening Emergency (615) 862-8600
Security/Maintenance *24 hour Phone Line* (615) 297-8132
The Mall at Green Hills Management Office (615) 298-5478
The Mall at Green Hills Management Office Fax (615) 383-4373

It is the responsibility of the GENERAL CONTRACTOR to enforce these guidelines with all the subcontractors on the site. Failure to follow these guidelines may result in the shutdown of construction and/or fines. Some items refer to existing mall conditions while others relate to the expansion project.

DEMOLITION

1. The general contractor may be required to supply and install a barricade of ½” drywall with metal studs from floor to ceiling. The wall must sit on one (1) layer of masonite. Between the barricade track and the lease line, the Landlord floor will be covered with two (2) layers of masonite with a poly barrier in between and turned up at least one (1) foot on the barricade. Contractor is responsible for protecting the mall common area floor and finishes.

This wall will be taped with 2” masking tape, painted with a Landlord specified color and have installed cove base with a Landlord specific color. The floor outside the barricade must be protected with poly while the wall is built and during its demolition.
2. Prior to demolition, a licensed electrician shall disconnect the electrical service and install temporary lighting in the space. All on/off valves and switches must also be located for the water and fire sprinkler service.
3. **The general contractor’s superintendent must be present during all work at the site, including after hours and demolition.**
4. A wet vac and a mop bucket must be on site during demolition and construction.
5. Three (3) fire extinguishers must be accessible in the construction area.
6. **The approved Landlord drawings must be on site at all times.**
7. A 4’ X 6’ throw rug or carpet must be used at both the front and back entrances to prevent tracking on the flooring. A 24” dust mop must be kept on the job site. All entrances must be draped with a heavy poly curtain and doors have closures.
8. Masonite, supplied by the contractor, must cover the mall floors from the tenant space to the service corridor or outside entrance while demolition materials are removed and new materials are brought into the space. The area must be stantioned off from mall pedestrian traffic or marked with caution signs.
9. Demo and removal of all unused plumbing lines, electrical lines, conduits or any piping and seal ceiling, floor or wall penetrations.

GENERAL CONSTRUCTION

1. All materials and supplies must be brought into the mall through the loading dock before **9:00 a.m.** Nothing is allowed in or out of the customer entrances. See demolition item 8.
2. If materials are too large to bring in through the loading dock, arrangements must be made with The Mall at Green Hills Management Office in advance for an alternate means of entry.
3. No vehicles or service trucks may be left in the dock area except while loading and unloading. No vehicles in the loading dock during mall hours unless approved by mall management.
4. No vehicles in the fire lanes. Violators will be ticketed by the Green Hills Police Department or towed at violator's expense.
5. Contractors/subcontractors must park in the lot west of the library or as approved by mall management. Violators will be towed.
6. One 30 yard dumpster may be left on the dock during construction. Positioning subject to mall management approval. Pick up and delivery of all containers must be witnessed by security. Pre-arrange this with your waste hauler.
7. No debris or construction materials will be allowed in mall trash chutes.
8. All work and construction materials must be contained within the tenant's store at all times. No lunches or breaks may be taken in the mall common area or at the mall entrances.
9. No loud equipment may be used during mall hours (i.e. hammerdrills, chisels, core drills, etc.).
10. No gasoline powered equipment may be used in mall (i.e. generators, welding equipment, etc.).
11. Any and all welding done on the job site must be approved by mall management 24 hours in advance.
12. Mall management must have 48 hours notice before any sprinkler work is done.
13. Sprinkler shut downs will be charged to the tenant per the lease for each day that the system is drained and filled.
14. No penetration of the roof will be permitted without prior approval by mall management. All penetrations must be made by the Landlord's roofing contractor.
15. Hoisting of HVAC equipment by boom truck or helicopter to the roof must be cleared with mall management 48 hours in advance. Three (3) quarter inch plywood must be put down on the roof while transporting the AC unit on a cart with pneumatic tires.
16. All mall floors (including corridors) must be dust mopped by contractor daily, or as needed to protect the common area and mall shoppers.
17. All carts and wheelbarrows must have rubber or polyurethane wheels.
- 18. All penetrations of concrete slab must be approved in writing by mall structural engineer and mall management.**
19. All concrete and masonry penetrations must be sealed with quick plug and fire caulk. All demising wall penetrations must be fire taped.
20. Contractor, sub-contractors, or any persons working on or for the job, shall not smoke in the mall or at the mall entrances. Smoking is permitted in the designated truck dock only.

