

TWELVE OAKS GENERAL INFORMATION (BUILDINGS "A," "B," "C," and "D" ONLY)

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

Twelve Oaks Mall

Jennifer Grider, Senior Tenant Coordinator

200 East Long Lake Road

Bloomfield Hills, MI 48304

248.258.6800

Phone: (248) 258-7396

Email: jgrider@taubman.com

Mall Address:

Twelve Oaks Mall

Management Office

27500 Novi Road

Novi, MI 48377

Phone: 248.348-9438

Fax: 248.348-9411

Facilities Director: Mark Newman

Phone: 248.348.4607

Building Information:

Construction Type: 2B Unprotected/Fully Sprinkled

Zoning Classification: Mercantile

Building Heights:

First to Second Floor: 16'-0", Clear Height to underside of structure: +/- 15'-0"

Second Floor to Roof: 17'-0", Clear height to underside of structure: +/- 16'-0"

Allowable Ceiling Height: 12'-0"

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: Pre-cast concrete panels with +/- 2" concrete topping

Design Load: First and Second levels, 75 lbs/sf live load + 20 lbs/sf for partitions
Food Court, 100 lbs/sf maximum
Roof, 20 lbs/sf maximum

Demising Wall Construction:

One layer 5/8" gypsum board Tenant side only on 4" metal studs @ 16" OC (20 gauge)

Service Corridor Vestibule Required:

Yes

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:	6.0 watts/SF
	Food Service Tenants:	40.0 watts/SF
	Food Court Tenants:	50.0 watts/SF

Tenants with electrical service requirements of **less** than 200 amps connect to Tenant distribution centers located in close proximity as determined by Landlord at Tenant's expense.

Tenants with service requirements **greater** than 200 amps connect to electrical service equipment in nearest electrical distribution room to Tenant's premises as determined by Landlord at Tenant's expense.

Telephone:

Tenant to extend telephone service in conduit from premises to Landlord's designated telephone closet as determined by Landlord at Tenant's expense.

Plumbing:

3/4" cold water stub located on same floor in ceiling of building in a location determined by Landlord. Location of larger size stubs must be verified in field and at Tenant's expense.

4" sanitary sewer and plumbing vent stubbed to a location determined by Landlord.

Lifestyle Café: Kitchen waste stubbed in the space.

Gas Utility Company meter manifold locations as determined by Landlord.

HVAC:

VAC Conditioned Air Supply stubbed to a location within or in close proximity to Tenant's premises. VAV boxes and controls will be provided by the Tenant. All return air through storefront; no ceiling grilles.

Maximum CFM for Tenants on the First Floor: 1.10 CFM/SF

Maximum CFM for Tenants on the Second Floor: 1.15 CFM/SF

Lighting: 6.0 watts/SF

Occupancy: One Person/75 SF

All Tenant HVAC equipment, makeup air systems, exhaust fans, etc., to be located on the roof must be installed on structural steel support rails or equipment curbs on spring isolators located on the roof in locations determined by Landlord. All roof penetrations by Landlord's required roof contractor. All equipment must be labeled with the Tenant space number.

Fire Protection:

Sprinkler system is a pipe schedule fire protection system.
Must use schedule 40 pipe. Thin wall pipe is not permitted.
Each space must have an individual valve tamper control.
Landlord required shutdown and tie-in fees.

Smoke Detectors Required:

No. Smoke control occurs in common area only.

Fire Alarm System:

Audio/Visual Annunciation System is required for each Tenant space.

Toilet Facility Requirements:

One employee toilet is required in all Tenant spaces.
Tenant spaces with employee occupancy greater than 15 people must provide a separate toilet for each gender.

Exiting Requirements:

One exit required in Tenant spaces less than 1,500 sf and with an occupancy load less than 50.
All other spaces require a minimum of two exits.

CONSTRUCTION PREREQUISITES

Insurance Certificate:

Additional insured is to include:

The following to be additionally insured: TVO MALL OWNER LLC and The Taubman Company LLC as Managing Agent. Coverage is Primary and not Contributory with any other insurance carried by the additional insureds.

Construction Deposit:

Submit a Three Thousand Dollar (\$3,000) deposit check for retail tenants or a Five Thousand Dollar (\$5,000), deposit check for restaurant tenants, made payable to *TVO MALL OWNER LLC*.

Non Refundable Charges:

Submit non-refundable facility maintenance fee (certified funds or cashier check only).
Up to 25' linear feet of barricade @ \$1,000
Over 25' linear feet of barricade @ \$1,300
Electrical charge, if needed: \$350 up to 60 days, pro-rated thereafter.

Union Contractors:

Twelve Oaks Mall strongly recommends using union contractors for all Tenant-related construction.

Landlord's Designated Roofing Contractor:

Schena Roofing & Sheet Metal

Phone: 586.949.4777

Landlord's Designated Waterproofing Contractor:

Verify with Mall Facilities Director

Landlord's Designated Pest Control Contractor:

Verify with Mall Facilities Director

Landlord's Fire Protection Underwriters:

Fire protection drawings are to be sent to the Local Fire Department and FM Global:

City of Novi
Community Development/Fire Department
45175 West Ten Mile Road
Novi, MI 48375-3024
248.347.0415

FM Global
25050 Country Club Boulevard
Suite 300
North Olmsted, OH 44070
216.898.4536
engclevelandplanreview@FMglobal.com

Landlord's Fire Protection: (Shutdowns Only)

Shutdown fee: \$525 per Impairment

Landlord's Electrical-Life Safety Contractor: (Food Court Only)

Fire Systems of Michigan Phone: 313.255.0053
Contact: Wendy Elgie

Landlord's Designated Waste Hauler: (Dumpster Service)

Waste Management / IEM Phone: 855.690.7785

Electrical Company:

No Action Needed

Water & Sewer:

No Action Needed

Gas:

Consumers Energy Phone: 800.477.5050

Telecommunications:

AT&T Phone: 888.944.0447

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

Granite Telecommunications Phone: 855.GRT.GRID
855.478.4743

Governing Agencies:

COMMUNITY DEVELOPMENT DEPARTMENT:
City of Novi

Phone: 248.347.0415

FIRE DEPARTMENT:
City of Novi
Fire Marshal Contact: Kevin Pierce - Station 1 Watch Desk

Phone: 248.735.5696

HEALTH DEPARTMENT:
Oakland County Health Department

Phone: 248.858.1280