



THE MALL-*of*-SAN JUAN

THE MALL OF SAN JUAN GENERAL INFORMATION SHEET

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
The Mall of San Juan

Randy Tambourine, Sr. Tenant Coordinator

200 East Long Lake Road

P.O. Box 200

Bloomfield Hills, MI 48304-0200

<http://tenantcoordination.taubman.com>

Phone: (248) 258-7625

Email: rtambourine@taubman.com

Mall Address

The Mall of San Juan
Management Office
1000 Mall of San Juan Blvd.
San Juan, PR 00924

Office: (787) 759-6255

Facilities Director: Elieser Rivera

Phone: (787) 759-6269

(Tenant addresses will be the same as above with the space number added to the address and labeled as the suite number)

Building Information

Construction Type: 1B Unprotected/Fully Sprinkled

Zoning Classification: Covered Mall Building/Mercantile



Restroom Facility requirements

Retail Tenants complying with the 300' travel distance to central facilities:

Tenants with GLA 1,000 SF or less:

- No facilities will be provided for public/customer or employee use.
- No drinking fountains shall be provided.

Tenants with GLA greater than 1,000 SF:

- A single unisex toilet facility shall be provided, by tenant, for employee use only (required by developer).
- No drinking fountains shall be provided.

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

Tenants with GLA 1,000 SF or less:

- No facilities shall be provided for public/customer or employee use.
- No drinking fountains shall be provided.
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Tenants with GLA greater than 1,000 SF up to 2,000 SF:

- A single unisex toilet facility shall be provided, by tenant, for public/customer and employee use.
- No drinking fountains shall be provided.

Tenants with GLA greater than 2,000 SF:

- Public/customer and employee toilet facilities shall be provided, by tenant, within the tenant space as required by code (based on the number of occupants and use of the space).
- Drinking fountains/water coolers shall be provided, by tenant, for public/customer and employee use as required by code.

Restaurant Tenants (regardless of travel distance and size):

- Public/customer and employee facilities shall be provided, by tenant, within the tenant space as required by code (based on the number of occupants and use of the space).

Drinking fountains - One barrier free employee toilet is required in all tenant 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 required in 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

Additional insured is to Include;

The following to be additionally insured: The Taubman Company, LLC and Plaza Internacional Puerto Rico LLC, Coverage is Primary and not Contributory with any other insurance carried by the additional insured.

Refundable Construction Deposit

Submit a three thousand-dollar (\$3,000.00) deposit check for Retail Tenants and five thousand-dollars (\$5,000.00) for restaurant tenants, made payable to Plaza Internacional Puerto Rico LLC.

Non Refundable Charges, Tie Ins and General Conditions

Non-refundable Mall Fee for Retail Stores: \$14,500.00 (actual amount will be established per store prior to construction, but bidding Contractors should all carry this \$14,000.00 allowance)

Non-refundable Mall Fee for Restaurant Stores: \$16,500.00 (actual amount will be established per store prior to construction, but bidding Contractors should all carry this \$16,500.00 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:

Atlas Roofing Contractors, Inc.
Juan Carlos Vela
PO Box 1724
Sabana Seca, PR 00952-1724
office@atlasroofingpr.com

Phone: (787) 261-6133

Tenant Contractors are not required to use any other specific vendors for any work within their space.

Dumpsters and Portojons: Dumpsters and Portojons will be provided by the Landlord for all Tenants and their Contractors. Note, this does not include any dumpsters that may be required for LEED purposes.

Parking: Parking will not be allowed on-site. Tenants and Contractors are responsible for making any necessary arrangements and any associated costs.

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

Electronic Plans - Plan Review Service Inbox: ENGDallasPlanReview@fmglobal.com

Contact:

FM Global – Puerto Rico

Phone: (972) 377-4808

FM Global

Granite Park Two

5700 Granite Parkway, Suite 700

Plano, TX. 75024

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

Electric Company

Electric Service is through Landlord Lease Agreement.

Electric Meter: Landlord will provide a Shark 200S electronic submeter with WIFI Ethernet capability at tenant expense. **Tenant will install the meter in their space.** WIFI connectivity shall be inspected and approved by Landlord in the field.

Water & Sewer

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

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

The lead time for meters is approximately 6 WEEKS.

Gas

Jose Sisco

Empire Gas Company Inc.

Corporate Safety/Project Director

josesisco@empigas.com

jsisco@empigas.com

Phone: (787) 751-5725

Fax: (787) 751-9904

Cell: (787) 501-6590

Telecommunication Services

To coordinate voice and data, tenants or their representatives must contact:

Granite Telecommunications

Phone: (855) GRT-GRID / (855) 478-4743

- This is the general number that directs callers to our Network Operations Center where they handle everything from prospective clients (calls/leads forwarded to sales), to customers with general inquiries, speed change requests, and repair requests.

24/7 Customer Service Line

Phone: (866) 847-5500

- This is Granite's general 24/7 customer service line. They handle all inquiries and repairs throughout Granite.



Governing Agencies

BUILDING & INSPECTIONS:

Municipality of San Juan Office De Permiso (MSJOP)

La Oficina de Gerencia de Permisos (OGPe)

LANDLORD DESIGN AND CONSTRUCTION CRITERIA:

Please visit tenant coordination website to access criteria and upload DDs and CDs.

<http://tenantcoordination.taubman.com/the-mall-of-san-juan/>

PERMITS & INSPECTIONS:

San Juan, Puerto Rico has a unique and, often times, challenging permit and inspection process. In order to ensure tenants receive permits and inspections in a timely manner, ***Taubman has retained a local Permit & Inspection Specialist for use by all Tenants.*** This expediting firm will work directly with each tenant ***at no cost to the Tenant*** in order to facilitate submitting and obtaining the required Construction Permit and Use permit from the local authorities having jurisdiction.

Permit Expeditor & Inspection Specialist

Eng. Miguel A. Bonilla, P.S.C

Please refer to the Permits, Inspections & Licensing portion of the tenant coordination website

(<http://tenantcoordination.taubman.com>) for additional information on the Permit & Inspection Specialist.

LOGISTICS:

As you may be aware, Puerto Rico is a unique and, often times, challenging environment for construction and deliveries. Most deliveries are made by way of water on either barges or freighters. It is the Tenant's responsibility to coordinate deliveries to the island.

Once the product or material arrives to the island, all deliveries will be scheduled through the On Site Logistical Manager (information forthcoming).

Please note, given the limited area of the site, there will be no room on site for staging Tenant materials. All deliveries must be delivered as needed to continue the tenant sequence of construction.

ARCHITECTS AND ENGINEERS, PUERTO RICO

(The following is a list of registered architects in Puerto Rico. This list is for reference only and is not to be construed as a recommendation or endorsement of the contacts below.)

Olga J. Munoz
Soltero Munoz & Associates
momunoz@smarchitects.com
(787) 722-4747
www.smarchitects.com

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Arq. Bernardo A. Marqués
Marques + Marques Arquitectos
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