21. Each construction site must provide temporary restroom facilities either at the work space or at a location approved by mall management. **Do not use the customer restrooms.**
22. Parking is subject to mall management approval. All construction workers shall park far away from the mall as possible to allow the best spaces for the customers. NO PARKING allowed in any truck dock, fire lanes, or any other restricted areas.
23. No Smoking in the mall building and in exterior areas including mall entrances that shoppers use to access the mall and that are visible to shoppers.
24. Telecom room access MUST be coordinated through Granite Communications (855.478.4743). The Security Department will deny access to anyone not on the approved schedule.

PAINT COLORS – CONTRACTOR IS RESPONSIBLE TO VERIFY WITH EYE MATCH
SOME OF THESE AREAS HAVE CHANGED COLOR BECAUSE OF LIGHT EXPOSURE – THIS IS THE GC’S RESPONSIBILITY.

DARK GREEN EXTERIOR PAINT COLOR:

Sherwin Williams
Oil base gloss 6403-25767
Bac colorant. Oz. 32. 64. 128
W1 white. - 3 - 1
G2-new green. - 18 - -
L1-Blue 4 62 1 -
N1-raw Uaber. 2 6 1 1
Y3 Deep-Gold. - 36 1 1

NEUTRAL PIER GRAY: Porter – light base 689, C-1.5, F-1.5, L-47, B-3.5

NEUTRAL PIER & BARRICADE COLOR – SOFTLY WHITE (Custom matched for The Mall at Green Hills):

Sherwin Williams
Flat Latex B30-WV 3501 (6011-42409)
Bac Colorant Oz. 32 64 128
L1-Blue - - - 1
N1-Raw Umber - 6 - -
R3-Magenta - - - 1

CONSTRUCTION CHARGEBACKS TO TENANT (see also tenant lease)

- | | | |
|-------------------------------------|---|---|
| 1. Sprinkler Shutdown | \$625.00 | each occurrence |
| 2. Temporary Utility Fee | \$per lease | per square foot |
| 3. Landlord Floor Material | \$30.00 plus tax (2021 - 9.25%) | per square foot |
| 4. Facility Fee | \$1,200 (up to 25lf), \$1,600 (over 25lf) | |
| 5. Temporary Storefront Barricade | \$120.00 | per lineal foot, if installed by Landlord |
| 6. Graphics if provided by landlord | \$TBD, this will automatically be charged if barricade is installed and the graphics are not installed within 48 hours. | |
| 7. Contractor Badge | \$25.00 | per badge not returned |

CONSTRUCTION DEPOSIT REFUND

The following items must be complete or submitted prior to contractor's deposit refund:

1. Copy of Final Certificate of Occupancy
2. All work completed and approved by mall management, punch list complete
3. Chargebacks paid for existing mall (expansion tenants billed after opening)
 - a. Landlord flooring material
 - b. Sprinkler shut downs and other charges noted above
 - c. Construction damages if applicable
 - d. Storefront barricade and graphics
 - e. Temporary utilities

STANDARD PUNCH LIST ITEMS

STOREFRONT

Follows lease line

Flooring material out to lease line. Replace scratched mall tiles (*tile purchases from The Mall are not refundable*)

Approved materials

Smooth transition (carpet to tile with metal transition strip, no reducer strips)

Sprinkler heads with blow off caps

Lighting – no glare. Adequate lighting

Neutral piers finished / touched up

¾ " reveal painted black, continuous around storefront

Lower level: Painted and finished top of pop-out.

SALES AREA

Access panels in ceiling

Proper floor transitions

Tile section (cut) not visible from exterior front

STOCK ROOM

Water Heater not hung above ceiling.

WASHROOM

Upper level use continuous roll down type waterproof membrane (Nobleseal or equal) up walls 4" minimum

HDCP accessible

Threshold – to contain water but HDCP accessible

ELECTRICAL

Transformer floor supported or structural approval for hanging submitted

Transformer not hung above ceiling

MECHANICAL

Proper tie into smoke exhaust system – all tenants

Proper toilet exhaust tie-in

Use Jewell for any ties into mall system

Air balance report submitted

PLUMBING

Provide clean outs at tie-in to mall sewer line

Provide clean outs every 50 lineal feet

Verify sanitary not tied to drain line

OTHER

Taubman Photo on Network, Chargeback info submitted, Merchant Manual to Tenant

MALL AT GREEN HILLS LANDLORD SUB-CONTRACTOR AND CONTACT LIST

TRASH DUMPSTERS (REQUIRED)

RWS Facility Services 484.849.7029 Christine Maughan

SPRINKLER (REQUIRED)

Security Fire Protection 615.254.8507 Stan Paquet

ROOFING (REQUIRED – to maintain warranty) (Check with Facilities Director on contact for your area)

Maxwell Roofing 615.227.5154 Kalen Canaday
Roof Management 770.798.9102 Chris Brickell

HVAC (REQUIRED for Water Source Heat Pump and BAS Systems tie-in)

Jewell Mechanical 615.469.5965 Jeff Jewel
Maynard Select for BAS Tie-in 615.275.6660 Roger Sanders

FIRE ALARM TIE IN (REQUIRED)

Southeastern Sound, Inc. 615.860.8000 Tom Claunch

TELEPHONE/INTERNET – NEW INSTALLATION (REQUIRED)

Granite 844.735.5473 Sales Dsenteno@granite.com
866.847.5500 Customer Service 24/7

ELECTRIC – NASHVILLE ELECTRIC SERVICE (NES)

Nashville Electric Service: 615.736.6900 Service Transfer number
New Service Contact: 615.747.3037 Sean Jackson

ELECTRIC (Strongly recommended for swifter inspections, but not required)

Travis Electric 615.385.0250 Jason Lester
Horace Sullivan Electric 615.593.0364 Kinsey Jenkins
Wolfe & Travis Electric 615.244.6800 Todd Hamilton

STRUCTURAL ENGINEER (REQUIRED for overview)

Stanley D. Lindsey & Associates 615.320.1735 Ted Lothers

TELECOMMUNICATION PRE-WIRE (Use this contractor for all work that ties into Mall Telco Room)

Lanlink 615.907.1248 David Glass

NOTED ITEMS

1. All work by Tenant G.C. Tenant takes the space where is as is unless otherwise specified in the lease.
2. Contractor to verify all dimensions and existing conditions in the field.
3. Any existing expansion joints must be maintained or continued by the tenant G.C. Submit expansion joint cover material and cut sheet to mall management for approval prior to installation.
4. Any core-drilling, trenching, welding, or structural modifications shall be approved by Landlord's Structural Engineer. Engineer approval shall be submitted in writing to landlord prior to commencement of structural work. Tenant to contract with Stanley D. Lindsey and Associates, Ted Lothers 615.320.1735. (X-ray required in some areas).
5. G.C. and all subcontractors shall provide mall-required insurance with correct additional insured language prior to any work on the property. See contractor check in package for requirements.
6. Loud demolition shall occur before or after mall hours. Loud work may occur between 11pm and 7am, except during holidays or in specific locations. Tenant Construction may not negatively affect the business of other tenants in the mall.
7. Contractor shall keep the path to the dumpster clean. No deliveries through mall during mall hours.
8. Recess back door, provide down light in recessed vestibule, provide ¾" fire resistant plywood wainscoting in vestibule.
9. Do not hang the storefront, entrance grille, or heavy items from the structure. Floor support construction or obtain written structural approval from landlord engineer. Structural modifications must be approved in writing by landlord's structural engineer at tenant's expense. Ted Lothers w/ Stanley D. Lindsey and Associates 615.320.1735.
10. Do not weld to the existing structure without landlord approval and structural engineer approval. Welding permits are required by the city – obtain permit and submit copy to landlord.
11. Do not screw or fasten through the decking. Span between top chord of joists or trusses with studs and fasten to the stud rather than perforating the metal deck.
12. Sprinkler heads shall be fully recessed with blow off caps in all drywall ceiling areas. Sprinkler heads in the sales area shall be fully recessed.
13. Transformers shall be floor supported, not hung from the structure.
14. Provide HVAC indicator light, to be visible from the mall side of the storefront.
15. Provide frequent access panels for access to area above ceiling, subject to landlords on site approval. Access must be provided to all landlord utilities (including drain lines, electrical boxes, transformers, dampers, mechanical, electrical and plumbing)
16. Access must be given to the fire dampers. Install access panels as required.
17. Storefront lights and signage via time clock operation.
18. Submit separate signage shop drawing package for landlord review and approval. Preliminary or final approvals do not include any approval of signage.
19. Provide ¾" reveal around tenant storefront, between landlord and tenant finishes.
20. Verify no PVC above ceiling in all areas.
21. All spaces should have sound attenuation provided by the tenant GC as required to allow adjacent spaces to continue quiet operation of their respective businesses.
22. Provide cleanout at connection to landlord sewer line.
23. Tenant shall have a fire alarm panel within the tenant space. That panel shall tie to the landlord's fire panel. Tenant's system shall tie to landlord's panel at one point, sending one alarm signal for the tenant. Submit panel drawing and description of tie in work for landlord approval. All fire alarm design and installation by landlord contractor at tenant's expense – Southeastern Sound 615.860.6000
24. 2nd level tenants must provide continuous waterproof membrane under the washrooms and any wet areas, to completely contain water. The membrane shall run up the walls 6" minimum and is subject to an on-site water test. Do not cover the membrane without showing it's installation to the mall management representative.
25. Roof curb and structure for HVAC unit shall be approved in writing by landlord's structural engineer. Adaptors not allowed for RTUs.
26. Use only landlord roofer to maintain warrantee on roof – Maxwell Roofing, 615.227.5154
27. No visible security devices. Use overhead or floor mounted devices that are concealed only.
28. Provide valve for water shut off in back hall – for in the event that a water pipe bursts within the space, the water can be shut off to the space without shutting the entire mall down.
29. Provide vibration isolators for roof top mounted equipment
30. Barricade to be constructed with visquene at the top to stop dust from seeping into the mall and carpet under the bottom runner to avoid scratching the mall tile.
31. Submit electrical load calculations to Sean Jackson at NES (email: sjackson@nespower.com) prior to construction start, and prior to transfer of electrical service into tenant's name.
32. Tenant to use all existing roof penetrations whenever possible, rather than cut new openings.
33. Electrical for tenant build-out shall be run in rigid conduit. No flexible conduit allowed.
34. Tenant GC shall contract with mall approved electricians. See Contractor Check-in package for approved electrician list.
35. 2nd level tenants will need to duct their air return when the landlord uses the plenum for return air. Verify existing conditions in the field.

FOR RESTAURANTS:

Waterproofing is critical. A water test will be required. The kitchen floor, bathrooms, and areas with water will be “flooded” and when possible made to hold water for 24 hours, to ensure the areas are water tight.

All utilities must be accessible and access panels installed at utility locations.

Clean outs shall be provided per code, every 75 feet or less, and at every Y.

Contact metro water to review the grease interceptor required.

Tenant engineer to provide a calculation for frequency of grease interceptor or trap removal.

Pressure test vent line.

Water test plumbing lines. Submit test results information to landlord.

If you have WSHP, connect to BAS.

Tenant is responsible for any water intrusion into the tenants below or around the tenant space. Tenant GC may need to contract for Yodock system to match adjacent existing.

Protect landlord sidewalk and pavers during construction. Pavers are difficult to locate so they are at a high premium!

Restaurant Tenants shall install this water meter. Install per code and where it is visible and accessible.

PRODUCT SHEET

ARB® UTILITY MANAGEMENT SYSTEMS™



T-10 METER
SIZES: 5/8", 3/4", and 1"



T-10 water meters are warranted for performance, materials, and workmanship.

Every T-10 water meter meets or exceeds the latest AWWA C700 Standard. Its nutating disc, positive displacement principle has been time-proven for accuracy and dependability since 1892, ensuring maximum utility revenue.



KEY FEATURES

- Register
 - Magnetic drive, low torque registration ensures accuracy
 - Impact-resistant register
 - High resolution, low flow leak detection
 - Bayonet style register mount allows in-line serviceability
 - Tamperproof seal pin deters theft
 - Date of manufacture, size, and model stamped on dial face
- Lead Free Maincase

Mall at Green Hills - MILESTONE SCHEDULE			
Tenant Name - _____		Space Number - _____	
Construction Start - _____			
Opening Date - _____			
No.	MILESTONE:	ETA TO COMPLETE	PHASE
1	Design Drawings Approved by LL		Pre-Construction (P)
2	Construction Drawings Approved by LL		
3	Permit Info Due to Expeditor		
4	Permit Ready		
5	Premises Available		
6	Attend Pre-Construction Meeting		
7	Accept Delivery of Space		
8	Submit Required Documentation to Tenant Coordination		
9	Submit Required Payments to Tenant Coordination		
10	Ordered All Materials		
11	Start Construction		Construction (C)
12	Rough Ceiling Framing Complete		
13	Rough Framing Complete		
14	Rough Storefront Complete		
15	Rough Mechanical Complete		
16	Rough Plumbing Complete		
17	Rough Sprinkler Lines Complete		
18	Rough Fire Alarm Complete		
19	Rough Electric Complete		
20	Drywall Complete		
21	Landlord Supplied - Water Meter Installed & pinged (if applicable)		
22	Walls Painted / Wallpapered...		
23	Floor Covering Installed		
24	Millwork Delivered		
25	Millwork & Fixtures Installed		
26	Storefront Delivered		
27	Storefront Glass Installed		
28	Storefront Complete		
29	Finished HVAC Complete		
30	Finished Fire Alarm Complete		
31	Finished Electrical Complete		
32	Connect Permanent Power		
33	Finished Sprinklers Complete		
34	Finished Plumbing Complete		
35	SUBSTANTIAL COMPLETION		
36	Merchandise Delivery		
37	Pre-Opening Inspection Scheduled		Close out (CL)
38	Landlord Punch-List Established		
39	Landlord Punch-List Completed		
40	Pre-Opening Inspection Passed		
41	Merchandised		
42	Temporary Certificate of Occupancy Obtained		
43	Certificate of Occupancy obtained		
44	Store Open for Business		
45	ALL LANDLORD - Outstanding Issues Closed		

FOR TENANTS IN THE OLD KROGER DECK AREA:

Tenant Guide for Overhead GFRP above the Ceiling



Underside of Slab that is Reinforced with GFRP Strips

The concrete slab over this tenant space is structurally reinforced with glass fiber reinforced polymer (GFRP) strips that are 8" wide and placed at intervals varying from 1'-9" to 2'-0" on center in perpendicular directions, see above photo. This reinforcement is necessary for the structural integrity of the slab.

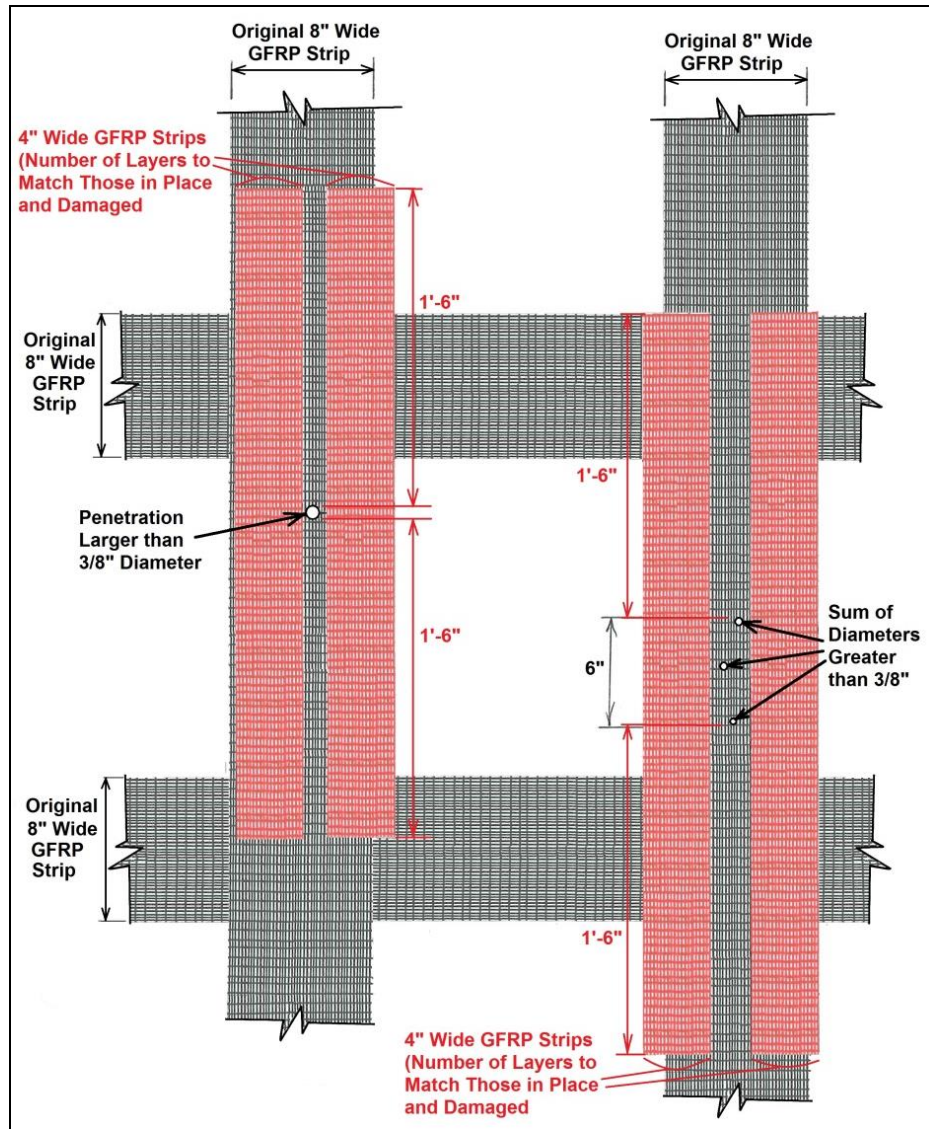
Loads suspended from this slab are to be limited to a maximum of 150 pounds per hanger and a maximum of 300 pounds within an area of 6.25 square feet, unless evaluated by the structural engineer. Support of heavier loads may require added structural supports. Drilling holes for anchors or driving powder-actuated fasteners is to be limited to 1½" of embedment into the underside of the slab unless there is a survey of the internal reinforcing steel locations within the slab. The survey may be conducted with ground-penetrating radar (GPR), X-rays, or other means approved by the structural engineer. Internal reinforcing steel is not to be damaged by the drilling of holes or driving of pins.

If at all possible, cutting or drilling into the slab for installing overhead anchors and the driving of powder-actuated fasteners is to be confined to the portion of slab that is not covered with the GFRP strips (square areas ranging from 13" to 16" wide).

If a cut or penetration of a GFRP strip is unavoidable the following parameters apply:

- 1) The maximum allowable single penetration in a GFRP strip is 3/8" diameter. The closest that the edge of a penetration hole may be placed to the edge of a GFRP strip is 1".
- 2) Any single penetration of a GFRP strip that is greater than 3/8" diameter will require a repair placed in the direction of the strip. The repair is described in Item 5. If such a penetration is placed where perpendicular strips intersect, the repair will be required each direction.
- 3) If the sum of smaller diameter penetrations within a 6 inch length in the direction of the GFRP strip exceeds 3/8" then a repair, as described in Item 5, is required in that direction of the strip. If these penetrations are placed where perpendicular strips intersect and are within a 6" length in each direction a repair will be required in each direction.

- 4) The minimum spacing of single penetrations or groups of penetrations as defined in Items 2 and 3 in a GFRP strip is 1'-6".
- 5) The repair of a GFRP strip that has been penetrated to the extents defined in Items 2 and 3 involves the addition of a 4" wide SikaWrap Hex 100G strip on each side of the penetration that extends 1'-6" in each direction from the penetration. The number of layers of each of these added strips is to match the number of layers of the original GFRP strips. See attached diagram:



Tenant Guide for GFRP reinforced slab below



Underside of Slab that is Reinforced with GFRP Strips

The concrete slab supporting this tenant space is structurally reinforced with glass fiber reinforced polymer (GFRP) strips that are 8" wide and placed at intervals varying from 1'-9" to 2'-0" on center in perpendicular directions, see above photo. This reinforcement is necessary for the structural integrity of the slab.

The design live load of this slab is 75 pounds per square foot. The maximum allowable concentrated load is 2000 pounds over a 6.25 square foot area. Any significant loads that may exceed these weight limits, such as safes or bookcases must be evaluated by the structural engineer.

Any proposed coring of this slab must not be undertaken until it is reviewed by the structural engineer. Coring or drilling must not damage internal reinforcing steel of the slab or the GFRP strips that are applied to the underside. To achieve this the locations of the internal reinforcing steel are to be identified through ground penetrating radar (GPR), X-rays or other method approved by the structural engineer. The portions of slab that are not covered with the GFRP strips are square areas ranging from 13" to 16" wide.

I. INSURANCE REQUIREMENTS

Landlord and Tenant shall not permit Tenant's contractor to commence any work until all required insurance has been obtained and certificates evidencing such coverage have been delivered to Landlord's on-site representative. Tenant shall secure, pay for and maintain or cause Tenant's General Contractor to secure, pay for and maintain during the continuance of construction and fixturing work within the premises the following insurance, which shall provide in all policies that all endorsees shall be given thirty (30) days prior written notice of any alteration or termination of coverage, in the following amounts. All policies shall be written with insurers acceptable to the Landlord.

- a. **Workmen's Compensation** at statutory limits, as required by applicable state law, and Employer's Liability Insurance, with limits for coverage "B" of not less than **\$500,000.00** and as required by any Employee Benefit Act or other statutes applicable where the work is to be performed, as will protect Tenant's Contractor from any and all liability under the aforementioned acts.
- b. **Comprehensive (or Commercial) General Liability Insurance** (including Independent Contractor's Liability) in an amount not less than **\$2,000,000.00** per occurrence and in the aggregate whether involving personal injury liability (or death resulting therefrom), bodily injury or property damage liability or a combination thereof. Such insurance shall provide for explosion and collapse coverage and contractual liability coverage and shall insure the Tenant's Contractor against any and all claims for personal injury, including death resulting therefrom and damage to the property of others and arising from its operations under the Contract whether such operations are performed by the Tenant's Contractor or by any one directly or indirectly employed by any of them.
- c. **Comprehensive Automobile Liability Insurance**, including the ownership, maintenance and operations of any automobile, owned, hired and non-owned in an amount not less than **\$1,000,000.00** per occurrence whether involving personal injury liability (or death resulting therefrom), bodily injury or property damage liability or a combination thereof. Such insurance shall insure the Tenant's Contractor against any and all claims for bodily injury, including death resulting therefrom, and damage to the property of others arising from its operations under its Contract with Tenant whether such operations are performed by the Tenant's Contractor or by any one directly or indirectly employed by any of them.
- d. **Owner's and Contractor's Protective Liability Insurance** insuring Landlord and Tenant against any and all liability to third parties for damage because bodily injury liability (or death resulting therefrom), and property damage liability of others or a combination thereof which may arise from work in the completion of the premises and any other liability for damages which the Tenant's Contractor is required to insure under any provisions herein. Said insurance shall be provided in minimum amounts as follows: Bodily injury and property damage in a minimum combined single limit of **\$2,000,000.00**.
- e. **Builder's Risk Completed Value Form** affording "All Risks of Physical Loss or Damage" on its work in the premises as it relates to the building in which the premises are located, naming the interest of Landlord, Tenant's General Contractor and all Subcontractors as their respective interests may appear, within a radius of 100 feet of the premises.

a. All policies shall include the following additional insured language: **Green Hills Mall TRG, LLC, Green Hills Land TRG, LLC and the Taubman Company, LLC are designated as additional insureds in accordance with written contract.**

The Certificate Holder should read as follows:

**The Mall at Green Hills
2126 Abbott Martin Road
Suite 171
Nashville, TN 37215**

- b. Tenant agrees to indemnify, defend, and hold harmless Landlord and its trustees, beneficiaries, partners, officers, agents and employees from and against all claims, liabilities, losses, damages, and expenses of whatever nature including those to the person and property of Tenant, its employees, agents, invitees, licensees, and others arising out of or in conjunction with the performance of Tenant's Work except to the extent same may arise out of Landlord's or its trustees', beneficiaries', partners', officers', agents' or employees' negligence, it being understood and agreed that the foregoing indemnity shall be in addition to the insurance requirements set forth above and shall not be in discharge of or in the substitution for same.
- c. Coordinate any additions or changes to the above insurance requirements with local mall management

1. Construction Deposit Form

Store Name _____ Space Number _____

Received from _____, a certified or cashier's check in the amount of _____ to be used to ensure the physical integrity of all center property including but not limited to landlord's storefront, neutral piers, and floor tile as well as the cleanliness of adjacent or designated spaces and corridors. Upon completion of construction and the satisfactory completion of all items noted in the landlord's final punch list, this bond will be refunded to the party issuing the check

Check number

Received by

Contractors Signature

Date

Contractors Printed Name

General Contractor's Initials _____

2. Landlord Approved Construction Drawings & Rules and Regulations Acceptance Form

I hereby accept receipt of Landlord Approved Construction Drawings and Rules and Regulations from the Facilities Director for the Construction of

_____, located
Name of Store

in The Mall at Green Hills, Space Number _____.
Name of Center

A copy of the Landlord Approved Construction Drawings and Rules and Regulations will remain on the site at all times during construction.

Contractor's Signature

Date

Company Name

3. Premise Acceptance Form

Store Name

Space Number

Sq. Footage

I do hereby certify that I have inspected the above referenced tenant space in the presence of the Facilities Director and/or appointed representative. In particular, I have inspected the neutral piers, center flooring and soffit at the lease line and found them to be in perfect condition except as noted below. Furthermore, I agree to repair or reimburse the Landlord for any damage caused by tradesmen or others under my supervision.

Noted

Exceptions: _____

Contractor's Signature

Date

Company Name

Facilities Director/Representative

4. Fire Suppression Sprinkler Work

As the General Contractor I hereby agree not to do any fire suppression sprinkler work in _____, _____, until

Store Name

Space Number

approved fire suppression sprinkler plans are received from Global Risk Consultants Insurance Company and emails have been sent to the appropriate people (see page 1 line 23). I also acknowledge that there is a non-refundable \$625.00 fee for each drain down. Fees must be a certified or cashiers' check made payable to:

Green Hills Mall TRG, LLC.

Contractor's Signature

Date

Contractor's Printed Name

Name of Company

Witness

5. Tenant Materials Use Agreement

Tenant Name

Space Number

I hereby agree that only asbestos-free materials will be used or installed during construction. This determination of Asbestos-free shall be made in accordance with all the applicable state and federal regulations and may be based upon data provided either by a Manufacturer Safety Data Sheet (MSDS), a certification by the manufacturer, or else by laboratory results. I also agree to immediately notify the center management staff in the event Asbestos Containing Materials are identified and agree to maintain/dispose of these materials in compliance with all applicable state and federal regulations.

Contractor's Signature

Contractor's Printed Name

Name of Company

Company Address

Date

6. Roof Penetrations

All roof penetrations must be completed by our roofing contractor. In addition, all penetrations for skylights and RTU's must be approved in writing by Global Risk Consultants Insurance.

A \$500.00 nonrefundable fee (certified or cashier's check) is required before any opening or roof work can start. Check must be made out to:

Green Hills Mall TRG, LLC

Contact; Maxwell Roofing
 2500 Dickerson Road
 Nashville, TN 37207
 615-227-5154 - Office

Contractor

Date

Witness

Store Name

Space Number

Check Number

8. Barricade Fee

A nonrefundable barricade Facilities Maintenance and Cleaning Fee is required before any work can begin in the tenant's space. The certified or cashier's check will be made payable to:

Green Hills Mall TRG, LLC

The fee schedule is as follows: \$120.00/lf

Contractor

Date

Witness - MGH

Barricade Footage

Store Name

Fee

Space Number

Check Number

10. General Contractor Asbestos Statement

Date: _____ Center: The Mall at Green Hills

Tenant Name: _____ Space#: _____

_____ shall immediately notify mall management personnel of any materials uncovered or found during construction that are suspected of containing asbestos.

Signed (must be officer of company)

Dated

11. Crane or Helicopter installation fee

A nonrefundable Crane or Helicopter installation fee is required before a unit may be set on the roof. Specific information about the location of the crane, the time of the installation start and completion, and details about the installation shall be submitted to the mall Facilities Director for review and approval 48 hours or more prior to the planned HVAC set. The certified or cashier's check will be made payable to:

Green Hills Mall TRG, LLC

The fee schedule is as follows:

Crane Lift Fee: \$525.00

Helicopter Fee: \$725.00

This price increases in 2023

Contractor

Date

Witness – MGH

Crane or Helicopter

Space Number

Check Number

CONTRACTOR'S SIGN OFF

I have read the "Construction Guidelines" for The Mall at Green Hills and understand and agree to adhere to them.

I understand that in addition to the "Construction Guidelines" all work will also be required to adhere to all of the rules and regulations provided in the "Tenant Design and Criteria Manual" which I also have a copy of and have read.

Also, I acknowledge receipt of one set of landlord stamped and approved construction documents which I will construct my space from and which I will keep on site at all times.

Signed: _____

Its (title): _____

Date: _____

Company Name: _____